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IN a recent issue, The Sun, by implication, takes the Record and Guide to task for a statement to the effect that "money is easy and is likely to remain so for an indefinite period." It states that money has suddenly become very much more difficult to borrow on good security, and that the chief reason for the recent decrease in real estate activity is to be found in a sudden tightening of the purse strings. And yet, in another column of the same issue of The Sun we find the following statement, made by Mr. Frank Bailey, Vice-President of the Title Guarantee & Trust Company: "We find that the plethora of money awaiting investment is such that we are able to again resume mortgage lending on a five per cent. basis (in Brooklyn). We feel that this rate is best both for borrower and lender. It shows that real estate conditions have finally reached a normal basis." There is every reason to accept Mr. Bailey's statement that real estate conditions, particularly in respect to the money market, have finally reached a normal basis. It is true of course that there has recently been a flurry in the call-money market, and that this flurry not only partly accounts for a break in stocks, but that it may have had some temporary effect upon real estate loans. But there is every reason to believe that the flurry is no more than momentary. It is due to conditions that will have spent their force within a few weeks. It does not imply any great increase in the actual employment of capital in business development, and a consequent return to the condition of strained credit which existed early in 1907. Business is improving, but it is improving slowly, and it is not making excessive demands upon the available supply of loanable capital. Time money remains comparatively easy; and it is, as the Record and Guide said, likely to continue easy for an indefinite period. When the season of ordinary real estate activity begins in February, real estate speculators and investors will not be embarrassed by any difficulty in borrowing money on good security. Indications are that general business will continue to improve very slowly, and that new enterprises involving the use of credit, the purchase of materials and the employment of labor that can be undertaken without excessive cost-capital will probably continue to accumulate more rapidly than it is actually needed during a large part of 1909. In this respect the future of the money market depends largely upon the extent to which the railroads resume the process of improvement, interrupted by the panic. At the present time there are only a few symptoms of any such resumption, and until they become more numerous the outlook for easy money will remain excellent.

THE Board of Estimate has shown its usual good sense in authorizing the widening of the roadway of Forty-second street as a step towards the alleviation of the traffic congestion at the intersection of 42d street and Fifth avenue. It is not to be expected for one instant that the wider roadway will do away with the congestion at that point. But it will in all probability make it less acute for some years. As soon as the roadways of the two intersecting streets are made as wide as they can be, the same volume of traffic can cross the congested point more quickly, and there will consequently take place less prolonged delays. How long the alleviation will last cannot be accurately predicted, but it is safe to say that in a few years the condition will become as bad as it is at present, if not worse. There are many causes contributing to the increase of the street traffic of New York

City, the most important of which is the constantly expanding use of motor-vehicles. Large as is the number of motor-vehicles now on the streets, this will increase faster than does the increase in population, because their purchasers are able every year to get a better car for less money. The number of taxicabs is also going to multiply, and in all probability the horse-cabs, in order to meet this competition, will have to install taximeters and will consequently grow in public favor. The consequence will be that whatever the delays at congested points now, they are bound to become much worse within a few years; and the local authorities will have to consider seriously how best they can be mitigated. The reasons, however, which require a depression of Forty-second street at the point of intersection with Fifth avenue will always remain as valid as they are now. Another, but very much more expensive, method would have been to lay out a circle at the intersection of the two streets, largely increasing the diameter of the crossing. In that way traffic could have moved around the circle, in a constant stream, which always flowed in the same direction, and which could receive or discharge vehicles at each of the four entrances. Seven or eight years ago such a plan would have been feasible, and the city, in case it had possessed the legal authority, could have paid for the improvement by the condemnation of more land than was actually needed, and its re-sale in good-sized plots at an increased price. Such a plan is, however, wholly out of the question now. The three corners needed are among the most valuable in the city, and could not be purchased for less than many millions, while the existing location of the new Central Public Library constitutes an insuperable obstacle. The only way eventually of solving the problem will be by doing something to divert the traffic and the accomplishment of anything effectual in that respect cannot be seriously considered in the existing condition of the municipal finances. In the meantime the roadway of Thirty-fourth street, between Madison and Seventh avenues, should be widened to the same extent as Forty-second street and a similar improvement should be made on Twenty-third street, between Fourth and Eighth avenues. The need for more traffic room on these other streets is almost as great as it is in the case of Forty-second street.

IN his recent address to the City Club, Mr. William M. Ivins took the gloomiest view that has yet been published of the city's financial position. The most novel part of his analysis of the existing situation referred to the debt limit. Mr. Ivins calculates that the borrowing capacity of the city does not at present amount to more than \$8,000,000, and that on July 1st next it will not be increased by more than \$15,000,000, which means that during the next eighteen months the utmost which the city can spend upon improvements of all kinds is \$23,000,000, plus whatever the increase in the Sinking Fund may amount to during that period. If these figures are correct, it means that the process of improvement must cease during the period named. All the money which the city can legally borrow, and more, will be absorbed by the cost of completing improvements now in the course of construction, and new enterprises, no matter how necessary they may be, cannot be undertaken. If such proves to be the case, the consequences will be disastrous, and it will be particularly disastrous for the real estate interests. The policy of improvement, which has cost so much of late years, may have been attended by extravagance and it may have been unnecessary in some details, but it has been dictated in general by the necessities of the city's growth in business and population. It can be curtailed, hereafter, without any very costly consequences, but it cannot be entirely stopped. If Mr. Ivins' calculations are correct, all debt incurred for self-supporting improvement should unquestionably be excluded from the amount estimated as part of the ten per cent. margin. In this way the city could obtain some leeway, and presumably, after all the recent ventilation of the financial condition of New York, the leeway would be prudently and economically used. It should be added, of course, that Mr. Ivins' calculations may not prove to be exact. In all probability the increase in the assessed valuation of real estate will not amount to more than \$150,000,000—which would be somewhere near the value of the improvements completed during that period and now taxable for the first time. But his estimate of the debt margin differs radically from that of Comptroller Metz; and presumably the Comptroller's figures are more nearly correct. In any event the whole question will be settled within a few weeks; and if Mr. Ivins' calculations should prove to be accurate, legislative action looking towards a constitutional amendment is imperative.

THE references made by Mr. Ivins to the question of future subway construction were also interesting. "The city must have recourse hereafter," he said, "as it has always had recourse before, to private capital, which will have to receive fair consideration, and be permitted to earn a reasonable profit on its investment." . . . The city, financially incompetent to enter upon municipal construction and ownership, will have to grant franchises, which will permit of corporate construction and ownership; but these franchises can be limited in term and can be made revocable upon conditions, which will be fair to all concerned." The interest in this statement consists largely in the fact that Mr. Ivins himself opposed the Robinson bill, passed at the last session of the Legislature, which proposed to offer subway franchises to corporations upon acceptable terms; and Governor Hughes' veto of that bill may be considered to be due in part at least to the opposition of Mr. Ivins. If the Robinson bill had been enacted, contracts for the construction of new subways might already have been given out, to the immense advantage of the probable future financial condition of the city. However, there is no use bothering about the lost opportunity. If Mr. Ivins now believes that the new subways must be built by private capital, let him use his influence on behalf of the passage of the necessary legislation at the coming session. He is in a position to find out what sort of a measure, if any, Governor Hughes would sign; and such a bill should be drawn up without delay. On the other hand, the passage of a bill permitting the city to offer more liberal terms for subway concessions to private capital should not prevent the passage once again of the constitutional amendment exempting city stock issued for self-supporting subways from being estimated as part of the ten per cent. debt allowance. A bill submitting such a constitutional amendment to the people has already been passed by one Legislature, and if the next Legislature concurs in this action, the amendment can be voted upon next fall. There is every reason why such action should be taken—even if at the same time private corporations are to be offered subway franchises on acceptable conditions. The city needs to be free to undertake subway construction, because in that case it is much more likely to obtain the best available terms for any concessions, which may be granted. Unless such an amendment is approved, the city will have no alternative but to accept the best bid its officials can get, and under such conditions a private corporation is not likely to bid very high. The power of municipal construction should be retained, if for no other purpose, as a club, with the help of which the city may be able to sell its franchises for better prices, and the only way in which such a club can be made effective is by legally enabling the city to borrow money for subway construction if necessary.

THE CARTAGE PROBLEM.

Mr. W. J. Wilgus has rendered a distinctive service at this time in presenting his suggestive study of the freight handling problem of the Port of New York. The subject is of high importance to builders and also to manufacturers of and dealers in building materials. The necessity for rail connections between Long Island and Manhattan on the one side, and the Atlantic railroad terminal system of the country situated in New Jersey, has become more apparent since the Hudson River passenger tunnels have drawn together and made evident the homogeneity of the New York and New Jersey sections of the port. If New York is to hold her own against the exceptional commercial opportunities of New Jersey location, this can only be accomplished by intelligent organization and re-adaptation of ends to needs.

While agreeing fully with Mr. Wilgus as to the importance of linking together the commercial interests of the two States by freight tunnels, Mr. Calvin Tomkins, in a letter which he has sent to the Public Service Commission, differs from him as to the merits of the particular plan suggested. Some of his criticisms are:

"First.—It involves transfer of incoming freight from standard railway cars to small ten-ton cars and a similar transfer and distribution from the small car to the standard car in the New Jersey assembling yard, of the numerous kinds of freight collected in New York for consignment all over the United States. The expense, delay and inconvenience incident to this process would, I fear, be found fatal to the success of the plan.

"Second.—It contemplates the utilization of these parts of Manhattan streets immediately beneath the surface. This level is imperatively required for passenger subways and intrusive complications should be avoided, since the movement of freight is of secondary importance to the movement of passengers in this borough.

"Third.—The absence of adequate switching facilities must result in continual congestion, delays and disarrangement of the service.

"Fourth.—The ten per cent grades shown in the plan would compel each car to be equipped with its own motor, involving an excessive expense both for installation and operation.

"Fifth.—The sub-sidewalk vault privileges in Manhattan are the most jealously guarded perquisites of abutting owners, and the expense and friction which would attend attempts to cancel them would be serious.

"Sixth.—The plan provides an elaborate and expensive solution for what is becoming a vanishing problem. Manhattan as a consequence of its central position in the Inter-State Port of New York has heretofore attracted factories and warehouses, together with their supplies and products. For a number of years manufacturing and warehousing and the attendant handling of heavy freight has shown a pronounced tendency to drift to New Jersey, Brooklyn and Staten Island. The better facilities afforded by South Brooklyn and New Jersey water fronts, and the terminal improvements already made and in operation there have contributed to accentuate this tendency, thus leaving the higher priced lands of central Manhattan to be more properly utilized for wholesale business, loft buildings, hotels and amusement. Ultimately the tenement house population of Manhattan will follow the factories and the terminal warehouses to other localities.

"It is important, however, that the city and State of New York should, as far as possible, by provision of suitable facilities seek to retain its capital, population and factories and prevent their egress to New Jersey, and Mr. Tomkins suggests as a means of accomplishing this end the construction of one or more sets of standard freight car tunnels leading from a union freight yard on the New Jersey meadows back of Bergen Hill to several yards in Manhattan, which should be located to minimize street cartage, and the trackage system extended to Brooklyn and Queens there to make connection if possible with the yards and railroad system of the Pennsylvania, and also a connection to the West Side tracks of the New York Central."

HEAT INSULATION OF DWELLING HOUSES.

Modern science has carried its magic widely into everyday life, but nowhere in a more serviceable or effective way than in the protecting of buildings against extremes of temperature. Formerly it was thought necessary in order to keep houses warm in winter to rely on the heating arrangements. The problem was to obtain enough heat from hot-air furnaces, steam radiator or other means to keep the temperature within doors right and comfortable, however low the mercury outside, or however fiercely the winds might blow against walls and windows.

To be sure it was realized that good honest construction of the building by checking the loss of heat, made it easier to keep an even temperature. This method of building a comfortable house usually took the form of thick brick walls, or in wooden houses, of heavy framing, but anything like the protection of the building by really insulating its walls against the cold of winter and heat of summer alike, was, until recently, regarded as impracticable. The use of that wonderful heat insulating substance, mineral wool, is the modern scientific solution of this very real problem.

By simply filling the space between the inner and outer surface of walls and roofs with this substance, which is non-absorbent of moisture, fireproof, sound-proof, insect-proof and inexpensive in cost of material and of labor in application, a house ordinarily well constructed, is as well protected as though made with the thickest practicable walls, and at far less expense. The use of this material is an investment of permanent value, expressed not only in the comfort of the occupants, but in the substantial reduction of the coal bill. The house so equipped is genuinely insulated against extremes of temperature, so as to be not only cool in summer, but warm in winter.

Progressive architects and builders have discerned the value of this material and are applying it extensively.

THE BUILDING CODE.

Since the hearing in November before the Aldermanic Committee there has been no development in connection with the revision of the Building Code. The commissioners are meeting regularly and the proposed resolutions covering the height and area of buildings have been transmitted to the Board of Estimate and Apportionment as required by the Charter, in which body they have been referred to a committee, which has not yet reported back. It is not necessary that all the proceedings should be finished this year, because this is not the ending of an aldermanic term. No new members are to be seated in the Board of Aldermen and there will be no reorganization next month.

"Them hosses," said the old farmer, "is the best matched team I ever see. One is willin' to do all the work and t'other is willin' to let him."



CONSTRUCTION



ARCHITECTS RAISE MINIMUM CHARGE.

From Five to Six per Cent. After Forty Years—President Gilbert's Address at the Convention of the American Institute of Architects.

ONE of the most important features of the 42d annual convention of the American Institute of Architects at Washington last week was the increase from five to six per cent. of the minimum fee, based upon the total cost of the work, which a member of the Institute is expected to charge, according to the revised "Professional Practice of Architects and Schedule of Proper Minimum Charges." The minimum was fixed at five per cent. about forty years ago. It has been obvious to members of the Institute for years that some modification of this charge should be made. The demands upon the architects have advanced enormously within recent years. The schedule adopted four decades ago represented a fair remuneration at that time, but changing conditions have since made necessary a higher minimum. The increase was recommended by the Board of Directors and was adopted by the members of the Institute. Another change in the "Professional Practice of Architects and Schedule of Proper Minimum Charges" was in the clause referring to residential work, in connection with which there is generally additional labor and expense. The complete rules, as revised, are as follows:

1. The architect's professional services consist of the necessary conferences, the preparation of preliminary studies, working drawings, specifications, large scale and full size detail drawings, and of the general direction and supervision of the work, for which, except as hereinafter mentioned, the minimum charge, based upon the total cost* of the work complete is six per cent.
2. On residential work, on alterations to existing buildings, on monuments, furniture, decorative and cabinet work and landscape architecture, it is proper to make a higher charge than above indicated.
3. The architect is entitled to compensation for articles purchased under his direction, even though not designed by him.
4. If an operation is conducted under separate contracts, rather than under a general contract, it is proper to charge a special fee in addition to the charges mentioned elsewhere in this schedule.
5. Where the architect is not otherwise retained, consultation fees for professional advice are to be paid in proportion to the importance of the questions involved and services rendered.
6. Where heating, ventilating, mechanical, structural, electrical and sanitary problems are of such a nature as to require the services of a specialist, the owner is to pay for such services. Chemical and mechanical tests and surveys, when required, are to be paid for by the owner.
7. Necessary traveling expenses are to be paid by the owner.
8. If, after a definite scheme has been approved, changes in drawings, specifications or other documents are required by the owner; or if the architect be put to extra labor or expense by the delinquency or insolvency of a contractor, the architect shall be paid for such additional services and expense.
9. Payments to the architect are due as his work progresses in the following order: Upon completion of the preliminary studies, one-fifth of the entire fee; upon completion of specifications and general working drawings (exclusive of details), two-fifths additional, the remainder being due from time to time in proportion to the amount of service rendered. Until an actual estimate is received, charges are based upon the proposed cost of the work and payments received are on account of the entire fee.
10. In case of the abandonment or suspension of the work, the basis of settlement is to be as follows: For preliminary studies, a fee in accordance with the character and magnitude of the work; for preliminary studies, specifications and general working drawings (exclusive of details), three-fifths of the fee for complete services.
11. The supervision of an architect (as distinguished from the continuous personal superintendence which may be secured by the employment of a clerk-of-the-works or superintendent of construction) means such inspection by the architect or his deputy, of work in studios and shops or a building or other work in process of erection, completion or alteration, as he finds necessary to ascertain whether it is being executed in general conformity with his drawings and specifications or directions. He has authority to reject any part of the work which does not so conform and to order its removal and reconstruction. He has authority to act in emergencies that may arise in the course of construction, to order necessary changes, and to define the intent and meaning of the drawings and specifications. On operations where a clerk-of-the-works or superintendent of construction is required, the architect shall employ such assistance at the owner's expense.
12. Drawings and specifications, as instruments of service, are the property of the architect.

The first step taken by the Institute in the way of expressing its attitude toward competitions was in the passing of a resolution worded in effect as follows:

"Resolved, That there should be appointed a committee of the American Institute of Architects whose duty it should be to consider the terms of any competition beyond the limits of any one chapter which may be submitted to it by any member

*The total cost is to be interpreted as the cost of all materials and labor necessary to complete the work, plus contractors' profits and expenses, as such cost would be if all materials were new and all labor fully paid, at market prices current when the work was ordered.

of the Institute; and that it is unprofessional for any member of the Institute to participate in any competition the terms of which are disapproved by the committee."

It will be noted in the resolution that each Chapter will continue to regulate as heretofore the terms of competitions in which its members are alone interested, and that the committee to be appointed to represent the Institute will act only when requested and only when two or more Chapters are involved.

ADDRESS OF PRESIDENT.

At the opening meeting of the convention Mr. Cass Gilbert, of New York, president of the Institute, delivered an address. Among the more interesting features of his remarks were those referring to the relation of the Government and the Institute, the ethical code and the question of competition. His opinion on these three subjects is given in the following excerpts:

"Each year of the Institute's life bears a general similarity to each preceding year, and yet each year brings new problems, or the more complete solution of old ones, and finds the Institute growing in spirit, larger in numbers, stronger in faith in itself and with a rightly increasing influence both on the art we practise and on the relations of the public and of the Government to that art.

"If we compare the broad influence of the Institute to-day with even that glimpse of the 'Golden Age' some fifteen years ago, when the Columbian Exposition was built by the leaders of our Institute, and we achieved governmental recognition as a profession through the passage of the Tarsney Act, we will see the sure advance of a great national organization to a truly national scope; and so seeing we will realize the responsibilities that come with increased authority. Let us grow in wisdom as we have grown in numbers, in power and in material wealth.

"I forbear to make a comparison in detail or to furnish statistical records, but the evidence is before you in the fact that through the wise councils and unselfish endeavor of the Institute we have come to be the adviser, and as need arises, the respected arbiter in matters of the greatest importance. Then it was with difficulty that we obtained a hearing from either the public or the government. To-day we are welcomed in the councils of all those who sincerely desire to do well in matters within the sphere of our profession. Our great and growing cities, our States and the National Government itself, all call upon us for professional counsel, and approach the subject of architecture and the other fine arts from a standpoint largely influenced thereby.

"The President of the United States, in calling together that notable conference of the Governors for consideration of the conservation of the natural resources of our country, invited the American Institute of Architects, as one of a few organizations of national scope, to take part therein, and we have now an Institute Committee acting with the Conservation Commission which grew out of that conference. This Commission will, I believe, become one of the greatest powers for national good that has ever been created.

"Many of the States are considering laws for the licensing of architects, some have already passed such laws, whether with wisdom or not will only be proved by experience, but for the present it may be said that it is an experiment intended to be for the protection of the public and of the architects alike. Several of our cities have official consulting architects to advise as to the best methods of procedure and to guide their officials in all matters of design.

"Civic associations and municipal authorities are calling in the members of our profession to assist in the study and betterment of civic conditions, and designing of streets, parks, bridges and public monuments, and I need not add that the members of the Institute have responded cordially in assisting in these endeavors for the general good. Our relations with individuals and corporations, with the public and with the Government have been fostered and strengthened and we have won the confidence of them all because we have endeavored to deserve it.

"The convention will probably consider among other things the ever present and intimate topics of professional ethics, competitions and schedules of charges. Let us deal with all these matters in a very broad way and be guided by generous consideration for the other point of view, whatever it may be. Let

us be generous, even to ourselves. Let us have an ethical code so broad that it will cover all right conduct.

"Moral right is the basis of all ethical codes. We cannot create moral right or wrong by fiat of a convention. In moral law, what is right to-day was always right. It is only by instinct, experience and wisdom that we perceive moral law as applied. We do not always perceive accurately, hence our codes change with the years and with the conditions. It is character, not codes, that determines a man's life and his relations to his neighbor. Let us beware of the hasty adoption of a narrow code which would place the technical stigma of 'unprofessional conduct' upon honorable practitioners, or limit the proper activities and usefulness of our members.

"Let us sternly rebuke those forms of practice which infringe on moral right, which place selfish interest above the general good, or which tend to lessen the dignity or lower the tone of the profession. And with just and well considered rules of conduct, let us hold ourselves as well as our neighbors to strict accountability for their fulfillment. In short, let us have the right code or none at all. The Institute is safer relying upon the moral sense of its members than upon an inefficient or unwise code which could not be enforced. Our committee will be guided by your decision, on you rests the responsibility.

COMPETITIONS.

"On the subject of competitions there is much to say and much that had better be left unsaid. Probably 90 per cent. of our professional difficulties have grown out of this one fruitful tree of discord. Let me point out, however, the economic side of the question.

"The profession is expending vast energy and an enormous sum of money each year fruitlessly, foolishly, blindly, in maintaining this wasteful system. It has been impossible to obtain data or to form anything like an adequate estimate of the cost. We do know, however, of specific instances which may be quoted as examples. Let me quote only one as typical. The Government established a competition within the last year wherein some one hundred and thirty competitors took part, expending in addition to their own time and service, about \$65,000. The fees paid to the prize winners and to the expert advisers amounted to about \$5,000. The loss was \$60,000. The total gross fee of the successful competitor estimated on a percentage of the proposed cost of the building is about \$12,500 and his net estimated profit from this fee about \$4,500. The net loss to the profession is about \$55,000. And in the end, I am credibly informed that the jury's award was disregarded and even the plan finally selected had to be revised.

"The Government refuses to receive from a building contractor any value not required by the contract, without paying for it, and yet—strange inconsistency—the laws or customs are such that it does not hesitate to accept such value from us. The competition system has become so widespread that now it applies not only to Government Buildings, but to all other classes of buildings. I think it would not be too much to say that the architects in this country annually expend over \$1,000,000 in competitions from which they receive no return. How long can the profession stand this drain? And this is not all. To foot up the total you must add the profits that should have accrued from time and money expended, the wasted time and effort, the neglect of other duties, the depressing, the disheartening, disappointments and the dissensions that ensue. If fault there be, it lies in ourselves. The correction is in our power. The public is eager to understand and ready to accept the professional man's point of view, if that view is sane and consistent. The public does not know, and cannot understand this great waste. It is well that we should understand it and give it serious thought."

The first excerpt taken from Mr. Gilbert's address touched on the keynote of the convention, viz., the coming in closer contact of the American Institute of Architects and the Government. As Mr. E. D. Litchfield, one of the delegates of the New York Chapter remarked, the most permanent record of a nation's civilization for posterity are its artistic works. This is signally true of the Greek, the Roman and the Persian. The members of the Institute want the Government of this country to follow the example of several of the European governments in establishing a Bureau of Fine Arts or having the Fine Arts represented in the cabinet. The interest that is being taken in this agitation was indicated by the many men of international reputation who spoke at the meetings. These included four ambassadors—Bryce from Great Britain, Takahira from Japan, Jusserand from France and Nabuco from Brazil—President Roosevelt, Secretary of State Root, United States Senator F. G. Newlands, F. Hopkinson Smith, Howard Pyle, Herbert Rittman and Nicholas Murray Butler, president of Columbia University. The majority of the addresses were delivered at a memorial meeting held in appreciation of the works of Augustus Saint-Gaudens at the Corcoran Gallery of Art under the auspices of the Institute. It has been stated that the collection of this sculptor's creations was more comprehensive and larger than the one seen at the Museum of Art in New York City three years ago. Referring to the desired co-operation of the Government with the Institute in the preservation of American artistic productions a committee, of which S. B. P. Trowbridge is chairman, has been working with Federal offi-

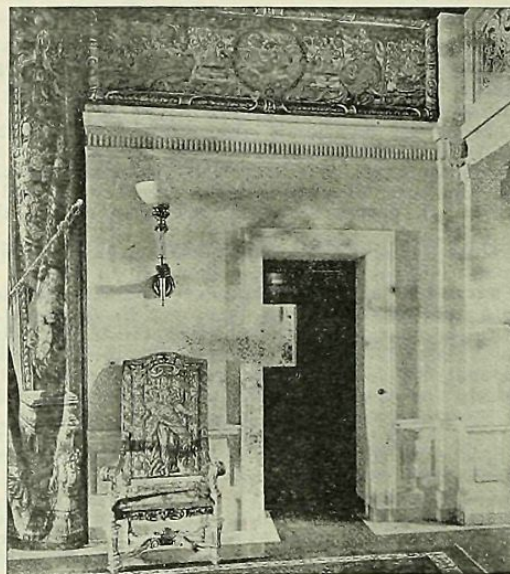
cial for the last two years and the two have been brought much closer together. It is suggested that a Bureau of Fine Arts be organized and placed within the jurisdiction of the Treasury Department.

At the election of officers Mr. Gilbert was re-elected president, Ralph Adams Cram, of Boston, was elected first vice-president, and Irving K. Pond, of Chicago, is the new second vice-president. Three new faces in the Board of Directors are S. B. P. Trowbridge, John M. Carrere and Frank C. Baldwin of Detroit. To those who know of the indefatigable efforts made by Glenn Brown of Washington, as secretary of the organization for some years, it is almost needless to note that he was re-elected to fill that office. Both Mr. Brown and Mr. Gilbert were the recipients of flattering encomiums for the leading part that they took in assuring the most successful convention ever held by the Institute.

The city where the next annual meeting will be held was not selected, this being left to the Board of Directors. It is not improbable that it will be Washington again.

ELIMINATING THE ELEVATOR OPERATOR.

THE "operatorless elevator," as one of the automatic machines for the vertical transportation of people might be called, in keeping with the present age of smokeless powder, horseless carriages and wireless telegraphy, is increasing in favor. Since the Otis Elevator Company first placed them in New York residences a few years ago their service has extended to England, France, Germany, Holland, Spain, Mexico and South America. The automatic elevator, which obviates the necessity of keeping a regular attendant, is designed primarily for private dwellings and is so simple that a child can operate the car with safety. The pressing of a button in a hallway will bring the car to the floor desired. Inside of the car is a series of but-



ENTRANCE TO AUTOMATIC ELEVATOR OF PRIVATE HOUSE.

tons numbered to correspond with the different floors, and by pushing one of these the passenger can send the car to any landing. The hall buttons are inoperative while the car is in motion, the person in it being in complete control. A safety button enables the occupant to cause the car to stop at any other floor than the one for which the start was made. Even the enclosure doors interlock automatically, reducing to a minimum the possibility of accident.

Naturally, the majority of the machines are found in New York. But London has over one hundred, Buenos Aires can claim nearly as many, while the same company's cars are found in Berlin, Paris, Antwerp, Brussels, Madrid and Mexico City.

ELECTRICITY IN JAPAN.

GREAT DEVELOPMENT IN ELECTRIC LIGHTING AND TRAMWAYS.

Vice-Consul E. G. Babbitt, of Yokohama, transmits an article from a local newspaper on the development of the electric industry of Japan from which the following resume has been made:

The authorized capital of electric undertakings in 1903, 28,500,000 yen (\$14,193,000), of which 24,000,000 yen (\$11,952,000) was paid up, had risen to 138,000,000 yen (\$68,724,000) in 1907, of which \$7,500,000 yen (\$43,575,000) was paid up. The electric works undertaken chiefly represented lighting and tramways. The number of lights supplied in 1903, 365,000, had increased in 1907 to 859,143. Tokyo and Osaka require each 100,000 lights. Electric tramways show equal development. In 1903 the mileage was 38, which rose to 119 in 1907, and will be largely added to by construction during the present year.

After reciting the foregoing progressive electric undertakings the newspaper article concludes as follows: "It is to be specially noted that while the works have been making steady progress not a few of the companies are in serious financial straits."

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

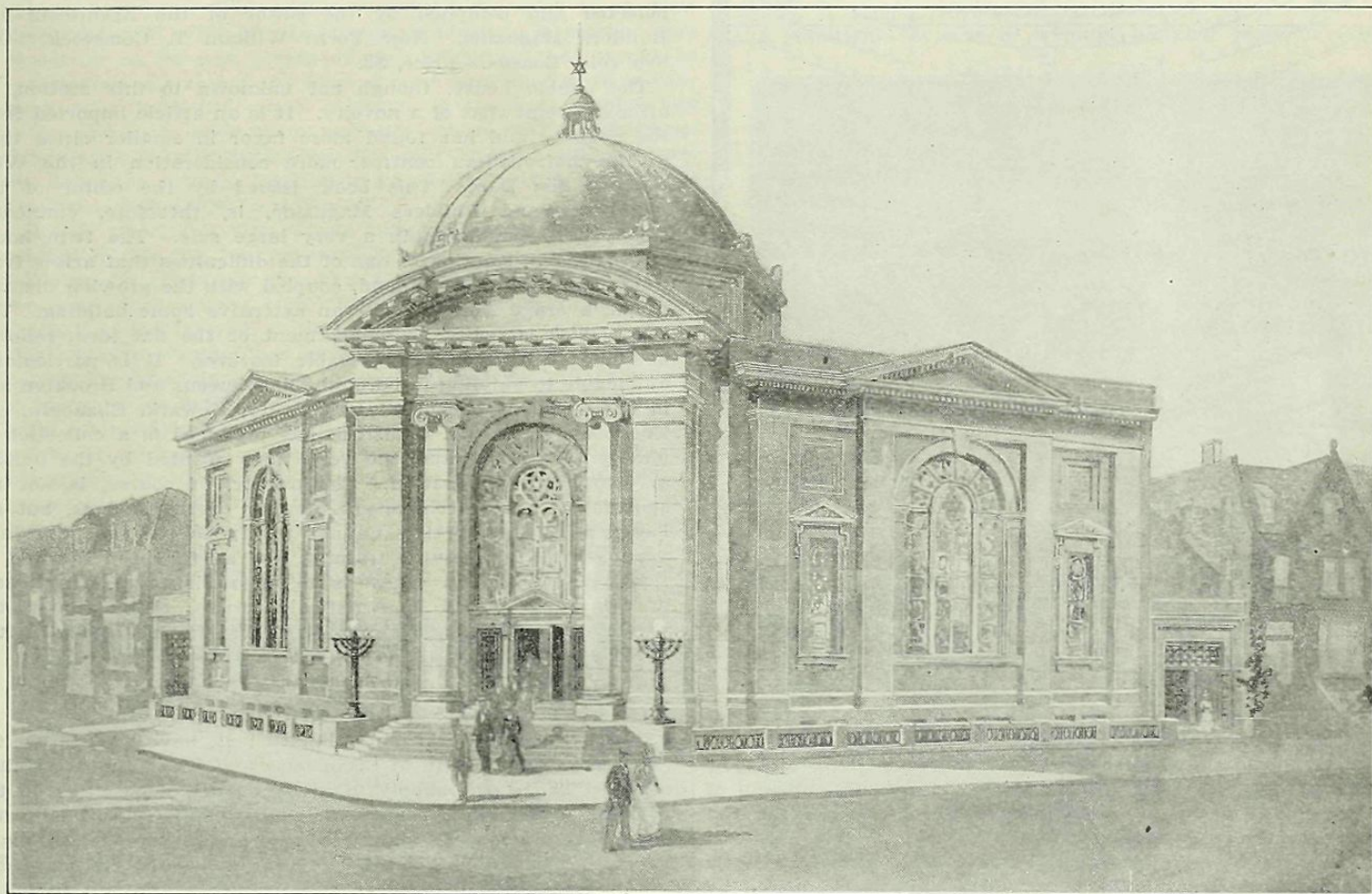
BROOKLYN'S LATEST HOUSE OF WORSHIP.

The new temple which the Congregation Beth Elohim is to build at Garfield pl and 8th av, on the Park Slope, Brooklyn, will be attractive and commodious. The building will be along modern lines of architecture and will cost around \$125,000. In size the site is 100x112 ft., and the building will cover 92x92 ft., leaving the difference for light. The exterior will be of marble and limestone, and the main entrance will be at the corner, with two large columns 40 ft. high surmounted by an ornamental pediment. Plans for the interior include the selection of the most modern arrangements, such as are employed in large buildings designed for religious use. A wide foyer will lead to the main auditorium, which will have a seating capacity of fifteen hundred. There will also be a cantor's room, sexton's quarters and similar apartments. The interior of the temple will be finished entirely in light oak. The furnishings and equipment will be of the best.

white marble. The balance of the interior will be finished in handsome woods. There will be a gallery with a seating capacity of 500. The Sunday-school room will be in the basement, and will be well lighted owing to the height of the main auditorium above the sidewalk. The class-rooms will accommodate 450 pupils, and the main room is planned to seat 600, which will be fitted with a stage for entertainments and concert use. On this floor will also be the trustees' room, dining-room and kitchen. The Rev. Alexander Lyons is rabbi, and Messrs. Simeon B. Eisendrath and B. Horwitz, 5th av and 39th st, Manhattan, are the architects.

"EARTHSCRAPER" NEW WORD COINED.

The fact that the giant structure to be erected at 50 Broadway will have six complete underground floors, a feature originally disclosed to the public by the Record and Guide in an



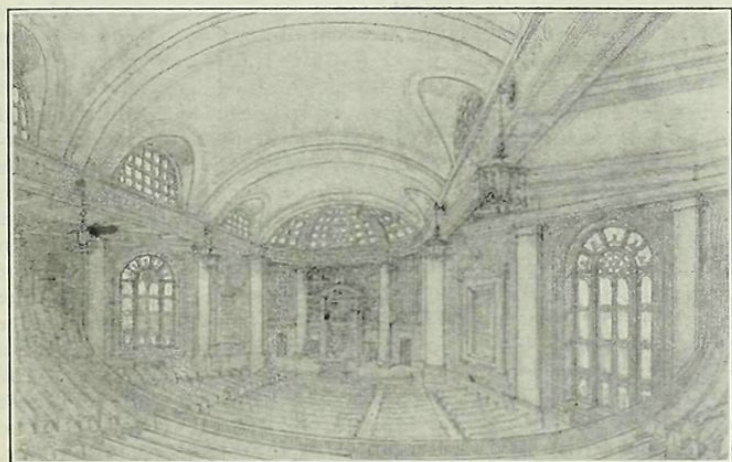
Garfield Place and Eighth Ave., Brooklyn.

NEW TEMPLE CONGREGATION BETH ELOHIM.

S. B. Eisendrath } Associate
B. Horwitz } Architects.

Opposite the main entrance at the interior angle of the building will be the pulpit, and behind this will be the choir and organ, concealed by a bronze screen of Greek design. The Holy Ark will be of mahogany set against a background of

article in the issue of November 28 last, is a matter of editorial comment in the Builders' Journal and Architectural Engineer, an English publication. The word "earthscraper" has been coined to indicate that if New York builders will be prevented from going beyond a certain distance skyward they will construct in the direction of the antipodes. The comment follows:



THE AUDITORIUM.

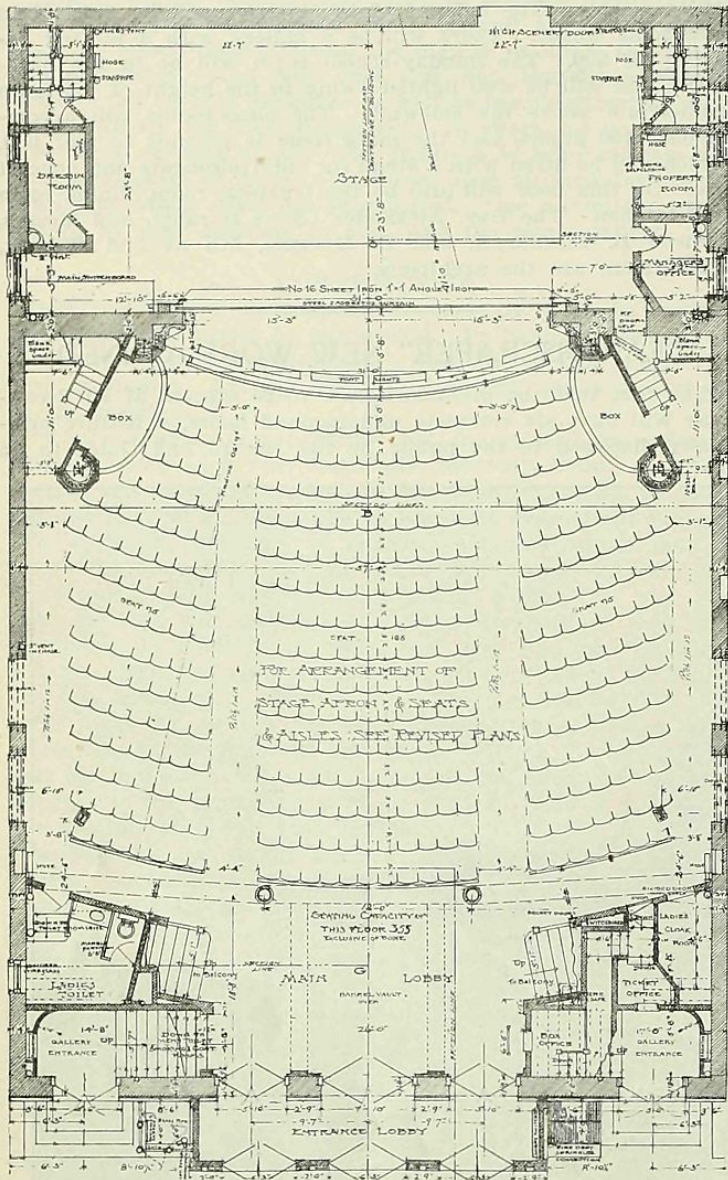
What is to be "the most remarkable modern building in the world" will have, when complete, we read, 'thirty-eight stories scraping skywards and six stories scraping earthward.' This soaring and burrowing building will be situated at No. 50 Broadway, New York. It is to cost £775,000, and is to be faced with white enamel brick and terra-cotta. 'There will not be enough wood in the building to make a toothpick.' Hardware's your only wear. The new building code that comes into force next year in New York limits the height of skyscrapers, so that Mr. Hazlett's example is sure to be extensively copied and developed. Unless some meddling code-maker steps in and limits the depth, these New Yorkers, in their new "vaulting" ambition, may get right through to their antipodes: when the enterprising American may be easily able to escape the— for him—desperate tedium of 'coming out of the same door he went in at.'

The Mr. Hazlett referred to so indefinitely is Wm. C. Hazlett, the architect. The expression "There will not be enough wood in the building to make a toothpick" was the remark made by Mr. Hazlett when he was giving the representative of the Record and Guide data for the article.

MANHATTAN'S LATEST PLAYHOUSE.

Work which has been delayed for over a year on the new Davenport Theatre in the south side of 63d st, between Central Park West and Columbus av, is progressing rapidly. The new playhouse is located not far from the "New Theatre" now nearing completion in Central Park West, between 62d and 63d sts, which is being erected at a cost of nearly \$2,000,000, from plans by Messrs. Carrère & Hastings. The new "Davenport" project will include the erection of a 10-story office building. The whole plot measures 100x100 ft., and the theatre property will use 60 ft. of the frontage, and will cost approximately

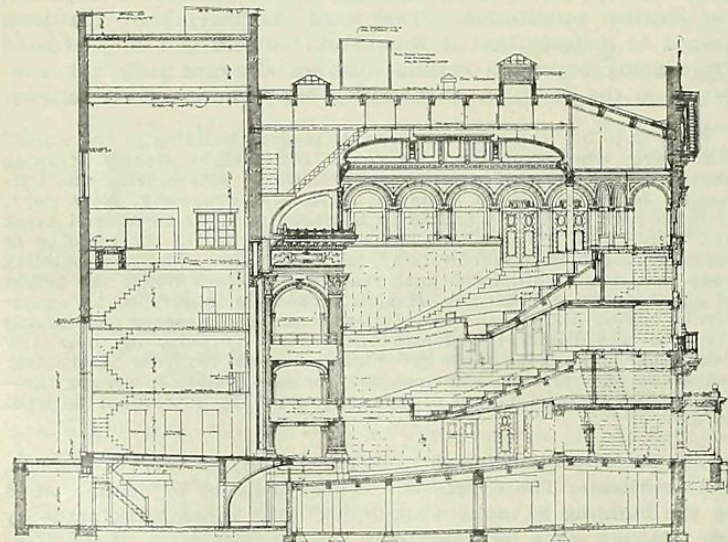
as are employed in large buildings for theatrical use. A wide foyer will lead to the main auditorium, which will have a seating capacity of nine hundred. The seat furnishings will be of red plush. A great deal of attention will be given to the question of heating and ventilating, and a vacuum-cleaning system will be installed. There will be a large dome-light to consist of five hundred incandescent 32-candle power lamps. There will be no interior columns protruding to obstruct the view, and the floors will be of reinforced concrete construction. In height there will be three stories. The office building will have a facade of limestone throughout the two lower stories, with white stucco piers and copper bay windows above that level. On the ninth and tenth stories there will be six studios. Mr. Butler Davenport, the owner, who will manage the theatre, was formerly connected with the Frohman Company. It is his intention to have a stock company and produce only the highest-class of American and foreign plays. The general contract has been awarded to Messrs. Potter & Foubister, of No. 103 Park av, who are to have the building completed in time for the 1909 season. Erwin Rossbach, No. 2000 Broadway, is the architect.



AUDITORIUM PLAN.

\$175,000. The office building is planned to cover a frontage of 20 ft. and is to cost about \$100,000.

The facade of the theatre is almost an exact reproduction of the Drury Lane in London. The entrance is to be made up of copper doors, ornamental carving, cornices, and one of the most characteristic features will be the massive pilasters, which will give an appearance of both beauty and strength. The rest of the front is to be of white stucco surmounted by a terra-cotta cornice and pediment, in the centre of which is the American coat-of-arms in bronze. The interior will be finished in Caen stone throughout, excepting the railings and proscenium work, which will be finished in old gold. The selection of materials will be of the most modern make, such



LONGITUDINAL SECTION.

A BOOK OF BUILDING PLANS.

TWO-FAMILY AND TWIN HOUSES, consisting of a variety of designs contributed by leading architects in all parts of the country, showing the latest ideas in planning this class of dwellings in city, village and suburbs, together with very complete descriptions covering all the latest improvements in sanitation, heating, lighting, etc. Two detailed specifications; elaborately illustrated; accompanied by full descriptive text. Selected and compiled by the editor of the Architects and Builders Magazine. New York: William T. Comstock. One Svo vol. Boards. Price, \$2.

The double house, though not unknown to this section, is, after all, somewhat of a novelty. It is an article imported from the country and has found more favor in smaller cities than in the metropolitan centres, more consideration in the West than in the East. This book, issued by the editor of the Architects and Builders Magazine, is, therefore, eminently timely and should obtain a very large sale. The twin house affords a real solution of one of the difficulties that arises from the increase in value of land, coupled with the growing distaste of the average American for an extensive home building. The twin house is really an embodiment of the flat idea, relieved of some of its more disagreeable features. It is particularly applicable to building in boroughs like Queens and Brooklyn and in cities such as Hoboken, Jersey City, Newark, Elizabeth, etc. The book which Mr. Comstock has produced is a collection of photographs and plans, the very thing wanted by the builder in search of information. The author, of course, is not responsible for the architectural quality of the designs, but selected as they are, they do not testify to the fact that any very great architectural training has so far been devoted to this type of building. There is no reason, however, why houses of this class should be artistically crude. Why cannot the work be brought up to a standard equal to that shown in the designs on pages 37, 43, 44, 49, 97, 107, 115, 117?

WOOD PIPES.

