

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

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THE CLAIM of the merchants and property owners interested in the vicinity of 23d Street that an express station on the new Subway should be situated on that street is deserving of unqualified approval. Twenty-third Street is such an important line of crosstown traffic and Madison Square such a great and growing center of business activity that it has every reason to demand the convenience of an express station. The plans of the Commission at present provide that express trains shall only make one stop in the whole middle district of Manhattan, viz., at 42d Street, and they ignore, consequently, the fact that this middle district is destined to be a centre of concentrated business activity, second only to the financial district. In case no provision is made for an express station nearer than 42d Street and Fourth or Lexington Avenue, the Commission will be making the same kind of a mistake that the old Commission made when it situated the West Side express station at 72d street instead of Columbus Circle. It has always seemed to the Record and Guide that 59th and 23d streets were the proper points at which express trains on the new subway should stop, on the principle that different subways should provide express stations at different points, and so distribute this sort of accommodation to the public. But apparently the Commission, to judge from its recent letter to President Shonts of the Interborough Co., has fully decided to place another stopping point for express trains at 42d street, on the ground that the traffic originating there requires it. We are not convinced that, after the Lexington Avenue Subway is built, the existing Subway will not be fully adequate to accommodate the remaining traffic; but even if the 42d street station is not abandoned, the argument in favor of a station at 23d street loses none of its force. Doubtless the time which would be lost by making such a stop can be ill-spared, but there can be no doubt that the advantage of making the stop would be sufficient to outweigh the disadvantage of the loss of time. In the course of a few years the whole district between Fourteenth and Fifty-ninth streets will have almost as dense a business population as the financial district, and it should receive a correspondingly abundant accommodation. There is no sufficient reason why express stations should be distributed along the line of transit at approximately equal distances. The prime object of this, as of all other details of a transit system, should be that of providing the most convenient possible service for the largest possible number of people, and this object can be best served by arranging for a stopping place for express trains at 23d street. In deciding this point the Commission should keep in mind one important consideration. If there is no express station at 23d street, passengers will board the Subway at 23d and will transfer to express trains at 42d street in such large numbers as considerably to diminish the running time of those trains. In this way a large part of the time saved by the abandonment of the 23d street express station would eventually be lost.

A SUGGESTION has recently been made that the Broadway-Lexington avenue route could be rendered much more useful by constructing a connecting link down 7th avenue to 32d street, under 32d street to Broadway, and thence along Broadway to 14th street. This idea looks good, because it accomplishes apparently two desirable objects. In the first place, it would give the Interborough

Co. an interest in bidding on the Broadway-Lexington avenue route, and in the second place, it would afford a subway connection for traffic seeking or originating at the Pennsylvania Terminal. A little consideration will, however, show that the idea is only a temporary expedient, which would accomplish an immediate result in an inferior manner, and tend to postpone a much more necessary and desirable improvement. Seventh avenue is needed not merely for a connecting link between the West Side and a Broadway Subway or for a subway passing under the Pennsylvania Terminal, but for an independent lower West Side route, which will give subway accommodations to the whole of that section. The Seventh Avenue Subway as planned by the old Rapid Transit Commission had this character and function. The lower West Side is a district of considerable and of increasing business importance. It deserves and needs a subway just as the upper East Side does, and in case Seventh avenue were appropriated by a link, which turned east at 32d street, it would be deprived of the service to which it is fairly entitled. No doubt it will eventually obtain such a service by means of a Hudson street-8th avenue subway; but this tunnel will not be built for many years and 7th avenue and Varick street is a better route than 8th avenue and Hudson street, because it will accommodate the more densely populated territory to the west of Broadway. If it is urged in answer to these objections that the Seventh Ave. Subway could eventually be extended south of 32d st along the route already selected the retort is obvious. Its extension into an independent line would render it unnecessary as a link. If a link is to be constructed between the existing subway at Broadway and 42d st to the proposed new subway at Broadway and 14th st, it should obviously follow the line of Broadway itself. A connecting subway under Broadway would be more useful and much easier to operate than the circuitous route suggested by the 23d St Association. Seventh av as far down as 32d st has been selected for the purpose, only because of the desirability of reaching the Pennsylvania Terminal, but what the Pennsylvania Terminal needs is an express station on an independent four-track lower West Side route. Every other plan would constitute a more or less ingenious makeshift.

ONE CIRCUMSTANCE in regard to the building and real estate situation has received but little public notice. It is a circumstance as important as it is peculiar, and is indicated in part by the suspension of construction for 5-sty non-fireproof houses on Manhattan Island. The public have begun to ask the reason. Does it mean that there is no more room for this class of construction? Or, is it because such houses no longer pay the builder; that the land has become too valuable for them, and that a better quality of house is more profitable to erect and invest in? These are the surface questions that one hears, and the responses are most often in the affirmative. But there are other questions which probe deeper into the subject. In some financial circles it is believed that a revival of small-house construction will be compelled by the rapid growth of population to follow from good times. Eighty thousand Italian people, for example, left this city in the winter of 1907-8 and in the following spring. About forty thousand of them have so far returned. The rest are coming with others. New housing must be provided for that number, even if not for these particular folk, because the percentage of occupancy of all classes of houses at the present time is at least normal. A large operator expressed the opinion this week that the percentage of vacancies in tenements is ONLY ABOUT TWO PER CENT. New people are coming in daily, from the interior as well as from abroad; Long Island and the Jerseys cannot build fast enough to hurt Manhattan, and consequently the construction of non-fireproof tenement houses must soon be resumed somewhere on this island. In this connection it can be said that negotiations are now in progress for the adoption of a convention, or arbitration plan, between the operators in this class of houses and the contractors to whom they have been accustomed in the past to let the mechanical work. We understand that a working plan for arbitrating such disputes as may arise is being formulated at conferences now being held, the result of which is expected to add to the amount of construction work in progress. The importance of this news will be realized when considered with the large amount of commercial and residential work already in hand, a total which is already engaging present forces and facilities very fully. It seems to confirm the prophecy of an unusually busy Fall. Meanwhile, new projects continue to be few in number, as indicated by the reports of plans filed; but the total number of plans on file is very large. The current renting season seems to be emphasizing the need for more apartments, but the next fortnight ought to disclose to builders and investors the exact state of the market for this class of property.



## THE AUGUST PROJECTS.

Only about one half as many buildings were planned in Manhattan last month as in the corresponding month last year. This fact the Record & Guide's statistical table of last week made manifest. As 1908 was a dull year, the record is significant, but not alarming, in view of the large amount of work in hand. The total estimated cost of the projects scheduled last month exceeded by nearly two millions the value of the projects of the August of 1908, which indicates that this year's work is of a remarkably high average quality.

The August record in the Bronx was only about twenty less than in the same month of 1908, for number of projects, and the cost was more than fifty per cent. greater. Brooklyn planned 1,439 dwellings, of a total estimated value of \$7,300,000, as against 538 estimated to cost \$4,400,000, in August, 1909. In Queens the August record for this year is about \$100,000 ahead of the corresponding record in the previous year in the estimated value of the work planned.

Here in Manhattan plans for a number of important buildings were filed, notwithstanding that the total number of plans was small. Among these important projects are the Heidelberg tower at Broadway and 42d st, the American Woolen Company's building at 4th av and 18th st, the 334 Fourth Av. building at 25th st, the building for the American Geographical Society on Washington Heights and a new theatre for the Shuberts, at Broadway and 39th st opposite the Casino. Plans for 12 apartment houses were filed, as compared to 16 in August of last year.

### FROM OTHER CITIES.

Bradstreet's, Sept. 11, will say: Building construction or preparations therefor were very active in August, ordinarily a quiet midsummer month, as the very complete returns to Bradstreet's from ninety cities show. Thus, the estimated total value of the expenditure arranged for or undertaken in that month was \$65,073,327, a decrease of 12 per cent. from July, but a gain of 39.6 per cent. over the record of August last year. As illustrative of the widespread character of the activity, it might be noted that sixty-one out of ninety cities, two-thirds of all reporting, showed enlarged expenditures as compared with August a year ago.

An illuminating sidelight on the cause for the decrease in the total expenditure in August from July is had from the detailed returns. The total expenditures in August fell off \$9,000,000 from those in July, and it is found that the decrease in expenditures at New York was \$9,824,000. That the New York expenditures do not cut so important a figure in the total gain over a year ago, however, is shown by the fact that out of a total gain in August over the same month a year ago of \$18,470,000, New York City furnishes only \$5,471,000, or less than one-third, though that great city's total expenditure was fully one-fourth of the entire country's in August.

**PRUDENTIAL STRIKE CRISIS OVER.**—The crisis in the strike situation on the Prudential Insurance Company's annex, at Bank and Broad sts, Newark, for which the Hedden Construction Co. is general contractors, is believed to have passed and the men have gone back to work. When the bricklayers went out with the iron workers, who objected to New York artisans being employed on the work, a wall that was to have been constructed of brick was started with concrete. When the bricklayers saw that they were to lose the entire job, it is said, they consented to submit the matter to discussion, with the result that the cement work was brought to a level, some distance below the street surface, and brick will be laid from that reach upward. The architects, George B. Post & Sons, were ready, it is understood, to order the entire wall built of concrete to permit the construction work to proceed. In employing New York men to work on the Prudential job, the Hedden Construction Co. held that the work was of such a nature that Newark men with the required experience could not be procured. The settlement is said to have been mutually agreeable.

**TUITION IN ARCHITECTURAL DRAWING.**—Eli Benedict, architect, will conduct the class in architectural drawing in the night school at the 23d St. Y. M. C. A. during the coming season as heretofore. The class will meet on Monday and Thursday evenings from 7.30 to 9.45 o'clock from October 1, 1909, to May 21, 1910. The work is intended to help young draftsmen and beginners in the study of architecture. Particulars to terms, etc., may be had on application by mail or in person to the office of the Educational Director of the 23d St. Y. M. C. A., No. 215 West 23d st, New York. Mr. Benedict will also continue during the coming season an atelier class, which has been conducted during the past summer, in his drafting room at No. 1947 Broadway (65th st). This class will meet both day and evenings throughout the season.

**FIRST IMPRESSIONS** go a long way, and do not necessarily stop short at the showy entrance of an otherwise poorly built house.

## AMERICAN RULES FOR THE USE OF CONCRETE.

The National Association of Cement Users is expected to adopt a new set of specifications for the use of cements, which have been prepared, and will be submitted for consideration at its next meeting. Some of the suggestions and rules are as follows:

(1) The materials to be used in concrete should be carefully selected, of uniform quality, and proportioned with a view to securing as nearly as possible a maximum density. (2) The unit of measure should be the barrel, which should be taken as containing 3.8 cu. ft. Four bags containing 94 lbs. of cement each should be considered the equivalent of one barrel. Fine and coarse aggregate should be measured separately as loosely thrown into the measuring receptacle. (3) If the coarse aggregate contains sand or other fine material, that which passes a sieve with  $\frac{1}{4}$ -in. round holes should be considered as sand in measuring proportions. In general, the concrete on the work should contain enough and only enough mortar to cover all particles of stone and fill the voids without an appreciable excess of mortar. (4) The proportions of cement to sand and stone should be chosen after a very careful study of the local conditions and the available materials. For small and unimportant structures the following list is presented to be used as a rough guide to the selection of proportions for different classes of work: The relative proportions of fine to coarse aggregate may be varied to suit the materials:

(a) A rich mixture for columns and other structural parts subjected to high stresses or requiring exceptional water-tightness: proportions 1:1½:3; that is one barrel (4 bags) packed Portland cement to 1½ barrels (5.7 cu. ft.) loose sand to 3 barrels (11.4 cu. ft.) loose gravel or broken stone. (b) A standard mixture for reinforced floors, beams and columns, for arches, for reinforced engine or machine foundations subject to vibrations, for tanks, sewers, conduits, and other water-tight work: proportions 1:2:4; that is, one barrel (4 bags) packed Portland cement to 2 bags (7.6 cu. ft.) loose sand to 4 barrels (15.2 cu. ft.) loose gravel or broken stone. (c) A medium mixture for ordinary machine foundations, retaining walls, abutments, piers, thin foundation walls, building walls, ordinary floors, sidewalks, and sewers with heavy walls: proportions 1:2½:5; that is, one barrel (4 bags) packed Portland cement to 2½ barrels (9.5 cu. ft.) loose sand to 5 barrels (19 cu. ft.) loose gravel or broken stone. (d) A lean mixture for unimportant work in masses, for heavy walls, for large foundations supporting a stationary load, and for backing for stone masonry: proportions 1:3:6; that is, one barrel (4 bags) packed Portland cement to 3 barrels (11.4 cu. ft.) loose sand to 6 barrels (22.8 cu. ft.) loose gravel or broken stone.

## ARCHITECTURAL REFINEMENTS.

THE Architect and Contract Reporter (London) reproduces from the August Architectural Record (New York) the article by Prof. Hastings, of Yale, which is collateral evidence corroborative of Prof. Goodyear's view that in Mediaeval buildings there are variations from the obvious hard-and-fast setting out that might be expected, and that, whatever their reason, esthetic or otherwise, these variations are intentional and not accidental. At the same time the Architect and Contract Reporter prints a letter from Prof. Goodyear commenting on the article. No doubt the two papers will be reprinted all over Europe.

### PROF. GOODYEAR'S COMMENTS.

"Although I do not wish to obtrude my own personality into the consideration of Prof. Hastings's article, it is still a matter of interest that after I examined this church in 1903 I described it in two publications as having strictly perpendicular piers. In 1907 I was led to re-examine this church, and was astonished to find that the piers diverged in straight lines, beginning at the pavement, 6½ to 7 inches to a side. This measurement was estimated on a surveyor's disc of rather small dimensions in the photograph, and could not be considered as a closely accurate measurement. It will be found, however, that this estimate corresponds within a third of an inch to the estimate made by much more accurate methods which is published by Prof. Hastings.

"It is not at all important to dwell on the correspondences of measurements as between my own measures and those of Prof. Hastings at Rheims, especially as the surveyor's disc in the nave at Rheims was of unusually small size in the photograph, and it is difficult to make an accurate compass estimate on such a disc. However, I will mention as a matter of possible interest that my estimated measurement for the divergence of the north side pier at Rheims, which is numbered four in Prof. Hastings's table, was 10 inches; 2 inches of this estimate are accounted for by an offset or stepping back of the vaulting shaft just above the capital, so that my estimated inclination was 8 inches.

"Prof. Hastings's estimated inclination on the same pier was 0.677, which is 8 1-16 inches. In other words, our estimates at Rheims correspond to the sixteenth on an inch. As I have said, I do not wish to lay any stress at present on these correspondences, as Prof. Hastings's measurements are scientific and mine are empirical."



# CONSTRUCTION

## WHEN A BUSINESS BUILDING IS BURNED OUT.

The Restoration of the Parker Building Suggests a Method of Proceeding in Similar Cases—Faults in the Old Building Remedied in the New.

*The partial destruction of the Parker Building by fire with the subsequent investigations was the sensation of a week. The flames left the skeleton of a building too complete to tear down and yet presenting large difficulties as a rebuilding proposition, both for architects and real estate financiers. The following report tells the nature of the plan of restoration that has been worked out in this case; and it may possibly suggest ideas to owners who may unhappily sometime be similarly placed.*

**T**HE plans for the reconstruction of the Parker Building, at 4th av and 19th st, which was partially destroyed by fire last year, have been completed. The new structure is to be known as the "Pocono," and the builders expect its completion about February 1, 1910. It will be fireproof throughout. The steel frame will be protected by hollow tile, with floor arches of the same material.

The Pocono Building Company, the owner, will conduct the Pocono as an office and loft building. The same company owns the property adjoining on the south, the 18th st corner, where the 20-story building of the American Woolen Company is to be erected.

The reconstruction of the "Pocono"—to give the Parker Building its new name—is in charge of the Seaboard Realty Company, of 320 5th av. R. H. Robertson & Son are the architects.

In height the new structure is the same as the old, 12-stys; and its depth along 19th st is the same, 150 feet. On the other side, however, the two southernmost bays of the old structure have been removed, so that the 4th av frontage is reduced from 121 to 82 feet. This means that the elevators, which were on the south side of the Parker Building, will be about 40 feet north of their former location, since they are to be in relatively the same place, against the south wall with an entrance from 4th av. As in the old building, the freight elevators will be against the east wall, with an entrance from 19th st.

Some of the floors will be loft, others will be divided into offices, according to the arrangements made with tenants.

### FIREPROOFING THE FEATURE OF THE RECONSTRUCTION.

The circumstances surrounding this case make the fireproofing the most important feature of the "Pocono." The damage caused to the Parker Building, which had been called "fire-proof," attracted attention all over the country. Undoubtedly it tended to weaken the confidence of the general public, unfamiliar with the technical details, in the ability of architects and builders to produce a really fireproof structure.

Experts who examined the ruins, however, learned that the fire had been caused by faults which could easily have been avoided. Unenclosed elevator shafts and stairways, and insufficient column protection—these were the principal faults responsible for the spread of the fire and for the collapse of portions of the building.

On account of the wide public interest in the fire, the precautions to make the reconstructed building safe were sure to be observed with unusual attention. This fact doubtless furnished a particularly strong incentive to the builder and architects to design a really fireproof structure. It may be safely said that no consideration weighed more with them than to make the Pocono safe from fire.

For the floors in the Pocono the architects have selected hollow terra cotta blocks. The arches are of the end-construction type, with side-construction skewbacks and key arches. In the 6-foot spans the terra cotta blocks are 12 inches thick, in the 4-foot 6-inch spans 10 inches thick. In the old building they were only 8 inches thick in all spans.

In the old building the cinder fill on top of the floor arches was unusually heavy and thick, and imposed a load which—according to the official report of the New York Board of Fire Underwriters—was entirely too great for the spans. "At the large roof house," this report said, "the dead load alone exceeded the allowable safe live load, the cinder fill at this point being in excess of 30 inches."

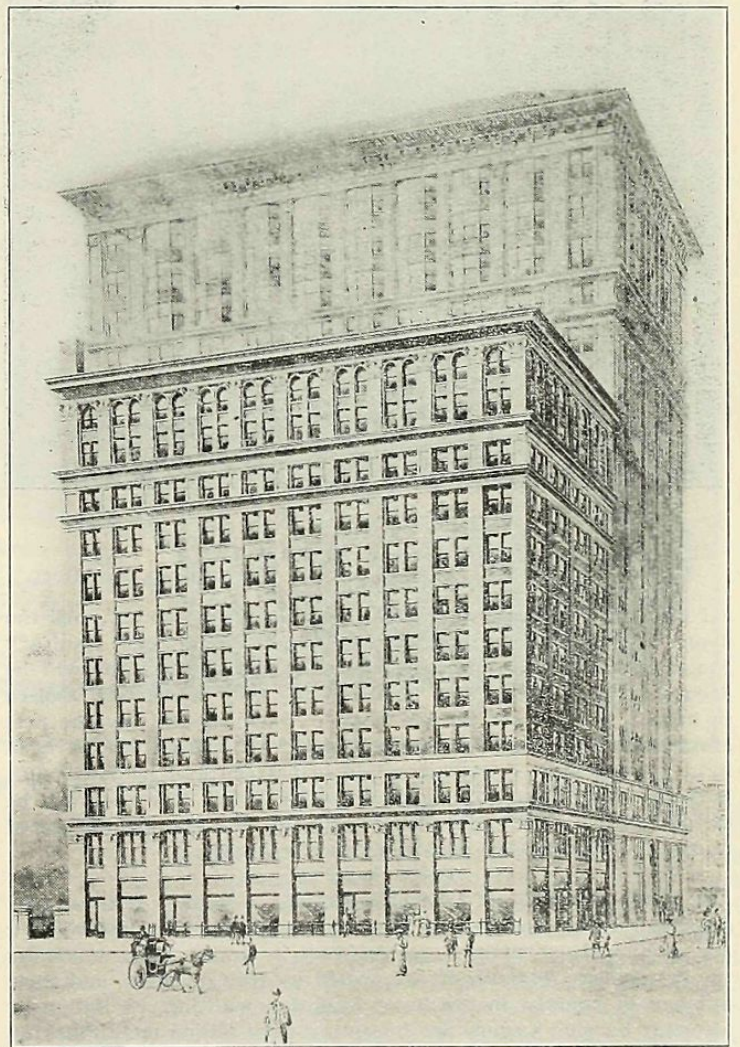
This fault is remedied in the "Pocono" by increasing the depth and strength of the arches, and at the same time decreasing the load imposed by the fill above. The arches, being deeper, reach nearer to the top of the beams, and hence the cement surface covering is much thinner and lighter than the old cinder fill.

One of the principal criticisms of the fireproofing of the Parker Building was that the lower flanges of the girders were left

unprotected, the only covering being an inch of plaster. In the "Pocono" the blocks nearest the girders have "lips" which project downward and completely enclose the flange, giving it the protection of two inches of terra cotta fireproofing. The beam flanges are also fully protected, the bottom surface of the arches projecting downward an inch and a half below them.

The Fire Underwriters' report on the fire criticized severely the insufficiency of the column covering, the interior columns having only an inch of fireproofing. To the inadequacy of this the insurance experts ascribed the collapse of the various parts of the building. To provide against such a possibility in the future, the architects of the "Pocono" have specified column-covering of 3 inches of hard-burned terra cotta, the enclosing blocks to be joined together by Portland cement mortar.

In the Parker Building the passenger elevators had open grill work at each story, and the shaft simply acted as a flue to carry



THE "POCONO" BUILDING.

R. H. Robertson & Son, Architects.

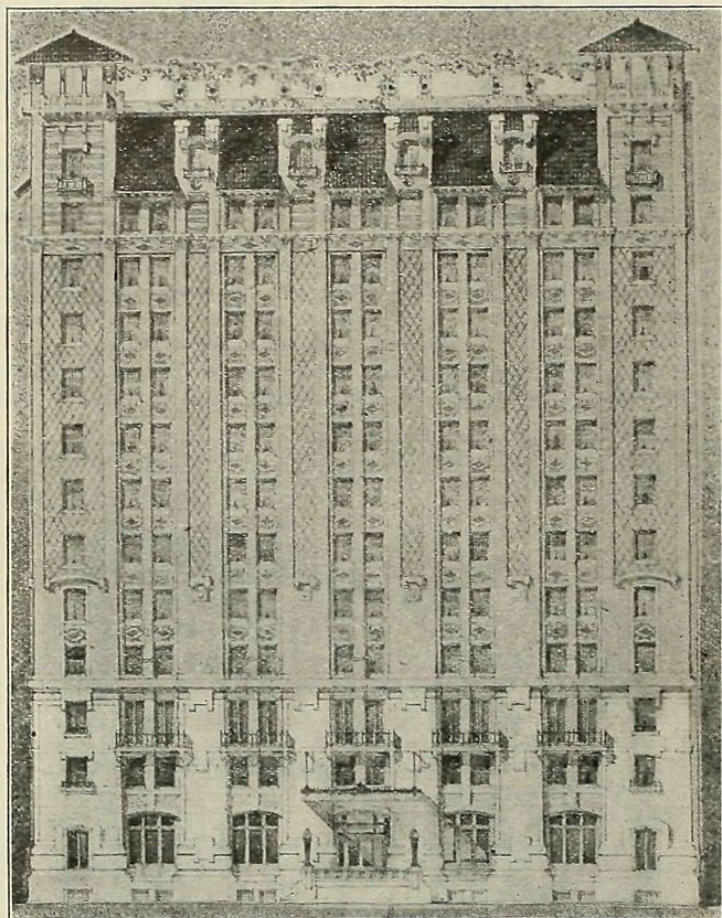
the flames upward. The "Pocono" is to have its elevator shafts and stairways so enclosed that the flames will find no such passage. Each floor is to be separate from the one above and the one below in such a way that if a fire starts it will be confined to one floor.

Though the old building was planned and built under the old Code—the code which was in effect previous to the enactment of the present one—the alterations now planned must conform to the present code. As a matter of fact, the fireproofing provisions go much farther than the present code demands. For example, the code would allow elevator shafts and stairways that act as flues, like those in the old building; in the "Pocono" the shafts and stairways are not only to be enclosed with fireproof terra cotta, but the openings from them into the corridors or lofts will be so protected that flames will find no means of passage. The grill work at each floor in the old elevator shafts is to be replaced by solid material and wire-glass doors. The doors leading from the stairways, too, will be fire-resisting.



## A BUILDING FOR YOUNG WOMEN ART STUDENTS.

This building which is being erected on Claremont avenue and 120th street, the northwest corner, by the Art Students Inn Company, a corporation semi-philanthropic in character, is intended to furnish proper room and board for female art students. Situated as it is, near the new Damrosch Musical Institute, Barnard College, the Academy of Design, and so forth, it will be an interesting addition to the numerous educational buildings now occupying this section of the city. The size of the plot is 47x125 ft, and the building will contain 319 rooms. In addition to these rooms there will be such conveniences as a kitchenette on each floor, a sewing room, laundry for the use of occupants, a medi-



ART STUDENTS' INN.

Claremont Avenue, northwest corner of 120th st.  
Emery Roth, Architect.

cal ward and a gymnasium and plunge in the basement. All the floors throughout the building will be of Magnacide Sanitary Flooring with a sanitary base, and the entire first floor will be decorated in faience tiles. The building will be thirteen stories in height with a roof garden above. The material for the first story will be Indiana Limestone and the balance above of a light colored hand made brick laid in pattern and trimmed with polychromatic terra cotta and Moravian tiles. The roof will be of red Spanish tiles. Plans were designed by and is being erected under the supervision of Emery Roth, Architect.

**A NEW IDEA FOR DEVELOPERS.**—It will be noticed that suburban developments which proffer facilities for motor boating are preferred by many homeseekers. A great future awaits the motor boat. Thousands are owned by New Yorkers, and their number is rapidly increasing. Families wanting to live near pleasant boating waters are becoming very numerous applicants in real estate offices. F. B. Ackerson, who was a prominent developer at Flatbush has caught an inspiration and is acting on it at "Brightwaters". He has improved or constructed a series of beautiful lakes, whence the name is derived, and a yacht canal 4,000 feet long and 175 feet wide, extending from the Great South Bay to the South Country Road. This canal has a depth of ten feet at low tide. The horticultural effect has been greatly enhanced by the planting of 50,000 flowering plants of selected varieties, ornamental vines, and shrubs.

**SPECTACULAR LIGHTING.**—At the firemen's convention at Poughkeepsie the night illuminations were exceptionally elaborate. The principal feature was a Court of Honor, which was formed in Market st. This consisted of columns adorned with baskets of flowers at the top and connected with festoons of electric lamps. Beside this, a long section of Main st was festooned with incandescent lamps, strung from temporary standards placed along the sidewalks. The City Hall, the fire company's stations and business blocks throughout the section were all outlined with lamps, for which purpose nearly 20,000 were required.

## TESTS OF BRICK AND TERRA COTTA BLOCK COLUMNS.

For brick, stone and terra cotta masonry structures, designers commonly use stresses which are low in comparison with the strength of the constituent materials. In some types of structure mass and volume are important considerations and strength is subordinate. In many applications, however, the strength of the structure is of first importance, and a knowledge of the actual properties of the structure is essential to safe and economical construction. Much information is available on the strength and other properties of constituent materials like mortar, brick, stone and terra cotta, but relatively little is known of the properties of built-up structures. Anything that adds to our knowledge of such construction should be helpful; and it was with a view of obtaining further information on the properties of short built-up columns or piers that the Engineering Experiment Station of the University of Illinois undertook the tests which have been reported in Bulletin No. 27, by Messrs. Arthur N. Talbot and Duff A. Abrams.

The work described in this bulletin includes tests of 16 short columns or piers of brick and 16 columns of terra cotta blocks. All the tests were made in a 600,000-lb. Riehle vertical screw testing machine in the Laboratory of Applied Mechanics of the University of Illinois. The machine head moved at the rate of 0.05 inches per minute; except in some cases, where the load was repeated, when a speed of 0.10 inches per minute was used. The load was generally applied by increments of about 25,000 lbs. on the column, but for the columns built of lean mortar or of clay brick the increment was smaller.

### COMPARISONS OF RESULTS.

Both brick columns and terra cotta block columns gave high strengths in all cases where strong mortar and care in building were used. For central loading, the strength of the brick columns ranged from 3,220 to 4,110 lbs. per sq. in., and the strength of the terra cotta block columns from 2,700 to 3,790 lbs. per sq. in., the columns having the highest resistance not failing at the full capacity of the machine. The effect of the strength of the mortar is apparent in the carrying capacity developed in the columns; lower loads were found in columns built with one-fifth Portland cement mortar than in those with one-third Portland cement mortar, still lower loads in those with one-third natural cement mortar, and still lower loads in those having one-half lime mortar.

The effect of the quality of the brick was shown in the columns made with inferior brick, which carried only 31 per cent. as much as columns built with the better grade of brick. In the case of the terra cotta columns, the blocks which were culled out as somewhat inferior gave a column strength perhaps 30 per cent. less than the columns built with superior blocks. The effect of the attempt to represent hurried or careless workmanship in two brick columns and in three terra cotta block columns was a loss in strength of about 15 and 25 per cent., respectively.

The ratio of the strength of the columns to the compressive strength of the individual brick and block is of interest. In the well-built brick columns loaded centrally, the ratio of strength of column to compressive strength of individual brick ranged from 0.31 to 0.37, and in the underburned clay brick column the ratio was 0.27. In the terra cotta block columns with central loading the ratio of strength of column to that of individual block was 0.74 for the incompleting test and 0.83, 0.85 and 0.89 for the others. If, as seems to be the case, the strength of the brick or block to resist cross-breaking is an element in determining the strength of the built-up column, a deeper or thicker brick would give higher column strength. It is possible that this partially accounts for the fact that the ratio is found to be higher for terra cotta block columns than for brick columns. The tests suggest that the ability of individual pieces to resist transverse strength is an important element in the strength of the completed column. This suggestion may have an important bearing on the advantageous size of the component blocks which may be used in a compression piece where high strength is desired.

It was apparent in the experiments that the quality of workmanship in laying up such columns has an important bearing upon the resisting strength. The work of building columns, however, is not difficult and requires only ordinary care. Full joints and an even bearing are important, and the ordinary workman ought to be able to construct columns of high strength.

**THE LABOR DAY** parade this year was less a matter of interest for the building trades than ever before. The House-smiths and Bridgemen were in the lead and, as always, they made an impressive appearance. The Electrical Workers, Steam Engineers, Rockmen and Drillers, Building Material Drivers, Asphalt Workers contributed some elements of interest for the building trades, but it is the prevailing remark that the building trades generally have ceased to participate in these annual parades. Some day the real building mechanics and helpers of the metropolitan district may organize a procession exclusively their own.



# GRAND BOULEVARD NEEDS AN APPROACH

The City Bought the Land, But Has Forgotten  
About the Viaduct—Plans of Chief Engineer Risse

ONE of the most important works ever done for the development of the North Side, the want of which had set a limit upon its development, was the completion and acceptance of the final layout and maps of the street system west of the Bronx River. One of the most serious hindrances to real estate activity previously consisted in frequent changes of lines and grades. The effect of this final map was, of course, to convert a great area of farm land into city property. More particularly, it may be defined as the preparation of the exact working plans according to which a great city shall be constructed.

There was needed a spacious and attractive drive connecting the park system of Manhattan with the upper park system, and the Grand Boulevard and Concourse, as a result, was laid out on this map. It will be free for all time from the encroachments and demands of traffic and business. But while it will be a lasting source of enjoyment and health, as well as an ornament to the city, it will in nowise impede the growth of commerce and traffic.

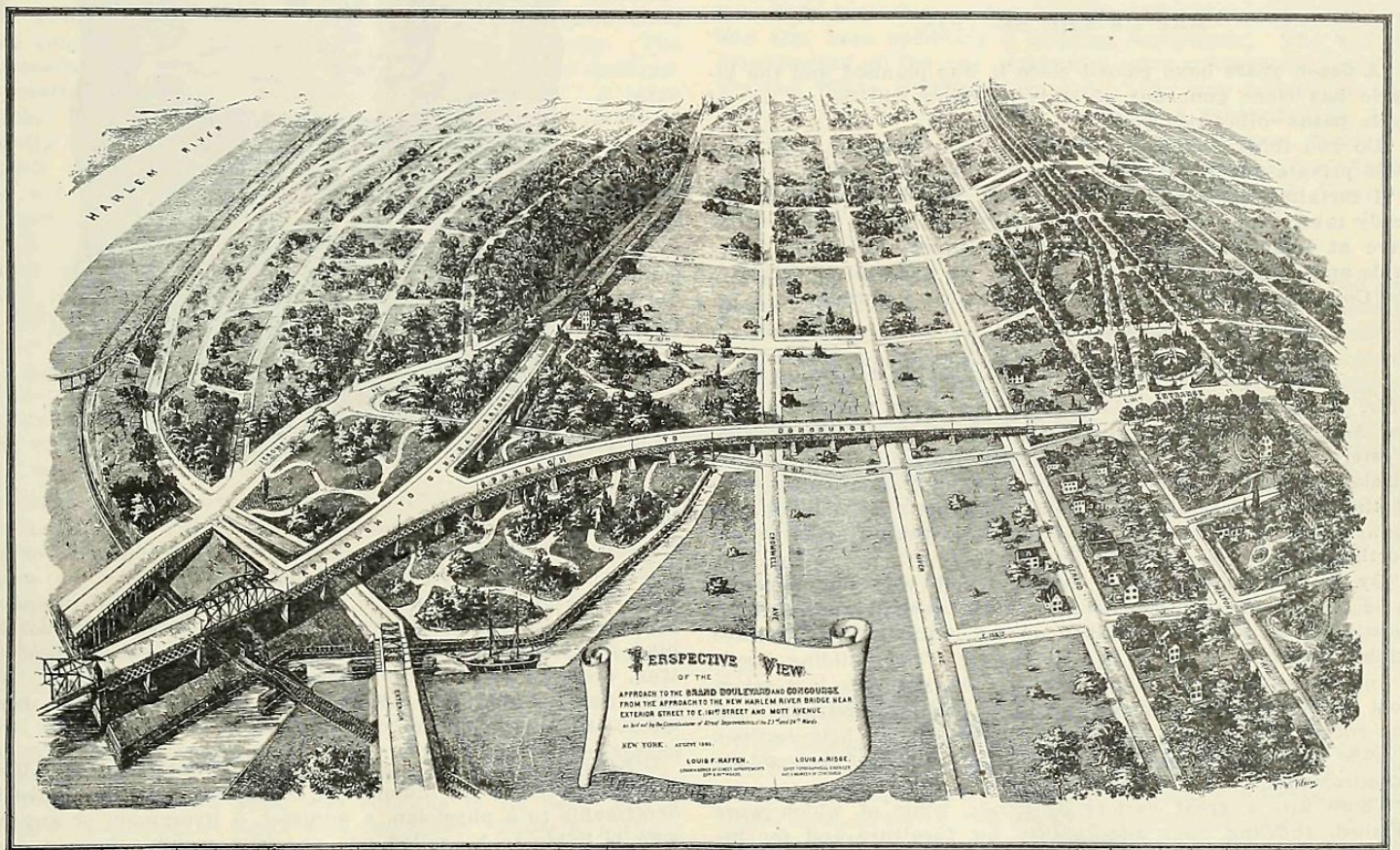
The expectation was that it would open for development a wide section of real estate from which a large increase of

to be opened to the public, no construction work has been done on this approach. No appropriation has been made for it. The original idea was to have a continuous drive from Central Park, via Riverside Drive, across Central Bridge and up the Boulevard to Mosholu Parkway, Van Courtlandt Park and Pelham Bay Park.

But there is a break in the line between Central Bridge and the summit of the ridge where the Boulevard begins, and this is the point of the present notice. It is very necessary, in order that all the advantages intended to follow from the construction of the new parkway shall be realized, that there shall be a proper approach to it. Otherwise, it may not prove "a most profitable investment to the city," a "magnificent real estate speculation" which will net the public treasury many millions of dollars over and above the most prodigal expenditure.

## WHAT WAS PROMISED.

The people have paid or are paying the cost of the land needed for the approach, in taxes, and they maintain that the city should keep faith with them. The promise to the taxpayers was that "the grand Boulevard and Concourse will enrich the



COPY OF THE ORIGINAL DESIGN FOR THE APPROACH TO THE GRAND BOULEVARD AND CONCOURSE.

Louis A. Risse, Chief Engineer.

taxable valuation would be secured. It will include not only a wide speedway, but also a double boulevard for common pleasure driving, broad walks, promenades and cycle paths, all to be adorned with lawn parking and shade trees. It is intersected by nine transverse roads passing underneath for the accommodation of railway and heavy traffic. This is one of the most admired features of the plan—because it prevents interference with the carriages and automobile traffic on the boulevard.

It was planned to be a drive of extraordinary delightfulness, whose effect upon the borough would be refining and at the same time financially elevating. It was the original intention that it should have the peculiar attractiveness arising from the fact that here one may drive for miles without encountering an interruption in the road or a change in its character.

## ORIGINAL PLANS NOT CARRIED OUT.

But this crowning advantage was dependent on the original plans being carried out. These included an APPROACH to extend from Central Bridge (over the Harlem) to the entrance of the Boulevard and Concourse, which is on the ridge, at 161st st. The plan with profile showing an approach and entrance to the boulevard was officially adopted by the commission March 26, 1896. James A. Blanchard was the chairman of the commission. Louis A. Risse, of 16 East 42d st, was then the chief topographical engineer and the engineer of the Concourse.

## CITY OWNS RIGHT OF WAY.

Title to the land needed from the improvement vested in the city December 13, 1896. Yet, with the boulevard now about

city, enrich the property owners, enrich the North Side, and impoverish and injure no one." Hence the Record and Guide is asked by these taxpayers to voice their demand that the Approach be CONSTRUCTED AS ORIGINALLY PLANNED.

What these plans were can be seen in the accompanying drawing, made by Chief Engineer Risse himself. The original copy was signed by him and also by the then Commissioner of Public Improvements, Hon. Louis A. Haffen. The plans provide for a steel viaduct from the present approach to the Central Bridge near Exterior st to East 161st st and Mott av, where the present entrance to the Concourse is. This week Engineer Risse estimated the cost of the construction at \$800,000. This does not include the cost of the land—which is already owned by the city.

Albert E. Davis, the architect, who is president of the Civic League of The Bronx, ex-president of the North Side Board of Trade and chairman of the Bronx committee of the Municipal Art Society, when interrogated by the Record and Guide as to the prevailing public views in regard to the subject said:

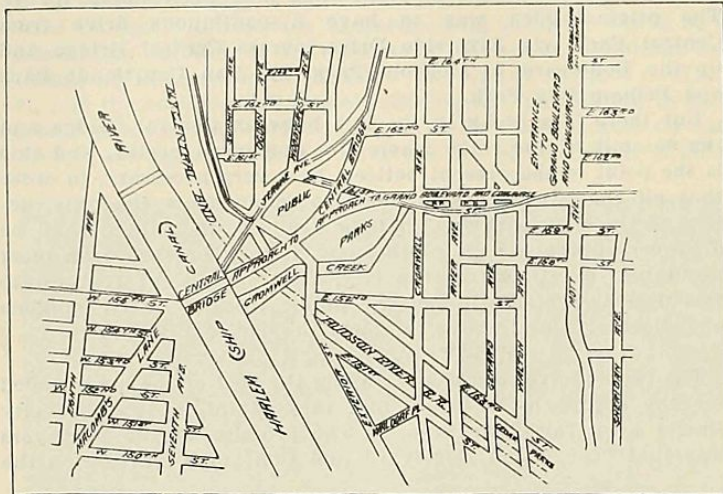
"The Grand Boulevard and Concourse was planned to be a great drive and it cannot be utilized for its primary purpose without adequate connection with the drives of Manhattan. This was recognized by its designer, Louis A. Risse, to whose engineering skill the Concourse will be an enduring monument. The viaduct which he planned to span the valley from Central Bridge to the Concourse, the land for which has, I understand, been already acquired by the City, should have been under construction long since to be available when the Concourse is



opened. The distinctive features of this imposing boulevard are its great width—182 feet—and its altitude reaching 150 feet in its run of 4½ miles along the backbone of The Bronx.