WOOD pipes, made from full-sized logs, have been in use for many years both in European countries and in the United States. The water supply of many of the older cities on the Atlantic coast was formerly distributed entirely through such pipes. In numerous instances they have served for many years, and occasionally at the present time such pipes are dug up in the course of modern improvements and are found to be in a very good state of preservation. In several instances such pipes are still in use after a service extending over a period of 50 or 75 years. At Fayetteville, N. C., a line of two miles of wood pipe was laid in 1829; it is sound and in constant use at the present time. A large wood stave pipe, which supplies the pumps of the city water works of Manchester, N. H., was laid in 1874 and is said to have caused no trouble and has not been disturbed since.

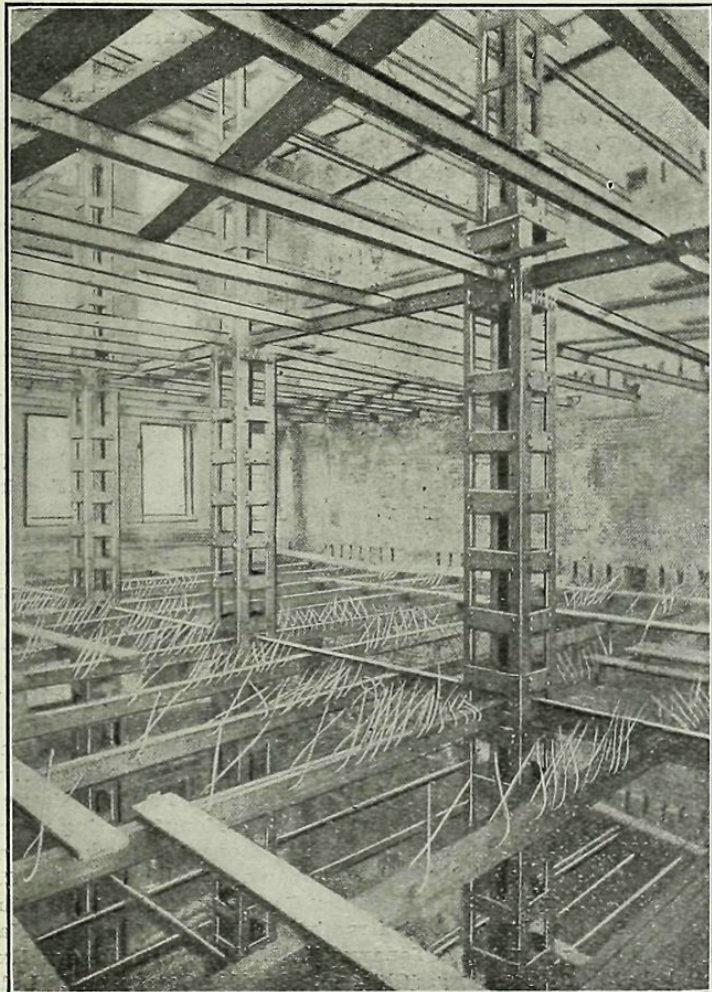
The pioneers of the Atlantic coast used wood pipes made by boring a hole lengthwise through a full-sized log. The pioneers of the Pacific coast use wood for pipes also and with greater economy, because of the advantages gained by virtue of past experience and modern manufacturing methods. To-day wood pipes are made of staves, so manufactured as to give a cylindrical shape, which is absolutely uniform and waterproof. The pipes of small size, up to 2 feet in diameter, are made from staves of special pattern, with grooved edges, and are built up in the factory. The pipe is wound from end to end with steel wire and coated with a mixture of asphalt and tar for preservative purposes. The thickness of the staves and the pitch of the winding vary according to the pressure under which the pipe is to be used. Large pipes over 2 feet in diameter are generally built up at the point they are to be used, the staves being placed so as to break joints. These staves are made 6 inches wide and are shaped with plain, bevel edges and a curvature to conform to the diameter of the pipe. Special patented bands girdle the pipe and are drawn up tight so as to close all joints.

RECENT ACHIEVEMENTS OF THE BUILDER.

BUILDING STEEL WORK "DOWNWARDS."

If the expression "to build" is inseparably associated with the process of erection, as the dictionaries would indicate, it would seem that there is need of inventing a new word to describe the method followed by the Standard Concrete-Steel Co. in the construction of the steel framework put up for Albert Luederman at 40 and 42 Renwick st, when he decided to make a fire-proof structure out of the brick walls left standing after a fire completely gutted the building last spring. The owner had a serviceable 6-sty factory before the flames consumed every cubic yard of the wooden floors and interior work, leaving nothing but a pile of debris in the basement and four walls in a very unstable condition. Mr. Luederman, who could not afford to lose any time in rebuilding, found himself unexpectedly interested in fireproof construction. Reinforced concrete appealed to him strongly, and he made some investigations, winding up with a visit to the rooms of the Concrete Association of America, Brunswick Building. The light steel skeleton of the system known as "M," a sample section of which is on view there, fitted in with Mr. Luederman's ideas to a nicety, more especially as he was aware of the difficulties that would be experienced in erecting any kind of steel structural work in conjunction with the uncertain condition of the walls, which had to be shored to keep them perfectly secure. The problem of obtaining a practically modern fireproof building without tearing down the exterior brickwork was so far solved that it was decided to add three more stories.

It was after the contract was awarded to the Standard Concrete-Steel Co. by the general contractor, the Grand Central Building Co., that the peculiarity referred to in the opening sentence took place. A wooden framework had been erected in the interior in accordance with the original intention which the owner had of reconstructing the floors of wood before he determined upon concrete. As this also acted as a brace to the walls the engineers of the Standard Company were not permitted to begin removing it at the first floor, which would be the method generally followed. They decided to begin where the roof was to be and build downwards, if such an expression is admissible. Preparatory to this the three columns indicated in the accompanying illustration were put up as high as the plans called for and were tied to the walls with a few light beams. There the construction of the light steel skeleton



STEEL SKELETON BUILT "DOWNWARDS."

also indicated in the illustration was started at the point where the roof was to be built. The wooden framework was removed as progress was made toward the basement.

The site is 60 by 50 feet. The beam spans are four feet, the girder spans 12 feet, and the column centres 11 feet. The roof slab was laid three inches thick. The thickness of the floor slabs varies from three and one-half to four inches, according to the load to be carried. As the contractors were favored with good weather the forms were removed in about two weeks. The removing of the wooden framework and replacing it with steel was accomplished in five weeks.

DESCRIPTIVE NOTES OF THE IMPORTERS & TRADERS NATIONAL BANK BUILDING.

THE new structure of the Importers & Traders Bank, No. 247 Broadway, marks an era in the construction of buildings of this type. In fact, it may be said that its scheme, both in arrangement and in the disposition of the various departments, is almost revolutionary, inasmuch as it departs from the traditional system of a main banking room covering an



VIEW IN FIRST FLOOR BANKING ROOM.
Importers and Traders National Bank.

J. H. Freedlander, Architect.

extended floor area, and is contained on a single lot twenty-five feet wide and a hundred feet deep.

When, some two years ago, it was decided to replace the old building, occupying the present site, with a new building, it was at first thought it would be necessary to acquire several of the adjoining lots on Broadway. It was considered impracticable to house the various departments on a lot less than fifty by one hundred feet, and even a hundred feet frontage was considered a minimum by many.

After mature consideration and an exhaustive study by the president, Mr. Edward Townsend, of the possibilities of the problems involved, it was decided to reject the offers of additional property and to build on the present site only. The commission to prepare plans and supervise the erection of the building was awarded by the board of directors to Mr. J. H. Freedlander, and work was begun in June, 1907.

The new building is in every sense of the word a home for the bank. It is devoted to the conduct of its business only, and contains no outside offices of any kind. It is six stories high with a basement and sub-basement. The first, second and third floors contain the departments for the transaction of the public business. The fourth floor is devoted to the cor-

respondence, etc., the fifth to the directors' suite, and the sixth to the future growth of the bank.

The banking rooms proper are served by two passenger elevators, located in the centre of the building, while in the service portion in the rear are placed a service car for clerks and a security elevator, giving access to the security vault.

The system of placing the important departments of receiving and note teller, paying teller and discounts loans on three separate floors respectively, and serving them by elevators, greatly simplifies the conduct of business in each of them, isolates the lines of depositors and gives a greater abundance of space and floor area to each department. Furthermore, this scheme permits of ample light and air on every floor. The lighting in this case is lateral and direct, as distinguished from overhead light, and need carry only the depth of the room. Abundant sunshine and air is thus secured in every part of the bank. The elevators, enclosed in glass screens, permit of constant observation of the various departments. The rear of the building is devoted to the service, including the elevators, staircases and toilet rooms. Every available space is made to serve some practical requirement, and it has been possible to obtain a maximum area in each banking room of 2,025 sq. ft.

The building is absolutely fireproof and, with the exception of an upper layer of oak flooring, no wood has been used in its construction. The front of the third floor contains the offices of the president, cashier and assistant cashier, while the major portion of the fifth floor is devoted to the directors' room and foyer. The rear of this floor and the entire sixth are unassigned at present, but permit of future expansion of the bank. The main security vault is in the basement. In close proximity are placed the day-book vault, stationery room, storage vault, locker rooms, toilets, etc.

The mechanical plant occupies the whole space of the sub-basement. The building is ventilated irrespective of the direct heating system by a continuous supply of fresh air blown through and exhausted by means of electric fans. The plant embraces, likewise, a refrigerating apparatus, an ice machine, a vacuum sweeper, an independent emergency boiler and fire pumps.

A great variety of materials has been used in the construction of the building; the exterior windows are made of solid bronze and are among the largest castings of this material in the city. The marbles used are principally Italian, including brache vert, Fleur de Pache, Pavanazzo, Tennessee, etc. The wainscots in the directors' and officers' rooms are of Circassian walnut and chestnut respectively. Caen stone is used extensively, including the ceiling of the first floor and directors' room, the walls of the second and third banking floors, etc.

In regard to the exterior, the proximity of the City Hall has emphasized to a certain degree the necessity of classic treatment. By the employment of the Corinthian order, and its treatment by means of a base, pilasters and columns, the greatest possible simplicity of design has been obtained. The inherent refinement and purity of detail of the classics have been drawn upon to give to the building a simple dignity in consonance with the purposes for which it is intended.

NATIONAL ASSOCIATION OF CEMENT USERS.

On January 11-16, 1909, the National Association of Cement Users will meet in its fifth annual convention at Cleveland, Ohio. Each succeeding convention of this Association has excelled previous ones. It will be seen from the programme appended hereto that the papers deal largely with the cost of concrete construction, and particularly matters pertaining to rates of insurance and a suggested building code for concrete and reinforced concrete, which should be matters of prime interest to every user of cement. The data obtained through the reading and discussion of these papers will be invaluable and fully repay the time and expense incident to attending the convention.

The programme this year should be particularly interesting to users of cement, since it deals largely with the important matter of cost and standard specifications and laws relating to the use of cement. Besides, what is of vital interest to all cement users—insurance rates.

TENTATIVE PROGRAMME.

Monday, January 11, 1909.

10.30 o'clock A. M.: Meeting of Executive Board at Hotel Hollenden. 12 o'clock noon: Formal Opening of Exhibition in Central Armory, Lakeside av and East 6th st. 7.30 P. M.: "Cleveland Night." This evening is reserved for the special reception of the citizens of Cleveland by the officers and members of the Association.

Tuesday, January 12.

9 o'clock A. M.: Meeting of Section on Streets, Sidewalks and Floors. 10 o'clock A. M.: Formal Opening Convention, Hollenden Hotel. Address of welcome by the Mayor of Cleveland, Honorable Tom L. Johnson. Response by the President, Mr. Richard L. Humphrey. Address by Dr. Howe, President Case School of Applied Science. Business Session. Cost and Value of Cement Roads, J. H. Chubb, Chicago. Report of Committee

on Streets, Sidewalks and Floors. W. W. Schouler, Chairman, Newark, N. J., presenting (a) Revision in Standard Specifications for Sidewalks; (b) Proposed Standard Specifications for Concrete Roads.

Tuesday, January 12.

8 o'clock P. M.: Annual Address by the President, Mr. Richard L. Humphrey, Consulting Engineer, Philadelphia. Cost of Reinforced Concrete Construction as Applied to Buildings, Leonard C. Wason, President, Aberthaw Construction Company, Boston, Mass. Comparative Cost of Reinforced Concrete Buildings, Emile G. Perrot, of Ballinger & Perrot, architects, Philadelphia, Pa. Cost of Reinforced Concrete Construction as Applied to Bridge, W. H. Quimby, engineer of bridges, Philadelphia, Pa.; E. P. Goodrich, consulting engineer, New York, N. Y.

Wednesday, January 13.

9 o'clock A. M.: Meeting of Section on Testing Cement and Cement Products. Meeting of Section on Insurance, Laws and Ordinances. Report of Committee on Testing Cement and Cement Products, E. S. Larned, Chairman, Boston, Mass. Report of Committee on Cement Products and Machinery, A. T. Bradley, Chairman, Rochester, N. Y. Business Session.

8 P. M.: Report of the Committee on Art and Architecture, Charles D. Watson, Chairman, Pittsburgh. Decorative Concrete Stone, F. A. Norris, Boston. Reinforced Concrete Residences, B. A. Howes, Jr., New York. Small Concrete Houses, Manufacture and Cost, R. C. Knapp, Philadelphia. Monolithic Concrete Wall Buildings—Methods, Construction and Cost, Col. Robert H. Aiken, Chicago. Methods and Cost of Surface Finishes for Concrete.

Thursday, January 14.

9 A. M.: Meeting of Section on Reinforced Concrete. Advantages of Reinforced Concrete for Railroad Construction, B. H. Davis, assistant engineer, D. L. & W. R. R., Hoboken. Cold Storage Warehouses of Reinforced Concrete Construction, J. P. H. Perry, Turner Construction Company, New York. Cost of Concrete Subways. Value and Cost of Reinforced Concrete for Retaining Walls, A. Lindau, Corrugated Bar Company, St. Louis.

8 P. M.: Reserved for social entertainment, etc.

Friday, January 15.

9 A. M.: Meeting of Section on Cement Products and Machinery. 10 o'clock A. M.: Report of Committee on Insurance, Laws and Ordinances, W. H. Ham, Chairman, New York. Methods of Attaching Shafting and Machinery in Reinforced Concrete Buildings, Wm. M. Bailey, chief engineer, Eastern Concrete Construction Co., Boston. Value and Cost of Cement Inspection. Cost of Concrete Telegraph Poles. Cost of Waterproofing. Cost of Concrete Poles.

8 o'clock P. M.: Value and Cost of Steam Curing of Concrete Blocks, F. S. Phipps, manager, Central Stone Co., St. Joseph, Mo. Use and Cost of Cement Tile for Fireproofing Purposes. The Present and Future of the Cement Block—Its Cost, Manufacture and Availability, J. A. Smith, Ideal Concrete Machinery Company, South Bend, Ind.

Saturday, January 16.

11 o'clock P. M.: Closing of Exhibition at Central Armory.

PARTIAL LIST OF EXHIBITORS.

American Cement Company, Philadelphia; American Steel and Wire Company, Chicago; Association of American Portland Cement Mfrs., Philadelphia; Atlas Portland Cement Company, New York; Barrett Manufacturing Company, New York; Berger Manufacturing Company, Canton, O.; Blaw Collapsible Steel Centering Company, Pittsburgh; Brown Hoisting Machinery Company, Cleveland; Buckeye Concrete Company, Creston, O.; Cement Machinery Company, Jackson, Mich.; Century Cement Machinery Company, Rochester, N. Y.; Chase Foundry and Manufacturing Company, Columbus; Clover Leaf Machine Company, South Bend, Ind.; Concrete Publishing Company, Detroit; Concrete Stone and Sand Company, Youngstown; Corrugated Bar Company, St. Louis; D. & A. Post Mold Company, Three Rivers, Mich.; Dietrichs Clamp Company, Little Ferry N. J.; Edison Portland Cement Company, New York; Edmonds Concrete Machinery Company, South Bend, Ind.; Eureka Machine Company, Lansing, Mich.; Garden City Sand Company, Chicago, Ill.; Gauntt Manufacturing Company, Fort Wayne, Ind.; Hall-Holmes Manufacturing Company, Jackson, Mich.; Hayden Automatic Block Machinery Company, Columbus; Ideal Concrete Machinery Company, South Bend, Ind.; Illinois Gravel Company, Princeton, Ill.; Indiana Concrete Form Company, Indianapolis, Ind.; F. M. Jackson Company, Akron, N. Y.; Kent Machine Company, Kent, O.; Kerlin Automatic Post Machine Company, Delphi, Ind.; Knickerbocker Company, Jackson, Mich.; Koehring Machine Company, Milwaukee; Lawrence Cement Company, New York; Lehigh Portland Cement Company, Allentown, Pa.; Marblecrete Products Company, Akron, N. Y.; Miles Manufacturing Company, Jackson, Mich.; Miracle Pressed Stone Company, Minneapolis, Minn.; Monolith Steel Company, Washington, D. C.; Multiplex Concrete Block Machine Company, Toledo, O.; Municipal Engineering and Contracting Company, Chicago; National Roofing Company, Tonawanda, N. Y.; Northwestern Expanded Metal Company, Chicago; Oneida Community, Ltd., Oneida, Madison County, N. Y.; Pattison Supply Company, Cleveland; Peerless Brick Machine Company, Minneapolis,

Minn.; Pennsylvania Cement Company, New York; Queen City Brick Machine Company, Traverse City, Mich.; Raber & Lang Manufacturing Company, Kendallville, Ind.; Ransome Concrete Machinery Company, Dunellen, N. J.; Rutherford Cement Construction Company, Rutherford, N. J.; Sandusky Portland Cement Company, Sandusky, O.; Sanford Concrete Machinery Company, Toledo, O.; Simpson Cement Mold Company, Columbus, O.; R. Z. Snell Manufacturing Company, South Bend, Ind.; Superior Portland Cement Company, Charleston, W. Va.; Svenson-Shuman Machine Company, Pittsburgh; Technical Publishing Company, Cleveland; Universal Portland Cement Company, Chicago; United Cement Machinery Company, Plain City, O.; Vulcanite Portland Cement Company, New York; Wadsworth, Howland & Company, Boston; Wettlaufer Brothers, Buffalo; Whitehall Portland Cement Company, Philadelphia; S. H. Wightman, Cleveland; Zeisler Brothers, Berwick, Pa.

FIRE DOORS AND SHUTTERS.

METAL-COVERED wood shutters and doors are steadily increasing in popularity the country over, not merely here in New York. The principle is recognized by owners as being sound and a good protection at moderate cost, even though the best material and best workmanship are not always specified. Even tin-covered doors and shutters possess fire-resisting qualities, and where owners in small cities are not equal to steel or bronze doors they are being ordered in preference to no protection whatever, as a very general movement in this respect has sprung up. The fireproofing idea is taking hold. Experience has shown that ordinary iron or steel shutters will serve their purpose in pretty high temperatures for a certain time. George E. Walsh, in an article in the National Builder, reviewing the experiments and progress in this line, says that improvements in recent years have been obtained by rendering the core uninflamable:

The different processes of treating the wood are not always entirely satisfactory to fireproofers, but there is no question that wood can be treated so it will not ignite or char at a much higher temperature than ordinary wood. In addition to this the doors are sometimes built up of several layers of wood with asbestos sheets placed between them. The tin is then placed outside and makes the whole a compact mass that is light and quite fireproof. These built-up fireproof doors have been subjected to many tests, and some of them have stood up against flames for an hour and a half. Beyond this limit they are of little use. Their resistance power to a force

of cold water played upon them is much greater than an ordinary solid panel door of wood.

In Mr. Walsh's opinion the architectural objection to the use of any kinds of outside shutters on city buildings, except for mills, factories and warehouses, has probably done more to discriminate against their use than anything else. Architects could not harmonize them with their designs, and consequently they omitted them so far as possible. The various methods of stamping and pressing metal into many designs of an architectural nature have partly overcome this defect and to-day we find more buildings protected with such shutters than ever before:

The architects have got around their use of outside fireproof shutters to some extent by using wire-glass at exposed openings, which can be used in a more ornamental way than steel or tin-covered shutters. In addition to being more ornamental, the wired glass permits the firemen to detect an interior blaze before it has assumed great proportions. Behind a closely shuttered door or window, on the other hand, the fire can get an enormous advantage before it is discovered. So most firemen of our cities claim that the metal shutters cause many fire losses. Both wired glass and electro-glazed work protect from an ordinary fire, and they permit the flames to be seen readily when first started. The attempt to make wire-glass so light that one can see through it has had the effect of jeopardizing this useful protection. Ordinary window glass must not be used in this method if full protection is desired, nor should any substitute be employed for wire or metal fillets that will melt below the temperature which melts glass. The electro system of glazing is another method of providing window protection with glass that does not in any way interfere with the architectural effects of the building. Both of these offer sufficient resistance to the passage of flames to make the openings of buildings comparatively safe from an ordinary exterior fire.

The whole question of providing doors and window shutters or coverings that will protect the average building from exterior fires has undergone considerable improvement in the last few years, and not the least of these are better materials and better workmanship. Like terra-cotta and concrete in the hands of unskilled or unscrupulous persons, all of our standard shutters, doors and window protections can be made of little real value through ignorant builders or contractors. A steel or iron shutter or door can be made too thin, or without the necessary provision for expansion and contraction, and wire-glass windows can be composed of ordinary window glass squares or other inferior material, so that when they are tested in a hot fire they will fail to come up to expectations.

The answer is, of course, to specify for standard goods and adhere to the specifications. Reference has been made only to shutters and doors, which is but the beginning of the subject when real fireproof construction is meant. But shutters and doors are good to start with.

A Review of The Real Estate Year 1908 and a Forecast of the Year 1909

The Evening Post will, for the fourth time, devote an entire section of its December 31st edition to an annual review and forecast of the Real Estate world, modelled after its famous financial review.

CONTENTS THIS YEAR

Acceleration of New York City real estate through general revival of business.

Real property investments will be featured in view of the city's growth and the last two years' comparative inactivity in the building trades.

Localizing of wholesale, retail, office, loft and residence districts is making vast changes on the map of the city. To obtain and hold places of advantage, business houses and individuals are in the realty market for well located property. This growth and movement will be fully noted.

Money market conditions, both as to supply and rates, are more favorable than for two years past. Present terms enable builders to finance the work of reconstructing New York City, of improving the vacant parts, and of supplying accommodation in the suburbs for the population for which Manhattan has no room. Comprehensive articles will deal with this feature.

There will also be special articles of interest to present and prospective real estate owners, dealing with the transit improvements nearing completion; with the wonderful growth of the suburbs; and with efforts to make New York property even more attractive than it is.

Persons eminently qualified to discuss local conditions will give valuable details for the investor, builder, speculator, operator and mortgage lender.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Wednesday, December 30th. There will be no increase in the advertising rates for this issue.

Orders for copies of this edition should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

20 VESEY STREET

The Evening Post

NEW YORK

PRICE 3 CENTS

PRICE 3 CENTS

Table with columns for material type, quantity, and price. Includes items like 'C' Rift, 'B' Flat, No. 1 Com., No. 2 Com.

WHITE PINE.

Table listing various white pine products such as 'Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet', 'Shelving, No. 1, 1 x 10 in.', etc.

HARDWOOD FLOORING.

Table listing hardwood flooring materials like 'K. D. Bored, End Matched or Butted and Bundled', 'Clear quartered white oak', etc.

HARDWOOD.

Table listing various hardwood materials such as 'White Ash, 4-4 in., 1st and 2ds', 'Brown Ash', 'Basswood', etc.

PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.

Table listing prices for rough North Carolina pine products, including 'F. O. B. Car or Vessel at Norfolk, Va.' and various sizes of pine.

Table listing prices for 'Red Heart Edge', 'Mill Culls', 'Bark Strips', etc.

SHINGLES.

Table listing prices for various types of shingles, such as '6 x 18 No. 1 Heart Cypress Shingles', etc.

PAINTS, OILS AND VARNISHES.—

New business in linseed oil is slow but there is a fairly good call for deliveries on outstanding contracts. Business in shellac is steady and mainly of a jobbing character.

Secretary Mason, of the Travelers' Association of the Local Paint and Allied Trades, says that locally the paint trade is passing through a very dull season.

responding period of last year. The twelve months as a whole in the local trade did not produce an amount of business equal to last year's.

Prices for paints and varnishes have not varied notably from last year, he says, except in the case of Atlantic White Lead, which is cheaper.

At the annual meeting of the members of the Travelers' Association of the Local Paint and Allied Trades, at the headquarters, No. 1 West 34th st, held December 18, the most interesting contest in the election was for the office of secretary.

Other officers elected were: James C. Kelly (of Berry Bros., varnishes), president; Charles Uncles (of Louis Leavitt, Brooklyn), vice-president; J. J. Gallagher (United Lead Co.), treasurer; Leo Silverstein (of the Benjamin Moore Co., Brooklyn), financial secretary; H. P. Dashiell (of Benjamin Moore Co.), sergeant-at-arms; attorney, Robert Brenton Olsen.

OILS, City Prices.

Table listing oil prices: 'Linseed Oil, raw, 5 bbl lots', 'Linseed Oil, boiled'.

PAINTS, Dry.

Table listing paint prices: 'Lead, red, American, in kegs', 'Litharge, American, in kegs', 'Ocher, Amer., per ton', etc.

PAINTS IN OIL.

Table listing paint-in-oil prices: 'Lead, white, American, in oil; Lots of 500 lbs. or over', 'Lots less than 500 lbs.', 'Lead, English, in oil', etc.

MISCELLANEOUS.

Table listing miscellaneous prices: 'Putty, per cwt., in bbls.', 'Putty, 5-lb. cans', 'Putty, 50-lb. cans', etc.

STONE.—Seasonable dullness rules over the stone trades this week, so far as new work is concerned. Though many jobs are being figured, contracts are slow in coming out.

The Woodbury Granite Co., with offices at No. 1 Madison av, recently accepted an order for the granite in the Lawrence Building at Boston, to furnish the rough stock from their Bethel quarries to Sweatt & Gould, who have the main contract for cutting and setting the stone in the building.

The two granite columns at the entrance of the new Fifth Avenue Building are 30 ft. in height and 3 1/2 ft. in diameter. They are exceptionally large columns, but are surpassed by some others.

Robert Cantley at West Quincy is turning several hundred granite balusters for the U. S. Treasury Building at Washing-

ton, and 1,400 for the Cleveland court house.

Carrère & Hastings have completed the plans for the new City Hall at Portland Me. The building is to cost \$750,000. The main facade is to be in granite, and marble wainscoting is specified for the halls.

The stonework on the new Fifth Avenue Building is very near completion. The even color of the buff limestone is much admired. The stone came from the quarries of the Perry, Mathews & Buskirk Co., 1 Madison av.

STONE.—Wholesale rates, delivered at New York.

Table listing stone prices: 'Nova Scotia in rough, per cu. ft.', 'Ohio freestone', 'Minnesota freestone', etc.

SLATE.—Prices are per square, delivered in New York in car lots.

Table listing slate prices: 'Genuine No. 1 Bangor', 'No. 1 Chapman', 'No. 1 Red', etc.

Sand-Lime Brick Manufacturers.

The fifth annual convention of the National Association of Manufacturers of Sand-Lime Products was held at Washington, D. C., on December 15 and 16.

The important subject of standardization was considered at length. The basis of the deliberations was a joint report of a special committee of the association with that of the fire underwriters. Very comprehensive tests have been conducted at the Underwriters' Laboratories in Chicago at the expense of the association and a complete report, tabulated and in form for practical application was in hand and was explained in detail by the official chemist of the association, E. W. Lazell, Ph.D.

The special committee offered a plan for standardizing materials that enter into the composition of the brick, as well as the resultant product.

The coloring and enameling of sand-lime brick were among the subjects generally discussed. President Duerr was in the chair. Fred. K. Irvine, 355 Dearborn st, Chicago, is the secretary of the association.

Christmas Sales Excellent.

The wholesale purchase of gifts, which are really luxuries, may be well taken as an indicator of general business conditions. Inquiry by a representative of the Record and Guide at several of the most representative stores in Manhattan disclosed a very encouraging state of affairs. Without a single exception the answer to queries was that this Yuletide season is one of the best ever experienced by retail shopkeepers.

BUILDING OPERATIONS.

Manhattan Builders Figure for Passaic School.

PASSAIC, N. J.—Quite a number of Manhattan contractors have been estimating on the new High School to be erected at Passaic, N. J., from plans by J. F. Kelly, of Passaic, and Seymour Davis and Paul A. Davis, of Philadelphia, Pa. The appropriation for this building, \$256,000, was exceeded by exactly \$10,000 by the lowest bidder, W. H. Fissell, of 1133 Broadway, New York, whose bid was \$266,000. Revised estimates are now being made up by the various contractors, who figured, and are called for to close Dec. 30. This building, as designed, provides for a 3-sty and basement structure, about 150x225. It is expected that revised estimates will make an additional appropriation unnecessary. The other bidders were: John O'Leary, Passaic; Cramp & Co., 36 East 23d st, New York; Chas. H. Peckworth, 415 Hudson st, New York; Thompson & Stiles, Atlantic City; Bliss Griffiths Const. Co., 225 5th av, New York, Fred Kilgusm, Newark, N. J.; P. S. Van Kirk Co., Paterson, N. J.; Peter Tait, Philadelphia, Pa.; L. A. Burke & Sons Co., 25 West 42d st, New York; Roydhouse Arey Co., Philadelphia, Pa.; Steel & Hopper, Paterson, N. J.; Geo. W. Beard, Reading, Pa.; Hedden Const. Co., 1 Madison av, New York; Thos. McKeown, 103 Park av, New York, and the G. A. Fuller Co., New York.

Dropping a Heavy Weight Caused the Trouble.

The collapse of the staircase of the big 6-sty (old-law) tenement house at Nos. 2, 4, 6 and 8 Dover st, which is owned by the estate of Richard K. Fox, causing much alarm among the tenants, injuring two people and doing other serious damage, it was learned upon investigation, was brought about, no doubt, by the carelessness of one of the tenants. Inspectors Charles Sweeney and James Garvey, of the Building Department, who ordered the building temporarily vacated until proper shoring was placed under the damaged staircase, made the following statement to a representative of this paper on Wednesday: "The trouble was directly caused by the dropping of a heavy weight on the marble platform of the fourth-story landing, which, in falling, carried with it all the lower marble slabs in the staircase. The stairs will now be replaced with iron platforms. It was only necessary to vacate the building about six hours while the repairs were being made." From other sources it is reported that the "heavy weight" was a keg of something.

Consulting Engineer Retained for Post Office.

31ST ST.—J. E. Woodwell, of the firm of L. B. Marks & J. E. Woodwell, New York City, has been retained by Messrs. McKim, Mead & White, architects, as consulting engineer for the entire mechanical and electrical equipment, including the heating and ventilation, electric lighting, power and mail-handling devices, of the new United States Post Office to be erected at the Pennsylvania Terminal Station, 31st st. The cost of this installation will be upwards of \$500,000. The firm has retained Professor S. H. Woodbridge, of the Massachusetts Institute of Technology, as associate consulting engineer for the heating and ventilation of this building. A resolution, submitted on Tuesday, to the Central Federated Union by the Housemiths' and Bridgemen's Union was adopted, asking the government to see that union men be employed in the construction of

the building, at the prevailing rate of wages. The cost of the entire operation is estimated at \$3,500,000.

Twenty-story Building for Fifth Av. Assured.

5TH AV.—The announcement was made on Thursday that negotiations are practically completed for the erection of a 20-sty office building at the northeast corner of 5th av and 31st st, on property owned by the "Fifth Avenue and 31st Street Company," of No. 68 William st, Room 707. It is understood that the negotiations in progress involve the transfer of certain interests to a holding company which will construct and finance the building. It is also thought probable that the new company will select an architect and award the contract in the early future. Tentative plans for this improvement have been prepared by different architects, but the present scheme does not involve any part of previous designs. The company is composed of Isidor H. Kramer, president; Julius Sternfeld, secretary; Jacob Wolf and Moses' Fisher, directors.

Contract for Hebrew Infant Asylum.

193D ST.—William J. Taylor, 5-7 East 42d st, has received the general contract to erect the new home for the Hebrew Infant Asylum at 193d st and Kingsbridge rd, to cost, approximately, half a million dollars. There will be two separate structures—an administration building and an isolation building—which will accommodate between 300 and 400 children. Operations are to be started immediately, and it is planned to set the cornerstone about February 15. The materials will be limestone, light brick and terra cotta. The asylum was originally founded in 1895 by Mrs. Esther Wallenstein, who was president of the institution until 1904, then located at Mott av and 145th st, the Bronx.

Henry Corn to Erect Larger Building.

21ST ST.—Henry Corn, the well-known operator, has just purchased Nos. 60 and 62 West 21st st, an additional plot, measuring 48x100 ft., adjoining his property, Nos. 54, 56 and 58 West 21st st, which he also purchased a few days ago from the Chisholm Estate. Messrs. Maynicke & Franke, architects, No. 298 5th av, are making plans for the immediate erection of a 12-sty mercantile building, covering the entire plot of 112x100 ft., instead of 64x98.9 ft., as originally intended. The Title Guarantee & Trust Company has made Mr. Corn a building loan of \$300,000. No figures have yet been taken or contract issued. (See issue of December 12, 1908.)

D. C. Weeks & Son to Build Duke Mansion.

5TH AV.—The general contract has just been issued to D. C. Weeks & Son, of 289 4th av, for the new mansion to be erected for B. N. Duke, at the southeast corner of 5th av and 89th st, from plans by Architect C. P. H. Gilbert, 1123 Broadway. Messrs. Eidlitz & Ross, No. 1123 Broadway, have the contract for the structural steel work. The style of the structure is of classic design, and will compare with the other mansions of upper 5th av. Mr. Duke's near neighbors will be Andrew Carnegie, Henry Phipps, James A. Burden and Felix Warburg.

Bidders for Jersey City School.

JERSEY CITY, N. J.—Bids closed on Wednesday evening for the new public school to be erected in Jersey City, and the apparent low bidder on the general

contract is W. H. & F. W. Cane, No. 13 Park Row, Manhattan, with an estimate of \$423,000. Estimates were also taken on separate contracts and the total of the lowest bidders on these individual contracts was somewhat lower than the bid of the general contract. Action on the bids has not yet been taken by the board. This is a building which will contain 45 class rooms, assembly room, teachers' and principal's rooms, brick, fireproof, 185 ft. square, 4-stys high.

To Rebuild the Herald Square Theatre.

BROADWAY.—The Record and Guide was informed on Wednesday that arrangements are being made for the immediate improvement of the Herald Square Theatre, at Broadway, northwest corner of 34th st, which was partly destroyed by fire on Tuesday evening. The Broadway front in places and a portion of the roof will have to be replaced and cleaned, but the general interior was not extensively damaged. It was also learned that in all probability the necessary repairs which are not considered costly will be performed by the insurance companies.

Apartments, Flats and Tenements.

3D ST.—Harry T. Howell, 3d av and 149th st, has plans prepared for one 6-sty tenement, to be erected in the south side of 3d st, 45.4 ft. east of Goerck st, for Lena and Chas. Lane, 38 Fulton st, 45x70.6 ft.; cost, \$25,000.

HOFFMAN ST.—Plans are now in progress, by L. C. Maurer, 22 East 21st st, for two 5-sty tenements, to be erected in the east side of Hoffman st, 283 ft. south of Pelham av, each 31x96.8 ft., on plot 62x118 ft., for Samuel B. Tuck, owner.

BELMONT AV.—Harry T. Howell, 3d av and 149th st, is preparing plans for two 4-sty tenements to be erected on the west side of Belmont av, 182.8 ft. north of 179th st, for Martin Tully, 565 Walton av, Bronx, each to cost \$25,000. All improvements.

JERSEY CITY, N. J.—Mrs. Ellis, a Jersey City milliner, has purchased the southeast corner of Wayne st and Jersey av, Jersey City. The building on the site is to be torn down and a 4-sty apartment house erected. Improvements will cost about \$27,000.

147TH ST.—Plans have been completed by Benj. W. Levitan, 20 West 31st st, for the 6-sty flat building, 100x85.3 ft., which the Sheer & Ginsberg Realty & Construction Co. will erect in the north side of 178th st, 125 ft. east of Broadway, to cost \$125,000.

144TH ST.—Thain & Thain, 4 East 42d st, have completed plans for the four 6-sty flats, 87.6x86.11 ft., which the Young Realty and Construction Co., 144th st and Broadway, is to erect in 144th st, south side, 200 ft. east of Broadway, to cost a total of \$400,000.

EDGECOMBE AV.—The J. H. Davis Building Co., 312 West 109th st, will erect another high-class apartment house, 129.11x87 ft., on the west side of Edgecombe av, 229.10 ft. north of 145th st, at a cost of \$175,000. Geo. Fred Pelham, 503 5th av, is preparing plans.

NEWARK, N. J.—Brooks & Brooks, 156 Market st, Newark, will erect three detached 3-sty frame apartment buildings at 788 to 792 Hunterdon st from plans by Hyman Rosensohn, Broad st. each. The mason contract has been awarded to J. D'Alessio & Sons. The cost will be about \$20,000.

EAST ORANGE, N. J.—John B. Hatladay, of East Orange, has just pur-

chased a building site in Main st, near Arlington av, through Eugene Kelly (real estate), and will erect a 5-sty brick and stone apartment house, about 60x100 ft. The cost will be about \$50,000. No plans have yet been completed.

NEWARK, N. J.—Architect Alfred Peter, Washington st, has just given out contracts for a 3-sty frame store and apartment building, 50x75 ft., to be erected at the northeast corner of Ferry and Brill sts, for Henry Ayasse. It will cost \$13,000, and provide two stores and apartments for eight families. Jacob Pfeifer will do the masonry and Frederick Eitel the carpentering.

Court Houses.

BOSTON, MASS.—New bids for the contract to enlarge the court house in Pemberton sq will be asked by the Court House Commission, January 2. The work will have to be completed within 27 months. James R. Dunbar, chairman, 75 Ames Building. Geo. A. Glough, 46 Cornhill st, Boston, architect.

Churches.

NEW BEDFORD, MASS.—The congregation of the First Presbyterian Church has decided, according to reports, to erect a new church as soon as sufficient funds can be gathered. No architect has yet been appointed. Address chairman building committee, First Presbyterian Church, New Bedford, Mass.

NEW HAVEN, CONN.—Plans are being drawn by Architects Brown & Von Beren for changes to the synagogue at 16 Bradley st for Congregation Mgni David. The present building will be moved back twenty feet and a new front of brick or concrete blocks built on. M. Kamen is president of the congregation.

ROCHESTER, N. Y.—The building committee of the Congregation Waad Flakolel, consisting of J. H. Levy, J. Salven, L. Bergman, C. A. Berger, B. Edelstein and H. Fisher has approved preliminary plans for the synagogue to be built at Hanover and Woodbury sts. The building, 60x100 ft., will front in Hanover st, and the auditorium will have a seating capacity of 1,400. The estimated cost is \$20,000.

Dwellings.

PRINCETON, N. J.—B. H. Margerum, owner and builder, Princeton, N. J., is about to erect five 2-sty brick buildings on Princeton av in the rear of Olden av, to cost \$7,500.

STAMFORD, CONN.—Architect Henry A. Smith, 1181 Broadway, Manhattan, has completed plans and Bartholomew Jacobs of New Rochelle, N. Y., is taking figures, for a new residence to be erected at Shippan Point, Stamford.

NEW LONDON, CONN.—Plans have been completed by Architect Henry W. Lamond, of Hartford, for a new house to be erected at Neptune Park, New London, in the spring. It will be of frame construction, 25x48 ft. The owner's name is withheld at present.

NEWARK, N. J.—A 2½-sty frame private residence is to be erected in the west side of Ridge st, near Berkeley av, for Mrs. Jennie B. Jones, at a cost of about \$8,000. Oliver & Curren are the mason contractors. The plans were designed by William D. Jones, of Newark.

NEWARK, N. J.—A dwelling house, to accommodate three families, is to be erected in Ridge st, near Grafton av, in the Forest Hill section, by the Monarch Realty Co., from plans drawn at the office of P. T. MacLagan, 45 Clinton st. Each apartment will comprise six rooms and bathroom. The cost is given as about \$10,000.

DIX HILLS, L. I.—Contracts have been signed for the erection of a magnificent

country home for Charles A. Gould at this place. The cost will exceed \$80,000. The plans have been drawn by John Russel Pope, of Manhattan, and the construction is to be by Walters & Woodhill, of Flushing. The building will be 160x60 ft., of fireproof construction, brick overlaid with stucco being the outside finishing material.

Factories and Warehouses.

LAWRENCE MASS.—The Everett Cotton Mills, of Lawrence, Mass., held a special meeting recently and voted to double the capital stock of \$700,000 for the erection of a new plant. No plans have yet been drawn.

NEWARK, N. J.—The Hedden Iron Construction Co., of Newark, will erect a 2-sty factory, of stucco on metal construction at 16 Mt. Pleasant av, to measure 50x104 ft, and 30x30 ft. in ground dimensions. The estimated cost is \$11,000.

SPRINGFIELD MASS.—The Springfield Crude Oil Engine Co. has purchased a factory site and will erect a building for the manufacture of engines. Officers of the company are: W. F. Miller, president; S. L. Kenyon, vice-president; and H. R. Bemis, treasurer.

NORTH TONAWANDA, N. Y.—The Rudolph Wurlitzer Mfg. Co., recently incorporated with a capital of \$1,000,000, will erect a 3-sty brick addition to the North Tonawanda plant. Plans are being prepared and construction work will be started early the coming year.

POUGHKEEPSIE, N. Y.—It is understood a company to engage in the manufacture of hardware and specialties is to erect a factory on the grounds of the Fairview Improvement Co., and contemplate giving employment to some 300 men. Secretary Hoag, of the Chamber of Commerce, reports negotiations well under way and plans for the company's factory nearly completed. The firm expect to begin operations in the spring.

NEWARK N. J.—An addition is shortly to be erected to the trim and molding plant of William H. Barkhorn, at 22 Sayre st. Alfred Peter, Washington st, has prepared plans, showing a 4-sty brick extension, 40x90 ft. The new portion will be used principally for storage purposes. The contracts for the mason and carpenter work have been awarded to Thomas J. Mackinson & Co. and Gottlob Trautwein, respectively. The building will cost about \$12,000.

Halls and Clubs.

ALBANY, N. Y.—Members of the Mystic Shrine, of Albany, will erect a new temple for the use of the Shriners in the Capital city. The increasing strength of the order makes it necessary to arrange for the building of a temple for its exclusive use. Funds are now being raised but no plans have yet been obtained.

AMSTERDAM, N. Y.—At the weekly meeting of Amsterdam Lodge of Elks, the proposition to build a club house was thoroughly discussed. The trustees were directed to go ahead and close a deal for the immediate purchase of a site, 66x120 ft. No action was taken relative to construction, which it is expected will cost in the neighborhood of \$30,000.

BINGHAMTON, N. Y.—Dr. Jeremiah MacDonald, of 53 Washington st, is to erect a large convention hall and hotel at the junction of Water and Washington sts, next to the Deyo factory. This will be fitted with all the latest accommodations. The space in Washington and Water sts will be a large auditorium, capable of seating 4,000 persons, which can be used for convention purposes and also for mass meetings dancing and roller skating.

Hospitals and Asylums.

BRIDGEPORT, CONN.—Joseph A. O'Brien, of Bridgeport, will take figures about January 1 for additions to St. Vincent Hospital Bridgeport. Extensive changes will be made.

BUFFALO, N. Y.—The Buffalo Orphan Asylum Association has commissioned Esenwein & Johnson, 775 Ellicott Square Building, to prepare plans for the hospital buildings to be erected on Elmwood av, opposite Delaware Park, at an approximate cost of \$200,000. There will be a group of four buildings 368x208 ft. A power-house to supply power, heat and light will be built. Plans will be ready the early part of January, and bids will be received in time to commence construction work about March 1.

Libraries.

WEST HAVEN, CONN.—P. G. Rice & Co., of Boston, at \$8,700, was the lowest bidder for the erection of the proposed library building in West Haven at the corner of Campbell av and Elm st. The

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plans were drawn by Architects McLean & Wright, of Boston.

NEW HAVEN, CONN.—An additional appropriation of \$65,000 has been voted by the committee in charge of the proposed Ives Memorial Library, to be erected at Elm and Temple sts, New Haven. Estimates are now being made on revised plans by Architect Cass Gilbert, 11 East 24th st, New York.

HARTFORD, CONN.—Work on the new State library and Supreme Court building, Washington st and Capitol av, is now in progress. The excavations and foundation walls are in, and in a few days the base course of Concord white granite will be under way. The construction work is being done by Marc Eidlitz & Son of New York. The stone raising will be by Henderson & Bros., of Philadelphia, and the granite is obtained from the New England Granite Works, at Westerly, R. I.

Miscellaneous.

BAYONNE, N. J.—Shares are subscribed for to issue and stand out in January, 1909, for the Leolastic Company to build, equip and provide cash payments for all requirements of Mill Section No. 2, at Bayonne, N. J. Section No. 2 is to be built as soon as frost is out of the ground, and will be a duplicate of Section No. 1, approximately 426x200x15 ft., and will be of brick, with saw-tooth roof. Leolastic makes elastic for ladies' belts, garters, suspenders and such things, and will buy for this Section No. 2 considerably over one hundred new looms. Albert Herbert, 31st st and Newark Bay, Bayonne, is the secretary.

BROOK AV.—Architect A. S. Hedman has completed plans for the power-house to be erected by the Union Railway Co. on Brook av, north of 65th st, the Bronx, at a cost of \$30,000.

NEW BRITAIN, CONN.—Architect W. H. Cadwell, 213 Main st, has prepared plans for a hotel to be erected here. It is proposed to organize a company with \$150,000 capital stock to promote the enterprise.

WATERTOWN N. Y.—An 8-sty fire-proof bank and office building is to be erected at the corner of Washington and Stone sts by the National Bank & Loan Co., George C. Sherman, president.

Municipal Work.

WAVERLY, N. Y.—The Board of Village Trustees is considering the construction of a sewerage system and sewage disposal plant. Proctor & Potts, of Manhattan, are engineers.

OLEAN, N. Y.—At a special election, held on December 8, it was decided to build a bridge over the Allegheny River at the foot of Clark st. Estimated cost, \$13,000. E. E. Allen, City Engineer, will prepare specifications.

MANHATTAN.—Bids will be received by the Department of Public Charities, Tuesday, December 29, for labor and material required for altering and repairing present kitchen building and old boiler house at the Metropolitan Hospital, Blackwells Island.

32D ST.—The Police Commissioner, 300 Mulberry st, will open bids on Tuesday, December 29, for materials required in making and completing electric light and power installation throughout the Police Department stable, Nos. 153 and 155 East 32d st, Manhattan.

FAIRPORT, N. Y.—Bids are asked by F. C. Stevens, Superintendent Public Works, Albany, until noon, January 5, for constructing the superstructure, substructure and approaches for a highway bridge at Wappings, 2.5 miles west of here, Barge Canal contract No. 38, Erie Canal, Section 9.

PARK ROW.—No award of the general contract for the foundations of the Mu-

nicipal Building to be erected at the Manhattan entrance of the Brooklyn Bridge, has yet been made, pending the approval of the plans by the Building Department and the Board of Examiners. The J. H. Gray Company, at \$697,000, is the low bidder.

MANHATTAN.—Estimates will be received by the Commissioner of Street Cleaning, Nos. 13-21 Park Row, on Thursday, December 31, for furnishing and delivering window glass, wheel hubs and hub bands, building materials, carriage bolts and nuts, machine bolts and nuts, scraper steel. Also, on January 7, for furnishing and delivering hardware, malleable iron castings, iron and steel, paints and paint oils.

BROOKLYN.—Bids will be received by the President of the Borough of Brooklyn, Wednesday, December 30: No. 1—For furnishing labor and material required to paint corridors and varnish all the corridors, stairways, shafts, etc., in the Hall of Records. No. 2—For repairs and alterations to the inside and outside hardwood doors, jambs, in the three door openings, Kings County Court House. No. 3—To repair and paint roof extensions and dome of the Kings County Court House. No. 4—To erect three shafts and skylights in roof of Hall of Records, Brooklyn.

NEW PALTZ, N. Y.—Proposals will be received by the Board of Water Supply, No. 299 Broadway, New York, Room 910, ninth floor, until 11 A. M. on Thursday, January 7, for contract 36 for the construction of the north half of the Wallkill pressure tunnel, a tunnel in rock crossing under the valley of the Wallkill River, with three shafts 350 to 480 feet in depth, and a short stretch of plain concrete conduit known as cut-and-cover aqueduct; and for contract 37 for the construction of the south half of the Wallkill pressure tunnel, with three shafts 350 to 400 feet in depth, and a short stretch of plain concrete conduit, known as cut-and-cover aqueduct. The pressure tunnel will be circular, 14½ feet inside diameter, and the aqueduct 17 feet high by 17½ feet wide inside. The work is located in the towns of New Paltz and Gardiner, Ulster County, N. Y. Bids or proposals are invited for each contract separately and for both contracts combined. Any bidder may make a bid for either contract or for the two contracts combined. A separate form of proposal will be furnished for the purpose of the combined bid.

Office and Loft Buildings.

CORTLANDT ST.—L. Francis Buchner 818 East 163d st, has completed plans for \$20,000 worth of alterations to the 4-sty store and loft building, No. 60 Cortlandt st, for Henry J. Schnitzer, 141 Washington st. The building will be altered in height.

BOSTON, MASS.—Architect C. H. Blackall, 20 Beacon st, Boston, has completed plans for an 8-sty loft building which Mrs. Fannie E. Morrison will erect at Harrison av and Beach st, Boston, to cost about \$300,000. The contract has been let to Whidden & Co., 155 Milk st, Boston, and is to be ready for occupancy by October 1, 1909.

Schools and Colleges.

STAMFORD, CONN.—Architect Henry Marvin will have plans ready for figures about January 15 for the school building to be erected in Wall st, Stamford, to cost about \$55,000. The exterior will be brick, containing eight rooms.

BRIDGEPORT, CONN.—A committee has been appointed to consult with the Mayor toward securing funds for the erection of a new high school. It is probable that \$300,000 bonds will be issued. W. H. Marigold, E. F. Hallen, E.

H. Havens, T. H. McDonald and Richard Murphy are on the committee.

NEW HAVEN, CONN.—Plans have been completed for the Prince st school, to be erected at Prince and Lafayette sts, New Haven. Brown & Von Beren are the architects, and the D. H. Clark Co. has received the mason and carpenter work. The building is to be 174x90 ft., with 160 ft. as the rear dimension, 3-stys high. The cost is to be \$88,000.

HARTFORD, CONN.—The West Middle School District has voted to erect a new assembly hall and school. A committee has been instructed to procure plans, and was authorized to spend \$500 in securing the drawings and estimates. Colonel Charles M. Joslyn and E. W. Beardsley are members of the board. William H. Corbin is chairman of the school committee.

JERSEY CITY, N. J.—Former Assemblyman Peter Stillwell, J. Herman Mahnken and Joel M. Johnson, the commission appointed by Justice Swayze to appraise the value of lands belonging to Rachel A. Van Buskirk and Jennie C. Bradford, and located on the north side of 31st st, near the Boulevard, are to file their report by January 5. The property is part of the site for the proposed new high school.

ROCHESTER, N. Y.—While the financial provision for the new Carnegie applied science building at the University of Rochester is already made, officials of the university do not think that work will actually be begun on the building until the early part of 1910. Architects are working on the plans, and President Rhee, who is spending a year's leave of absence in Europe, is looking up suggestions to be followed out by the builders. Professor Henry F. Burton is acting president of the university.

Theatres.

RAHWAY, N. J.—Plans are out for an up-to-date opera house, theatre and music hall combined, to be erected at an early date in Irving st, Rahway. Henry Hyams, of New York, will erect the building.

NEWARK, N. J.—Messrs. Backhoff & Hughes, No. 22 Clinton st, Newark, have completed plans for \$40,000 worth of interior improvements to the Lyric Theatre, in Market st, Newark. A gallery will be installed, with a seating capacity of 350.

ALBANY, N. Y.—Albany is to have a new theatre at Nos. 9 to 13 Clinton av, near North Pearl st. H. R. Jacobs, manager of Harmanus Bleecker Hall, will become manager of the new house, and it is expected that it will be ready for occupancy by October 1 of next year. According to Mr. Jacobs, the new building will have a 65-ft. frontage on Clinton av, and the side dimensions will be 138x160 ft.

Bids Opened.

The Board of Education opened bids Monday, Dec. 21. No. 1. For new retaining wall and sidewalk at P. S. 154, Brooklyn. B. Diamond, \$3,432 (low bid). Other bidders were: W. J. Moran, Inc., J. M. Knopp, Clarke & Stowe, William D. Moore, Neptune B. Smyth, Casey-O'Brien Co., Inc., John J. Guinan, John Fury, Inter-City Contracting Co. No. 2. For forming offices on the second story of the hall of the Board of Education, Manhattan. J. M. Knopp, \$4,491 (low bid). Other bidders were: Neptune B. Smyth, William Werner, Julius Haas. No. 3. For alterations and additions to electric equipment in P. S. 13, Bronx. Irving A. Bogan, \$950 (low bid). No. 4. For alterations and repairs at Training School for Teachers, and Commercial High School,

Brooklyn. T. T. S., Rubin Solomon & Son, \$1,223 (low bid). C. H. S., Inter-City Contracting Co. \$995 (low bid).

Contracts Awarded.

BROOKLYN NAVY YARD.—The Raymond Concrete Pile Company, of New York and Chicago, has the contract for placing Raymond concrete piles in the foundations of a compressor house that is being erected at the Erie Basin, Brooklyn, for the John N. Robins Company. Wm. T. Donnelly, engineer; C. F. Bond Company, general contractors.

46TH ST.—A contract awarded to the Raymond Concrete Pile Company calls for the placing of Raymond concrete piles in the foundations of public school No. 17 which will occupy a site extending through from West 46th to West 47th st, between 9th and 10th avs, New York. C. B. J. Snyder, architect Board of Education; Clark & Stowe, general contractors.

Government Work.

SPRINGFIELD, MASS.—Bids are asked until 3 P. M., Jan. 20, by James Knox Taylor, Superv. Arch., Treasury Dept., Washington, D. C., for the construction complete of the extension to the U. S. post office and custom house at Springfield.

Brief and Personal.

William M. Torrance, contracting engineer, No. 253 Broadway, is now connected with the Merrill-Ruckgaber-Fraser Co., contracting engineers, No. 50 Church st, as construction engineer.

The Roof Maintenance Co. has removed its office and plant to more commodious quarters at 114 East 130th st. The company does all kinds of roofing, and will guarantee their work by the year.

Philadelphia has been selected as the city where the next annual meeting of the National Wholesale Lumber Dealers' Association will be at the Bellevue-Stratford. The dates are March 2 and 3.

Thos. F. Hurley, a structural steel erector, received a verdict in the Supreme Court of \$25,000 against the receivers for Milliken Bros. as damages for injuries received by the fall of a steel column during the construction of the Singer Building.

T. Eckford Rhoades, assistant secretary of the Whitney-Steen Co., 135 Broadway, returned this week from a business trip through the South, visiting more particularly the cities in the lower Mississippi States. He reports that the prosperity wave has not yet struck construction circles in that region.

Mr. H. M. Toch, of the firm of Toch Brothers, sails with his wife on the "Caronia" on the 7th of January to the Orient. Mr. Toch intends to make an extensive tour of Egypt, Palestine, Holy Land, Athens, Constantinople, and important cities of Italy and Spain, and does not intend to return for several months.

The officers elected at the annual meeting of the Massachusetts Wholesale Lumber Dealers' Association last month in Boston, Mass., are as follows: H. W. Blanchard, of the Blanchard Lumber Co., president; H. B. Fiske, of the Wendell F. Brown Co., vice-president; E. C. Hammond, of the Ed. J. Hammond Co., secretary-treasurer; C. W. Moore and Wm. E. Litchfield, assistant secretaries.

The American Mahogany Co. has succeeded to the transformed wood business of the Publishers' Paper Co., and will conduct that business as heretofore at the offices of the Metropolitan Life Building, 1 Madison av. One of their new specialties being produced in transformed woods is what is termed the "Cathedral Oak," which is a treatment of native oak which

gives it the color and produces the effect of antique and also English oak.

Thomas Musgrove Griffith, once prominent in engineering circles, died Dec. 19, after a two months' illness, at his home in West New Brighton, Staten Island, in his 85th year. He was a graduate of Hobart College and joined the engineering force which laid the Panama Railroad in 1849. He constructed the first bridge over Niagara Falls and two others over the Mississippi, and was inspector of ironclads in the Brooklyn Navy Yard during the Civil War.

It is understood that Mayor McClellan will recommend abolishing the Aqueduct Board of Water Commissioners and committing its duties of the department into the hands of the Catskill Aqueduct Commission. In this connection it is officially stated that the contractors for the Jerome Park Reservoir left off work three years ago, pending the experiments of the Water Department to install a filtration plant. Preliminary reports were made by engineers employed by the Water Department to the Board of Estimate \$4,000,000 was asked for the installation of the plant. The money was not appropriated.

National Brick Makers' Association Twenty-third Convention.

After a very careful survey of the entire field to which the N. B. M. A. has been invited, it has been deemed best to select Rochester, N. Y., for the next place of meeting, Feb. 1 to 6, 1909. In reaching this decision, the directors were mindful of the fact that 1909 is an "off year," and on that account a city centrally located and easily accessible from all quarters is particularly desirable as a convention point. The geographical position of Rochester fills the bill. Nearly midway between New York and Chicago, it is the centre of the best train service on the continent.

Solid comfort awaits the visitor after arrival, for Rochester now boasts of the best hotel accommodations of any city of its size in the world. Two large hotels, elegantly furnished, have been built there within the past year. The city of Rochester is now the proud possessor of a great convention hall, which it offers free for convention purposes, and which affords unsurpassed facilities for the exhibition of machinery, etc. If manufacturers desire to make elaborate exhibits, the opportunity is offered here. Otherwise, samples of clay ware alone will be displayed, and the convention sessions will be held in the Hotel Seneca, which will be headquarters.

The Seneca is Rochester's largest, newest and best hotel; it is a fireproof structure, splendid in every appointment, and will afford ample and cozy quarters for all sessions. The Seneca is exclusively European, and the rate will be from \$1.50 per day up, according to character and location of rooms.

It is anticipated that reduced railroad rates will be granted as in former years, and in due time full particulars will be announced, together with complete programme, and the arrangements for the entertainment of visitors. The latter will be under the auspices of the clay workers of Rochester and vicinity. The clay workers of Western New York propose to form an association for the purpose of welcoming and entertaining those who attend the convention.

The American Ceramic Society will meet Monday, Tuesday and Wednesday forenoon, as in former years.

The National Paving Brick Manufacturers' Association will meet Monday and Tuesday, the 1st and 2d, as will also the National Clay Machinery Association. The N. B. M. A. sessions will begin Wednesday afternoon at 2 o'clock, M. E. Gregory (of Rochester) is president.

Important Order for Skylights and Sidelights.

"Anti-Pluvius" skylights and sidelights have recently been ordered and are now nearing completion for the D., L. & W. R. R. (Bush type) train shed at Scranton, Pa. This is the second order the G. Drouve Co., of Bridgeport, Conn., has received for "Anti-Pluvius" skylights and sidelights from the Lackawanna Railroad for new passenger train sheds, the other being at the Hoboken terminal.

The 1908 edition of the "Anti-Pluvius" skylight catalogue (German and French editions) recently received from the German manufacturers describes the new railroad station at Hamburg on which "Anti-Pluvius" skylights were used. This station is one of the largest in the world, and it is interesting to note that the engineers over there are giving their approval to this type of skylight in this practical way.

A few of the important installations of the "Anti-Pluvius" skylights recently made in Germany and Belgium are mentioned: Municipal Electric Power Station, Charlottenbourg, Berlin; railroad station, Lubeck, Belgium; locomotive works, Darmstadt, Germany; industrial plant of G. Schiele Company, Frankfort-on-Main, etc. In this country recent installations include the Lackawanna Railroad, Scranton, Pa.; American & British Mfg. Co., N. Y. C. & H. R. R. R. Co.,

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This type of puttyless skylight meets the demand for an easily accessible construction. It permits of repainting of the steel supporting bars and cleaning of the inside glass surface without much trouble and with ordinary labor. The "Anti-Pluvius" type of construction can be sent anywhere, and is easily erected with the aid of a screwdriver and a wrench. The "Drouve" continuous clip (protected by patent) is a valuable improvement in skylight construction. It secures a tight and proper fit of skylight to the curb. The "Anti-Pluvius" system primarily is designed to secure results.

Granite Production of the United States.

VALUE OF OUTPUT.

The value of the granite produced in the United States in 1907 was \$18,064,708—a decrease of \$498,098 as compared with the value of the product in 1906, but an increase of \$501,569 as compared with that of 1905, the value of the product in 1906 having been greater by \$999,667 than that of 1905. The above figures include the value of small quantities of gneiss, mica schist, lava, tuff, trachyte and allied igneous rocks, but do not include the value of the trap rock quarried in California, Connecticut, Massachusetts, New Jersey, New York and Pennsylvania, where the quarrying of this rock forms an important industry.

RANK OF THE STATES.

In 1907 twelve States produced granite to the value of \$500,000 or more, the rank being as follows: Vermont, Massachusetts, Maine, California, Wisconsin, Maryland, North Carolina, Georgia, Rhode Island, New Hampshire, Connecticut and Washington. In 1906 Massachusetts held first place, Vermont second, Maine third, and the other States in order as follows: Connecticut, Maryland, New Hampshire, Wisconsin, Georgia, North Carolina, California, Minnesota and Rhode Island.

USES OF THE STONE.

Building stone, including rough and dressed granite, sold by the producers, was valued at \$6,033,362 in 1907—a decrease of \$2,396,660 as compared with the value of the output in 1906. Rough building stone sold by the quarrymen in 1907 was valued at \$1,280,769—\$490,149 less than the value of this material in 1906. The dressed stone sold was valued at \$4,752,593 in 1907 and at \$6,659,104 in 1906.

Most of the producers of dressed building stone report decreased demand, especially for large foundation stone, due partly to the unsettled financial conditions at the close of 1907 and partly to the increased use of concrete for foundations. Although Vermont reported the largest output of dressed building stone, Maine and Massachusetts both exceeded Vermont in the total value of building stone, rough and dressed. A notable increase in the output of building stone was reported from California in 1907, as the result of efforts to repair the ravages of fire and earthquake in the spring of 1906.

MONUMENTAL STONE.

Monumental stone, including the stone cut and dressed by the producers and also the rough stock sold by them, was valued at \$4,338,819 in 1907, as against \$4,115,665 in 1906—an increase of \$223,154. Vermont produces more rough stock and sells more dressed stone for this purpose than any other State, the output in 1907 being valued at \$1,637,922—\$193,480 more than in 1906. Massachusetts ranks next to Vermont, with an output valued at \$724,614 in 1906 and at \$403,594 in 1907, a decrease of \$321,020. Other States prominent in the output of monumental stone are Rhode Island, Minnesota, Maine, Wisconsin, New Hampshire and Connecticut.

OTHER USES.

The value of the granite sold for paving block, curbstone, flagstone, rubble and riprap and of that crushed and sold for road building, as railroad ballast, and as concrete for buildings, pavements, etc., was greater in 1907 than in 1906. The paving-block output increased in value from \$1,459,915 in 1906 to \$1,928,308 in 1907; the value of curbstone granite increased from \$785,995 in 1906 to \$819,621 in 1907; that of flagstone from \$50,609 in 1906 to \$69,854 in 1907; rubble from \$360,763 to \$717,998; riprap from \$322,022 to \$620,033; and crushed granite from \$2,162,464 to \$3,110,762.

SOURCE OF STATISTICS.

The figures given in the foregoing paragraphs are those reported to the United States Geological Survey by the quarrymen of the producing States and published by the Survey in an advance chapter from "Mineral Resources of the United States, Calendar Year 1907." This chapter, prepared by A. T. Coons, is a statistical report on the stone industry in 1907, the material being classified as granite, trap rock, sandstone, bluestone, limestone and marble. Figures for rocks of each class are given separately. The report is ready for distribution and may be obtained by applying to the Director of the Survey, Washington, D. C.

Copper Production in 1907.

The production of copper in the United States in 1907, according to reports returned by the smelters of the country to the United States Geological Survey, amounted to 868,996,491 pounds. The production in 1906, compiled on the same basis, was 917,805,682 pounds, and that of 1905 was 888,784,267 pounds. From the record production of 1906 the output for 1907 shows a decrease of 48,809,191 pounds, or 5.3 per cent. This is the largest actual decrease ever recorded, and is the largest relative decrease since 1886, when the percentage of decrease was 5.5. In 1907, for the first time since 1901, the production was smaller than that of the preceding year, and for the first time since 1872 the production was smaller than for the second preceding year.

The smelter output chosen by the Survey as representative of the copper output of the country is made up of the production of blister copper and of furnace-refined or so-called "ingot copper" of Michigan plus the Michigan copper cast into anodes for electrolysis. It thus consists of the final product of the distinctly smelting operations and does not include the product of any additional distinctly refining process. The figures of smelter production for 1907 are based on direct returns made confidentially to the Geological Survey by all but one of the known smelting companies that handled United States ores, concentrates, or mates in 1907.

Chicago Cement Show.

Arrangements for the second annual Cement Show in Chicago are rapidly nearing completion. The date is February 18-24, and the place is the big Coliseum, where the recent Republican National Convention was held. The management of the Cement Show has inaugurated an entirely new scheme, so far as cement exhibitions are concerned, for the decorations and arrangement of the exhibits.

All the booths, including uniform partitions, railings, floor coverings, signs and other minor effects, will be put in at the expense of the management before the exhibitors install their displays. It is believed that the general effect of a show of this kind will prove much more attractive to the visitors and much more satisfactory, on the whole, to the exhibitors. The annoyance, confusion and

great expense incidental to the installation of a booth by each individual exhibitor is well known, and is entirely obviated by this scheme. The success of cement exhibitions depends, to a very great extent, upon the paid admissions, and it is quite essential for all trade shows to present a symmetrical and attractive plan for the display of the various products.

About four-fifths of the main floor space has already been contracted for, and in order to accommodate the large number of companies desiring to exhibit, arrangements have been made for exhibits in the balcony. It is believed that there will be at least two hundred and fifty exhibitors at the opening of the show in February. Eastern concern that have arranged for space include the Atlas Portland Cement Co., of New York City; Dexter Bros. Co., Boston, Mass.; Dietrichs' Clamp Co., Little Ferry, N. J.; F. M. Jackson Co., Akron, Erie County, N. Y.; Kent Mill Co., New York City; Lumen Bearing Co., Buffalo, N. Y.; Marblecrete Products Co., Akron, N. Y.; Monolith Steel Co., Washington, D. C.; Oneida Community, Ltd., Oneida, N. Y.; Rutherford Cement Construction Co., Rutherford, N. J.; and Wadsworth, Howland & Co., Boston, Mass. The Association of American Portland Cement Manufacturers, with headquarters in Philadelphia, has also taken a space.

Production of Zinc.

The production of primary spelter* (crude metallic zinc derived from ore) in the United States in 1907 was 249,860 short tons. This production, which includes 26,115 tons of spelter obtained from the smelting of foreign ores, shows an increase of 25,000 tons, or 11.2 per cent. over 1906, and is the largest production in the history of the industry. The exact annual progress is indicated in the following table:

ANNUAL PRODUCTION OF SPELTER IN THE UNITED STATES, 1873-1907, IN SHORT TONS.

1873	7,343
1875	15,833
1880	23,239
1882	33,765
1883	36,872
1884	38,544
1885	40,688
1886	42,641
1887	50,340
1888	55,903
1889	58,860
1890	63,683
1891	80,873
1892	87,260
1893	78,832
1894	75,328
1895	89,686
1896	81,499
1897	99,980
1898	115,399
1899	129,051
1900	123,868
1901	140,822
1902	156,927
1903	159,219
1904	186,702
1905	203,849
1906	224,770
1907	249,860

The extreme activity of the first half of the year 1907 more than compensated for the dullness of the last half, so that the production of spelter for the whole year exceeded the ratio of increase established by 1906. Some new smelters, in course of erection in 1906, were completed in 1907, but several old-style coal-fired furnaces, which it had been contemplated to fire up, remained in idleness on account of the depression. In 1908 a diminished business was the rule.

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.

Clinton st, No 213, 6-sty brk and stone tenement and store, 25x82, slag roof; cost, \$20,000; Joseph Spektorsky, 61 E 86th st; ar't, Alfred L Kehoe, 1 Beekman st. Reprinted from last issue, when this building appeared under Bronx Buildings.—536.
11th st, n s, 280 w Av B, 2-sty brk dwelling, 20x52; cost, \$6,000; Henry Dannerfelter, Havemeyer av; ar't, B Ebeling, 1136 Walker av.—1028.

BETWEEN 14TH AND 59TH STREETS.

Gramercy Park, No 24, 12-sty brk and stone apartment house, 51x81; cost, \$180,000; Gramercy Park Co, care ar't; ar't, Heribert Lucas, 5-7 E 42d st.—546.
22d st, Nos 147-149 W, 9-sty brk and stone store and loft building, 45x90, plastic slate roof; cost, \$175,000; Max Solomon, 105 Ellery st, Brooklyn; ar't, Fredk C Zobel, 114 E 28th st.—552.
26th st, Nos 22-24 W, 12-sty brk and stone loft building, 50x88, tar and gravel roof; cost, \$225,000; Chas Kaye, 110 W 119th st; ar'ts, Buchman & Fox, 11 E 59th st.—553.
27th st, Nos 31-37 W, 12-sty brk and stone store and loft building, 100x90, gravel and concrete roof; cost, \$400,000; Max Cohen, 19 W 18th st; ar'ts, Cleverdon & Putzel, 41 Union sq.—554.
51st st, No 12 West, 5½-sty brk and stone dwelling, 22x66; cost, \$70,000; W W & T M Hall, 11 E 42d st; ar't, Alex M Welch, 11 E 42d st. Corrects error in issue of Oct 3, when cost of building was \$50,000.—412.
Lexington av, w s, 221 s 45th st, 7-sty frame material hoist, 9x11; cost, \$750; N Y C & H R R Co, Grand Central Station; ar'ts, Grand Central Station Archts, 314 Madison av; b'r, John Peirce Co, 99 West st.—551.

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

66th st, No 58 E, 5-sty brk and stone dwelling, 20x62.2; cost, \$25,000; Alice Sachs, 20 E 66th st; ar'ts, Buchman & Fox, 11 E 59th st.—550.

NORTH OF 125TH STREET.

144th st, s s, 200 e Broadway, four 6-sty brk and stone tenements, 87.6x86.11; total cost, \$400,000; Young Realty & Const Co, 144th st and Broadway; ar'ts, Thain & Thain, 4 E 42d st.—548.
147th st, n s, 125 e Broadway, 6-sty brk and stone tenement, 100x85.3; cost, \$125,000; Sheer & Ginsberg Realty & Const Co, 198 Broadway; ar't, B W Levitan, 20 W 31s st.—547.
Broadway, s e cor 160th st, 6-sty brk and stone apartment building, 99.11x115; cost, \$225,000; Pine Investing Co, 600 W 146th st; ar'ts, Neville & Bagge, 217 W 125th st.—549.

BOROUGH OF THE BRONX.

Burke st, n s, 80 w Cruger av, two 2-sty frame dwellings, 21x56 each; total cost, \$11,000; D G & J J O'Hara, 3321 White Plains av; ar't, Andrew Rissler Est, 951 Broadway.—1023.
Julianna st, n w cor Olinville av, 2-sty frame store and dwelling, 20x55; cost, \$6,000; Jos Poldow, 1228 Hoe av; ar't, Wm S Geisen, 1433 Bryant av.—1034.
Swinton st, e s, 100 n e Boulevard, 2-sty frame dwelling, 20x36; cost, \$3,800; Harry Metzler, 2143 Mapes av; ar't, Arthur Boehmer, Tremont and 3d avs.—1025.
176th st, n s, 249.4 w Anthony av, 2½-sty frame dwelling, peak shingle roof, 22x45; cost, \$4,000; W F Cronin, 134 E 177th st; ar't, Chas S Clark, 445 Tremont av.—1030.
232d st, n s, 230 w Paulding av, 2-sty frame dwelling, 21x41; cost, \$5,000; Guiseppi Russo Tatino, 3624 White Plains av; ar't, John Zuelch, 3414 Barker av.—1036.
Bailey av, No 3477, 4-sty brk tenement, 33.6x74.6; cost, \$20,000; Mary Hallinan, 376 W 35th st; ar't, James W Cole, 403 W 51st st.—1040.
Briggs av, e s, 328.2 n 198th st, five 2½-sty frame dwellings, peak shingle roof, 21x55 each; total cost, \$21,000; Geo D Kingston, 356 E 200th st; ar't, Chas S Clark, 445 Tremont av.—1031.
Brook av, w s, 37 s Westchester av, 1-sty brk stores, 65.6x59; cost, \$6,000; Fred Williams, 149th st and 3d av; ar'ts, Geisen & Williams, 1433 Bryant av.—1035.
Gifford av, n s, 350 w Swinton st, 2-sty frame dwelling, 20x36; cost, \$3,800; Harry Metzler, 2143 Mapes av; ar't, Arthur Boehmer, 3d and Tremont avs.—1026.
Hunts Point road, w s, 181 n Lafayette av, 15 4-sty brk tenements, 39x78 each; total cost, \$345,000; Hunts Point Const Co, Jas F Meehan, Hunts Point av and Lafayette av, Pres, and ar't.—1037.
Jessup av, w s, 225 n Jessup pl, 3-sty brk dwelling, 20x55; cost, \$6,500; Jas H Leddy, 1049 Nelson av; ar'ts, Knockenbauer & Smyth, Bathgate and Tremont avs.—1038.
Morris Park av, n s, 45 w White Plains av, 1-sty frame office, 10x12; cost, \$100; M C Kelly, on premises, lessee; ar't, Timothy J Kelly, on premises.—1039.
Morris Park av, No 657, 1-sty frame shed, 16.8x20; cost, \$25; Levy Bros, 25 W 42d st; ar't, Arthur Boehmer, Tremont and 3d avs.—1027.
Prospect av, e s, 70 s Beck st, two 5-sty brk tenements, 40x88 and 41.10x82; total cost, \$80,000; Mercury Realty Co, 674 Westchester av; ar'ts Goldner & Goldberg, Jackson and Westchester av. Corrects error in issue of Nov 28, when location was Prospect av, e s, 70 s Tinton av.—948.
Southern Boulevard, e s, 186.10 n Home st, rear, two 1-sty frame dwellings, 30x10; total cost, \$500; John P Leo, 770 St Nicholas av.—1024.
Tremont av, s s, 70 e Crotona av, 1-sty brk amusement hall, 25x75; cost, \$3,000; Mary A McCormac, 796 E 176th st; ar't, Chas S Clark, 445 Tremont av.—1032.
Webster av, e s, 198 n Wendover av, 1-sty brk mill and storage building, 80x50 and 55; cost, \$8,000; N Y C & H R R Co, 42d and 4th av; ar't, John C W Ruhl, 3012 Woodlawn road.—1029.
Westchester av, n s, 100.4 e Zerega av, three 1-sty brk stores and dwellings, 25x75 each; total cost, \$9,000; Jacob F Paulsen, 445 Tremont av; ar't, Chas S Clark, 445 Tremont av.—1033.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Carmine st, No 81, install plumbing, windows, fire escapes, to 5-sty brk and stone tenement; cost, \$3,000; A Sparboro, 14 Franklin st; ar't, J A Rofrano, 34 Roosevelt st.—2407.
Congress st, No 1, skylights, to 4-sty brk and stone tenement; cost, \$100; John M Williams, 561 Hudson st; ar't, Wm S Boyd, 561 Hudson st.—2427.
Cortlandt st, No 60, add 1-sty, new walls, to 4-sty brk and stone store and loft building; cost, \$20,000; Henry J Schnitzer, 141 Washington st; ar't, L Francis Buchner, 818 E 163d st.—2403.
Green st, No 169, tank, to 5-sty brk and stone factory; cost, \$200; T D Browning, 16 Cooper sq; ar't and b'r, The Rusling Co, 39 Cortlandt st.—2401.
James st, No 45, 1-sty brk and stone rear extension, 17.4x22.10, partitions, plumbing, to 3-sty brk and stone store and tenement; cost, \$2,500; Martin Gerone, 284 Washington Market; ar't, Alfred L Kehoe, 1 Beekman st.—2419.
Mott st, Nos 256-258, erect fire stairs, to 4-sty brk and stone school; cost, \$600; Childrens Aid Society, 105 E 22d st; ar't, Otto Wolpert, 1521 Fulton av, Bronx.—2409.
Old Slip, No 2, show windows, to 5-sty brk and stone store and office and dwelling; cost, \$150; Wm Engelman, 110 Pearl st; ar't, Louis Falk, 2756 3d av.—2415.
Stanton st, No 190, store front, partitions, to 5-sty brk and stone store and tenement; cost, \$300; Isaac Cohen, 229 E 12th st; ar't, Erwin Rossbach, 2010 Broadway.—2406.
Stanton st, No 180, add 2-sty to part of building, stairs, to 5-sty brk and stone loft building; cost, \$2,000; Ritter Bros, 594 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2429.
6th st, No 804 E, fire escapes, to 3-sty brk and stone school; cost, \$150; Society Ohel Torah, on premises; ar'ts, Gross & Kleinberger, Bible House.—2424.
17th st, No 36 W, 4-sty brk and stone front and rear extension, 25 x34, raise roof beams, partitions, new walls, to 4-sty brk and stone dwelling; cost, \$8,000; Samuel Bergmann, 26 W 17th st; ar't, Erwin Rossbach, 2010 Broadway.—2405.
26th st, No 432 W, partitions, windows, skylights, to 4-sty brk and stone tenement; cost, \$500; Catherine Ferguson, 243 Lenox av; ar't, Otto L Spannhake, 233 E 78th st.—2399.
29th st, No 225 E, windows, new bulkhead, to 4-sty brk and stone tenement; cost, \$2,800; Patrick McGrath, 225 E 29th st; ar't, Fritz Huberti, 1 Union sq.—2414.
31st st, Nos 137-141 W, alter partitions, platform, to 1sty brk and stone church; cost, \$2,000; Franciscan Fathers, 133 W 31st st; ar't, Thomas J Duff, 407 W 14th st.—2402.
33d st, No 332 E, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,500; P Heinz, 332 E 33d st; ar't, O Reissmann, 30 1st st.—2418.
39th st, No 219 E, steel beams, to 3-sty brk and stone dwelling; cost, \$275; Louise L Kelly, 345 E 50th st; ar't and b'r, Robert E Kelly, 215 E 44th st.—2421.
45th st, No 236 E, partitions, toilets, to 4-sty brk and stone tenement; cost, \$1,000; Wm J Harnett, 230 E 45th st; ar't, A E Nast, 147 4th av.—2422.
49th st, No 343 E, 1-sty and basement brk and stone front extension, 18.9x6.4, partitions, baths, windows, to 3-sty brk and stone dwelling; cost, \$500; Milly Stern, 343 E 49th st; ar't, Chas M Straub, 147 4th av.—2412.
86th st, No 162 E, alter floor, to 3-sty brk and stone loft and stable building; cost, \$400; Chas Schroeder, 162 E 86th st; ar't, L F J Weiher, 103 E 125th st.—2420.
89th st, Nos 119-121 W, iron columns, beams, to two 2-sty brk and stone stable building; cost, \$425; Rev James Fitzsimmons, 172 W 88th st; ar't, Geo H Griebel, 2255 Broadway.—2417.
103d st, No 163 E, 1-sty brk and stone front and rear extension, 15x3, fire escape, store front, to 4-sty brk and stone tenement; cost, \$3,000; Ernestine Realty Co, 1025 3d av; ar't, Chas Gens, Jr, 165 E 88th st.—2426.
Av A, No 238, partitions, windows, to 5-sty brk and stone tenement; cost, \$300; Samuel Reiner, 5 E Broadway; ar't, Max Muller, 115 Nassau st.—2411.
Av C, No 42, partitions, windows, store front, to 3-sty brk and stone store and dwelling; cost, \$300; Morris Lustig, 42 Av C; ar't, Fred Ebeling, 420 E 9th st.—2408.
Amsterdam av, No 1735, 1-sty brk and stone side extension, 18.5x12.4, walls, to 5-sty brk and stone tenement; cost, \$500; Henry C Torborg, 589 W 145th st; ar't, Alfred H Taylor, 138 W 65th st.—2416.
Broadway, No 1455, stairs, partitions, windows, to 4-sty brk and stone stores and office building; cost, \$5,200; L W Morrison and Alice M Uhman, Hotel Lorraine, 5th av and 45th st; ar'ts, H C Pelton and Henry Erkins, 10 E 33d st.—2410.
Madison av, n e cor 107th st, partitions, windows, toilets, to 5-sty brk and stone store and tenement; cost, \$5,000; Joseph Koppul, 257 W 17th st; ar't, Chas B Meyers, 1 Union sq.—2404.
Madison av, No 1479, oven, windows, to 5-sty brk and stone tenement; cost, \$750; M Moses, 1626 Amsterdam av; ar't, Otto L Spannhake, 233 E 78th st.—2423.
2d av, No 2017, erect platform, to 4-sty brk and stone tenement; cost, \$300; M L Abrahams, 2017 2d av; ar't, G Galiani, 247 Mulberry st.—2425.
5th av, No 313, elevator shaft, partitions, doors, iron shutters, to 4-sty brk and stone store and loft building; cost, \$2,500; Mason & Hamlin Co, 39 5th av; ar't, Ed Necarsulmer, 31 Union sq.—2428.
5th av, No 561, alter stairs, windows, piers, to 4-sty brk and stone store and dwelling; cost, \$800; Thomas Byrnes, 318 W 77th st; ar't, Erwin Rossbach, 2010 Broadway.—2413.
8th av, No 2135, toilets, partitions, new front, to 1-sty brk and stone moving picture show; cost, \$500; McCarn Weissmann, 555 8th av; ar't, C B Brun, 1 Madison av.—2400.

BOROUGH OF THE BRONX.

Main st, n s, 131 w Westchester Creek, new foundation, to 2½-sty frame store and dwelling; cost, \$1,000; L M Levy, 1136 Walker av; ar't, B Ebeling, 1136 Walker av.—623.
240th st, s w cor Bronx Boulevard, move 2-sty frame dwelling; cost, \$850; Wm W Penfield, East 242d st, ow'r and ar't.—621.
Bronx Boulevard, n e cor 241st st, move 2-sty frame dwelling; cost, \$500; Wm W Penfield, East 242d st, ow'r and ar't.—620.
Dupont and East Bay av, Cabot st and East River, 4-sty frame and iron extension, 4x75, to 4-sty frame and iron factory; cost, \$8,000; Rock Plaster Mfg Co, 1 Madison av; ar't, W W Keely, 1 Madison av.—622.
Hammond av, w s, 75 s Beacon av, 2-sty frame extension, 10.4x10.4, to 3-sty frame dwelling; cost, \$300; Adolpy Sadewasser, on premises; ar't, Edward Hehre, 457 E 176th st.—624.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1907 and 1908.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1908.		1907.	
Dec. 17 to 23, inc.		Dec. 20 to 26, inc.	
Total No. for Manhattan.....	199	Total No. for Manhattan.....	111
No. with consideration.....	20	No. with consideration.....	5
Amount involved.....	\$1,674,900	Amount involved.....	\$162,400
Number nominal.....	179	Number nominal.....	106
1908.		1907.	
Total No. Manhattan, Jan. 1 to date....	9,608	Total No. Manhattan, Jan. 1 to date....	11,936
No. with consideration, Manhattan, Jan. 1 to date.....	713	No. with consideration, Manhattan, Jan. 1 to date.....	779
Total Amt. Manhattan, Jan. 1 to date....	\$40,385,628	Total Amt. Manhattan, Jan. 1 to date....	\$46,558,090

1908.		1907.	
Dec. 17 to 23, inc.		Dec. 20 to 26, inc.	
Total No. for the Bronx.....	138	Total No. for The Bronx.....	80
No. with consideration.....	13	No. with consideration.....	4
Amount involved.....	\$171,100	Amount involved.....	\$48,500
Number nominal.....	125	Number nominal.....	76

Total No., The Bronx, Jan. 1 to date....	7,374	Total No., The Bronx, Jan. 1 to date....	8,761
Total Amt., The Bronx, Jan. 1 to date....	\$5,518,352	Total Amt., The Bronx, Jan. 1 to date....	\$7,164,733
Total No. Manhattan and The Bronx, Jan. 1 to date.....	16,982	Total No. Manhattan and The Bronx, Jan. 1 to date.....	20,697
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$45,903,980	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$53,722,823

Assessed Value Manhattan.

1908.		1907.	
Dec. 17 to 23, inc.		Dec. 20 to 26, inc.	
Total No., with consideration.....	20	Total No., with consideration.....	5
Amount involved.....	\$1,674,900	Amount involved.....	\$162,400
Assessed value.....	\$1,248,600	Assessed value.....	\$139,500
Total No., Nominal.....	179	Total No., Nominal.....	106
Assessed value.....	\$8,340,000	Assessed value.....	\$4,990,900
Total No. with consid., from Jan. 1 to date	713	Total No. with consid., from Jan. 1 to date	779
Amount involved.....	\$40,385,628	Amount involved.....	\$46,558,090
Assessed value.....	\$33,027,240	Assessed value.....	\$34,707,900
Total No. Nominal.....	7,895	Total No. Nominal.....	11,157
Assessed value.....	\$444,056,400	Assessed value.....	\$382,119,700

MORTGAGES.

1908.		1907.	
— Dec. 17 to 23, inc. —		— Dec. 20 to 26, inc. —	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	223	174	105
Amount involved.....	\$6,094,284	\$1,388,028	\$1,845,856
No. at 7%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 6%.....	73	77	54
Amount involved.....	\$1,547,157	\$437,175	\$574,809
No. at 5½%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 5¼%.....	9	21	14
Amount involved.....	\$129,000	\$202,575	\$284,947
No. at 5%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 4¾%.....	66	35	13
Amount involved.....	\$2,142,127	\$506,784	\$235,500
No. at 4½%.....	25	1	4
Amount involved.....	\$907,000	\$12,000	\$133,500
No. at 4¼%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 4%.....	1	.....	.....
Amount involved.....	\$1,000	.....	.....
No. at 3%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 2%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. with interest not given	49	40	20
Amount involved.....	\$1,368,000	\$179,494	\$617,100
No. above to Bank, Trust and Insurance Companies	54	36	13
Amount involved.....	\$2,183,000	\$384,500	\$366,000

Total No., Manhattan, Jan. 1 to date....	8,452	Total No., Manhattan, Jan. 1 to date....	11,680
Total Amt., Manhattan, Jan. 1 to date....	\$266,059,941	Total Amt., Manhattan, Jan. 1 to date....	\$308,676,876
Total No., The Bronx, Jan. 1 to date....	6,944	Total No., The Bronx, Jan. 1 to date....	7,786
Total Amt., The Bronx, Jan. 1 to date....	\$42,036,204	Total Amt., The Bronx, Jan. 1 to date....	\$68,252,894
Total No., Manhattan and The Bronx, Jan. 1 to date.....	15,396	Total No., Manhattan and The Bronx, Jan. 1 to date.....	19,466
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$308,096,145	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$376,929,770

PROJECTED BUILDINGS.