"An equally imposing approach is demanded and I hope when it is built, as it soon must be, that it will be of masonry instead of steel because the former is more enduring artistic and monumental."

"Do you think the Concourse will fulfill its original mission?" Mr. Davis was asked.



MAP OF THE SECTION.

"A dozen years have passed since it was planned and the bicycle has since gone out of style so there will be no use of cycle paths—otherwise yes."

"Do you think abutting property will be developed with high class private residences, as originally contemplated?"

"I certainly hope so; and from such development as has already taken place along it, I should say yes. Most communities have at least one such thoroughfare, which becomes a local pride and a show place to visitors and the splendid elevation of the Concourse would make it ideal for such a purpose."

### NORTHWESTERN CONSTRUCTION.

Mr. W. J. Holmes, secretary of the Building Trade Employers' Association, 30-31 West 33d st, returned from an extensive Western tour on Wednesday, during which he visited the Alaska-Yukon Exposition at Seattle. Casually mentioning some of the novelties of the fair and impressions of his trip, he showed that a remarkable development is taking place in the Northwest.

"By all means, the most novel exhibit was the Forestry Building and its exhibits," said Mr. Holmes, in answer to a question as to what interested him most at the fair. "The entire exhibit was original with the Northwest. The building itself, of very massive construction, was built of the crude logs taken from the forest and fastened together with wooden pegs and iron rods. The exhibits were most interesting. Whole sections of trees were displayed, some cross sections being of tremendous measurements."

"There was a great variety of woods, some of which were polished, showing their adaptability for furniture and for interior trim. The whole idea was to exploit the resources of the great Northwest, and this building certainly did what it was intended to. Every Seattle man, every man in all that territory, that I spoke with seemed to have one thing on his mind, and that was to tell the remainder of the world what a marvelous country the Great Northwest is. And it is."

Mr. Holmes said that British Columbia, Alaska and Hawaii had exhibits there, and all were of particular interest. He went west over the Canadian Pacific, touching Montreal, Banff (where he alighted from his train to get a glimpse of the Canadian Rockies), Vancouver, Victoria and Seattle, and returning came through the Great Salt Lake-Denver route. He said he was particularly impressed with the apparent prosperity of all the big Western cities and with the amount of construction now going on there. In Seattle builders have taken the idea of the reinforced concrete factory and developed it into reinforced concrete department stores. Most of the new buildings there were of steel and concrete construction, the principal height ranging from six to eight stories. Ten stories was the exception rather than the rule. Bar and lateral wire reinforcement is used.

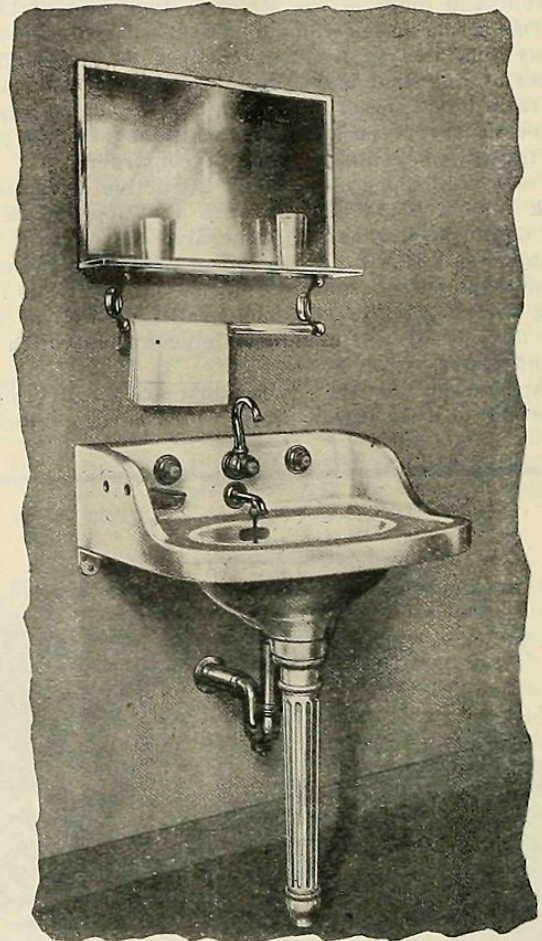
The cities, he said, were particularly well lighted. The hotels were equally as good as the best New York ones, he averred.

### HOW THEY EXCAVATE BUILDING SITES.

"There was another thing that caught my eye," he added, "while in the Pacific coast cities and that was their way of excavating for buildings. They put a steam shovel or two into a lot and start them at work and as the earth is of clay-sand, it did not require much time to get to the proper depth. The sand is of no use to builders, being soft and clayey."

### NOVELTIES.

**BUTTON TAP REDUCES WATER PRESSURE.**—Inventors have at last perfected a device for reducing excessive water pressure at point of discharge in lavatories. In tall buildings like the Singer, Metropolitan and Bryant the problem of reducing pressure is a serious one. But the problem must be met in other structures whether it be caused by storage tanks at great heights above the points of discharge or from city water pressure as in four, five and ten-story buildings. In a lavatory that a local company is putting on the market are



various new features, and chief among these is a device for controlling the water pressure. The illustration shows the general style of the appliance. Note that the taps are on the splasher. The upward curving outlet pipe supplies ice water. The lower one, either hot or cold water. The soap receptacle is on the left hand side, where it is most convenient, not behind the faucets. The connections, with the exception of the trap, are concealed within a specially designed box back. The taps are automatically closing, the controlling device being hidden within the button itself.

**DOORBELL, NAME AND STREET NUMBER ILLUMINATED.**—Here is an illuminated doorbell that should prove indefatigable to a physician, a minister, a liveryman, or any one who is liable to be called late at night or who lives in a secluded portion of the city or country where the street light does not shine upon the house number, the push button or the name plate. A clever inventor has perfected a doorbell that is self-illuminant. On a rounded plate is the name of the occupant of the house and beneath that the house number. A two-candle power incandescent lamp illumines this plate so that it can easily be read at a distance of twenty-four feet, or the average distance between the front door of a house in the suburbs and the sidewalk. Over the plate is the push button, flush with the wall, and made of mother of pearl. The bell is wound to connect with the electric service in the house, or can be attached to batteries. The cost for current is infinitesimal.

**MAKES EVEN THE FLOOR COVERING FIREPROOF.**—The question is asked: "Why make a building fireproof and then put inflammable material on the floors?" A Western concern is in the market with a fireproof floor covering. It is made of asbestos and can be laid in any color and in any design. It can be made to imitate cork, rubber or composition floors and even granolithic. It is said to be sanitary, durable, decorative, seamless, and besides being fireproof is watertight. It is especially adaptable for saloons, steamboats, restaurants, bathrooms and hospitals.

**HUDSON RIVER BUILDING.**—At River View Manor, near Hastings, 48 houses are built or building. The villages of Hastings and Dobbs Ferry are having a remarkable increase in building this season. All the Hudson River towns are growing faster than in years, and building mechanics are in good demand. The West Point rebuilding gives employment to hundreds, and the work will last for ten years.



# AMERICAN BUILDERS AROUND THE WORLD.

## A New Wrinkle in International Organization Methods— New York Contractors Can Compete in Foreign Lands.

*Do American builders consider that they have reached the North Pole of their careers? Are there no more lands to conquer for the inventors and builders of the skyscrapers, towers and bridges, the electrical power plants and great industrial works, that have distinguished American construction? Is there no "Big Nail" for builders to compete for and hang their signs upon? Are the United States boundaries really the limits of their ambition, while their countrymen in other lines of progress have set their goal at the very ends of the earth? Does not the glory of achieving great things appeal as much to builders as to other men? Undoubtedly it does, but it has occurred only to a few that there is "anything in it" for American general contractors. They have never been able to discover how they could compete with foreign wages, even if they could with foreign brains. But a few New York firms have found a way, and the following story tells how one organization of young American builders has been able to hit this "Big Nail" on the head.*

A NUMBER of firms engaged in general building construction in New York, and having their main office here, take contracts of size from every part of the country. The number of such firms grows as the influence which the metropolis exerts broadens and becomes more commanding. A large number of New York architects and engineers have the whole country for their field also. Some general contracting firms have branch offices in various American cities, and at least one has several branch CORPORATIONS in foreign lands and through their agency carries on business in all parts of the world.

New York contractors will be required to take in the future more than a purely local view of their business, if they aspire to leadership therein. Americans must follow the example of the British and Germans, and get out in the world, as they will not always find scope enough for their abilities behind a Chinese wall. Many are getting ready and others have started. Every once in a while a name flashes across the seas that signalizes another contract victory for American builders, and we have often wondered how they did it. How can an American firm win in London? How do they manage about labor, material and wages so as to compete with apparently cheaper labor and material than we have in America?

### NOT INTERNATIONAL COMPETITION.

The answer is contained in one word—"organization." In reality, American material and labor do not compete with the foreign, but an American firm can organize a branch corporation in London to cover contracts in all-Europe, Asia, Australia, New Zealand and South America, while the home company covers the field of consulting, designing, and supervising engineering and construction in the United States, Philippine Islands and Central America. Each can be separately constituted with its own staff, and supreme in its field, but in intimate and constant touch with the other. There is nothing impossible to the financier and the systematizer in this, for the principle is the same as that followed by the foreign manufacturer when he sets up a factory in America in addition to the one or more he has at home. It is merely a matter of organization, and not of international competition.

This explains to some extent the world-wide system of a certain New York contracting and construction company which works through three other corporations as well, two in London and one in Canada. A tour of inspection covering the more important of their engineering and construction undertakings, completed and under way, would necessitate circling the globe and traveling upwards of 50,000 miles. The time required for such a tour would approximate two years, and the average distance between points of interest would be less than 250 miles.

The concern referred to, J. G. White & Company, was organized in its present form in 1903, but as a private electric railway contracting firm it began its work in New York in 1890. At first only overhead construction was done. Then track construction was taken up, and later power-plant work as well as electric lighting and power transmission. J. G. White & Company, of New York, in 1899, secured certain tramway work in Australia, and in carrying this out it was found that representation in London was available. Further investigation of the field outside of the United States followed, and it was decided that an American company could not carry out work in foreign countries to so great advantage as a British company with headquarters in London, the world centre of finance and foreign enterprise.

### THE LONDON END.

Consequently, in 1900, J. G. White & Company, Limited, of London, was formed, and foreign contracts of the New York company were transferred to the new organization. The work of J. G. White & Company, Limited, has expanded rapidly, and

it has twice been necessary to increase its capital, the amount now outstanding being 200,000 pounds sterling. Commencing this with foreign business, J. G. White & Company, Limited, soon entered the field of construction in the British Isles, and has carried out construction works there amounting to many millions of pounds. All general engineering construction of the associated companies, outside of North America and the Philippines, is done by the British organization. The earlier contracts of J. G. White & Company, Limited, were all for tramways or power-plant construction, but latterly the field of the company has been broadened to include steam railway construction, hydraulic development, etc.

In 1903 a building department of J. G. White & Company, Ltd., was formed to carry out building construction on a large scale. After some experience, however, it was decided that the business undertaken by this department could be done to better advantage if a separate company were constituted, with independent headquarters and staff. At this time the opportunity came to make an alliance with Messrs. Waring & Gillow, Ltd., furnishers and decorators of London and Paris, who had also been operating a building department. The building departments of the two companies were consolidated, and the Waring White Building Company, Ltd., was formed in May, 1904. One-half of the share capital was subscribed by J. G. White & Company, Ltd., and one-half by Messrs. Waring & Gillow, Ltd. The clients of the building company are afforded the specialized experience of both J. G. White & Company, Ltd., and Waring & Gillow, Ltd.

### MILLIONS IN CONTRACTS.

According to a recent report, the American company had contracts on hand amounting to \$28,650,000. Besides general building, this great concern engages in railroad construction, harbor works, irrigation and water works, gas-lighting plants, electric light and power plants and water-power developments. The companies also manage or supervise the operation of public service corporations, among which many electric railways, electric lighting and gas properties are included.

It is believed that the general system upon which these associated companies is founded is, in many particulars, original, and that they offer exceptional facilities to financial interests and others for the prompt and reliable investigation of projects in all parts of the world. Other American building or engineering concerns contemplating foreign activities may get a new idea from this system to apply to their own purposes.

### CEMENT STOREHOUSE IN HOBOKEN.

The Edison Portland Cement Company, of 1133 Broadway, has introduced a novelty in the handling of cement in this city and vicinity by constructing in Hoboken a storehouse where 10,000 bbls. of tested and seasoned cement will always be carried in stock for the purpose of meeting rush order demands of its customers. The building, which is being constructed of reinforced concrete on Long Slip, from plans prepared by the company's engineering staff, will be completed by the first of the month when the new emergency service will be opened.

When a contractor buys emergency stuff he generally orders what he wanted yesterday. That means that instead of anticipating his wants a week or ten days ahead, he orders it a day after he actually needs it. Building material supply men know full well that rush orders depending upon railroads are from eight to ten days late. A wreck, or a mistake in orders happens nine times out of ten. A big contractor might find at a critical time that he was just thirty barrels short to complete the job he has on hand. If he ordered a cargo through regular channels it would be ten days before he got it. With a storehouse across the river the Edison Portland Cement Co. can make these kind of deliveries in three hours, whether the job be in New York, Jersey City, Brooklyn or Hoboken. No extra charge is to be made for this accommodation.

Some time ago the United States Steel Corporation realized the necessity of having a certain quantity of their stock on hand, ready for immediate shipment to New York consumers, and the Carnegie Steel Co. erected a huge storehouse at Waverly. Now any tributary company may obtain rush stock there on short notice. The same theory has been put into practice by the Edison Company. All West Shore towns will receive cement supplies in small quantities from the new storehouse, but Newark will receive its supplies direct from the mills at New Village, N. J., as heretofore.

—The General Electric Company is now in a position to produce sixty million incandescent lamps a year, as the company has in the past year built four new factories, situated at East Boston, Toledo, Fort Wayne and Newark.



# WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

## AN AID TO ALL SALES DEPARTMENTS

**AN AID TO ALL SALES DEPARTMENTS.**—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

**HOW TO USE PROFITABLY.**—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing \$35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problem-

atic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. **THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS.** Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

### PROJECTED BUILDINGS. Manhattan.

#### Apartments, Flats and Tenements.

13TH ST, s s, 110 w 2d av, three 6-sty brick tenements, 41.8x90.3, tin or slate roofs; total cost, \$75,000; owners, Ruff & Hochster, 52 West 120th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 689.

156TH ST, n s, 168 w Broadway, two 6-sty brick and stone apartment houses, 100x83.5, plastic slate roof; total cost, \$350,000; owner, James O'Brien, 647 6th av; architects, Denby & Nute, 333 4th av. Plan No. 690.

AUDUBON AV, n e cor 176th st, 6-sty brick and stone apartment house, 99.11x90, plastic slate roof; cost, \$200,000; owner, Granite Construction Co., 299 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 684.

Isaac Witkind, 299 Broadway, president; Samuel Ruth, secretary-treasurer. The owner builds.

ST. NICHOLAS AV, s w cor 183d st, 6-sty brick and stone tenement; cost, \$175,000; owner, Napoleon Const. Co., 206 Broadway; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 688.

A. M. Janpole, 206 Broadway, is president, the owner builds.

#### Miscellaneous.

ELIZABETH ST, Nos. 260-268, five 1-sty brick outhouses, 13.6x8.4; total cost, \$4,500; owner, Geo. J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 686.

7TH 9TH AVES, 31st 33d sts block, four —sty concrete and steel train signal apparatus; cost, \$25,000; owner, Pennsylvania Tunnel and Terminal R. R. Co.,

85 Cedar st; engineers, Westinghouse, Church, Kerr & Co., 10 Bridge st. Plans No. 687.

Westinghouse, Church, Kerr & Co., 10 Bridge st, has contract.

AV D, s e cor 14th st, 2-sty brick office and dwelling, 12x24.6; cost, \$800; owner, J. Rheinfrank Coal Co., 800 East 14th st; architect, John E. Nitchie, 150 Nassau st. Plan No. 694.

#### Office and Loft Buildings.

98TH ST, No. 45 West, 1 and 2-sty concrete and brick office building, 25x100.11, slag roof; cost, \$3,500; owner, G. M. Gest, 277 Broadway; architect, H. C. Blackwell, 277 Broadway. Plan No. 691.

J. F. Walsh Co., 1 Madison av, has contract.

BROADWAY, s e cor 85th st, 1-sty stone and brick stores, 102.5x68.9x75.11, tin roof; cost, \$10,000; owner, not given; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 693.

Walter A. Welles, Douglaston, L. I., is lessee.

#### Factories and Warehouses.

LUDLOW ST, No. 21, 7-sty brick and concrete factory, 19.2x82.6, plastic slate roof; cost, \$2,000; owner, Chas. Sergansky, 406 East 118th st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 685.

#### Stables and Garages.

SOUTH ST, No. 225, 2-sty brick and steel stable and wagon storage, 39.11x105, tar, felt and slag roof; cost, \$14,000; owner, Paul Viane, 46 Beekman st; architect, Wm. Wingert, 160 West 99th st. Plan No. 692.

No contract has yet been issued.

#### MANHATTAN ALTERATIONS.

BIRMINGHAM ST, No. 6, alter show windows to 7-sty brick loft and stores; cost, \$1,000; owner, Birmingham Poultry Co., on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2035.

BLEECKER ST, No. 324, partitions, windows, skylights, to 4-sty brick tenement; cost, \$200; owner, Mary Archer, 14 West 52d st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 2057.

CHARLES ST, No. 108, windows to 5-sty brick tenement; cost, \$300; owner, S. D. Wilson's Sons, 200 Varick st; architect, O. Reissmann, 30 1st st. Plan No. 2066.

CHARLES ST, Nos. 162-166, erect electric sign to —sty brick brewery; cost, \$2,500; owners, Beadleston & Woerz, 162 Charles st; architects and builders, Betts & Betts, 1358 Broadway. Plan No. 2065.

CHRISTIE ST, Nos. 191-193, skylights, windows, to 5-sty brick loft; cost, \$350; owner, J. Weller, on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2033.

CROSBY ST, Nos. 35-37, toilets, partitions, tanks, windows, plumbing to four 6 and 7-sty brick and stone stores and tenements; cost, \$10,000; owner, Alessandro Delli Paoli, 387 Broome st; architect, H. Horenburger, 122 Bowery. Plan No. 2036.

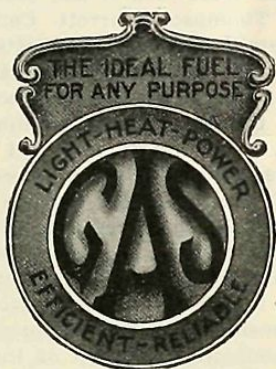
ELIZABETH ST, No. 174, partitions, skylights, windows, toilets, to 4-sty brick tenement; cost, \$2,000; owner, A. Deli



# Mr. Real Estate Man and Messrs. Architect-Owner-Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

## PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

Paoli, 174 Broome st; architect, G. Haug, 103 Park av. Plan No. 2072.

VANDAM ST, No. 84, erect electric sign to —sty brick factory; cost, \$2,525; owner, Henry Heide, 84 Vandam st; architects and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2064.

2D ST, Nos. 230-232 East, alter shaft, partitions, toilets, to two 5-sty brick tenements; cost, \$1,000; owner, Geo. W. Folsom, 13 Astor pl; architect, M. Zipkes, 353 5th av. Plan No. 2070.

11TH ST, No. 222 East, partitions, windows, stairs, to 4-sty brick and stone dwelling; cost, \$500; owner, R. Harms, premises, architect, O. Reissmann, 30 1st st. Plan No. 2051.

11TH ST, No. 725 East, partitions, windows, toilets, to 4-sty brick tenement; cost, \$1,000; owner, Arthur Blue 98 3d av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2067.

14TH ST, No. 44 West, toilets, skylights, to 5-sty brick and stone store and workhouse; cost, \$1,000; owner, James R. Hay, Nutley, N. J.; architect, W. R. Phillips, 1138 Bryant av, Bronx. Plan No. 2054.

14TH ST, n s, 101.6 w 1st av, 1-sty brick rear extension, 13.4x51.4, partitions, to 4-sty brick dwelling; cost, \$1,000; owner, Archbishop Platon Rozdestoensky, 15 East 97th st; architect, John Berzesen, 212 West 123d st. Plan No. 2071.

19TH ST, No. 231 West, fireproof shaft, piers, windows, to 5-sty brick tenement; cost, \$5,000; owner, Chas. R. Faruolo, 45 East Houston st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2044.

19TH ST, No. 135 East, 5-sty brick rear extension, 22x21, add 1-sty, partitions, alter beams, to 4-sty brick dwelling; cost, \$20,000; owner, Joseph B. Thomas, Sinsbury, Hartford, Conn.;

architect, F. J. Sterner, 164 5th av. Plan No. 2034.

34TH ST, No. 168 West, elevator shaft, walls, stairways, plumbing fixtures, metal ceilings, girders, to 5-sty brick and stone stores and lofts; cost, \$10,000; owner, One Hundred and Sixty-eight West Thirty-fourth Street Co., 165 Broadway; architect, F. C. Browne, 143 West 125th st. Plan No. 2042.

Wm. B. Riker & Son Co., 109-111 West 27th st, lessee.

39TH ST, No. 407 West, partitions, stairs, alter stall floors to 2-sty brick stable; cost, \$1,000; owner, Charles Leicht, 404 W 40th st, architect, Henry Davidson, 255 W. 69th st. Plan No. 2053.

James A. Kelly, inc., 50 E 41st st, has contract.

43D ST, Nos. 511-513 West, vent shaft, partitions, toilets, to two 5-sty brick tenements and stores; cost, \$3,000; owner, Callman Rouse, 203 East 110th st; architect, Henry S. Lion, 12 West 32d st. Plan No. 2045.

45TH ST, No. 427 West, vent shaft, partitions to 5-sty brick tenement; cost, \$2,500; owner, F. Bushom, 438 West 40th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2058.

51ST ST, No. 124 East, windows, toilets, plumbing, to 4-sty brick tenement; cost, \$1,500; owner, Anna H. Braillard, 216 West 102d st; architect, George Dress, 1321 3d av. Plan No. 2040.

59TH ST, No. 124 East, partitions, fire-escapes, plumbing, walls, to 4-sty brick and stone sanatorium; cost, \$30,000; owner, City of New York, foot East 26th st; architect, Wm. Flanagan, foot East 26th st. Plan No. 2039.

61ST ST, No. 53 East, 1-sty brick rear extension, 12.4x12.4, cut doors to 4-sty brick dwelling; cost, \$750; owner, Effinhan Maynard, 286 Lexington av; archi-

itects, Walter & Gillette, 131 West 40th st. Plan No. 2069.

82D ST, No. 513 East, windows, partitions, to 4-sty brick tenement; cost, \$1,500; owner, National Butchers & Drovers Bank, 683 Broadway; architect, A. J. H. Leuchtag, 46 West 132d st. Plan No. 2046.

91ST ST, No. 290 East, 1-sty brick rear extension, 25.2x103, to 3-sty brick and stone garage; cost, \$2,000; owner, Jacob Ruppert, 92d st and 3d av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2052.

AV A, No. 1022, 4-sty brick rear extension, 25x40, add 1-sty to front, show windows, to 2-sty brick wagon storage and stable; cost, \$7,000; owner, Mary L. Handly, Smithtown, Suffolk Co.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 2047.

Chas. Meisezahl, 420 East 53d st, is lessee.

AV C, No. 56, toilets, partitions, windows, skylights, alter fire-escapes, to 5-sty brick tenement; cost, \$1,200; owner, Gussie A. Engel, 218 East 11th st; architect, Ignatz I. Rosenberg, 320 Broadway. Plan No. 2060.

AMSTERDAM AV, s w cor 108th st, partitions, windows, toilets, to 5-sty brick tenement; cost, \$1,200; owner, Jacob Wenner, 358 West 51st st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2068.

BROADWAY, No. 1256, erect electric sign to —sty hotel; cost, \$450; owner, not given; architects and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2063.

Robert Stafford, 9 West 17th st, is lessee.

BROADWAY No. 724, add mezzanine floor, to 5-sty brick and stone salesroom. cost, \$900; owner, Wolff Estate, World



Bldg., architect, Horace E. Frick Co., 286 Greenwich st. Plan No. 2055.

Horace E. Frick Co., Inc., 286 Greenwich st has contract.

COLUMBUS AV, No. 833, alter vent shafts, windows, to 5-sty brick tenement and store; cost, \$200; owner, Benj. Yigdoll, 833 Columbus av; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2037.

ST. NICHOLAS AV, No. 222, partitions, windows, alter shafts to 5-sty brick tenement and store; cost, \$1,500; owner, A. Weiss, 2339 8th av, architect, A. J. H. Leuchtag, 46 W 132d st. Plan No. 2049.

WASHINGTON SQ SOUTH, No. 62, alter windows, front wall, to 4-sty brick studio; cost, \$200; owner, M. M. Marks, 687 Broadway; architect, H. H. Holly, 39 West 27th st. Plan No. 2061.

1ST AV, Nos. 165-167, partitions, windows, toilets, to three 3 and 5-sty brick tenements; cost, \$4,000; owner, Frances Volkenberg, 315 E 17th st; architect, O. Reissmann, 30 1st st. Plan No. 2050.

2D AV, No. 1873, partitions, windows, to 4-sty brick tenement; cost, \$2,000; owner, M. Kammenzind, 1873 2d av; architect, S. Oppenheim, 323 East 83d st. Plan No. 2043.

Cohen & Siegel, 1565 2d av, mason work; L. Oppenheim, 312 East 75th st, carpentry.

3D AV, No. 1960, alter vent shaft, windows, to 4-sty brick and stone tenement and store; cost, \$200; owner, Gustave Basch, 140 East 60th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2038.

7TH AV, n e cor 39th st, alter windows to 5-sty brick and stone opera house; cost, \$100; owner, Metropolitan Opera & Real Estate Co., 40th st and Broadway; architect, A. G. C. Fletcher, 103 Park av. Plan No. 2041.

7TH AV, No. 477, partition, toilets, to 4-sty brick dwelling and store; cost, \$250; owner, Theophile Kick, 142 W 92d st; architect, C. B. Brun, 1 Madison av. Plan No. 2056.

8TH AV, No. 2429, alter shaft, windows, to 5-sty brick store and tenement; cost, \$1,000; owner, Estate of Emma Frye, 235 W 136 st; architect, A. J. H. Leuchtag, 46 W 132d st. Plan No. 2048.

11TH AV, Nos. 466-468, vent shaft, skylights, partitions, to two 5-sty brick and stone tenements and stores; cost, \$3,000; owner, Aaron Snitow, 588 10th av; architect, W. G. Clark, 438 West 40th st. Plan No. 2059.

BLACKWELL'S ISLAND, opposite East 65th st, 2-sty brick and stone side extension, 68x40.6, to 2-sty brick and stone laundry; cost, \$30,000; owner, New York City Dept. of Charities, foot East 26th st; architect, Wm. Flanagan, foot East 26th st. Plan No. 2062.

## PROJECTED BUILDINGS.

### Bronx.

#### Dwellings.

RHINELANDER AV, s s, 50 e Matthews av, 2-sty brick dwelling, tin roof, 20x48; cost, \$5,000; owner, John Pryor, 885 Columbus av; architects, Halley & Vulz, 1910 Webster av. Plan No. 989.

NEREID AV, s s, 107.4 w Barnes av, 2-sty and attic frame dwelling, tile roof, 21.6x48; cost, \$9,000; owner, Vincenzo Palmieri, 2252 1st av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 990.

BARNES AV, w s, 100 n Burke st, 2-sty frame dwelling, tin roof, 20x50; cost, \$4,500; owner and architect, Frank Ceva, 456 West Broadway. Plan No. 984.

LA SALLE AV, s s, 600 e Fort Schuyler road, 1-sty frame dwelling, tin roof, 20x24; cost, \$2,000; owner, Barbara Scholhamer, 1812 Amethyst st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 985.

LELAND AV, e s, 50 s Wood av, two 2-sty frame dwellings, tin roof, 21x47; total cost, \$10,400; owner, Tillie M. Stadler, 1350 Leland av; architect, Henry A. Stadler, Jr., 1350 Leland av. Plan No. 987.

215TH ST, s s, 300 w Paulding av, 1-sty frame dwelling, tin roof, 25x26; cost, \$1,500; owner, Frank Gifone, 339 East 121st st; architect, Wm. Thos. Mapes, 4740 White Plains av. Plan No. 993.

COMMONWEALTH AV, w s, 53 s Mansion st, 2-sty brick rectory, slag roof, 30x52.6; cost, \$5,000; owners, St. Anthony's Church; architect, N. Serracino, 1170 Broadway. Plan No. 992.

Rev. H. De Vivo, 600 Van Nest av, rector.

ELLIS AV, s s, 125 w Zerega av, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,000; owner, Timothy Avy, 2360 Ellis av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 998.

BUCHANAN PL, n s, 125 w Jerome av, 2-sty frame dwelling, tin roof, 19x45; cost, \$4,000; owner, Katherine J. McKenna, 2028 Walton av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 994.

#### Apartments, Flats and Tenements.

NELSON AV, w s, 150 s Brandt pl, two 4-sty brick tenements, plastic slate roof, 37.6x72; total cost, \$40,000; owner, Jas. H. Havens, 568 West 183d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 986.

PROSPECT AV, w s, 57 n Home st, 5-sty brick tenement, plastic slate roof, 40x93; cost, \$40,000; owners, Ittner Realty Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 996.

#### Stores, Offices and Lofts.

THERIOT AV, s w cor Westchester av, 1-sty frame store, tin roof, 13x24; cost, \$300; owner, Frederick Rappe, on premises; architect, Frank Glanz, 2010 Watson av. Plan No. 999.

MAIN ST, s s, 200 e Bowne st, five 1-sty frame stores, plastic slate roof, 30 1-5 x21; total cost, \$8,000; owner, L. E. Field, 96 Broadway; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 997.

#### Stables and Garages.

GRAND BOULEVARD, e s, 143 s 183d st, 2½-sty frame stable, slate roof, 31x51; cost, \$10,000; owner, Chas. W. McDonald, 229 West Kingsbridge road; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 988.

#### Churches.

COMMONWEALTH AV, s w cor Mansion st, 1-sty brick church, slate and slag roof, 45x93; cost, \$15,000; owners, St. Anthony's Church; architect, N. Serracino, 1170 Broadway. Plan No. 991.

Rev. H. De Vivo, 600 Van Nest av, rector.

#### Storage and Warehouse.

PRIVATE ROAD, s s, 2040 w Fort Schuyler road, 1-sty frame storage, tin roof, 21x60; cost, \$900; owner, Mrs. A. H. Morris, Throggs Neck; architect, Chas. R. Baxter, 3099 Middletown road. Plan No. 995.

#### Miscellaneous.

WEBSTER AV, e s, 200 n 172d st, 1-sty frame shed, tar paper roof, 105x18; cost, \$500; lessee, Philip Hohmann, 1322 Clay av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1000.

#### BRONX ALTERATIONS.

CONCORD AV, No. 422, 2-sty frame extension, 11x13, to 2-sty frame dwelling; cost, \$750; owner, Lewis Massett, on premises; architect, Jas. X. Cahill, 4448 Furman av. Plan No. 385.

GLEBE AV, w s, 150 n Westchester av, 1½-sty brick extension, 30x22, to 1½-sty frame stable; cost, \$2,500; owner, Ernest E. Beisner, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 383.

MONROE AV, n w cor 175th st, move 1½-sty frame barn; cost, \$45; owner, Sarah E. Friend, on premises; architect, Theo. H. Friend, on premises. Plan No. 382.

MORRIS AV, No. 636, windows, new posts, etc., to 2-sty frame store and dwelling; cost, \$350; lessees, Paladino & Szydowski, 339 East 115th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 381.

PRIVATE ROAD, s s, 2040 w Fort Schuyler road, 1½-sty frame extension, 16x24, to 1½-sty frame stable; cost, \$850; owner, Mrs. A. H. Morris, Throggs Neck; architect, Chas. R. Baxter, 3099 Middletown road. Plan No. 384.

3D AV, No. 4430, 1-sty frame extension, 25x11.5, to 1-sty frame amusement hall; cost, \$600; owners, Berliner Bros., 386 Broadway; architect, Emil Ginsburger, 2272 Prospect av. Plan No. 386.

## ADVANCE REPORTS.

### Important Contracts to the Thompson-Starrett Company.

The general contract for erecting a 12-sty and basement combination light manufacturing and automobile building at 244 to 252 West 54th st has been awarded to the Thompson-Starrett Company. The owners are Albert R. Shattuck and Geo. F. Chamberlin; architect, Percy Griffin. The general contract for erecting an 8-sty and basement office building in Jersey City, from plans prepared by William Pearson Field, civil engineer, and C. A. Rich, architect, for Colgate & Company has also been awarded to the Thompson-Starrett Company. Work on the operations will be commenced immediately, as time is a very important factor, and was a consideration that influenced in both instances the selection of the Thompson-Starrett Company. In speaking of the Colgate contract, Vice-President Horowitz stated: "We regard it as unusually encouraging that this is the second time we have conducted an operation for Messrs. Colgate & Company. Some two years ago, or thereabouts, we built for the same concern a large warehouse contiguous to the site on which the proposed new office building is now to be erected. The fact of our being selected to undertake a second operation for Messrs. Colgate & Company is one of a number of instances where a good record on one operation has been followed by a contract for another. By this, of course, I do not imply that that consideration alone influenced the decision of the owners. Competitors figures were taken, and 'numbers' are more potent than sentiment in governing building awards. But aside from all this, the fact of our being a second time commissioned to erect a building for the same owner is proof positive that we retain the confidence of those for whom we build."

### Work to Start on Vanderbilt Apartments.

77TH ST.—Structural work is soon to go ahead on the new sanitary tenements which Mr. and Mrs. W. K. Vanderbilt, Sr., as owners, are to erect in the north-side of 77th st, through to 78th st, the southside 173 ft east of Av. A, to cost approximately \$700,000. As planned by Henry Atterbury Smith, of 1811 Broadway, the buildings will be 6-stys, covering plots 117x89.2 ft each, with brick walls and reinforced concrete floors, and partitions fireproof throughout, but otherwise as economically built as possible. There will be steam or hot water heating from a central plant, gas ranges with an effective exhaust flue from hoods, drying rooms and extra laundries in basement and all the usual model tenement improvements.

The site is still being excavated. Estimates will be received on all branches



of materials and labor in a few days by the architect. No contract except for excavating, has yet been issued. For full description and illustration of the plans see the Record and Guide of March 20, 1909, page 533.

**Westchester & Boston R. R. Co. Plan New Stations.**

WESTCHESTER COUNTY.—The New York, Westchester and Boston Railroad Company, with offices at No. 65 Beaver st, will have plans prepared by Architects Reed & Stem, 7 East 42d st, for several new passenger stations to be established at Pelham Park, 4th and North sts, New Rochelle, N. Y., and at Highbrook av, Pelham, N. Y. The construction will be of reinforced concrete, strictly fireproof, 1½-stys in height, but the dimensions have not yet been determined. J. L. Crider, in care of the railroad company, will be chief engineer. It is estimated that the stations will cost about \$25,000 each. Officers of the company are: L. S. Miller, president; T. D. Rhodes, vice-president, and R. T. Bird, treasurer. Further details have not been decided and it is indefinite how soon operations will commence.

**Work on Proctor's Newark Theatre to Begin.**

NEWARK, N. J.—The new playhouse to be erected in Market st., west of Halsey street, Newark, by F. F. Proctor, at an estimated cost of \$700,000, will soon be underway as in all probability operations will be begun within the next week or so. The building is to contain an auditorium seating more than 2,000, and will contain a studio, offices and dressing rooms. The foundation work will be commenced at once and it is expected that the structural steel will be erected and in place by Nov. 1. On top of the building there will be a roof garden. The plans have been prepared by William E. Lehman, 738 Broad st, Newark. The general contract is about to be awarded.

**Large Manufacturing Plant at Newark.**

NEWARK, N. J.—Plans are now in the hands of contractors for estimates on the large manufacturing plant to be erected for J. H. Ladew & Co., leather manufacturers, of Manhattan. The plant will be constructed along the Passaic River, adjoining the Plank road, and when completed will represent an outlay of about \$500,000. There will be five separate brick structures, as follows: Manufacturing building, 4-stys, 70x800; auxiliary building, 1-sty, 50x80; storage building, 50x150; boiler and engine house, 1-sty, 60x100, and limehouse, 1-sty, 20x30. It is expected that work on the foundations will be begun this month.

**\$1,000,000 Hotel at Huguenot, S. I.**

HUGUENOT, S. I.—Structural work will soon be started on the new hotel which the Terra Marine Company, of 500 5th av, Manhattan, is to erect at Terra Marine Park, Huguenot, Staten Island, at an estimated cost of \$1,000,000. The general contract was recently awarded to the United Contractors' Corporation, of 15 Exchange pl, Jersey City. Figures on all materials and sub-contracts have been received and are in charge of the general contractors. The construction will be of steel and concrete and fireproof. The plans have been prepared by Clinton Mackenzie, of 82 Beaver st, Manhattan.

**Particulars of Polyclinic Hospital Plans.**

50TH ST.—So far as could be determined on Friday, no plans have yet been prepared for the new hospital building, which it is announced that the Trustees of the New York Polyclinic Hospital will erect at Nos. 337 to 351 West 50th st.

It is said that the new building will be one of the largest hospitals in this city. Details regarding the character of construction and materials, number of stories, and the name of the architect cannot be announced in this issue. The sale of the 50th street parcels was transacted last week from Dr. Charles F. Meyers and E. D. Hammond.

**Crow Co. Gets Lexington Av. Contract.**

LEXINGTON AV.—The general contract for the new 9-sty and basement fireproof brick and stone dispensary and dormitory, to be erected by the Babies' Hospital of the City of New York, at No. 661 Lexington av, was awarded during the week to the Wm. L. Crow Const. Co., of 289 4th av, from plans by Messrs. York & Sawyer, 156 5th av. The structure will be an annex to the present building, having dimensions of 23x48.4 ft., with a tile roof, costing about \$50,000. John Sherman Hoyt, 101 East 65th st, is president, and B. Ogden Chisholm, 66 Beaver st, secretary.

**West 25th Street Parish House.**

25TH ST.—Ormonde & O'Brien, 909 President st, Brooklyn, have received the general contract to build the 4-sty and basement brick fireproof parish house, 70 x95 ft., at Nos. 331-345 West 25th st, for St. Columba's Church. The building will contain twenty classrooms, an assembly hall to seat 1,000 people and is estimated to cost about \$100,000. The plans have been prepared by Thomas H. Poole & Co., of 13 West 30th st. The Rev. Father Thos. A. Thornton, 341 West 25th st, is in charge.

**Twelve-Story Apartment for Cathedral Parkway.**

CATHEDRAL PARKWAY. — Plans have been prepared by Architects Schwartz & Gross, 347 5th av, for a 12-sty highclass elevator apartment house to be erected on a plot 100x51.11 ft, on the south side of Cathedral Parkway, 100 ft west of Amsterdam av, to cost in the neighborhood of \$400,000. The Carlyle Realty Company, of 198 Broadway, will erect the building. The construction will be of the highest type fireproof materials.

**Probably Another Theatre on Broadway.**

BROADWAY.—Felix Isman, of Philadelphia, has leased the property at the southeast corner of Broadway and 48th st for a term of forty-two years, on which site he will in all probability soon begin the construction of a new theatre building. The plot measures 129x125.5x irregular. No plans have yet been completed, and the name of the architect cannot be announced in this issue.

**Contract for Ice Cream Plant.**

24TH ST.—James M. Horton, 243 East 24th st, has just awarded to Christopher Campbell, of 10 East 33d st, the mason contract for the new 6-sty fireproof steel, brick and concrete ice cream plant, 97x98


ft., to be erected at Nos. 209-211 East 24th st, from plans by Frank Goodwillie, 1170 Broadway. The award for carpentry and heating work has not been made.