1908.		1907.	
Dec. 19 to 24, inc.		Dec. 21 to 27, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	12	Manhattan.....	8
The Bronx.....	38	The Bronx.....	5
Grand total.....	50	Grand total.....	13
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$1,755,750	Manhattan.....	\$628,200
The Bronx.....	458,725	The Bronx.....	51,575
Grand total.....	\$2,214,475	Grand total.....	\$679,775
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$65,550	Manhattan.....	\$157,620
The Bronx.....	10,650	The Bronx.....	2,000
Grand total.....	\$76,200	Grand total.....	\$159,620
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	631	Manhattan, Jan. 1 to date.....	944
The Bronx, Jan. 1 to date.....	1,878	The Bronx, Jan. 1 to date.....	1,946
Manh'tn-Bronx, Jan. 1 to date.....	2,509	Manh'tn-Bronx, Jan. 1 to date.....	2,890
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$81,464,076	Manhattan, Jan. 1 to date.....	\$73,795,250
The Bronx, Jan. 1 to date.....	12,080,780	The Bronx, Jan. 1 to date.....	20,584,069
Manh'tn-Bronx, Jan. 1 to date.....	\$93,544,856	Manh'tn-Bronx, Jan. 1 to date.....	\$94,379,319
Total Amt. Alterations:		Total Amt. Alterations:	
Manh'tn-Bronx, Jan. 1 to date.....	\$11,631,873	Manh'tn-Bronx, Jan. 1 to date.....	\$17,749,723

BROOKLYN.

CONVEYANCES.

1908.		1907.	
Dec. 17 to 22, inc.		Dec. 19 to 24 inc.	
Total number.....	414	Total number.....	314
No. with consideration.....	24	No. with consideration.....	11
Amount involved.....	\$354,041	Amount involved.....	\$71,975
Number nominal.....	390	Number nominal.....	303
Total number of conveyances, Jan. 1 to date.....	26,455	Total number of conveyances, Jan. 1 to date.....	32,371
Total amount of conveyances, Jan. 1 to date.....	\$16,932,902	Total amount of conveyances, Jan. 1 to date.....	\$18,854,413

MORTGAGES.

Total number.....	392	Total number.....	317
Amount involved.....	\$1,765,365	Amount involved.....	\$1,093,396
No. at 6%.....	219	No. at 6%.....	215
Amount involved.....	\$965,558	Amount involved.....	\$716,053
No. at 5½%.....	.....	No. at 5½%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5¼%.....	115	No. at 5¼%.....	55
Amount involved.....	\$532,332	Amount involved.....	\$231,575
No. at 5%.....	.....	No. at 5%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4¾%.....	37	No. at 4¾%.....	26
Amount involved.....	\$214,950	Amount involved.....	\$75,857
No. at 4½%.....	2	No. at 4½%.....	.....
Amount involved.....	\$2,500	Amount involved.....	.....
No. at 4¼%.....	.....	No. at 4¼%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 3%.....	3,000	No. at 3%.....	2,800
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given.....	17	No. with interest not given.....	20
Amount involved.....	\$47,025	Amount involved.....	\$67,111
Total number of Mortgages, Jan. 1 to date.....	24,901	Total number of Mortgages, Jan. 1 to date.....	32,753
Total amount of Mortgages, Jan. 1 to date.....	\$88,650,608	Total amount of Mortgages, Jan. 1 to date.....	\$138,860,851

PROJECTED BUILDINGS.

No. of New Buildings.....	56	No. of New Buildings.....	64
Estimated cost.....	\$279,080	Estimated cost.....	\$275,954
Total Amount of Alterations.....	\$64,765	Total Amount of Alterations.....	\$124,778
Total No. of New Buildings, Jan. 1 to date.....	6,363	Total No. of New Buildings, Jan. 1 to date.....	8,211
Total Amt. of New Buildings, Jan. 1 to date.....	\$38,319,697	Total Amt. of New Buildings, Jan. 1 to date.....	\$62,647,517
Total Amount of Alterations, Jan. 1 to date.....	\$5,216,237	Total Amount of Alterations, Jan. 1 to date.....	\$6,497,640

THE WEEK.

NOTWITHSTANDING the fact that it was Christmas week, when many investors leave town for the week end, and are loath to put their minds on business, many important deals were put through. The whole tone of the market was most encouraging to the realty brokers and the feeling is general prevalent that the winter and spring months will see an active market. The influx of outside money into real estate is weekly increasing and it is distinctly noticeable that people who never before have owned property have placed their savings in this form of investment. There are two important reasons which have greatly influenced them in this decision. In the first place the solidity with which real estate withstood the recent inactivity, and secondly, the knowledge that values will surely enhance. In looking over past history it is apparent to everyone that there has been a gradual uplift in prices, and there is no good reason why the halt should come at the present moment.

Neighborhoods change; what was at one time, and not so long ago, the fashionable dwelling centre, has been turned over to business, and it will not be long before these same houses will be razed and supplanted with what will then be buildings of modern architecture. Architects are constantly overcoming difficulties, that were thought, at one time, to be unsurmountable, and mechanics are becoming more proficient in their various professions. It was common a few years ago to employ a certain firm to do work of a given character, but today there are dozens that are competent to fill the requirements. The speed with which structures can be completed is a big item to the owner of realty, for much money is saved, as tenants can be quickly housed, thereby accelerating the time when the income to the owner commences.

The enormous amounts of money made by institutions is also a great factor. Where formerly there were say ten institutions which were able to loan a large amount on one parcel of property, today there are a hundred, consequently better terms can be made, thereby reducing the initial cost. The forming of special companies to finance a given property has also done much toward the building of large buildings. Take for example the man who owns a valuable parcel, but who has not the ready money to convert his out-of-date building into one to meet the present-day requirements. A small syndicate is quickly formed, stock or bonds sold, the result being that con-

siderable more revenue is derived for the original owner, even though he is not in sole control. There is also a market for the stock, for there are many people who will purchase an undivided interest of this kind.

Among the sales of importance brought to a successful conclusion was that affecting the Hendrick Hudson Annex. This is a 12-sty high-class apartment house, located on the northwest corner of Broadway and 110th st, 90.10x175. A real estate company, who has of late been active in the Bronx, is the new owner, and they give a block of 51 lots in trade. The deal is said to involve approximately \$2,000,000. This section of Morningside Heights is greatly in favor at the present time. It is extremely easy of access, therefore desirable apartments are readily rented, thereby giving satisfactory returns to investors. The class of buildings which have been erected during the past couple of years is of the better grade, which has been the making of this district. Naturally this is only possible where transportation facilities are complete. But putting aside this feature the environment is beautiful. The lay of the land is high, which makes it healthy, the outlook over the Hudson River is unsurpassed, which adds greatly to its attractiveness and the University and various educational buildings relieve the monotony of the thoroughfares, and make it a little "city beautiful."

The two 4-sty private dwellings Nos. 50 and 52 West 80th st, 16.6x102.2 each, were bought from their respective owners by Mrs. Ora M. Russell. A purchase of this kind is significant, for it has many possibilities. The new owner is in possession of a plot which can be improved in several ways, and in the course of a short time there will be a considerable enhancement in value, and a handsome profit should be made out of the venture. Where it is possible and especially when a dwelling is acquired, it is extremely desirable to get control of the adjoining holding, so that should the character of the neighborhood change, an apartment house or some other development can be possible without having to pay exorbitant prices. A large trade including Nos. 25 West 91st st, a 4-sty American basement dwelling, 18.2x100.8, the adjoining house, No. 27 West 91st st, a similar structure and the southwest corner of Lexington av and 129th st, a 6-sty flat, 99.11x25, on one side and the northwest corner of Broadway and 180th st, a 6-sty elevator apartment house, 100x100, was put through.

Among the mortgages recorded during the week was one given by the New York Real Estate Security Co. to the Empire Trust Co., as trustee. The property involved is known as No. 7 Pine st, located 125.6 ft. east of Broadway, 21.1x73.9x21x74.5. There is a prior mortgage on the parcel of \$225,000. The amount of the loan just made is \$250,000, gold bonds, and has 15 years to run from December 17, 1908, and bears interest at the rate of 5 per cent. Some property in Mamaroneck, N. Y., is also included in this mortgage. Henry De Forrest Weekes and another, as executors of Charles H. Isham loaned John I. Downey \$250,000 on the property No. 329 Fifth av, 24.9x100, located 24.8 ft. south of 33d st. This was a purchase money mortgage and runs for 3 years with interest at 5 per cent. This parcel was held at \$350,000 and has not been transferred since 1858. The adjoining property, No. 327 Fifth av, as well as the adjoining property on the south side of 33d st, is owned by William Waldorf Astor. The title of the corner of 33d st stands in the name of Harrison G. Dryer and others.

THE AUCTION MARKET

ON the whole the market was of the holiday variety, few offerings, and little active bidding, such as has been noticed during the past few weeks. This is not greatly to be wondered at, for it is not a good thing for owners of property to place their real estate on the block during the latter part of December, unless forced to do so. The average person has his mind on other matters, and is not willing to devote the time and trouble to carefully look over a parcel advertised for sale.

At the stand of Herbert A. Sherman on Monday last the two 4-sty tenements, Nos. 1804-1806 Park av, located 50.11 north of 124th st, 50x89.7x100.11, to 124th st, x irregular, were sold at voluntary sale to J. F. Frankenthal for \$59,000. This property has an "L" running through to 124th st, and there are stores in the av and a 3-sty building on the st frontage.

At the stand of Joseph P. Day on Tuesday, the property known as No. 96 Greenwich st, located 39.9 ft. north of Rector st, was sold to D. J. Faour & Bros. for \$27,100. This is a 3-sty tenement and store, 20x91. The 6-sty tenement and store No. 328 East 113th st, 25x100.11, located 275 ft. west of 1st av, was knocked down to Lester W. Rosenthal for \$22,839. The amount of the judgment was \$6,251.39; taxes and other charges aggregating \$700. The property was subject to a first mortgage of \$17,000.

At the stand of L. J. Phillips & Co. on the same day, Nos. 1491 to 1501 Bryant av, six 3-sty brick dwellings, 125x100, located 100 ft. south of 172d st, were sold in foreclosure. The amount due on the judgment was \$13,200.55; taxes and other charges aggregating \$279.46, subject to prior mortgages aggregating \$44,000. Nos. 1495, 1499 and 1501 were sold to Abraham B. Rothstein, a party in interest, for \$30,900; Nos. 1491, 1493 and 1497 went to the plaintiff for \$30,900.

SOME PHASES OF THE STANDARD FIRE INSURANCE POLICY.

Considering the fact that the average man of business or affairs, whether he be property owner, merchant, manufacturer or small storekeeper, will tell you, if asked, that he does not understand his insurance policy when he reads it, it is very little wonder that the business of issuing policies so that the property insured is fully and surely protected has fallen almost exclusively into the hands of brokers who make a specialty of it, and of whom, in New York City alone there are more than 7,000 registered by the exchange.

The reason why the casual reader does not understand the policy is chiefly because he does not generally observe that it is a contract made up of two parts, namely: General agreements and special agreements, the former often fixed by law, the latter a separate written or printed sheet called a "Form" usually prepared by the broker and delivered by him to the company to be signed, attached to, and made a part of the policy and upon which the assured must rely for a specific application of the policy to the risk he wishes insured. This "Form" is therefore a vital part of the contract and where there is conflict, predominates over the general terms of the policy in the same way that a paster predominates on a ballot.

The restrictions and prohibitions which the general terms of the policy contain, while numerous and necessary for the protection of the underwriters against fraud and excessive hazard must nevertheless often be modified by the "Form," if the policy-holder is to be spared from easy violations of his contract and from voiding it possibly in some ordinary and every day transaction.

WHEN PROPERTY IS SOLD.

Take for example, the sale of real estate. The general terms of the policy provide that the interest of the assured must be "unconditional and sole ownership." Suppose an owner of property has entered into a contract to sell, and the necessary details such as searching of title, etc., involve the lapse of thirty or ninety days' time before the final conveyance is made, does the insurance stand impaired meanwhile because his ownership is not unconditional?

By the general terms of the policy it does, but these are always offset in the added terms of the "Form" or special agreement, which contains a clause reading "It is understood and agreed that contracts of sale may be executed and delivered." Again the general terms of the policy render the contract void under the following conditions:

- If other insurance is taken out.
- If the building insured stand on leased ground.
- If foreclosure proceedings are begun.
- If mechanics are employed for more than 15 days.
- If the building is vacant for more than 10 days.

MECHANICS' PRIVILEGE.

Here, too, the "Form" which the broker prepares takes up these items and disposes of them in specific language reading, "Privilege granted to stand on leased ground, for foreclosure proceedings to be instituted, to remain vacant or unoccupied and for other insurance." The privilege to employ mechanics for more than 15 days is granted under a clause specifically composed by the underwriters and defining the term "repairs" as meaning ordinary alterations and repairs not constructing or reconstructing of the building.

In short, many conditions affecting property are not insured by the general terms of the standard policy. Yet those same conditions may be made a part of the policy by endorsement if specifically applied for when the policy is issued.

The standard form of policy has been through much litigation and its conditions are now pretty well settled and defined, nevertheless errors will occur and disputes and differences will arise. Insurance cases are always upon the calendars of courts and glancing at this phase of the subject it may be worthy of note that when any clause is susceptible of two interpretations the unmistakable tendency of the courts is to construe it in favor of the assured and not the company.

WILLIAM W. URQUHART, JR.,
(95 William st, City.)

ELECTED DIRECTORS

John Otto, Jr., Robert Hager, Jr., and Max Rafalsky have been elected members of the Board of Directors of S. Osgood Pell & Co.

Mr. Otto has been the senior member of the oldest real estate firm in Buffalo, "John Otto & Sons," (established in 1858), and for many years has specialized in real estate in New York and vicinity, having an intimate and valuable knowledge of the same. He will give particular attention to the country department in conjunction with Mr. Hager and Mr. Wilcox who, for the past eight years, have had charge of the suburban and development business.

Mr. Rafalsky assumes directorship of the city department and, with his long experience in leasehold, private residence and business properties, assisted by some of the most active brokers in the business is sure to be successful, as his judgment in real estate matters is admirable.

LAW DEPARTMENT

SALE BY DEED OF A CHILD.

Our attention has lately been called to a news item in the New York Times of recent date in which it is stated that parents deed away their baby for one dollar, and that the deed therefor in regular form has been recorded in the office of the Register of the County of New York under writ of mandamus granted by a Supreme Court Justice.

If this be so, and in spite of a claim that an old statute permits such a state of facts, such a practice is certainly new to most of us, and our law is progressing backward to the forgotten laws of antiquity. In the year 1873 the Legislature of this State passed a general Adoption Act; this Act has been several times amended, and is now a part of the Domestic Relations Law. Its provisions are easily understood and readily carried out; and children only may be adopted if a Judge of the Supreme Court (or County Court) or a Surrogate, is satisfied that the moral and temporal interests of the child will be promoted by such an adoption; the child so adopted then has the rights of inheritance and succession (with the children or adopted children, if any) in the estates of the adopting parents; usually takes their name, and is treated in every way as their child, with every intendment of law in favor of the adopted child, except only that such adopted child would not take property under a trust running to the children or issue of the adopting parent.

All this is as it should be, for under the Adoption Act no judge would consider the adoption of a white child by negro foster parent, or of a child by foster parents known to be depraved, shiftless or intemperate; which under a sale by a deed (or will) might readily be accomplished, and the child so deeded yielding love and service taking nothing at the death of the foster parent.

It has always jarred us, who live north of Mason & Dixon's line, to read in the old wills in the Surrogate's office testamentary bequests of human beings, alongside of similar bequests of cattle or household furniture, but this relates only to the times when New York was a slave State, and only affects those of a so-called inferior race, while this new (or shall we call it old) practice of disposition of children by deed, is in this twentieth century and relates as well to white children as to any others.

Of what use is the new agitation against peonage if by deeds children may be bought and sold here? Peonage has this in its favor, that it is a punishment for crime, but what can be said in favor of this practice which relating to innocent childhood takes away every safeguard; and as it may deal in one's own blood be infinitely worse than the stain of slavery, from which the nation has escaped?

At the foot of Wall street was the old Slave Market—shall we find the old spot and establish there a child-auction? In the new deeds for children shall we insert a warranty that the child is sound in mind and limb, is well broken, kind and tractable in single or double harness, and free from blemish, disease or other defect, as we do with horses? Or shall we bind them, or tie a ball and chain around the ankle, so that they cannot escape? Shall we fix a price that will apply to all alike, or to all within certain ages? Or will beauty, intelligence, or physique be elements fixing values? Or shall the children be graded by experts and a price affixed to each grade? Or shall the child be registered by some competent authority or listed as stock in some exchange, or if the child can be deeded away, why not leased or mortgaged, and why not dispossessed or foreclosed? And in these days of receiverships, why may not a receiver be appointed to corral the earnings of the infant for the benefit of a creditor of the owner by deed. And why may we not restate the dicta of the Dred-Scott decision that the child has no rights that any one is bound to respect, leading, of course, to universal abrogation under the "Higher Law" of morality and decency from which all appeal is useless.

Such a practice is against public policy and good morals, and it does not seem possible to defend it. It has passed beyond the gate of active law, into the "innocuous desuetude" of the forgotten past, and it is not wise to bring it again "within the firing line." Requiescat in pacem!

LIENS.

To the Editor of the Record and Guide:

- (1) Does the lien of a chattel mortgage expire in a year?
- (2) Where should it be filed?

Answer.—A chattel mortgage should be refiled within the year, according to the requirements of the Lien Law (Sections 92 and 95). While the failure to refile at the end of the year renders it unenforceable as to subsequent creditors, a subsequent creditor must, before he is in position to assert such unenforceability, invoke judicial process of court, either by levy or placing the property in court through the medium of a receiver.

- (2) In the Register's office.

HUDSON-FULTON CELEBRATION.

By GEO. N. MORAN.

Real estate interests and values are likely to be greatly benefited by the Hudson-Fulton Celebration, which will begin on Sept. 25, 1909, continue for eight days in and around New York as far north as Newburgh and for seven more days along the Hudson as far north as Troy and throughout the State and to be the greatest patriotic celebration in the history of New York State.

It is conservatively estimated by men familiar with such celebrations that at least 2,500,000 non-residents of New York will be attracted to this city and section by the remarkable features of the gala occasion.

Real estate owners and dealers welcome the prospect of the visitation of this great army of possible purchasers as an assurance of a substantial boom.

There are many features of the celebration which will appeal very strongly to real estate men. One of the largest operators, whose business extends throughout the State, said yesterday in speaking of the real estate benefits to grow out of the celebration:

"I have followed the progress of the plans of the Hudson-Fulton Celebration Commission and have carefully studied the possible effects on our business of the presence of great crowds of non-residents in New York City and vicinity and believe that a real and lasting impetus will be given the real estate business.

"We all understand that the presence of large gatherings of persons in any city or comparatively restricted section of the country means that if real estate conditions are healthy, there must inevitably be developed a certain amount of trading or purchasers. The larger the gathering the larger the possibilities. Even if the crowd were forced to remain in a congested district there would be some business developed, but if it was possible to attract members of that crowd to many different parts of the city the trading would naturally be increased. I mention this because to me it is important in view of the fact that I have learned that not only will the celebration extend throughout the State and particularly in New York City and along the Hudson River as far north as Troy, but in New York City and the suburbs there will be many features of the programme which will attract the visitors to virtually all parts and enable them to see our real estate field and offerings from many angles.

"Taking the programme for the eight days of the celebration in New York and vicinity I find that religious ceremonies will be held on the first two days, Saturday, Sept. 25, and Sunday, Sept. 26, in churches of all denominations. This will draw visitors to all parts of the city. The reception of the foreign naval vessels on the following day will take visitors to points adjacent to the upper and lower bay and the establishment of an Indian village at Inwood later in the day will lead them up along the Hudson and we all know that wherever visitors travel there are developed real estate possibilities. The many art and historical exhibits throughout the city, the military parade, dedication of monuments and tablets everywhere from New York City to Troy, the naval parade from New York to Troy and the night carnival pageant must inevitably attract the visitors to every nook and corner of Greater New York and its suburbs to say nothing of the crowds that will be given ample opportunity, as they follow the line of the celebration up the Hudson River, to see country real estate at its best.

"These are roughly a few of the things that have made me believe that the Hudson-Fulton Celebration will help real estate."

BROKER WINS.

A judgment of \$220 and costs in favor of J. Stuart Morrison, a broker, against Alonzo L. Tuska, for commissions, has been affirmed by the Appellate Term of the Supreme Court.

Mr. Morrison was employed by Mr. Tuska to secure a loan of \$30,000, secured by a mortgage on premises 66 Grand st, City, but when he procured his party ready to make the loan Mr. Tuska refused to accept it. Mr. Morrison then instituted suit against Mr. Tuska, through his attorney, Jacob Friedman of No. 302 Broadway. On the trial in the Municipal Court, counsel for Mr. Tuska claimed that his client should not be compelled to pay commission because the loan was never actually accepted and for the further reason that the property was really owned by Mrs. Tuska, the defendant's wife.

Lawyer Friedman, however, contended that as Mr. Tuska had employed the broker he was liable to him for the commissions and it was immaterial whether the property belonged to him or his wife and that the refusal of Mr. Tuska to accept the loan when the broker had procured a party ready, willing and able to make the loan on the terms named by Mr. Tuska could not deprive the broker of his commissions.

This contention of Lawyer Friedman was accepted in the Municipal Court and the judgment therein rendered in favor of his client, the broker, affirmed, as has already been said, in the Appellate Term. The latter court said: "Inasmuch as the defendant refused to accept the loan arranged by the plaintiff, the latter was excused from bringing the intending party into the defendant's presence or to furnish him with his name."

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Mercantile Building Sold.

FRANKLIN ST.—Horace S. Ely & Co. sold for Daniel E. Seybel to a client 139 and 141 Franklin st, 53x100xirregular, having an area of about 5,700 square feet.

Sells to Synagogue.

RIVINGTON ST.—The Universal Building & Construction Co. sold to the Washower Congregation of New York the 2-sty synagogue, 58 and 60 Rivington st, 42.4x80, for \$60,000.

3D ST.—L. Tanenbaum, Strauss & Co. sold for Mary H. Ward 85 West 3d st, a 3-sty building, 25x109. Across the street is the Fire Patrol, No. 2, occupying a building 25x85x104. The property just sold has a saloon license. It is located 75 ft. west of Thompson st. Washington Square is 1 block to the north.

Activity in 20th St.

20TH ST.—The Duross Co. sold 303 West 20th st, a 3-sty and basement dwelling, 20.8x56.7, adjoining the corner of 8th av. The Prudential Real Estate Corporation holds title. The dwelling has a depth of 32 ft. The present owners acquired this property from John J. Clarke et al on May 15, 1906, subject to a mortgage of \$7,500. A Mr. Davidson is the new owner. Title will pass early in January.

20TH ST.—William Douglas Kilpatrick and the Duross Co. sold for James S. Herrman 513 and 515 West 20th st, two 4-sty tenements, on plot 50x92; also Nos. 517 and 519, adjoining, a vacant plot, 50x91. The buyer is a warehousing company, which will erect on the 100-ft. plot a building for its own use. Mr. Herrman still retains large holdings in this block, including several abutting parcels on 21st st.

21ST ST.—M. & L. Hess sold for Abraham Bellar to Henry Corn 60 and 62 West 21st st, 48x100. Mr. Corn recently bought from the Chisholm estate through the same brokers the adjoining properties Nos. 54, 56 and 58, and will erect on the entire plot a 12-sty building, 112x100.

Club Receives Christmas Present.

44TH ST.—Cornlius Vanderbilt bought from James B. Haggin the stable 35 West 44th st, 25x100. Mr. Vanderbilt, who is the retiring commodore of the New York Yacht Club is going to give this plot to the club as a Christmas present. At present the club house occupies 37, 39 and 41 West 44th st, 75x100, and the present gift will increase its capacity 33 per cent. The officers of the club have for many years been desirous of obtaining this property, but the price asked by Mr. Haggin was considered too high, from a business proposition. As a gift, however, a new light is thrown on the transaction. In fact the only way that the club could hope to acquire this land was by some individual paying the price. Just the amount received by Mr. Haggin for his stable has not been announced, but it is known that the \$100,000 mark was passed some time since. J. Pierpont Morgan, former commodore of the club gave as a present the land on which the present club house stands. The structure was subsequently built by the club. The land located on the east of the premises just purchased is owned by Augustus Van Horne Stuyvesant. The club now own a plot 100x100.

52D ST.—Henry D. Winans & May sold 32 West 52d st, a 4-sty high stoop brown stone house, with large dining room and bedroom extension, 17x100.5. The seller is the Holmes Realty Co. and the buyer will make extensive improvements to the premises, occupying the same as his residence.

52D ST.—E. Henry Eckhardt and David H. McClure sold for the Walter G. Berg estate to George J. Bascom, 261 West 52d st, a 4-sty brownstone dwelling, 14x100.

56TH ST.—Pease & Elliman have sold for Samuel Kridel, 46 West 56th st, a 5-sty American basement dwelling, 22x100.5. The building has a depth of 60 ft. and a small 2-sty bay window extension.

LEXINGTON AV.—Leon S. Altmayer resold for Isidor H. Kempner 529 Lexington av, a 3-sty and basement dwelling, 16.8x100.

2D AV.—Weil & Mayer sold the 7-sty flat 145 2d av, northwest cor of 9th st, 39.6x105. Menschel Bros. recently purchased 140 and 142 2d av, adjoining the southeast cor of 9th st, a 5-sty building, 54x125. A place for meetings and amusement enterprises of various kinds will be opened as soon as the alterations now under way are completed. Benjamin J. Weil bought the premises just sold from the Savoy Realty Co. on April 20, 1908. It was assessed at \$125,000.

NORTH OF 59TH STREET.

Apartment Changes Hands.

60TH ST.—P. C. Eckhardt sold for Samuel Stone to a client 141 West 60th st, 5-sty double apartment, 25x100. The building has a depth of 87 ft. Across the st is the Vanderbilt Clinic.

65TH ST.—H. S. Senior & Co. sold for Clarence E. Anderson the 4-sty brownstone dwelling, 154 West 65th st, 19x100.5, to Eugenia Wolf.

Mrs. Russell Buys Two Dwellings.

82D ST.—Frank L. Fisher Co. sold for Edwin D. Worcester the 4-sty and basement dwelling, 50 West 82d st, 16.8x102.2. There is a vacant plot 75x102.2 located about 20 ft. to the east of the property just sold. The present seller bought this property from Eliz. B. Lienau on June 27 last, subject to a mortgage of \$16,000. It was assessed at \$21,000. Mrs. Ora M. Russell is the new owner. She also bought the adjoining house, No. 52. Title is set to pass January 4, 1909.

82D ST.—Frank L. Fisher Co. sold for Jean M. Carson the 4-sty private residence 52 West 82d st, 16.6x102.2, to Stephen G. Williams, adjoining the house sold by the same brokers for Edwin D. Worcester. Mrs. Ora M. Russell is the new owner. She likewise purchased No. 50 West 82d st adjoining. Title will pass on January 4, 1909.

85TH ST.—L. J. Phillips & Co. sold for James Carlew to a client for occupancy 37 West 85th st, being the sixth sold of a row of 15 American basement houses.

88TH ST.—Hanford & Green bought from the New York Life Insurance & Trust Co. the 3-sty stone-front dwelling, 183 West 88th st, 16.8x100. William P. Mangam was the broker in the deal. The property adjoining, No. 181, was reported sold last week by Harlan

P. Wright. It is also a 3-sty dwelling. The stated consideration was \$17,500. The New York Life Insurance Co. bought the property just sold on Dec. 30, 1899, at foreclosure, the stated consideration being \$10,000. The parcel is located 100 ft. east of Amsterdam av.

Important Trade Closed.

91ST ST.—H. W. Schutte & Co. and the Renton-Moore Co. sold for Mrs. Elizabeth M. Pelgram to the Pinehurst Realty Co. 25 West 91st st, a 4-sty and basement dwelling, 17.1x100.8. This property, together with the adjoining house, 27 West 91st st, and the south west cor of Lexington av and 129th st, figured in a trade for the 6-sty elevator apartment house at the northwest cor of Broadway and 180th st, 100x110.

91ST ST.—H. W. Schutte & Co. and the Renton-Moore Co. sold for Mrs. Elizabeth M. Pelgram 27 West 91st st, a 4-sty American basement dwelling, 18.2x100.8 to the Pinehurst Realty Co. The adjoining house, 25 West 91st st, and the southwest cor Lexington av and 129th st, were involved in a deal for the 6-sty elevator apartment house at the northwest cor of Broadway and 180th st, 100x110.

95TH ST.—John J. Kavanagh sold for Mrs. Ella A. Cooper the 5-sty American basement dwelling, 14 East 95th st, 16x100.8, to a client for investment. Title will pass in the middle of January. It will be free and clear of mortgages. It is vacant at the present time, but is in the market for rent.

99TH ST.—A client of Charles Hoerlein bought from Henry Kraft the 5-sty apartment house, 118 and 120 West 99th st, 43x100.11. Mr. Kraft takes in part payment the 2 private dwellings and the 2-family house at 33, 39 and 47 Bay 22d st, between Benson av and 86th st, Bensonhurst, 140x100. Mr. Kraft will occupy one of the dwellings.

107TH ST.—Irving I. Kempner bought from Jacob Coffee 325 to 329 East 107th st, three 5-sty tenements, 75x122x irregular. Adjoining on the east is a stone yard, which has a frontage on 108th st.

Buys for Investment.

114TH ST.—McVickar, Gaillard Realty Co. sold for Abraham Uffand to a client the two 5-sty triple flats, 236 and 240 West 114th st, 25x100 each.

118TH ST.—Georgiana Engel sold 423 and 425 East 118th st, two 4-sty flats, 42.6x100.11. These buildings have a depth of 62 ft. each.

119TH ST.—Shaw & Co. sold for Morris Weinstein 9 West 119th st, a 3-sty and basement dwelling on a gore lot, to a purchaser for occupancy.

120TH ST.—George B. Hayes bought from Mrs. Ella Smith 309 West 120th st, a 5-sty triple flat, 25x100.11.

128TH ST.—George Steinman, in conjunction with L. A. Stern, sold for J. A. Vetter 240 East 128th st, a 5-sty tenement, 21x100.

\$2,000,000 Trade Successfully Consummated.

BROADWAY.—The Johnson-Kahn Co. sold to the American Real Estate Co., through Jacob Leiter, the 12-sty high-class apartment house, known as the Hendrik Hudson Annex, located at the northwest cor of Broadway and 110th st, 90.10x175. The new owners give in part payment 51 lots in the Bronx as follows: One-half the square block from East 163d st to Westchester av, on the west side of Intervale av; the entire block bounded by Kelly st, Intervale av, East 163d st and Westchester av, and the block front on East 163d st, from Kelly to Tiffany sts, 125 ft. deep on each st. The main part of the Hendrik Hudson, when taken together with the Annex, occupies a plot 208x300, and the estimate of cost is placed at \$1,000,000 for the structure. The Annex corresponds architecturally with the older building, the facade being like an Italian villa, built of limestone, light brick and terra cotta, with projecting tile roof, supported by ornamental bronze brackets. The brick is Roman shape, laid in Flemish bond. There are 58 apartments in the building, all of which are tenanted. It is considered one of the desirable investment propositions on the West Side, on account of its unsurpassed location. It will be remembered that 110th st is 100 ft. in width, which adds to the value of realty facing it. In addition there is a subway station almost directly in front of the premises, giving added transit facilities. Nearly all the tenants have leases ranging from two years upwards. The entire house is planned with a system of exterior courts, and all of the 132 apartments in both buildings enjoy a street view. The main building is uniquely situated, being on the top of a series of terraces, absolutely commanding an unexcelled view of the beautiful Hudson and Riverside Drive. As an example of the rapidity with which these apartments were taken it can be stated that but four were leased before the structure was completed. A large proportion of the lots included in the trade just completed will almost immediately pass into hands of builders for improvement. This property adjoins the Johnson and Morgenthau tracts and are in the section where the Johnsons, the Henry Morgenthau Co. and the American Real Estate Co. are carrying out a gigantic developments. These three companies are engaged in the improvement of 163d st, from Southern Boulevard to Westchester av, with 6-sty elevator apartment houses, which will provide housings for 2,000 families. East 163d st is the artery to the Hunt's Point section, where the Johnsons have just sold more than 120 lots to the American Bank Note Co. as the site for its new plant. All told the amount involved in the deal approached the \$2,000,000 mark. The Annex was said to have been put in at about \$1,400,000 and the vacant property made up the deficiency.

BROADWAY.—George R. Read & Co. resold for James A. McMillin, 75x225x irregular, at the northeast cor of Broadway and 111th st, to the Rockfall Realty Co. for improvement with a 10-sty apartment house.

Confidence in Broadway Property.

BROADWAY.—Calder & Nassoit sold for the Charter Construction Co., Bing & Bing, the Leslie Court apartment house, a 6-sty structure, 99.11x125, at the southwest cor of Broadway and 137th st. The buyer is Walter J. Morris Donovan, son of the late Timothy Donovan, the well-known real estate operator. The property was held at \$450,000. Calder & Massoit sold to the same buyer during the past 2 years 3 other Broadway apartment houses—the Fife Arms, at 87th st; the Grand View, at 93d st, and the Blenheim, adjoining. Mr. Donovan's purchases are made purely for investment. This property faces Montefiore Park. On the south is a 6-sty elevator apartment, 100x99.11, built 87 and 90 ft. deep.

BROADWAY.—The block front on the west side of Broadway, between 168th and 169th sts, 180x150, has been sold. Title to the property stands in the name of Daniel S. Slawson. It is reported that half of the plot has been resold to a builder for improvements with an apartment house. On the block to the south is the American League Baseball Park, which occupies 3 blocks. There is a subway station nearly in front premises sold.

Hospital Sells Holdings.

CLAREMONT AV.—Hall J. How & Co. sold for the New York Hospital a 28-ft. lot on the west side of Claremont av, 387 ft. south of 119th st, to the State Realty & Mortgage Co. This adjoins the property of James M. Horton, which was sold by the same brokers to the same buyer.

LENOX AV.—Max S. Grifenhagen sold 339 Lenox av, northwest cor of 127th st, a 4-sty stone-front building, 20x100.

LEXINGTON AV.—H. W. Schutte & Co. and the Renton-Moore Co. sold for Mrs. Elizabeth M. Pelgram, the southwest cor of Lexington av and 129th st, a 6-sty flat, 99.11x25. The new owner is the Pinehurst Realty Co. This property, together with the two 4-sty and basement dwellings, 25 and 27 West 91st, were traded for the northwest cor Broadway and 180th st, a 6-sty elevator apartment house, 100x110.

MADISON AV.—Isaac R. Theise sold 1756 Madison av, a 5-sty double flat, 30x85, 40 ft. north of 115th st. The property was held at \$40,000.

Adds to Holdings.

RIVERSIDE DRIVE.—Hall J. How & Co. sold for John Webber, 28x113, on the east side of Riverside Drive, 312 ft. north of 116th st, to the State Realty & Mortgage Co. This parcel adjoins the property sold recently by James M. Horton and the New York Hospital to the same company, which now controls 78x200, running through from Riverside Drive to Claremont av.

Plot Changes Hands.

RIVERSIDE DRIVE.—Hall J. How & Co. sold for James M. Horton to the State Realty & Mortgage Co. 4 lots on the east side of Riverside Drive, 337 ft. north of 116th st, and running through to Claremont av.

2D AV.—Williams, Grodginisky & Haft resold to Jacob Hirsh 2336 2d av, a 4-sty tenement, with stores, 20x80. The sellers on Dec. 8 acquired the parcel at auction. The amount of the judgment was \$7,407.33; taxes and other charges amounted to \$841.53. The auction price was \$10,750. The premises is located 20.11 ft. south of 120th st.

STH AV.—Sigmund B. Heine sold 2798 8th av, a 6-sty flat with stores, 37.6x100, adjoining the southeast cor of 149th st.

WASHINGTON HEIGHTS.**Well Located Apartment Sold.**

151ST ST.—Collins & Barry sold for Alexander Friedberg the 6-sty apartment house, 524 West 151st st, 40x100.11. There are 4 apartments on a floor of 4 to 6 rooms and bath each. The building is built to a depth of 87 ft. Last month the Manchester and Marlborough elevator apartment houses on this block were sold by D. L. Block Co. These are two 7-sty structures, 50x100.11 each. There are a number of 6-sty "walk-ups" on the north side of the street. The premises just sold was last transferred on June 29, 1908.

151ST ST.—John F. Comey takes from Lowenfeld & Prager a plot of 8 lots on 151st st, 225 ft. east of Broadway, running through to 152d st, in exchange for the properties 842 St. Nicholas av and 529 West 140th st, recently reported sold.

BROADWAY.—The Alliance Realty Co bought from Worthington Whitehouse the southeast cor of Broadway and 212th st, 118.7x111.1 xirregular. This plot abuts upon that recently acquired by Herbert Du Puy.

BRONX.**Purchases Plot.**

MINFORD PL.—James T. Barry bought 75x100 on the east side of Minford pl, 125 ft. south of 172d st.

THROGG'S NECK.—Edward Polak sold lots 60-66-92 Waring Estate to Harry Metzler, builder, who will improve them at once with three 2-family houses. Also to W. C. Jones lots 78-79 Waring Estate; also to W. J. McGee lots 97 and 98 Waring Estate; also to John Lysland lot 63 Waring Estate, who will erect a 2-family house; also for Thornton Bros. Co. a 3-sty frame dwelling, 20x100, on the south side of 169th st, 40 ft. east of Findlay av, to Edwin A. Polak, and for same to F. F. McLaren a similar house on south side 169th st, 80 ft. east of Findlay av.

144TH ST.—Jacob Leitner sold for the James F. Meehan Co. to the Cutler Hammer Manufacturing Co. the block front in the north side of 144th st, from Southern Boulevard to Timpson pl, to be improved with a 5-sty factory building, 97x157.

149TH ST.—The Moorehead Realty & Construction Co. sold the 5-sty apartment 532 East 149th st, 40x88x100. This is the third sold out of a row of five recently completed.

Trade Involves Valuable Properties.

163D ST., ETC.—The American Real Estate Co. sold through Jacob Leiter to the Johnson-Kahn Co. 51 lots located as follows: One-half the square block from East 163d st to Westchester av, on the west side of Intervale av; the entire block bounded by Kelly st, Intervale av, East 163d st and Westchester av, and the block front on East 163d st, from Kelly to Tiffany sts, 125 ft. deep on each st. Many of these lots will be immediately transferred to builders, who will start improvements. It is thought that the building of the American Bank Note Co.'s plant in this locality will find occupants for the buildings as soon as completed.

BRYANT AV.—The Purdy estate sold a plot of 12 lots at the southeast cor of Bryant av and 180th st to the Rockland Realty Co.

CAMBRELING AV.—The Belmont Bond & Mortgage Co. sold 40x150.6, at the northeast cor of Cambreling av and 189th st, extending through to Beaumont av, to George Brown, who has resold it to the Lafayette Realty Co.

CLAY AV.—H. T. Pfeifer sold for J. Altieri to a client, for occupancy, the 3-sty dwelling at the southeast cor of Clay av and 170th st, facing Claremont Park.

Sales on Forest Avenue.

FOREST AV.—Richard Dickson sold for Katharina Lubkamann to Anna M. Boyer 1075 Forest av, a 3-family frame house, 20x97.3.

FOREST AV.—The North Realty Co. sold to William J. Coffey 1126 Forest av, a 2-family frame dwelling, 20x100.

GARRISON AV.—James F. Meehan sold the lot, 25x100, at the southwest cor of Whittier and Garrison avenues.

HUGHES AV.—Ferdinand Kramer sold for the Sandow Realty Co. 2253 Hughes av, a 3-sty brick single flat.

HUGHES AV.—George Steinman sold to an investor the 3-sty tenement 2148 Hughes av, 25x87.6.

Water Front Property to Be Improved.

HUNT'S POINT AV, ETC.—Hugh J. Grant, C. K. G. Billings and Anthony N. Brady bought from the Bay Land Co. a tract of 107 acres in the Hunt's Point section in the Bronx. This property has about 4,000 ft. of water front, which will immediately be bulk-headed. Part of this property will be withdrawn from the market and the balance will be offered on long leases. Hunt's Point av runs through the heart of this property, and will be paved and improved at private expense. This property is part of that purchased by the East Bay Land Co., an English corporation, of which Charles H. Patrick is president and Lord Alverstone, the present Lord Chief Justice of Great Britain, the principal stockholder, for the purpose of holding there the World's Fair in 1893. Since then portions of the tract have been sold to the New Haven Railroad and various manufacturers, including the Rock Plaster Co. and Church E. Gates.

JACKSON AV.—The North Realty Co. sold 1055 Jackson av, a 3-sty frame tenement, to Fred Lehning.

Seven Dwellings Sold.

JEROME AV.—Shaw & Co. sold for Edward J. Welling the seven 3-sty brick stores and dwellings, 18x60x80 each, at 2345 to 2357 Jerome av.

BONGWOOD AV.—Henry Acker sold the 6-sty apartment house on the south side of Longwood av, 50 ft. east of Kelly st, 54x100. Out of 8 houses put up by Mr. Acker at that point 6 have been sold.

PARK AV.—James T. Barry sold through Bauer & Co. 3165 and 3167 Park av, two 3-sty frame dwellings, each 20x118.

PARK AV.—James T. Barry sold through Bauer & Co. the northwest cor of Park av and 160th st, 84x83.

PROSPECT AV.—Richard Dickson sold for Joseph C. Schrader to J. H. Koester 1232 Prospect av, a 3-family frame house, 22.6x70.

3D AV.—Richard Dickson sold for Ida Norton, Lizzie Schroeder, Robert Trockenbrodt, Ida Darling and Walter A. Trockenbrodt to Simon J. Schwartz the southwest cor of 169th st and 3d av, 30x93, with 3-sty and 2-sty double brick buildings. The purchaser will improve the property by extensive alterations. The title to these premises has been invested in the same owners for more than 60 years.

LEASES.

L. Tanenbaum, Strauss & Co. leased the entire building, 533 West Broadway for Lillie S. Beall.

Duross Co. leased 119 West 64th st, 4-sty dwelling 25x100.5, for W. S. Patten to Alice M. Murphy.

Folsom Bros. leased for William Halliday the private house, 309 East 14th st to Emil Berla for a term of years.

H. M. Weill leased 210 West 35th st, a garage, for a term of years for Mrs. Anna T. Martin to John Merritt; also 264 West 34th st, a 4-sty dwelling, for a client to Mrs. Knapp for a term of years.

The Duross Co. leased the Bernheimer homestead, 218 West 14th st, a 4-sty dwelling, 25x131.6, to W. D. Perry for 5 years. Mr. Perry will alter the house for business. The Bernheimers have occupied the house for over 60 years.

William A. White & Sons and the Greene & Taylor Co. have leased to Charles Thorley for Mrs. Caroline S. Harper the 4-sty and basement dwelling 562 5th av, northwest cor of 46th st, 27.1x76, for a long term of years at a net rental of \$27,000 per annum. After extensive alterations to the building are completed Mr. Thorley will occupy the lower portion of the premises for his flower business.

Dennis & Preston leased for Archibald D. Russell and Percival D. Pyne to Maurice Daly the 2d floor of the Old Guard Armory, at the northwest cor of Broadway and 49th st. The space rented contains about 12,500 sq. ft. and the annual rental paid amounts to \$10,000. Mr. Daly has had a billiard parlor at Broadway and 31st st for a number of years. The Old Guard, which will vacate the property next week, rented the dwelling 229 West 51st st from John J. Emery and will establish their headquarters there.

Colin M. Eadie leased to Quinn & Smith, for the Moore estate, represented by James N. Wells Sons, the 5 lots at the north cor of 11th av and 21st st, for 21 years, at an aggregate rental of \$125,000. The lease, which gives the lessees the privilege of renewals, covers a vacant plot fronting 106 ft. on 21st st and 105.10 ft. on 11th av, and is opposite the new Chelsea docks. The property will be improved with a loft building to cost \$60,000, plans for which were passed on recently by the Building Department.

SUBURBAN.

SARATOGA SPRINGS, N. Y.—Ferdinand Kramer, as broker, sold for Henry Acker the brick dwelling, 50x150, at 184 South Broadway, Saratoga Springs, N. Y.

RIDGEWOOD, N. J.—The Ridgewood Development & Construction Co. sold plots on Heights road at Ridgewood, N. J., to J. McDougal, C. Lewis and C. M. Le Ferge.

ARDSLEY HEIGHTS, N. Y.—Adolph Lewisohn bought through L. J. Phillips & Co. from the Grovehill Realty Co. and Thoams Simpson 100 acres adjoining his previous holdings at Ardsley Heights. Mr. Lewisohn has named his Ardsley Heights place Heatherdell. He has erected there a large stone mansion, and is gradually developing a tract of 500 acres into one of the finest suburban estates in Westchester County. The property has a frontage of about two miles on the road from Scarsdale to Ardsley. An adjoining tract of about 300 acres is owned by J. P. Morgan.

RIDGEWOOD, N. J.—The Ridgewood Development Co. report the following sales: To J. Neuhaus, 4 lots and house in Pleasant av; A. Reilly, house in Wasten Park; W. Reynolds, house in Wasten Park; J. M. Kidder, house in John st; C. H. Crocker, house in Vista pl; Charles Aschenback, house in Melrose pl; 1 lot in Kathawood Park and a house in Ethelbirt av; Otto Schubert, house in Doremus av; H. Halladay, house in Godwin av; C. R. Pignol, house in Godwin av; J. C. Bogert, house in Oak st; J. de Voursney, house in Wortendyke, N. J.; P. Cameron, house at Midland Park, N. J.; H. Terhune, house at Monmouth Park, N. J., and F. H. Jackson, the dwelling, 277 McDonough st, Brooklyn, N. Y.

BRONXVILLE, N. Y.—Burke Stone reports the following deals in and around Bronxville, Westchester County: In Bronx Manor, for Mrs. Regina Bittel, lot to Alfred B. Stone; also a house and 2 lots for Mrs. Charlotte Salm to the same buyer; also 2 lots for George P. Krumm. In Lawrence Park, plots to E. C. Griffith, of Mount Vernon, and Mrs. Lydia O. Hayward. In Armour Villa Park, houses to Miss Helen Fullarton and Dr. H. Franzius and 2 lots to C. F. Dieckman. He also sold 8 lots on Sagamore road for Joseph Keen to Mrs. J. Mitchell Clark, and for John F. Rousar to Mrs. Elizabeth B. Custer the stone residence and stable, 25x200, at Palmer av and Bronxville road. This property adjoins the plot which Mrs. Custer

recently bought for the establishment of a home for the daughters of army officers.

RIDGEWOOD, N. J.—Gordon & Forman sold on Heights road, house and lot, owned by Mr. J. G. Burnet, to Mr. Louis P. Miller, of New York City. This property is one of the finest properties for sale in the "Heights" section of Ridgewood, and we understand Mr. Miller and his mother will spend considerable time in this charming suburban village. Also Brookside av, house and plot, owned by the Wm. Pearsall estate, together with the plot adjoining, owned by Mr. J. W. Pearsall, to Mr. Augustus Booraem, of Jersey City. Mr. Booraem is manager of the Booraem Estate of that city; also Brookside and Spring avs, northwest cor, formerly owned by Mr. J. W. Pearsall, to the Corsa Realty & Construction Co., who already have large holdings in the village, and Kenilworth pl, house and plot, owned by Messrs. Adamy Bros., to Mrs. Harriett L. Parry, of New York City. Messrs. Adamy Bros. are rapidly developing the section above referred to, and it bids fair to become one of the prettiest sections on the east side.

UNCLASSIFIED SALES

The total number of sales reported is 72, of which 12 were below 59th st, 33 above, and 27 in the Bronx. The sales reported for the corresponding week last year were 24, of which 5 were below 59th st, 14 above, and 5 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 223, as against 127 last week, and in the Bronx 174, as against 94 last week. The total amount involved is \$7,432,312, as against \$4,536,192 last week.

The amount involved in the auction sales this week was \$313,704, and since January 1, \$55,717,570. Last year the total for the week was \$454,977, and from January 1, \$40,578,519.

132D ST.—Bauer & Co. sold for a client the two 2-sty dwellings 959 and 961 East 132d st.

146TH ST.—Bauer & Co. sold the 2-sty and basement dwelling 457 East 146th st. for Christopher Stumpf.

169TH ST.—Thornton Brothers Co. sold the 3-sty frame dwelling on the south side of 169th st. 40 feet east of Findlay av; also, to F. F. McLaren a similar house on the south side of 169th st, 80 ft. east of Findlay av.

RIVERSIDE DRIVE.—Gibbs & Kirby sold 60x122.6x61.1x136.7 on Riverside Drive, 164.4 feet north of 116th st, for Mrs Owen McCorken.

BRYANT AV.—J. J. Haggerty sold the 3-family brick house 1441 Bryant av for Louis V. La Volle to James McManus.

GRAND BOULEVARD AND CONCOURSE.—M. F. Kirby sold for Fanny Lomas to the Tremont Temple Congregation Gates of Mercy 57x100 on the east side of the Grand boulevard and concourse, 150 feet north of Burnside av. This completes the resale by the above broker of the plot sold two months ago to Mrs. Fanny Lomas, and of which the B. P. O. Elks, No. 871, bought the Burnside av corner.

8TH AV.—Louis Kempner sold to William J. Rodenbach 2613 8th av, a 5-sty tenement with stores 27x100.

DIARY AND MANUAL FOR 1909.

The Diary Committee of the Real Estate Board of Brokers has just finished and is distributing, the largest edition of the diary and manual. This year's book is superior to any of its predecessors. The committee, composed of Edward L. King, Francis E. Ward and A. N. Gitterman, have spent much time in its arrangement, and have compiled more information than has ever been put in a like volume. It is of convenient size, and conforms with the previous issues. Page space has been given to each day, allowing for the jotting down of engagements and the information that is necessary for real estate owners to have on specific days, beside the important items such as: Taxes, and legal as well as church holidays, and a fund of general information which covers about 115 pages, with a list of officers, committees and members of the Real Estate Board of Brokers.

The volume is handsomely bound as usual, which makes it ornamental as well as useful, and unusually so, to the real estate man's office and those interested in real estate. The men who were instrumental in compiling so much information in the short time that they had, are to be congratulated and should have the thanks of all interested in real estate in Manhattan.

A limited number of these are still offered to the public at \$1.00 per volume, and can be purchased at the Board Rooms, 156 Broadway, City.

CITY OFFICES CLOSE TOO EARLY.

At the regular meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards the following resolution was adopted:

Resolved, That we demand of the Board of Aldermen the amendment of the existing ordinance, so as to provide that the office hours of employees in the offices of all departments of the city shall be from 9 A. M. to 5 P. M., instead of 9 A. M. to 4 P. M., further, that we demand the repeal of the law which now provides that during the months of July and August, the office hours in the County Clerks' and Registers' offices and courts shall be from 9 A. M. to 2 P. M., and that we demand that the office hours throughout the year shall be from 9 A. M. to 5 P. M.

The association at this gathering also elected the following members of the Executive Committee: Adolph Bloch, J. Fred. Boss, Michael Carew, P. M. Clear, Frank Eberhart, Chas. Eidt, Edw. Engel, Wm. Mehlich and John Volz.

AN INTERESTING PRECEDENT.

BROKERS EARN LARGE COMMISSION, THOUGH NO LEASE IS SIGNED.

A judgment of \$27,387.09 was docketed in the County Clerk's office on Dec. 16, 1908, in favor of Messrs. L. Tanenbaum, Strauss & Co., real estate brokers, of No. 640 Broadway, against Messrs. Boehm and Coon. The judgment was the result of a trial lasting five days before Judge Fitzgerald of the Supreme Court, and was terminated by the direction of a verdict. The brokers were successful in their claim for commissions for obtaining a lessee for a long term of years for the property on the southwest corner of 35th st and 5th av, now occupied by the "Acker, Merrill and Condit Building."

An interesting and unusual feature of the case, aside from the size of the judgment, was the fact that no lease had ever been signed by the landlords and the prospective tenants. It appeared from the testimony that during the month of December, 1905, Messrs L. Tanenbaum, Strauss & Co. were requested by the defendants to obtain a tenant for the property in question, and through their efforts, negotiations were entered into by the landlords with the firm of Best & Co. for a lease of the property mentioned. As a result of several meetings, the parties orally agreed upon the term of the lease, the rental to be paid, the building to be erected by the tenant, and various other terms of a lease, and parted with an understanding that the attorney for the respective parties were to agree upon the form of the lease. The proposed lease submitted by the landlords' attorney was declared by Messrs. Best & Co. to be altogether unsatisfactory as imposing new terms which had not been agreed upon and in consequence no lease was signed. The Appellate Division of the Supreme Court which had previously passed upon the case, held that the brokers had earned their commission when the parties reached an oral understanding, and that it was solely due to the imposition of new and unreasonable terms propounded by the landlords that the lease was not consummated, and that such a cause could not deprive the brokers of the commissions which they had earned in bringing the parties to an understanding (Tanenbaum vs. Boehm, 126 App. Div. 731).

The plaintiffs were represented by Strouse & Strouse, with ex-Judge Hall as counsel; the defendant's attorney was Geo. L. Shearer, with ex-Judge Edward W. Hatch as counsel.

SUCCESSFUL LOT SALE.

At a special sale of lots held at Edgewater, the little town at the western terminus of the 130th st ferry, by the Columbia Investment & Real Estate Co., on Dec. 5, there was disposed of during the three hours set apart for the sale 36 lots, at an aggregate price of \$39,150. These lots were 20x100, and are located on what is known as the Winterburn estate, about six blocks south of the ferry entrance and just north of the factory district which lies south of that point to the Shadyside section.

Every lot sold and improved in Edgewater sends up the values of the few remaining lots, for the entire town covers but a small section of land, being that part lying between the cliff on the west and the shore of the river, forming a strip at some points not over 500 feet wide. The town has grown so rapidly during the past few years because of the constant addition to the manufacturing district, and because of its nearness to New York, that there are only a few hundred lots in the borough without buildings, and in the course of a year or two lots now bringing \$1,200 to \$1,500 each may well be worth \$5,000.

Adding the results of the Edgewater special sale to the two special sales days at Grantwood and Hudson Heights held last month by the Columbia Investment & Real Estate Co., brings aggregate results to \$144,000 sales of lots, a large percentage of which were purchased by local residents.

The Palisades district is on the fringe, or rather within the fringe, of New York's growth now and is going to be very prominent in realty transactions during 1909.

SUBWAY TRAFFIC BREAKS RECORD.

According to a statement recently made by Manager Frank Hedley, of the Interborough Rapid Transit Co., the number of persons using the elevated and subway railroads on a recent Monday was in excess of 1,800,000. About 45 per cent. of this traffic was on the subway and the balance on the elevated railroad. This makes the number of passengers on the subway something approximating 861,000.

There are all told four elevated railroad lines, while there is only one subway, with two branches in the upper part of the city. These figures, according to Mr. Hedley, show that there traveled over 200,000 more passengers than the heaviest day's traffic the road has known.

It must, however, be borne in mind that the Brooklyn branch of the subway was not in operation last Christmas. It was stated by one of the officials of the road that the increased business on the subway roads was about 30 per cent. during the year.

Do not these figures argue that one or more new subways should be immediately constructed?



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.

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

EXPERIENCED real estate canvasser wanted. SOL. STERN, 621 Broadway.

WANTED—EXPERIENCED ESTIMATOR AND SOLICITOR FOR ARCHITECTURAL AND ORNAMENTAL IRON WORK.—A young, ambitious, able man can secure a permanent position with a well-known concern. Communications confidential. Address, with full details in own handwriting, BOX 50, Record and Guide.

FOR SALE—Yearly edition Record and Guide, Years 1900 to 1904, inc.; bound 1/2 mor. BOX 7, Record and Guide.

WANTED: A man in Architectural Iron Works in city as superintendent, one who thoroughly understands plans and making estimates, and can also make details; must be a man who has had considerable experience and understands his business; give references and salary expected.

Address, Box 43, Record and Guide.

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REAL ESTATE NOTES

S. Carman Harriot announces that he has become associated with J. Edgar Leaycraft & Co., No. 17 West 42d st.

Albert B. Ashforth announces that he has enlarged his insurance department under the management of Mr. K. S. Edwards.

William Schrader has become connected with the office of William F. Koch, and will have charge of the mortgage loan department.

The Gross & Gross Co. has been appointed agent for the Knickerbocker Trust Co.'s building at the northwest corner of 5th av and 34th st.

Reginald C. Vanderbilt took title to the plot, 100x100, at the northwest corner of Jerome av and Buchanan st. The property is subject to a mortgage of \$15,000.

A building loan of \$425,000 was secured by the Allenel Construction Co. on the property at Broadway and 100th st. The Metropolitan Life Insurance Co. was the lender.

Ottinger Brothers and I. S. & M. S. Korn deny the reported lease of the premises No. 114 West 14th st and 111 to 121 West 13th st to Timothy D. Sullivan and George Kraus. The report was to the effect that a theatre would be built on the site.

Henry De Forrest Weekes and others transferred No. 329 5th av, adjoining the southeast corner of 33d st, to John I. Downey. The stated consideration was \$305,000. A purchase money mortgage of \$250,000 was allowed to remain for 3 years, bearing interest at the rate of 5 per cent.

Announcement is made that the copartnership between Morris Wilkins, Edward M. Wilkins and Albert M. Arneberg, under the name of E. H. Ludlow & Co., has been dissolved. Albert M.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS - \$9,500,000

160 BROADWAY, MANHATTAN

Title Department and Trust and Banking Department.
Brooklyn Branch, 188 Montague Street.

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

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

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DAVID B. OGDEN, Counsel.

EXECUTIVE COMMITTEE:

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

WE WANT owners of Flats and Tenements who wish to obtain the largest income from their properties to communicate with us at the address below.

WE OFFER an 18 years experience of unqualified success in the handling of this class of Real Estate. Our methods are up to date and vacancies in properties under our control are unusual. An important element in our business success is our force of renting agents, who are conversant with the various foreign languages.

Put the properties in our charge—"WE'LL DO THE REST."

G. TUOTI & CO. 206 BROADWAY
TELEPHONE, 4334 CORTLANDT

Arneberg will act as liquidating partner of the firm, and will continue the business under the same firm name.

The annual meeting of the Lawyers Title Insurance & Trust Co. will be held on Jan. 13 next. The following nominations have been made for re-election to the board of directors for terms of three years: Lucius H. Beers, William A. Day, Henry H. Howland, J. Frederic Kernochan, David B. Ogden, George L. Rives, James Stillman and John Webber. For a term of one year, Eugene A. Philbin has been nominated.

Suit has been begun in the Supreme Court in Westchester County by the Lawyers Title Insurance and Trust Co. against Clara Morris Harriott and Frederick C. Harriott and others to foreclose a mortgage of \$25,000 on property in the west side of Riverdale av, 33 ft. south of the boundary line between the city of New York and the city of Yonkers, running west 445 x north 273 x east 409 x south 320 to the beginning. The mortgage was made on Sept. 21, 1901.

The New England Apartment Co. took title during the week to the Antoinettes. This property is located on Park av between 58th and 59th sts, and has frontages on both named sts. These properties were offered last May at auction to satisfy a judgment of \$642,000 secured by the Metropolitan Life Insurance Co., against Maria A. Herter and others. The new company was organized last week, the original directors being employees of the Corporation Trust Co., of 37 Wall st.

I. H. Kramer, of 68 William st, president of the 5th Av. & 31st St. Co., denies the reported sale of the property located at the northeast corner of that thoroughfare and 31st st. This holding was acquired by the present owners from the City Investing Co. on May 27, 1907, subject to a mortgage of \$525,000. A purchase money mortgage of \$375,000 was allowed to remain by the sellers. The holding includes Nos 303 and 305 5th av and 1 and 3 East 31st st. At the time of the sale it was assessed at \$690,000.

PROPERTY OWNERS' SECTION.

PUBLIC WORKS.

COTTAGE PL.—Acquiring title to lands necessary for Cottage pl, between Crotona Park South and 170th st. Proceedings initiated.

164TH ST.—To pave with asphalt blocks between Prospect av and Stebbins av. Proceedings initiated. Assessed value of real estate included within probable area of assessment is \$386,360.

MERRIAM AV.—Regulating, etc., from Ogden av to Aqueduct av. Estimated cost, \$41,000. Assessed value of real estate included within the probable area of assessment is \$248,380. Proceedings initiated.

BURNSIDE AV.—Flagging and reflagging where necessary on Burnside av, between Webster av and Aqueduct av. Proceedings initiated.

RYER AV.—Regulating, etc., in Ryer av, from East 178th st to Burnside av. Estimated cost, \$2,200. Assessed value of real estate included within the probable area of assessment is \$91,230. Proceedings initiated.

PARK AV.—Placing guard rail on west side Park av, 50 ft. north of East 182d st, and for all work incidental thereto, in accordance with report of Supt. of Highways, Borough of Bronx, dated Oct. 16. Proceedings initiated.

183D ST.—Placing guard rail at northwest corner 183d st and Park av and all work incidental thereto in accordance with report of Supt. of Highways, Borough of Bronx, dated Oct. 16. Proceedings initiated.

193D ST.—Receiving basin on south side of East 193d st at intersection of Morris av. Estimated cost, \$235. Assessed value of real estate included within the probable area of assessment is \$44,800. Proceedings initiated.

NELSON AV.—Regulating, etc., from Featherbed lane to Macomb's rd, and 175th st, from Nelson av to Macomb's rd, and Brandt pl, from Aqueduct av to Nelson av. Estimated cost, \$6,200. Assessed value of real estate included within probable area of assessment is \$336,000. Proceedings initiated.

CONDEMNATION PROCEEDINGS.

MOHEGAN AV.—Opening and extending between East 175th st and East 176th st. Commissioners F. W. Hottenroth, Albert Elterich and John B. Reynolds will present bill of costs, charges and expenses in this proceeding to Supreme Court for taxation on Jan. 4.

CLINTON ST.—Acquiring title between Broome st and the southerly clearance of the Williamsburgh Bridge. Commissioners Adam Wiener and Jas. S. Meng have completed their estimate of the loss and damage in this proceeding. Objecting parties will be heard on Jan. 5.

RIVERSIDE DRIVE.—Widening on easterly side from West 158th st to West 165th st. Commissioners Arthur D. Truax, Patrick J. Conway and Lawrence Kelly have completed their estimate and assessment in this proceeding. The limits of their assessment include all lands, etc., bounded on the west by the Hudson River; on the north by Dyckman st; on the east by Broadway, and on the south by 135th st. Unless objections are filed the final last partial and separate report in this proceeding will be presented to Supreme Court on March 11.

DEPEW PL.—In the proceeding calling for the discontinuance and closing of the portion of Depew pl, 12 ft. in width and 35 ft. in length on its westerly side, 121.83 ft. north of 42d st, notice is given that an application will be made to Supreme Court on Dec. 28 for appointment of a Commissioner of Estimate and Assessment in place and stead of Harvey Watterson, deceased.

20TH AND 21ST STS.—Site selected for school purposes on northerly side of 20th st and southerly side of 21st st, between 8th and 9th avs. Corporation Counsel gives notice under date of Dec. 22 that the report of Edward W. Fox and Wm. H. Wood, Commissioners of Estimate and Appraisal in this proceeding, will be presented to Supreme Court on Jan. 15.

AIDS CONSUMMATING SALES.

The Realty Records Co.:

Dear Sirs—We have been subscribers to your Real Estate Directory service from the date of its first issue, and find that it is absolutely essential in the brokerage department of our business. It has been a great help in a great many ways, and indirectly has aided us in making a number of sales. We take this opportunity to congratulate you on its efficient service, and trust that you will keep us posted regarding any new features you get out in connection with the Record and Guide.

Very truly yours,

MARTIN H. SCHRENKEISEN.

(Firm of J. B. Ketcham.)

SHOULD EXERCISE GREAT CARE.

It is always risky work for property owners or builders to lay concrete during cold weather, but in extreme cases this class of work can be done if proper precautions are taken. In the cold and damp winter months concrete sets more slowly than during the warm periods, and for this reason it is argued that the centering under it must be left in position for a proportionately longer time.

Writing for Municipal Engineering an authority says that below a temperature of 50° F. concrete sets slowly, and below 40° is very inactive. At 32° concrete freezes before setting. Remove any concrete known to have been frozen. A slight frost extending only one-fourth of an inch into concrete is not detrimental to strength. Some builders claim that concrete can be frozen, thawed out, and will then reset. This may be so in many cases, but it is always best to remove any concrete in which the freezing has extended throughout the mass.

Concrete work can be carried on when the temperature is as low as 20° (never lower) if the precaution is taken to encase the building with canvas and place heating grates or salamanders under the floor being concreted. Keep the building at a uniform temperature of about 60°. Do not allow intense heat to come in contact with the concrete, as it will dry out the concrete before it has set. Cover the concrete after being laid with some good insulating material, such as sawdust, straw, cement bags, manure, etc. Be sure to cover the concrete work before stopping work at night, even though it is warm during the day time. Salt dissolved in the water used in mixing concrete helps to prevent freezing by lowering the freezing point. A 5 per cent. solution (by weight) of common salt is ordinarily used and is not detrimental to strength when so used. Calcium chloride has an advantage over salt in that it reduces the freezing to a lower point. Dissolve in the water needed to properly mix the concrete two pounds of calcium chloride for each bag of cement used.

Heating the cement, sand, stone and water used in the concrete is helpful, but the materials must never be heated to a temperature of over 100°, as the strength of the concrete will be weakened. Be sure that the concrete is thoroughly set (not frozen) before any centering is taken down. Leaving all the upright supports in place, remove the sides of the columns and beam boxes and thoroughly examine the concrete. Then remove the slab centering, and lastly the main supports. Leave the centering in place a few days longer rather than take chances. Do not take down the centering too soon.

The foregoing advice is given by a prominent concrete steel company and will be of great value to owners and builders who have found it necessary to conduct their operations at this season of the year.

BURGLAR ALARM A SELLING AGENT.

In discussing the chief selling points of the modern dwelling house in New York an owner of several buildings of that type on West End av calls attention to the apparent neglect on the part of builders to include the perfected burglar alarm among the appointments of many so-called up-to-date residences. "Just why so little attention is paid to the installation of safety devices of this character is beyond comprehension," he said. "The burglar alarm has proven a most useful agent for the prevention of theft, and when properly maintained may be counted upon to be more reliable than special watchmen. As a selling feature in dwellings I have found the electric burglar alarm as invaluable as the most lavishly appointed bath room."

There is much logic in this criticism and it may safely be said that many an otherwise quick sale has been lost merely for the lack of just such a feature. The perfected burglar alarm as seen in residences and other buildings today consists of a simple system of wires running from the openings to be protected to an annunciator or indicator usually placed in the owner's bed chamber. The old defect of the closed circuit system by which an intruder could render an installation inoperative through the cutting of a wire has been overcome by the use of the "open circuit." In an alarm system of this description the opening of a contact releases the armature of a small relay such as is used in telegraph work. This in turn closes a "local circuit" at the annunciator and the alarm is given.

There is another kind of an alarm in which no exposed contacts are utilized, but in which a number of contacts are arranged in the form of a mat which is generally placed beneath a carpet or rug. This type of alarm is equally effective, and in some instances may be said to be necessary, especially when used in rooms in which windows are allowed to remain open during the heated spell.

SHOULD LOOK TO THE FUTURE.

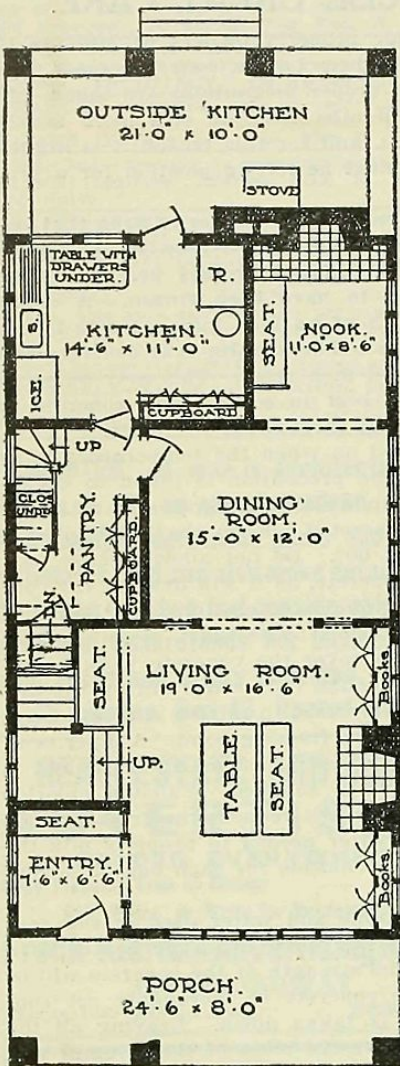
CAREFULLY DEvised PLANS OFTEN AFFECT PROPERTY VALUES.

A large proportion of lot owners hereabouts eventually improve their holdings by building private dwellings with the ultimate intention of disposing of them at a profit when the expected enhancement in value takes place. To such the matter of selecting a suitable interior plan is of the utmost importance.

How often we see a whole row of dwellings erected in the heart of an active locality rendered practically unsaleable because of unpopular planning.

Opinion will always be divided as to the most suitable floor plan for a dwelling within the limits of the city, but experienced builders and operators have lately shown a preference for a layout in which a large front living room is the predominating feature. One thing is certain, the old stereotyped design with the conventional front and back parlor no longer appeals to the masses, and go it must.

Herewith is presented an arrangement taken from the Craftsman. It embodies attractive features and may be depended upon to meet the fancies of the modern home seeker. As will be noticed, the entrance door opens into a small entry which may be screened by heavy portieres from the living room, so that no draught from the front door is felt inside. On the outside wall of the large living room the unique arrangement of



FLOOR PLAN.

book shelves or cases is shown. The chimneypiece is built of field stone laid up in black cement and runs entirely to the ceiling. The living room is large enough to accommodate a massive centre table. A broad seat is built into the nook formed by the staircase, the square landing of which is directly opposite the fireplace.

The arrangement of the staircase is convenient, since above the upper landing the stairs from the front and back merge into one. "The front stairway," the description says, "runs from the landing in the living room to an upper landing, where it turns again at right angles and goes up three steps into the upper hall. The back stairway also runs up from the pantry to this upper landing, from which it is divided by a door, so that the three steps leading from this landing to the upper hall are utilized both from the front and the back of the house. The cellar stairs open from the pantry, going down directly beneath the front stairs, so that no space is wasted. The dining-room is simply a continuation of the living room, from which it is divided only by posts and panels with open spaces in the upper part.

"Beyond this dining-room again is a nook, the end of which is completely filled by a large fireplace which uses the same flue as the kitchen range and the stove in the outside kitchen. The seat in this nook is not built in, but a broad bench or settle would be very comfortable if placed as suggested in the plan.

The kitchen has a built-in cupboard on the side next the dining-room and a broad work-table with drawers below at right angles to the drain board of the sink. It is not a large kitchen, but is so compactly arranged that there is plenty of room for all the work that is to be done—which work is greatly simplified by the small space and convenient arrangement. Upstairs there is the same economy of space and an arrangement that results in plenty of closet room without any apparent diminishing of the size of the bedrooms."

Although it must be admitted that the plan as illustrated is better adapted to a lot or plot in the outskirts of the town, by the elimination of the outside kitchen and a few minor changes it can be made suitable for sites within the more thickly settled sections of the metropolis. The chief points which recommend it to builders are its comparative simpleness and convenience, and above all its conformance to changing conditions.

PROPERTY OWNERS TO COOPERATE.

The West Side Improvement Association has recently extended its area to Riverside Drive. It now takes in the territory from 90th to 110th sts, Central Park West to the North River. Although it has been in existence for only a little over two months, the officers report a membership of nearly 150, and they have not yet been able to call upon the greater number of the property owners to join. This organization is to be conducted for strictly business ends on non-partisan lines. The leaders in it state that they will leave to the larger bodies the active agitation and consideration of matters dealing with the city and public affairs in general; although the organization will co-operate with those bodies, and support them in their efforts to secure the rights of property owners. The usual committees to take charge of local grievances have been partly appointed. In order to give representation to the entire district, these committees will not be completed until the next meeting of the organization, which will take place January 14, at which all property owners not heretofore notified will be called upon to attend.

As evidencing the business character of the organization, among other plans now being carried out, is one for the purchase of supplies in bulk. To make this effective, the property owners interested in obtaining a particular article, for instance coal, will be grouped together according to location, and will secure estimates from the different dealers for the same in large quantities. In this one article alone it is expected that the saving, especially to the owners of smaller properties, will amount to at least 10 to 20 per cent. There is also a committee whose special duty it is to investigate and report all improvements and advanced methods, both as to economy and utility in the conduct of the different kinds of property in the section.

Last week the Transportation Committee held a meeting and determined to take up at once and investigate conditions for securing a subway station at 104th st and Central Park West, which is deemed the most available site for that purpose, owing to the probability of the proposed 8th av line coming up Central Park West. A delegation from the association was present at a meeting called by the Real Estate Board of Brokers on Tuesday evening, and decided to report back favorably upon the formation of a Taxpayers' Congress. From the number of active, capable and energetic men and women who have already allied themselves with this practical organization, and from the evident pecuniary advantages which will accrue to the members, its growth will unquestionably keep pace with what it has been until the greater part of the property owners interested in the section covered by it, have become members.

GUARDING AGAINST FIRE.

The frequency with which disastrous fires have occurred of late is a forceful reminder of the burden of responsibility incurred by the erector and subsequent purchaser of an improperly constructed building. One cannot traverse a dozen blocks in Manhattan or the Bronx without being brought face to face with the most flagrant violations of common sense rules as applied toward safeguarding property and life against the deadliest of all enemies, fire. Many large buildings in the metropolis, especially those with immense floor openings and other defects, stand to-day as monuments to the wilful disregard of their owners for the rights and protection others have a reason to expect. In this connection the quarterly report of the National Fire Protection Association directs attention to the lack of window protection which it considers the worst feature of all in the modern fireproof building. It decries the making of floors 8 to 12 inches thick and enclosing stairs and elevators in a wall of equal thickness to prevent the spread of fire from floor to floor when rows of openings are allowed to remain unprotected except by 1/8-inch window glass. In part it says:

"What can the average man do to improve conditions? If he is a property owner and is building a new fireproof building, see that it really is fireproof and that the windows are protected. If he owns a combustible building, protect it with automatic sprinklers and automatic alarm. It will be a paying investment, for in nine cases out of ten, the reduction in insurance will pay the cost of improvements in from three to five years. If there were laws in this country similar to those in France, that makes a property owner liable for damage if a fire spreads beyond his premises it would have a tremendous influence on our fire loss. If he is a builder, do his work thoroughly and conscientiously. Do not allow cheap and unsafe walls to be built; see that concrete contains the proper constituents and is thoroughly mixed; see that steel work in fireproof buildings is thoroughly insulated; see that fire stops are placed at intervals in concealed spaces; see in short that all the underwriters' rules are obeyed.

"If he is an architect, advise his customer to put up only first-class construction; demand that window openings of fireproof buildings in congested sections be protected; advise against large areas (over 5,000 square feet) in one fire section; specify only first-class materials such as standard 2 1/2-inch tin covered fire doors, approved wire glass windows, etc.; and finally co-operate more with the fire insurance representatives."

190th st, No 433, late St James (Boston) av, n s, 362 e Jerome av, 58x100, 2-sty frame dwelling. Geo W Short to John B Haskin estates, a corpn. B & S. Mort \$4,000 and all liens. Dec 16, Dec 17, 1908. 11:3175. other consid and 100

194th st, late Kingsbridge road, s s, 82 w Morris av, 32x80, vacant. Release mort. The N Y Trust Co to H U Singh Realty Co. Dec 10, Dec 17, 1908. 11:3191. other consid and 1,000

210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9, 2-sty frame dwelling. Jennie Deutsch to Minnie Schmidt. 1/2 part. Mort \$4,000. Dec 19, Dec 22, 1908. 12:3343. 1,500

*217th st, late 3d st, n s, 200 e 6th av, 50x114.4, Laconia Park. FORECLOS, Nov 18, 1908. Ashbel P Fitch ref to Chas J Carroll. Dec 21, 1908. 5,500

*231st st, s w s, 105 s e 6th st, or av, 50x114.5, Wakefield. Mon-atiquot Real Estate Co of N Y, to Leonardo La Porta. Dec 21, Dec 23, 1908. 1,250

240th st, n s, 175 e Martha av, runs n 106 to c l of a brook, x s w — to st, x e 110 to beginning, vacant. Eugene Follmer to Ernest Keller. Dec 14, Dec 17, 1908. 12:3394. other consid and 100

*Av C, w s, 53 n 2d st, 75x99.

4th st, s s, 349 w Av C, 50x103, Unionport. Max Hoerberlein to Doris Hoerberlein, of Brooklyn. April 24, Dec 17, 1908. nom

*Arnov av, s s, 302 e Pelham road, 25x75x26.5x83.9. Benno Cohen to The Warranty Realty Co, a corpn. Dec 19, Dec 21, 1908. nom

*Arnov av, s s, 277 e Pelham road, 50x75x52.11x92.6. The Warranty Realty Co to Maria Grundgeyer. Dec 19, Dec 21, 1908. nom

*Amsterdam av, w s, 150 n Tremont road, 25x100, Tremont terrace. Bankers Realty and Security Co to Leonard Jacoby. All liens. Nov 24, Dec 22, 1908. 100

Aqueduct av | n e cor St James st (Croton av), 150.2x124.11x162.7 St James st | to n s St James st, x124.5, 2-sty frame dwell'g and 2-sty frame stable and vacant. Marie G Kraus to Adeline C Kraus. Dec 18, Dec 19, 1908. 11:3214. nom

Bainbridge av, No 2700, s e s, 379.1 s w 196th st, 25.6x108.9x25.7 x106.2 with six inch strip along n s, 2-sty frame dwelling. Minnie A Blanchard to Ferdinand Hecht. Mort \$6,500. Dec 10, Dec 18, 1908. 12:3287. other consid and 100

Boscobel av, e s, abt 403.9 n Plympton av, 25x87x25.4x82.9, 2-sty frame dwelling. James McCabe to Mary A McCabe. Morts \$8,400. Dec 23, 1908. 11:2875. 1,000

*Bruner av, w s, 500 s Nereid av, 50x97.6. Henry P Krull to Bert Scheuer. Mort \$1,000. Dec 9, Dec 23, 1908. other consid and 100

Bryant av, No 1341, w s, 125 s Jennings st, 25x100, 3-sty brk dwelling. Bertha Schmuck to Lena Roos. 1/2 part. Mort \$8,500. Dec 15, Dec 18, 1908. 11:2994. other consid and 100

*Bracken av, e s, 225 n Randall av, 50x100, Edenwald. Eugenio Clemente to Costantino Clemente. Mort \$400. Dec 14, Dec 18, 1908. other consid and 100

*Same property. Costantino Clemente to Eugenio Clemente. Mt \$400. Dec 14, Dec 18, 1908. other consid and 100

Brook av, Nos 1341 and 1343, w s, 91.8 s Anna pl, 41.7x90, 6-sty brk tenement and store. John Koch and ano to Mary Hottes. Mort \$31,500. Dec 21, 1908. 11:2893. other consid and 100

*Broadway, e s, 100 s Tremont road, 50x100, Tremont terrace. Bankers Realty and Security Co to Wm B and Isabelle P Clarke. All liens. Dec 10, Dec 22, 1908. 100

*Balcom av, e s, 225 n Latting st, 25x100, Seton Homestead. Daniel McLean to Andrew Kolbe and Mary L his wife, tenants by entirety. Dec 21, Dec 22, 1908. other consid and 100

*Boyd av, w s, 108.4 s Kingsbridge road, 25x100. Land Co B of Edenwald to Maier Berliner. Oct 30, Dec 22, 1908. nom

*Barker av, w s, 25 n Elizabeth st, 25x100, Williamsbridge. Louis Oldshein to Max Oldshein. 1/2 part. Mort \$2,000. Dec 22, Dec 23, 1908. nom

Bathgate av, w s, 310 s 172d st, 25x114.5, vacant. Annie and Wm Chapman to Mary Hand. All right, title and interest to extent of 1-9 part each. Dec 22, Dec 23, 1908. 11:2913. nom

Crotona av, e s, 25 n 178th st, 50x100, vacant. Timothy J Raftery to M Grohs Sons, a corpn. Mort \$7,000. Dec 16, Dec 17, 1908. 11:3092. other consid and 100

Cambreling av | n e cor 189th st, 40x149.7 to w s Beaumont av, Beaumont av | x40x150.6, vacant. CONTRACT. Belmont Bond 189th st, | and Mortgage Co with George Brown. All liens. July 25, Dec 18, 1908. 11:3091 and 3090. 13,000

Same property. Assign contract. George Brown to Lafayette Realty Co. All title. Aug 4, Dec 18, 1908. 11:3091 and 3090. nom

Concord av, No 327, w s, 60 n 141st st, 20x80, 3-sty brk dwelling.

Concord av, No 329, w s, 80 n 141st st, 20x80, 3-sty brk dwelling.

Concord av, No 349, w s, 60 s 142d st, 20x100, 3-sty brk dwelling.

Concord av, No 351, w s, 40 s 142d st, 20x100, 2-sty brk dwelling. Minnie A Blanchard to Moritz L and Carl Ernst. All liens. Dec 18, Dec 19, 1908. 10:2573. other consid and 100

Concord av, No 327, w s, 60 n 141st st, 20x80, 3-sty brk dwelling.

Concord av, No 329, w s, 80 n 141st st, 20x80, 3-sty brk dwelling.

Concord av, No 349, w s, 60 s 142d st, 20x100, 3-sty brk dwelling.

Concord av, No 351, w s, 40 s 142d st, 20x100, 2-sty brk dwelling. Phoebe Minzie to Minnie A Blanchard. All liens. Dec 18, Dec 19, 1908. 10:2573. other consid and 100

Concord av, No 337, w s, 173.4 s 142d st, 16.8x100, 3-sty brk dwelling.

Concord av, No 339, w s, 156.8 s 142d st, 16.8x100, 3-sty brk dwelling.

Concord av, No 341, w s, 140 s 142d st, 16.8x100, 3-sty brk dwelling.

Concord av, No 353, w s, 20 s 142d st, 20x100, 2-sty brk dwelling. Phoebe Minzie to Moritz L and Carl Ernst. All liens. Dec 18, Dec 19, 1908. 10:2573. other consid and 100

*Classon Point road, n e s, and intersection of Leland st, 122.2 x76 to Leland st, x141x10. Hudson P Rose Co to Annie Stewart. All liens. Dec 4, Dec 18, 1908. nom

Clinton av | s e cor 170th st, 31.6x100.2x42.6x95, 5-sty brk 170th st, No 650 | tenement. Yetta Stein to Margaret Graham. Mort \$42,000. Dec 19, 1908. 11:2935. other consid and 100

Clinton av | s e cor 170th st, 31.6x100.2x42.6x95, 5-sty brk 170th st, No 650 | tenement. Stuart Realty Co to Yetta Stein. Morts \$42,000 and all liens. (Dec 18, Dec 19, 1908. 11:2935. other consid and 100

Clinton av, w s, 167 s 176th st, late Woodruff av, 33x149.10, vacant. John R Peterson to Coleman W Burke. Mort \$6,500. Nov 30, Dec 21, 1908. 11:2949. other consid and 100

Carter av, No 1869, w s, 65.6 s Tremont av, 16.8x76.1x16.8x77, 3-sty frame tenement. Besse M McQuade to Wm H Osborn. Mort \$5,500. Oct 29, Dec 21, 1908. 11:2892. other consid and 100

College av, No 1336, e s, 493.1 s 170th st, 16.8x100, 2-sty frame dwelling. Chas H Baechler to Leontine Girardot, B & S. Mort \$3,500. Dec 11, Dec 22, 1908. 11:2788 and 2785. nom

Courtlandt av, No 623. Agreement as to encroachments. Mary E Van Zandt with David and Charles Galewski. Dec 17, Dec 23, 1908. 9:2411. nom

Daly av | s w cor 178th st, 50x80, vacant. Wm C Kelly to Car-178th st | mino Liberti and Frank Cusati. Dec 11, Dec 19, 1908. 11:3121. other consid and 100

*Eastchester road, e s, abt 177 s Saratoga av, 25.3x86.3x25x83. Hudson P Rose Co to Charles Hegg. All liens. Dec 10, Dec 22, 1908. nom

*Eastchester road, e s, about 177 s Saratoga av, 25.3x86.3x25x83. Stillwell av, w s, about 88 s McDonald st, 28.11x100x28.4x98.6. Release mort. John J Brady to Hudson P Rose Co. Dec 16, Dec 21, 1908. 700

Franklin av, No 1387, n w s, 113.5 s w 170th st, 20x100, except part for av, 2-sty brk dwelling. Jennie Starr to Mayer Jones. Mort \$4,225. Dec 21, 1908. 11:2931. nom

*Fairfax av, w s, 100 s Waterbury av, 29.6x100x53x102.9. Adam J Marshall to Lizzie Rickus, Borough of Queens. Sept 10, Dec 17, 1908. nom

*Fairmount av, s e cor Fairfax av, 50x100. Lohbauer Park Impt Co to Wm H Morris. Dec 18, 1908. Dec 23, 1908. other consid and 100

*Gunther (Fox) av, w s, 100 n Edenwald (Jefferson) av, 25x100, Edenwald. Ida C wife of and Oscar Smith to Smith Rowe Realty and Construction Co. Q C and B & S. Dec 15, Dec 23, 1908. nom

*Gainsborg av | e s, 275 s Tremont road, 111.1x200.11 to w s Eastern Boulevard | Eastern Boulevard, x91.9x200, Tremont Terrace. Release mort. Patrick Higgins to Colorado Realty Co, a corpn. Nov 6, Dec 22, 1908. nom

Garrison av | s e cor Irvine st, 56.7x110.5x50x82.5, vacant. Hunts Irvine st | Point Realty Co to Adolph Lowy. B & S. Dec 22, 1908. 10:2761. other consid and 100

*Gleason av, n s, 25 w 174th st, 25x100. James Garvey to Chas A Williams. Mort \$3,500. Dec 16, Dec 17, 1908. other consid and 100

Grand Boulevard and Concourse | s e cor 165th st, runs s 154 x e 164th st | 200.11 x n 118 to w s 164th st, 165th st | late Ella st, x n 25 to s 165th st, x w 197.7 to beginning, 3-sty frame dwelling and vacant. Elise Zanmatti to Rebecca Mann. Mort \$20,000. Dec 16, Dec 17, 1908. 9:2461. other consid and 100

Hunts Point av | w s, 181 n Lafayette av, runs w 100 x n 743.8 to s Garrison av | s Garrison av, x e — to Hunts Point av, x s — to beginning, vacant. George F Johnson's Sons Co to Hunts Point Construction Co. All liens. Dec 15, Dec 17, 1908. 10:2740. other consid and 100

*Hill av, w s, 250 n Randall av, 25x100, Edenwald. David D Feins to William Ufland. Correction deed. Mort \$300. Nov 12, Dec 17, 1908. 100

Hoe av, e s, 125 s 173d st, 75x100, vacant. Jennie Reichman to Belmont Bond and Mortgage Co. Mort \$2,520. Dec 4, Dec 18, 1908. 11:2989. 100

Hughes av, No 2422, e s, 71.8 s 188th st, 24.10x87.6, 2-sty frame dwelling. Wm S Patton to Catharine Vetter of Ridgefield Park, N J. Mort \$5,000. Dec 22, Dec 23, 1908. 11:3076. other consid and 100

Intervale av, w s, 216 n Freeman st, 150x100, vacant. Isidore Pekarsky to McKinley Realty and Construction Co. Mort \$18,000. June 23, Dec 22, 1908. 11:2965. other consid and 100

Inwood av, No 1301 | w s, 100 s w from an angle in said av, runs Cromwell av | n w 230 to Cromwells or Doughtys Brook, x s — to lot 355 on map of Inwood, x s e 190 to av, x n e 100 to beginning, 3-sty frame dwelling and vacant. Bell M Robinson to Kate Murray. Morts \$10,000. Sept 19, 1907. Dec 19, 1908. 11:2855 and 2871. nom

Jerome av, s w s cor 167th st and at w s at s line lot 12, map (No 405 in West Co) of Anderson property, runs w to c l Anderson av, x n — to land Silas Allen, x e — to Jerome av, x s S3 to beginning, a strip, vacant. Eliza W Steele to Louise F Burns. B & S. July 13, Dec 23, 1908. 9:2505. nom

Jerome av, No 1245 | w s, 193.5 n from e s Cromwell av, 60 x Cromwell av | 135.10 to e s Cromwell av, x68x103.8, 1 and 2-sty frame stable.