**Apartments, Flats and Tenements.**

CONVENT AV.—E. M. Krulewitch, 695 St. Nicholas av, will erect a 6-sty flat house, 99.11x90 ft., at the southeast corner of Convent av and 149th st, to cost \$200,000. Neville & Bagge, 217 West 125th st, are the architects.

FT. WASHINGTON AV.—The Saxonia Realty Co., 3089 Broadway, will erect at the northeast corner of Ft. Washington av and 162d st, a 6-sty apartment house irregular in size, to cost about \$175,000. Neville & Bagge, 217 West 125th st, are preparing plans.

164TH ST.—The Heights Metropole Const. Co., 179 Henry st, will erect two 6-sty high-class apartment houses, 132.6x86.11 ft., in the south side of 164th st, 100 ft. east of Broadway, at a total cost



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of \$250,000. Neville & Bagge, 217 West 125th st, have prepared plans.

**BROOKLYN.**—F. W. Herter, 186 Remsen st, Brooklyn, is preparing plans for five 3-sty flat buildings, of various sizes, for H. S. Manus, 1199 Flatbush av, to be erected at Newark av and 23d st, Brooklyn, at a cost of about \$55,000. The building contract has not yet been awarded.

**NORTHERN AV.**—Buchman & Fox, 11 East 59th st, have prepared plans for a 6-sty highclass apartment house, irregular in size, for the Lewis Realty & Construction Co., 33 West 114th st, to be erected at the northwest corner of Northern av and 181st st, to cost about \$175,000.

**AMSTERDAM AV.**—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 6-sty 35-family flat, with stores, 90x100 ft., to be erected by M. Goldberg, 215 West 125th st, at the southwest corner of Amsterdam av and 109th st, to cost \$150,000. In all probability plans will be ready by Sept. 17.

#### Banks.

**NEWARK, N. J.**—The Ironbound Trust Co. will expend \$37,000 on a 2-sty brick and limestone bank building to be erected at Market and Ferry sts, Newark, from plans by J. H. and W. C. Ely. It will cover a triangular space 62x63x68 ft.

**UNADILLA, N. Y.**—T. I. Lacey & Son, of Binghamton, N. Y., have been selected to prepare plans for a 1-sty brick and concrete bank building to be erected at Mulford and Silver sts for the Unadilla National Bank, of which Frederick H. Meeker is cashier.

**OSWEGO, N. Y.**—Mowbray & Uffinger, 56 Liberty st, Manhattan, have been selected to prepare plans for extensive alterations, including a new front and a side extension to the First National Bank Building at Oswego, N. Y., to cost, \$30,000. Figures will be received about October 1.

**AMITYVILLE, L. I.**—Inglee & Hart, of Amityville, have completed plans and have awarded to A. A. Pearsall the mason work, and M. H. Ketcham, both of Amityville, the carpentry for the 1-sty fireproof brick and granite bank, 50x52 ft., for the Bank of Amityville, at a cost of \$20,000. Solomon Ketcham is president.

**NYACK, N. Y.**—Plans are being prepared by Donn Barber, architect, 24 East 23d st, Manhattan, for a 3-sty brick and terra cotta bank building, 42x66 ft., for the Rockland County Trust Co., to be erected at the southwest corner of Broadway and Main st, Nyack, N. Y. In all probability bids will be taken in about a week.

#### Churches.

**ELMIRA, N. Y.**—So progressive has been the St. John's Episcopal Mission of Elmira Heights that members are planning on securing a site near Oakwood av and 14th st upon which to erect an edifice. The Rev. Mr. Weeks is pastor.

**WILLIAMSPORT, N. Y.**—The Rev. Ernest S. Conley, pastor of the Alliance Church at Williamsport, near Elmira, N. Y., will erect a substantial brick church at a cost of \$10,000. Excavations are nearly completed and work on the foundation is to start at once.

**NEW HAVEN, CONN.**—Architects Allen & Williams, of New Haven, are working on plans for the proposed edifice for St. Peter's R. C. parish, of which Rev. R. J. Early is in charge. Materials will be limestone or brick, and will have a seating capacity of about 700 persons.

**UTICA, N. Y.**—Agne Rushmere & Jenkinson, architects, of Utica, have awarded to J. Meilnick, of Utica, the contract for a new edifice to be erected by the Polish Catholic Church of the Holy Trinity at Utica, at a cost of \$100,000. The Rev.

Simon Pniak, 162 Lincoln av, Utica, is pastor. Brick and stone construction, 70x150 ft.

#### Court Houses.

**GREAT FALLS, MONT.**—Bids will be received by Jas. Knox Taylor, Supervising Architect, Treasury Department, Washington, D. C., until 3 p. m., September 29, for the construction of a U. S. post office and court house.

**MONTICELLO, N. Y.**—The Atlas Roofing Co., of Newburgh, has secured the contract for the metal work, slate roofing and steel ceilings for the new Court House in Monticello, Sullivan County. The plans for the building were made by W. J. Beardsley, architect, of Poughkeepsie, and the general contract was let last April to Campbell & Dempsey, of Kingston, who are now completing the foundations for the building.

#### Dwellings.

**MILFORD, CONN.**—Architect Joseph W. Northrop, of Bridgeport, has prepared plans for a residence to be erected by Clark Wilcox. Every modern improvement will be provided, hot water heat. Cost, about \$18,000.

**IRVINGTON, N. J.**—Frank Grad, Newark, N. J., has completed plans for ten single family frame dwellings to be erected for Louis Kauder, on Newton pl, Irvington. The estimated total cost of the ten dwellings is \$20,000.

**ORANGE, N. J.**—P. T. MacLagan, Newark, N. J., is drawing plans for five 2-family houses for P. J. Bowers & Co., to be erected on Glenwood av, Orange. The ground dimensions of each will be 24x40 ft. and the estimated total cost \$20,000.

**NEWARK, N. J.**—Hyman Rosensohn, Broad st, Newark, is drawing plans for a private residence for E. Himber, to be erected at 25 Milford av. Electric light, steam heat and all improvements will be provided. The estimated cost is \$6,000.

**EAST ORANGE, N. J.**—Rosenberg & Bornstein, of Newark, will erect two dwellings in Amherst st, East Orange, from plans by H. Rosensohn, of Newark. Each building will provide for two families, 21x53 ft. Estimated cost is \$5,500 each.

**STAMFORD, CONN.**—Work will be started at once on a residence at 61 Courtland st for Joseph P. Howe, from plans by Nelson & Van Wagner, 15 West 38th st, Manhattan. F. S. Dawless, of New Canaan, is general contractor, and the cost will be about \$18,000.

**SOUTH NORWALK, CONN.**—Through the agency of H. E. Dann & Son, Jenette C. Gibbs has bought of the Langdon Islands Co. a tract of land on Canfield Island, and is having plans prepared by W. H. Orchard, 122 West 42d st, Manhattan, for a handsome residence. Estimated cost, \$8,000.

**BUFFALO, N. Y.**—John D. Larkin, of the Larkin Co., West 23d st, Manhattan, will erect a brick fireproof residence 74x100 ft, 2-stys on Lincoln Parkway Buffalo, N. Y., to cost \$60,000. McCreary, Wood & Bradney, 614 Mutual Life Bldg, Buffalo, are the architects. Chas. Bertricks Sons, Buffalo, have the mason work.

#### Factories and Warehouses.

**BOSTON, MASS.**—Jeremiah Williams, of Boston, will erect a \$1,500,000 warehouse near Summer and Fargo Streets, Boston, from plans by C. J. Warren, architect.

**HOLYOKE, MASS.**—Samuel M. Green, architect, of Springfield, has been commissioned to prepare plans for a manufacturing building for the Holyoke Water Power Co. Complete details will be given later.

**PLAINVILLE, CONN.**—Plans are completed and estimates will be received at once for an addition to the factory of the

Trumbull Electric Mfg. Co., in Plainville. Brick, 50x50 ft., 4-stys. Max J. Unkelbach is the architect, Delbert K. Perry, associate.

**EAST WATERTOWN, MASS.**—The Hood Rubber Co., has placed contract for a new building at East Watertown, Mass., with the Aberthaw Construction Co., of Boston. It is to be built of reinforced concrete, 96x80 ft, 3-stys high. Provision is to be made for future additional stories.

**NEWARK, N. J.**—A large 4-sty brick factory for the manufacture of hats is soon to be built at Hoyt and Searing sts, Newark, for Max Wosnitzer. Plans for the structure, which will cover an area of 40x100 ft., have been completed by Frank Grad, of Newark. The building will involve an expenditure of about \$15,000.

**NORWALK, CONN.**—The Tracy Bros. Co. has received the contract for the erection of an addition to the factory of Cluett, Peabody & Co. in South Norwalk. The new part will be 2-stys, 48x74 ft., reinforced concrete blocks, with iron beams and girders and a gravel roof. S. M. Greene, Inc., of Springfield, Mass., is the architect.

**WATERVILLE, N. Y.**—Plans of Griggs & Hunt, of Waterbury, are being figured for the two factory buildings to be erected in Waterville for the Berbecker & Rowland Manufacturing Co. One building will be 40x80 ft., 3-stys and basement, and the other 35x105 ft., 1-sty high. Both will be of brick, with bluestone trim and tar and gravel roofing.

**NEWARK, N. J.**—Estimates have been received by Frederick A. Phelps, architect, for the reconstruction of the storage warehouse of Wilkinson, Gaddis & Co., in Tichenor lane, which was wrecked by fire last April. The plans call for a 3-sty building, brick and reinforced concrete. The combined floor space will be about 24,000 sq. ft. Included in the equipment will be two electric freight elevators, each of two-ton capacity. The cost will approximate \$20,000.

#### Halls and Clubs.

**MONTICELLO, N. Y.**—The Order of Free Masons will build a temple to replace the one recently destroyed by fire. Charles S. Starr, is chairman Building Committee.

**ELMIRA, N. Y.**—At a special meeting of Elmira Lodge, No. 62, B. P. O. E., an additional \$5,000 was voted to be added to the \$30,000 appropriation for the erection of a magnificent new home in Market st. Work will be started within a few weeks.

#### Hospitals and Asylums.

**JAMESTOWN, N. Y.**—Plans for the City Hospital building, 36x140 ft., 3-sty, stone and brick of fireproof construction, have been completed by John H. Coxhead, architect, 930 Ellicott sq. Bldg., Buffalo, N. Y., and bids will be asked for soon. Dr. Jason Parker is chairman of the Hospital Commission.

**WEEHAWKEN, N. J.**—On Sunday, Sept. 19, the cornerstone of the North Hudson Hospital will be formally laid. The new building now in course of construction is located on the Bullsferry road, Clifton Park, Weehawken. It will be fireproof, brick, 3-stys and basement, 75x40 ft. Robert G. Dixon, of Weehawken, is architect.

**PATERSON, N. J.**—Actual work on the foundation of St. Joseph's Hospital addition and operating pavilion will be started at once. The building, which will cost about \$85,000, will probably not be completed until Sept. 1, 1910. Bids for carpenter, plumbing and electrical work will be received soon. Architect William T. Fanning, Paterson, is the architect.

**THIELLS, N. Y.**—Franklin B. Ware, State architect, Albany, is preparing for the Eastern New York State Custodial



Asylum buildings to be erected at Thiells. The group will include an office building, hospitals, laboratory, power, light and heating plant, store and supply house, laundry, bakery, library, chapels, schools, industrial buildings and work shops, farm and dairy buildings, home for officials, and homes for employes. Dr. Robt. Hill is secretary of the State Board of Charities, at Albany.

#### Hotels.

SOMERS POINT, N. J.—E. R. Gilbert, of Philadelphia, Pa., is planning the erection of a hotel at Somers Point, to cost about \$200,000. Details are yet undecided.

SPRINGFIELD, MASS.—Springfield Hotel Corporation will begin work early this month on the erection of a \$75,000 hotel at Bridge st and Broadway. Herbert Myrick, of Springfield, is interested.

CINCINNATI, OHIO.—The St. Nicholas Hotel, at Cincinnati, will soon be rebuilt, if the plans of Attorney Benjamin L. Heidingsfeld, New York, are carried out. Mr. Heidingsfeld reports that he has just made arrangements with New York men who will contribute \$2,000,000 with which the hotel is to be rebuilt and refurnished. No plans have yet been drawn.

#### Municipal Work.

BRONX.—Bids will be received by the Park Board, Thursday, Sept. 16, for labor and materials for completely erecting a granite and limestone fountain at Macomb's Dam Park, the Bronx.

BRONX.—Bids will be received by the Board of Water Supply, Wednesday, Sept. 22, for furnishing and installing two 12,500,000-gallon steam turbo-turbine pumps, two 225 horse-power water-tube boilers and all accessories, at Jerome av pumping station, the Bronx.

MANHATTAN.—The President of the Board of Trustees of Bellevue and Allied Hospitals will open bids on Tuesday, Sept. 21, for alterations and repairs to the heating system of the main and adjoining buildings at Bellevue Hospital, 1st av to the East River, Manhattan.

MANHATTAN.—The Commissioner of Docks will open bids on Thursday, Sept. 16, for furnishing and delivering manila rope and marine. Also, Tuesday, Sept. 14, to complete the electric installation at the department yards at West 57th st and North River, and East 24th st, East River.

MANHATTAN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, Sept. 15: No. 1. For erecting two pumping engines, with foundations, steam and auxiliary piping, suction and discharge piping complete, in the 98th st pumping station, Manhattan. No. 2. For erecting a new discharge main, ready for operation, in and from the engine room basement of the 179th st pumping station, to Amsterdam av, Manhattan.

#### Office and Loft Buildings.

SPRINGFIELD, MASS.—F. E. Fuller, who recently purchased property at Dwight and Bridge sts, has commissioned Burton E. Geckler, architect, of Springfield, to prepare plans for a new business building to be erected on the site. No details have been decided upon.

26TH ST.—James McWalters, 2434 Broadway, has received the general contract for making over the brick apartment house, for J. J. Astor, Nos. 25-27 West 26th st, for loft purposes. Two additional stories will be added. Estimated cost, \$60,000. Wm. A. Boring, 32 Broadway, architect.

#### Power Houses.

FARMINGDALE, L. I.—The Babylon Electric Light Co. has petitioned the Public Service Commission for permission to increase its capital from \$45,000 to \$75,000, part of which will be expended in improvements and extension of its system to Farmingdale.

ORANGE, N. J.—William B. Gano, City Clerk, will receive estimates until Sept. 20 for the installation of an electric light plant. Runyan & Carey, 122 Market st, Newark, are engineers.

TURNERS FALLS, MASS.—The Franklin Electric Light Co. is planning to establish an independent plant to supply electricity and using the exhaust steam in public heating service. The company now secures electrical energy for operating its system from the Turners Falls Co. W. C. D. Thomas is manager.

#### Schools and Colleges.

LOWELL, MASS.—The Board of Education has recommended the erection of five modern schools at Lowell to replace present ones. Address Chairman Committee Board of Education.

AUBURN, N. Y.—S. E. Hillger, architect, of Auburn, is completing plans and will take bids about Sept. 20 for a 2-sty brick school, 97x150 ft., to be erected in North st, Auburn, to cost \$75,000.

WILLIMANTIC, CONN.—The selectmen have been instructed to purchase the O'Loughlin property at a price not to exceed \$10,000 as a site for the addition to the high school. Address the Chairman Board of Education.

#### Contracts Awarded.

PINE ST.—The contract for furnishing the structural steel work for the extension to the U. S. Assay Office in Pine st, east of Nassau st, has been awarded to the Baltimore Bridge Co., 68 Broad st, by Cramp & Co., the general contractors.

The contract for the concrete piling and footings of the warehouse to be erected for the Buhl heirs at 115-119 West Woodbridge st, Detroit, has been awarded to the Raymond Concrete Pile Co. of New York and Chicago. John Scott & Co. are the architects of the building.

AMSTERDAM AV.—The mason contract has been awarded to Lindsay Klapert & Lovell, general contractors, 103 Park av, for the 3-sty brick marble and granite pathological building at Amsterdam av and 113th st, for St. Luke's Hospital, from plans by Ernest Flagg, 35 Wall st.

RIVERSIDE DRIVE.—The Baltimore Bridge Co., 68 Broad st, has received the steel contract for the apartment house to be erected at Riverside Drive and 114th st, from plans by Denby & Nute, 333 4th av. The building will be known as the Cliff Haven, and is being erected by the John J. Hearn Construction Co., owner and general contractor.

GLOVERSVILLE, N. Y.—The Hennebique Construction Co., 1170 Broadway, Manhattan, has just signed the contract for remodeling the old plant of Louis Meyers Son, glove manufacturers, of 110 5th av, Manhattan, at Gloversville, N. Y., to cost around \$50,000. F. L. Comstock, of Gloversville, prepared the plans. Reinforced concrete, 4-stys, 40x70 ft.

FORT WASHINGTON AV.—The contract for furnishing the steel work for the Armory of the 22d Regiment, N. G., S. N. Y., at Fort Washington av, 168th and 169th sts, Washington Heights, has been awarded to the Baltimore Bridge Co., 68 Broad st. Guidone & Galardi, 162 East 23d st, are general contractors, and Walker & Morris, 66 East 23d st, the architects. The building is to cost \$515,000.

#### Miscellaneous.

CAMDEN, N. J.—An ordinance has passed the City Council authorizing the issuing of \$20,000 bonds to erect a fire house.

HARRISON, N. J.—The Pennsylvania R. R. Co. has secured a permit to erect

two concrete and steel train sheds between Ogden av and 7th st to cost \$66,000. This is in connection with the erection of a terminal contemplated at Harrison.

(Continued on page 484.)

#### Brief and Personal.

Fine weather for Labor Day.

Each building achievement helps to a better one.

Are you hiking for the "Big Nail" in your line of trade?

No one can sail up to the Pole in a comfortable ship and hitch a mooring line to it. He must get out and hike in the last stretch.

Brown, McAghon & Strassle, architects, formerly of Chicago, Ill., have opened an office at Nos. 31-33 East 27th st, Manhattan.

Canavan Bros. have had good success through using steam shovels in the excavation for the Peter Cooper Building on 4th av.

Contracts have been let for several bungalows to be erected in the Woods of Larchmont, the new development of Wood, Harmon & Co.

Charles A. Cowen & Co., general contractors, have the steelwork of the Neptune Building, at Madison av and 27th st up 9 stories, and the masonry (limestone) two stories.

A new and attractive combination of colors in brick and marble is to be seen in the facade of the new Centurian Building on Broadway, above 28th st. H. L. Nelson was the mason contractor and W. L. Rouse, the architect.

The Record and Guide is in receipt of a souvenir postal card from Mr. Ernest R. Ackerman, president of the Lawrence Portland Cement Co., of No. 1 Broadway, who is abroad. The card was mailed at Interlaken, Switzerland, on August 8.

Mr. W. J. Johnson, formerly connected with the Safety Tread Co., is now with George W. Grote & Co. manufacturers of Damp Proof paints, oils, etc., of 430 East 102d st. Mr. Johnson will have charge of the building and general contractors department.

The Alpha Portland Cement Co., Easton, Pa., has issued a general catalogue on cement requirements, showing proper mixtures for various kinds of work, together with comparative statements of cost of cement work as compared with other materials.

The brick in the Melrose Public Bath, which was illustrated and described in last week's Record & Guide is "Tapestry" brick furnished by Fiske & Company of the Flatiron Building. It has been much admired. The report of last week was in error in describing it as "velvet" brick.

Edwin Gould's new house on Fifth av, has been designed by Carrere & Hastings in a pure Florentine Renaissance architecture. The site is being excavated. The J. W. Bishop Company has the general contract. George J. Gould's residence, a few blocks above, at 67th st will be ready for occupancy in a month or so. Mr. Gould returned from the other side with his family this week. The mansion is now in the hands of the decorators. D. C. Weeks & Son, have the general contract.

The site is being excavated for the new home of the American Geographical Society on Washington Heights at Broadway and 156th st. The building is being erected by the Collis P. Huntington heirs and will stand on the corner, beside the Hispano Museum, which has the Numismatic Society Hall and Museum on the western side. The Fleischmans are erecting two large and choice 6-sty elevator apartments on the adjoining block to the north, and Gross & Herbner are building on the opposite side of Broadway, making three of the four corners that are being improved.



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Market Strong and Active.

Strength and activity generally characterize the building material markets. Brick was weaker, however, yesterday. The scarcity of labor at the Hudson River yards is a potent influence in the readjustment of market conditions. Cement is steady with little improvement in sales. There is plenty of it on hand but it is not being pushed at the present price of \$1.43 cloth or wood. Iron leads the general Fall uplift. August was a record month for production with 1,591,991 gross tons made as compared with 1,514,521 of October 1907, the previous record. Production has advanced from 36,000 tons daily in January to 51,354 last month. September, opened strong and despite advancing prices, the month's output may equal August. An improved inquiry for basic indicates healthy building conditions this Fall. 53 per cent. is from New York and vicinity. Structural steel is looking up. Sheets show a recession. Lumber is led in advancing prices by spruce. Yellow pine is steady. White is strengthening. Stone is moving well with big cargos inward bound. There is still a scarcity of exterior marble work. Steel is adjusting itself to new prices. The first week in September does not indicate a building boom this Fall. Conditions will be better. Money is scarcer owing partly to National treasury perplexities and it is believed that few new enterprises requiring large funds will be started until Spring. The death of Mr. E. H. Harriman will not have an adverse effect on the building material market, save, perhaps, in an indirect way on structural steel due to a possible temporary curtailment of Union Pacific and Southern Pacific mill work pending adjustment of Mr. Harriman's affairs. This would ease up structural deliveries somewhat.

### Brick Market Normal.

The brick market was weaker yesterday. Conditions now appear to be about normal in demand and inquiry. The Hudson River situation is becoming a little worrisome because of the continued scarcity of labor. Each Saturday more of the brick yard help leaves the yards in search of steady winter employment in New England, and this has left the yards somewhat short handed.

### LABOR A PROBLEM THIS YEAR.

The brick manufacturers in the Hudson valley have had a serious problem to confront this season due to the construction of the aqueduct near the most important yards. Most of the men that might be classified as skilled laborers have gone to work on that construction and have left the brick yards with only green hands for the most part. Despite this handicap, however, the manufacturers have been able to turn out good brick and in the usual quantities. This has been due, no doubt, to the exceptional run of good brick-making weather that has characterized the present season and, in part, to the fact that for every skilled maker two unskilled men have to be employed when he leaves the yards. While this does not carry out the ratio of two to one, of course, yet there is no doubt that a greater quantity of brick has been manufactured this year than last.

### REMARKABLE DEMAND FOR RARITANS.

The quotation for Raritan River brick in cargo lots this week was \$5.50@\$.6. Sayre & Fisher Co. report a remarkably healthy demand for their product, and other companies that manufacture along that water way report the same condi-

tion. Complaint is made that boats are scarce and that it is a difficult matter to move all brick now under order. As far as the Raritan River product is concerned Fall business started with a rush on September first, and the indications are said to be good for a continuation for at least three months. Inquiries show an improvement both in numbers and in size and the same is true of the Newark office. The yards are working full time with a full complement of help. Most of the business is in small volumes.

### RETAIL DEMAND SOMEWHAT LIGHTER.

There is a slight recession in retail demand for Hudson River hards. This is, however, merely temporary, and while figures seem to show it, actual conditions show a falling off that is hardly discernible. The confusion is due to the holiday which permitted cargoes to pile up. On Wednesday an improvement was noted and it was thought on the Exchange that the demand and supply at docks would equalize themselves by the week end. Prices quoted yesterday on the docks were \$5.50@\$.6. These transactions are of the week ending, Saturday, Sept 4; Holdovers (Aug. 28), 5; arrivals, 84; sales, 74; holdovers (Sept. 6), 15.

### TRUCKS SCARCE IN JERSEY.

Brick companies in New Jersey who are unloading Hudson River material say that they are having considerable trouble in making job deliveries because of a scarcity of trucks to handle the material from the boats. One firm paid demurrage for three days to a local agent, which the agent declared had not happened before in any of the west shore cities in fifteen years. The same is true of Newark, Hoboken and even Bayonne. New business in Newark, Jersey City, Hoboken and Weehawken is likely to aggravate the present situation rather than to improve it.

### BRICK. (Cargo quotations at the wharf.)\*

Hudson River, Common.....	\$5.50@	\$6.00
Hudson River, Light Hard.....	4.00	4.25
Raritan River, Hard.....	5.25	5.75
Croton Point—Brown, f. o. b.....	12.50	....
Croton Point—Dark and red.....	12.50	....

\*Cartage and dealers' profits must be added to above quotations for retail prices.

### Fronts: (Delivered at buildings.)

Buffs, No. 1.....	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled..	27.00	31.00
White No. 1.....	26.00	35.00
White No. 2.....	25.00	31.00
Old Gold.....	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00

### Enameled:

English size.....	70.00	75.00
American size.....	62.00	68.00
Seconds, etc.....	40.00	45.00

### LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl..	....@	\$0.75
Rockland-Rockport, Com., per bbl..	....	.92
Rockland-Rockport, L., per bbl..	....	1.02
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net.....	....	1.60

Terms for Rockland-Rockport Lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	....	1.40
New Milford Lime.....	....	1.30
New Milford (small barrel).....	....	1.00

### PLASTER PARIS.

Calcined, ordinary city, in barrels		
250 lbs.....	....	1.25
In barrels, 320 lbs.....	....	1.60
In bags, per ton.....	....	\$8.50 10.00
Calcined, city casting, in barrels,		
250 lbs.....	....	1.45
In barrels, 320 lbs.....	....	1.65
Neat wall plaster, in bags, per ton..	....	9.25
Wall plaster, with sand, per ton.....	....	5.25
Browning, in bags, per ton.....	....	4.25
Scratch, in bags, per ton.....	....	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

### SAND, GRAVEL, GRIT.

Screened Cow Bay sand.....	....	\$0.30 cu. yd.
Screened Cow Bay gravel.....	....	.50 cu. yd.
White quartz roofing grit.....	....	1.50 cu. yd.

### Cement Prices Same—Business Better.

No change is reported in the prices current on Portland cement in cloth or wood save the \$1.43@\$.1.53 heretofore and at present quoted, which may stand at least a fortnight, or until after the Lake George meeting. At the association meeting a week ago the matter was discussed, but no action was taken. Business is fairly good, but limited deliveries prevail.

### CEMENT.

Portland, Domestic, in cloth*.....	....	\$1.43
Rosendale or Natural, per bbl.....	....	.90

(\*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

### Manufacturers' Quotations:

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

Alsen's (American) Portland.....	....	\$1.43@	....
Atlantic brand.....	....	1.43	....
Atlas Portland.....	....	1.43	\$1.53
Bath Portland.....	....	1.43	....
Dragon Portland.....	....	1.43	1.53
Edison Portland.....	....	1.43	....
Lehigh Portland.....	....	1.43	....
Trowel Portland.....	....	1.43	....
Vulcanite Portland.....	....	1.43	....
Alsen's (German) Portland.....	....	2.43	....
Dyckerhoff (German) Portland.....	....	2.43	....

### Basic Iron Now in Demand.

Here comes the real sign of better Fall conditions: a better demand for basic iron. Pig iron orders have been large all summer, but railroad business has predominated. Now structural interests enter the lists. Of the 50,000 tons negotiated for this week one-fifth of that amount was for basic. The fabricating plants, as has been told in these reports, are filled to capacity, and September first brought new inquiries and an increased demand for thirty and sixty day delivery of material now fabricating. Levering & Garrigues say the situation bodes well for good business and especially in this city. Radley is nearing capacity business. Fourth av work and 5th av improvements have kept Post & McCord and the American Bridge Co. busy. When the fabricating plants are filled the demand for basic is at its height. This Fall the demand is exceptional, although nowhere near record figures.

The condition of the pig iron market is therefore active and strong. Prices continue to have an upward tendency, but irregularity features the Eastern Pennsylvania product.

### NEW ENGLAND FREIGHT RATES LOWER.

What is believed to have had an important effect upon the pig iron situation is the recent reduction of 20c. per ton on Pittsburgh and Eastern Pennsylvania freight bound for New England. It is considered probable that a similar reduction will be made in the Buffalo territory. STRUCTURAL FEELING IMPROVEMENT.

Already an improvement is noted in the structural steel market due to the uniformly better conditions in the building material market and increased activity in construction circles. Beams, channels, tees and zeos are firmer and an advance is near. Bar iron has been in better demand and a stronger tone is noted in concrete reinforcement materials. Fabricated prices indicate that plain material is being shaded.

### SHEETS SOMEWHAT DULL.

Beginning with tin and carrying all down the line sheet metals felt a recession during the week. There was a general tendency to improve, but a notable improvement was not expected for the immediate present. Another cause is the fact that there is a great copper surplus at present. Domestic consumption is improving, it is true, but August's con-



sumption was said to have been less than 60,000,000 lbs., so that there was an increase of about 6,000,000 lbs. in production. It is estimated that the total amount of this stock on hand now is about 128,000,000.

Northern:		
No. 1 x Jersey City.....	\$18.50	@\$19.00
No. 2 Foundry x Jersey City.....	18.25	18.50
No. 2 plain .....	17.75	18.00
Southern:		
No. 1 Foundry, steamship dock....	18.25	18.75
No. 2 foundry, spot.....	17.75	18.25
No. 3 Foundry .....	17.25	17.75

**STRUCTURAL STEEL.**  
Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under .....	\$1.56	.....
Angles .....	1.56	1.61
Tees .....	1.61	1.66
Zees .....	1.61	1.66

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

**ROUND AND SQUARE IRON.**

1 to 1 1/2, base price.....	1.80	
3/4 and 1/2 in.....	1-10c	extra

**FLAT IRON.**

1 1/2 to 4 in. x 3/8 to 1 in., base price ...	1.80	
1 1/2 to 4 x 1/4 x 5-16.....	2-10c	extra
2 to 4 in. x 1 1/2 to 2 in.....	5-10c	extra
4 1/2 to 6 in. x 1 1/4 to 1 1/2.....	4-10c	extra
Norway Bars .....	3.30	.....
Norway Shapes .....	3.30	.....
Burden Best Iron .....	\$3.15	base
Burden H. B. & S.....	\$2.95	base
Machinery Steel, Iron Finish, base.....	1.80	
Soft Steel Bars, base or ordy. sizes.....	1.80	
Tool Steel, regular quality.....	7.00	.....
Tool Steel, extra quality.....	13.00	.....

**SOFT STEEL SHEETS.**

1/4 and heavier .....	2.10	
3-16 .....	2.20	
No. 8 .....	2.30	
Blue Annealed.		
No. 8 .....	2.30	
No. 10 .....	2.30	
No. 12 .....	2.35	
No. 14 .....	2.40	
No. 16 .....	2.50	

	One Pass.	Cleaned
	Cold Rolled.	American.
No. 16 .....	\$2.40	\$3.30
No. 18 .....	2.70	3.35
No. 20 .....	2.75	3.40
No. 22 .....		
No. 24 .....		
No. 26 .....	2.80	3.45
No. 27 .....	2.90	3.50
No. 28 .....		

**RUSSIA, PLANISHED, ETC.**  
Genuine Russia, according to assortment, per lb..... 11 1/4 @ 14  
Patent planished per lb. A., 10c.; B., 9c., net.

Metal laths, per sq. yd..... 22 24

**GALVANIZED STEEL.**

Nos. 14 and 16.....	per lb.	\$2.85
" 18 and 20.....	" "	3.00
" 22 and 24.....	" "	3.20
" 26 .....	" "	3.40
" 27 .....	" "	3.60
" 28 .....	" "	3.75
" 30 .....	" "	4.40

**GENUINE IRON SHEETS.—Galvanized.**

Nos. 22 and 24.....	per lb.	\$5.75
" 26 .....	" "	6.25
" 28 .....	" "	7.25

**FABRICATED SLAB REINFORCEMENT.**  
"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.  
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

**TERNE PLATES.**  
N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating.....	@\$17.10
About 30-lb. coating.....	15.00
About 20-lb. coating.....	13.50
About 15-lb. coating.....	\$10.70 11.25
About 8-lb. coating.....	8.70

**PIG LEAD.**  
Ton lots .....

**ZINC.**  
Sheet, oak lots .....

**COPPER.**  
Sheet Copper, hot rolled, 16 oz..... per lb. 18 @ 19  
Sheet Copper, hot rolled, 14 oz..... per lb. 19 20  
Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.  
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

**Lumber Steadier and Advancing.**

Favorable reports were heard at the various wholesale lumber centres early this week, and as it wore on reports of larger and more numerous orders came in. The Bronx offered the biggest field with one order for 125,000 ft. of yellow pine and timber. Retailers are doing a big business throughout New Jersey, particularly in Westfield, where big speculative operations are now going on. The American Lumber Co. and Collins & Lavery say they have excellent assur-

ances of a busy Fall, and, in fact, one firm avers that it will be unprecedented in amount of business done during any summer and Fall in ten years, save that of 1906.

**HARDWOODS STILL IN GREAT DEMAND.**

The Strasburg Manufacturing Co. and other specialists in hardwoods say that the demand for hardwoods is growing to be a serious matter. They are unable to catch up with business, and some of the mills in the South are working a few hours extra nights to meet new business. The inquiries continue despite the advancing prices, and another one is expected before long. The run is on oak and maple just now, but other woods are crowding in heavily. About 65% of the business is from New York, and is attributed in no small measure to the growing popularity of the parquet floor and hardwood trim now the vogue in apartment houses.

A large part of this demand just at present is coming from Newark, which, by the way, is fast becoming an important contributing field of the New York building material market. There apartment house construction is in the ascendancy and since they are being constructed upon elaborate scales hardwood trim is forming about 18% of the business in some of the local hardwood agencies.

**SPRUCE ADVANCE EXPECTED.**

The demand for spruce, according to reliable authorities is somewhat lighter than during the middle of the summer, and the present advance in price is due to curtailment at the mills as prophesied some weeks ago in these reports. This is a time of year when the northern lumberman gets the wanderlust and, like in the Hudson River brick yards, labor becomes scarce in the Fall. Some of the cutters have decided to shut down now rather than run the mills at a loss. The demand for spruce will probably not last much longer than the first of November, as the mill men figure it, and so they will either close up or hold back on their output.

**ANOTHER REASON FOR CURTAILMENT.**

A representative of a Canadian lumber firm gave this explanation for the curtailment of spruce shipments at this time:

"This has been a dry summer and our people have had trouble in floating logs down from the forests because of the lack of water in the streams. A few of the smaller ones have dried up altogether." This explanation does not hold good in all instances, but it is said to be true of many Canadian and Maine lumber camps.

**LUMBER.**  
These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

**SPRUCE (Eastern; Random Cargoes.)**

2 inch cargoes .....	\$25.00 @ \$28.00
6 to 9 inch cargoes .....	26.00 28.00
10 to 12 inch cargoes .....	29.00 31.00

**LATH.**  
1 1/2 in. round wood lath..... 3.50 3.60  
Eastern spruce, slab..... 3.75 4.00

**HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$20.50 per M. West Virginia Hemlock, base price, \$20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.**

**WHITE PINE.**  
(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet .....	\$94.00 @ \$95.00
Selects, 4-4 .....	82.00 84.00
Selects, 5-4 .....	82.00 84.00
Selects, 6-4 .....	83.00 84.00
Selects, 8-4 .....	82.00 84.00
Shelving, No. 1, 1 x 10 in.....	47.00
Shelving, No. 2, 1 x 10 in.....	40.00 41.00
Cutting up, 5-4, 6-4, 8-4, 1sts.....	57.00 62.50
Cutting up, 5-4, 6-4, 8-4, 2ds.....	46.50 52.50
No. 1 Dressing boards.....	47.00 50.00
5-4, 6-4, 8-4.....	54.00 56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

**OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.**

**CLEAR GRADE.—To have one face practically free of defects, except 3/8-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.**

**SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.**

**NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.**

**NO. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.**

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called 3/4. Standard widths of face, 2, 2 1/4 and 2 1/2 ins.

**PRICES.**

Clear quarter sawn White Oak.....	\$84.00
Clear quarter sawn Red Oak.....	84.00
Select quarter sawn Red and White Oak..	55.00
Clear plain sawn White Oak.....	55.00
Clear plain sawn Red Oak.....	55.00
Select grade Red and White Oak.....	45.00
No. 1 Common Red and White Oak.....	33.00
No. 2 Common or Factory Red and White Oak .....	23.00

**MAPLE FLOORING.**

**STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3 1/2 ft. shall be what the stock will produce up to 7%.**

**NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.**

**FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.**

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called 3/4. Standard widths, 2, 2 1/4 and 3 1/4 ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2 1/4-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 3 1/2%; 2 1/2-in. face, 30%; 2 1/4-in. face, 33 1/2%; 3/4-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2 1/4-in. face:

Clear .....	\$42.50
No. 1 .....	38.00
Factory .....	25.50

**Much Figuring for Stonework.**

Nearly all the big stone cutting firms and wholesalers say that the trade is figuring on a great deal of local work just at present, and that most of it is in large quantities and is considered desirable business. Nevertheless, the stone situation is not as good as it might be, although there is considerable encouragement to be derived from existing conditions. The New York Central Railroad alone has over 1,000 cars on the road at this writing bound for New York. Wholesalers say that within the next three months there will be 2,000 more eastward bound on that road alone. On Wednesday there were seven boat loads on the Harlem unloading to cutters from 102d st to 108th st, showing that considerable stone is moving in this city at present.

**AN OPEN WINTER WANTED.**

Stone men declare that if the winter is an open one, stone cutters, masons and setters ought to be busy until the Spring. The 4th av improvements and other big operations that will start this Fall will mean much activity at the local yards. Business was fair last winter, and that was immediately after the depression. The stone men figure, therefore, that better conditions should prevail this year. There are several big contracts hanging fire just now that promise good futures.

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

Ohio freestone .....	\$0.80 @ \$1.00
Longmeadow freestone .....	.85 .90
Brownstone, Portland, Conn.....	.60 1.25
Scotch redstone .....	1.05
Lake Superior redstone.....	1.05
Granite, Maine .....	.50 .75
Granite, grey .....	.60 1.00
Granite, black .....	1.00 2.00
Granite, Milford pink .....	1.00
Granite, Picton Island red.....	1.00
Granite, Picton Island pink.....	1.00
Granite, Westerly, red.....	1.00 3.00
Granite, Westerly, blue.....	1.18 3.50
Limestone, buff and blue.....	.80 1.00
Kentucky limestone .....	.90
Caen .....	1.25 1.75
Portage or Warsaw stone.....	.90 1.00
Vermont white building marble.....	1.00 1.50
South Dover building marble.....	1.25 1.50
Bennington building marble.....	1.25
Georgia building marble.....	1.40 2.00
Tennessee marble .....	2.35 2.50
Wyoming bluestone .....	.80 .90
Hudson River bluestone (promiscuous sizes, per cu. ft.).....	.80



### Adjusting Light Supply for Stores.

Store conditions differ. Some are light, some are gloomy, while others are dark. The same might be said of apartment house flats in large cities. The queer part of this condition of affairs is that those stores or flats that are light could be made lighter, those that are gloomy could be made bright and those that are dark could be made fairly brilliant without the aid of artificial illumination, yet in many instances storekeepers continue blindly to pay lighting bills when a judicious investment of a part of one year's illumination would solve the problem for all time.

During the fifteen years that the American Luxfer Prism Co. has been in business a careful study has been made of daylight—suitable for any condition. Over 30,000 buildings throughout the country have been equipped with these prisms, embracing every type made, and also meeting every possible condition. As an evidence of the adaptability of these various prisms the variety of contracts now on hand shows the versatility of the device.

At the home of William K. Vanderbilt, at 49 East 52d st, of which Warren & Wetmore are architects, different kinds of prism are being installed for the roof of a garage, for the west court and the front areaway. In the case of the two subway loops in Canal and Centre sts, still another type of prism is being installed, while at the Brewster homestead in New Haven, Conn., a type suitable for a suburban residence is going in. Another notable installation calling for even a different variety of angle and lense is for the new Saranac Hotel at 7th av, Broadway and 42d st. This is a sidewalk installation requiring exceptional light on the basement.

The American Luxfer Prism Co. has a special process for glazing which is worthy of note, inasmuch as both glass and glaze are fire retardants. The angles of the sash are all brazed with hard metal and are put together on the job in sections, each of which are securely fastened. Combined with this company's ribbed glass the use of wireglass is negated.

### Woodworking Company Moves Offices.

The Manhattan Woodworking Co. has moved its offices from its mill at 270 Rider av, the Bronx, to larger and more commodious quarters across the street, at 281 Rider av, at the head of 139th st. The demand for greater working room in the mill became so great, owing to the rapid increase in the company's business that a change became compulsory. Where the office formerly was located on the third floor of the building, the gluing department has been installed. In the building where the office is now located, space is provided for a telephone exchange connecting with all departments and the clerical help, besides some storeroom.

### Roofing Tile Company Is Ready to Get Busy.

The New York Roofing Tile Company has purchased from Richard F. Mueller the 18 acres of land at Malden Station, near Saugerties, N. Y., adjoining the present holdings of the company on the west. This gives the company the sole ownership of the entire deposit of roofing tile clay, about forty acres.

Lucius H. Washburn, the president of the company, said: "This is the first step toward the larger plant. Our engineers are at work on the plans and we expect to begin the actual work of construction in about three weeks. We will employ when in full operation about 150 and will make a complete line of natural color and glazed tile of various patterns and sizes, together with the necessary fittings.

"The new buildings will cover nearly two acres of land and will consist of plain and glazing kilns, dryers, machinery houses and engine house and will have a capacity of three million tiles a year."

### Roofing Slate Output.

A monograph on the production of slate in 1908 has been issued by the United States Geological Survey, under the authorship of A. T. Coons, with notes by T. Nelson Dale, and the following has been taken from it: Notwithstanding the unsettled conditions of trade, labor and finance in the United States in 1908, the output of slate as reported to the United States Geological Survey increased in value \$297,597—from \$6,019,220 in 1907 to \$6,316,817 in 1908. This value for 1908 is the largest reported for any year since the beginning of the compilation of slate statistics in 1879, when the output was valued at \$1,231,221, and was composed entirely of roofing slate.

Of the total value of slate production in the United States over 80 per cent. represents roofing slate. In 1908 the production of roofing slate was reported as 1,333,171 squares, valued at \$5,186,167; in 1907 the figures reported were 1,277,554 squares, valued at \$4,817,769, an increase for 1908 of 55,617 squares in quantity and of \$368,398 in value. The increase in average value per square from \$3.77 in 1907 to \$3.89 in 1908 was 12 cents. The ordinary price per square of No. 1 slate varies from about \$3.50 to \$10 per square f. o. b. at quarries, and depends on the quality; the color, size, thickness, smoothness, straightness and uniformity of the pieces. Some of the inferior slate, which is mottled or ribboned, sells as low as \$2.50 per square, but specially prepared slate, with pieces carefully selected, with regard to color, extra thickness and size, and extra cutting, sells as high as \$30 per square. The red slate of New York commands the highest value per square for ordinary slate.

The slates in the United States include a very wide range of varieties dependent upon color, texture, fissility, composition, etc. While nearly all of them possess one or two excellent features, few possess many such features and none possess them all. Several are so conspicuous for their well nigh perfect adaptation to certain uses that the demand for these slates is likely to increase with the growth of the country. Such are: The blackboard slates of the "soft vein" region in Pennsylvania, which owe their fitness not only to their dark shade, but also to their fine cleavage and the thickness of the beds, which makes it possible to split off large slabs of half-inch thickness; the red roofing slates of New York and Arkansas, which owe their bright, durable color to hematite; the "unfading green" slate of Vermont, which owes the durability of its color to its very small content of the triple carbonate of lime, iron and magnesia; the very dark gray unfading roofing slates of the Peach Bottom district in Maryland and Pennsylvania, of Arvonnia in Virginia and of Brownville and Monson in Maine, which owe the durability of their shade to sparseness of carbonate and in cases to the presence of graphite, and their general qualities to a very high degree of metamorphism; the very dark gray mill-stock slates of Northfield in Vermont and of Monson in Maine, and the greenish and purplish mill-stock slates of Vermont; and lastly, the "sea-green" roofing slates of Vermont and the very dark gray roofing slate of Northampton and Lehigh counties in Pennsylvania, which, owing to their abundant carbonate, fade more or less, sooner or later, but are less expensive. These Pennsylvania and Vermont slates will always be in demand on account of their cheapness, which is largely due to their great fissility.

### ADVANCE REPORTS.

(Continued from page 481.)

WHITESBORO, N. Y.—H. M. Decker, architect, of Utica, N. Y., is preparing plans for a bakery building for W. E. Wind, of Whitesboro. It will be furnished with modern machinery, ovens and other equipments. The building will be 45x122 ft.

HARTFORD, CONN.—Competitive plans, specifications and estimates will be received by Thos. D. Bradstreet, State Comptroller, until 12 noon, Sept. 21, for a dining hall and four cottages for the Connecticut Agricultural College. Further information may be obtained on application.

GOSHEN, N. Y.—The Board of Supervisors, through its building committee, will receive plans and estimates for remodeling the Orange County jail building, in accordance with the requirements of the State Prison Commission. Ingham Stubble, Newburgh, N. Y., is clerk of the Board of Supervisors.

NAUGATUCK, CONN.—Architect F. Alton Clark has been commissioned to prepare plans for the new engine house to be erected in Maple st for the Borough of Naugatuck. It will be 2-stys, brick, with a tar and gravel roof, steam heat, electric lights and all improvements, costing about \$20,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a stable 2-stys, 75x100 ft, to be erected in the south side of Heyward st, 190 ft, East of Harrison av, Brooklyn, for August Ziegler & Sons, owners. The first floor to be used for office and wagon purposes. The second floor for stalls. Estimated cost \$40,000.

### Government Work.

BOSTON, MASS.—U. S. Engineer, Office, Boston, Mass.—Sealed proposals for boilers, engines and generators (for Philippine Islands) will be received until Sept. 30. Edw. Burr, Lieut. Col., Engrs.

The contract for the construction of a chimney and breaching for the boiler plant in the old Post Office Department, Washington, has been awarded to H. R. Heinicke Co., of New York, at \$3,020.

The bids for inland harbor and wharf received by the Army quartermasters at Fort Terry, N. Y., have been rejected, as the amounts exceeded the appropriation. The work will be readvertised. The project is expected to cost about \$55,000.

WASHINGTON, D. C.—Department of the Interior, Washington, D. C.—Sealed proposals will be received Monday, Oct. 4, for the construction of an additional wing to the Freedmen's Hospital at Washington, D. C. Address Frank Pierce, Acting Secretary.

BELFAST, MAINE.—Sealed proposals will be received on the 14th of October for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office and Custom House, Belfast, Maine, in accordance with drawings and specification, copies of which may be obtained from the custodian at Belfast, Me., or at the office of the U. S. Supervising Architect, James Knox Taylor, Washington, D. C.

ELGIN, ILL.—Proposals will be received at Washington, the 19th day of October, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at Elgin, Ill., in accordance with drawings and specification, copies of which may be obtained from the custodian at Elgin, Ill., or at this office at the discretion of James Knox Taylor, Supervising Architect, Washington, D. C.



# OF INTEREST TO PROPERTY OWNERS.

## Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

### MUNICIPAL IMPROVEMENTS

#### CONDEMNATION PROCEEDINGS.

PLEASANT AV.—Relative to acquiring title, wherever the same has not been heretofore acquired for the same purpose in fee, to the lands, tenements and hereditaments required for the opening and extending of PLEASANT AV (now Olin av), from Gun Hill road to East 219th st, Bronx. Commissioners Wm. F. Burrough, William Sexton, Andrew J. Kelly give notice that they have completed their estimate of damage in this proceeding; that objections may be made in writing, duly verified, on or before Sept. 29. The area of assessment is bounded on the northwest by a line 97.5 feet northwesterly from and parallel with the northwesterly line of Olin av, the said distance being measured at right angles to the line of Olin av, and by the prolongation of the said line; on the northeast by a line distant 100 feet northeasterly from the northeasterly line of East 219th st, the said distance being measured at right angles to the line of East 219th st; on the southeast by a line distant 95 feet southeasterly from and parallel with the southeasterly line of Olin av, the said distance being measured at right angles to the line of Olin av, and by the prolongation of the said line; and on the southwest by a line distant 100 feet southwesterly from and parallel with the southwesterly line of Gun Hill road, the said distance being measured at right angles to the line of Gun Hill road.

#### STANDING OF LLOYDS ASSOCIATIONS.

Superintendent Hotchkiss of the New York Insurance Department recently transmitted to Governor Hughes the report of Special Examiner John L. Train on Lloyds Associations and organizations of inter-insurers claiming the right to transact business in this State. Since many property owners carry insurance with associations of the kind referred to, the communication of Mr. Hotchkiss to the Governor relating to the examination will be of special interest at this time. It says:

"This report is the result of an investigation covering several months. It was prepared in order that the public might have the facts as to organizations of this character, and also to supply suggestions for remedial legislation and appropriate applications to court. Mr. Train's work considerably enlarges on the scope of the Richards-Scherer investigation in 1895, and that conducted by Special Deputy Attorney-General Edgcomb in 1902. It is, too, probably the first official compendium on Lloyds insurance as conducted in this country. Supplementing the report, permit me to call attention to the following:

"1. In spite of a general impression to the contrary, there are several Lloyds associations, as well as organizations of inter-insurers, whose underwriters are reputable and financially responsible, and whose business is safely and honorably conducted.

"2. The State of New York has, however, been much more tender in its treatment of Lloyds than have other States. Here, as was recently stated by the present attorney-general, 'the law, even with Section 63, is in a very unsatisfactory form.'

"3. Practically the only restrictions on the business of Lloyds associations or partnerships are that they must file annual reports, must maintain a premium reserve, must notify the department of any changes in the trading name or the underwriters using it, and must neither transact their business through branches nor create the impression that their policy is of the standard form. Recently, power was given this department to apply for possession and liquidation, in case a Lloyds refused to submit to examination or conducted its business in a manner hazardous to its policyholders or the public.

"4. If it be a fact—and it undoubtedly is—that the people of this State cannot now obtain sufficient fire insurance to meet their demands, the Lloyds institution can, perhaps, be so reformed and regulated as to make a Lloyds policy reliable, no matter by whom written.

"5. This can be accomplished, however, only by legislation of an emphatic character. Later, I intend to lay before you some specific recommendations on this subject. Some of the suggestions already made are: That such legislation should (1) put Lloyds partnerships under the same restrictions as stock companies, (2) prescribe an initial license or certificate to do business, (3) require a departmental deposit of securities in considerable amount, this as a guarantee against losses due to conflagrations or similar causes and to meet the obligations of such underwriters as prove financially unable to respond, (4) provide for official and periodical examinations, (5) prohibit changes in trading names without the consent of the department, (6) require individual underwriters to file, at least annually, verified statements of financial worth, (7) interdict the transfer of the license or charter to new underwriters without the consent of the department, (8) provide that service of process on the

attorney-in-fact shall be deemed service on each underwriter, (9) limit the kinds of insurance which may be written, (10) prescribe a standard Lloyds policy form, and (11) give authority to the department to revoke any license in case of failure to substitute a responsible underwriter for one not deemed sufficiently so, or for non-user, impairment, insolvency, or the like.

"6. Meanwhile, it is apparent that proper proceedings should be taken either to liquidate, under Section 63, or to restrain from doing business, under general law, such of the present associations as, under the decisions and rulings cited in the report, have no legal right to do business, or have forfeited that right, or bring themselves under Section 63. The department has already begun proceedings against two of the associations mentioned in the report. The facts as to others will shortly be brought to the attention of the attorney-general."

The report of Examiner Train includes: (1) A brief summary of the parent institution, known as Lloyds, London; (2) a review of the statutes regulating and of the practices, both legal and illegal, of Lloyds institutions and organizations of inter-insurers in the State of New York; (3) the facts as to the organization, history and legality of each of such associations claiming to be authorized to do business in New York, and (4) certain summaries of the laws of other States affecting these associations and the attitude of the various State departments concerning them.

"The investigation brings out the following facts," says the Insurance Press: "Out of between 100 and 150 Lloyds which asserted the right to do business 15 years ago, official investigations, restrictive legislation and action by the courts have proved so effective that there are now only 22 Lloyds which assert the right to do business in New York, while three other Lloyds charters are used by inter-insurance organizations. In addition there are three associations of inter-insurers which assert that they are in no respect Lloyds or amenable to the provisions of the insurance law and yet report annually to the department. Of the 22 Lloyds 14 are active and eight dormant, the latter ostensibly retaining their right to do business by the issue of a few policies each year. Of the 22 Lloyds nine seem to be entitled to transact business; nine have no right to do so, while as to four the right is doubtful; indeed, of the fourteen which are active only seven are authorized beyond question to write insurance in this State. These 22 Lloyds, through failures to meet obligations, changes in underwriters or sale of charters, have done business under 62 names in the last 18 years. Some have written policies under four or five names. It is significant that the nine clearly entitled to do business have used only twelve names, a large majority of them still operating under the name assumed by the original underwriters."

It can now be safely reasoned that as a result of Mr. Train's exhaustive investigation much doubt has been dispelled as to the present standing of Lloyds fire insurance organizations.

#### PROPERTY OWNERS TO GATHER.

A call for a gathering of members has been issued by Joseph S. Schwab, president of the Real Estate Owners' Protective Association of the Twelfth and Twenty-second Wards. The meeting will take place on Monday evening, Sept. 13. It will be held in Colonial Hall, 101st st and Columbus av. Business of much importance to members of that body will be discussed on that occasion.

Recently, Mr. Schwab, who is chairman of the Executive Committee of the Congress of Taxpayers, gave out the following for publication:

"We are investigating municipal affairs thoroughly and will be able to give taxpayers and rentpayers exact information in regard to any public matter that may affect their interests. The Executive Committee will be called next week to name a committee of 5 that will represent the taxpayers' organizations of Manhattan and the Bronx in discussions regarding proper candidates for municipal offices. We shall begin work on an exhaustive public statement in behalf of the taxpaying interests."



## NATIONAL CONVENTION OF BUILDING MANAGERS AND OWNERS.

(Mr. C. A. Patterson, Secretary of the Convention Committee, has issued a prospectus, from which the following notes are selected.)

**A** CORDIAL invitation is extended to every owner, manager, real estate man or in fact everyone having something to do with the construction, equipment or maintenance of office, loft, apartment and other large buildings.

There is no association, simply a convention open to all. Just appoint yourself a delegate and come—you will meet men from practically every city in the union.

The national convention of building managers and owners will be held at Detroit, September 13, 14 and 15.

This will be the greatest gathering of the prominent men owning or operating office buildings, apartment houses and similar structures ever held in the history of property management. It will be a meeting that no one interested in rentable property can afford to miss. A three-day session will be held at the Cadillac Hotel in the beautiful city of Detroit.

The program covers practically all the important problems relating to construction, equipment, renting and operating of buildings. Speakers have been secured from many of the cities from coast to coast. Each speaker is chosen for the topic which he has developed to the greatest extent.

### HUGHES BRYANT ON CONSTRUCTION.

Hughes Bryant, considered one of the most progressive building managers of Kansas City, will take the topic of "Advantage to be derived by managers working in conjunction with the architect in initial construction."

Mr. Bryant has a national reputation as a practical manager, and as a man who has acted as consulting manager for many properties he is particularly able to qualify for a speaker on this interesting subject.

Seattle is a live city. The program would be incomplete without a speaker from this western metropolis. J. T. Curran, manager of the White Building, has accepted a place on the program and will tell us how they rent buildings out West.

Albert J. Marshall, of New York, will speak on the Proper Lighting of Corridors.

### CLEANING PROBLEM AND JANITOR SERVICE.

The newest large building in Detroit is the Ford. The manager, Mr. Albert Kern, has always taken a keen interest in the cleaning problem. In his paper at the convention he will take up:

- Janitor vs. janitress in care of offices.
- Hours and system of operating janitor force.
- Amount of work required.
- Cost of janitor service per square foot of rentable space.
- Checking supplies used by janitors.
- Practical rules and regulations for operation of office buildings.

An interesting discussion will follow this paper and at least an hour is set aside to bring out the valuable experience of the delegates.

### REVENUE\* AGAINST EXPENSE.

Another speaker which no live manager or owner can afford to miss hearing is C. T. Coley, of the Douglas Robinson, Chas. S. Brown Company, New York. To those who do not know Mr. Coley it might be said with truth that he knows the work from A to Z. He can discuss intelligently and give facts regarding any part of building construction, equipment or management that will be valuable to any owner and manager. Being associated with one of the largest companies in New York City, managing property, Mr. Coley is in a position to deliver a very practical address on his subject, "Percentage of net and gross cost of operation to income of office, loft buildings and apartment houses in New York City."

### THE MANAGER'S PERSONALITY AS A FACTOR.

In St. Louis there is a building called the Merchants-Laclede. This skyscraper was erected many years ago and there are newer ones all around it, but despite this fact there is little or no vacant space in it. This isn't because the rents are cheap or the location unusual, but because special care is given to please the tenants.

Mr. Claude B. Ricketts, the manager, will deliver a talk on the "Manager's personality as a factor in successful superintendency." To miss this means to lose a chance of hearing a good straight from the shoulder talk which every delegate can profit by.

### AN HOUR ON AN ELEVATOR.

The convention could not be complete without a discussion of elevators and elevator service. The great trouble with a subject of this kind is that it is rather technical and therefore difficult to secure a speaker who can talk elevators in plain English.

Mr. Reginald Pelham Bolton, whom many delegates last year remember as one of the "finds" of the convention, will take this subject. It will be "An Hour on Elevators with an Expert." This lecture will be illustrated with lantern slides of the various types of elevator machines, briefly describing their characteristic features, including some views showing the process of

deep boring for the Plunger type. Some drawings of elevators showing the methods of support and operation of the car will be presented and illustrations of the effect of the shape and size of cars and doors. These will be explained by diagrams and statistics of passenger traffic in buildings of various sizes throughout the country with instructive observations on the results.

### GENERAL PROGRAM.

The entertainment which will be provided by the local building managers will be most enjoyable, including a steamboat ride, automobile rides, luncheons, etc., to say nothing of a general and cordial reception and hearty companionship to all who come.

The mayor of Detroit will deliver the address of welcome and everything will be done to make you have a good time.

A cordial invitation is extended to every man who has anything to do with property in the United States and Canada.

It has been decided to make the addresses very brief, so as to give more time to the practical discussions, which really will result in more value to the delegates than the papers read. Ten or fifteen minutes has been suggested as the length of each paper, and three-quarters of an hour for a discussion. Under these circumstances almost any delegate attending is in a position to start the discussion.

If you miss the Detroit convention you will miss the greatest event ever known in the history of buildings. It will be a liberal education for any manager or owner. No matter where you live, no matter how great the distance, come to Detroit September 13, 14, and 15.

### APARTMENT HOUSE PROGRAM AT THE CONVENTION.

For the second time in the history of apartment houses in the United States, will a large body of the progressive apartment house men meet in convention. A splendid program has been arranged, and the speakers engaged are among the ablest men in the country. Heretofore, to a large extent, each operator has been left to work out his own salvation. Obstacles and pitfalls have been met in countless number, but thanks to the unconquerable energy which characterize the building manager, great headway has been made. Now, however, the spirit of co-operation is drawing the foremost from each community together, and instead of localism and secularity, a great wave of unity and solidarity will radiate from the convention into all parts of the country. Communities as well as individuals need stimulation. Cities and States, and even whole sections of a country can become moribund as well as individuals, and such a condition invariably exists in direct ratio with neglect to draw from the best wherever it is to be found. The "live" towns and the "dead" ones are known to every traveling salesman.

Two sessions of the convention will be devoted exclusively to apartment house subjects, although much useful data on such topics as vertical transportation, cost of production of light, heat and power, etc., are included in the office building section which will be applicable to all buildings.

Mr. Hannan, president of the National Association of Real Estate Exchanges, will discuss the general subject of apartment houses as an investment. Mr. Hannan's name is a household word among the real estate fraternity. As a man of wide experience, with a personal magnetism capable of holding any audience spellbound, he is an ideal speaker to sound the keynote of the opening session on apartment houses.

Mr. Eugene A. Bournique, of Chicago, will speak upon "Practical Management of the Property." Mr. Bournique manages the "Bryson" and "Marshall," which are recognized as being the most luxurious and perfectly appointed apartment houses in Chicago and the West. Chicago takes especial pride in these buildings, and in Mr. Bournique sends a man to the convention than whom there is none more competent and representative of the best real estate interests of the city.

Chicago ranks high in the buildings of the union in the number and quality of its apartment houses. Mr. John A. Carroll, who manages several of the finest family apartment buildings in the best residence sections of that city, will speak on the "Rental Values of Conveniences."

After all is said, the "Human Element in Renting" plays an important part, and often is the deciding factor in renting, as in every other transaction. We have been most fortunate in securing Mr. Garfield, of Rochester, to deal with this phase of the situation. Any discussion of the renting problem would be incomplete without a consideration of the human equation. Mr. Garfield is a representative American business man, and Rochester a representative American commonwealth. Take our word for it, you will go home a stronger man for hearing this address. Mr. Garfield is a great student of human nature.

Mr. George C. King, manager of the Addison apartment house in Detroit, one of the "show" apartment houses of the city, will speak on the topic "Operation in Relation to the Tenants." Mr. King is another of Detroit's gifted managers, and one who is heart and soul in this convention to make it a banner event in the busy lives of those who come. He is a man whose pride is in his work, and in his city, and whatever he undertakes, his friends know will be done well.



## SMOKY CHIMNEYS.

Some chimneys begin to smoke in the early autumn and although many are so constructed as to make it difficult for the expert to effectively remedy the fault, still they can be made to draw tolerably well if thoroughly cleaned during the summer months. Nearly all property owners at some time or other have experienced trouble with chimney flues, in fact to the architect, the builder, and the tenant alike, the smoky chimney has been an abomination for decades.

There are two principal causes why a chimney should smoke, says the "Building News and Engineering Journal." A long flue full of cold air, and itself built of cold material, is one. The air is heavy owing to its low temperature; the lighter, heated gases in which the smoke is contained have great difficulty in forcing their way up, and it is necessary, as it is called, to create a draught. Every householder knows this elementary fact, owing to the difficulty of getting a flue to draw properly when the fire is first lighted in autumn, after a summer's rest. In large chimneys, used for manufacturing purposes, the difficulty is overcome by a forced draught, but in the ordinary, every-day house such an expedient is impossible of adoption. To prevent the flue from cooling too much or too suddenly is the only sure preventive. This, as all architects know, is done most surely by grouping the flues together in the middle of the house, so that all are kept more or less warm from their proximity to that from the kitchen range, which is in use all the year around. If, as happens in many houses, there are distinctly two sections—one devoted to the kitchen, and the other to the household—two such groups of chimneys have to be formed, and the household group has often to run the risk of being idle for a great part of the year, unless, indeed, it is possible to carry up within it a flue from a basement heating apparatus which is used for hothouses.

From what has been said it will be recognized that to put a fireplace on an outside wall is to invite disaster. Many careless designers think little of doing this, considering nothing else than the position of the fireplace in the room, or the artistic effect of an external chimney. The discomfort caused by smoke, however, has to be reckoned with as well as the extra initial cost involved. It is clear that a flue which abuts upon the external air will cool quite rapidly, and the smoke difficulty may occur when lighting the fire in the morning after a hard night's frost, just as in the early autumn after a summer's rest. All the same, occasional external chimneys cannot be avoided. Where they are used, wisdom suggests that they should have a thick outer lining, instead of the usual four and one-half inches of brick work, though comparatively few people, in these days of reducing prices to a minimum, think of doing this, except in high-class work. Tall chimneys, too, where they rise for some distance above the roof, ought to be at least nine inches thick externally, if rapid and undue cooling of the contained air is to be avoided. Yet it is rarely indeed that they are made so substantial as this, unless they are of stone instead of brick.

Another prolific cause of smoky chimneys is down-blow, resulting either from some accidental depression of the wind or the relative position of the chimney with regard to some neighboring tall building, or trees, or even a neighboring hill—anything, in fact, which can cause a depression in the current of air with a strong wind blowing from a certain quarter. This evil is most acute, as a rule, in towns; while fireplaces on the top story of a building are more affected than those from the rooms below. It is recognized by the smoke puffing out in sudden bursts, corresponding with the gusts of wind. The means of cure are obvious. Either the chimney must be carried up to a sufficient height to avoid the cause of the down-blow, or else a specially-constructed chimney-top, or cowl, must be used. There are many parts of Europe—hilly districts, most of them—where the open top is rare, the two sides of a flue being carried up, and a heavy stone lintel laid across, so that the smoke escapes laterally, and not vertically, while any depressed current is prevented from entering otherwise than across the flue-top, passing through the opening rather than down the flue, and so helping rather than retarding the draught. A chimney such as this can generally be made picturesque, so that its adoption is often worth consideration; but the stone used as a capping must be sufficiently heavy to resist the jar of the sweep's brush without giving away in the slightest degree. This cause of smoky chimneys is, perhaps, the most common of all in large towns, where roofs rise to many different heights, and almost all the cowls and patent chimney-pots upon the market have been devised with regard to it. Ugly as they are, there can be no doubt as to the efficiency of some of them, particularly those of the revolving type, which always turn away from the direction of the wind, while the louvre pots and cowls have also proved very generally successful. That they are hideous beyond description is entirely another matter; but it only requires the recognition of the fact that a cowl or specially-devised pot of some sort is essential for architects to select their pots in advance—for there are many forms of combined pot and cowl which are by no means inartistic, and at the same time efficient, and much more lasting than the metal erections commonly put up as afterthoughts—or else to design them specially.

Another cause of smoke is an ill-constructed grate, with, perhaps, too small a hood or canopy, and insufficient ventilation.

Nowadays, the fireplace has received so much attention that a badly-constructed one is much more difficult to obtain than formerly; but there are still many people who bottle up their rooms so completely that it is not easy for enough air to be supplied to carry the products of combustion up the flue. It must always be remembered that the flue, when the fire is lighted, acts as an outlet ventilator, up which there is a constant current of air. Consequently, there must be the same amount of air introduced into the room which the chimney serves, and, if this required amount is not allowed to pass in through sufficiently large openings, it will be drawn in through narrow cracks, and so cause draughts. The natural inclination of the most people is to stop a draught by closing up the opening through which it passes, and so, by reducing the inlets, the supply of air to the grate becomes insufficient and the chimney "smokes," because the smoke is not carried off with sufficient rapidity.

## PRIVATE WATER PLANT.

Vacant property owners are not infrequently temporarily deterred from improving their holdings owing to the absence of city water. Although in some localities a policy of procrastination may be found, the most sensible course to pursue in such cases, at least until some substantial indications of public improvements are visible, the pleasures of earlier occupancy may be enjoyed by resorting to the use of a pressure tank or boiler in connection with a well or cistern, as shown in the accompanying diagram.

As will be noticed the piping to the several fixtures is run in the customary manner, in fact the arrangement is the same as

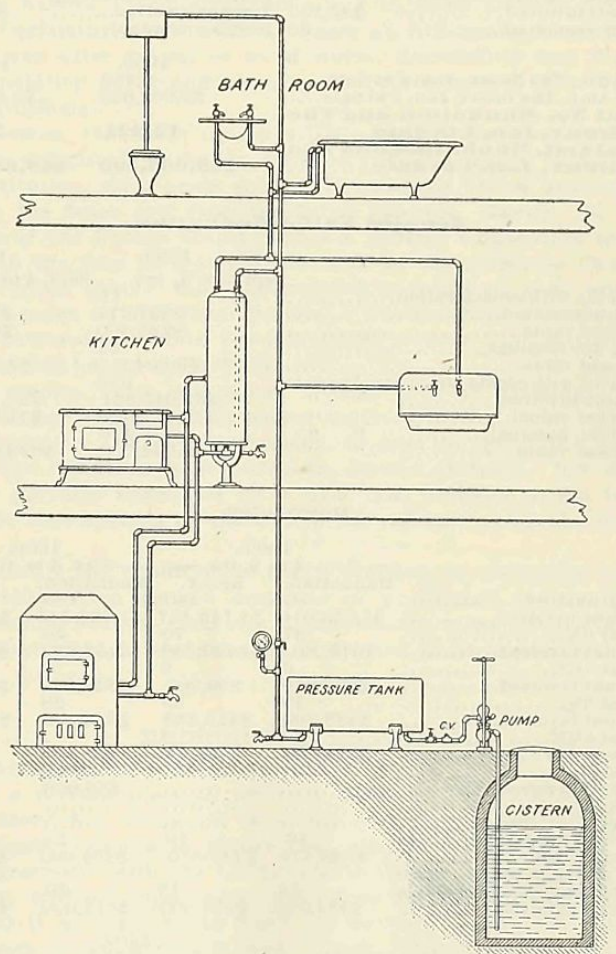


DIAGRAM OF PLANT.

if the supply of water was from the city mains. It is obvious that a pump of sufficient size will be required to lift the water from the source of supply and force it into the pressure tank. In this connection it may be said to be advisable to employ a small triplex power pump to do the work, particularly since the cost of operation is small. Between the pressure tank and house system a pressure gauge should be introduced, as well as a stop cock. In addition to this the owner should see to it that the fitter places a draw cock at the bottom of the tank or immediate connections. One of the important fittings to a system of the kind described is a check valve which must be connected between the tank and source of supply in order to prevent the water from returning after it has been pumped into the pressure tank or receiver.

The diagram shows connections for a complete hot-water service which will give satisfaction under trying conditions, although there will be found some difference in opinion as to the best method of piping for service of this kind when two heaters are to be used, such as the coil in the furnace and the water back in the range, some preferring that all the water circulating shall pass through both heaters.

The compressed air system is not new, on the contrary, it has been in use for a decade or more, and most instances, where properly installed, gives complete satisfaction, affording as well excellent protection from fire and in addition providing a reliable means of regulating the pressure of water at the faucets.



# 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 of 1908 and 1909.

### MANHATTAN AND THE BRONX.

#### CONVEYANCES.

1909.		1908.	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
Total No. for Manhattan....	107	Total No. for Manhattan....	99
No. with consideration....	11	No. with consideration....	5
Amount involved.....	\$397,671	Amount involved.....	\$301,500
Number nominal.....	96	Number nominal.....	94
1909.		1908.	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
Total No. Manhattan, Jan. 1 to date....	7,769	Total No. Manhattan, Jan. 1 to date....	6,740
No. with consideration, Manhattan, Jan. 1 to date.....	633	No. with consideration, Manhattan, Jan. 1 to date.....	470
Total Amt. Manhattan, Jan. 1 to date....	\$37,042,821	Total Amt. Manhattan, Jan. 1 to date....	\$26,717,382
1909.		1908.	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
Total No. for the Bronx....	101	Total No. for the Bronx....	105
No. with consideration....	5	No. with consideration....	7
Amount involved.....	\$43,100	Amount involved.....	\$63,450
Number nominal.....	96	Number nominal.....	98
1909.		1908.	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
Total No., The Bronx, Jan. 1 to date....	5,152	Total No., The Bronx, Jan. 1 to date....	5,436
Total Amt., The Bronx, Jan. 1 to date....	\$2,862,688	Total Amt., The Bronx, Jan. 1 to date....	\$3,949,626
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>12,921</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>12,176</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$39,905,509</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$30,667,008</b>

#### Assessed Value Manhattan.

1909.		1908.	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
Total No. with consideration.....	11	Total No. with consideration.....	5
Amount involved.....	\$397,671	Amount involved.....	\$301,500
Assessed value.....	\$283,400	Assessed value.....	\$811,000
Total No. nominal.....	96	Total No. nominal.....	94
Assessed value.....	\$5,004,800	Assessed value.....	\$4,927,000
Total No. with consid., from Jan. 1 to date	633	Total No. with consid., from Jan. 1 to date	470
Amount involved.....	\$37,042,821	Amount involved.....	\$26,717,382
Assessed value.....	\$29,847,900	Assessed value.....	\$21,028,100
Total No. nominal.....	7,226	Total No. nominal.....	5,270
Assessed value.....	\$392,044,720	Assessed value.....	\$322,026,490

#### MORTGAGES.

1909.		1908.	
—Sept. 3 to 9, inc.—		—Sept. 4 to 10, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	90	Total number.....	95
Amount involved.....	\$2,029,016	Amount involved.....	\$1,736,645
No. at 6%.....	37	No. at 6%.....	46
Amount involved.....	\$675,291	Amount involved.....	\$457,850
No. at 5½%.....	6	No. at 5½%.....	2
Amount involved.....	\$326,950	Amount involved.....	\$24,000
No. at 5%.....	19	No. at 5%.....	28
Amount involved.....	\$528,800	Amount involved.....	\$716,295
No. at 4½%.....	12	No. at 4½%.....	2
Amount involved.....	\$214,500	Amount involved.....	\$29,500
No. at 4%.....	.....	No. at 4%.....	1
Amount involved.....	.....	Amount involved.....	\$1,000
No. at 3%.....	.....	No. at 3%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given	16	No. with interest not given	24
Amount involved.....	\$283,475	Amount involved.....	\$464,000
No. above to Bank, Trust and Insurance Companies	23	No. above to Bank, Trust and Insurance Companies	16
Amount involved.....	\$992,000	Amount involved.....	\$213,500
1909.		1908.	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
Total No., Manhattan, Jan. 1 to date....	8,712	Total No., Manhattan, Jan. 1 to date....	6,048
Total Amt., Manhattan, Jan. 1 to date....	\$226,326,840	Total Amt., Manhattan, Jan. 1 to date....	\$204,230,220
Total No., The Bronx, Jan. 1 to date....	5,398	Total No., The Bronx, Jan. 1 to date....	4,984
Total Amt., The Bronx, Jan. 1 to date....	\$46,353,575	Total Amt., The Bronx, Jan. 1 to date....	\$26,402,922
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>12,110</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>11,032</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$272,680,415</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$230,633,142</b>

#### EXTENDED MORTGAGES.

1909.		1908.	
—Sept. 3 to 9, inc.—		—Sept. 4 to 10, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	18	Total number.....	7
Amount involved.....	\$2,114,250	Amount involved.....	\$36,200
No. at 6%.....	3	No. at 6%.....	2
Amount involved.....	\$17,750	Amount involved.....	\$4,950
No. at 5%.....	6	No. at 5%.....	3
Amount involved.....	\$119,000	Amount involved.....	\$15,000
No. at 4½%.....	7	No. at 4½%.....	2
Amount involved.....	\$177,500	Amount involved.....	\$16,250
No. at 4%.....	2	No. at 4%.....	.....
Amount involved.....	\$1,800,000	Amount involved.....	.....
No. with interest not given	.....	No. with interest not given	.....
Amount involved.....	.....	Amount involved.....	.....
No. above to Bank, Trust and Insurance Companies	5	No. above to Bank, Trust and Insurance Companies	2
Amount involved.....	\$1,864,000	Amount involved.....	\$16,250
1909		1908	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
Total No., Manhattan, Jan. 1 to date....	1,289	Total No., Manhattan, Jan. 1 to date....	.....
Total Amt., Manhattan, Jan. 1 to date....	\$59,718,107	Total Amt., Manhattan, Jan. 1 to date....	.....
Total No., The Bronx, Jan. 1 to date....	402	Total No., The Bronx, Jan. 1 to date....	.....
Total Amt., The Bronx, Jan. 1 to date....	\$3,216,385	Total Amt., The Bronx, Jan. 1 to date....	.....
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>1,691</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>.....</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$62,934,492</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>.....</b>

### PROJECTED BUILDINGS.

1909.		1908.	
Sept. 4 to 10, inc.		Sept. 5 to 11, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	19	Manhattan.....	8
The Bronx.....	23	The Bronx.....	37
Grand total.....	42	Grand total.....	45
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$859,800	Manhattan.....	\$301,000
The Bronx.....	161,100	The Bronx.....	484,100
Grand total.....	\$ 1,020,900	Grand total.....	\$785,100
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$156,825	Manhattan.....	\$88,896
The Bronx.....	5,695	The Bronx.....	39,750
Grand total.....	\$161,920	Grand total.....	\$128,646
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	781	Manhattan, Jan. 1 to date.....	436
The Bronx, Jan. 1 to date.....	1,740	The Bronx, Jan. 1 to date.....	1,151
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>2,521</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>1,587</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$103,037,297	Manhattan, Jan. 1 to date.....	\$55,790,321
The Bronx, Jan. 1 to date.....	27,932,260	The Bronx, Jan. 1 to date.....	10,644,975
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$130,969,557</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$66,435,296</b>
Total Amt. Alterations:		Total Amt. Alterations:	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$9,808,754</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$8,706,112</b>

### BROOKLYN.

#### CONVEYANCES.

1909.		1908.	
Sept. 2 to 8, inc.		Sept. 2 to 9, inc.	
Total number.....	469	Total number.....	400
No. with consideration.....	18	No. with consideration.....	9
Amount involved.....	\$150,135	Amount involved.....	\$39,875
Number nominal.....	451	Number nominal.....	391
<b>Total number of conveyances, Jan. 1 to date.....</b>	<b>20,080</b>	<b>Total number of conveyances, Jan. 1 to date.....</b>	<b>18,537</b>
<b>Total amount of conveyances, Jan. 1 to date.....</b>	<b>\$9,783,163</b>	<b>Total amount of conveyances, Jan. 1 to date.....</b>	<b>\$13,409,485</b>

#### MORTGAGES.

Total number.....	511	Total number.....	318
Amount involved.....	\$2,085,721	Amount involved.....	\$1,185,230
No. at 6%.....	260	No. at 6%.....	184
Amount involved.....	\$804,676	Amount involved.....	\$606,705
No. at 5¾%.....	.....	No. at 5¾%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5½%.....	70	No. at 5½%.....	14
Amount involved.....	\$287,487	Amount involved.....	\$470,075
No. at 5%.....	150	No. at 5%.....	19
Amount involved.....	\$908,197	Amount involved.....	\$36,590
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$966	Amount involved.....	\$800
No. with interest not given.....	39	No. with interest not given.....	10
Amount involved.....	\$86,395	Amount involved.....	\$71,060
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>18,632</b>	<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>17,880</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$74,912,083</b>	<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$66,051,410</b>

### PROJECTED BUILDINGS.

No. of New Buildings.....	130	No. of New Buildings.....	109
Estimated cost.....	\$681,500	Estimated cost.....	\$547,315
Total Amount of Alterations.....	\$37,358	Total Amount of Alterations.....	\$30,605
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>7,440</b>	<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>3,586</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$40,541,846</b>	<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$21,620,828</b>
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$3,264,393</b>	<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$4,025,430</b>

### QUEENS.

#### PROJECTED BUILDINGS

1909		1908	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
No. of New Buildings.....	88	No. of New Buildings.....	77
Estimated cost.....	\$271,165	Estimated cost.....	\$173,550
Total Amount of Alterations.....	\$13,435	Total Amount of Alterations.....	\$9,880
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>3,236</b>	<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>.....</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$11,544,535</b>	<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>.....</b>
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$530,686</b>	<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>.....</b>

## THE WEEK.

AS was to be expected in a week broken by a holiday, the reports of sales from the brokers' offices were few, and for the most part of the commonplace order. Brokers are, however, more than sanguine as regards the general situation, they claim to have an abundance of negotiations nearly completed, a number of them running into six figures, and we hear of one of more than unusual importance, involving an investment of close to two millions by one of the large and most successful realty corporations.

The lease of the property at Broadway, 7th av and 48th st, by Moritz B. Philipp to Felix Isman for forty-two years, with two renewals of twenty-one years each, was recorded this week; the rental is from \$36,250 to \$42,000 a year and taxes, and it is said that the lessee will erect a theatre on the plot.



Mr. Philipp, the lessor of the Broadway parcel, took title this week to the dwelling at 11 East 57th st. It is assessed for tax purposes at \$125,000.