Cromwell av, w s, 363.7 n from w s Jerome av, runs n 59.10 x s 52.9 x e 28.10 to beginning, vacant. PARTITION, Nov 18, 1908. Richard M Henry ref to Mary A Grace. All liens. Dec 16, Dec 17, 1908. 11:2855 and 2871. 8,350

Jerome av | n w cor Buchanan pl, 100x100, vacant. John H Buchanan pl | Meuse to Reginald C Vanderbilt. Morts \$15,000. Dec 21, Dec 23, 1908. 11:3196. 100

*Lampport av, s s, 575 w Ft Schuyler road, 25x100, Tremont Heights. The Lampport Realty Co to Benjamin Zuckerman, of Brooklyn. All liens. Dec 15, Dec 21, 1908. other consid and 100

*Madison av, s s, 150 e Robin av, 50x100, Tremont Terrace. Bankers Realty and Security Co to Jacob Klein. All liens. Nov 24, Dec 22, 1908. 100

*Same property. Release mort. Washington Savings Bank to Bankers Realty and Security Co. Nov 24, Dec 22, 1908. nom

*Madison av, s e cor Gainsborg av, 50x100. Assign contract dated Mar 18, 1905. William Scheinman to Jacob Klein. All title. Nov 17, 1908. Dec 22, 1908. nom

Mapes av, No 2077, w s, 118.2 s 180th st, 22x100, 4-sty brk tenement. Giosue Galiani to Pasquale Petrillo, of Mt Vernon, N Y. Mort \$10,000. Nov 15, Dec 21, 1908. 11:3109. nom

Mapes av, No 2073, w s, 162.3 s 180th st, 22x100, 4-sty brk tenement. Same to same. Mort \$11,000. Nov 15, Dec 21, 1908. 11:3109. nom

Mapes av, No 2075, w s, 140.3 s 180th st, 22x100, 4-sty brk tenement. Same to same. Mort \$11,000. Nov 15, Dec 21, 1908. 11:3109. nom

Morris av, No 1981, w s, 180 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Charles F Siemons and Anna his wife, tenants by entirety. Mort \$8,000. Dec 14, Dec 17, 1908. 11:2829. other consid and 100

*Magenta av (211th st), s w s, cor Magenta pl, 125x100. Frank C Mayhew and Ralph Hickox trustees, &c, to Chas E Watson. July 25, Dec 15, 1908. Reprinted from last issue, when grantor and grantees were omitted. 3,400

*Newell av, e s, 375 n Elizabeth st, 25x125, Olinville. FORECLOS, Dec 16, 1908. Frank Cochrane ref to Rachel Markens. Dec 16, Dec 22, 1908. 2,000

*Olinville av, w s, 250 s Mace av, 50x100. John Ringen to Chas Shano. Mort \$450 and all liens. Dec 1, 1908. Dec 22, 1908. other consid and 100

Ogden av, Nos 1209 to 1215, w s, 87.6 s 168th st, 78.6x109.9x33.5 x100, except part for av, four 2-sty frame dwellings. Geo E Knight to The Carr Building Co. Mort \$13,000. Oct 31, Dec 17, 1908. 9:2528. nom

Ogden av, No 994, e s, 50 s 164th st, 25x90, 3-sty frame tenement. Jane Bennett to Edward Bennett. Q C. Dec 17, 1908. 9:2511. 1,200
Prospect av | n w cor 179th st, 50x100x49.11x100, vacant. Wolff 179th st | Malino to Ernestine Malino. Q C. Mort \$6,000. Dec 11. Dec 18, 1908. 11:3094. other consid and 100
*Penfield av, s s, 16.3 w Baker av, 100x100x100x101, Wakefield. William H Osborn to Besse M McQuade. Mort \$2,000. Oct 29. Dec 21, 1908. other consid and 100
Prospect av | n e cor Kelly st, runs e 132.7 to w s Av St John, Av St John | x n 185.5 to e s Prospect av, x s 228 to beginning, Kelly st | gore, vacant. FORECLOS, Dec 11, 1908. Alfred J Talley ref to Pincus Lowenfeld and William Prager. Dec 21. Dec 22, 1908. 10:2686. 32,000
Plympton av, w s, abt 308 s Featherbed lane, 50x90x50.2x87, vacant. Thos F Cooney to Chas A Glaser. Mort \$950. Dec 16. Dec 21, 1908. 11:2875. other consid and 100
Plympton av, w s, abt 358 s Featherbed lane, 50x90, vacant. John F Kaiser to Caroline Woodward. Mort \$950 and all liens. Dec 18. Dec 21, 1908. 11:2875. other consid and 100
Riverdale av, e s, at s w cor lands conveyed by Goodridge to Babcock by deed dated Dec 20, 1865, runs s e 287.3 x s w 152.6 x n w 330.6 to av, x n e 112.6 to beginning, contains 917-1,000 acres. Henry D Babcock et al EXRS, &c, Samuel D Babcock to The Rector, &c, of Christ Church, Riverdale, a corpn, and located at Riverdale. Dec 5. Dec 23, 1908. 13:3421. nom
Riverdale av | s w cor 252d st, runs s 532.11 x w 890.2 to e Independence av | s Independence (Palisade av), x n 44.9 to s s Blackstone av | 252d st, x e 1,069.10 to beginning, vacant. John Arlington av | B Morris EXR Wm L Morris to Geo W Perkins. Dec 16. Dec 21, 1908. 13:3419. other consid and 75,000
Same property. Margt A wife John A Stevens et al HEIRS, &c, Wm L Morris to same. C a G. Nov 24. Dec 21, 1906. 13:3419. other consid and 100
Ryer av, Nos 2181 to 2185, w s, 202.11 n 181st st, 50.9x93.3, three 3-sty frame tenements. James T Murray to Thos P Howley and Thos E Fitzgerald. All liens. Dec 14. Dec 19, 1908. 11:3157. other consid and 100
Sedgwick av, No 1767 and 1769. Release and discharge of all claims, &c, except boundary line. Alexander Bremer to N Y C & H R R Co. Dec 15. Dec 18, 1908. 11:2882—lots 167 and 168. 1,500
Stebbins av, w s, 100 n Jennings st, 200x100, vacant. Joseph Alexander to the Friedman Construction Co. B & S. Mort \$13,500. Dec 18. Dec 19, 1908. 11:2964. other consid and 100
Stebbins av, No 1245, w s, 80 s 169th st, 20x59.4x23.8x58, 3-sty frame tenement. William Huebener to Martha wife William Huebener. 1/2 part. All title. Mort \$4,500. Dec 19. Dec 21, 1908. 10:2694. nom
Southern Boulevard, e s, 316.8 n Tiffany st, 33.4x100, vacant. Release mort. N Y Trust Co to John J Tully Co. Dec 21. Dec 22, 1908. 10:2733. other consid and 1,000
Sedgwick av, e s, 195.6 s 167th st, 75x120, vacant. Samuel W Ehrich to Nellie wife of Samuel W Ehrich. Correction deed. Dec 21. Dec 22, 1908. 9:2527. nom
Stebbins av, s e s, 250 n 169th st, 71.5x135.4x71.6x131.4, vacant. August Gross et al to Gross and Herman, Inc. Dec 3. Dec 22, 1908. 11:2973. nom
Sherman av, c l 130 n e from c l 166th st, runs n e along av, 50 x n w 130 x s w 50 x s e 130 to beginning, excluding strip 50x30, 3-sty frame dwelling. FORECLOS, Nov 20, 1908. Adam Wiener ref to the Mutual Bank. Dec 22. Dec 23, 1908. 9:2452 and 2456. 6,600
*St Raymonds av, or 4th av, e s, 375 n Zerega av, 25x100. Annie Lambert to Martha King. Dec 22. Dec 23, 1908. nom
*Same property. Martha King to Hudson P Rose. Mort \$700. Dec 22. Dec 23, 1908. nom
Tee Taw av. Agt modifying agreement made Nov 13, 1908, as to connections of drain with sewer pipe, &c. The Roman Catholic Orphan Asylum, N Y, with Lina Majud. Dec 14. Dec 17, 1908. 11:3219. nom
*Tremont av | s w s, at n s 12th st, runs n w along Tremont av, 12th st | 61.7 x s 31.10 to n s 12th st, x e 52.9 to beginning, gore, Unionport. Tremont av, n e s, 170.9 n w 12th st, runs n 19.10 x w 32.10 to av, x s e 38.4 to beginning, gore. Nelson Bradley to Ellen Brady. Dec 4. Dec 17, 1908. other consid and 100
Tee Taw av, s e s, 250 n e Parkview pl, 50x100x30x100, vacant. Geo W and Josephine Edmondson to Lina Majud. Mort \$9,600 on this and other property. Oct 28. Dec 17, 1908. 11:3219. nom
Tremont av, No 846 | s w cor Belmont av, 50x100, 2-sty frame Belmont av | dwelling and vacant. Edwin Shuttleworth to Arthur H Murphy. All liens. Dec 19. Dec 21, 1908. 11:2947. other consid and 100
Tinton av, No 1210, e s, 83 n 168th st, 19.6x100, 2-sty brk dwelling. John J Bowe to Julia I Grattan. Mort \$6,000. Dec 15. Dec 18, 1908. 10:2673. other consid and 100
Tinton av, No 604, e s, 100 s 151st st, late Beck st, 20x100, 2-sty frame dwelling. Conrad G Zink to Annie M Zink. Mort \$3,000. Dec 1. Dec 22, 1908. 10:2664. other consid and 100
Vyse av, e s, 100 s 180th st, 72x113.6x70x114.8, vacant. Rockland Realty Co to Streebrook Realty Co. Dec 18. Dec 22, 1908. 11:3132. nom
Vyse av, e s, 172 s 180th st, 35x112.11x35x113.6, vacant. Rockland Realty Co to Sarah J wife of Charles Schaefer, Jr. Dec 18. Dec 22, 1908. 11:3132. nom
Vyse av, Nos 1220 and 1228, s e cor 180th st, runs e 116.3 x s 275.2 x w 111.11 to av, x n 277 to beginning, 1-sty frame building and vacant. Also all lands lying between above and lands of Presbyterian Church on east, also lands bet above and formerly of Thomas Walker on south. Wm R Syme EXR and TRUSTEE Rachel Purdy to Rockland Realty Co, a corpn. Dec 17, 1908. 11:3132. 35,000
Same property. Charles Purdy to same. Dec 12. Dec 17, 1908. 11:3132. other consid and 100
*Waterbury av, n s, 105 e Crosby av, 56.11x75.9x50, gore. Hudson P Rose Co to Jacob E Reiss. Nov 18. Dec 21, 1908. nom
*Same property. Jacob E Reiss to Maria Rehwagen. Dec 19. Dec 21, 1908. nom
*West Farms road, s s, abt 52 w Bronx Park av, 53x102x50x121.5, except part for road. Release mort. Herman F Eppele to Frank L Bacon. Dec 16. Dec 18, 1908. nom
Willow av (closed) plot bounded on e by former w s of Willow av (closed), s by U S pier or bulkhead line of Harlem River on w or n w by line 50 ft from c l of lands of party 2d part and runs s e 10 x — 220 to w s said av, gore. Grant of permanent easement, right of way, &c, for viaduct structure. The N Y, N H & H R R Co and the Harlem River & Portchester R R Co to the N Y Connecting R R Co. Sept 22. Dec 17, 1908. 10:2558. nom

Walton av | e s, being land in roadbed of av, begins at n line lot Marcy pl | 219 on map of Inwood, runs w 25 to c l of av, x n Clarke pl | 25 to s s Marcy pl, x w 25 to w s of said av, x s 191 to n s Clarke pl, x e 50 to e s of av, x n 169.3 to beginning. Clarke pl, s w cor Walton av, runs e 50 to e s Walton av, x s 4.7 to w s Grand Boulevard and Concourse, x s 97 x w 25 to w s said av, x n 96.3 to beginning.
Walton av, n e cor Marcy pl, runs w 25.2 to c l of av, x n 12 x e 25 to e s of av, x s 17.10 to beginning.
Walton av, e s, at s line lot 212 on said map, runs w 25 to c l of av, x n 38 x e 25.2 to e s of av, x s 34 to beginning, vacant. All of above being strips lying in bed of Walton av.
Julia M Sexton to J Romaine Brown. Q C. Nov 18. Dec 19, 1908. 11:2831, 2839, 2840 and 2841. other consid and 100
Same property. Wm Stebbins to same. Q C. Nov 17. Dec 19, 1908. 11:2831, 2839, 2840 and 2841. other consid and 100
Same property. Saxbury Waddell to same. Q C. Nov 7. Dec 19, 1908. 11:2831, 2839, 2840 and 2841. 306.25
Same property. Julia A Stebbins to same. Q C. Nov 17. Dec 19, 1908. 11:2831, 2839, 2840 and 2841. other consid and 100
Same property. Lloyd D Waddell to same. Q C. Nov 9. Dec 19, 1908. 11:2831, 2839, 2840 and 2841. 306.25
Same property. Anna M Lovejoy to same. Q C. Nov 9. Dec 19, 1908. 11:2831, 2839, 2840, 2841. 306.25
Same property. Edith L Otis to same. Q C. Nov 18. Dec 19, 1908. 11:2831, 2839, 2840 and 2841. other consid and 100
Wendover av, No 496, s s, 151.7 e Washington av, 25.3x169.7x25 x173.2, 4-sty brk tenement. Joseph Balaban to Henry Brandt. Morts \$26,000. Dec 18. Dec 19, 1908. 11:2912. nom
Washington av, Nos 2043 and 2045, w s, 225 n 179th st, 50x145, 5-sty brk tenement and store. Ignatz Rosenzweig to Anthony Deutsch. Correction deed. Mort \$60,000. Dec 16. Dec 18, 1908. 11:3036. other consid and 100
Walton av | n e cor 181st st, 60x93.3x60.3x99, vacant. Jacob 181st | Leitner to Cameron Realty Co, a corpn. All liens. Dec 21. Dec 22, 1908. 11:3180. nom
*White Plains road | s w cor 222d st, 114x180, except parts for 222d st | White Plains av and East 222d st, Wakefield. Michael J Dowd et al to Alberto de Verastegin, of Dobbs Ferry, N Y. Dec 14. Dec 21, 1908. other consid and 100
West Farms road | n w s, at e s Boone st, now av, runs n e Boone av | along road, 96.4 x n w 137.11 to e s Boone av, x s w 8.11 x s still along av, 154.9 to beginning, vacant. Harry N Baruch to John E Poillon. Mort \$4,550. Oct 30. Dec 22, 1908. 11:3007. nom
Same property. Certificate as to cancellation of agreement recorded Nov 1, 1907. Harry N Baruch with John E Poillon. Oct 30. Dec 22, 1908. 11:3007.
Williams av, e s, 100 s Madison av, 50x100, Tremont Terrace. Bankers Realty and Security Co to Albina Hlavac. All liens. Nov 13. Dec 22, 1908. 100
*White Plains road, w s, 600 n Morris Park av, 50x100. John F Scott to Emily W Scott. Mort \$3,300 and all liens. Dec 22. Dec 23, 1908. nom
*Wallace av, w s, 100 s 205th st, 100x100. Eliz A Riedinger to Geo B Seyfarth. Mort \$2,400. Dec 21, 1908. other consid and 100
Washington av, Nos 1647 and 1651, w s, 180.5 n 172d st, 80.2x 140.1, two 5-sty brk tenements. Leland T Lane to Waldemar F Timme of New Rochelle, N Y. Correction deed. Mort \$80,000. Nov 21. Dec 23, 1908. 11:2908. nom
Wilkins av, w s, 352.2 s from e s Intervale av, 84.11x118x76.2x 91.9, vacant. Occidental Realty Co to Henry Morgenthau Co. a corpn. Dec 22. Dec 23, 1908. 11:2976. other consid and 100
*Zulette av, n s, 250 w Mapes av, 50x100, Westchester. Mary L Donohue et al to Lambert G Mapes. Mort \$2,500. Dec 21. Dec 22, 1908. nom
3d av, No 3021 | n w cor 155th st, deed reads part lot 731, map (No 155th st | 238 West Co) of Melrose South, begins at line bet lots 731 and 732, runs w 55 x n 25 x e 60 to av x s 25.9 to beginning, except part for 155th st, 3-sty frame tenement and store. Geo F Moady to J Clarence Davies. Mort \$10,500. Dec 12. Dec 23, 1908. 9:2377. other consid and 100
3d av, Nos 3664 and 3666, e s, 214 s 170th st, 50x209.6, being part lot 86 map Morrisania.
3d av, No 3668, e s, abt 189 s 170th st, deed reads, 75 n e from s w cor said lot 86, runs s e 209.5 x n e 25 x n w 209.5 to av x s w to beginning, being part lot 86 same map. two 3-sty frame tenements and stores and vacant. FORECLOS, Dec 2, 1908. Edward L Patterson ref to Max Hirshkind of Mt Vernon, N Y. Dec 3. Dec 22, 1908. 11:2925. 5,000
3d av, No 4274, e s, 105.2 n 178th st, 50x102x49.11x100, 6-sty brk tenement and store. FORECLOS, Nov 11, 1908. Isidor Weis ref to Valley Forge Realty Company, a corpn. Mort \$35,000. Dec 18. Dec 21, 1908. 11:3061. 13,000
3d av, No 4278, e s, 155.2 n 178th st, 50x104x49.11x102, 6-sty brk tenement and store. FORECLOS, Nov 11, 1908. Isidor Weis ref to Valley Forge Realty Co. Mort \$35,000. Dec 18. Dec 21, 1908. 11:3061. 13,000
*3d av, w s, 366.8 s 2d st, 33.4x100, Olinville. Adelaide Burlando to Richardson & Boynton Co. Mort \$2,500. Dec 21, 1907. Dec 21, 1908. nom
3d av, No 4197, w s, 113.1 s Tremont av, 26x93.7x26x92.7, 4-sty brk tenement and store. George Heuser to John W Dick. Mort \$13,000 and all liens. Dec 17. Dec 18, 1908. 11:2924. other consid and 100
*Lots 378, 384, 391 and 396 map No 1106 of Arden property at East and Westchester. Matilda Fraser to Charles Finkelstein. Mort \$1,680 and all liens. July 20, 1894. Dec 17, 1908. 4,200
*Plot begins 340 e White Plains road at point 195 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. Q C. Dec 21. Dec 23, 1908. nom

LEASES

Under this head 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.

Dec. 17, 18, 19, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Baxter st, No 60, w s, 50 s Franklin st, 25x60.10x25x58.6. Surrender lease. Louis Siegel to Georgiana B Maclay. All title. Oct 5, 1904. Dec 17, 1908. 1:167. nom
Cherry st, Nos 394 to 400, n s, 95.5 e Scammel st, 108.4x97.6x 107.10x99, 5-sty brk brewery and 2-sty brk office.

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Chrystie st, No 178. Assign lease. Rebecca Fihrer to Annie Schutzberger. All title. Dec 15. Dec 18, 1908. 2:420....100
Cherry st, n s, 95.5 e Scammel st, 108.4x97.6x107.10x99. Chas M Warner to William A Miles & Co. Dec 21. Dec 22, 1908. 1:261
Eldridge st, No 156, all. Morris Weinstein to Bernard Drachenberg; 3 years, from May 1, 1908. Dec 17, 1908. 2:415... 1,020 to 1,200
Monroe st, Nos 179-183, 2d store from Montgomery st. Isidor Leipzig to Abraham Zlochevsky; 2 4-12 years, from Jan 1, 1909. Dec 18, 1908. 1:269..... 300
Orchard st, No 164. Assign lease. Rebecca Fihrer to Annie Schutzberger. All title. Dec 15. Dec 18, 1908. 2:411.....100
Rivington st, No 180, n e cor Attorney st. Assign lease. Samuel Leder to Wm Zoll. Mort \$1,600. Dec 17, 1908. 2:344.....nom
Suffolk st, Nos 65 and 67, 1st floor above stores. Lena Michel-son to Aaron Grayzel and ano; 3 years, from Jan 1, 1909. Dec 18, 1908. 2:352.....960
Scammel st, Nos 36 to 44 | s e cor Monroe st, runs s 107 x e 95.10
Monroe st, Nos 222 to 226 | x n 108 x n w 96.6, 3-sty brk tenement and store and 5-sty brk storage building with machinery. &c, leasehold.....
FORECLOS, Nov 30, 1908. Michael J Egan ref to Charles M Warner. Dec 14. Dec 22, 1908. 1:261.....5,000
Thompson st, No 166, all. Chas F Reichert to Oreste Mariani; 5 years, from Jan 15, 1909. (5 years renewal). Dec 21, 1908. 2:516.....1,428
West st, s e cor Christopher st, restaurant, &c, in Palace Hotel. Gus T Smith and ano to Emil W Hoenncher; 3 years, from May 1, 1909. Dec 16, 1908. 2:604. Corrects error in last issue when location was West st, s w cor Christopher st.
West st, No 6, south store and basement. Abraham Gabriel to Domenico Curcio; 3 years, from Nov 1, 1908. Dec 17, 1908. 1-15.....1,080 and 1,200
3d st, No 131 East. Assign 20 years lease from May 1, 1890. Rachel Metzner to Jacob Hausman. 1/2 part. All title. Dec 14. Dec 18, 1908. 2:431.....nom
Same property. Assign 20 year lease from May 1, 1910. Same to same. 1/2 part. All title. Dec 18, 1908. 2:431.....nom
3d st, No 245, n e s, 164.3 n w Av C, 24.9x96.2, the lot. Winthrop A Chanler and ano EXRS John W Chanler to John Tonyes and Ernest Schernikow trustees Nicholas F Seebeck; 5 years, from May 1, 1903. Dec 23, 1908. 2:386.....taxes, &c, and 850
3d st, No 245, n e s, 164.3 n w Av C, 24.9x96.2 the lot. Winthrop A Chanler and ano EXRS, &c, John W Chanler to David Mann; 5 years, from May 1, 1908. Dec 22, 1908. 2:386.....taxes, &c, and 1,100
4th st, No 147, n s, 162.11 e 1st av, 25x96.2. Leasehold. FORECLOS, Dec 9, 1908. Wm H Law ref to Chas Urz. Dec 21. Dec 22, 1908 2:432.....2,250
16th st, Nos 15 and 17 East, 10th loft. Max Kurzrok and ano to Moses and Lawrence G Anathan; 5 years, from Feb 1, 1909. Dec 19, 1908. 3:844.....2,700
17th st, No 22 West, basement store. Semons Fur Co to Harry L Harmatz and ano; 5 years, from Dec 1, 1907. Dec 17, 1908. 3:818.....1,800 and 1,900
17th st, No 22 West. Assign lease. Harry L Harmatz and ano to Samuel Karpf. Mar 16. Dec 17, 1908. 3:818.....nom
Same property. Assign lease. Morris Roth and ano to Solomon J and Louis Stadler. Dec 17, 1908. 3:818.....nom
21st st, Nos 551 and 553 | n s, 650 w 10th av, 106.11 to e s of Marginal st | new Marginal st, x105.10x145.1x98.8, the lots. Kath T Moore to Quinn & Smith, a corpn; 21 years, from Jan 1, 1909 (with renewal). Dec 22, 1908. 3:693.....taxes, &c, and 5,000
28th st, Nos 229 to 239, n s, 304.1 e 8th av, 124.3x-, all. Martha M Wysong and Louise M Pollock to The William H Jackson Co; 10 years, from May 1, 1903. Dec 18, 1908. 3:778.....taxes, &c, and 5,000
28th st, Nos 131 and 133 West, all. Agreement as to modification of conditions, &c, in lease. Tarrytown Building Co to Alexander Warendorff. Dec 15. Dec 17, 1908. 3:804.....nom
33d st, Nos 35-39 West, 5 and 6 lofts. Eldaan Realty and Construction Co to Saml Weltman and Isaac Pollack; 5 years, from Feb 1, 1909, privilege 5 years renewal. Dec 19, 1908. 3:835.....7,500 to 8,500
Same property, 4th loft. Same to same. 5 years, from Feb 1, 1909, privilege 5 years renewal. Dec 19, 1908. 3:835.....3,000 to 4,000
42d st, Nos 118 and 120 East, portion of ground floor, 30x82. Herbert F Blake to Jacob A Karet. Oct 29, 1908; 10 years, from date of possession. Dec 22, 1908. 5:1296.....3,500 and 4,000
48th st, No 242 East, all. Bella C Forbes to Mary Kallmeyer; 5 3-12 years, from Feb 1, 1909. Dec 22, 1908. 5:1321.....1,150
75th st, No 339 East, east store. &c. Jacob Ungar to Joseph Sharp; 4 5-12 years, from Dec 1, 1908. Dec 18, 1908. 5:1450. 420 and 480
Same property. Assign lease. Joseph Sharp to Arthur Jost. Dec 14. Dec 18, 1908. 5:1450.....nom
90th st, No 340 East, store. Max Keve to Julius Brandt; 3 years, from May 1, 1908. Dec 17, 1908. 5:1552.....240
96th st, Nos 107 and 109 West, n s, 50x100, 4-sty building. Henrietta E O'Connor to Chas A Collins; 10 years, from Apr 1, 1909. (11 years renewal at \$7,700 to \$8,700). Dec 21, 1908. 7:1851.....5,000 and 7,600
102d st, Nos 307 and 309, n s, 136.6 e 2d av, Surrender lease. Louis Livingston and ano to Rebecca Fihrer and Morris Moore. All title. June 1, 1906. Dec 18, 1908. 6:1674.....nom
104th st, n s, 563 e 1st av, 50x100.11, all. Edwin Shuttleworth to Angelo Mottola and ano; 10 years, from Dec 1, 1908. Dec 21, 1908. 6:1698.....taxes in excess of \$128.31 and 600 to 1,000
106th st, Nos 403 to 413 and 417 East. Assign lease. Antonio Caggiano to Lizzie Aliberti. Dec 14. Dec 15, 1908. 6:1700. Corrects error in last issue when location should be east.....nom
108th st, Nos 422 and 424 East. Assign lease. Charles Freysz to Henrietta L Heine. July 22, 1907. Dec 17, 1908. 6:1701.....nom
112th st, No 535 West, n s, 200 e Broadway, Hotel Colonia. Richard Lankman to Geo L Thayer; 10 years, from Oct 27, 1908. Dec 23, 1908. 7:1884.....6,700
114th st, No 14 East. Surrender lease. Louis R Smith to Jacob Guterman. All title. Dec 17. Dec 21, 1908. 6:1619.....nom
125th st, Nos 63 and 65 West. Subordination of lease and mortgages to another mortgage. Bailey Lloyd et al with Chelsea Realty Co. Dec 19. Dec 21, 1908. 6:1723.....nom

133d st, No 34 West. Assign lease. Morris Moore to Annie Moore. All title. Mar 24. Dec 23, 1908. 6:1730.....nom
135th st, Nos 61 and 63 West.....nom
133d st, No 64 West.....
Assigns two leases. Morris Moore to Annie Moore. All title. Mar 7. Dec 23, 1908. 6:1730 and 1731.....nom
Av A, No 1543, store, &c. Samuel Sussman to Harris Crystal; 3 years, from Oct 15, 1908. Dec 9, 1908. 5:1561. Corrects error in last issue when st No was 1533.....480
Amsterdam av, Nos 533 and 535, s e cor 86th st, store and basement. Janette Goldsoll to Emil Roller; 5 years, from Oct 1, 1908. Dec 21, 1908. 4:1216.....1,800 to 2,400
Amsterdam av, No 869, store and apartment above it, 13x196. Marie Schmidt to Paul Miklowitz; 3 years, from Mar 1, 1909. Dec 23, 1908. 7:1857.....1,200
Amsterdam av, No 1308. Assign lease. Israel M Marks to Flora Blaustein. Dec 22. Dec 23, 1908. 7:1979.....nom
Broadway, No 779, 1st loft. Chesbro-Davidson Realty Co to Zeman Brothers; 5 years, from Feb 1, 1909. Dec 17, 1908. 2:561.....1,600
Broadway, Nos 2637 and 2639, s w cor 100th st, office on 2d floor. Wm G Richardson to Joseph Galowitz; 5 years, from Jan 1, 1909. Dec 22, 1908. 7:1871.....1,500
Broadway, No 3221, n w cor 129th st, all, except coal office and stable. Wm Brennan to John G Jamison; 8 5-12 years and 5 days, from Nov 25, 1908. Dec 21, 1908. 7:1996. 2,000 and 2,200
Same property. Assign lease. John G Jamison to Arthur Jost. Dec 17. Dec 21, 1908. 7:1996.....nom
Broadway | n w cor 136th st, 5th and 6th stores from 136th st, No 601 West | corner. James Madden to Louis Wohltmann; 3 years and 4 1/2 months, from Dec 15, 1908. Dec 21, 1908. 7:2002.....2,400
Columbus av, No 219, s e cor 70th st, all. Charles Genscher to Francis Mulgrew; 5 years, from May 1, 1909. Dec 21, 1908. 4:1122.....5,500
Lexington av, n w cor 107th st, 100.11x212.6, all. Wm T Keogh Amusement Co to William Fox Amusement Co, a corpn. All title, from Nov 13, 1908, to June 30, 1913. Dec 18, 1908. 6-1635.....35,000
Lenox av, Nos 318 and 320, n e cor 126th st. Subordination of lease to mort for \$55,000. Arthur Jost with Mutual Life Ins Co of N Y. Dec 16. Dec 18, 1908. 6:1724.....nom
Lexington av, No 1402, n w cor 92d st, store and basement. Moses Ochs to Fredk S Steinmann; 5 years, from May 1, 1907. Re-recorded from Jan 16, 1907. Dec 19, 1908. 5:1521.....1,500 and 1,620
Same property. Extension of lease. Henry R Stern to Fredk S Steinmann. Dec 19, 1908. 5:1521.....1,620
Lenox av, Nos 104 and 106. Assign lease. Jennie Witkowsky to Charles Brummer. Dec 9. Dec 17, 1908. 6:1599.....other consid and 250
Madison av, No 169, two rear rooms furnished on parlor floor. F O Conrad Ringstrand to Chas A Whitney; 1 8-12 years, from Oct 1, 1908. Dec 17, 1908. 3:863.....1,320
1st av, No 321. Assign lease. Simon Aronstam to Bertha Lass. Dec 3. Dec 18, 1908. 3:924.....nom
2d av, No 1004, n e cor 53d st, store, &c. Louisa D Nuhn to Sig-mund Bermann; 3 years, from Oct 1, 1908, privilege of 2 years renewal. Dec 19, 1908. 5:1336.....1,080
3d av, No 1695, n e cor 95th st, corner store, &c. Abraham Satz-man to Jos Gallagher; 5 years, from Jan 1, 1909. Dec 19, 1908. 5:1541.....1,890
3d av, Nos 2195 1/2 and 2197, e s, 22 s 120th st, 29x-, all. 120th st, No 204 East, store floor. Ignatz Witkowsky to M Wolfson & Co; 6 years, from May 1, 1909. Dec 21, 1908. 6:1784.....7,200
3d av, No 1265. Assign lease. Patrick Mone to The Ebling Brewing Co. Dec 19. Dec 21, 1908. 5:1427.....nom
5th av, No 628. Assign lease. Thomas R A Hall to Wm W Hall. Nov 18. Dec 22, 1908. 5:1266.....other consid and 100
5th av, No 382, w s, 95.5 s 36th st, 28x100. Assign lease. Hugo F Huber and ano to Ball Realty Co. Dec 15. Dec 22, 1908. 3-837.....other consid and 100
5th av, No 628. Consent to assign lease. TRUSTEES of Colum-bia College to Thos R A Hall. Nov 16. Dec 22, 1908. 5:1266.....
6th av, No 366, 1st loft. Peter A Menakaki to John J Cush; 5 2-12 years, from Mar 1, 1906. Dec 22, 1908. 3:824 1,500 and 1,800
6th av, No 870. Assign lease. John Bracker to Michael J Brennan and ano. Dec 9. Dec 22, 1908. 5:1265.....nom
6th av, No 801, ground floor, &c. Robt Taggart, Jr, to Morrison Rogers, from Jan 1, 1909, to May 1, 1909. Dec 19, 1908. 4-998.....for term 800
6th av, Nos 799 and 801, part of.....
45th st, No 103 West, all.....
Robert Taggart, Jr, to Morrison Rogers; 10 years, from May 1, 1909. Dec 19, 1908. 4:998.....9,000 to 12,500
6th av, No 244, 2d floor. Lichman & Feuer to Prof Agostino D'Alessio; 4 4-12 years, from Jan 1, 1909. Dec 21, 1908. 3:817.....660
7th av, No 300, corner store and basement.....
27th st, No 201 West, store.....
Borough Realty Co to John H Harkins; 5 years, from May 1, 1909. Dec 22, 1908. 3:777.....2,500
7th av, No 300.....
27th st, No 201 West.....
Assigns two leases. John H Harkins to Davies J Marshall. Dec 22. Dec 23, 1908. 3:777.....nom
8th av, No 2351, n w cor 126th st, all. The Ethelia Realty Co to Leonard Cafe Co, a corpn; 21 years, from Oct 1, 1908. Dec 17, 1908. 7:1953.....taxes, &c, and 4,600 to 5,800
10th av, No 720, e s, 60.3 n 49th st, 20x64. Assign lease. George Krumwiede to Bessie Gruninger et al. June 19, 1900. Dec 22, 1908. 4:1039.....nom
10th av, No 761. Assign lease. Leonard H Lang to The Lang Packing Co, a corpn. Dec 8. Dec 19, 1908. 4:1080.....nom
10th av, No 526, north store, &c. Max Wetzstein to Albert Ker-ner; 5 years, from Apr 1, 1909. Dec 21, 1908. 3:737.....780

BOROUGH OF THE BRONX.

Bedford Park Boulevard, No 387, store. Amanda B Manee to Lud-wig Hirling; 2 years, from May 1, 1909. Dec 17, 1908... 600
Brook av, s e cor 149th st, store. Samuel B Ogden to John Lane; 5 years, from Nov 1, 1908. Dec 23, 1908. 9:2275.....1,500

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239 VERNON AVENUE | **FOR BUILDINGS**
LONG ISLAND CITY | **NEW YORK**

Morris av, s e cor 155th st, —x—. Assign two leases. Alfred Johansen to Gustav Withus. Nov 10. Dec 19, 1908. 9:2414. nom

Morris av, s w cor 154th st, two stores, &c. Michael Santangelo to Sol Beringer; 4 9-12 years, from Jan 1, 1909. Dec 21, 1908. 9:2442. 1,080 and 1,200

*Pelham road, w s, at junction Middletown road, 75x216 to Westchester Creek, hotel, dance hall, sheds, &c. Daniel F McCort to Joseph Kaufmann; 7 years, from April 1, 1908. Dec 22, 1908. 600 and 780

*Same property. Assign lease. Joseph Kaufmann to Meta K Schemalleck. All title. Sept 22, 1908. Dec 22, 1908. nom

Riverdale av, n e cor 230th st, at Kingsbridge, the 3-sty frame building on premises. Leasehold. Peter Delaney to Ellen I McKenna. Q C. Dec 17, 1908. 13:3406. nom

Riverdale av, n e cor 230th st, 110x100x140x20, all. Ellen I McKenna to Thomas F Sweeney; 5 years, from Jan 1, 1909. Dec 19, 1908. 13:3406. 720 and 780

Tremont av or 177th st, n s, 183.9 w Park av, 25.3x95, 2-sty building. Richard Webber to Meyer Wolfson and apo; 5 years, from May 1, 1908. Dec 23, 1908. 11:3027. 1,623

*Westchester av, near Zerega av. Bill of sale of saloon fixtures, chattels and lease. Mark Trautfield (auctioneer) to James Shay. Dec 19. Dec 23, 1908. 250

Webster av, No 2293, — n of 183d st, store. Wm C Katzenberger and ano to Adam Glaab; 5 4-12 years, from Jan 1, 1909. Dec 22, 1908. 11:3143. 300 to 480

Webster av, No 2293. Assign lease. Adam Glaab to William Zoll. Dec 22, 1908. 11:3143. nom

3d av, s w cor Tremont av, —x—. Assign lease. Edward McShane to Conrad Zink and Julius G Unger. Dec 18. Dec 22, 1908. 11:2924. nom

3d av, No 3052, store, &c. Adam Stein to Chas Hecker; 3 years, from May 1, 1909. Dec 19, 1908. 9:2364. 840 and 900

3d av, No 4197. Surrender lease. Loretta J Cross et al to George Heuser. All title. Oct 7. Dec 21, 1908. 11:2924. nom

3d av, No 4197. Surrender lease. Dora Mann to George Heuser. All title. Oct 7. Dec 21, 1908. 11:2924. nom

Baker, Sarah V to Edw G Whitaker REF. Washington st, No 90, w s, 40.6 s w Rector st, 25.1x92.6x24.8x89.6. P M. Dec 22, 1 year, 5%. Dec 23, 1908. 1:17. 24,750

Bausch, Carl A to TITLE GUARANTEE AND TRUST CO. 43d st, No 253, n s, 150 e 8th av, 25x100.4. Dec 22, due, &c, as per bond. Dec 23, 1908. 4:1015. 30,000

Bloom, Nathan and Morris Gordon to Morris Asinof. Willett st, No 90, e s, abt 170 s Stanton st, 25x100. Prior mort \$20,000. Dec 15, due June 15, 1911, 6%. Dec 17, 1908. 2:339. 3,200

Bascom, Geo J to Moncure Burke et al, exrs, &c, Walter G Berg. 52d st, No 261, n s, 142 e 8th av, 14x100.5 P M. Nov 28, due Dec 22, 1913, 5%. Dec 22, 1908. 4:1024. 15,000

Benedict, Louis and Arthur Baum to American Mort Co. 5th av, No 2184, w s, 74.11 n 133d st, 25x110. Dec 22, 1908, 5 years, 5%. 6:1731. 20,000

Bronx Milk & Cream Co to Howell Condensed Milk & Cream Co. Certificate as to chattel mort for \$9,949.81. Dec 17. Dec 22, 1908. nom

Breed, Emma R to LAWYERS TITLE INS & TRUST CO. 77th st, No. 341, n s. 420 w West End av, 16x102.2. Dec 21, 5 years, 4 1/2%. Dec 22, 1908. 4:1186. 22,000

Baker, Herman or Hyman to Emil W Oppenheim. 60th st, No 207, n s, 125 w Amsterdam av, 25x100.5. Dec 19, 3 years, 5 1/2%. Dec 21, 1908. 4:1152. 12,000

Same and PUBLIC BANK with same. Same property. Subordination agreement. Dec 18. Dec 21, 1908. 4:1152. nom

BOWERY SAVINGS BANK with Chas and Sophie Schuler. 120th st, No 223, n s, 325 w 7th av, 25x100.11. Extension of \$15,000 mort until Dec 10, 1911, at 5%. Nov 24. Dec 19, 1908. 7:1926. nom

Brooklyn Equity Co to Lewis M Irving and ano trustees Henry N Brush. Certificate as to mort dated Nov 1, 1908. Nov 1, 1908. Dec 21, 1908. nom

Brundage, Caroline A with Thomas Le C Jaques and ano trustees Chas L R Hutchinson for Harriet A Whitmore, &c. West End av, No 511, w s, about 86.2 s 85th st, 15.6x—x16x100. Extension mort. May 8. May 9, 1908. 4:1246. Corrects error in issue of May 16, 1908, when house No was 411. nom

Berry, John B to G Lee Stout exr Jacob Stout. 144th st, Nos 609 and 611, n s, 100 w Broadway, 50x99.11x51.10x86.1. Dec 21, 1908, due, &c, as per bond. 7:2091. 45,000

Bacharach, Julius to GREENWICH SAVINGS BANK. 81st st, No 335, n s, 300 w 1st av, 25x102.2. Dec 21, 1908, 5 years, 4 1/2%. 5:1544. 11,000

Bozzuffi, John to Louis Bellentani. 61st st, No 317, n s, 249.6 e 2d av, 25x100.5. Prior mort \$14,000. Dec 10, 3 years, 6%. Dec 18, 1908. 5:1436. 2,500

Bodine, John H to Lily W Beresford trustee Louis C Hamersley. 66th st, Nos 324 and 326, s s, 275 e 2d av, runs s 50.5 x e 5.6 x s 50 x e 19.6 x n 0.5 x e 16.8 x n 100 to st x w 41.8 to beginning. P M. Dec 18, 1908, 5 years, 5%. 5:1440. 37,000

Boehm, Margareta with Seymour Schussel exr Alexander Schussel. 101st st, No 186 East. Extension of \$16,000 mort until Feb 1, 1912, at 5%. Dec 11. Dec 18, 1908. 6:1628. nom

Boehm, Abraham and Lewis Coon to Edwin M Erland. Broadway, Nos 832 and 834, e s, 100.6 s 13th st, 48x95.4x48x95.3. Prior mort \$325,000. Dec 17, due, &c, as per bond. Dec 18, 1908. 2:564. 60,000

Begrish Schorn Realty & Construction Co to TITLE GUARANTEE & TRUST CO. 1st av, No 74, e s, 84 n 4th st, 21.10x87.11. Dec 18, 1908, due, &c, as per bond. 2:432. 18,000

Same to same. Same property. Certificate as to above mort. Dec 1. Dec 18, 1908. 2:432. nom

Brakmann, August to Simon Pretzfeld. 8th av, No 2548, e s, 24.11 s 136th st, 25x100. Dec 18, 1908, 3 years, 5%. 7:1941. 24,000

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.

Dec. 17, 18, 19, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Ainsworth, Frank H to Amy A C Montague. 102d st, No 308, s s, 150 w West End av, 19x100.11. Prior mort \$——. Dec 18, 1908, 1 year, 6%. 7:1889. 4,000

Andriaccio, James G to Rachele Podesta. 106th st, No 332, s s, 350 e 2d av, 25x100.11. Dec 19, 5 years, 5 1/2% for 3 years and 5% thereafter. Dec 21, 1908. 6:1677. 14,000

Ahern, Michl J to Rector, &c, Calvary Church in City N Y. South st, No. 20, n s, abt 70 w Coenties slip, 28.6x125x28x123.11. Dec 22, 1908, 5 years, 4 1/2%. 1:5. 35,000

Allene Construction Co to METROPOLITAN LIFE INS CO. Broadway, Nos. 2632 and 2634, s e cor 100th st, runs e 180.1 x s 53.7 x w 180 x n 46.9. Dec 22, 1908, due Nov 1, 1913, 6%. 7:1871. 425,000

Same to same. Same property. Certificate as to above mort. Dec 22, 1908. 7:1871. nom

Ahern, Jane L and Margt T Ryan to Martin Boylston. 38th st, No 216, s s, 229.6 e 3d av, 21x84. Nov 1, 2 years, 5%. Dec 17, 1908. 3:918. 4,000

Anderson, Eva R to TITLE GUARANTEE AND TRUST CO. 65th st, No 156, s s, 264 e Amsterdam av, 19x100.5. Dec 17, 1908, due, &c, as per bond. 4:1136. 14,000

Appell, Albert J to SEAMENS BANK FOR SAVINGS in City of N Y. 25th st, Nos 526 to 530, s s, 325 w 10th av, 75x98.9. Dec 17, 1908, 5 years, 5%. 3:696. 70,000

Agassiz, Mabel S to whom it may concern. 134th st, No 307 West. Estoppel certificate. Dec 14. Dec 23, 1908. 7:1959. nom

Aaron, Nettie with Society for the Relief of Destitute Blind of City of N Y and its Vicinity. 5th av, No 1485. Extension of \$20,000 mort until Dec 22, 1913, at 4 1/2%. Dec 21. Dec 23, 1908. 6:1746. nom

Bamberger, Ira L to whom it may concern. 27th st, Nos 312 and 314 West. Certificate as to payment of \$7,000 on account of mort. Dec 22. Dec 23, 1908. 3:750. nom

Bamberger, Ira L of Brooklyn, N Y, with TITLE INS CO of N Y. 27th st, Nos 312 and 314, s s, 137.6 w 8th av, 37.6x98.9. Subordination agreement. Dec 19. Dec 23, 1908. 3:750. nom

BANKERS LIFE INS CO of City of N Y with Eugene B Schiller. 110th st, No 336 East. Agreement that party second part shall be entitled to any sum beyond \$16,000. Nov 30. Dec 23, 1908. 6:1681. nom

Baker, Sarah V to Edwd G Whitaker REF. Front st, No 46, w s, 51.5 n e Coenties slip, 19.10x90x19.10x90.5. P M. Dec 22, 1 year, 5%. Dec 23, 1908. 1:32. 15,500

Bloomington, Clara, Lewis M and Rosalie B and Eugene E Spiegelberg as trustee Joseph B Bloomington with Dorbar Realty Corp. 124th st, Nos 527 and 529 West. Extension of \$65,000 mort until Dec 21, 1911, at 5%. Dec 21. Dec 23, 1908. 7:1979. nom

Barnard Realty Co to Garland W Edwards. St Nicholas av, No 1253, w s, 25 s 173d st, 75x100. Dec 18, 3 years, 5%. Dec 19, 1908. 8:2141. 100,000

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 19, 1908. 8:2141. nom

Brady, Morris to Louis Gordon and ano. 97th st, No 231, n s, 150 w 2d av, 25x100. Dec 10, 3 years, 6%. Dec 19, 1908. 6:1647. 600

City and Suburban Homes Co to U S TRUST CO of N Y. 78th st, Nos 519 to 531, n s, 329.3 e Av A, 212.6x102.2. Dec 18, 3 years, 4 1/2%. Dec 19, 1908. 5:1490. 175,000

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 19, 1908. 5:1490. nom

Carlson, Henry P to Selena M Campbell. Prescott av, n s, 525.10 e Bolton road, runs n 106 x w — x n 161.4 to s s Nichols pl, x s e 104 x s 89.3 x e — x s 100 to av, x w 75 to beginning. Dec 18, due, &c, as per bond. Dec 19, 1908. 8:2255. 5,000

Clothier, Isaac H, of Philadelphia, Pa, to PENN MUTUAL LIFE INS CO. 149th st, s s, 100 w Broadway, 75x99.11. Dec 16, due, &c, as per bond. Dec 19, 1908. 7:2095. 20,000

Connolly, Arthur J to Lion Brewery. 2d av, No 459. Saloon lease. Dec 9, demand, 6%. Dec 21, 1908. 3:906. 3,523.13

COMMERCIAL TRUST CO. OF N. J. with Louis Stern. 5th av, No. 993, e s, 77.2 n 80th st, runs e 100 x s 5 x e 49.9 x n 30 x w 49.9 x n 27.2 x w 100 to av x s 52.2 to beginning. Extension of \$200,000 mort until Dec 18, 1911, at 4%. Dec 18. Dec 21, 1908. 5:1492. nom

Carew, Thomas J and Michl J Brennan to Lion Brewery. 6th av, No. 870. Saloon lease. Dec 9, demand, 6%. Dec 22, 1908. 5:1265. 6,700

Clausen, Chas C to LAWYERS TITLE INS & TRUST CO. 74th st, No 43, n s, 185 e Madison av, 20x102.2. Dec 16, 5 years, 5%. Dec 17, 1908. 5:1389. 38,000

Casey, Wm J to Mary J Kingsland. 184th st, No 612, s s, 141.8 w St Nicholas av, 41.8x99.11. Dec 17, 1908, 5 years, 5%. 8:2166. 39,000

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS Beams in all sizes always on hand and cut to lengths as required

HARRIS H. URIS OFFICE AND WORKS 525-535 W. 26TH ST. TELEPHONE, 1836-6 CHELSEA

Cohen, Saml and Louis to Josephine Stein guardian Ella Stein and ano. 2d av, No 2306, e s, 53 n 118th st, 27x80. Dec 23, 1908, 5 years, 5%. 6:1795. 18,000
Same and Henry D and Sigmund Greinwald with same. Same property. Subordination agreement. Dec 23, 1908. 6:1795. nom
Chodorov, Keba to GREENWICH SAVINGS BANK. Blecker st, Nos 17 and 19, n s, 210 w Bowery, runs w 50 x n 60.4 x e 40 x s 63.8 to beginning. Dec 23, 1908, 5 years, 4 1/2%. 2:529. 35,000
Cohen, Isaac and Meyer to Lizzie Hirsch. Forsyth st, No 77, w s, 175 s Grand st, 25x100. Prior mort \$—. Dec 21, 2 years, 6%. Dec 23, 1908. 1:305. 3,000
Conger, Arthur B, of Rosemount, Pa, to Clarence R Conger. Madison st, No 216, s s, abt 100 w Jefferson st, 26.1x100. Dec 17, demand, 5%. Dec 23, 1908. 1:271. 1,000
Cohen, Hannah and Hunterdon Realty and Construction Co with Isadore M Levy. Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, 40x80. Subordination agreement. Dec 22. Dec 23, 1908. 1:268. nom
Dugliss, Emma M wife of Chas H to William Stube et al exrs, &c, Henry Stube. Hamilton pl, No 54, n w s, 37.7 s w 140th st, 17.8x61.8x16.4x68.7. Dec 23, 1908, 5 years, 5%. 7:2071. 10,000
Dorbar Realty Corporation to Combined Real Estate Interests. 214th st, n w cor Amsterdam av, 37.6x100. Prior mort \$—. Dec 21, 3 years, 6%. Dec 23, 1908. 8:2232. 7,042.75
Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 1908. 8:2232. —
Dugliss, Emma M to David Morris. Hamilton pl, No 54, n w s, 37.7 s w 140th st, 17.8x61.8x16.4x68.7. Prior mort \$10,000. Dec 21, 1 year, 6%. Dec 23, 1908. 7:2071. 1,500
de Bernales, Emma J wife of Albo to N Y LIFE INS & TRUST CO. 38th st, No 113 n s, 160 w Lexington av, 20x98.9. Prior mort \$23,000. Dec 8. due Mar 6, 1911, 5%. Dec 23, 1908. 3:894. 2,000
Daly, Josephine E to TITLE GUARANTEE AND TRUST CO. 31st st, Nos 113 and 113 1/2, n s, 166 e 4th av, 34x98.9. P M. Dec 16, due, &c, as per bond. Dec 17, 1908. 3:887. 35,000
Doyne, Sophie to Louis Shapiro. 99th st, No 62, s s, 262.6 e Madison av, 37.6x100.11. Prior mort \$—. Dec 15, demand, —%. Dec 17, 1908. 6:1604. Notes, 1,500
Daly, Josephine E to Grace B Leach. 31st st, Nos 113 and 113 1/2, n s, 166 e 4th av, 34x98.9. P M. Prior mort \$35,000. Dec 16, 1 year, % as per bond. Dec 17, 1908. 3:887. 5,000
Daly, Mary E wife of and Nicholas M Daly to BANK FOR SAVINGS IN CITY N Y. 44th st, No 319, n s, 250 w 8th av, 25x100.4. Dec 21, 1908, 5 years, 4 1/2%. 4:1035. 18,000
Danahar, Lewis J to TITLE GUARANTEE AND TRUST CO. 46th st, No 233, n s, 275 e 8th av, 25x100.5. Dec 16, due, &c, as per bond. Dec 17, 1908. 4:1018. 25,000
Davenport, Benj B, of Stamford, Conn, to Wm F Brennan. 43d st, No 26, s s, 333.4 w 5th av, 20.10x100.5. Leasehold. Dec 10, 2 years, 6%. Dec 18, 1908. 5:1258. 6,340
Downey, John I to Henry De Forest Weekes and ano exrs Chas H Isham. 5th av, No 329, e s, 24.8 s 33d st, 24.9x100. P M. Dec 18, 1908, 3 years, 5%. 3:862. 250,000
Del Genio, Leonardo and Raffaella, and Nicola M D'Amico to Genaro Del Genio and ano. 123d st, No. 414, s s, 212 e 1st av, 25 x100.11. Prior mort \$—. Nov 22, due, &c, as per bond. Dec 21, 1908. 6:1810. 1,100
Duffy, Cath T widow and devisee James Duffy to John Stemme. Madison st, No 189, n s, abt 155 w Rutgers st, 23.10x100. Dec 15, 3 years, 5%. Dec 17, 1908. 1:273. 12,000
Duft, Edward W with John J Gillen. Morton st, No 39, n s, 80 w Bedford st, 23.6x100. Extension of \$4,000 mort until Mar 11, 1910, at 6%. Dec 18, 1908. 2:584. nom
Eiseman, Morris A to Paul E Lamarche guardian Marie T Lamarche et al. Blecker st, No 271, e s, 107.4 n Cornelia st, runs e 34.3 x e 45.11 x n 11.11 x w 41.4 x w 38.9 to Blecker st, x s 12.9 to beginning. Dec 17, 3 years, 5%. Dec 18, 1908. 2:590. 7,000
Elkan, Hermann to Amelia B C Philbrick. 127th st, Nos 141 and 143, n s, 200 e 7th av, 50x99.11. Dec 18, 1908, 5 years, 6%. 7:1912. 8,000
Einstein, Benj F to Sigmund M Lehman. 80th st, No. 71, n s, 60.6 w Park av, 20x82.6. Dec 22, 1908, due, &c, as per bond. 5:1492. 30,000
Egner, Caroline, Wm O and Otto C to Sigmund M Lehman. Amsterdam av, No. 137, s e cor 66th st, Nos. 162 1/2 and 164, 20.5x80. Prior mort \$—. Dec 21, 3 years, 4 1/2%. Dec 22, 1908. 4:1137. 20,000
EQUITABLE LIFE ASSUR SOC of the U S with Francis I Peller. 96th st, No 29 West. Extension of \$20,000 mort until Jan 1, 1914, at 4 1/2%. Nov 19. Dec 23, 1908. 7:1832. nom
EQUITABLE LIFE ASSUR SOC of the U S with Ewen McIntyre, Sr. 6th av, Nos 990 and 992, and 56th st, No 66 West. Extension of \$100,000 mort until Jan 1, 1912, at 4 1/2%. Nov 19. Dec 23, 1908. 5:1271. nom
EQUITABLE LIFE ASSUR SOC of the U S with Meyer L Rhein. 61st st, No 38 East. Extension of \$25,000 mort until Jan 1, 1912, at 4 1/2%. Nov 25. Dec 23, 1908. 5:1375. nom
EQUITABLE LIFE ASSUR SOC of the U S with Oliver L Jones. 59th st, Nos 317 and 319 West. Extension of \$30,000 mort until Jan 1, 1912, at 4 1/2%. Nov 17. Dec 23, 1908. 4:1112. nom
EQUITABLE LIFE ASSUR SOC of the U S with John H Iden. 136th st, No 228 West. Extension of \$9,000 mort until Jan 1, 1912, at 4 1/2%. Nov 20. Dec 23, 1908. 7:1941. nom
EQUITABLE LIFE ASSUR SOC of the U S with Emilie S de Hierapolis. 111th st, Nos 120 and 122 West. Extension of \$9,500 mort until Jan 1, 1913, at 5%. Nov 25. Dec 23, 1908. 7:1820. nom
EQUITABLE LIFE ASSUR SOC of the U S with Geo and John Kraus. 106th st, No 54 West. Extension of \$10,000 mort until Jan 1, 1912, at 4 1/2%. Nov 17. Dec 23, 1908. 7:1841. nom
EQUITABLE LIFE ASSUR SOC of the U S with Edw A Schmidt of Philadelphia, Pa. Maiden lane, Nos 51 and 53. Extension of \$350,000 mort until Dec 1, 1910, at 4 1/2%. Nov 17. Dec 23, 1908. 1:67. nom
EQUITABLE LIFE ASSUR SOC of the U S with Estate Chas F Hoffman, Inc. 6th av, No 345. Extension of \$100,000 mort until Dec 1, 1911, at 5%. Nov 24. Dec 23, 1908. 3:797. nom
EQUITABLE LIFE ASSUR SOC of the U S with Eliz A Demarest and Sylvanus V Reynolds. 8th av, No 353. Extension of \$19,600 mort until Jan 1, 1911, at 5%. Dec 23, 1908. 3:751. nom

EQUITABLE LIFE ASSUR SOC of the U S with Ewen McIntyre. Broadway, No 874. Extension of \$350,000 mort until Jan 1, 1911, at 4 1/2%. Dec 23, 1908. 3:847. nom
EQUITABLE LIFE ASSUR SOC of the U S with Andrew E and Mary E Lester of N Y and Adele C Waters of Philadelphia, Pa. 16th st, No 21 West. Extension of \$25,000 mort until Jan 1, 1912, at 4 1/2%. Dec 23, 1908. 3:818. nom
EQUITABLE LIFE ASSUR SOC of the U S with Estate Henry C Miner, a corpn. 8th av, Nos 312 and 314, and 26th st, No 260 West. Extension of \$66,000 mort until Jan 1, 1912, at 4 1/2%. Nov 10. Dec 23, 1908. 3:775. nom
EQUITABLE LIFE ASSUR SOC of the U S with Isidore Hershheim. 72d st, No 228 West. Extension of \$45,000 mort until June 1, 1911, at 5%. June 1. Dec 23, 1908. 4:1163. nom
EQUITABLE LIFE ASSUR SOC of the U S with Heinrich Schniewind, Jr. 70th st, No 45 West. Extension of \$22,500 mort until Jan 1, 1911, at 4 1/2%. Nov 19. Dec 23, 1908. 4:1123. nom
EQUITABLE LIFE ASSUR SOC of the U S with E P Floyd-Jones. 87th st, No 324 West. Extension of \$13,000 mort until Dec 1, 1911, at 4 1/2%. Oct 19. Dec 23, 1908. 4:1248. nom
EQUITABLE LIFE ASSUR SOC of the U S with Henry D Mirick. 58th st, Nos 315 to 319 West. Extension of \$117,500 mort until Jan 1, 1912, at 5%. Nov 24. Dec 23, 1908. 4:1049. nom
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 23, 1908. 2:530. nom
EQUITABLE LIFE ASSUR SOC of the U S with Eliz H Demarest and Sylvanus V Reynolds. 73d st, No 48 East. Extension of \$31,000 mort until Jan 1, 1911, at 5%. Jan 2, 1908. Dec 23, 1908. 5:1387. nom
EQUITABLE LIFE ASSUR SOC of the U S with Frank Adams. 55th st, No 55 East. Extension of \$14,000 mort until Dec 1, 1911, at 4 1/2%. Sept 30. Dec 23, 1908. 5:1291. nom
EQUITABLE LIFE ASSUR SOC of the U S with Thomas P Fitzsimons. 76th st, No 169 West. Extension of \$18,000 mort until Jan 1, 1912, at 4 1/2%. Nov 19. Dec 23, 1908. 4:1148. nom
EQUITABLE LIFE ASSUR SOC of the U S with Robert Connor. 5th av, No 43. Extension of \$450,000 mort until June 28, 1909, at 5%. Sept 15. Dec 23, 1908. 2:569. nom
EQUITABLE LIFE ASSUR SOC of the U S with Fanny Schlesinger and Julius Goldman. 76th st, Nos 54 and 56 East. Extension of \$40,500 mort until Jan 1, 1912, at 5%. Nov 25. Dec 23, 1908. 5:1390. nom
EQUITABLE LIFE ASSUR SOC of the U S with Meyer L Rhein. 61st st, No 38 East. Extension of \$15,000 mort until Jan 1, 1912, at 4 1/2%. Nov 25. Dec 23, 1908. 5:1375. nom
Foss, Joseph A to Meyer Isenberg. 134th st, No 307, n s, 125 w 8th av, 25x99.11. P M. Prior mort \$13,000. Dec 1, 2 years, 5%. Dec 23, 1908. 7:1959. 2,500
Fellows, Laura A to Evelyn C Manley. 134th st, No 51 n s, 451.8 w 5th av, 16.8x99.11. Prior mort \$5,000. Dec 22, due Jan 1, 1911, 6%. Dec 23, 1908. 6:1732. 1,500
Ficken, Diedrich to John H Haaren. Reade st, No 112, n e cor West Broadway, Nos 111 and 113, 25x61. 1/2 part, P M. Prior mort \$—. Dec 16, 3 years, 6%. Dec 17, 1908. 1:146. 12,000
Feiner, Solomon with Tarsus Realty Co. Forsyth st, No. 18. Extension of \$5,000 mort until Dec 15, 1911, at 6%. Dec 18. Dec 22, 1908. 1:292. nom
Fuller, Madeleine to Edw G Whitaker as ref in action Kernochan vs Whitney et al. Front st, No. 31, s s, 105 n e Broad st, 28.6x119x28.7x116. P M. Dec 22, 1908, 2 years, 5%. 1:5. 23,450
Feeter, Margt C, of Yonkers, N Y, to Francis L Wandell and ano, exrs Townsend Wandell. South st, No. 40, n w cor Old Slip, 23x44.10. Dec 7, due Nov 16, 1909, 6%. Dec 16, 1908. 1:35. Corrects error in last issue when location was South st, No. 40, s w cor Old Slip. 1,150
Fusi, Pietro to GERMAN SAVINGS BANK in City of N Y. 109th st, No. 336, s s, 457 e 2d av, 25x100.11. Dec 22, 1908, 1 year, 5%. 6:1680. 1,500
Frankel, Solomon and Sam'l Werner to Sam'l Fleck, Jr. 5th av, No 1351, e s, 50.5 s 113th st, 25.3x100. Prior mort \$29,500. Dec 21, 1908, 5 years, 6%. 6:1618. 10,000
Fisher (George A) Co to Ella M Schmitt. Broadway, s w cor 144th st, 99.11x150. P M. Dec 16, 2 years, 6%. Dec 21, 1908. 7:2090. 30,000
FARMERS LOAN & TRUST CO with Sam'l Levy. 115th st, No 229, n s, 306.2 e 3d av, 16.4x100.10. Extension of \$5,000 mort until Dec 1, 1911, 5%. Dec 23, 1908. 6:1665. nom
Flammang, Dominick to TITLE GUARANTEE AND TRUST CO. 81st st, No 433, n s, 481.6 e 1st av, 25x102.2. Dec 18, due, &c, as per bond. Dec 19, 1908. 5:1561. 13,000
Fleischmann Realty & Construction Co to Julius Fleischmann et al. Old Broadway, Nos 2340 and 2342, e s, 85 s 130th st, 40.1x100.1. Prior mort \$34,000. Dec 19, 1908, due June 19, 1911, 6%. 7:1984. 8,000
Same to same. Same property. Certificate as to above mort. Dec 18. Dec 19, 1908. 7:1984. —
Greenberg, Saml and Max J Graber to Abraham J Dworsky and ano. 44th st, Nos 203 to 207, n s, 80 e 3d av, 62.6x100.6. P M. Prior mort \$28,000. Dec 18, due Jan 1, 1911, 6%. Dec 19, 1908. 5:1318. 8,750
Gordon, Morris and Lena Rosenbloom with Arthur Essing. 1st av, No 24. Subordination agreement. Dec 18, 1908. 2:429. nom
Groge, Anna M to Morton Bond & Mortgage Co. 55th st, No 157, n s, 95 w 3d av, 20x100.5. Prior mort \$15,300. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1310. 1,000
Green, Joseph I to Daisy Schlesinger. 79th st, No 178, s s, 125 w 3d av, 25x102.2. Prior mort \$15,000. Dec 21, 1908, due Aug 21, 1911, 6%. 5:1413. 7,000
Galotta, Frank and Luiano Ansalone to LAWYERS TITLE INS & TRUST CO. 117th st, No 336, s s, 175 w 1st av, 25x100.11. Dec 21, 1908, 5 years, 4 1/2%. 6:1688. 10,000
Gutmann, Emil and Henry and Henry C Frank exrs, &c, Adelaide Gutmann to American Mortgage Co. 133d st, No 22, s s, 297.6 w 5th av, 18.9x99.11. Dec 21, 1908, 5 years, 5%. 6:1730. 6,000
Goldberg, Isaac with American Mortgage Co. 10th av, No 510. Subordination agreement. Dec 21 1908. 3:736. nom
Galland Realty Co to American Mortgage Co. Bedford st, No 47, n w cor Leroy st, Nos 41 and 43, 28x75. Certificate as to mort for \$23,000. Dec 9. Dec 23, 1908. 2:583. —
Galland Realty Co to American Mortgage Co. Bedford st, No 47, n w cor Leroy st, Nos 41 and 43, 28x75. Certificate as to mort for \$1,500. Dec 9. Dec 23, 1908. 2:583. —

HECLA IRON WORKS

Architectural Bronze

North 10th, 11th and 12th Streets.
BROOKLYN, NEW YORK

AND
IRON WORK

- Gracehull Realty Co to METROPOLITAN LIFE INS CO. 144th st, s s, 275 w Broadway, 106.3 to Riverside Drive, x100x110.7x99.11 equal lien with mort for \$150,000. Dec 16, due Nov 1, 1911, 6%. 7:2090. 10,000
- Same to same. Same property. Certificate as to above mort. Dec 16. Dec 17, 1908. 7:2090. 10,000
- Guida, Luigi and Antonino to American Mortgage Co. 109th st, No 323, n s, 275 e 2d av, 25x100.11. Dec 16, 3 years, 5½%. Dec 17, 1908. 6:1681. 7,000
- Gordon, Morris to Peretz Gordon. 1st av, No 24, e s, 44 s 2d st, runs s 23 x e 100 x n 17 x n 6.2 x w 99.1 to beginning. Prior mort \$15,000. Dec 8, due Jan 1, 1912, 6%. Dec 17, 1908. 2:429. 10,000
- Greacen, Thomas E to TITLE GUARANTEE & TRUST CO. Madison av, Nos. 23 and 25, s e cor 25th st, Nos. 36 and 38, runs e 125 x s 98.9 x w 25 x n 49.4 x w 100 to av x n 49.4 to beginning; 25th st, Nos. 40 and 42, s s, 125 e Madison av, 50x98.9. Prior mort equal lien with mort for \$200,000. Dec 14, due, &c, as per bond. Dec 19, 1908. 3:854. 225,000
- Same to Benj Altman. Same property. Prior mort \$425,000. Dec 9, due, &c, as per bond. Dec 19, 1908. 3:854. 85,000
- Holzman, Sarah to Chalmers Dale and ano trustees Chalmers Dale. 74th st, No 132, s s, 93.9 w Lexington av, 18.9x102.2. Dec 18, 1908, 5 years, 4½%. 5:1408. 18,500
- Holland Holding Co to Geo W Wickersham as trustee Francis B Cutting for William Cutting, Jr. St Nicholas av, e s, 49.11 n 184th st, 50x100. P M. Dec 11, 2 years, 5%. Dec 18, 1908. 8:2157. 20,000
- Heintz, John C and Jacob Siegel with Seymour Schlusser exr Alexander Schlusser. 1st av, No 328, and 19th st, Nos 401 and 403 East. Extension of \$19,000 mort until Jan 25, 1914, at 5%. Dec 11. Dec 18, 1908. 3:951. nom
- Holland Holding Co to Cornelia L Conklin. 115th st, n s, 325 w Broadway, 50x100.11. P M. Dec 18, 3 years, 5%. Dec 21, 1908. 7:1896. 30,000
- Harvey, Reuben to Geo M Walgrove exr Geo W Walgrove. Terrace View av, w s, 100 s Marble Hill av, late Kingsbridge av, runs w 100 x s e 3.2 x e 97.3 to Terrace View av, x n 86.1 to beginning. Dec 19, 3 years, 5½%. Dec 21, 1908. 13:3402. 6,000
- Hammerstein, Oscar to Herman Wronkow. 42d st, Nos 207 to 211, n s, 131 w 7th av, or Broadway, 69x100.4, leasehold. Dec 15, due, &c, as per bond. Dec 21, 1908. 4:1014. 25,000
- Harvey, Melissa to Rufus L Scott. Greenwich st, Nos 753 to 757, n e cor 11th st, No 311, 59.10x71.2x30.11x78.5, 7-15 parts. Dec 21, 1908, 1 year, 6%. 2:634. 1,200
- Herrick, Julius to Meyer Whitestone. 122d st, No 105, n s, 115 e Park av, 24.9x100.11. Prior mort \$22,000. Dec 22, installs, \$100 monthly, 6%. Dec 23, 1908. 6:1771. 1,000
- Hoguet, Robt J with BOWERY SAVINGS BANK. 140th st, n s, 325 w Broadway, — to land N Y C & H R R R Co, x— to 141st st. Extension of \$35,000 mort until Dec 16, 1911, at 4½%. Dec 16. Dec 23, 1908. 7:2088. nom
- Hoguet, Robert J with BOWERY SAVINGS BANK. Riverside Drive, e s, extends from 140th to 141st sts, ——. Extension of \$35,000 until Dec 16, 1911, at 4½%. Dec 23, 1908. 7:2088. nom
- Hastorf, Charlotte with Josef Goodman. 1st av, No 1578. Extension of \$32,000 mort until May 20, 1914, at 5%. Dec 16 Dec 23, 1908. 5:1562. nom
- Havemeyer, Emilie DeL widow of Mahwah, N J, to Fredk A Clark. Madison av, Nos 242 and 244, s w cor 38th st, 98.9x95. Prior mort \$270,000. Dec 16, due, &c, as per bond. Dec 17, 1908. 3:867. 30,000
- Haaren, John H and Diedrich Ficken to LAWYERS TITLE INS AND TRUST CO. Reade st, No 112, n e cor West Broadway, Nos 111 and 113, 25x61. P M. Dec 16, 5 years, 4½%. Dec 17, 1908. 1:146. 35,000
- Haffner, Eliz, Kate, Minnie and Matilda, joint tenants, to Israel Tombacher. 135th st, s s, 377.7 w Broadway, 52.5x99.11. P M. Prior mort \$48,000. Dec 15, 1 year, 6%. Dec 17, 1908. 7:2002. 10,000
- Hayes, Joseph P to LAWYERS TITLE INS & TRUST CO. 21st st, No. 451, n s, 225 e 10th av, 16.8x98.9. Dec 21, 5 years, 5%. Dec 22, 1908. 3:719. 9,000
- Hanke, Paul, of Bound Brook, N J, to LAWYERS TITLE INS & TRUST CO. Madison av, No. 1716, w s, 34.11 n 113th st, 16.6x 70. Dec 18, 3 years, 5%. Dec 22, 1908. 6:1619. 8,000
- Holston, Delia A with Saml D Douglas. Pitt st, No 8, e s, 100 n Grand st, 25.6x100. Extension of \$23,000 mort until Jan 15, 1914, at 5%. Dec 14. Dec 17, 1908. 2:336. nom
- Holober, Geo to LAWYERS TITLE INS AND TRUST CO. Lewis st, Nos 138 and 140, e s, 68 n Houston st, 30.8x100. Dec 17, 5 years, 5%. Dec 19, 1908. 2:356. 28,000
- Holober, Geo and Esther and Herman Gunther with LAWYERS TITLE INS AND TRUST CO. Lewis st, Nos 138 and 140, e s, 68 n Houston st, 30.8x100. Subordination agreement. Dec 17. Dec 19, 1908. 2:356. nom
- Helmsky, Minnie and Gussie and Ida Tonjes to Dora Schiffer. ano as exrs Herrman Schiffer. 8th av, No 2572, e s, 24.11 n 137th st, 25x80. Dec 18, 1908, 5 years, 5%. 7:2023. 22,000
- Helmsky, Minnie and Gussie and dIda Tonjes to Dora Schiffer. 8th av, No 2574, e s, 49.11 n 137th st, 25x80. Dec 18, 1908, 5 years, 5%. 7:2023. 22,000
- Helmsky, Minnie and Gussie and Ida Tonjes to Harrison D Meyer. 8th av, No 2576, e s, 74.11 n 137th st, 25x80. Dec 18, 1908, 3 years, 5%. 7:2023. 22,000
- Isler, Louis to Adolph Guttman. Av D, No 77, n w cor 6th st, No 753, 22.9x52. Prior mort \$——. Dec 18, 3 years, 6%. Dec 21, 1908. 2:376. 3,000
- Jaroslawsky, Meyer and Philip to American Mortgage Co. Front st, Nos 354 and 356, n s, 325.2 w Jackson st, 43.10x70. Dec 23, 1908, 5 years, 5½%. 1:243. 8,000
- James, Jennie M to A Gertrude Cutter. 93d st, No 153, n s, 266 e Amsterdam av, 17x84 to Apherps lane, x17x84.8. Dec 17, 1908, 5 years, 4½%. 4:1224. 12,000
- Jordan, Stanley & Co to Edw G Whitaker as ref in action Ker-nochan ag't Whitney et al. Front st, No. 47, s e s, 71.5 n e Coenties slip, 20.7x81.9x20.4x81.5. P M. Dec 22, 1908, 3 years, 5%. 1:34. 16,250
- Jones, Isabella B to Wm T Smith and ano trustees Maria F Smith. University pl, No 72, n w s, about 25 s 11th st, 23x93.2x23x91.5. s w s. Dec 19, 5 years, 5%. Dec 21, 1908. 2:568. 2,000
- Jungmann, Julius to METROPOLITAN BANK. 61st st, No 170, s s, 85 w 3d av, runs w 20 x s 100.5 x e 10 x n 25 x e 10 x n 75.5 to beginning; 3d av, w s, at c 1 blk bet 60th and 61st sts, runs w 95 x n 25 x e 95 to av, x s 25 to beginning. Prior mort \$63,000. Dec 9, due Mar 9, 1909, 5½%. Dec 21, 1908. 5:1395. 25,000
- Jacobs, Henry I to American Mortgage Co. Henry st, No 187, n s, about 95 e Jefferson st, 25x87.6. Dec 21, 1908, 5 years, 4½%. 1:285. 15,000
- Kee, David C and Martha Beck to James D Askin. 171st st, No 515, n s, 100 e Audubon av, 57.6x95. Dec 17, 1908. 3 years, 5½%. 8:2128. 15,000
- Kittenplan, Morris and Chas Rubinger to Joseph L Bottenwieser. Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100. P M. Prior mort \$——. Oct 14, 1 year, 6%. Dec 17, 1908. 1:199. 20,500
- Same to same. Same property. Prior mort \$——. Nov 21, due Nov 1, 1909, 6%. Dec 17, 1908. 1:199. 7,500
- Koenig, Chas H, of Bayonne, N J, to Louis Roth. 27th st, No 221, n s, 221.8 w 7th av, 21.6x98.9. Prior mort \$——. Dec 19, 2 years, 5½% and 6%. Dec 21, 1908. 3:777. 3,000
- Kaskel, Max to U S TRUST CO. 5th av, No 550, w s, 50.5 n 45th st, 25x100. P M. Dec 21, 1908, 3 years, 4½%. 5:1261. 230,000
- Kips Bay Brewing & Malting Co with Frederic D Weekes as trus. Mott st, No. 211, w s, 67.6 n Spring st, runs n 31.1 x w 71.11 x s 22.6 to alley x e 22 x s e 12 x e 40 to beginning. Subordination agreement. Dec 21. Dec 22, 1908. 2:494. nom
- Krauss, Philip to CENTRAL TRUST CO OF N Y. 95th st, Nos. 205 and 207, n s, 100 e 3d av, 2 lots, each 27x100.8. Two P M. morts, each \$18,250. Dec 21, 5 yrs, 5%. Dec 22, 1908. 5:1541. 36,500
- Kaiser, Abraham, Benj, Solomon and Rebecca and Rosie Gluckman with Abraham Wolff and ano. 73d st, No 239, n s, 75 w 2d av, 25x51.1. Extension of \$2,500 mort until June 15, 1912, at 6%. Dec 14. Dec 17, 1908. 5:1428. nom
- Kramer, Max J to Jacob K Levy. Rivington st, No 321, s w cor Goerck st, No 79, 24.6x64. P M. Prior mort \$7,500. Dec 18, 2 years, 6%. Dec 19, 1908. 2:328. 5,500
- Lyons, D Stanley to MUTUAL LIFE INS CO of N Y. 30th st, Nos 221 and 223, n s, 350 w 2d av, 31.6x98.9. Dec 18, due, &c, as per bond. Dec 19, 1908. 3:911. 12,500
- Leggett, Francis H exr Theodore Leggett with H Theodore Leggett. 77th st, No 341, n s, 420 w West End av, 16x102.2. Agreement that full consideration of assignment of a mortgage made by party first part to party 2d part is \$18,000. Dec 18. Dec 23, 1908. 4:1186. nom
- Levy, Samuel to UNION SQUARE SAVINGS BANK. Attorney st, Nos 13 and 15, w s, 100 s Grand st, 37.6x100. Dec 17, 1908, due Feb 15, 1914, 4½%. 1:314. 42,000
- Lerner, Arie to Henry Lerner. 131st st, No 5, n s, 124.11 e 5th av, 25.1x100.4x25x100.5. Dec 15, installs, 6%. Dec 17, 1908. 6:1756. 1,500
- Levy, Morris and Sigmund Ashner with Isidore Samuels. 132d st, Nos 45 to 49, n s, 435 w 5th av, 50x99.11. Subordination agreement. Dec 17, 1908. 6:1730. nom
- Levy, Samuel and Louis Whitestone with UNION SQUARE SAVINGS BANK. Attorney st, Nos 13 and 15, w s, 100 s Grand st, 37.6x100. Subordination agreement. Dec 15. Dec 17, 1908. 1:314. nom
- Levy, Morris to Isidore Samuels. 132d st, Nos 45 to 49, n s, 435 w 5th av, 50x99.11. Dec 17, 1908, 3 years, 5%. 6:1730. 45,000
- Labriola, Giuseppe as trustee for Antoinette Scarpelli to Michael Del Papa. 1st av, No 2279, w s, 25.2 n 117th st, 25.2x100. Prior mort \$18,200. Dec 15, 3 years, 6%. Dec 17, 1908. 6:1689. 1,000
- Levin, Annie to the ROYAL BANK. 63d st, Nos. 326 and 328, s s, 325 e 2d av, 50x100.5. Assignment of rents until \$2,000 shall have been paid. Dec 21. Dec 22, 1908. 5:1437. 2,000
- Lehman, Florence K wife Milton to Edw W C Arnold. 120th st, No 211, n s, 175 w 7th av, 25x100.11. Dec 18, 1908, due Jan 1, 1914, 4½%. 7:1926. 15,000
- Lynch, James A and Richard T to Fredk A Clark. Broadway, e s, 100 n Fairview av, 3 lots, each 100x100. 3 morts, each \$15,000. Dec 17, due, &c, as per bond. Dec 18, 1908. 8:2170. 45,000
- Lynch, James A and Richd T to Fredk A Clark. Broadway, e s, 100 n Fairview av, runs e 100 x s 90.10 to Fairview av x w 102 to Broadway x n 100 to beginning. Dec 17, due, &c, as per bond. Dec 18, 1908. 8:2170. 15,000
- LAWYERS TITLE INS & TRUST CO with Combined Real Estate Interests. 10th av, n w cor 214th st, 37.6x100. Extension of \$5,000 mort until Dec 21, 1911, at 5%. Dec 23, 1908. 8:2232. nom
- Lawyers Mortgage Co with Lizzie Monday. 3d av, No 566, w s, 100.6 s 38th st, 20x69.10. Extension of \$12,000 mort until Mar 10, 1912, at 4½%. Dec 11. Dec 19, 1908. 3:893. nom
- Levy, Fannie wife of and Sam'l to Hoffman Miller and ano as trustees Emma W White. 11th st, Nos 224 and 226, s s, 265 w 2d av, 43x95. Dec 17, 5 years, 4½%. Dec 21, 1908. 2:466. 49,000
- Lavigne, Louis to Charles and Alfred Simon et al. 116th st, No 155, n s, 317 w 3d av, 17x100.11. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 6:1644. 12,000
- Lynch, James A and Richd T to Henrietta Oliver. 212th st, n s, 75 e 9th av, 250x99.11. Dec 18, due, &c, as per bond. Dec 21, 1908. 8:2193. 2,500
- MUTUAL LIFE INSURANCE CO of N Y with Thos E Greacen. Madison av, Nos 23 and 25, s e cor 25th st, Nos 36 and 38, runs s 49.4 x e 100 x s 49.4 x e 25 x n 98.9 to s s 25th st, x w 125 to beginning. Extension of \$200,000 mort until Dec 15, 1911, at 4½%. Dec 15. Dec 23, 1908. 3:854. nom
- McDonald, Mary J to Lydia H Hexamer. 56th st, No 419, n s, 275 w 9th av, 25x100.5. Dec 18, 1908, 3 years, 5%. 4:1066. 15,000
- Same and Isidor J Pocher with same. Same property. Subordination agreement. Dec 18, 1908. 4:1066. nom
- McEvoy, Dennis to Kate M Ladd. 123d st, No 528, s s, 333.2 w Amsterdam av, 33.4x100.11. Dec 16, 5 years, 5%. Dec 18, 1908. 7:1977. 30,000