That there are bargains in the market is indicated by the sale of the 6 and 7-sty apartment houses at the southeast corner of Columbus av and 73d st. They are on a plot 100x100, and are said to have sold for something less than \$275,000. The land is assessed at \$150,000, and land and buildings at \$285,000, and while the buildings are not up to date, they are good enough to produce a rental of \$33,000 a year.

The Unionport section of the Bronx reported an unusual number of sales this week, these being attributed to the fact that the Interborough is building a two-mile extension in Tremont av, from the West Farms Plaza to Throggs Neck.

## THE AUCTION MARKET

**I**N the auction branch of the market this week most of the properties offered went the usual way, the plaintiff being the buyer.

For the coming week there are twenty-eight parcels to be offered as the result of legal proceedings. The most important offering being that by Herbert A. Sherman on the 16th. The properties are located on Henry, Monroe, Pell, James slip, Park, Cherry, Bayard and 33d sts, and but for the fact that the 16th is the Hebrew New Year, there would undoubtedly be some spirited bidding.

On Tuesday Joseph P. Day will offer seven parcels at voluntary sale, being the only one of the week. They are on 64th, 116th, 82d, 92d sts, and on Madison and St. Nicholas avs.

## JERSEY PLANS REALTY EXHIBIT.

It is planned by the New Jersey Real Estate Men's Convention to hold an important realty exhibit, to consist of maps and photographs of New Jersey developments. These exhibits will be displayed on the twentieth floor of the Hudson Terminal Building, covering about one acre of floor area.

In addition, the New Jersey-New York Real Estate Exchange, the New Jersey Development Federation and the Hudson Terminal Concourse Merchants' Association have combined for a vigorous campaign to familiarize the public with the Hudson tunnel facilities and the attractions of New Jersey. They are preparing to send out the annexed letter to the real estate men of the northern counties of the State. Among the speakers at the convention, all of whom have accepted the invitations, are President William G. McAdoo, former Governor E. C. Stokes, Joseph P. Day, president of the Real Estate Board of Brokers of New York City; Otto Kempner, president of the New Jersey-New York Real Estate Exchange; Henry Lemmermann, president of the New Jersey Development Federation; Judge Robert Carey, of Jersey City, and K. B. Conger, of the Hudson-Manhattan Railroad Company.

The letter follows:

"The undersigned associations cordially unite in inviting you to attend the first of a series of inspection parties of the Hudson tunnel system, its great terminal buildings, and the wonderful concourse market on Wednesday, Sept. 15, 1909.

"This occasion is designed to mark the opening of a campaign by which it is intended to familiarize the public of both New York and New Jersey with the facilities that have been established by the Hudson-Manhattan Railroad Company for improved interstate transit. The initial party is to be dedicated to the real estate and kindred interests, and Sept. 15, 1909, will be real estate men's day.

"At three o'clock in the afternoon a real estate men's convention will be held in the Hudson Terminal building, for which a most interesting programme will be arranged. Its object is to consider the advantages to Northern New Jersey to be derived from a complete utilization of the Hudson tunnel system. President William G. McAdoo, among other speakers, will surely address the gathering. A reception to Mr. McAdoo and other distinguished guests will follow."

**PLEASING THE TENANT.**—Owners of improved real estate frequently have occasion to remodel an interior door in order to please the whim of a good tenant. It has been recommended that a good way to effect a change from the plainness of a door, say a 4-paneled affair, is to make it over into a door of 6 panels and, instead of retaining the wood in all the different parts, remove the top panels and insert leaded panes of glass. The leaded panes may be either diamond shaped or in small squares, or they may be rectangular and set in with the longer ends running vertically in the space available. The effect will be pleasing.

A verandah door may also be remodelled into an attractive entrance by making the upper section with a dozen glass panes and the original cross section of wood studded with little pegs of wood, or wrought iron nails. A rich black iron handle or knocker will set off the whole to advantage.

## LAW DEPARTMENT

### "CONSTITUTIONALITY."

One of the safeguards thrown around a possible minority when up to an adverse majority, in society, has always been since the time of King John of England, whose "Barons" of the day forced from him a compact called the Magna Charta, some sort of national or state declaration that certain things on which the individual may depend will always be respected and maintained.

These "things"—primarily the right to life, liberty, property and the pursuit of happiness unless deprived of them by due process of law, and by a jury of one's peers—have in various Constitutions of States and Nations, been multiplied, till a man by reading one of our State Constitutions for instance (particularly the more recent ones), almost decides for himself; among other things, such as climate, healthfulness, etc., whether he will throw in his lot with a State equally governed by women, or dry with total abstinence; and live assured that these things will always be.

But whether acts of the people or of the social majority which govern and enforce the minority, in the social fabric are or are not within the Constitution, has to be perfunctorily decided by some court or tribunal (ultimately if important enough, by the highest); and meanwhile "things may be as they ought not to be" until properly labeled and abolished as not constitutional.

During this period of waiting much uncertainty exists, and many believe the interregnum could in some way be avoided. Our Legislature, for instance, passes an Act taxing stock transfers, and after a year or so of worry, uncertainty and Wall st denunciation going and coming, the courts declare it to be unconstitutional.

Likewise, the State passes a Title-registration law, and that being suggested to be in some of its provisions outside the Constitution, some years seem about to pass before anyone will jump the fence and risk its offered benefits. Lastly, the Congress of the United States passes a general corporation income tax, in the face of a former decision by the Supreme Court of the United States, that the general government may not lay direct taxes on individual incomes. The question at once arises is a corporation within the inhibition, or does that apply alone to a direct tax on the individual?"

So jealous have the courts always been of deciding "mock issues," so called, that it seems unlikely that a Court of Constitutionality can ever be created, to pass on theoretical issues, and the constitutionality of laws, in the abstract. Till somebody actually aggrieved by a new law, actually arises in his wrath, and appeals to the courts for redress, no review can be had.

Probably the condition is really founded on protection of the individual from packed decisions of a selected judiciary, but meanwhile society struggles along with a mass of ill-digested law that often in the outcome is decided to have been null and void.

### REDUCING A MORTGAGE.

To the Editor of the Record and Guide:

On a certain piece of property there is a second mortgage, the same not being an instalment mortgage, on which the mortgagager wishes to reduce the principal. Can he enter into an agreement with the mortgagee to reduce the same, by payments, without filing such agreement in the Register's office? Would it be legal to do this? Is he (the mortgager) running any risk in not having it filed? If so, what would be the most economical way it could be done?

PRINCIPLE.

Answer.—No agreement is requisite to be filed in making payments on a recorded mortgage. The amount due on a mortgage is never arbitrarily fixed by the principal named in the recorded instrument, and an assignee of it would always have to satisfy himself otherwise of what he is buying.

In making payments on it, a borrower should always see the original papers, and that the amount paid is properly endorsed on the bond accompanying the mortgage; also a receipt taken stating that the payment has been so endorsed upon the bond.

—Editor.

### ANOTHER RENTING DISPUTE.

To the Editor of the Record and Guide:

A party living in New York City owns a small house in Mt. Vernon, N. Y. A local agent rents it for \$20 per month and sends to the owner \$8 cash and a receipt for \$12 for his services in renting the house. Is it not a gross overcharge to retain such an amount (5% on a whole year's rental) for letting to a monthly tenant, as there is no mention or suggestion of a lease? What would be the legal fee for him to charge, and can he be sued for the amount overcharged?

Answer.—If the letting be but for a month, the commission charged is improper, being evidently based on a yearly letting.—Editor.



## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

28TH ST.—Ernest Alpers sold to a client for Mary L. Knox the 3-sty dwelling 35 East 28th st, on a lot 20.10x98.9.

30TH ST.—Collins & Barry have sold for Philip Lacey the 4-sty flat 312 West 30th st, on lot 22x98.9.

#### Gas Company Sells Plot.

42D ST.—The Consolidated Gas Co. has sold to a client of James N. Wells' Sons the 4 lots 535 to 541 West 42d st, between 10th and 11th avs, 100x100.5, being the only vacant plot of land on 42d st between 1st and 11th avs. The Gas Co. acquired this plot about 10 years ago, but has never used it in connection with their business. It will probably now be improved for garage purposes, or to suit the requirements of a tenant.

44TH ST.—Henry Nechol sold to Oscar Brook 522 West 44th st, a 5-sty tenement, on lot 25x100.5.

47TH ST.—Jacob J. Tabolt has sold in conjunction with P. T. Canavan for Richard Fitzpatrick 510 and 512 West 47th st, old buildings on plot 38.8x100.4.

57TH ST.—Fritz Achelis sold through Moore & Wyckoff 11 East 57th st, a 4-sty and basement brownstone dwelling, with a 2-sty dining room extension, on a lot 22x100.5, to Moritz B. Philipp, the owner of the property in Broadway, 7th av and 48th st, leased last week to Felix Isman and Sol Bloom, as reported. The seller bought this house in 1905. No. 15 East 57th st, on lot 43x100.5, was sold to Richard T. Wilson in the same year for \$262,600.

#### Warehouse for Eleventh Avenue.

11TH AV.—Horace S. Ely & Co. have sold for Thos. J. Reilly and the Prudential Real Estate Corporation 306 to 310 11th av, and 557 and 559 West 29th st, five old buildings forming an "L" around the northwest cor. The property, which has a frontage of 75 ft. on 11th av and 70 ft. on 29th st, will be improved with a 10-sty fire-proof warehouse to be used exclusively by the new owners.

### NORTH OF 59TH STREET.

#### Residence of Judge Steckler Sold.

87TH ST.—L. J. Phillips & Co. sold for Judge Alfred Steckler 34 West 87th st, a 4-sty dwelling, on a lot 20x100.8½.

91ST ST.—Bodenstein & Stiglitz sold to Hirschfeld & Liebhoff 307 East 91st st, a 5-sty triple flat, on lot 25x100.

97TH ST.—Albert Finestone is the buyer of 327 East 97th st, recently sold by the estate of Louis Bueb, through E. H. Ludlow & Co.

118TH ST.—E. Sharum sold for the Armor Realty Co. 17 West 118th st, a 5-sty flat, on lot 25x100.

170TH ST.—Slawson & Hobbs have sold for Augustus Kranich the plot 100x97.6 on the north side of 170th st, 95 ft. west of Fort Washington av, to a builder for improvement.

178TH ST.—The Heights Town Construction Co., Louis Cohen president, has sold 511 and 513 West 178th st, a 5-sty apartment house, on plot 42.6x100, to a Mr. Tuska.

AMSTERDAM AV.—Selma Stahl has sold the northwest corner of Amsterdam av and 94th st, a 5-sty flat, on plot 40.8x100. It is reported that the house has been resold.

#### Columbus Avenue Sale.

COLUMBUS AV.—Isaac Mayer & Son have resold the 6 and 7-sty apartment houses known as the Westport and the Greenfield, at the southeast cor of Columbus av and 73d st, on plot 102.2x100. The sellers acquired the properties about 2 months ago in part payment for the new Yorkshire apartment house at Broadway and 113th st. Although it figured in the trade at \$400,000, it has been in the market for \$300,000, and is said to have sold for about \$275,000. The total income is \$33,000.

LEXINGTON AV.—Barnett & Co. have sold for Col. Robert S. Heilferty 2139 Lexington av, a 4-sty flat, with stores, on lot 20x60.

MADISON AV.—F. Zittel has sold to Horace Barnard for Caroline Brown 673 Madison av, northeast cor of 61st st, a 4-sty and basement stone front dwelling on lot 25x85.

WEST END AV.—Thomas J. O'Reilly has sold to Adele R. Ahrens for J. Cassidy 755 West End av, a 3-sty and basement dwelling, on lot 16.8x100.

5TH AV.—A. B. Mosher & Co. have sold for Henry F. Brehringer the 5-sty apartment house 2212 5th av, on lot 25x90.

8TH AV.—David Rosenblum sold to Jacob Hack 2455 8th av, a 5-sty double flat.

### BRONX.

PLYMOUTH ST.—Duross Co. has sold for Henry J. Whitaker a lot on Plymouth st, Bronx, to S. Benioff. Mr. Whitaker purchased this lot from the Ogden estate.

#### To Build Elevator Apartment.

TIFFANY ST.—The Henry Morgenthau Co. sold to the Zipkes Co. (Maximilian Zipkes, president), through S. Albert & Co., a plot 100 x108.6, at the southeast cor of Tiffany and 163d sts, on which a 6-sty elevator apartment house will be built. This is the first house of this character planned for this section since the work of erecting a similar structure at 163d st and the Southern Boulevard was commenced recently. Tiffany st is but three short blocks removed from the new subway station at Intervale av.

#### Bronx Trade.

PROSPECT AV.—Neely Henschel has sold to the Nevelson-Goldberg Realty Co. 980 Prospect av, a 6-sty bldg. on plot 74.7x75, at the northeast cor of 164th st. In exchange the buyers gave 530 and 532 East 134th st, a 5-sty building on plot 50x100. The Prospect av property figured in the trade at \$118,750 and the 134th st parcel at \$60,000.

SEDGWICK AV.—Duross Co. and Thos. S. Burke have sold for the John Ferguson Building Co. another of the 1-family houses on the east side of Sedgwick av, 100 ft. north of Van Cortlandt Park. This sale winds up the disposal of the row.

WOODYCREST AV.—Louis Meckes and Sidney H. Jones have sold to a client for Capt. F. Smith 1016 Woodycrest av, a 3-sty two-family house, on lot 25x100; also sold to Lena Crowley for a client 1019 Woodycrest av, a 3-sty two-family house, on lot 25x80.

3D AV.—R. I. Brown's Sons sold for Geo. W. Gros and John Kuhhorn 3431 3d av, a 3-sty frame and brick house and store, on a lot 25x80, in the west side of the avenue, 50 ft. south of 167th st.

### LEASES.

Duross Co. have leased for John J. Brogan a 3-sty and basement high stop brownstone house 60 Perry st to William Brandkamp.

Duff & Conger have leased for a term of years the following 3-sty dwellings: For the Fulton Trust Co. to a client for occupancy 131 East 94th st; for Geo. Schofield to a client for occupancy 1325 Madison av.

Duross Co. have leased for Young Bros. the three upper floors of the building 67 West 36th st to Sarah Curtis for a term of 2 years; for Katharine Bernstrom the 4-sty house 363 West 22d st to Jennie C. Thompson for term of three years.

T. Scott & Son leased for Clara A. Feuchtwanger the 3-sty and basement private dwelling 130 East 76th st, for a term of five years at \$1,600 per year, and for Lucy A. Trippe the private house 163 East 78th st for a term of three years.

Follmer, Clogg & Co. have rented for their salesroom, from Henry Corn, through Wm. C. Walker's Sons, the entire second loft, with a frontage of 92 feet on 5th av, in the new building now being erected at the southwest cor of 5th av and 17th st.

Louis C. Mouquin has leased for a term of years the lower part of the Hotel Earlington at 47 to 55 West 27th st for use as an addition to his restaurant on 6th av. Workmen are now engaged in connecting the buildings, which abut each other in the rear about 100 ft. from 27th st. It is said the new addition will be ready for diners within the next three weeks.

Duross Co. has leased for a client the 3-sty and basement dwelling 293 West 4th st, to Mary McEvoy, and also 295 West 4th st, a 3-sty and basement dwelling, to Bartholomew Singleton. Also 3-sty and basement dwelling 410 West 18th st to Peter Trolan. The three upper floors of 270 West 19th st to Joseph Toye. The store and basement 237 West 29th st to Benjamin Fretschneider.

J. Arthur Fisher has leased for Estate of Benjamin Johnson the 5-sty flat building 140 West 36th st, opposite the Hotel Marlborough, for a term of years. The premises have been taken by an Asbury Park hotel keeper, who will conduct the place as a family hotel; also leased for S. May the store in No. 641 6th av to Feingold & Son for the jewelry business; also the 4-sty English basement dwelling 226 West 40th st to Mr. J. Clepton.

The Charles F. Noyes Co. has leased for the V. A. Harder Realty & Construction Co. 4,500 square feet in the new building at 124-6 White st, to William P. Mitchell & Sons, for a long term; for Kiggins & Tooker Co., 5,000 square feet at 39-41 Park pl to the Weeks-Numan Co.; the second loft at 180 William st for Mrs. Gertie A. Gorman to National Leather Goods Co., and the first loft at 295 Pearl st for Henry Leerburger to H. G. Simmons. They have also leased in conjunction with H. H. Gibson for the 25th St. Construction Co., in the new 12-sty building at 153-5-7 West 25th st, 12,000 square feet to the Consolidated Engraving Co. for a long term of years at an aggregate rental of \$60,000.

### SUBURBAN.

Herman Frankfort has sold for Mrs. C. Eisner to Louis H. Strouse a large plot in Kensington Gardens, Far Rockaway.

Mrs. Ann Windsor has bought through Archibald C. Foss the Frank T. Johnson place at Pleasantville, N. Y. The new owner will occupy the house.

The Frederick W. Avery Co. has sold in conjunction with H. Richter the southeast cor of Washington and 7th av, at Rockaway Park, 80x100. The seller is Jacob H. Corn.

E. Sharum sold 10 lots at Hawthorne, N. J., 94 acres land in Centre County, Pa., and 88 lots at East Lakewood, N. J.; a vacant plot, 100x100, on Ash av, near Corso Lane, Bronx, and 4,040 acres land in Presidio County, Texas, were taken as part payment.

On Labor Day, Cornelius G. Kolff sold for Messrs. Ruck & Marshall of Brooklyn, 14 lots out of a total of 18 lots offered for sale on Raymond av and on the Richmond turnpike, Castleton Corners. Among the purchasers were Mrs. Charles Henry Stuck, Mrs. Tilley Rohan and others.

## UNCLASSIFIED SALES

The total number of sales reported is 30, of which 7 were below 59th st, 15 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 47, of which 18 were below 59th st, 21 above, and 8 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 90, as against 141 last week, and in the Bronx, 140, as against 135 last week. The total amount involved is \$3,178,453, as against \$11,274,671 last week.

The amount involved in the auction sales this week was \$625,811, and since January 1, \$46,811,997. Last year the total for the week was \$411,020, and from January 1, \$41,133,034.

19TH ST.—The estate of Frederic A. Kureheedt has sold 133 and 135 West 19th st, old buildings, on plot 46x98.9. The buyer, it is said, will build a 10-sty loft building.

BROOK AV.—Pepe & Bro. have sold the plot 42x180 running through from Brook to Webster av, 330 ft. north of 168th st, to Cohen & Ackerman, who give in part payment a 3-family house on Grant av, near 164th st.

VALENTINE AV.—F. J. Wood has sold for a client to a Mr. Fitzell the 2-sty dwelling 2192 Valentine av, on lot 16.8x116. The buyer will occupy.

The regular monthly meeting of the Real Estate Owners' Protective Association of the 12th and 22d Wards will be held on Monday, Sept. 13, 1909, at Colonial Hall, 101st st and Columbus av. The regular meeting night of this association is the first Monday of the month, but owing to Labor Day falling on this date the meeting was called one week later. President Schwab states that he personally will propose 37 new members.



# 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, 61 West 125th Street, N. Y., or West End, N. J.

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

MAN, competent, reliable hustler, experienced all branches real estate business, excellent references, desires position with City real estate firm. BOX 40, Record & Guide.

WANTED—In mortgage loan office, hustler as partner; good results shown. Room 809, 160 Bway.

BRIGHT YOUNG MAN, NEAT APPEARANCE, OF WEALTHY FAMILY, WANTS TO CONNECT WITH REAL ESTATE FIRM, OWNERS OR BROKERS. ADDRESS "SHREWD," CARE OF RECORD AND GUIDE.

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Apply WM. A. KANE, 417 East 46th Street.

## GREAT OPPOTUNITY.

I am authorized to dispose of 300 acres of Brooklyn property, with 3 miles of water front on Jamaica Bay for considerably less than one-half the appraised value, from a leading Title Co., of \$1,700,000, which is conservative. The cash required will be about 250,000 to get title. P. I. THOMPSON, 81 Pine St., N. Y. City.

LAD, 17, desires situation with real estate concern to learn the business with a view to future advancement; slight experience. Address R. B., care J. Hazzell, 309 Broadway (room 703), N. Y. City.

## APPLICATIONS WANTED.

For 1st mortgage loans.

We can handle loans of any size at

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Improved or Vacant Property.

Amounts, \$20,000 to \$500,000.

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## THE RECORD AND GUIDE

Is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches of industry.

## REAL ESTATE NOTES

William J. Roome & Company were the brokers in the sale of 230 and 232 East 56th st for the Monogram Realty Co.

Charles J. Brady, formerly connected with the sales department of Joseph P. Day, is now associated with David Vogel at 198 Broadway.

Pease & Elliman have moved their west side office from 2281 Broadway to 165 West 72d st. The building has recently been altered for business purposes.

Mr. Granville Nicholson returned from a two months' visit to Europe on Friday by "Augusta Victoria." Mr. R. L. Nicholson sailed for Europe on "Oceanic" Sept. 1.

The regular monthly meeting of the West Side Taxpayers' Association was held on Friday, Sept. 10, at 267 West 34th st. This is the first meeting of the fall season.

The first regular monthly meeting of the United Real Estate Owners' Association of the City of New York will be held in parlor A of the Grand Union Hotel on Tuesday evening, Sept. 14, 1909.

The Lawyers Title Insurance & Trust Company has made a building loan of \$168,000 to Weisman & Herman on the property, 240x110 and irregular, on the west side of Fox st, 100 ft. south of 163d st.

Col. Chas. H. Patrick, President of the East Bay Land & Impt. Co., returned by the Lusitania on her record trip. During his absence much work has been done in improving the Casanova and Barretto Point properties of the company.

Joseph Elias, dealer in plate glass, is the lessee of the building being erected by the Moore estate at 541-543 West 22d st, recently leased from the plans by James N. Wells' Sons. John Kennedy & Son have the general contract, and the building is to be ready for occupancy by Nov. 1.

Special committee of the Congress of Taxpayers held a meeting at the executive committee rooms at 111 Broadway on Wednesday, Sept 8, at 2 o'clock. Chairman Joseph S. Schwab states that an announcement bearing on the coming campaign which will be of interest to taxpayers in general will soon be made.

A regular monthly meeting of the Taxpayers' Association of the 18th and 21st Wards will be held on Wednesday evening, Sept. 15, 1909, at 192 3d av. It will be the first meeting since the spring and matters of vital importance to the taxpayers will be taken up. A large number of applications for membership will be acted upon.

The regular bi-monthly meeting of the Harlem Property Owners' Association was held on Thursday, Sept. 9, in the Association's rooms in the 12th Ward Bank Building, 147 East 125th st. President Abraham Korn presided. A resolution was adopted requesting Water Commissioner O'Brien to explain why he has installed 581 water meters in the public schools, and is now installing others in the ferry houses and other public buildings of the city. The Association donated \$50 to the Harlem Children's Hudson-Fulton Celebration. The next meeting will be held on Sept. 23, 1909, when the election of officers for the ensuing year will be held.

The regular monthly meeting of the Taxpayers' Alliance of the Borough of the Bronx was held at the Masonic Temple Building, 1931 Washington av, on Wednesday evening, Sept. 8, 1909, at 8 o'clock. Hon. Joseph A. Golden presided. After the usual business of the evening was disposed of several addresses were made by invited guests. James L. Wells, former president of the Tax Board, spoke on the Hudson-Fulton Celebration. Joseph S. Schwab, chairman of the executive committee of the Congress of Taxpayers, told of the object of the Congress. It was followed by Comptroller Metz, whose subject was "The City's Finances and the Future of Greater New York." Secretary Harry Robitzek read a report of the legislative committee complaining against the New York Central & Harlem Railroad Companies. It asked them to reduce the fares on their several lines running through the Borough of the Bronx and to have trains stop at all stations in that borough.

—Every real estate broker spends just so much time and money keeping his conveyances posted to date. The Checking Index will do this for you at a much lower cost and without the labor. Write to the Realty Records Co. for particulars.

The Index to Volume LXXXIII, of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.



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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

Monday, Sept. 13.

Boston rd, opening from White Plains rd to northern boundary of city, at 10 a m. Castle Hill av, opening from West Farms rd to Public Place, at 11 a m. Grand Boulevard, extension of and approaches to southerly end, at 11 a m. St Nicholas Park, opening, Hamilton Terrace to 141st st, at 12 m. Van Cortlandt av, from Sedgwick av to Van Cortlandt Park South, at 12 m. Fox st, opening, from Longwood av to Intervale av, at 10 a m. Spofford av, opening from Longwood av to Tiffany st and from Tiffany st to Bronx River.

Tuesday, Sept. 14.

Elizabeth st, sewer, Richmond, at 1 p m. West 178th and 179th sts, opening from Haven av to Buena Vista av, at 3 p m. Washington av, opening, East River to Jackson av, at 11 a m. 184th st, opening from Buena Vista av to B'way, 141st st, opening from Park to Rider av, at 10 a m. Rochambeau av, assessment, from 212th st to Van Cortlandt av, at 2 and 3 p m.

Wednesday, Sept. 15.

Benson av, &c, opening, at 3 p m. Lyvere st, &c, opening, at 3 p m. Maple av sewer, Richmond, at 3 p m. Rosewood st, opening from Bronx Boulevard to White Plains rd, at 1 p m. Castleton av, opening from Columbia st to Jewett av, Richmond, at 3 p m. West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m. 216th st, opening from Broadway to Harlem River, at 3 p m. 2d and 3d new streets, opening from Broadway to Overlook Terrace, at 11 a m. 210th st, from Tryon to Wayne, at 3 p m.

Thursday, Sept. 16.

Kingsbridge av, opening from 230th st to Broadway, at 10 a m.

Friday, Sept. 17.

Bronx Boulevard, opening from Old Boston Post rd to 242d st, at 10 a m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. Sept. 11 and 13.

No Legal Sales advertised for these days.

Sept. 14.

Jumel pl, w s, 166.3 n 167th st, 75x100, vacant. Peter Kennedy agt Joseph Kennedy et al. Timothy Murray, att'y, 165 Broadway; Edw C Crowley, ref. (Partition.) By Joseph P Day. 241st st, n s, 135 e Katonah av, 25x100, 2-sty frame dwelling. 241st st, n s, 185 e Katonah av, 25x100, 2-sty frame dwelling. 241st st, n s, 235 e Katonah av, 25x100, 2-sty frame dwelling. 241st st, n s, 285 e Katonah av, 50x100, two 2-sty frame dwellings. Philip Sugerman agt Clarence C Johnson et al; Samuel Packard, att'y, 99 Nassau st; William Klein, ref. (Amt due, \$14,242.12; taxes, &c, \$103.90.) Mort recorded Feb 1, 1908. By Joseph P Day.

Sept. 15.

Allen st, No 196, s e s, 229 n e Stanton st, 22 x88.1, 4-sty brk tenement and store. John E Marsh, exr, &c, agt Hyman Rosenthal et al; Marsh, Wever & Wemple, att'ys, 111 Broadway; Samuel B Pollak, ref. (Amt due, \$17,429.43; taxes, &c, \$702.26.) Mort recorded Oct 26, 1905. By Joseph P Day. Arthur av, No 2115, w s, 134.7 n 180th st, 25 x95, 3-sty frame tenement. Joseph Mussgnug agt Martha Mussgnug et al; Thomas J Bannon, att'y, 5 Beekman st; Maurice S Cohen, ref. (Partition.) By Joseph P Day. Sherman av n w cor 166th st, 100x100, three 166th st 3-sty frame dwellings. Northern Bank of N Y agt John Monaghan et al; Gifford, Hobbs & Beard, att'ys, 5 Nassau st; Francis W Pollock, ref. (Amt due, \$3,206.77; taxes, &c, \$5,855; sub to a first mort of \$8,500.) Mort recorded May 23, 1906. By Joseph P Day. 2d av, No 2413, w s, 25 s 124th st, 25.2x90, 5-sty brk tenement and store. Oestreicher Realty Co agt Max Milgrim et al; Rosenbluth & Silverman, att'ys, 299 Broadway; Frank

Moss, ref. (Amt due, \$6,654; taxes, &c, \$100; sub to a first mort of \$18,000.) Mort recorded May 29, 1906. By Joseph P Day.

Washington st, Nos 719 & 721 n e cor 11th st, 75 11th st, Nos 337 to 345 | x98.8x60x116.6, 6-sty brk loft building. Amy N Frank et al agt William Carter et al; M S & I S Isaacs, att'ys, 54 William st; Sampson H Weinhandler, ref. (Amt due, \$16,005.35; taxes, &c, \$—; sub to a prior mort of \$150,000.) Mort recorded Aug 1, 1905. By Joseph P Day.

113th st, No 73, n s, 197.1 e Madison av, 26.3x 100.11, 5-sty brk tenement and store. Esther G Solomon agt Abraham Jacobs et al; Cooper & Baer, att'ys, 20 Vesey st; Frank Moss, ref. (Amt due, \$3,084.64; taxes, &c, \$100; sub to a prior mort of \$19,000.) Mort recorded July 17, 1906. By Joseph P Day.

122d st, Nos 163 & 165, n s, 110 e Lexington av, 44.6x100.11, 6-sty brk tenement and stores. Cecelia Kahn agt Harris M Cohn et al; Moses M Schleider, att'y, 103 Attorney st; Gustavus A Rogers, ref. (Amt due, \$10,820.50; taxes, &c, \$1,415.44; sub to a first mort of \$40,000.) Mort recorded May 7, 1907. By Joseph P Day.

Sept. 16.

Riverside Drive, No 149, e s, 27 n 87th st, 23.8 x100, 5 and 6-sty brk dwelling. Martin D Wyly agt Archibald G Loomis et al; Spier & Bartlett, att'ys, 52 Wall st; Richard H Clarke, ref. (Amt due, \$68,282.42; taxes, &c, \$3,068.63.) Mort recorded Feb 9, 1900. By Joseph P Day.

Manhattan st, No 5, w s, 92.5 n Houston st, 25.1 x62, 5-sty brk tenement. Pauline Neustaedter agt Isaac E Snyder et al; Benedict S Wise, att'y, 206 Broadway; James Oliver, ref. (Amt due, \$18,080.96; taxes, &c, \$398.81.) Mort recorded March 26, 1902. By Herbert A Sherman.

Webster av, w s, 300.4 n 179th st, 75x110, vacant. Bronx Borough Bank agt Jacob Schindler et al; James Kearney, att'y, 220 Broadway; Gilbert H Montague, ref. (Amt due, \$10,222.75; taxes, &c, \$690.26.) Mort recorded Feb 11, 1905. By Joseph P Day.

136th st, Nos 512 to 518, s s, 250 w Amsterdam av, 150x99.11, four 6-sty brk tenements. Louis B Rosenberg agt A N McInnis Realty Co et al; Weschler & Rothschild, att'ys, 299 Broadway; Geo A Newman, ref. (Amt due, \$35,025.73; taxes, &c, \$620; sub to nine mortg aggregating \$260,000.) Mort recorded July 24, 1908. By Joseph P Day.

Henry st, No 42, s s, 338.10 w Market st, 25.4x| 99.9x25.4x99.11, 5-sty brk tenement and store and 6-sty brk tenement in rear.

Monroe st, No 78, s s, 59.10 w Pike st, 25x81.9 x24.9x81.10, 4-sty brk stable.

Pell st, No 25, s s, 63.3 w Doyers st, 31.3x 66.6x5.1x60.10, 6 and 7-sty brk tenement and store.

33d st, No 457, n s, 98.11 e 10th av, 22x35.5x 21.11x33.8, 1 and 2-sty frame buildings.

33d st, No 455, n s, 120.11 e 10th av, 25.1x37.7 x25x35.5, 2-sty brk building and store.

James Slip, No 15, w s, 47.4 n South st, 26x 37.2x25.10x36.9, 5-sty brk tenement and store.

Park st, Nos 89 to 93 | s s, 74.2 w Mulberry Worth st, Nos 175 & 177 st, 34.5x46.10 to Worth st, x41.11x71.7, 6-sty brk tenement and stores. Monroe st, Nos 36 to 40, on map No 40 | w s, 82 Hamilton st, Nos 45 and 47 | w Market st, 91.1x75.3 to Hamilton st, x92.8x48.7, 6-sty brk tenement and stores.

Cherry st, No 139, s s, 253.6 w Market st, 24.9 x60.6, 6-sty brk tenement and store.

Cherry st, No 141, s s, 228.2 w Market st, 25.3 x60.6x25.5x60.6, 6-sty brk tenement and store.

Bayard st, No 53, s s, 175.1 w Bowery, 25.1x 85.8x25.2x83.6, 6-sty brk tenement and store.

Jessie P L Robertson et al agt Cornelia P Smith et al; James W Prendergast, att'y, 25 Broad st; Francis L Archer, ref. (Partition.) By Herbert A Sherman.

72d st, No 265, n s, 75 e West End av, 25x100, 4-sty and basement brk dwelling. Henry T Carey agt Wm M D De Peyster et al; John C O'Connor, att'y, 11 William st; Maurice Deiches, ref. (Amt due, \$9,720.13; taxes, &c, \$—; sub to a first mort of \$62,000.) Mort recorded June 22, 1907. By Chas A Berrian.

Sept. 17 and 18.

No Legal Sales advertised for these days.

Sept. 20.

138th st, No 628, s s, 214.6 w Cypress av, 37.6x 100, 6-sty brk tenement and store. Theresa Kummel agt Ignazio Lupu et al; Max Sil-

THOMAS DIMOND All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET NEW YORK Works: West 33d Street West 32d Street Tel., 1085 Murray Hill

verstein, att'y, 300 Broadway; Alexander Brough, ref. (Amt due, \$9,449.66; taxes, &c, \$940.) Mort recorded May 8, 1908. By Bryan L Kennelly. 61st st, No 241, n s, 200 e West End av, 25x 100.5, 5-sty stone front tenement. Jacob Low et al agt Israel H Goldberg et al; John E Brodsky, att'y, 49 Chambers st; Robert F Wagner, ref. (Amt due, \$2,579.99; taxes, &c, \$154.35; sub to a prior mort of \$12,000.) Mort recorded Dec 12, 1906. By Samuel Marx. Pinehurst av (proposed) | s w cor 181st st, 20.6x— 181st st | x26.1, vacant, gore, Fort Washington Syndicate agt Utility Realty Co et al; Ferriss, Roeser & Storck, att'ys, 165 Broadway; Eugene V Daly, ref. (Partition.) By Joseph P Day.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 9 to 23, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN.

9TH WARD, SECTION 4. DOUGLAS STREET (ST. JOHN'S PLACE) SEWER, between Plaza street and Underhill avenue. 12TH WARD, SECTION 2. HUNTINGTON STREET—SEWER, between Henry street and Hamilton avenue. 26TH WARD, SECTION 13. HEMLOCK STREET—SEWER, between Glenmore avenue and Pitkin avenue. 29TH WARD, SECTION 16. SEWER BASINS at the northeast and northwest corners of EAST 15TH STREET & DORCHESTER ROAD. 30TH WARD, SECTION 17. 53RD STREET—SEWER, between 11th and Fort Hamilton avenues. 30TH WARD, SECTION 19. 86TH STREET & 18TH AVENUE—RECEIVING BASIN at the northerly corner. 18TH AVENUE & BATH AVENUE—SEWER BASIN at the northerly corner.

HERMAN A. METZ, Comptroller. City of New York, August 7, 1909. (3199)

Department of Finance, Bureau for the Collection of Taxes, New York, September 1, 1909.

NOTICE TO TAXPAYERS.

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

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

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, AND WITH RETURN POSTAGE, PREPAID.

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

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

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

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

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

Thomas J. Drennan, Municipal Building, Borough of Brooklyn, New York.

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

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

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

NO REBATES ALLOWED.

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

DAVID E. AUSTEN, Receiver of Taxes.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 10, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

\*49th st, Nos 326 to 330, s s, 320 e 2d av, 55x100.5, 6-sty brk tenement and stores. (Amt due, \$30,828.06; taxes, &c, \$1,349.49; sub to a prior mort of \$52,000.) Wilhelmina Bohland et al. \$62,000 \*Rogers pl, Nos 967 & 967 1/2, w s, 508.10 n Westchester av, 34.6x70.9x 35.1x71.1, two 3-sty frame dwellings. (Amt due, \$2,936.98; taxes, &c, \$26; sub to two prior mortg aggregating \$9,000.) Victorine Curnick. \$13,126 \*Av D's w cor 10th st, 108x105, Unionport. (Amt due, \$1,273.70; taxes, 10th st &c, \$190; sub to prior mort of \$3,000.) Northern Bank of N Y. \$3,741

109th st, No 108, s s, 76 e Park av, 19x100.11, 4-sty brk tenement. (Sheriff's sale of all right, title, &c.) Wm H Meyer. \$291 Jackson av | s e cor 163d st, 72x25, 4-sty brk tenement and store. 163d st, No 720 (Sheriff's sale of all right, title, &c.) Withdrawn. \$— \*169th st, No 67, n s, 98.5 e Shakespeare av, 26.2x73.10x24x64.6, 1-sty frame rear building. (Amt due, \$6,499.01; taxes, &c, \$105.35.) Herman H Schurmann et al. \$5,000 \*Bleeker st, Nos 317 to 321 n e cor Grov'v st, runs n 73.4 x e 88.6 x s Grove st, Nos 49 to 53 1/2 | w 29.4 x e 36.7 x s 47 x w 117.9 to beg, three 6-sty brk tenements and stores. (Amt due, \$58,469.54; taxes, &c, \$—; sub to a first mort of \$90,000.) Rosalie Hyams et al. \$100,468 \*78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement, right, title and interest to 1-3 part. (Amt due, \$1,185.03; taxes, &c, \$69.) Mary M H Dayton. \$1,555 \*66th st, Nos 339 & 341, n s, 75 w 1st av, 37.6x100.5, 6-sty brk tenement. (Amt due, \$11,613.95; taxes, &c, \$—; sub to a first mort of \$37,000.) Samuel Wacht. \$47,662 Park av, Nos 1332 & 1334, w s, 25.11 s 101st st, 50x80, 6-sty brk tenement and stores. (Amt due, \$7,293.01; taxes, &c, \$1,072.23; sub to a first mort of \$35,000.) Golde & Cohen. \$41,000



DENNIS G. BRUSSEL ELECTRIC WIRING AND APPARATUS FOR LIGHT HEAT POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors Telephone, 3060 Mad. Sq. 15 West 29th St., New York

\*Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. (Amt due, \$5,906.47; taxes, &c, \$550; sub to a first mort of \$14,000.) Abraham Koffman 14,500

BRYAN L. KENNELLY.

80th st, No 179, n s, 133.4 w 3d av, 16.8x100, 3-sty stone front dwelling (voluntary). E E Muller 14,000
80th st, No 177, n s, 150 w 3d av, 16.8x100, 3-sty stone front dwelling (voluntary). E E Muller 14,000
Riverside Drive, No 413, e s, 52.7 n 113th st, 50x111.9x50x98.7, 2-sty and attic stone dwelling. (Amt due, \$14,171; taxes, &c, \$807.03; sub to a first mort of \$40,000.) Augustus L Hayes 57,240
169th st, No 359, n s, 79.11 e Findlay av, 20x90, 2-sty frame dwelling. (Amt due, \$1,670.09; taxes, &c, \$400.) John T E Vanderveer 6,250
Grand st, Nos 444 & 446 n e cor Ridge st, 43.10x100, 6-sty brk tenement. (Amt due, \$19,995.91; taxes, &c, \$8,077.44; sub to a first mort of \$72,000.) J W Nathanson 102,100

CHAS. A. BERRIAN.

(On the Premises.)

Duncomb av, w s, 150 s Julianna st, 25x125, Wakefield. (Amt due, \$—; taxes, &c, \$—.) Raffo Selite 850
Duncomb av, w s, 100 s Julianna st, 25x125, Wakefield. (Amt due, \$—; taxes, &c, \$—.) Michael Murtha 750
Newell av, e s, 150 s Julianna st, 50x125, Wakefield. (Amt due, \$—; taxes, &c, \$—.) Michael Murtha 2,400
Duncomb av, e s, 175 s Julianna st, 25x125, Wakefield. (Amt due, \$—; taxes, &c, \$—.) John H Behrmann 775

Duncomb av, w s, 125 s Julianna st, 25x125, Wakefield. (Amt due, \$—; taxes, &c, \$—.) Daniel O'Brien 750
Newell av, e s, 125 s Julianna st, 25x125, Wakefield. (Amt due, \$—; taxes, &c, \$—.) Michael Murtha 800
Newell av, e s, 100 s Julianna st, 25x125, Wakefield. (Amt due, \$—; taxes, &c, \$—.) Michael Murtha 825

SAMUEL GOLDSTICKER.

\*Cambreleng av n e cor 189th st, runs n 40 x e 150.6 to Beaumont av, x 189th st s 40 x w 149.7 to beg, 5-sty brk tenement and stores Beaumont av and vacant. (Amt due, \$9,068.85; taxes, &c, \$—; sub to three prior mort aggregating \$9,000.) Prospect Investing Co. 12,578 SAMUEL MARX.

\*Canal st, No 73 n w cor Allen st, 22.6x45, 7-sty brk loft and store building. (Amt due, \$12,396.27; taxes, &c, \$—.) Louis D Livingston et al 76,150

\*118th st, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty brk tenement. (Amt due, \$8,502.86; taxes, &c, \$127; sub to a first mort of \$41,000.) Irving S Dorf 47,000

Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty brk loft and store building. (Amt due, \$8,109.04; taxes, &c, \$40.) Adj to Sept. 23. 100

Total 625,811
Corresponding week, 1908 411,020
Jan. 1st, 1909, to date 46,811,997
Corresponding period, 1908 41,173,034

REAL ESTATE RECORDS

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

September 3, 4, 7, 8 and 9. (No. 89.)

BOROUGH OF MANHATTAN.

Beekman st, No 59 s s, 23.9 w Gold st, 23.9x109.7 to n s Ann st, Ann st, No 89 x23.2x103.9, 5-sty stone front loft and store building. Eliza C Foot to Lawrence Foot of Canton, Miss. 3/4 part. Mort \$12,000. Aug 18. Sept 7, 1909. 1:93—35. A \$45,000—\$65,000. 8,000

Broome st, No 113, s s, 125 e Pitt st, 25x100, 6-sty brk tenement and stores. FORECLOS, Sept 2, 1909. Maurice J McCarthy ref to Simon Hammerstein. Sept 3. Sept 7, 1909. 2:336—14. A \$21,000—\$42,000. 37,271.11

Cooper st, n e cor Hawthorne st, 200x100, vacant. John R Salmon to John Whalen. B & S. All liens. Sept 1. Sept 3, 1909. 8:2240—33 and 37. A \$19,000—\$22,000. nom

Cherry st, No 222, n s, 122.3 e Pike st, runs n 163.11 x e 37.9 x s 97.5 and 64.2 to st x w 37.7 to beginning, 6-sty brk tenement and stores. Bernard Golden to Maria Gumlick. B & S. All liens. Sept 3, 1909. 1:255—8. A \$35,000—\$82,000. other consid and 100

Cathedral Parkway or s s, 100 w Amsterdam av, 25x70.11, vacant. 110th st

Cathedral Parkway or s s, 150 w Amsterdam av, 25x70.11, vacant. 110th st

Geo W Ellis to Carlyle Realty Co. B & S. Mort \$12,000. Sept 7. Sept 8, 1909. 7:1881—37 and 39. A \$26,000—\$26,000. other consid and 100

Cathedral Parkway, or 110th st, s s, 175 w Amsterdam av, 25x70.11, vacant.

Cathedral Parkway, or 110th st, s s, 125 w Amsterdam av, 25x70.11, vacant.

Geo A Morrison to Carlyle Realty Co. Sept 9, 1909. 7:1881—38 and 40. A \$26,000—\$26,000. 1,000

Caroline st, No 8, e s, 59.4 n Duane st, 28.5x80, 5-sty brk tenement and store. PARTITION, July 26, 1909. H Seymour Eisman referee to Hankinson Realty Co. Sept 3. Sept 8, 1909. 1:142—26. A \$16,000—\$22,000. 19,800

Fort Charles pl E (Van Corlear pl), s s, 136.1 w Marble Hill av (Kingsbridge road), runs s 31.5 x s w 88.6 x n w 83.11 to pl x e 102.11 to beginning, vacant. Marble Hill Real Estate Co to Edward B Corey, of Far Rockaway, N Y. B & S. Sept 3, 1909. 13:3402—498 and 500. A \$4,700—\$4,700. 8,000

Fort Charles pl E (Van Corlear pl), s s, 136.1 w Marble Hill av, 62.7x63.5x53.10x31.5, vacant. Edward F Corey to Chas J Numan. Sept 7, 1909. 13:3402—500. A \$2,200—\$2,200. 4,000

Gouverneur st, No 45, w s, 113.6 s Madison st, 16.6x64.3x16.11x63.6, 3-sty brk tenement. Sarah Green et al HEIRS, &c, Isidor Saberski to Rosa Saberski widow. B & S. All liens. July 20, 1908. Sept 3, 1909. 1:268—17. A \$8,000—\$10,000. nom

Houston st, No 331 East, s s, abt 25 w Ridge st, 25x80, 5-sty brk tenement and store. Pincus Lowenfeld et al to Philip Krauss. Sept 9, 1909. 2:345—17. A \$18,000—\$25,000. other consid and 100

Same property. Philip Krauss to Pincus Lowenfeld and William Prager. Sept 9, 1909. 2:345. other consid and 100

Houston st, Nos 309 and 311, s s, 60 w Attorney st, 50x100, one 2 and one 3-sty brk tenements and stores and two 4-sty brk tenements in rear.

Houston st, No 331, s s, abt 25 w Ridge st, 25x80, 5-sty brk tenement and store.

Guy Minton et al EXRS, &c, James M Bonsall to Pincus Lowenfeld and William Prager. 1/4 part. All title. Aug 2. Sept 9, 1909. 2:350—57 and 59. A \$41,500—\$45,000, and 345—17. A \$18,000—\$25,000. 18,750

Same property. Ann E Ayers widow et al to same. 3/4 parts. Aug 2. Sept 9, 1909. 2:350 and 345. other consid and 100

Madison st, No 220, s s, 52.2 w Jefferson st, 26.1x100, 5-sty brk tenement and store. FORECLOS, Aug 5, 1909. Joseph C Levi ref to Theodore Bitterman and Julia S Harris. Aug 6. Sept 7, 1909. 1:271—16. A \$21,000—\$40,000. \$5,000 over and above 1st mort \$—

Norfolk st, No 169, w s, 275 s Houston st, 25x100, 5-sty brk tenement and store. Louis Brill to Samuel Silverman. Mort \$37,700. May 13, 1908. Sept 8, 1909. 2:355—27. A \$22,000—\$37,000. other consid and 100

Pine st, No 83, s w s, 47.4 w Water st, 20.4x40.2x20.2x40.2, 5-sty brk loft and store building. Morris Weinstein to Geo W Cisney. Mort \$15,000. Mar 16. Sept 3, 1909. 1:39—11. A \$11,000—\$16,000. 100

St Nicholas pl, No 83, w s, 224.4 n 153d st, 50x112, 6-sty brk tenement. Realty Transfer Co to Samuel Greenfield. Mort \$65,000. Sept 1. Sept 4, 1909. 7:2069—part of lot No 11. other consid and 100

Sullivan st, No 64 1/2, w s, abt 130 n Broome st, 15x47.6x—x55.9 n s, 3-sty frame (brk front) tenement and store. PARTITION, July 26, 1909. H Seymour Eisman referee to Morris Abrahams. Sept 3. Sept 4, 1909. 2:490—38. A \$4,000—\$5,000. 9,200

Spring st, No 20, s s, 94.6 w Elizabeth st, runs s 80 x w 15 x s 50 x e 22.11 x n 125.4 to Spring st, x w 22.7 to beginning, 6-sty brk tenement and store. Giovanna Caggiano to Roma Construction and Engineering Co. Mort \$42,000. Aug 28. Sept 7, 1909. 2:479—18. A \$23,000—\$55,000. other consid and 100

Washington st, Nos 543 and 545, on map Nos 541 and 543, e s, 97 n Charlton st, 49.8x60x50x62.3, two 2-sty frame (brk front) stables. 2:598—25 and 26. A \$17,000—\$17,500.

Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8, 4-sty brk tenement and store. 2:598—31. A \$10,000—\$11,000.

Washington st, Nos 452 and 454 s w cor Watts st, 46.8x68.2, two Watts st, Nos 145 and 147 4-sty brk tenements and stores. 1:224—13 and 14. A \$28,000—\$36,000.

Caroline st, No 8, e s, abt 59.4 n Duane st, 28.5x80, 5-sty brk tenement and store. 1:142—26. A \$16,000—\$22,000.

Robert Hankinson et al to Hankinson Realty Co. Q C. Sept 7. Sept 8, 1909. 1:18. nom

MILLER, McMANN & DONLEY INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER H. W. McMANN J. E. DONLEY Tel., 2780 & 2781 Murray Hill 505 FIFTH AVENUE



# Ramsdell's Metallic Wash Tub Covers

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Insure perfect sanitation and cleanliness. No warping or splitting. No vermin can germinate. Made to fit any tub. The recognized cover in the building trade.

**Ramsdell Manufacturing Co.**  
83-85 Manhattan St., New York

Same property. Charles Hankinson et al to same. Q C. Aug 19. Sept 8, 1909. 1:18, 142, 224, 2:598. nom

Washington st, Nos 543 and 545, on map Nos 541 and 543, e s, 97 n Charlton st, 49.8x60x50x62.3, two 2-sty frame (brk front) stables. 2:598-25 and 26. A \$17,000-\$17,500.

Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8, 4-sty brk tenement and store. 2:598-31. A \$10,000-\$11,000. PARTITION, July 26, 1909. H Seymour Eisman referee to Hankinson Realty Co. Sept 3. Sept 8, 1909. 1:18. 17,500 over and above 1st mort for 15,000

Washington st, No 255 | s e cor Murray st, 26.6x80, two 4-sty Murray st, Nos 92 and 94 | brk loft and store buildings. PARTITION, June 22, 1909. Geo C Austin referee to Mabel G Maynard, of Orange, N J. Sub to annual ground rent of \$12.50. Sept 7. Sept 8, 1909. 1:129-11. A \$38,000-\$46,000. 60,000

Same property. Mary R King and ano to Ellen King. Assign 2-3 parts. All title to ground rents of above. July 13, 1896. Sept 8, 1909. 1:129. nom

Same property. Assignment of interest in ground rent as above. Ellen King to Wm H Hamilton. All title. Mar 15, 1909. Sept 8, 1909. 1:129. 312,50

Same property. Wm H Hamilton to Mabel G Maynard. Assign ground rents as above. All title. July 21. Sept 8, 1909. 1:129. 500

Washington st, Nos 452 and 454 | s w cor Watts st, 46.8x68.2, two Watts st, Nos 145 and 147 | 4-sty brk tenements and stores. PARTITION, July 26, 1909. H Seymour Eisman referee to Hankinson Realty Co. Sept 3. Sept 8, 1909. 1:224-13 and 14. A \$28,000-\$36,000. 42,900

3d st E, No 11, n s, 300 w 2d av, 25x83.9x25.6x83.9, 5-sty brk tenement and store. Morris Florea to Mayer Reiss. All liens. Sept 7. Sept 8, 1909. 2:459-44. A \$17,000-\$30,000. nom

3d st E, No 11, n s, 300 w 2d av, 25x83.9x25.6x83.9, 5-sty brk tenement and store.

3d st E, No 13, n s, 275 w 2d av, 25x87, 5-sty brk tenement and store. Charlotte Weinreich to Morris Floria. All liens. June 29. Sept 8, 1909. 2:459-43 and 44. A \$34,000-\$60,000. nom

3d st E, No 13, n s, 275 w 2d av, 25x87, 5-sty brk tenement and store. Morris Florea to Jennie Alexander. All liens. Sept 7. Sept 8, 1909. 2:459-43. A \$17,000-\$30,000. nom

4th st E, No 145, n s, 137.11 e 1st av, 25x96.2, 5-sty brk tenement and store. Nathan Sachs to Katy Sachs. B & S. All liens. Sept 7. Sept 8, 1909. 2:432-52. A \$17,000-\$21,000. nom

6th st E, Nos 709 and 711, n s, 154.4 e Av C, 44.11x90.10, 6-sty brk tenement and stores. FORECLOS, Aug 19, 1909. Geo E Weller referee to Gustave S Boehm. Mort \$49,000. Sept 3, 1909. 2:376-58. A \$25,000-\$62,000. 10,500

10th st E, Nos 374 to 378, s s, 243 w Av C (as in year 1826), 50x 92.3, 6-sty brk tenement and stores. Isaac Miller to Hattie wife Isaac Miller. 2-3 parts. All title. Mort 2-3 of \$67,000. Sept 3, 1909. 2:392-22. A \$34,000-\$75,000. nom

20th st W, No 318, s s, 249.9 w 8th av, 25.1x92, 3-sty brk dwelling. John H Rohde to Francis A Ray. Sept 8, 1909. 3:743-56. A \$12,000-\$15,000. other consid and 100

25th st W, No 255, n s, 559.8 w 7th av, 20.6x98.9, 4-sty brk dwelling. Richard A Henriques et al EXRS, &c, Louis N Henriques to Abraham Jacobs. Aug 18. Sept 8, 1909. 3:775-11. A \$11,000-\$14,000. nom

27th st W, No 213, n s, 143.2 w 7th av, 20x98.9, 4-sty brk tenement and store. Alex H Pincus to Manuel Goldberg. ¼ part. All liens. Feb 24. Sept 3, 1909. 3:777-33. A \$11,000-\$12,500. other consid and 100

27th st W, Nos 28 to 32, s s, 291.6 e 6th av, 58.9x98.9, 12-sty brk loft and store building. James Livingston Construction Co to Thos A Sperry, of Cranford, N J. Mort \$250,000. Sept 1. Sept 3, 1909. 3:823-64. A \$135,000-P \$205,000. other consid and 100

34th st E, No 314, s s, 207.6 e 2d av, 21.3x98.9, 6-sty brk loft and store building. Morris Ginsberg to Marcus Rosenthal. ½ part. All title. All liens. May 22. Sept 3, 1909. 3:939-52. A \$11,500-P \$14,000. nom

Same property. Harry Brown to same. ½ part. All title. All liens. Aug 18. Sept 3, 1909. 3:939. nom

34th st W, No 258, s s, 173.6 e 8th av, 13.3x84.6, 4-sty stone front dwelling.

Interior lot, at e 1 blk bet 33d and 34th sts and 173.6 e 8th av, runs e 26.6 x n 14.3 x w 26.6 x s 14.3 to beginning, vacant. Alex H Pincus to Manuel Goldberg. 1-3 part. All liens. Feb 24. Sept 3, 1909. 3:783-77. A \$27,000-\$29,000. other consid and 100

34th st W, No 256, s s, 186.9 e 8th av, 13.3x84.6, 4-sty stone front dwelling. Alex H Pincus to Manuel Goldberg. 1-6 part. All liens. Feb 24. Sept 3, 1909. 3:783-76. A \$26,000-\$28,000. other consid and 100

37th st W, No 251, n s, 200 e 8th av, 16x98.9, 4-sty brk dwelling. Frances O Closey to Everett Jacobs. Mort \$12,500. Aug 30. Sept 3, 1909. 3:787-17. A \$14,000-\$17,500. other consid and 100

38th st E, No 142, s s, 120 e Lexington av, 20x98.9, 3-sty stone front dwelling. Frank K Linscott to Henry C Meyer, of Montclair, N J. All title. May 20. Sept 3, 1909. 3:893-62. A \$20,000-\$25,000. nom

38th st E, s s, 140 e Lexington av, —x—. Party wall extension agreement. Henry C Meyer of Montclair, N J, with Chas C Burlingham, N Y. Sept 1. Sept 8, 1909. 3:893. nom

41st st E, No 10, s s, 160.10 e 5th av, 20.10x102.6x20.10x103.1, 4-sty stone front dwelling.

41st st E, No 12, s s, 181.8 e 5th av, 20.10x101.11x20.10x102.6, 4-sty stone front building and store and 3-sty brk building in rear.

40th st E, No 7, n s, 175 e 5th av, 25x95.6x25x94.9, 5-sty stone front club house.

Thos B Clarke and Wm K Vanderbilt, Jr, as surviving joint tenants to Thos B Clarke, Wm K Vanderbilt, Jr, and Moses Taylor as joint tenants. Sept 8. Sept 9, 1909. 5:1275-8, 65 and 65½. A \$239,000-\$292,000. nom

48th st E, No 321, n s, 275 e 2d av, 25x100.5, 5-sty brk tenement. Giovanni Mandaro to Luigi Avezzano. Mort \$20,000. Sept 7. Sept 9, 1909. 5:1341-12. A \$9,000-\$22,000. other consid and 100

49th st E, Nos 326 to 330, s s, 320 e 2d av, 55x100.5, 6-sty brk tenement and stores. FORECLOS, Sept 7, 1909. Edwin W Sohmer ref to Wilhelmina Bohland and Rosina Alkier. Sept 7, 1909. 5:1341-38. A \$22,000-\$68,000. \$10,000 over and above 1st mort for 52,000

54th st W, No 158, s s, 119 e 7th av, 18.6x100.5, 4-sty and basement stone front dwelling. Annie E Logue to Howard H Logue. Mort \$12,000. Sept 1. Sept 3, 1909. 4:1006-59½. A \$21,000-\$22,000. 100

57th st E, No 11, n s, 228 e 5th av, 22x100.5, 4-sty and basement stone front dwelling. Fritz Achelis to Abby A wife Moritz B Philipp. Sept 1. Sept 9, 1909. 5:1293-10. A \$100,000-\$125,000. nom

57th st E, No 9, n s, 200 e 5th av, 28x100.5.

57th st E, No 11, n s, 228 e 5th av, 22x100.5. Restrictive agreement. Bertha F wife Fritz Achelis with Abby A wife Moritz B Philipp. Sept 1. Sept 9, 1909. 5:1293. nom

60th st E, Nos 323 and 325, n s, 275 w 1st av, 50x100.5, two 5-sty brk tenements and stores. Abraham Greenberg to Esther Greenberg and Celia Littenberg. Sept 2. Sept 3, 1909. 5:1435-14 and 15. A \$18,000-\$37,000. other consid and 100

70th st E, Nos 507 and 509, n s, 173 e Av A, 50x100.5, two 1-sty frame shops. Aaron Futterman to John Hasbrouck. Mort \$9,000. Sept 2. Sept 3, 1909. 5:1482-8 and 9. A \$12,000-\$12,000. other consid and 100

76th st W, No 133, n s, 325 w Columbus av, 19x102.2, 4-sty and basement stone front dwelling. Brent Good INDIVID and TRUSTEE to James W Good, Jr, Carolyn G Leonard and Annie M Good. B & S. Apr 5. Sept 3, 1909. 4:1148-19. A \$13,500-\$25,000. nom

78th st E, Nos 308 to 312, s s, 125 e 2d av, 49x102.2, 6-sty brk tenement and stores. Emma Krohn to Samuel Rodt. Mort \$75,000. Sept 3, 1909. 5:1452-47. A \$18,000-\$62,000. nom

81st st W, No 176, s s, 79 e Amsterdam av, 37x102.2, 5-sty brk tenement. Wm M Benger to Chas R Hubert, of Yonkers, N Y. Morts \$43,500 and all liens. Sept 1. Sept 3, 1909. 4:1211-61. A \$22,000-\$48,000. other consid and 100

87th st W, No 45, n s, 250 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Walter S Coleman and ano EXRS, &c, Lillian G Cavanagh to Sarah E Crowell. Mort \$28,000. Aug 26. Sept 9, 1909. 4:1201-11. A \$13,500-\$32,000. other consid and 100

Same property. Sarah E Crowell to Edwin B Curtiss. Mort \$28,000. Sept 8. Sept 9, 1909. 4:1201. other consid and 100

88th st E, No 123, n s, 312.2 e Park av, 25.6x100.8, 5-sty brk tenement. George Lapp to Geo E Lapp. Mort \$27,000. Sept 3, 1909. 5:1517-14. A \$14,000-\$25,000. nom

91st st E, No 314, s s, 225 e 2d av, 25x100.8, 5-sty brk tenement. Abraham Nadelberg to Yetta Farber and Rebecca Fischer. Morts \$21,250. Sept 8. Sept 9, 1909. 5:1553-43. A \$8,500-\$22,000. other consid and 100

92d st W, Nos 292 and 294, s s, 150 w Broadway, 75x135.10x75.2x 140.10, two 6-sty brk tenements. Thos A Sperry to Harold J Hirst, of Ridgewood, N J. Mort \$150,000. Aug 27. Sept 3, 1909. 4:1239-58 and 59. A \$80,000-\$230,000. nom

92d st W, Nos 292 and 294, s s, 150 w Broadway, 75x135.10 to n s of a lane x75.2x140.10, two 6-sty brk tenements. Harold J Hirst to Martha E Thompson. Morts \$225,000. Aug 31. Sept 4, 1909. 4:1239-58 and 59. A \$80,000-\$230,000. nom

94th st W, No 120, s s, 227.4 w Columbus av, 27.4x91.8 to n s Apthorps lane, with all title to n ½ of Apthorps lane, 5-sty stone front tenement. Wm M Benger to Chas R Hubert of Yonkers, N Y. Morts \$31,000. Sept 1. Sept 3, 1909. 4:1224-42. A \$15,000-\$31,000. other consid and 100

94th st W, No 120, s s, 227.4 w Columbus av, 27.4x91.8 to n s Apthorps lane, with all title to n ½ of Apthorps lane, 5-sty stone front tenement. Chas R Hubert to Geo J Helmer of Nyack, N Y. Morts \$31,000. Sept 2. Sept 8, 1909. 4:1224-42. A \$15,000-\$31,000. other consid and 100

94th st E, No 132, s s, 270 e Park av, 20x100.8, 4-sty stone front tenement.

94th st E, No 130, s s, 250 e Park av, 20x100.8, 4-sty stone front tenement. John E Simons et al to Chas J McGilroy of State of Massachusetts. Mort \$34,000. Aug 31. Sept 8, 1909. 5:1522-60½ and 61. A \$22,000-\$32,000. nom

101st st E, No 131, n s, 75 w Lexington av, 25x100.11, 5-sty brk tenement. Nathan Freier to Abraham Freier. Mort \$16,000. Sept 3. Sept 4, 1909. 6:1629-13. A \$10,000-\$19,000. nom

101st st E, No 129, n s, 100 w Lexington av, 25x100.11, 5-sty brk tenement. Nathan Freier to Abraham Freier. Mort \$17,500. Sept 3. Sept 4, 1909. 6:1629-12. A \$10,000-\$19,000. other consid and 100

102d st W, No 305, n s, 100 w West End av, 20x100.11, 3-sty and basement stone front dwelling. Anna M Jeroloman to Angela K Edwards and Ursula Kirkpatrick. Sept 1. Sept 8, 1909. 7:1890-13. A \$13,600-\$25,000. other consid and 100

102d st E, No 332, s s, 137.6 w 1st av, 37.6x100.11, 6-sty brk tenement and store. Chas E Rahm to Susie Karlinsky. Mort \$35,850. Sept 1. Sept 8, 1909. 6:1673-33. A \$11,500-\$43,000. nom

103d st E, No 163, n s, 150 w 3d av, 30x100.11, 4-sty brk tenement. The Ernestine Realty Co to Leroy Weill. Mort \$13,000. July 1. Sept 9, 1909. 6:1631-30. A \$12,000-\$21,000. nom



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17 BATTERY PLACE, NEW YORK

- 114th st W, No 37, n s, 495 w 5th av, 25x100.11, 5-sty brk tenement. Louis Starr to Esther Schulman. Mort \$20,000. Sept 8. Sept 9, 1909. 6:1598-17. A \$13,000-\$25,000.
- 115th st W, No 110, s s, 225 w Lenox av, 25x100.11, 5-sty brk tenement. Abraham Ufland to John M Gibson. Mort \$20,000. Sept 1. Sept 3, 1909. 7:1824-45. A \$12,000-\$24,000.
- 115th st W, No 112, s s, 250 w Lenox av, 25x100.11, 5-sty brk tenement. Abraham Ufland to John M Gibson. Mort \$20,000. Sept 1. Sept 3, 1909. 7:1824-46. A \$12,000-\$24,000.
- 115th st W, No 114, s s, 275 w Lenox av, 25x100.11, 5-sty brk tenement. Abraham Ufland to Emil Koch and Alice his wife as tenants by entirety. Mort \$20,000. Sept 1. Sept 3, 1909. 7:1824-47. A \$12,000-\$24,000.
- 115th st W, No 116, s s, 300 w Lenox av, 25x100.11, 5-sty brk tenement. Abraham Ufland to Lizzie Schauerman. Mort \$20,000. Sept 1. Sept 3, 1909. 7:1824-48. A \$12,000-\$24,000.
- 115th st W, Nos 110 and 112, s s, 225 w Lenox av, 50x100.11, two 5-sty brk tenements. John M Gibson to Louis Bernstein. Mort \$25,000. Sept 1. Sept 3, 1909. 7:1824-45 and 46. A \$24,000-\$48,000.
- 117th st E, Nos 124 and 126, s s, 215 e Park av, 44.7x100.11, 6-sty brk tenement.
- 117th st E, Nos 128 and 130, s s, 259.7 e Park av, 44.6x100.11, 6-sty brk tenement.
- 117th st E, Nos 132 to 136, s s, 304.1 e Park av, 44.7x100.11, 6-sty brk tenement.
- Epsilon Holding Co to Pincus Lowenfeld and William Prager. Morts \$175,500 and all liens. Sept 8, 1909. 6:1644-59 to 62. A \$54,000-\$160,500.
- 119th st W, No 39, n s, 306 w 5th av, 70x100.11, 1-sty brk and stone church. Lenox Avenue Union Church in N Y to Congregation Mount Zion of N Y. Morts \$70,000. Sept 9, 1909. 6:1718-24. A Exempt-Exempt. 80,000
- 120th st W, No 20, s s, 200 w 5th av, 18x114.3 to Old Manhattan road, closed, x18.7x119.2, 3-sty and basement stone front dwelling. Mary A Cohnfeld widow to Lewis Steinhardt. Q C. Sept 7. Sept 8, 1909. 6:1718-44½. A \$11,000-\$17,000. nom
- 120th st W, No 20, s s, 200 w 5th av, 18x114.3 to Old Manhattan road, closed, x18.7x119.2, 3-sty and basement stone front dwelling. Lewis Steinhardt to Abram Ratkowsky. Mort \$11,000. Sept 8, 1909. 6:1718-44½. A \$11,000-\$17,000.
- 121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to st, x e 41 to beginning, 6-sty brk tenement and stores. Esther Schulman to George Freeman. Mort \$42,500. Sept 4. Sept 7, 1909. 6:1808-31. A \$-\$. 100
- 121st st E, No 404, s s, 100 e 1st av, 25x100.11, 5-sty brk tenement. Joseph Solomon to Max Cohen. All liens. Sept 2. Sept 3, 1909. 6:1808-46. A \$6,000-\$16,000. other consid and 100
- 129th st W, No 149, n s, 275 e 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. Margaret Ludlow to Katie F Tucker. Mort \$10,500. Aug 31. Sept 3, 1909. 7:1914-13. A \$7,300-\$9,500. 100
- 141st st W, Nos 212 and 214, s s, 225 w 7th av, 50x99.11, 5-sty brk tenement. FORECLOS, Aug 31, 1909. Edward L Parris referee to Fredk W Jockel. Mort \$50,000. Sept 2. Sept 3, 1909. 7:2026-43. A \$18,000-\$63,000. 18,000
- Same property. Fredk W Jockel to The Herald Realty Co. Morts \$62,500. Sept 2. Sept 3, 1909. 7:2026. other consid and 100
- 144th st W, s s, 100 e Broadway, 100x99.11, 6-sty brk tenement. Release mort. Colored Orphan Asylum & Assoc for the Benefit of Colored Children in City N Y to Young Realty & Const Co. Aug 14. Sept 3, 1909. 7:2075-part of lot No 39. 31,500
- 155th st W, Nos 463 and 467, n s, 124 e Amsterdam av, 75x99.11, 1-sty frame dwelling and 2-sty brk dwelling. John R Salmon to John Whalen. B & S. All liens. Sept 1. Sept 3, 1909. 8:2107-55 to 57. A \$34,000-\$38,300. nom
- 156th st W, No 550, s s, 308 e Broadway, 17x99.11, 4-sty brk tenement. Laura F wife of and John J Leddy to Adolph G Seiler. Mort \$11,500. Sept 3. Sept 4, 1909. 8:2114-18. A \$6,300-\$14,500. other consid and 100
- 162d st W, No 521, n s, 476 e Broadway, 19x99.11, 3-sty and basement stone front dwelling. Josephine H Larkin to Maria Coakley. Mort \$14,500. Aug 20. Sept 7, 1909. 8:2122-8. A \$6,800-\$13,500. other consid and 100
- 163d st W, Nos 463 and 465, n s, 125 e Amsterdam av, 50x112.6, two 5-sty brk tenements. Release mort. Clarence S Weller to Samuel Greenfield. Sept 1. Sept 4, 1909. 8:2110-103 and 104. A \$16,000-\$49,000. nom
- Same property. Samuel Greenfield to Realty Transfer Co. Morts \$50,000. Sept 1. Sept 4, 1909. 8:2110. nom
- 164th st W, n s, 100 e Broadway, 125x100, vacant. Ray E and David Matshak EXRS Samuel Matshak to Alexander Duff Operating Co. Mort \$17,500. Aug 30. Sept 8, 1909. 8:2122-100. A \$40,000-\$40,000. other consid and 100
- 164th st W, s s, 100 e Broadway, 265x99.11, vacant. Rachel Mednik to Heights Metropole Construction Co. July 29. Sept 4, 1909. 8:2122-105-85,000-\$85,000. nom
- Av B, No 159 | n e cor 10th st, 23.8x93. |  
10th st, Nos 345 and 347 |  
Av B, No 161, s e s, 23.8 n e 10th st, 23.8x93, 6-sty brk tenement |  
and stores. |  
Max Radt to Victor Muller of Brooklyn. Mort \$109,000. Aug |  
31. Sept 7, 1909. 2:393-1. A \$50,000-\$90,000. |  
other consid and 100
- Av D, No 65, n w s, 58.9 n e 5th st, 19.7x82, 3-sty brk dwelling. Isak Stang to Daniel Spitzer. ½ part. All liens. Sept 1. Sept 3, 1909. 2:375-41. A \$10,000-\$12,000. 100
- Amsterdam av, No 1315, | s e cor 125th st, 25.2x100, 6-sty brk tene- |  
125th st, No 456. | ment and store. Abraham Jacobs et al |  
to Richard A, Geo A, Chas L and Maria C Henriquez, Clara H |  
Castellanos and Maria de los Dolores, Henriquez Cardona. Mort |  
\$64,500. Sept 1. Sept 9, 1909. 7:1965-61. A \$23,000-\$52,000. |  
other consid and 100
- Broadway, No 60. The cigar stand business. Power of attorney. Bessie Rosenthal to Abraham Rosenthal. Aug 10. Sept 9, 1909.
- Broadway, No 1439, w s, 92 n 40th st, 20.9x54.8x21.9x60.5, 4-sty brk building and store. Thomas Simpson to Edwin Wolf of Philadelphia, Pa. Mort \$90,000 and all liens. Sept 8. Sept 9, 1909. 4:993-10. A \$105,000-\$115,000. other consid and 100
- Broadway, Nos 3136 to 3142 | n e cor 125th st, 99.11x75, 7-sty brk |  
125th st | tenement and stores. Release as- |  
signment of rents recorded May 19, 1909. Nathan J and Moses |  
Packard to Caroline Uhlig. Sept 8, 1909. 7:1980-1. A \$72,- |  
000-\$170,000. nom
- Claremont av, No 181, w s, 400.2 s 127th st, 50x100, 6-sty brk tenement. D Sherwood Green to Matthew L Blair, Jr. Mort \$60,000. Aug 26. Sept 3, 1909. 7:1994-60. A \$28,000-\$80,000. other consid and 100
- Same property. Matthew L Blair, Jr, to Wm M Benger, of Leonia, N J. All liens. Sept 2. Sept 3, 1909. 7:1994.
- Columbus av, No 72, w s, 25.8 s 63d st, 25x100, 4-sty stone front tenement and store. Charles May and ano EXRS Geo V N Baldwin to Patrick Kiernan. Mort \$17,000. Aug 24. Sept 8, 1909. 4:1134-35. A \$24,000-\$29,000. 42,000
- Lenox av, No 360. | n e cor 128th st, 24.11x75, 4-sty brk tene- |  
128th st, Nos 85 and 87. | ment and stores. Margt A Norris to |  
Kath E Meyer of Yonkers, N Y. Mort \$33,000 and all liens. |  
Sept 8. Sept 9, 1909. 6:1726-1. A \$28,000-\$40,000. |  
other consid and 100
- Lexington av, Nos 1248 to 1250½ | n w cor 84th st, runs n 102.2 x |  
84th st, No 133 | w 41.9 x s 70.6 x e 0.6 x s 31.8 |  
to st x e 41.3 to beginning, 5-sty brk tenement and stores. David |  
L Korn to Max Arnstein. Mort \$80,000. Sept 1. Sept 3, 1909. |  
5:1513-16. A \$50,000-\$70,000. other consid and 100
- Lexington av, No 2139, e s, 39.11 s 129th st, 20x60, 4-sty brk tenement. Michael Katz to B Walter Barnett. Mort \$5,000. Sept 1. Sept 7, 1909. 6:1777-52. A \$7,000-\$11,500. nom
- Lexington av, e s, 39.11 s 129th st, strip 0.1x60. Release mort. Equitable Life Assurance Soc of the U S to Michael Katz. Aug 31. Sept 7, 1909. 6:1777. nom
- Manhattan av, No 525, w s, 36.11 s 122d st, 16x90, 3-sty and basement stone front dwelling. William Dutcher to Henry Wacker. Mort \$8,000. Sept 8, 1909. 7:1948-51. A \$8,000-\$12,500. other consid and 100
- Park av, w s, 51.7 n 84th st, runs w 82 x n 25 x w 0.2½ x n 30.6 x e 82.2½ to av x s 55.6 to beginning, vacant. Charter Realty Co to Lawyers Realty Co, a corpn. Morts \$55,000. Aug 31. Sept 8, 1909. 5:1496-36 and 37. A \$54,000-P \$56,000. other consid and 100
- 2d av, Nos 19 and 21 | n w cor 1st st, 35.9x70, two 4-sty brk tene- |  
1st st, Nos 26 and 26½ | ments and stores. Katie Hirschhorn to |  
Isaac Hirschhorn. Aug 10. Sept 3, 1909. 2:457-36 and 37. A |  
\$29,000-\$38,000. nom
- 2d av, No 1921, w s, 51 n 99th st, 25x79, 5-sty brk tenement and store. Fannie wife of Moritz Sondberg to Jacob Ernst. Mort \$19,500. Sept 3. Sept 7, 1909. 6:1649-23. A \$11,000-\$19,000. other consid and 100
- 4th av, No 327 (321), e s, 40 n 24th st, 20x83, 3-sty brk tenement and store. Wm A Pusch to Beatrice S Pusch. ½ part. Sept 8, 1909. 3:880-3. A \$33,000-\$37,000. nom
- 5th av, No 516, | n w cor 43d st, 29x125, 4-sty stone front build- |  
43d st, No 1. | ing and store. Sound Realty Co to Camolin |  
Realty Co, a corpn. Mort \$600,000. July 30. Sept 9, 1909. |  
5:1259-33. A \$500,000-\$535,000. other consid and 100
- 8th av, No 2379, w s, 25 s 128th st, 25x84, 5-sty brk tenement and store. Max Bernstein to Augustin A Wolfe. Mort \$20,000. Sept 1. Sept 4, 1909. 7:1954-35. A \$15,500-\$23,000. other consid and 100

## MISCELLANEOUS.

- General release of dower in and to all real property wherever situate. Helen Kelly Gould, N Y, to Frank J Gould, of Tarrytown, N Y. All title. Q C. Aug 31. Sept 8, 1909. 108,000
- General release of contract dated July 1, 1907, &c. Benjamin Tishman of Brooklyn to Samuel Tishman of N Y. Aug 30. Sept 4, 1909. 500
- Power of attorney. Laura wife Fritz Selje to said Fritz Selje. May 8. Sept 4, 1909. P A.
- Power of attorney. Geo E Keith to Eldon B Keith. May 1, 1907. Sept 3, 1909. P A.
- Power of attorney. Tillie Osterer to Max Osterer. Aug 18. Sept 7, 1909.
- Power of attorney. Elizabeth MacCarthy, of Summit, N J, to Albert H MacCarthy her husband. Aug 26. Sept 7, 1909.
- Power of attorney. Sarah E Rolston to Louis B Rolston. June 14, 1907. Sept 9, 1909.
- Power of attorney. Geo B Hayes to Fredk L Taylor. Aug 13. Sept 9, 1909.

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### BOROUGH OF THE BRONX.