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- McEvoy, Dennis and Montague Aaron with Kate M Ladd. 123d st, No 528 West. Subordination agreement. Dec 15, 1908. 7:1977.
- Merger Realty Co to Saml W Lippman. 125th st, No 303, n s, 50 e 2d av, 25x99.11. Prior mort \$—-. Dec 15, 5 years, 6%. Dec 18, 1908. 6:1802. 5,000
- Mikulski, Roman to Lion Brewery. 3d st, No 231 East. Saloon lease. Dec 15, demand, 6%. Dec 21, 1908. 2:386. 520
- Maltz, Annie to LAWYERS TITLE INS & TRUST CO. 49th st, No 342, s s, 150 w 1st av, 25x100.5. Dec 3, 5 years, 5%. Dec 21, 1908. 5:1341. 15,000
- McKenna, Felix to GREENWICH SAVINGS BANK. 11th av, No 438, n e cor 36th st, No 563, 24.9x100. Dec 21, 1908, 3 years, 5%. 3:708. 14,000
- Mottola, Angelo and Giuseppe Ginliano to Richard Petty. 104th st, n s, 563 e 1st av, 50x100.11. Leasehold. Dec 19, due July 5, 1909, 6%. Dec 21, 1908. 6:1698. 2,000
- Markus Barnet and Annie Stember to TITLE INSURANCE CO OF N Y. 27th st, Nos. 312 and 314, s s, 137.6 w 8th av, 37.6x98.9. Dec 22, 1908, 3 years, 5%. 3:750. 32,000
- McInnis (A N) Realty Co to Wm L Radford and ano, exrs, &c, Lewis Radford. 136th st, No. 516, s s, 325 w Amsterdam av, 37.6x99.11. Dec 10, 3 years, 5%. Dec 22, 1908. 7:1988. 35,000
- Same to same. Same property. Certificate as to above mort. Dec 21. Dec 22, 1908. 7:1988.
- McInnis (A N) Realty Co to Anna C Hough. 136th st, Nos. 512 to 518, s s, 250 w Amsterdam av, 150x99.11. Prior mort \$172,000. Dec 21, 2 years, 6%. Dec 22, 1908. 7:1988. 8,000
- Same to same. Same property. Certificate as to above mort. Dec 21. Dec 22, 1908. 7:1988.
- Same to Alex A McInnis with same. Same property. Subordination agreement. Dec 21. Dec 22, 1908. 7:1988. nom
- McInnis (A N) Realty Co to Arthur P Lord et al, as exrs, &c, Geo W T Lord. 136th st, No. 510, s s, 250 w Amsterdam av, 37.6x99.11. Dec 18, 3 years, 5%. Dec 22, 1908. 7:1988. 35,000
- Same to same. Same property. Certificate as to above mort. Dec 21. Dec 22, 1908. 7:1988.
- McInnis (A N) Realty Co to J Charles Weschler. 136th st, Nos. 510 to 516, s s, 250 w Amsterdam av, four lots, each 37.6x99.11. Four morts, each \$8,000. Four prior morts \$35,000 each. Dec 1, due June 1, 1911, 6%. Dec 22, 1908. 7:1988. 32,000
- Same to same. Same property. Four certificates as to above morts. Dec 21. Dec 22, 1908. 7:1988.
- McKegney, Andrew T to Henry Siebert, Jr. Amsterdam av, No 2122, n w cor Croton st, 25x100. P M. Prior mort \$16,000. Dec 17, 1908, 3 years, 6%. 8:2123. 5,000
- Meteor Realty and Construction Co to The City Mortgage Co. 98th st, n s, 96.11 e Riverside Drive, 75x100.11. Building loan. Dec 15, demand, 6%. Dec 18, 1908. 7:1888. 145,000
- Same to same. Same property. Certificate as to above mort. Dec 17. Dec 18, 1908. 7:1888.
- METROPOLITAN BANK with METROPOLITAN LIFE INS CO. Riverside Drive, s e cor 144th st, 100x110.7x99.11x106.3. Subordination agreement. Dec 10. Dec 17, 1908. 7:2090. nom
- McInnis (A N) Realty Co to G Lee Stout, trus Cath A C Comstock. 136th st, No. 516, s s, 362.6 w Amsterdam av, 37.6x99.11. Dec 21, due, &c, as per bond. Dec 22, 1908. 7:1988. 35,000
- Same to same. Same property. Certificate as to above mort. Dec 21. Dec 22, 1908. 7:1988.
- McInnis (A N) Realty Co to Lottie W Booth, as trus Anna C Buchanan. 136th st, No. 512, s s, 287.6 w Amsterdam av, 37.6x99.11. Dec 1, 3 years, 5%. Dec 22, 1908. 7:1988. 35,000
- Same to same. Same property. Certificate as to above mort. Dec 21. Dec 22, 1908. 7:1988.
- Meteor Realty & Construction Co to Society of the New York Hospital. 112th st, n s, 225 e Broadway, 100x100.11. P M. Dec 21, 3 years, 5%. Dec 22, 1908. 7:1884. 62,000
- Mann, David to Anna I Marks and ano. 3d st, No. 245, n e s, 164.3 n w Av C, 24.9x96.2. Leasehold. Dec 21, due Feb 1, 1913, 6%. Dec 22, 1908. 2:386. 4,000
- Miles (William A) & Co to Chas M Warner. Cherry st, Nos. 394 to 400, n s, 95.5 e Scammel st, runs n 99 x e 64.9 x e 43.1 x s 97.6 to Cherry st x w 108.4 to beginning, fee, and as further security for payment of said bond has given the following leasehold premises: Cherry st, Nos. 390 and 392, n s, 47.6 e Scammel st, runs e 47.7 x n 81.3 x w 85 to e s Scammel st, Nos 46 and 48, x s 40.4 x e 47.6 x s 44 to beginning, with machinery, &c. P M. Dec 21, due Dec 15, 1923, 5%. Dec 22, 1908. 1:261. 90,000
- Munter, Joseph R and Max Warshauer to Edw W C Arnold. Broome st, No. 327, s s, 50 w Chrystie st, 25x76. Dec 22, 1908, 5 years, 5%. 2:423. 20,000
- Melcher, John S with BOWERY SAVINGS BANK. Walker st, Nos. 92 and 94, n w cor Lafayette st, Nos. 106 to 110, 48.6x82.7x 54.5x76.9. Extension of \$120,000 mort until June 2, 1913, at 5%. Dec 16. Dec 21, 1908. 1:196. nom
- Miller, Lena to Eliza A Dunning. 113th st, No 134, s s, 229 e 7th av, 27x100.11. Prior mort \$22,500. Dec 17, 1908, 3 years, 6%. 7:1822. 5,000
- Moritz, Herman H to MUTUAL LIFE INS CO of N Y. Lenox av, Nos 318 and 320, n e cor 126th st, No 81, 33.10x75. Dec 17, 1908, due, &c, as per bond. 6:1724. 55,000
- Moore, John A to John Sharpe, Jr. 29th st, No 138, s s, 140 e Lexington av, 19.10x98.9. Prior mort \$14,000. Dec 16, due, &c, as per bond. Dec 17, 1908. 3:884. 4,000
- Melcher, John S with Henry A C Taylor. 51st st, No 5 East. Extension of \$50,000 mort until May 1, 1912, at 4%. Dec 15. Dec 17, 1908. 5:1287. nom
- Marks, Martin with Margt Jaeger. 8th st, Nos 322 and 324 East. Extension of \$12,500 until Dec 15, 1911, at 6%. Dec 15. Dec 17, 1908. 2:390. nom
- McInnis, Alex N with Lottie W Booth as trustee Anna C Buchanan. 136th st, No 512, s s, 287.6 w Amsterdam av, 37.6x99.11. Subordination agreement. Dec 18. Dec 23, 1908. 7:1988. nom
- McInnis, Alex N with Arthur P Lord et al exr, &c, Geo W T Lord. 136th st, No 510, s s, 250 w Amsterdam av, 37.6x99.11. Subordination agreement. Dec 18. Dec 23, 1908. 7:1988. nom
- Main Realty Co to Marcus L Osk and ano. 78th st, Nos 328 and 330, s s, 310 w 1st av, 40x102.2. P M. Prior mort \$35,000. Dec 15, due July 1, 1913, 6%. Dec 23, 1908. 12,000
- Markus, Barnet and Annie Steinber and Joseph L Buettenwieser with TITLE INS CO of N Y. 27th st, No 312 and 314 West. Subordination agreement. Dec 22. Dec 23, 1908. 3:750. nom
- McGill, Joseph R with American Mortgage Co. 99th st, No 138 West. Subordination agreement. Dec 23, 1908. 7:1853. nom
- McInnis, Alexander N with G Lee Stout trustee Cath A C Comstock. 136th st, No 516, s s, 362.6 w Amsterdam av, 37.6x99.11. Subordination agreement. Dec 18. Dec 23, 1908. 7:1988. nom
- McInnis, Alexander N with Wm L Radford and ano exrs Louis Radford. 136th st, No 514, s s, 325 w Amsterdam av, 37.6x99.11. Subordination agreement. Dec 18. Dec 23, 1908. 7:1988. nom
- Mansfield, Eliz to Saml Newman and ano. Division st, Nos 85 and 85½, s s, 235.2 w Pike st, 25x—x25x55. Dec 5, demand, 6%. Dec 23, 1908. 1:282. 500
- New York Operating Co with Bertha Goldfrank et al exrs, &c, Max Goldfrank. 146th st, Nos 602 and 604, s s, 100 w Broadway, 50x99.11. Subordination agreement. Dec 19. Dec 23, 1908. 7:2092. nom
- New York Real Estate Security Co to EMPIRE TRUST CO as trustee. Pine st, No 7, s s, 125.6 e Broadway, 21.1x73.9x21x74.5; also property in Mamaroneck, Westchester Co. Prior mort on first parcel \$225,000. Dec 17, 1908, 15 years, 5%. 1:46. gold bonds 250,000
- Same to same. Same property. Certificate as to above mort. Dec 17, 1908. 1:46.
- New England Apartments Co to Bond & Mortgage Guarantee Co. Park av, Nos 480 and 482, w s, 50.5 n 58th st, 50x100. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 110,000
- Nechols, Henry and Bertha Pasternack to American Mortgage Co. 10th av, No 510, e s, 74.1 s 34th st, 24.8x100. Dec 21, 1908, 5 years, 5½%. 3:736. 25,000
- New England Apartments Co to Bond & Mortgage Guarantee Co. 58th st, Nos 47 and 49, n s, 150 w Park av, 50x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 105,000
- New England Apartments Co to Bond & Mortgage Guarantee Co. 58th st, Nos 43 and 45, n s, 200 w Park av, 50x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 110,000
- New England Apartments Co to Bond & Mortgage Guarantee Co. 59th st, No 54, s s, 200 w Park av, 25x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 65,000
- New England Apartments Co to Bond & Mortgage Guarantee Co. 58th st, Nos 51 and 53, n s, 100 w Park av, 50x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 110,000
- O'Neill, Peter F, of Glen Falls, N Y, to GERMAN SAVINGS BANK. Essex st, No 45, w s, 100.11 s Grand st, runs s 24.11 x w 54.5 x n — x w 33.5 x n 25.3 x e 33.7 x s — x e 54.2 to beginning. Mort \$14,000. Dec 12, 1 year, 5%. Dec 23, 1908. 1:310. 6,000
- O'Connor, Adrianna to NEW YORK LIFE INS CO. West End av, No 528, e s, 83.2 s 86th st, 19x80. Dec 15, due Jan 1, 1912, 5%. Dec 17, 1908. 4:1233. 17,000
- 130 West 57th St, a corpn, to Arrow Realty Co. 57th st, Nos 126 to 132, s s, 390 e 7th av, 80x100. Estoppel certificate. Dec 17, 1908. 4:1009.
- Oppenheim, Louis and Milton I Hessberg to Gerson Mayer. 95th St, No. 211, n s, 181 e 3d av, 25x100.8. Dec 21, 3 years, 5%. Dec 22, 1908. 5:1541. 16,500
- Oppenheim, Louis and Milton I Hessberg to Gustave R Tuska and ano, trus Saml A Tuska. 95th st, No. 213, n s, 206 e 3d av, 27x100.8. Dec 21, 5 years, 5%. Dec 22, 1908. 5:1541. 17,000
- O'Neil, James J and Michael to BOWERY SAVINGS BANK. Water st, No. 644, n s abt 140 e Scammel st, 23x80. Dec 22, 1908, 5 years, 4½%. 1:260. ? 3,000
- O'Neill, Mary, of Ludlow, N Y, to Julia Kennedy. Essex st, No 29, w s, 75 n Hester st, 25x44. Prior mort \$10,500. Dec 21, 1908, due, &c, as per bond. 1:310. 4,000
- Pollak, Jack or Jake to Lion Brewery. 5th st, Nos 540 and 542 East. Saloon lease. Dec 8, demand, 6%. Dec 21, 1908. 2:400. 232.10
- Price, Sabina to Sam'l Rosenberg. 114th st, No 51, n s, 670 w 5th av, 25x100.11. Prior mort \$20,000. Dec 21, 1908, 2 years, 6%. 6:1598. 1,500
- Pipe Trucking Co, a corpn, to Henry W McMann and ano. 9th av, Nos 9 to 19, including horses, personal property, chattels, &c. Consent and certificate as to mortgage for \$1,200, on demand, at 6%. Dec 21, 1908. 2:645.
- Poor, Constance E to Margt O Sage. Lexington av, No 1, n e cor 21st st, Nos 123 and 125, runs n 123.5 x e 105 x n 74 to s s 22d st, x e 16.3 x s 98.9 x w 61.3 x s 98.9 to 21st st, x w 60 to beginning. Prior mort \$100,000. Dec 18, due Dec 1, 1910, 5½%, until Dec 21, 1909, and 6% thereafter. Dec 21, 1908. 3:877. 100,000
- Pasternack, Bertha and Henry Nechols to Isaac Goldberg. 10th av, No. 510, e s, 74.11. s 39th st, 24.8x100. Given to secure \$1,000. Prior mort. \$31,700. Dec 21, due, &c, as per bond. Dec 22, 1908. 3:736. 1,000
- Paterno Bros, a corpn, to City Mortgage Co. 113th st, n s, 150 w Amsterdam av, two lots, each 75x100.11. Two building loan morts, each \$140,000. Oct 19, demand, 6%. Dec 23, 1908. 7:1885. 280,000
- Same to same. Same property. Certificate as to above mort. Oct 19. Dec 23, 1908. 7:1885.
- Pine Investing Co to Carl Rosenberger. 145th st, Nos 131 and 133 n s, 275 w Lenox av, 43.9x99.11. Dec 23, 1908, 5 years, 5%. 7:2014. 47,000
- Same to same. Same property. Certificate as to above mort. Dec 23, 1908. 7:2014.
- Paddell, Timothy F to John P Windolph. 42d st, No 202, s s, 20 w 7th av, 20x49.4. Leasehold. Prior mort \$25,000. Sept 28, due, &c, as per bond. Dec 17, 1908. 4:1013. 12,000
- Pine Investing Co with Max Marx. 145th st, Nos 143 and 145, n s, 406.3 w Lenox av, 43.9x99.11. Agreement correcting description in mort dated Dec 14, 1908. Dec 23, 1908. 7:2014. nom
- Peet, Walter B, of Yonkers, N Y, to Park Mortgage Co. Hawthorne st, e s, 125 n Broadway, 75x100. Dec 17, 2 years, 6%. Dec 23, 1908. 8:2241. 9,000
- Perlmutter, Rosie to Jonas Weil and ano. 100th st, No 164, s s, 175 w 3d av, 25x100.11. Prior mort \$—-. Dec 18, due Mar 15, 1912, 6%. Dec 23, 1908. 6:1627. 500

MAPLEDORAM & CO. REAL ESTATE BROKERS

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Pepe, Francesco and Omero Pardi and Galland Realty Co to American Mortgage Co. Bedford st, No 47, n w cor Leroy st, Nos 41 and 43, 28x75. Prior mort \$23,000. Dec 22, 1 year, 6%. Dec 23, 1908. 2:588. 1,500
Same to same. Same property. Dec 23, 5 years, 5%. 2:588. 23,000
Quinn, John E to Cath wife of Patk G Tighe. 21st st, No 337, n s, 275 e 9th av, 25x98.8. Prior mort \$5,000. Dec 15, 1 year, % as per bond. Dec 17, 1908. 3:745. 2,000
Quinn & Smith, a corpn, to Kath T Moore. 21st st, Nos. 551 and 553, n s, 650 w 10th av, runs n 98.9 x w 145.1 to e s of a new marginal st x s 105.10 to 21st x e 106.11 to beginning. Leasehold. Building loan. Dec 12, due Jan 1, 1914, 6%. Dec 22, 1908. 3:693. 30,000
Same to same. Same property. Certificate as to above mort. Dec 12, Dec 22, 1908. 3:693.

Shelby, Joseph P to LAWYERS TITLE INS & TRUST CO. 8th av, No 2852, n e cor 152d st, No 269, 24.11x100. Dec 21, 1908. 5 years, 4 1/2%. 7:2038. 22,500
Sniffin, Mary C to Joseph W Lawrence. 9th av, Nos 423 to 429, s w cor 34th st, Nos 400 to 404, 79x80. Prior mort \$90,000. Dec 19, due, &c, as per bond. Dec 21, 1908. 3:731. 3,500
Scinto, Francisco to Frederic D Weekes. Mott st, No. 211, w s, 67.6 n Spring st, runs n 30.1 x w 71.11 x s 22.6 to alley x e 22 x s e 12 x e 40 to beginning. Dec 22, 1908, due Nov 1, 1912, 6%. 2:494. 6,000
Spence, Daniel B to Timothy F Fay. 181st st, Nos. 613 and 615, n s, 125 w St Nicholas av, 50x100. Prior mort \$—. Dec 17, 2 years, 6%. Dec 22, 1908. 8:2165. 5,000
Schavrien, Beatrice, wife of and Chas to Sarah I Van Wart et al. 7th av, No. 164, w s, 23 s 20th st, 23x85. P M. Dec 3, 3 years, 5%. Dec 22, 1908. 3:769. 24,000
Standard Steel Car Co, lessor, and BANKERS TRUST CO with Erie Railroad Co. General mortgage, agreement, car lease, etc. July 1, 1907, 10 years, 5%. Dec 22, 1908. gold trust notes 2,140,000
Schavrien, Beatrice, wife of and Chas to Sarah I Van Wart et al. 7th av, No. 164, w s, 23 s 20th st, 23x85; 20th st, No. 204, s s, 85 w 7th av, runs w 20 x s 81 x e 5 x s 10.7 x e 15 x n 92 to beginning. Prior mort \$31,000. Dec 3, 2 years, 6%. Dec 22, 1908. 3:769. 4,000
Sutton, Sarah E to Wm S Waterhouse. 15th st, No 129 West, and 6th av, No 221. 1-3 part. Dec 4, 1907, 1 year, 4%. Dec 17, 1908. 3:790 and 791. 1,000
Silverson & London Construction Co to Chas M Rosenthal. Riverside Drive, e s, 86.6 n 127th st, runs n 75 x e 141.7 x s e 92.7 x s w 30.1 x w 74.4 to beginning. Building loan. Oct 30, 2 years, 6%. Dec 17, 1908. 7:1995. 140,000
Same to same. Same property. Certificate as to above mort. Dec 16, Dec 17, 1908. 7:1995.



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- *Robbins, Eliza T to Mary A Hinchey. Olinville av, e s, being s 50 ft of lot 70 map Olinville, 50x100. Dec 10, 3 years, 5%. Dec 22, 1908. 816
- *Rinn, Patrick to Henry J Finck of Brooklyn. Jackson av, s s, 223.2 w Unionport road, 50x100, Van Nest Park. Dec 19, 2 years, 6%. Dec 21, 1908. 1,700
- Rehm, Wm T to Geo B Goldschmidt et al TRUSTEES Saml B H Judah. Wales av, n w cor 150th st, late Fox st, 100x80. P M. Dec 21, 1908, 1 year, 5%. 10:2642. 4,000
- *Romano, Vincenzo and Giuseppina with Mary A Ferris. 214th st, n s, 175 w Maple st and being lot 66 map New Village Jerome, 25x125. Extension of \$2,000 mort until Dec 12, 1913. Nov 28. Dec 21, 1908. nom
- Razzano, Vincenzo to John Bauer. 173d st, s s, 90 e Webster av, 60 x117.10. Dec 17, 1 year, 6%. Dec 18, 1908. 11:2897. 12,500
- Roos, Lena to Bertha Schmuck. Bryant av, No 1341, w s, 125 s Jennings st, 25x100. P M. Prior mort \$8,500. Dec 15, 2 yrs, 6%. Dec 18, 1908. 11:2994. 2,000
- Schwarzler (O J) Co to Caroline F Butterfield. Brook av, e s, 327.11 n St Pauls pl, 43.9x100.8. Dec 17, 1908, 5 years, 5½%. 11:2895. 26,000
- Same to same. Same property. Certificate as to above mort. Dec 17, 1908. 11:2895.
- Sherman, Chas A exr Geo C Chase with Geo Heuser. 3d av, w s, 139 s Tremont av, 27x90x27x89. Extension of \$13,000 mort until Oct 1, 1911, at 5%. Oct 2. Dec 18, 1908. 11:2924. nom
- *Strittmatter, Chas to Magdalena Messerschmidt. West Farms road, late road leading from West Farms to Westchester, n s, 50 w Forrest st, 25x100, except part for West Farms road, Westchester. Nov 20, 3 years, 6%. Dec 22, 1908. 5,000
- Streebrook Realty Co to Enoch C Bell. Vyse av, e s, 100 s 180th st, 72x113.6x70x114.8. Building loan. Dec 18, due, Jan 1, 1910, 6%. Dec 22, 1908. 11:3132. 20,000
- Same to same. Same property. Certificate as to above mort. Dec 18. Dec 22, 1908. 11:3132.
- Same to same. Same property. P M. Dec 18, 1 year, 6%. Dec 22, 1908. 11:3132. 10,500
- Sweeney, Thomas F to Central Brewing Co. Riverdale av, cor 230th st. Saloon lease. Dec 17, demand, 6%. Dec 19, 1908. 13:3406. 1,000
- Schaefer, Sarah J wife of Chas, Jr, to Enoch C Bell. Vyse av, e s, 172 s 180th st, 35x112.11x35x113.6. Building loan. Dec 18, due Jan 1, 1910, 6%. Dec 22, 1908. 11:3132. 10,000
- Same to same. Same property. P M. Dec 18, 1 year, 6%. Dec 22, 1908. 11:3132. 5,250
- *Sadewasser, Adolf to Isaac Butler. Classon av, w s, 75 s Beacon st. Dec 21, 3 years, 6%. Dec 22, 1908. 2,800
- Strung, Louisa with Christian Rieger. 144th st, No 326, s s, 100 w 3d av, 25x99.7. Subordination agreement. Dec 16. Dec 21, 1908. 9:2324. nom
- *Shirmer, Geo W with Bessie K Fieger. Chestnut st, e s, 300 s Syracuse ac, 100x200 to Ash st; Chestnut st, e s, 400 s Syracuse av, 100x100, Arden property, East and Westchester. Subordination agreement. Nov 12. Dec 21, 1908. nom
- Schmidt, Minnie to Philip Deutsch. 210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9. Prior mort \$4,000. Dec 19, 5 years, 6%. Dec 21, 1908. 12:3343. 300
- *Smith-Rowe Realty & Construction Co to Margaret Miller, of London, Eng. Gunther av, w s, 100 n Edenwald av, 25x100. Edenwald. See Cons. Dec 23, 1908, 5 years, 5½% and 6%. 4,000
- *Same to same. Same property. Certificate as to above mort. Dec 16. Dec 23, 1908.
- Streebrook Realty Co to Geo Mandel. Bathgate av, e s, 128.5 n 175th st, 41.6x98.2x41.6x99.1. Prior mort \$32,000. Dec 23, 1908, due, &c, as per bond. 11:2923. 8,000
- Same to same. Same property. Certificate as to above mort. Dec 23, 1908. 11:2923.
- Same to same. Bathgate av, e s, 169.11 n 175th st, runs n 41.6 x e 99.7 x s 8 x w 2.2 x s 33.6 x w 98.2 to beginning. Prior mort \$32,000. Dec 23, 1908, due, &c, as per bond. 11:2923. 8,000
- Same to same. Same property. Certificate as to above mortgage. Dec 23, 1908. 11:2923.
- Sabsovitch, Cath to Morris L Bayard. Jennings st, No 799, n s, abt 175 e Prospect av and being lot 8 map No 946 of property Wm Birrell, 25x100x31.8x100.3. Prior mort \$5,000. Dec 21, 1 year, 5%. Dec 23, 1908. 11:2963. 500
- Sailer, Henrietta H to LAWYERS TITLE INS & TRUST CO. Kelly st, w s, 250 n 156th st, 25x100. Dec 17, 5 years, 5%. Dec 18, 1908. 10:2701. 8,000
- Streifler, Jacob to Wilson M Powell. Brook av, No 290, e s, 150.8 n 139th st, 25.11x118.11x25.6x122.6 to beginning. All title to strip 10 ft wide on rear. Dec 18, 1908, 5 years, 5%. 9:2267. 25,000
- *Steinmetz, Amelia to C W H Arnold. Grace av, e s, 325 s Lyon av, 25x130. Prior mort \$4,250. Dec 17, 1 year, 6%. Dec 18, 1908. 500
- Schwarzler (O J) Co to The Sheltering Arms. Brook av, e s, 284.2 n St Pauls pl, 43.9x100.8. Dec 17, 1908, 5 years, 5½%. 11:2895. 26,500
- Same to same. Same property. Certificate as to above mort. Dec 17, 1908. 11:2895.
- Singhi (H U) Realty Co to Whitfield Ward. 194th st, late Kingsbridge road, s s, 98 w Morris av, 16x80. Dec 16, due, &c, as per bond. Dec 17, 1908. 11:3191. 7,000
- Same to same. Same property. Certificate as to above mort. Dec 9. Dec 17, 1908. 11:3191.
- Same to same. 194th st, late Kingsbridge road, s s, 82 w Morris av, 16x80. Dec 16, due, &c, as per bond. Dec 17, 1908. 11:3191. 7,000
- Same to same. Same property. Certificate as to above mort. Dec 17, 1908. 11:3191.
- Sass, Theo R to LAWYERS TITLE INS AND TRUST CO. Wilkins av, e s, 181.6 n Jennings st, 25x100. Dec 16, 3 years, 5½%. Dec 17, 1908. 11:2966 and 2977. 4,000
- Theissig, Gustav to John G Dautel. 236th st, s s, 300 w Oneida av, 25x100. Dec 15, 3 years, 6%. Dec 17, 1908. 12:3366. 4,500
- Todebush, August with James J Ryan. Grand av, e s, 100 n North st, 25x100. Agreement modifying terms of mort. Dec 19, 1908. 11:3198. nom
- *Terrill, Blanche B to Margt Meagher. Leland av, e s, 300 n Gleason av, 50x100. Dec 5, due, &c, as per bond. Dec 17, 1908. 1,000
- Tully (John J) Co to Isaac Schiff. Southern Boulevard, e s, 316.8 n Tiffany st, 33.4x100. Dec 21, 1908, 5 years, 5¼%. 10:2733. 17,500
- Same to same. Same property. Certificate as to above mort. Dec 21, 1908. 10:2733.
- Tierney, Mary F to Lottie E Welch. Newton av, late Courtlandt av, e s, — n 256th st and being lot 35, blk 1, map property Sheridan & Segrave, 25x100. Dec 19, 3 years, 6%. Dec 21, 1908. 13:3421. 3,000
- Same to same. Same property. Prior mort \$3,000. Dec 19, 2 years, 6%. Dec 21, 1908. 13:3421. 600
- Tremont Building Co to John H Stitt and ano trustees Geo Luke Simpson st, e s, 99.11 s Home st, 25x100. Dec 23, 1908, 3 years, 5½%. 10:2728. 15,000
- Same to same. Same property. Certificate as to above mort. Dec 23, 1908. 10:2728.
- Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 1908. 10:2728.
- TITLE INSURANCE CO of N Y with Nellie S Ehrich. Sedgwick av, e s, 275.6 s 167th st, 75x120, to w s Lawrence av. Extension of \$3,500 mort until Dec 21, 1910, at 5½%. Dec 22, 1908. 9:2527. nom
- Timme, Waldemar F to The Jennie Clarkson Home for Children, a corpn. Washington av, No 1647, w s, 180.5 n 172d st, 40.2x140.1. Dec 22, due, &c, as per bond. Dec 23, 1908. 11:2905. 27,000
- Tamor, Abraham I and Yetta his wife and Pauline Kaplan to LAWYERS TITLE INS & TRUST CO. Leggett av n e cor Hewitt pl, runs e along av, 25.1 to n s 156th st, x n 100 x w 25.1 to e s of pl x s 100 to beginning. Dec 22, 5 years, 5%. Dec 23, 1908. 10:2695. 17,500
- Utility Realty Co to Siegel Cooper & Co, bankers. 163d st, s w cor Tiffany st, 100.4x60x100.4x100. Dec 17, 3 years, 5%. Dec 18, 1908. 10:2711. 55,000
- Same to same. Same property. Certificate as to above mort. Dec 14. Dec 18, 1908. 10:2711.
- Same to same. Intervale av, n e cor Kelly st, runs n 82.11 x e 105.11 x s 37 x w 9.11 x s 100 to av x w 48.3 to beginning. Dec 17, 3 years, 5%. Dec 18, 1908. 10:2711. 55,000
- Same to same. Same property. Certificate as to above mort. Dec 14. Dec 18, 1908. 10:2711.
- Same to same. Tiffany st, w s, 60 s 163d st, 40x100.4. Dec 17, 3 years, 5%. Dec 18, 1908. 10:2711. 30,000
- Same to same. Same property. Certificate as to above mort. Dec 14. Dec 18, 1908. 10:2711.
- University Heights Realty Co to Henry G Silleck, Jr. Andrews av, s s, 198.11 w Fordham road, 150x100. Dec 16, demand, 6%. Dec 19, 1908. 11:3218. 4,000
- Same to same. Same property. Certificate as to above mort. Dec 16. Dec 19, 1908. 11:3218.
- Valley Forge Realty Co to EMPIRE CITY SAVINGS BANK. 3d av, No 4274, e s, 105.2 n 178th st, 50x102x49.11x100. P M. Dec 18, 3 years, 5½%. Dec 21, 1908. 11:3061. 36,000
- Same to Max J Klein. Same property. P M. Prior mort \$36,000. Dec 18, 3 years, 6%. Dec 21, 1908. 11:3061. 10,000
- Valley Forge Realty Co to Max J Klein. 3d av, No 4278, e s, 155.2 n 178th st, 50x104x49.11x102. P M. Prior mort \$35,000. Dec 18, 3 years, 6%. Dec 21, 1908. 11:3061. 10,000
- Wirth Realty and Construction Co to GERMAN SAVINGS BANK. Bathgate av, s e cor 188th st, 28.6x89.11x28.6x90. Dec 2, due Jan 1, 1912, 5%. Dec 22, 1908. 11:3056. 17,500
- Same to same. Same property. Certificate as to above mort. Dec 18. Dec 22, 1908. 11:3056.
- Same to same. Bathgate av, e s, 28.6 s 188th st, two lots, each 20.5x89.11. Two mortg, each \$6,500. Dec 2, due Jan 1, 1912, 5%. Dec 22, 1908. 11:3056. 13,000
- Same to same. Same property. Two certificates as to above mort. Dec 18. Dec 22, 1908. 11:3056.
- Same to same. Bathgate av, e s, 69.4 s 188th st, 20.5x89.11. Dec 22, 1908, due Jan 1, 1912, 5%. 11:3056. 6,000
- Same to same. Same property. Certificate as to above mort. Dec 18. Dec 22, 1908. 11:3056.
- Welch, Lottie E to T Emory Clocke. DeKalb av, w s, 25 s 212th st, 25x100. Dec 22, 1908, 3 years, 5½%. 12:3328. 3,500
- Welch, Lottie E to Charles R Strong. De Kalb av, s w cor 212th st, 25x100. Dec 23, 1908, 5 years, 5½%. 12:3328. 4,000
- Willersdorf, Charles with Geo Schaefer. 149th st, No 760, s s, 125 e Brook av, 25x84.11. Extension of \$5,000 mort until Aug 4, 1911. Dec 12. Dec 18, 1908. 9:2275. nom
- Wilcox, Cath T to LAWYERS TITLE INS & TRUST CO. 178th st, s s, 72.9 e Daly av, runs s 20.10 and 136 x e 25 x n 135.11 x — to 178th st x w 25 to beginning. Dec 16, 3 years, 5%. Dec 18, 1908. 11:3126. 3,500
- *Williams, Chas A to James Garvey. Gleason av, n s, 25 w 174th st, 25x100. P M. Prior mort \$3,500. Dec 16, due July 1, 1910, 6%. Dec 17, 1908. 2,400
- Weydig, Peter to Christian Rieger. 144th st, No 326, s s, 100 w 3d av, 25x99.7. Prior mort \$12,000. Dec 16, 3 years, 6%. Dec 21, 1908. 9:2324. 4,000

JUDGMENTS IN FORECLOSURE SUITS.

182d st, n s, 70 e Audubon av, 50x79.9. North American Mortgage Co agt Isaac Marcuson; Clarence L Westcott, att'y; George Parr, ref. (Amt due, \$4,030.23.)

172d st, Nos 511 & 513 West. John L Williams agt Amsterdam Holding Co; Action No 1; Strauss & Anderson, att'ys; Louis Jersawitz, ref. (Amt due, \$7,054.46.)

172d st, Nos 515 & 517 East. Same agt same. Action No 2; same att'ys; same ref. (Amt due, \$4,586.55.)

Valentine av, e s, 610.6 s Highbridge rd, runs s 200 x e 125 x n 100 x e 125 to Tiebout av, x n 100 x w 250 to beg. Harford W H Powell agt Chas H Collins; William Voekel, att'y; Henry J Goldsmith, ref. (Amt due, \$4,586.55.)

Broomie st, s w cor Norfolk st, 25x75. Wm L Cahn agt James Secular; Leventritt, Cook & Nathan, att'ys; Jacob Striefel, ref. (Amt due, \$11,101.12.)

Summit av, e s, 175 s 162d st, 25x100. Summit av, e s, 225 s 162d st, 25x100. Gants & Reynolds agt Minna M Sternberger; Edwin T Taliferro, att'y; Wm A McQuaid, ref. (Amt due, \$5,486.)

98th st, s s, 125 e 2d av, 25x100.11. Frank Boss agt Ignatz Bleich; Edw J Krug, Jr, att'y; Louis B Hasbrouck, ref. (Amt due, \$527.25.)

136th st, s s, 384 e St Ann's av, 341x100. Chas S McLaughlin agt Lorenz Weiher; Van Mater Stilwell, att'y; Walter B Walker, ref. (Amt due, \$44,720.66.)

144th st, n s, 450 e Lenox av, 100x99.11. Anna Sands agt Louis Lese et al; Bowers & Sands, att'ys; Edward Endelman, ref. (Amt due, \$10,460.)

47th st, No 336 East. Max Rubenstein agt Herman Feinberg; Herman Gettner, att'y; Henry J Goldsmith, ref. (Amt due, \$2,096.33.)

105th st, No 311 East. James Madigan agt Matthew Coogan; Peter Condon, att'y; Joseph N Tuttle, ref. (Amt due, \$15,697.90.)

8th av, s e cor 143d st, 25.1x75. Henry H Sommer agt Benj F Carpenter; Morris H Hayman, att'y; William Lustgarten, ref. (Amt due, \$10,169.17.)

Loring pl, w s, 80.1 n 183d st, 21x101.4x20.11x 102.7. John Catoir agt Marie Wittmack; J Orlando Harrison, att'y; Abraham Oberstein, ref. (Amt due, \$3,894.38.)

Washington av, e s, 107.7 n e 170th st, 50.7x 150.2x52.3x150.1. John F Burt et al agt Eliza Wildey et al; partition; att'y, W S Smith.

109th st, No 337 East. Thomas Hickson agt Julia Sherowitz; specific performance; att'y, A Kalisky.

34th st, No 11 West. Sam W Steel agt Robert S Smith et al; action to recover 1-10 part; att'y, H Swain.

7th av, s e cor 53d st, ——. Mary E Willis agt Manhattan Storage & Warehouse Co; action to obtain release; att'y, J J Gleason.

Broadway, s e cor 156th st, 99.11x100x irreg. Henry W Lloyd agt Henry T Bulman et al; action to cancel lease; att'ys, Kneeland, Files & Reese.

Central Park West, n w cor 75th st, 102.2x123.9. C W Klappert's Sons Inc agt Lenox Realty Co et al; action to foreclose mechanics lien; att'ys, Wesselman & Kraus.

FORECLOSURE SUITS.

106th st, No 232 East. Adolph Newberger agt Hyman Lanes et al; att'ys, Bloomberg & Bloomberg.

Madison av, s e cor 64th st, 100.5x132.6. Francis L Leland agt Richard W Buckley et al (amended); att'ys, Greene, Hurd & Stowell.

97th st, s s, 51 e 3d av, 49x62.11. Louis Zuckerkandel et al agt Louis Meyer Realty Co et al; att'y, M Silverstein.

132d st, No 41 East. Clara Kinkeldey, extr agt Mount Gilead Baptist Church; att'ys, Beals & Nicholson.

13th st, n s, 195 w Av B, 25x103.3. Samuel Weil agt Fany Schwartz et al; att'y, M Sundheimer.

Av St John, s e cor Kelly st, runs s 250 to Beck st x e 107.5 x n 250 x w 107.5 to beg. Bronx Mutual Life Ins Co of N Y agt Herman Aaron et al; att'y, J McKeen.

Madison av, n w cor 115th st, 40.5x85. Emma Hassey agt Clara Max et al; att'y, E A Hassey.

Riverside drive, No 341. Emigrant Industrial Savings Bank agt Lina W K Fitzgerald et al; att'ys, R & E J O'Gorman.

Riverdale av, w s, 33 s boundary line between City of New York and City of Yonkers, runs w 445 x n 273 x e 409 x s 320 to beg. Lawyers Title Ins & Trust Co agt Clara M Harriott et al; att'ys, Fretretch, Silkman & Seybel.

82d st, Nos 542 to 552 East; two actions. Leo Levy et al agt Sophie Beegel et al; att'ys, Ritch, Woodford, Bovee & Butcher.

144th st, s s, 350 e 8th av, 50x99.11. Joseph Kissner agt Henry Dreyer et al; att'ys, Jackson, Hollander & Frank.

144th st, n s, 590 w 7th av, 85x99.11; two actions. William Goldman agt Adolph Schwartz et al; att'ys, Arnstein & Levy.

60th st, No 321 East. State Bank agt Ferdinando Gottilla or Gottilla et al; att'y, J A Kohn.

Park av, Nos 1669 & 1671. Benjamin Silverman et al agt Maximilian Fraade et al; att'ys, Krakower & Peters.

Park av, Nos 1665 & 1667. Same agt Morris Ludwak et al; att'ys, Krakower & Peters.

76th st, No 424 East. Metropolitan Savings Bank agt Morris Faifenkopf et al; att'ys, A S & W Hutchins.

Trinity av, No 757. Jacob Dieter agt Charles Singer et al; att'y, H C Botty.

135th st, No 703 East. Jacob S Strahl agt Joe Kosovsky et al; att'y, J S Strahl.

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. (f) Signifies that the first name is fictitious, real name being unknown.

19 Ardizzoni, Ugo—A I Dittler44.65

19 Alexander, Louis, Jacob Schwartz & Abraham Friedman Co—M P Berglass Plumb-eis Supply Co39.96

21 Apption, Mary I—C Dreyfuss92.58

22 Avran, M H—First National Bank of Han-over, Pa.1,059.74

23 Avram, Mois H—Geo F Motter's Sons12.46

23 Adler, Sigmund—East Bangor Consolidated Slate Co.248.41

23 Adler, Max—N Y Telephone Co.41.36

23 Alexander, Henri P, Jacob Levy, Samuel & Peshe Walzinsky—M Dann123.71

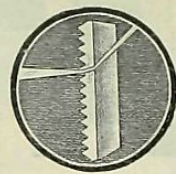
23 Andresen, Henry M—N Y Telephone Co.124.00

24 Aronson, Harry—I Neboschek64.63

Luxfer

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209-127th st, No 409 West. David Levin et al agt Marquise Co and Arnold Realty Co.62.33

210-127th st, No 403 West. Same agt Harry Marcus and Arnold Realty Co.74.58

211-Bryant st, w s, 215.3 s Garrison av, 25x 100. Henry G Silleck, Jr, agt Margaret E Reiser and A Arthur Kuttler276.26
 Dec. 24.

212-135th st, No 600 East. Chas T Streeter agt Wilhelm C D Mornhinney & Rosine Mornhinney, Anthony & Joseph McOwen.140.00

213-Madison av, e s, whole front between 58th and 59th sts, 200.10x150x irreg. Ella Briggs agt German Theatre Inc & Fifty-ninth Street Madison Avenue Co.449.98

214-Heath av, w s, 240 n Boston av, 25x92. Frank Habeck agt Michael Mahoney and Charles Petersen590.00

215-Lexington av, Nos 60 & 62. Wm W Searing agt N Y School of Applied Design for Women, New Jersey Plaster Co and Fountain & Choate275.00

216-89th st, Nos 123 & 125 West. Chas A Christman agt Francis L Welton and United States Horse Insurance Co.242.32

217-86th st, No 340 East. Joseph Monetti agt Thomasina Varasano, Edward D'Argenio and Antonio Ferrari50.65

218-Little West 12th st, Nos 22 to 26. Turner Construction Co agt American Transfer Co and James A Stevenson5,746.03

219-2d av, No 472. Samuel Herman et al agt Geo F Martens and Franz Otto Brewing Co.114.30

220-Same property. Same agt Geo F Martens. Richard Wohlrab114.30

BUILDING LOAN CONTRACTS.

Dec. 19.

Blondell av, s e cor Mary st, 75x100. Henry C & John S Mapes loan Franklin Athletic Club of Westchester to erect a 1-sty club; 3 payments\$5,000

98th st, n s, 96.11 e Riverside Drive, 75x100.11. City Mortgage Co loans Meteor Realty & Construction Co to erect a — sty building; 11 payments145,000

Dec. 21.

St Nicholas av, n w cor 185th st, 57.8x100. Alexander Walker loans John J White to erect a 5-sty apartment; 7 payments. \$35,500

Dec. 22.

Vyse av, e s, 100 s 180th st, 72x113.6x70x 114.8. Enoch C Bell loans Streebrook Realty Co to erect two 4-sty tenements; 11 payments20,000

Vyse av, e s, 172 s 180th st, 35x112.11x35x 113.6. Same loans Sarah J Schaefer to erect a 4-sty tenement; 11 payments10,000

21st st, n s, 650 w 9th av, 106.11x98.8x irreg. Katharine T Moore loans Quinn & Smith to erect a 3-sty building; 6 payments.30,000

104th st, n s, 563 e 1st av, 50x100.11. Richard Petty loans Angelo & Guisepe Gianlano to erect a — sty building; 2 payments.2,000

Webster av, s e cor 187th st, 145.3x100. C Adelbert Becker loans John Rendall to erect three 4-sty tenements; 7 payments.73,000

Broadway, s e cor 100th st, 46.9x180.3. Metropolitan Life Ins Co loans Allanel Construction Co to erect a 12-sty apartment; 11 payments425,000

Dec. 23.

Trinity av, No 908. Higgins Building Co loans Theodore Wentz to erect a 6-sty tenement; 9 payments23,000

Holland av, w s, 195 n Morris Park av, 25x 100. George Hauser loans Ike Melnik to erect a 2-sty dwelling; 2 payments4,000

Dec. 24.

Norwood av, n w s, 366.8 n e 205th st, 50x 100. Manhattan Mortgage Co loans Annie D'Amra to erect two 2-sty dwellings; 9 payments10,000

So Boulevard, e s, 450 s Jennings st, 75x100. Germania Life Ins Co loans The Leo Co to erect two 4-sty apartments; 3 payments.42,000

188th st, n s, 708.10 e Tee Taw av, 50.11x95.7x 50x—. Eleanor, Benj F, Alfred G & Francis C Elgar exrs loan McLernon Realty Co to erect two 2-sty buildings; 3 payments.10,000

Broadway, s e cor 113th st, 100.11x125. Edward Eiegman loans Isaac & Henry Mayer to erect an 8-sty apartment; 4 payment100,000

Broadway, n w cor 179th st, 111.4x121.2. New York Mortgage & Security Co loans McDowell Construction Co to erect a — sty building; 7 payments100,000

SATISFIED MECHANICS' LIENS.

Dec. 19.

Spyuten Duyvil Parkway, e s, S1 n 227th st. Estate of John Fulton agt Estate of Isaac G Johnson et al. (May 8, 1905)....\$1,687.37

124th st, No 426 West. Henry Federbusch agt Flora Tohrner et al. (May 8, 1908)....56.00

Central Park West, No 50. Lillian B Friedlander extrx agt Samuel B Haines et al. (June 19, 1907)1,577.84

Dec. 21.

1st av, Nos 637 & 639. Alberene Stone Co agt Mary A Larkin et al. (Dec 19, 1908).....288.00

7th st, No 130 East. John Crocoll agt Chas C Schaefer et al. (July 15, 1908)1,100.00

Mulberry st, Nos 34 & 36. Jacob Stockinger agt Michael Berardini et al. (Jan 6, 1905)x.300.00

Clinton av, w s, 167 s 176th st. Tremont Decorating Co agt John R Peterson et al. (July 14, 1908)226.35

Baxter st, No 15. Frank Realty & Con Co agt Vito A Camperlingo et al. (Feb 29, 1908)500.00

Same property. A Schwartz et al agt same. (Feb 28, 1908)100.00

Madison av, s w cor 63d st. W E D Vincent agt Leander M Sire et al. (Jan 14, 1907)50.00

Dec. 22.

1st av, Nos 1060 & 1062. Joseph Spooner agt Gertrude M Kornarens et al. (July 16, 1908)154.00

11th av, n w cor 39th st. Michael J O'Brien agt N Y Butchers Dressed Meat Co et al. (Dec 2, 1905)283.67

367th st, No 11 East. M B Toch Tile Co agt Clara Bloomingdale et al. (Oct 30, 1908).....314.53

133d st, No 64 West. I Apseloff et al agt Max J Klein et al. (Nov 25, 1908)....275.00

Same property. Louis Rosenbaum agt same. (Nov 18, 1908)170.00

101st st, Nos 404 to 410 East. Samuel Shannon agt Aetna Mortgage Co. (Dec 16, 1908)71.00

Dec. 23.

97th st, Nos 214 & 216 East. Harry Klein agt John Gurnella. (Nov 23, 1908)....500.00

2Lexington av, Park av, 99th st and 100th st. entire block. Crescent Sand & Gravel Co agt Metropolitan St Ry Co et al. (Dec 9, 1908)817.83

7th av, w s, between 43d and 44th sts. Christopher Franchi agt Wm W Astor et al. (Dec 16, 1908)23.38

Same property. Selaris Speris et al agt same. (Dec 16, 1908)93.50

White st, Nos 128 to 132. D Santomatis et al agt Victor A Harder et al. (Dec 16, 1908)46.75

Washington av, s w cor 178th st. Edward Stelter agt James Mulholland et al. (April 21, 1908)250.00

Dec. 24.

Broadway, w s, 100 n 189th st. Salvatore Battista et al agt Henry C Naumann et al. (March 26, 1908)375.00

Market Slip, s e cor Water st. Herman Schapiere agt B F Feiner et al. (Oct 8, 1908)250.00

Beaver st, No 36. Baker, Smith & Co agt Consolidated Stock Petroleum Exchange Building Co et al. (Jan 7, 1908)....299.40

Same property. Duparquet, Huot & Moneuse

Co agt same. (Dec 31, 1907).....373.03

Same property. Hammerstein & Deniavelle Co agt same. (Dec 24, 1907)4,970.50

Same property. Monroe M Golding agt same. (Dec 27, 1907)175.00

Broad st, No 63. Roth & Co agt same. (Nov 21, 1907)4,713.25

172d st, n s, 100 w Amsterdam av. William Williams & Co agt Albert London et al. (Oct 25, 1907)418.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

Dec. 17 and 18.
 No Attachments filed these days.

Dec. 19.

Cannavale, Salvatore; Basilea & Calandra, Inc; \$1,686.21; F E M Bullowa.
 Thomas McNally Co; Western Electric Co; \$252.50; Greene, Hurd & Stowell.
 Same; Morrisdale Coal Co; \$556.31; Cardozo & Nathan.
 Roxbury Distilling Co; Ross C Holliday; \$40,000; Putney, Twombly & Putney.
 Smithers, Nordenholt & Co; Banco De Sonora; \$15,000; L F Doyle.

Dec. 21.

Rogers Silverware Co (a South Dakota Corporation); Theodore C Le Fevre; \$1,500; Levy & Rosenberg.

Dec. 22.

Jucaro & Moran Sugar & Land Co; Empire Steel & Equipment Co; \$866.66; T H McKee.
 Goodman, Aaron; David W Pickar; \$197.88; B Ginzburg.
 McGovern, Philip; Thomas C Buck & Co; \$6,075.16; Spencer, Ordway & Wierum.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Dec. 18, 19, 21, 22, and 23.

Abele, L. 71-3 Goerck..Tarter & Berman. Mantel. \$96

Anslander, G. 208-210 E 102d..Abendroth Bros. Boiler. \$504

Conforti, N. 123d st and Broadway..New England M & T Co. Mantels. 1,129

Connell, M. 166 Brown pl..A Spiro. Chandeliers, Globes, &c. 400

Same. 30 Lewis....same. Same. 200

Same. 330 E 115th....same. Same. 300

Same. 332 E 115th....same. Same. 300

Carroll, J E. 651 W 42d..Union G F Co. Chandeliers. 268

Connell, M. 4418 Park av..A Spiro. Chandeliers, &c. 250

Elfin, Enoch & Co. 1091 3d av..Albert G F Co. Gas Fixtures. 85

Friedman, N. 65 E 3d..Albert G F Co. Gas Fixtures. 65

Graham, M. 650 Clinton av..A Spiro. Chandeliers, Globes, &c. 400

Gordon, A. 16 Clinton..I A Sheppard & Co. Ranges. 219

Hertz & Anner. 641 6th av..New York F R Co. Range, &c. 82

Hermer, J. 109 Mercer..M Barfiel. Range, Boiler, &c. 60

Lyons (J C) Building & Op Co. 236-38 5th av..A B See E E Co. Elevators. 12,200

Oppenheim, W. 825 Lexington av..Albert G F Co. Gas Fixtures. 75

Orem, M. 337 E 95th..A Spiro..Ranges and Boilers, &c. 400

Perlman & Bernikow. 176-77 Audubon av..Ideal Heating Co. Heating Fixtures. 880

Patrick, F. 214 W 146th..Hubbard P O Co. Heating Fixtures. 110

Rathacker & Schweizer..Sprague Electric Co. (Reprinted from last issue; this appeared under Miscellaneous.) (R) 1,740

Sporn & Even. 46 W 29th..New York F R Co. Range, &c. 120

Urban B Co. 29-31 W 35th..A B See E E Co. Elevator. 2,075

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