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

Burnet pl, late 146th st, s s, 50 e Barry st, late Leggett av, 50x100 and being lots 249 and 250 map Westchester property of Edw T Young, Springhurst, vacant. Bernard E Goepfert to Fredk Meyer. Mort \$2,000. Aug 9. Sept 3, 1909. 10:2737. nom

Cottage pl, No 5, on map No 7, w s, 190 n 170th st, 25x100, 2-sty frame dwelling. Celia Mautner to Elizabeth Williams and Lillie Harden. Mort \$4,000. Sept 1. Sept 4, 1909. 11:2932. other consid and 100

Coster st, e s, 200 s Spofford av, 360x100, vacant. Hunts Point Estates, a corpn, to Feiser Realty & Construction Co. B & S. Sept 8, 1909. 10:2764 and 2769. other consid and 100

Dawson st, No 1083, n s, 166.8 w Leggett av, runs n 74.7 x n w — x s 80.11 to st, x e 16.8 to beginning, 2-sty frame dwelling. Ida Watstein to Samuel Watstein. All liens. Aug 16. Sept 8, 1909. 10:2687. nom

Devoe terrace, late Park View pl, n w s, 375.8 s 190th st, runs n w 70 x s w 52.2 x s w 3.7 x s e 94.10 to pl x n e 50 to beginning, vacant. Wm D Cameron to Philip Cahill. Mort \$2,900. Sept 2. Sept 3, 1909. 11:3219. 100

Devoe Terrace, late Parkview pl | s e cor 190th st, 85x85x68.11x190th st | 86.6, vacant. Hugh McLernon et al to Terrace Construction Co. Mort \$4,000. Aug 30. Sept 7, 1909. 11:3219. other consid and 100

\*Forest st, w s, 100 n West Farms road, and being lot 38 map (No 1047 in Westchester Co) of J J Gleason at Westchester, 25x100. Sarah Carroll to James F Clancy. Mort \$800. Aug 30. Sept 3, 1909. nom

Fox st, w s, 100 s 163d st, runs w 107.7 x s 240 x e 110.7 to st, x n 0.9 to an aple x again n 239.5 to beginning, vacant. Release mortgage. Lawyers Title Ins & Trust Co to Henry Morgenthau Company. Aug 27. Sept 4, 1909. 10:2712. 25,000

Same property. Henry Morgenthau Co to Weisman & Herman, a corpn. B & S. Sept 3. Sept 4, 1909. 10:2712. other consid and 100

\*Herschel st, No 111, s w s, 101.3 s e Halsey pl, 25.3x90.10x25x86.11, Cebrie Park. Roworth Realty Co to Alema Realty Exchange Co. Mort \$3,500 and all liens. Sept 1, Sept 3, 1909. nom

Kossuth pl, e s, 150 s 210th st, 25x100, vacant. John S Roberts to Clara Goldrich. Mar 10. Sept 8, 1909. 12:3326. other consid and 100

Lorillard pl, w s, 133.9 n 187th st, 40.5x90, vacant. D'Angelo Realty Co to Hannchen Lieben. Aug 25. Sept 3, 1909. 11:3056. other consid and 100

\*Newman st, w s, 450 n 150th st, 75x111.6, Clasons Point. FORECLOS, Mar 29, 1909. J Sidney Bernstein referee to Geo P Baisley. Apr 28. Sept 3, 1909. 500

Orchard st, closed, w s, being west 1/2 of st which begins 25.3 n from n e cor, Marion av and Oliver pl, runs e 25 to c l of st x n 50 x w 25 to w s of st x s 50 to beginning, vacant. Geo V Mullan to Helen St Clair Mullan. Q C. July 7. Sept 3, 1909. 12:3284. nom

\*Purdy st (Washington st), w s, 555 n Railroad av and being n 1/2 lot 443 map Unionport, 50x108. Louis Weydanz and ano to Salvatore Lisanti. Sept 8. Sept 9, 1909. other consid and 100

Reservoir pl, No 282, s s, 22.9 e Reservoir Oval E, 22.9x100x20.6x100, 2-sty frame dwelling. Leah Cohn to Joseph Poldow. Mort \$6,000 and all liens. Aug 6. Sept 7, 1909. nom

\*Waldo pl, w s, 325 s Tremont road, 25x100. Tremont Terrace. Release mort. Washington Savings Bank, N Y, to Bankers Realty & Security Co. Sept 8, 1909. nom

\*Same property. Bankers Realty & Security Co to James Kieran. All liens. Sept 8, 1909. 100

West st, | s e cor Mohegan av, 28.4x117.5 to n s 181st st x Mohegan av, | 11.3 to Mohegan av x — to beginning, vacant. Mildred F Grote by Florence C Grote her mother and GUARDIAN to J C Julius Langbein. All title. All liens. Sept 7. Sept 9, 1909. 11:3124. 100

\*4th st, Nos 32 and 34, n s, 50x114, Williamsbridge. Nellie F O'Connor and ano to Frank Gass. All liens. July 21. Sept 4, 1909. other consid and 25

\*12th st, n s, 130 e Av D, and 50 w from line bet lots 325 and 326, 25x108, being part of lot 325 map Unionport. Adam Mink et al to Frank A Antes. Mort \$4,500. Aug 31. Sept 4, 1909. other consid and 100

135th st, No 687, n s 104 e Southern Boulevard, 16.8x75, 2-sty brk dwelling. Moorehead Realty & Construction Co to Anna T Vache. Mort \$3,000. Sept 8. Sept 9, 1909. 10:2564. other consid and 100

136th st, No 591, n s, abt 200 e St Anns av and 975 w Home av, 25x100, 5-sty brk tenement. Abraham Buchbinder to Karl Bauer. Mort \$14,000. Sept 2. Sept 3, 1909. 10:2549. other consid and 100

142d st, No 540, s s, 140.7 w St Anns av, 25x100, 5-sty brk tenement. Denis Duggan to Chas H Haslop. Mort \$16,500. Sept 7. Sept 8, 1909. 9:2268. other consid and 100

147th st, n e s, 80 s e Robbins av, 75x79, 1-sty frame building and vacant. John W McKinnon as agent for shareholders of the New Amsterdam National Bank of N Y to Abram S Hoffman. Sept 2. Sept 3, 1909. 10:2579. 5,000

Same property. Abram S Hoffman to Max Cohen. Sept 2. Sept 3, 1909. 10:2579. other consid and 100

150th st, No 529, n s, 175 e Brook av, 25x100, 5-sty brk tenement. Emilie Schmitt to Sussanna Schmitt. Mort \$17,500. July 10. Sept 3, 1909. 9:2276. 100

156th st, No 884 East|begins Leggett av, s w s, 28.3 n Dawson st, Leggett av, No 1050 | runs n w along av, 24.9 x w 82.9 x s 20 x e Dawson st, No 697 | 97.3 to beginning, 5-sty brk tenement and store. Elizabeth Baltimore to Cath F Farrell. Mort \$6,025. Sept 8, 1909. 10:2687 and 2695. other consid and 100

169th st, No 485, n s, 55.7 e Washington av, 14.4x26, 1-sty frame store. Miriam De Vos to Milton De Vos. Morts \$11,500. Aug 5. Sept 8, 1909. 11:2910. other consid and 100

177th st, No 43, e s, 80.4 from e s Tremont av, runs e 45 x s 43.10 x — 20.11 x s 21.4 x w 61.8 to st, x n w 31.5 x — 22.9 to beginning, 4-sty brk dwelling. John Massimino Co to Ellen McGuire. Mort \$9,500. Sept 7, 1909. 11:2862. other consid and 100

Same property. Release mort. Irving W Dimelow to John Massimino Co. Aug 5. Sept 7, 1909. 11:2862. nom

187th st, Nos 660 and 662 | s s, abt 100 e Belmont av, 50x100 to Crescent av | Crescent av, except part for Crescent av. Simon Lesser to Esther Schulman of Brooklyn. Mort \$46,750. Sept 7, 1909. 11:3074. other consid and 100

\*216th st, s s, 250 w Tilden av, and being lot 522 map No 1041 of Laconia Park, 25x100. Melrose Realty Co to Pietro Bennardo. Mort \$500. Sept 4. Sept 7, 1909. other consid and 100

\*223d st, Nos 763 and 767 (9th av), n s, 606.10 e White Plains road, 50x100. Edward Kane to Elizabeth P Richter. Morts \$11,200. Aug 20. Sept 8, 1909. other consid and 100

\*230th st, n s, 380 e 4th av, 25x114, Wakefield. Release mort. Eliza Stoutenburgh to Morris and Jacob Diamond. July 15. Sept 7, 1909. nom

231st st, n s, 240.9 w Independence av, runs n e 90 x s e 50 x n e 164.6 to w s said av x s on curve 104.8 x — on curve 17.1 to st x s w 240.9 to beginning, vacant. Release mort. John Ewen et al to Along the Hudson Co, a corpn. Sept 2. Sept 9, 1909. 13:3411. 5,000

236th st, No 112, on map No 106, s s, 75 e Oneida av, 25x100, 2-sty frame dwelling. Ardsley Terrace Estates to Louisa Maier. B & S. Mort \$6,000. Aug 30. Sept 8, 1909. 12:3370. nom

\*Av D | s e cor 10th st, 108x105, Unionport. Eliza J Many, of 10th st | Brooklyn, to Van Nest Wood Working Co, a corpn. Sept 7. Sept 8, 1909. other consid and 100

\*Bronxdale av, w s, 227.4 s 187th st, being lot 23 map No 1064 of 107 lots Hudson Park. Henry Parfitt to Rachel Bailey. Sept 3. Sept 7, 1909. other consid and 100

Boston road, No 121 | n w s, at n e s 168th st, 137x140.3x135x168th st | 139.3, 2-sty frame dwelling and vacant. Clementine M Silverman et al to C M Silverman & Son, Inc. Mort \$55,000. Sept 3, 1909. 10:2615. other consid and 100

\*Baker av, n s, 400 e Garfield st, 50x100. Owen T Darney to Ida Nathan. Mort \$1,305. Sept 2. Sept 3, 1909. 100

Briggs av, s s, 225 w 201st st, 25x110, 2-sty frame dwelling. Josephine Weymann to John T Smith. Mort \$4,500. Sept 8, 1909. 12:3303. other consid and 100

Bronx Boulevard, Nos 3469 and 3471, late Lowmede st, w s, 249 s Gun Hill road, 100x100, two 2-sty frame dwellings. Mary Bracken to Edward Brennan. Mort \$2,000. Sept 1. Sept 8, 1909. 12:3359. 100

\*Bear Swamp Road, s w s, 1,505.1 n Morris Park av, runs s e 63.5 x s e 93.11 x s w 13.11 x s w 36.4 x n w 135.10 to beginning. Regent Realty Co to N Y City Church Extension & Missionary Society of The Methodist Episcopal Church, a corpn. Sept 2. Sept 8, 1909. other consid and 1,000

Bryant av, No 1150, e s, 59.9 s West Farms road, 22.10x100, 2-sty frame dwelling. Release mort. Margaret Knox to Cath A La Velle. Q C. Sept 8. Sept 9, 1909. 10:2754. 1,000

Same property. Cath A La Velle to Adam Roland. Mort \$5,250. Sept 8. Sept 9, 1909. 10:2754. nom

Brook av, e s, 94.4 n 167th st, 87.10x106.4x81.10x107.9, two 5-sty brk tenements. Otto J Schwarzler to O J Schwarzler Co. Mort \$9,000. Aug 27. Sept 9, 1909. 9:2393. other consid and 100

Brook av, No 1254, e s, 283 s 169th st, 20x100.6, 3-sty frame tenement. Rose E Toelberg to Julia Zimmerman. Mort \$4,500. Sept 8. Sept 9, 1909. 9:2395. other consid and 100

Crotona av, w s, 300 n 187th st, 100x80, except part for av, vacant. Release judgment. Scott McLanahan to Emeline S and Mary C Robinson. Sept 1. Sept 3, 1909. 11:3105. 1,625

Same property. Release judgment. Emeline S Robinson to Chas Beekman. Sept 1. Sept 3, 1909. 11:3105. other consid and 100

\*Crosby av, w s, 128.3 s Middletown road, 25.3x71.2x25x69.4. Dudley av, n s, 107.9 w Gillespie av, runs s w 34.3 to Wellman av x w 37.4 x n w 108.6 x e 108.3 x s 78.6 to beginning. Fredk Wm Koch to John B Donovan. July 14. Sept 3, 1909. nom

\*Crosby av, w s, 101 n Zulette av, 50.6x87.7x50x91.4. Fredk Wm Koch et al to Geo J Shapiro. July 14. Sept 3, 1909. nom

Crotona av, w s, 201.10 s 182d st, 60x219.4x79.8x231, vacant. Antonetta Giugliano to Giugliano Realty & Construction Co. Aug 26. Sept 8, 1909. 11:3083. other consid and 100

Concord av, No 331, w s, 100 n Division av, now 141st st, 20x100, 3-sty brk dwelling. FORECLOS, Aug 31, 1909. Chas L Cohn, ref, to Wm H Hays and Arthur E Louderback EXRS Eliz A Quackenbush. Sept 8, 1909. 10:2573. 6,000

Cambreling av, No 2468 | n e cor 189th st, 40x — to w s Beaumont Beaumont av, | av x 40 to n s 189th st x — to beginning, 189th st, No 681. | 5-sty brk tenement and stores. FORECLOS, Sept 7, 1909. Joseph Ullman, ref to Martin E Donahue. Mort \$9,000. Sept 8. Sept 9, 1909. 11:3090 and 3091. 5,000

Clay av, No 1314, e s, 132.10 n 169th st, 19x80, 3-sty frame dwelling. Christiana Ogle to Edw T Ogle. Mort \$4,500. Sept 8. Sept 9, 1909. 11:2887. other consid and 100

Clinton av, w s, 100.1 s 180th st, 41.1x71.3, vacant. Release mort. John Haydock to L W Divine Co, a corpn. July 16. Sept 9, 1909. 11:3095. nom

Daly av, No 1928, e s, 259.2 s Tremont av, late 177th st, 21.8x148.5, 2-sty frame dwelling. Wm J Edwards to Mary Ryan. Mort \$5,000. Sept 1. Sept 3, 1909. 11:2992. other consid and 100

Decatur av, No 3143 (Norwood av), n w s, 370 s w 205th st, 25x100, 2-sty frame dwelling. Margt V I Ryan to Mary V McCusker. Sept 3. Sept 4, 1909. 12:3349. nom

\*Elliott av, e s, 425 n Julianna st, 25x100, Olinville. Release mort. John V and Franklin Braun to Cyprien A Voithelin. Q C. Sept 1. Sept 8, 1909. 750

Franklin av, No 1390, e s, 38 n Jefferson pl, 37.6x100, 5-sty brk tenement. Eliz K Dooling to Arthur J Barry. C A G. All liens. Aug 11. Sept 9, 1909. 11:2935. other consid and 100

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# INTERIOR MARBLE AND ONYX

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Material and work the standard for fourteen years. Our reputation the best positive evidence as to our superiority.

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\*Ferris av, w s, 816.3 s from east end of stone wall at s s lands St Josephs Institute for Deaf Mutes, runs s 473.3 x n w 823.4 to Westchester Creek, x n w 28.6, 19.8 and 16, x s e 60.11 and n w 245.6 x n e 892.10 to beginning, with all title to land under waters of Westchester Creek, Throggs Neck. FORECLOS; Aug 3, 1909. James Kearney ref to Joseph A Bennett. Sept 7, 1909. \$25,000 over and above lien, if any, of the mort of 10,000 on this and other property.

\*Gillespie av, n w cor Harrington av and being lot 161 map No 1354 of 214 lots Koch Homestead at Westchester, 21.6x88.3x20 x80.10 Margaret Berrian et al to Mary A Arthur. July 14. Sept 7, 1909. nom

\*Gillespie av | s w cor Zulette av, 119.9 to Dudley av, x107.9x174.6 Zulette av | x101, and being lots 103 to 107 same map. Fredk Dudley av | w Koch et al to Thomas Scott, of New Rochelle, N Y. July 14. Sept 7, 1909. nom

\*Grace av, w s, abt 726.2 s Boston road, and being lot 93 map No 1208 of Bronx Terrace, 25x95. Irving Realty Co to Marie Miller. Aug 24. Sept 3, 1909. other consid and 100

\*Grace av, e s, 603.5 s Boston road, and being lot 40 map No 1208 Bronx Terrace, 25x95. Irving Realty Co to Adolph Sola. June 1. Sept 3, 1909. other consid and 100

\*Grace av, e s, 578.5 s Boston road, and being lot 41 map (No 1208) of Bronx Terrace, 25x95. Irving Realty Co to Eugenio Fanucchi. All liens. Aug 18. Sept 3, 1909. other consid and 100

Harrison av, No 1820, e s, 190.5 n Tremont av, deed reads at n line lot 42 map 71 lots Kingsland estate at Morris Heights, runs e 145.2 x s w 43.3 x w — to av, x n 35.11 to beginning, with use of part of lot 43, 3.6x100 for driveway, 2-sty frame dwelling. Andover Corporation to Mary E A wife of James S Ward. Mort \$6,100. Sept 2. Sept 3, 1909. 11:2869. other consid and 100

\*Harrington av, s s, 25 w Cornell av and being lot 210 map (No 1131 C) Harrington Estate on Fort Schuyler road, 25x90, Westchester. Patrick J Jordan to John J Molloy. Sept 9, 1909. other consid and 100

\*Hobart av, w s, 425 s Waterbury av and being lots 62 and 63 map (No 1115 A) of 108 lots Coster Estate, 50x71.7. Hudson P Rose Co to Giuseppe Facchinello. All liens. Sept 7. Sept 9, 1909. nom

\*Hill av, w s, 200 n Randall av and being lots 52 and 53 block 27 map No 393 of Edenwald. Release mort. Jefferson M Levy to David D Feins. Aug 31. Sept 7, 1909. 600

Heath av, e s, 25.2 s 230th st, 25.1x100.7, vacant. Lazarus Fried to Marcus Nathan. Q C. Sept 3. Sept 8, 1909. 12:3256. \*100

Hull av, No 3081, on map No 3083, w s, 100 s Scott or Woodlawn av, 25x110, 2-sty frame dwelling. Joseph A Richter to Joseph J Silver. Morts \$6,750. Sept 4. Sept 8, 1909. 12:3333. other consid and 100

Intervale av | n w cor 163d st, 125x—x—x63.3, vacant. The Broad-163d st. | way & Cathedral Parkway Co to Chas V Smith. All liens. Sept 1. Sept 9, 1909. 10:2697. other consid and 100

\*Middletown road, n s, 141 e Pelham road, and being lot 1, map (No 1122 in Westchester County) of Duchess Land Co, Benson Estate at Throggs Neck. Belville Tompkins to Marion I Mapes. Mort \$300. Sept 2. Sept 8, 1909. nom

\*Morris Park av | n w cor 177th st, and being lot 75 map Neill es-177th st | tate, dated Sept —, 1897, —x—. Agnes Mur-phy to Thomas Gallo. Mort \$2,800. Aug 30. Sept 4, 1909. other consid and 100

Mt Hope av, late Monroe av | s w cor 173d st, 95x95, vacant. Mar-173d st | cus Rosenthal to Harold Nathan. Mort \$10,000. Aug 27. Sept 3, 1909. 11:2792. other consid and 100

Ogden av, No 1184, s e s, 184 n e 167th st, 25x196, 2-sty frame dwelling and store. Charles Weber to Emilio Zamara and Peter Novi. Sept 2. Sept 3, 1909. 9:2514. 100

Old Macombs Dam road, w s, — n 170th st and 50 s land of T O Wolfs farm on map No 320 in Westchester Co, of Inwood, runs n 50 x w 88.8 x e 84.3 to beginning. Margt F Dillon to Theres G and Lucy W Gaffney. All liens. Aug 28. Sept 3, 1909. 11:2857. nom

Pelham av, No 485, n s, 100 w Emmet st, 50x133, 2-sty frame dwelling and store and 2-sty frame rear dwelling. Pelham av, No 489, n s, 50 w Emmet st, 24.6x133, 2-sty frame dwelling. Pelham av, No 487, n s, 74.6 w Emmet st, 25.6x133, 2-sty frame dwelling. John L O'Hara to Elizabeth Hannon. Aug 4, 1908. Sept 9, 1909. 12:3273. other consid and 100

Prospect av, No 2137, w s, 88.1 n 181st st, 21.11x100, 2-sty frame dwelling. Marion av, No 2783, w s, 200 s 198th st, 25x78.1x25.3x74.4, 3-sty frame tenement, valuation of above \$20,000. Sub to morts \$14,600. CONTRACT to exchange for Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear, valuation \$12,500. Sub to morts \$6,500. Harvey E and Gesina M Roosa with Roger J Connolly. Aug 16. Sept 9, 1909. 11:3036. exch

Prospect av, No 980 n e cor 164th st, 74.7x75, 6-sty brk tene-164th st, No 851 | ment. Valuation \$118,750. Sub to morts \$87,759.96. CONTRACT to exchange for 134th st, Nos 530 and 532 (810 and 812), s s, 250 w St Anns av, 50x100, 5-sty brk tene-ment. Valuation \$60,000. Morts \$40,000. Nelly Henschel by Joseph Henschel, her attorney, with Nevelson-Goldberg Realty Co, a corpn. July 16. Sept 8, 1909. 10:2690. 9:2261. exch

Prospect av, No 717, w s, 100.1 n 155th st, or Dawson st, 25x103.11x25x103.1, 3-sty frame dwelling. Frederick McCarthy to Frederick Schumann. Confirmation deed. Mort \$5,000. Aug 28. Sept 3, 1909. 10:2675. 8,500

\*Plymouth av | w s, 117.10 s Middletown road, runs s 50 x w 183 x Edison av | n w 35.4 to Edison av x n along Edison av 19 x e 200 to beginning, vacant. Fredk W Koch et al to Pauline Buhrmeister. July 14. Sept 3, 1909. nom

Plympton av, e s, 169.3 n Boscobel av, and being lot 47 parcel 18 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x96.5, vacant. Harry J Whitaker to John Ferguson Co, a corpn. Mort \$350. Sept 2. Sept 7, 1909. 11:2874. nom

Ryer av, No 2258, e s, 178.2 s 183d st, 25x100, 2-sty frame dwell- ing. John A Benson et al to Maria A Bergensten. Mort \$5,000. Aug 30. Sept 3, 1909. 11:3150. other consid and 100

Ryer av, No 2260, e s, 153.2 s 183d st, 25x100, 2-sty frame dwell- ing. John A Benson et al to Catharina Stock. Mort \$5,000. Sept 8. Sept 9, 1909. 11:3150. other consid and 100

St Anns av | n w cor 149th st, 75x100, vacant. The One Hundred 149th st | and Forty-Ninth Street Realty Co to Ward Bread Co, a corpn, of N J. Mort \$9,000. Sept 7, 1909. 9:2276. other consid and 100

\*St Pauls av, e s, 157.2 n Pelham road, 150x100.2x150x98.10, Westchester. Charles Miller to Philip J Schaaf. Sept 3. Sept 7, 1909. other consid and 100

\*Stillwell av, e s, 300 n Saratoga av, and being lots 73 and 74 map (No 1130) of 327 lots of Hunter estate, 50x100. Hudson P Rose Co to William and Caroline Hansen. All liens. Sept 1. Sept 4, 1909. nom

Tremont av, e s, 27.7 n from e s 177th st, 25x125.6x25.11x119, 4-sty brk dwelling. John Massimino Co to Ellen McGuire. Mort \$10,000. Aug 16. Sept 7, 1909. 11:2862. other consid and 100

Same property. Release mort. Irving W Dimelow to John Mas- simino Co. Aug 5. Sept 7, 1909. 11:2862. nom

Trinity av. | s e cor Pontiac pl, runs s 294.5 to n w s Terrace pl x Pontiac pl. | n e 142 to a corner x n along w s Terrace pl 175 to Terrace pl. | s s Pontiac pl x w 79 to beginning, vacant. Trinity av, n e cor Pontiac pl, 175 to s s Terrace pl x 79, vacant. Sedgwick av, e s, abt 525.9 n Undercliff av and being lots 34 to 36 parcel 26 blk 2534 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, 75x100, vacant. Aqueduct av, e s, 50.6 n 170th st, 75.9x92.1x75x81 and being lots 16 to 18 parcel 23 blk 2541 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant. Sedgwick av, w s, 50 s 171st st, 50x95 and being lots 25 and 26 parcel 27 blk 2537 map subdivision estate Wm B Ogden at High- bridge filed May 24, 1907, vacant. Boscobel pl, s s, 50 e Undercliff av, 125x100 and being lots 5 to 9 parcel 25 blk 2537 map subdivision Est Wm B Ogden at High- bridge filed May 24, 1907, vacant. Morris Kraus to Ada Schwab. All title. Q C. Sept 7. Sept 9, 1909. 10:2623, 9:2534, 2:537, 2:538, 2:541. other consid and 100

Union av, No 1117, w s, old line 251.8 n 166th st late George st, 25x140, 2-sty frame dwelling. Herman Trunk to Herbst & Co, a corpn. Morts \$4,900 and all liens. Sept 8. Sept 9, 1909. 10:2671. other consid and 100

Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11, 2-sty frame dwelling. Emma Popper to Katherine Edwards. Sept 2. Sept 3, 1909. 11:3142. other consid and 100

Vyse av, No 1486, e s, 250 s 172d st, 25x100, 2-sty brk dwelling. Esther Bellows to Chas H Bellows, Jr. All liens. Sept 2. Sept 8, 1909. 11:2995. 100

Vyse av | s e cor 173d st, 75x100, vacant. Giuseppe Baldo et al to 173d st | The One Hundred and Seventy-third Street Building and Construction Co. Mort \$11,000. Feb 11. Sept 8, 1909. 11:2996. 100

Washington av, No 1386, on map No 1384, e s, 108 s 170th st, 25x125.3x25x126.10, 4-sty brk tenement. Release mort. Otto Bittner to John C Cook. Sept 8. Sept 9, 1909. 11:2910. nom

Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear. Roger J Con- nolly to Wm N Shannon. Mort \$6,500. Aug 31. Sept 9, 1909. 11:3036. other consid and 6,100

Webster av. | n w cor Woodlawn road, 75x100x44.3x104.7, va- Woodlawn rd. | cant. Jakobina F F Schuh to Geo L Harbauer. Mort \$6,000. Sept 9, 1909. 12:3353. 100

\*Westchester av, s s, 100 w Pugsley av, 100x150. 170th st, n s, 160.4 w Pugsley av, runs w 11.6 to Tremont av x n w 43.11 x n 130.4 x e 50 x s 150.11 to beginning. Jacob Chen to Otis Harlan. Mort \$8,100. Sept 1. Sept 8, 1909. other consid and 100

Weeks (Clinton) av, e s, 90 n 174th st and being lots 24 to 26, map Mt Hope, 280x100, except part taken by city, vacant. PAR- TITION, July 26, 1909. H Seymour Eisman, ref, to Grace H Wil- lert and Robert Hankinson. Sept 3. Sept 8, 1909. 11:2797. 23,100

\*Wright av | e s, 200 n Nelson av, 25x149.3 to n w s Pratt av x28.1 Pratt av | x136.5. Land Co C of Edenwald to Margaret O'Neill. June 28. Sept 7, 1909. nom

Webster av, e s, 106.6 s 170th st, 56.6x90, vacant. Capodilupo Construction Co to Henrietta Isaacs and Edward Davi. Mort \$6,500. Sept 7, 1909. 11:2893. other consid and 100

Woodlawn road | s e cor Bainbridge av, 25x100, vacant. Robert N Bainbridge av | Quinn to Riley & Loughney Realty Co. Sept 2. Sept 3, 1909. 12:3334. other consid and 100

\*1st av, e s, 200 n 2d st, 100x100, Olinville. Frank S wife Jos J Hill to Vari Lace Mfg Co. Sept 2. Sept 3, 1909. nom

\*5th av, w s, 375 n Nelson av, 25x100, Edenwald. Land Co D of Edenwald to John A Hannson. May 16, 1907. Sept 7, 1909. 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.

September 3, 4, 7, 8 and 9.

#### BOROUGH OF MANHATTAN.

Henry st, No 193, basement. Benjamin Solomon to Isaac Green- berg; 3 years, from Sept 1, 1909. Sept 7, 1909. 1:271.....480

Hester st, No 21, whole yard and rear building. Joseph Cohen to Julius Levy and ano; from Sept 1, 1909, to May 1, 1912. Sept 3, 1909. 1:312.....1,200 and 1,500

Hester st, Nos 21 and 23. Surrender lease. David Warshawsky to Joseph Cohen. Jan 25. Sept 3, 1909. 1:312.....nom



# KING'S WINDSOR CEMENT

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

For PLASTERING WALLS AND CEILINGS

J. B. KING & CO., 17 State Street, New York

Mulberry st, Nos 219 and 221, all. Olimpia D'Addezzio to Michele Saviano; 5 years, from Sept 1, 1909. Sept 7, 1909. 2:495.5,100  
 New Chambers st, Nos 52 and 54. Assign lease. Patrick J Taugney to Henry H Sullivan. June 24. Sept 7, 1909. 1:115. nom  
 Same property. Assign lease. Henry H Sullivan to Frank Santoro. Sept 1. Sept 7, 1909. 1:115. nom  
 Pike st, No 3, store, &c. Samuel Safransky to Jacob Goodman; from Sept 1, 1909, to May 1, 1914. Sept 3, 1909. 1:283. 780  
 William st, No 198, s e cor Frankfort st. Assign lease. John Briemer to Wm L Kurtze. Morts \$6,664.28. Sept 7. Sept 8, 1909. 1:103. nom  
 Same property. Assign lease. Wm L Kurtze to Davies J Marshall. Morts \$9,611.30. Sept 7. Sept 8, 1909. 1:103. nom  
 William st, No 198, s e cor Frankfort st. Assign lease. Davies J Marshall to Wm L Kurtze. All title. Sept 9, 1909. 1:103. nom  
 3d st, No 306 East. Subordination of lease to mort. Abraham Leichtag with Audubon Mortgage Co. Sept 8, 1909. 2:372. nom  
 9th st, Nos 729 and 731 East, double store, &c. William Lefkowitz to Max Bauman; 5 years, from Sept 1, 1909. Sept 7, 1909. 2:379. 480 to 600  
 11th st, No 517 East, all. Morris Janowitz to Judah Strier and ano; 3 years, from Aug 1, 1909. Sept 4, 1909. 2:405. 2,354  
 13th st, No 704 East, all. Robt I Brown to John Fisher; 5 yrs, from Sept 1, 1909. Sept 4, 1909. 2:382. 600 to 900  
 14th st, No 44 West, all. Richard Kingsland Hay et al to Leon Rosen; 7 years, from Mar 1, 1909. Sept 4, 1909. 2:577. 16,500  
 14th st, No 44 West, all. Leon Rosen to Maurice Myers; 6½ years, from Aug 1, 1909. Sept 4, 1909. 2:577. 16,500  
 14th st, No 61 West, n s, all. R S S Company to James Devaney; 15 3-12 years from Oct 1, 1909. Sept 9, 1909. 3:816. 6,000  
 14th st, No 18 East, store and part basement. Henrietta I Bolton by Washington Irving, Atty, to Joseph Michel; 10 9-12 years from May 1, 1909. Sept 9, 1909. 2:571. 9,500 and 10,000  
 20th st, Nos 135 to 139 West, 5 upper floors and 50x92 of basement. Colwell Lead Co to Katz Bros Leather Goods Co; 10 yrs, from Nov 1, 1909. Sept 8, 1909. 3:796. 8,000  
 22d st, No 238 West, junior lease. Emma Goodman to Jere J Campion, TRUSTEE John Laden. All title. Sept 1. Sept 9, 1909. 3:771. nom  
 28th st, Nos 325 and 327 East. Assign lease. Salvatore Barbatto to Abr A Silberberg. June 17. Sept 3, 1909. 3:934. nom  
 48th st, No 241 West, all. Miss J L O Douglas to Marie A Pader; 2 years, from Oct 1, 1909. Sept 4, 1909. 4:1020 or 1026. 1,300  
 72d st, No 308 East, parlor floor and room on 3d floor. Bernard Rosenstein to Isidore Pekelman; 2 years, from Sept 15, 1909. Sept 8, 1909. 5:1446. 444  
 73d st, No 301 East. Reassign lease. Geo C Kienzle to Louis J Castka. All title. Mort \$860. Sept 4. Sept 8, 1909. 5:1448. nom  
 73d st, No 301 East, store, &c. Emma Schwartz to Louis J Castka; 3 years, from Aug 5, 1909. Sept 3, 1909. 5:1448. 600  
 Same property. Assign lease. Louis J Castka to Geo C Kienzle. Mort \$860. Sept 3, 1909. 5:1448. nom  
 75th st, Nos 112 and 114 East, all. Ellwood Banfield to Harry Strasbourger; 5 years, from Sept 1, 1909 (5 years renewal at \$8,500). Sept 9, 1909. 5:1409. 8,000  
 96th st, No 54 West, cancellation of lease. Bella and Amelia Kayton with Marietta Rathburn. Sept 8. Sept 9, 1909. 4:1209. nom  
 105th st, Nos 161 and 163 East, all. Osias Kestenbaum to Morris Pseworsky; 10 yrs, from May 1, 1910. Sept 8, 1909. 6:1633. 3,300  
 Broadway, No 2874, s e cor 112th st, store and basement. John W Butler to Geo W Weeks; 5 1-12 years, from Sept 1, 1909. Sept 3, 1909. 7:1883. 1,850  
 Broadway, e s, bet 178th and 179th st, north store. James McGarry to Gottlieb Branstetter; 5 years, from May 1, 1909. Sept 7, 1909. 8:2163. 900 to 1,200  
 Broadway s e cor 48th st, 129x— to w s 7th av x125.5 to s s 48th st x93.9, all. Moritz B Philipp to Felix Isman, of Philadelphia, Pa; 42 years, from Sept 1, 1909, with 2 renewals of 21 years each. Sept 7, 1909. 4:1019. taxes, &c, and 36,250 and 42,000  
 Broadway, No 489, basement.  
 Broome st, No 444, part of basement.  
 Rudolph Gernsheimer to Morris and Sol Young; 5 years from Feb 1, 1908. Sept 9, 1909. 2:484. 2,300  
 Broadway, No 1158.  
 27th st, No 17 West.  
 Assign lease. John H O'Brien to John H O'Brien, a corpn. Feb 15. Sept 9, 1909. 3:829. nom  
 1st av, No 2219, s w cor 114th st, store and basement. Maria Liberti to Carmine Liberti; 2 years from Feb 1, 1909. Sept 9, 1909. 6:1685. 1,080  
 Same property. Assign lease. Carmine Liberti and ano to John D Haase. Mort \$1,096.62. Sept 8. Sept 9, 1909. 6:1685. nom  
 1st av, n e cor 68th st, store and basement. Barnett Levy to Louis and Louis, Jr, Kiefer; 5 4-12 years, from Jan 1, 1910. Sept 9, 1909. 5:1463. 1,380  
 2d av, No 1884, assign lease. John Barrett to Thomas Warren. Sept 9, 1909. 6:1669. nom  
 2d av, No 1591. Assign lease. Elizabeth Mosbach INDIVID and EXTRX Frederick Schroeters to Hubert Mosbach. Aug 25. Sept 7, 1909. 5:1528. nom  
 7th av, No 2128, south store and part basement. Denis J Dwyer to Simon Meyer; 5 years from May 1, 1910. Sept 9, 1909. 7:1932. 1,000 to 1,200  
 7th av, No 2128, part of south store. Simon Meyer to Cyrillus Lutz and ano; 5 8-12 years from Sept 1, 1909. Sept 9, 1909. 7:1932. 540 to 660  
 7th av, No 712, all. Moritz B Philipp to Cuno Muller; 5 years from May 1, 1909. Sept 9, 1909. 4:1019. 2,000 and 2,100  
 8th av, No 234, all. John Meher to Gustav A and Otto H Beckmann; 10 years from May 1, 1911. Sept 9, 1909. 3:771. 5,000  
 9th av, No 817. Assign lease. James McEntegart to Patrick Gaffney. Aug 30. Sept 8, 1909. 4:1064. nom  
 Same property. Assign lease. Patrick Gaffney to Arthur Jost. Aug 30. Sept 8, 1909. 4:1064. nom  
 10th av, No 637, n w cor 45th st. Assign lease. Michael O'Neill to Geo C Kienzle. Morts \$8,000. Sept 7. Sept 8, 1909. 4:1074. nom  
 10th av, No 880, store. Patrick Keelan to Max Hertz; 1 8-12 yrs, from Sept 1, 1909. Sept 7, 1909. 4:1067. 540

10th av, Nos 878 and 880, 2 stores. Patrick McMahon to Patrick Keelan; 1 8-12 years, from Sept 1, 1909. Sept 7, 1909. 4:1067. 1,500  
 10th av, No 637, n w cor 45th st, —x—, assign lease. Geo C Kienzle to Michael O'Neill. All title. Sept 9, 1909. 4:1074. nom

## BOROUGH OF THE BRONX.

Brook av, No 887, s w cor 161st st, store, &c. Solomon Cohen and ano to Louis H Bold; 5 years from July 1, 1909. Sept 9, 1909. 9:2366. 1,000 and 1,100  
 Stebbins av, No 1000, 50x80, all. Margaret O'Neil to Chas Helfrich; 3 years, from May 1, 1910. Sept 7, 1909. 10:2698. 480  
 Tremont av, No 794 (1062), all. Anthony McOwen to Annie Klinger; 10 years from Oct 1, 1909. Sept 9, 1909. 11:3060. 1,080  
 Vyse av, n w cor 172d st, 25x100, all. Timothy A Leary to Edward R O'Donohue; 5 years, from Sept 1, 1909. Sept 9, 1909. 11:2989. 2,000 to 2,400  
 Westchester av, No 1020, store. John F Klipp and ano to Mary K Turner. All title. Mort \$6,500. From Sept 1, 1909, to Sept 30, 1917. Sept 8, 1909. 10:2725. 1,000 to 2,500  
 Woodlawn road, No 3040, n w cor Hull av, store. Riley & Loughney Realty Co to Fredk M Gerken; 5 5-12 years from Aug 1, 1909. Sept 9, 1909. 12:3345. 480 to 720  
 3d av, No 3416, store floor. Wm Schmidt to Robert Uerckvitz; 3 years from May 1, 1911. Sept 9, 1909. 10:2608. 1,260 and 1,320

## MORTGAGES

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

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

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

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

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

September 3, 4, 7, 8 and 9.

## BOROUGH OF MANHATTAN.

Abrahams, Morris to LAWYERS TITLE INS & TRUST CO. Sullivan st, No 64½, w s, abt 130 n Broome st, 15x47.6x—x55.9 n s. P. M. Sept 3, 5 years, 5%. Sept 4, 1909. 2:490. 5,000  
 Ammerman, Chas B to Frank S Wright. 117th st, Nos 446 and 448, s s, 122.11 w Pleasant av, 41.11x100.11. Prior mort \$36,000. Sept 7, 1 year, 6%. Sept 9, 1909. 6:1710. 4,000  
 Barrata, Alfonso to Ward W Smith as manager Fruit Produce Exchange. 109th st, No 327, n s, 325 e 2d av, 25x100.11. Trust mort. Aug 25, due Apr 15, 1910, —%. Sept 9, 1909. 6:1681. 1,500  
 Bisch-Hoef Realty & Construction Co to North American Mortgage Co. 150th st, n s, 175 w 7th av, 75x99.11. Sept 8, 5 years, 6%. Sept 9, 1909. 7:2036. 50,000  
 Same to same. Same property. Certificate as to above mortgage. Sept 8. Sept 9, 1909. 7:2036. nom  
 Same and Simon Uhlfelder and Abraham Weinberg with same. Same property. Three subordination agreements. Sept 8. Sept 9, 1909. 7:2036. nom  
 Bisch-Hoef Realty & Construction Co to Uhlfelder & Weinberg. Same property. Prior mort \$—. Aug 25, 1 year, 6%. Sept 9, 1909. 7:2036. 5,000  
 Same to same. Same property. Certificate as to above mortgage. Aug 25. Sept 9, 1909. 7:2036. —  
 Blair, Matthew L, Jr, to Geo J Helmer. Claremont av, No 481, w s, 400.2 s 127th st, 50x100. P. M. Prior mort \$60,000. Sept 1, due, &c, as per bond. Sept 3, 1909. 7:1994. 35,000  
 Bove, Maria with BOWERY SAVINGS BANK. 1st av, No 2167, n w cor 112th st, 25.11x100. Extension of \$25,000 mort until Sept 1, 1914, at 4½%. Sept 1. Sept 7, 1909. 6:1684. nom  
 Bauman, Max to Lion Brewery. 9th st, Nos 729 and 731 East. Saloon lease. Aug 27, demand, 6%. Sept 7, 1909. 2:379. 1,491.20  
 Boettcher, Wanda to Carrie Katzenberg. 68th st, No 246, s s, 166.8 w 2d av, 16.8x100. Prior mort \$6,000. Sept 7, 1909, due Jan 30, 1913, 6%. 5:1422. 2,000  
 Bulova, Joseph with TITLE GUARANTEE & TRUST CO. Eldridge st, No 85. Subordination agreement. Aug 30. Sept 3, 1909. 1:306. nom  
 Balbi, Ciro and Giovanni B to Louis Frankenthaler. 48th st, No 311, n s, 150 e 2d av, 25x100.5. Prior mort \$—. Aug 18, due Sept 4, 1912, 6%. Sept 4, 1909. 5:1341. 2,800  
 Biondi, Ignazio to Alfred D Hewitt and ano exrs James McIndo. 107th st, No 217, n s, 310 w 2d av, 25x100.11. Sept 3, 1909, 5 years, 5%. 6:1657. 12,500  
 Bernheimer, Belle G as extrx and Lorin S Bernheimer and Henry S Glazier exrs Jacob S Bernheimer with Thomas Nugent. Columbus av, Nos 305 and 307, e s, 54.2 n 74th st, 48x100. Extension of \$63,500 mort until Sept 7, 1912, at 4½%. Aug 30. Sept 3, 1909. 4:1127. nom  
 Beebe, Emma to Geo W Werfelman. 3d av, Nos 321 and 323, n e cor 24th st, Nos 201 and 203, 49.4x97.7. Certificate as to payment of \$4,000 on account of mort of \$20,000. Aug 31. Sept 3, 1909. 3:905. —  
 Brady, Lizzie F to Sigmund Elfin. 8th av, No 2717. Certificate as to payment of \$7,500 on account of mort for \$15,000. Sept 3, 1909. 7:2044. —  
 Brand, Herman and Julius Felsenthal to Adelaide O Warner. Morningside av East, No 111, e s, 29 s 124th st, 23.9x88. Sept 2, 5 years, 5%. Sept 3, 1909. 7:2095. 15,500



# JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

BANK FOR SAVINGS in City of N Y, Onward Construction Co and W E D Stokes with BOND & MORTGAGE GUARANTEE CO. Broadway, Nos 2101 to 2115, w s, extends from 73d st to 74th st, runs w along s s 74th st 185 x e 102.2 x w — x s 102.2 to n s 73d st, No 249, x e 249.3 to Broadway x n 213.8 to beginning. Extension of 2 morts for \$1,500,000 and \$300,000 respectively, until Aug 15, 1912, at 4%. Aug 24. Sept 9, 1909. 4:1165. nom  
Cisney, Geo W to Morris Weinstein. Pine st, No 83, s w s, 47.4 w Water st, 20.4x40.2x20.2x40.2. P M. Prior mort \$15,000. Mar 18, 2 years, 6%. Sept 3, 1909. 1:39. 4,000

CENTRAL TRUST CO of N Y with Nathan Hirsch and ano. 88th st, No 47, n s, 36.8 e Madison av, 25.6x100.8. Extension of \$25,000 mort until May 15, 1910, at 4½%. Aug 10. Sept 3, 1909. 5:1500. nom

Careful Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. Houston st, Nos 147 and 149, s w cor Eldridge st, Nos 249 and 251, 50x75. Sept 7, 5 years, 5%. Sept 8, 1909. 2:422. 80,000

Same to same. Same property. Certificate as to above mort. Sept 7. Sept 8, 1909. 2:422. —

Congregation Mount Zion, a corpn, to Lenox Av Union Church. 119th st, No 39, n s, 306 w 5th av, 70x100.11. Prior mort \$45,000. Sept 9, 1909, due Dec 1, 1914, 6%. 6:1718. 25,000

Donnelly, Eliz to LINCOLN TRUST CO. 163d st, No 428, s s, 377 e Amsterdam av, 27x112.6. Sept 9, 1909, 3 years, 5%. 8:2110. 10,000

Duckgeischel, Margt with Isaac Zarch. 3d st, No 197 East. Extension of \$22,000 mort until July 25, 1912, at 5%. July 24. Sept 8, 1909. 2:399. nom

Duff (Alexander) Operating Co to Ray E Matshak and ano exrs Samuel Matshak. 164th st, n s, 100 e Broadway, 125x100. P M. Prior mort \$17,500. Aug 30, due, &c, as per bond. Sept 8, 1909. 8:2122. 23,500

Dolan, Bridget L to Expert Mortgage Co. 87th st, No 120, s s, 235.7 e Park av, 17.5x100.8; 87th st, No 122, s s, 253.1 e Park av, 17.2x100.8. Prior mort \$19,000. Sept 3, 1909, 2 years, 6%. 5:1515. 6,000

Edwards, Angela K and Ursula Kirkpatrick to Anna M Jeroloman. 102d st, No 305, n s, 100 w West End av, 20x100.11. P M. Sept 1, 5 years, 4½%. Sept 8, 1909. 7:1890. 16,500

Etzel, John and Joseph, of Orangeburgh, N Y, Mary wife John Hommel, Theresa wife Frank Hommel, and Matilda, Albertina and Charles Etzel and Mary M Rusch to GERMAN SAVINGS BANK in City of N Y. 54th st, No 332, s s, 291.4 w 1st av, 25x 100.5. Sept 1, 3 years, 4½%. Sept 3, 1909. 5:1346. 2,000

Flynn, John J and Joseph to EMIGRANT INDUSTRIAL SAVINGS BANK. 131st, Nos 605 and 607, n s, 150 w Broadway, late Boulevard, 50x99.11. Sept 7, 1909, 5 years, 4½%. 7:1998. 15,000

Faruolo, Chas R and James J Golden to Emma Pfizenmayer and ano exrs Anthony Reichardt. Pearl st, No 474, n s, abt 145 w Park row, 27x111x20x110 e s. Sept 7, 1909, 5 years, 5%. 1:160. 30,000

Frankenthal, Joseph of Yonkers, N Y, exr &c Lina Katzenstein with Morris Trachner. 80th st, No 318, s s, 375 w 1st av, 25x 102.2. Extension of mort for \$11,000 to Nov 2, 1912, at 5%. Aug 30. Sept 7, 1909. 5:1542. nom

Fogliasso-Clement Building Co to TITLE GUARANTEE & TRUST CO. Thompson st, Nos 217 and 219, w s, 225 n Bleecker st, 50x 100. Building loan. Sept 3, 1909, 5 years, 6% until completion of building and 5% thereafter. 2:539. 77,000

Same to same. Same property. Certificate as to above mort. Sept 3, 1909. 2:539. —

Florette Construction Co to ALBANY SAVINGS BANK. 143d st, Nos 607 to 611, n s, 125 w Broadway, 75x99.11. Sept 9, 1909, 5 years, 5½%. 7:2090. 90,000

Same to same. Sme property. Certificate as to above mortgage. Sept 9, 1909. 7:2090. —

Gabriel, Abraham to Edward A L Stewart, exr Helen L R Stewart. 150th st, Nos 304 to 310, s s, 100 w 8th av, 100x99.11. Prior morts \$101,000. Sept 7, due Mar 8, 1910, 6%. Sept 9, 1909. 7:2045. notes 3,000

Gutman, Emma with Jos F Gross and ano. 33d st, No 152 East. Extension of \$10,000 mort until Feb 18, 1913, at 5%. Sept 3. Sept 9, 1909. 3:888. nom

Gibson, John M to Abraham Ufland. 115th st, Nos 110 and 112, s s, 225 w Lenox av, 2 lots, each 25x100.11. 2 P M morts, each \$5,000; each sub to prior mort \$20,000. Sept 1, due Aug 31, 1913, 6%. Sept 3, 1909. 7:1824. 10,000

Goldman, Bertha wife of Phillip to Wm J Herwig. Division st, Nos 96 and 98, n s, 73.9 w Allen st, —x—x65.7x110.6. Prior mort \$36,000. Sept 7, 1909, 3 years, 6%. 1:293. 5,000

Gahren, Auguste with Fredk A O Schwarz. 104th st, No 60 West. Extension of mort for \$35,000 to Aug 9, 1912, at 5%. June 25. Sept 7, 1909. 7:1839. nom

Greenfield, Saml to Morris Amdur. St Nicholas pl, No 83, w s, 224.4 n 153d st, 50x112. Prior mort \$90,000. Sept 1, installs, 6%. Sept 4, 1909. 7:2069. 2,500

Same to Realty Transfer Co. Same property. P M. Prior mort \$65,000. Sept 1, 5 years, 6%. Sept 4, 1909. 7:2069. 25,000

Hankinson Realty Co to LAWYERS TITLE INS & TRUST CO. Washington st, Nos 452 and 454, s w cor Watts st, Nos 145 and 147, 46.8x68.2. P M. Sept 7, 5 years, 4½%. Sept 8, 1909. 1:224. 15,000

Same to same. Same property. Certificate as to above mort. Aug 19. Sept 8, 1909. 1:224. —

Havanagh, Rosanna wife of and Bernard to Georgie A McDonald. 147th st, No 469, n s, 100 e Amsterdam av, 18.9x99.11. Sept 8, 1909, 3 years, 4½%. 7:2062. 9,000

Heights Metropole Construction Co to Roehel Mednik. 164th st, s s, 100 e Broadway, 265x99.11. Prior morts \$300,000. July 29, due July —, 1910, 6%. Sept 8, 1909. 8:2122. 50,000

Hart (John J) Co to American Mortgage Co. 176th st, s s, 100 e Wadsworth av, runs s 99.10 to n s 175th st x e 75 x n 154.5 x w 25.1 x n 43.1 to 176th st x w 50 to beginning. Sept 7, 1 year, 5%. Sept 8, 1909. 8:2144. 30,000

Heights Metropole Construction Co to METROPOLITAN TRUST CO. 164th st, s s, 100 e Broadway, 2 lots, each 132.6x99.11. 2 morts, each \$150,000. Sept 3, due Oct 1, 1910, 6%. Sept 4, 1909. 8:2122. 300,000

Same to same. Same property. 2 certificates as to above morts. Sept 3. Sept 4, 1909. 8:2122. —

H G Realty Co to METROPOLITAN LIFE INS CO. St Nicholas av, n w cor 174th st, 124.8x100. Sept 1, due Oct 1, 1914, 6%, until building is completed, and 5½% thereafter. Sept 3, 1909. 8:2143. 160,000

Same to same. Same property. Certificate as to above mort. Sept 1. Sept 3, 1909. 8:2143. —

Hoffman, Joseph to Reuben Sadowsky. 4th st, Nos 313 and 315, n e s, 150.2 s e Av C, 42.10x96. Prior mort \$54,250. Sept 3, 4 years, 6%. Sept 4, 1909. 2:374. 750

Hasbrouck, John to Aaron Futterman. 70th st, Nos 507 and 509, n s, 173 e Av A, 50x100.5. P M. Prior mort \$ —. Sept 2, 5 years, 6%. Sept 3, 1909. 5:1482. 6,000

Hirst, Harold J of Ridgewood, N J, to Thos A Sperry, of Cranford, N J. 92d st, No 292, s s, 150 w Broadway, 37.6x137.4x37.7x 140.10. Prior mort \$75,000. Aug 31, 5 years, 5½%. Sept 3, 1909. 4:1239. 37,500

Hirst, Harold J of Ridgewood, N J, to Thos A Sperry of Cranford, N J. 92d st, No 294, s s, 187.6 w Broadway, 37.6x135.10x37.7x 137.4. Prior mort \$75,000. Aug 31, 5 years, 5½%. Sept 3, 1909. 4:1239. 37,500

Hecht, William to Leopold Katzenstein. 89th st, No 340, s s, 141.3 e Riverside Drive, 20x100.8. Prior mort \$25,000. Sept 3, 1909, due, &c, as per bond. 4:1250. 25,000

Heatherton, James to Israel Joel of South Norwalk, Conn. Broome st, No 553, s s, 112 e Varick st, 21x81 to alley, with all title to alley. All title. Sept 9, 1909, 1 year, 5½%. 2:477. 400

Helene Realty & Construction Co to Leon Tuchman. 170th st, No 503, n s, 100 w Amsterdam av, two lots, each 50x100. Two morts each \$7,500. Two prior morts \$46,500 each. Sept 9, 1909, 5 years, 6%. 8:2127. 15,000

IRVING SAVINGS INSTN with Lewis Steinhardt. 120th st, No 20, s s, 200 w 5th av, 18x114.3 to old Manhattan road (closed) x 18.7x119.2. Extension of \$11,000 mort until July 1, 1912, at 4½%. Aug 12. Sept 8, 1909. 6:1718. nom

Jockel, Fredk W to Louis Keller. 141st st, Nos 212 and 214, s s, 225 w 7th av, 50x99.11. Prior mort \$50,000. Sept 2, 1 year, 6%. Sept 3, 1909. 7:2026. 12,500

Jacobs, Abraham to American Mortgage Co. 25th st, No 255, n s, 559.8 w 7th av, 20.6x98.9. P M. Sept 8, 1909, 3 years, 5%. 3:775. 15,000

Keystone Investing Co to Austin E Pressinger. 113th st, Nos 534 to 538, s s, 325 e Broadway, 75x100.11. Prior mort \$170,000. Sept 8, 1909, 2 years, 6%. 7:1884. 30,000

Same to same. Same property. Certificate as to above mort. Sept 7. Sept 8, 1909. 7:1884. —

Kiernan, Mary A to Wm C Amend. 44th st, No 549, n s, 200 e 11th av, 25x100.5. Sept 7, 5 years, 5%. Sept 8, 1909. 4:1073. 2,000

Kline, Carrie E wife of and Geo C to THE GERMAN SAVINGS BANK. 122d st, Nos 451 and 453, n s, 66 w Pleasant av, 34x 80.11. Sept 7, due Sept 1, 1914, 4½%. Sept 8, 1909. 6:1810. 8,000

Katz, Samuel with Michael Katz. Lexington av, No 2139, e s, 39.11 s 129th st, 20x60. Extension of mort for \$5,000 to July 31, 1912, at 5%. Aug 30. Sept 7, 1909. 6:1777. nom

Kline, Geo C to Frank Jelinek. Pleasant av, No 423, w s, 17.11 n 122d st, 16x66, prior mort \$4,000; 122d st, Nos 451 and 453, n s, 66 w Pleasant av, 34x80.11, prior mort \$8,000. Sept 7, due Jan 1, 1912, 6%. Sept 8, 1909. 6:1810. 3,000

Koenigsberg, Israel and Jacob Goldfarb to CITIZENS SAVINGS BANK. Suffolk st, No 170, e s, 125 n Stanton st, 25x100. Sept 7, 1909, due Nov 15, 1914, 4½%. 2:350. gold, 24,000

Same and Moritz Gruenstein with same. Same property. Subordination agreement. Sept 7, 1909. 2:350. nom

Kiernan, Mary A to William Stube et al exrs Henry Stube. 44th st, No 549, n s, 200 e 11th av, 25x100.5. Sept 1, 5 years, 5%. Sept 7, 1909. 4:1073. 8,000

Kent, Francis F to TITLE GUARANTEE & TRUST CO. 86th st, No 305, n s, 118.8 w West End av, 20x100.8. Sept 3, due, &c, as per bond. Sept 4, 1909. 4:1248. 23,000

Koch, Emil to Abraham Ufland. 115th st, No 114, s s, 275 w Lenox av, 25x100.11. P M. Sept 1, 4 years, 6%. Sept 3, 1909. 7:1824. 5,000

Keane, James R to Marie G Kuerzi. 78th st, No 156, s s, 95 e Lexington av, 18.9x102.2. Sept 9, 1909, 2 years, 6%. 5:1412. 5,000

Krauss, Philip to American Mortgage Co. Houston st, No 331, s s, abt 25 w Ridge st, 25x80. P M. Sept 9, 1909, 3 years, 5%. 2:345 and 350. 21,000

Klein, Leo M and Samuel Jackson with ALBANY SAVINGS BANK. 143d st, n s, 125 w Broadway, 75x99.10. Subordination agreement. Sept 8. Sept 9, 1909. 7:2090. nom

Lipner, Henry B to TITLE GUARANTEE & TRUST CO. 8th av, No 2717, w s, 74.11 n 144th st, 25x100. Sept 3, 1909, due, &c, as per bond. 7:2044. 22,000

LAWYERS TITLE INS & TRUST CO with U S TRUST CO of N Y. 154th st, Nos 248 to 252, s s, 250 e 8th av, 2 lots, each 37.6x 99.11. 2 agreements as to share ownership in 2 morts. Dec 14, 1905. Sept 3, 1909. 7:2039. —

Lapaix, Eliz to MUTUAL LIFE INS CO of N Y. 30th st, No 25, n s, 390 w 5th av, 20x98.9. Prior mort \$ —. Sept 8, 1909, due, &c, as per bond. 3:832. 5,000

Lowenfeld, Pincus and Wm Prager to LAWYERS TITLE INS & TRUST CO. Houston st, Nos 309 and 311, s s, 60 w Attorney st, 50x100. P M. Sept 9, 1909, due Oct 1, 1910, 5%. 2:350. 45,000

Levy, Morris to Abraham Jacobs. Amsterdam av, No 1315, s e cor 125th st, No 456, 25.2x100. Certificate as to reduction of mort. Sept 3. Sept 9, 1909. 7:1965. —

Meyer, Katherine E, of Yonkers, N Y, to Margt A Norris. Lenox av, No 360, n e cor 128th st, Nos 85 and 87, 24.11x75. P M. Sept 8, 5 years, 5%. Sept 9, 1909. 6:1726. 33,000

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- Moffat, Myra with Samuel Woolverton trustee Ann E Cairns. 105th st, No 321 West. Extension of mort for \$30,000 to Sept 8, 1912, at 4½%. July 16. Sept 9, 1909. nom
- Mitow Realty Co with Chas A Adrian and Thomas A McGuire. Broadway, Nos 3099 and 3101. Assign rents to secure \$2,500. Sept 7, Sept 8, 1909. 7:1993. nom
- Maynard, Mabel G of Orange, N J, to Claudia B Stone. Washington st, No 255, s e cor Murray st, Nos 92 and 94, 26.6x80. Sept 7, 5 years, 4½%. Sept 8, 1909. 1:129. 44,000
- Malone, Peter to Lillie G Field. 28th st, No 332, s s, 425 e 9th av, 25x98.9. Prior mort \$9,000. Sept 7, 1909, due, &c, as per bond. 3:751. 3,000
- Miller, Hattie to Abraham B Keve. Essex st, No 88, s e s, 150 s w Delancey st, 25x100. Prior mort \$25,000. Sept 3, 1909, 3 years, 6%. 2:352. 5,000
- Michel, Celeste B to TITLE GUARANTEE & TRUST CO. 85th st, No 160, s s, 175 e Amsterdam av, 25x102.2. Aug 31, due, &c, as per bond. Sept 4, 1909. 4:1215. 19,000
- Miller, Hattie to Eva Fine as guardian Therese C Fine. Av C, Nos 179 and 181, n w cor 11th st, Nos 647 and 649, 51.9x83. Prior mort \$80,000. Sept 3, 1909, due Apr 1, 1913, 6%. 2:394. 2,500
- Muller, Geo A and Emma with Amalie wife of and Daniel Katz. Amsterdam av, No 304. Extension of \$8,000 mort until July 15, 1914, at 4½%. July 21. Sept 9, 1909. 4:1166. nom
- Mamolen, Joseph with Michl Maloney and ano. 122d st, No 170, s s, 202 w 3d av, 26.2x70.3x26.3x71.4. Extension of \$15,000 mort until Jan 22, 1915, at —%. Sept 7. Sept 8, 1909. 6:1770. nom
- N Y Orthopaedic Dispensary & Hospital with Adela and Joseph Fuchs and Paulina Recher and Rebecca Hyams. Av A, No 125, s w cor 8th st, or St Marks pl, No 132, 24.8x70. Extension of mort for \$36,000 to Apr 12, 1914, at 5%. July 12. Sept 9, 1909. 2:435. nom
- O'Brien, Mary wife John T to BANK FOR SAVINGS in City N Y. 47th st, No 113, n s, 660 e 7th av, 20x100.5. Sept 8, 1909, 3 years, 5%. 4:1000. 6,000
- Onset Realty Co to Chas H Freeman. Columbus av, Nos 615 and 617, s e cor 90th st, No 82, 50.8x74.6. Prior mort \$70,000. Sept 8, 1909, due, &c, as per bond. 4:1203. 15,000
- Same to same. Same property. Certificate as to above mort. Sept 8, 1909. 4:1203. —
- Oshinsky, Harris, of N Y, and Abraham, Nathan Oshinsky, of Brooklyn, N Y, Sarah Zissman and Rosie O Cohen to TITLE GUARANTEE & TRUST CO. Eldridge st, No 85, w s, 125 s Grand st, 20x100x25x100. Sept 2, due, &c, as per bond. Sept 3, 1909. 1:306. 25,000
- Parker, Harry to Frank B French. 48th st, No 21, n s, 100 e Madison av, 16.8x100.5. Prior mort \$24,000. Sept 3, 3 years, 6%. Sept 4, 1909. 5:1284. 2,500
- Rubinger, Charles to GERMAN SAVINGS BANK. 13th st, Nos 213 and 215, n s, 200 w 7th av, 41.8x75. Sept 2, 3 years, 4½%. Sept 7, 1909. 2:618. 30,000
- Rubinger, Charles and Jos L Bittenwieser with GERMAN SAVINGS BANK. 14th st, No 210 West, and 13th st, Nos 213 and 215 West. Subordination agreement. Sept 2. Sept 7, 1909. 2:618. nom
- Rice Realty & Construction Co to THE AMERICAN SAVINGS BANK. Certificate as to 8 mortg, each for \$3,500 on property on e s South 5th av, Mt Vernon, N Y. Jan 3, 1907. Sept 7, 1909. —
- Reiffert, Edith A to TITLE GUARANTEE & TRUST CO. 85th st, Nos 207 and 209, n s, 150 w Amsterdam av, 45x102.2. Sept 3, 1909, due, &c, as per bond. 4:1233. 62,000
- Ray, Francis A to John H Rohde. 20th st, No 318, s s, 249.9 w 8th av, 25.1x92. P M. Sept 8, 1909, 5 years, 4½%. 3:743. 15,000
- Same to same. Same property. P M. Prior mort \$15,000. Sept 8, 1909, 3 years, 5%. 3:743. 3,800
- Rosenblum, Louis to N Y LIFE INS & TRUST CO. 5th st, No 815, n e s, 164.8 s e Av D, 26.8x97. Sept 8, 1909, 5 years, 4½%. 2:360. 22,000
- Rizzo, Salvatore and Antonio Ferrara to Arthur D Weeks and ano exrs &c Arthur M Jones. 39th st, No 312, s s, 150 e 2d av, 25x75. Sept 8, 1909, due Oct 1, 1914, 5%. 3:944. 15,000
- Rahm, Chas E and Oscar W Freidenrich with Susie Karlinsky. 102d st, Nos 332 and 334 East. Agreement modifying terms of mort. Sept 1. Sept 8, 1909. 6:1673. nom
- Rosenthal, Chas M with Caroline A, Chas I and Cornelius S Debevoise individ and s exrs &c Isaac C Debevoise. Broadway, No 3155, w s, 161.8 s 127th st, 41.7x100. Extension of \$6,000 mort until July 1, 1911, at 6%. Sept 9, 1909. 7:1993. nom
- Rosenthal, Chas M with Caroline A, Chas I and Cornelius S Debevoise individ and as exrs &c Isaac C Debevoise. Broadway, No 3153, w s, 203.3 s 127th st, 41.7x100. Extension of \$6,000 mort until July 1, 1911, at 6%. Sept 9, 1909. 7:1993. nom
- Rosenthal, Joseph and Jacob Grotta to Peter Donald. 135th st, No 606, n s, 177.3 w Broadway, 38.7x99.11. Sept 8, 3 years, 5%. Sept 9, 1909. 7:2001. 42,000
- Rieger, Jacob with Mindel Leichtig. 3d st, No 306 East, s s, 22.7 x106. Agreement modifying terms of mort for \$3,600 due Apr 1, 1912, at 6%. Sept 8, 1909. 2:372. nom
- Rufus Realty Co to Carrie Rubenstein. Av B, No 173, s e cor 11th st, No 602, 25x93. Prior mort \$50,000. Sept 8, due, &c, as per bond. Sept 9, 1909. 2:393. 5,000
- Renwick, Harold S to Alema Realty Exchange Co. Park Row, No 31. Assignment of interest in rents. Sept 9, 1909, due Jan 30, 1910, —%. 1:90. 875
- Schoenstein, Chas, of N Y, and Carl Kranztohr, of Newark, N J, to Victor Wellisch. 2d av, Nos 1237 and 1239, s w cor 65th st, Nos 248 to 252, 47x—x31.4x100. Prior mort \$42,000. Aug 30, 3 years, 6%. Sept 9, 1909. 5:1419. 12,000
- St Paul's Construction Co to North American Mortgage Co. Riverside Drive, e s, 452.2 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to beginning. Aug 20, demand, 6%. Sept 9, 1909. 7:1994. 2,750
- Same to same. Sme property. Certificate as to above mortgage. Aug 20. Sept 9, 1909. 7:1994. —
- Schulman, Esther to Louis Starr. 114th st, No 37, n s, 495 w 5th av, 25x100.11. P M. Prior mort \$—, Sept 8, 2 years, 6%. Sept 9, 1909. 6:1598. 5,000
- Schauerman, Lizzie to Abraham Ufland. 115th st, No 116, s s, 300 w Lenox av, 25x100.11. P M. Sept 1, 4 years, 6%. Sept 3, 1909. 7:1824. 5,000
- Segal Realty Co to Delia G Levy. Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to an alley 10 ft wide x n 24.1 x w 184.3 to Bowery x s 38.11 to beginning. Building loan. Sept 2, 2 years, 6%. Sept 3, 1909. 2:426. 50,000
- Same to same. Certificate as to above mort. Sept 1. Sept 3, 1909. 2:426. —
- Schrader, Stephen to GREENWICH SAVINGS BANK. Leroy st, No 23, n s, abt 100 e Bedford st, 25x90. Sept 7, 1909, due, &c, as per bond. 2:586. 15,000
- Tautog Realty Co and Frank P Hoffman with LAWYERS TITLE INS & TRUST CO. 138th st, No 527, n s, 400 w Amsterdam av, 25x91.11. Subordination agreement. Aug 3. Sept 7, 1909. 7:2070. nom
- Tarrytown Building Co with Jesse T Meeker. 28th st, Nos 131 and 133 West. Agreement as to payment of claims for \$2,940 under building loan contract filed in County Clerks office May 25, 1908. Oct 27, 1908. Sept 9, 1909. —
- Uhlig, Caroline to Liquidation & Realization Corp. Broadway, Nos 3136 to 3142, n e cor 125th st, 99.11x75. Prior mort \$155,000. Sept 8, 1909, due, &c, as per bond. 7:1980. 3,600
- Van Demark, Grace I to Park Mortgage Co. Adrian av, w s, 493 s Terrace View av, 37.6x100. Prior mort \$4,450. Sept 7, 1909, due Oct 1, 1912, 5½%. 13:3402. 1,550
- Wohlgenuth, Sarah with Philip Weinberg. 102d st, No 59 East. Extension of \$5,750 mort until Sept 7, 1912, at 6%. Sept 7, 1909. 6:1608. nom
- Wolfe, Augustin A to Max Bernstein. 8th av, No 2379, w s, 25 s 128th st, 25x84. P M. Prior mort \$20,000. Sept 1, due Aug 15, 1914, 6%. Sept 4, 1909. 7:1954. 7,500
- White, John J to Bernard C Gerken and ano exrs Lueder F Von Ohlsen. St Nicholas av, No 1501, n w cor 185th st, No 601, 57.8 x100x58.4x100. Sept 3, 5 years, 5%. Sept 4, 1909. 8:2166. 78,000
- White, John J to Alexander Walker. St Nicholas av, No 1501, n w cor 185th st, No 601, 57.8x100x58.4x100. Prior mort \$78,000. Sept 3, 1 year, 6%. Sept 4, 1909. 8:2166. 10,000
- Walton, George A, of Toronto, Canada, to TITLE INSURANCE CO OF N Y. 82d st, No 115, n s, 538 e Amsterdam av, 19x102.2. Sept 2, 5 years, 4½%. Sept 9, 1909. 4:1213. 14,000
- Young Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 144th st, s s, 100 e Broadway, 100x99.11. Certificate as to mort for \$140,000. Sept 1. Sept 3, 1909. 7:2075. nom

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## BOROUGH OF THE BRONX.

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

\*Abraham, Selig and Louisa Schwartz to Marie Regina. Maple av, s e s, 150 s 213th st, and being lots 101 and 102 map property W F Duncan at Williamsbridge. Prior mort \$— . Sept 4, 2 years, 6%. Sept 8, 1909. 2,000

\*Arthur, Mary A to Margt Berrian. Gillespie av, n w cor Harrington av, and being lot 161 map No 1354 of 214 lots Koch homestead, 21.6x88.3x20x80.10. P M. Aug 18, 3 years, 5%. Sept 7, 1909. 371

Boston Road Realty & Garage Co to Westchester Av Realty Co. Clinton av, e s, 193.2 n 169th st, 142.5x200.6 to Boston road x142.7x153. P M. Prior mort \$— . Aug 30, due, &c, as per bond. Sept 4, 1909. 11:2934. 25,000

\*Buhmeister, Pauline to Fredk Wm Koch. Plymouth av, w s; 117.10 s Middletown road, runs s 50 x w 183 x n w 35.4 to Edison av x n along Edison av 19 x e 200 to beginning. P M. Aug 18, 3 years, 5%. Sept 3, 1909. 1,680

Bergen, Wm C to James H Robertson trustee Letitia Hanson, dec'd, for Isabella H Fried. Aqueduct av, e s, 350 s 183d st, 37.6x102.6 to w s McCombs Dam road x37.6x102.7. Sept 3, 3 years, 5%. Sept 7, 1909. 11:3211. 11,500

Same to Adam Campbell and Chas W Hand trustees Alexander Maitland, dec'd, for Robt L Maitland. Aqueduct av, e s, 425 s 183d st, 37.6x102.4 to w s McCombs Dam road x37.6x102.5. Sept 3, 3 years, 5%. Sept 7, 1909. 11:3211. 11,000

Same to same. Aqueduct av, e s, 387.6 s 183d st, 37.6x102.5 to w s McCombs Dam road x37.6x102.6. Sept 3, 3 years, 4½%. Sept 7, 1909. 11:3211. 7,500

Berman, Jacob to Theresa Staff life tenant under will Carl Staff. Brook av, No 498, e s, 24.11 n 147th st, 24.11x100. Sept 7, 1909, 5 years, 5%. 9:2274. 19,000

\*Bailey, Rachel and Paul Langner. Bronxdale av, w s, 227.4 s 187th st, being lot 23 map (No 1064) of 107 lots Hudson Park. Building loan. Sept 3, 3 years, 6%. Sept 7, 1909. 4,000

\*Same to Henry Parfitt. Same property. P M. Prior mort \$4,000. Sept 3, 3 years, 6%. Sept 7, 1909. 1,000

Bryant Co and Harry A Munroe with LAWYERS TITLE INS & TRUST CO. Hoe av, w s, 125 n 172d st, 120x100. Subordination agreement. Aug 27. Sept 7, 1909. 11:2982. nom

Briggs, Arthur E to TITLE INS CO of N Y. Valentine av, s w cor Fordham road, 134.5x110x128.2x110.2. Sept 14, 3 years, 5%. Sept 7, 1909. 11:3153. 17,000

\*Braun, John V and Franklin to Cyprien A Vothelin. Elliott av, e s, 425 n Julianna st, 25x100, Olinville. Certificate as to reduction of mort to \$950. Sept 1. Sept 8, 1909. —

Bellows, Chas H, Jr, to Chas Hanlon et al. Vyse av, No 1486, e s, 250 s 172d st, 25x100. Sept 4, due, &c, as per bond. Sept 8, 1909. 11:2995. 6,000

Same and Gertrude B Cornell with same. Same property. Subordination agreement. Sept 4. Sept 8, 1909. 11:2995. nom

Barry, Arthur J and James T with GERMAN SAVINGS BANK, N Y. Franklin av, e s, 38 n Jefferson pl, 37.6x100. Subordination agreement. Sept 8. Sept 9, 1909. 11:2935. nom

Barry, Arthur J to GERMAN SAVINGS BANK. Franklin av, e s, 38 n Jefferson pl, 37.6x100. P M. Aug 11, due Sept 1, 1912, 5%. Sept 9, 1909. 11:2935. 26,000

Brand, Susanna to David Mayer Brewing Co. 3d av, e s, 250 s Walnut st, and being lot 220 map Mt Eden, 50x100. Sept 4, 1 year, 6%. Sept 9, 1909. 11:2820. 500

Cook, John C to GERMAN SAVINGS BANK. Washington av, e s, 133 s 170th st, 25x126.10x25x125.3. Sept 9, 1909, 1 year, 5%. 11:2910. 3,000

\*Cahill, Edw J to Herbert S Ogden. Bronxdale av, w s, 152 s 187th st, and being lot 20 map 107 lots Hudson Park, 25x100x—x—. Sept 1, due Dec 1, 1912, 5½%. Sept 7, 1909. 4,000

Cahill, Philip to Wm D Cameron. Devoe terrace, late Park View pl, n w s, 375.8 s 190th st, runs n w 70 x s w 52.2 x s w 3.7 x s e 94.10 to pl x n e 50 to beginning. Prior mort \$5,900. Sept 2, due, &c, as per bond. Sept 3, 1909. 11:3219. 1,950

Cohen, Max and Emanuel Glauber with Yetta and Jacob Weinberg. Union av, No 604. Subordination agreement. Aug 31. Sept 3, 1909. 10:2674. nom

\*Cahill, William to Saml A Archibald. Willow lane, n w s, 96.7 s w Eastern Boulevard, 31x66.3x25.6x89.10. Sept 2, due Mar 1, 1910, 6%. Sept 3, 1909. 300

\*Donovan, John B to William Koch. Crosby av, w s, 128.3 s Middletown road, 25.3x71.2x25x69.4; Dudley av, n s, 107.9 s Gillespie av, runs s w 34.3 to Wellman av x w 37.4 x n w 108.6 x e 108.3 x s 78.6 to beginning. P M. Aug 18, 3 years, 5%. Sept 3, 1909. 500

Delnoce, Grace W of New Rochelle, N Y, to Marie Freese. Park av, s e cor 159th st, runs e 100 x s 25 x e 1 x s 50 x w 140.6 to av x n e 84.9 to beginning, except part for st and av. Sept 7, 3 years, 5½%. Sept 8, 1909. 9:2418. 10,000

Divine (L W) Co, a corpn, to TITLE GUARANTEE & TRUST CO. Clinton av, w s, 100 s 180th st, 41.2x71.8. Building loan. Sept 8, 1 year, 6%. Sept 9, 1909. 11:3095. 14,000

Elford, Edw C with Theo L Maxwell and ano. Sedgwick av, w s, 530.7 n Kingsbridge road, 50x154.8x50x155.9. Extension of \$2,500 mort until Sept 2, 1912, at 5%. Sept 2. Sept 8, 1909. 12:3253. nom

Evans, William to Jessie C McBride. Aqueduct av, e s, 863.7 n 183d st, 175x101.9 to w s Croton Aqueduct x 175x103.4. Sept 8, 2 years, 5%. Sept 9, 1909. 11:3212. 11,000

Edwards, Katherine to Emma Popper. Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11. P M. Sept 2, due &c as per bond. Sept 3, 1909. 11:3142. 5,000

Edwards, Katherine to Bessie Leddy. Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11. Prior mort \$5,000. Sept 2, 2 years, 6%. Sept 3, 1909. 11:3142. 1,000

Farrell, Henry to August Heil. Bathgate av, w s, 227.5 s 183d st, 45.4x95.7, except part for av. Prior mort \$7,000. Sept 3, 1909, due, &c, as per bond. 11:3050. 1,500

Ferguson, Minnie with Yetta Weinberg. Union av, No 604. Subordination agreement. Aug 31. Sept 3, 1909. 10:2674. nom

\*Fanucchi, Eugenio to Irving Realty Co. Grace av, e s, 578.5 s Boston road, 25x95. P M. Aug 18, 2 years, 5%. Sept 3, 1909. 200

\*Feins, David D to Jefferson M Levy. Hill av, w s, 225 n Randall av, and being lot 53 blk 27 map No 393 of property at Edenvale. Aug 31, due, &c, as per bond. Sept 7, 1909. 250

Feiser Realty & Construction Co to Hunts Point Estates, a corpn. Coster st, e s, 200 s Spofford av, 18 lots, each 20x100. 18 building loan mortgages, each \$5,200. Sept 8, 1909, 1 year, 6%. 10:2764 and 2769. 93,600

Same to same. Certificate as to above 18 mortgages. Sept 2. Sept 8, 1909. 10:2764 and 2769.

Same to same. Coster st, e s, 200 s Spofford av, 18 lots, each 20 x100. 18 P M mortgages, each \$1,150; 18 prior mortgages, \$5,200 each. Sept 8, 1909, 2 years, 6%. 10:2769 and 2764. 20,700

Guigliano Realty & Construction Co to Manhattan Mortgage Co. Crotona av, w s, 201.10 s 182d st, 60x219.4x79.8x231. Prior mort \$— . Sept 8, 1909, due, &c, as per bond. 11:3083. 36,000

Same to same. Same property. Certificate as to above mort. Sept 4. Sept 8, 1909. 11:3083.

Gruber, Ignace to DOLLAR SAVINGS BANK of City N Y. 203d st, s w cor Williamsbridge road, runs w 98.7 x s 100 x e 62 to n w s Briggs av x n e 78.6 to road x n 32 to beginning. Aug 16, due Dec 1, 1910, 5½%. Sept 7, 1909. 12:3308. 6,000

Gaines, Edith L with Sophie Stoller and Edith L Marks. Hoe av, No 1206, e s, 109.3 n Home st, 25x100. Extension of mort for \$7,500 to Dec 1, 1912, at 5%. Aug 30. Sept 7, 1909. 11:2986. nom

Gargan, Margt E wife Patk F to Margt J Becker. 175th st, No 241, n s, 70 w Topping av, 25x105.10x25.4x101.1, except part for 175th st. Sept 7, 1909, 3 years, 5%. 11:2800. 6,000

Goldman, Barney with The City Mortgage Co. Brook av, n w cor 170th st, 50x90. Subordination agreement. Sept 3, 1909. 11:2896. nom

Gordon, Jennie F to Mary E Goldin. Walton av, w s, 172 n Cameron pl, 25x95. Sept 2, 3 years, 6%. Sept 3, 1909. 11:3186. 1,000

\*Gallo, Thomas to Agnes Murphy. Morris Park av, n w cor 177th st, and being lot 75 map Neill estate, —x—. P M. Aug 30, due, &c, as per bond. Sept 4, 1909. 1,700

Hill (Geo H) Realty Co to City Mortgage Co. Brook av, n w cor 170th st, 50x90. Certificate as to above mort. Sept 3, 1909. 11:2896.

Hill (Geo H) Realty Co to The City Mortgage Co. Brook av, n w cor 170th st, 50x90. Prior mort \$33,000. Sept 3, 1909, demand, 6%. 11:2896. 2,000

Hallinan, Mary and James to Dominick and Mary Hastings. Bailey av, w s, 649.4 n Old Boston Post road, 50x99.2x63.2x80. Prior mort \$12,000. Aug 19, 3 years, 4½%. Sept 4, 1909. 12:3262. 3,300

\*Hansen, William and Caroline to Hudson P Rose Co. Stillwell av, e s, 300 n Saratoga av, 50x100. P M. Sept 1, 3 years, 5½%. Sept 4, 1909. 600

\*Hallock, James W to Alfred B Booth. City Island av, n w cor Scofield av, 50x62.3x50x61.11, City Island. Sept 1, 3 years, 6%. Sept 7, 1909. 2,000

\*Holton, Herbert M to NORTH SIDE SAVINGS BANK. Old Boston turnpike road, old s s, adj land George Faile, runs e along road 74.7 and 103.6 and 124.1 and 149.3 and 18.1 to land James Hyde x s 18.7 and 29.9 x w 453.3 to land Geo Faile x n 24.5 and 40.5 and 38.3 and 22.10 to beginning. Sept 8, 1909, 3 years, 5½%. 5,000

Hankinson, Robert of Brooklyn, N Y, to Imogene A Lawrence. Weeks av, e s, 90 n 174th st, and being lots 24 to 26 map Mt Hope, 280x100, except part for av. P M. Prior mort \$13,000. Sept 7, 1 year, 6%. Sept 8, 1909. 11:2797. 2,069.39

Holyoke Realty & Construction Co to Emma Wuesthoff and ano. Clinton av, e s, 135.10 n 175th st, 19.5x90.2. Sept 8, 3 years, 5%. Sept 9, 1909. 11:2949. 8,500

Same to same. Same property. Certificate as to above mortgage. Sept 8. Sept 9, 1909. 11:2949.

Same and Morris and Pincus Shalita and Jacob Spielberg with same. Same property. Subordination agreement. Sept 8. Sept 9, 1909. 11:2949. nom

Herbst & Co, a corpn to Herman Trunk. Union av, w s, old line 251.8 n 166th st (George st), 25x140. P M. Sept 8, 1 year, 6%. Sept 9, 1909. 10:2671. 1,000

Harbauer, Geo L to Jakobina F F Schuh. Webster av, n w cor Woodlawn road, 75x100x44.3x104.7. P M. Prior mort \$6,000. Sept 9, 1909, due, &c, as per bond. 12:3353. 3,500

Jonas, Leopold with Minnie Israel and ano. St Anns av, No 158, s e cor 135th st, 20x80. Extension of \$2,850 mort until Aug 12, 1912, at 6%. Aug 17. Sept 8, 1909. 10:2547. nom

Krabo, Marie and Johanna R Ernst to Our Realty Co. Vyse av, w s, 125.11 s 180th st, 38x100.1. Aug 7, 1 year, 6%. Sept 9, 1909. 11:3127. 2,000

Klinger, Annie to Lion Brewery. Tremont av, No 1062. Saloon lease. Sept 7, demand, 6%. Sept 9, 1909. 11:3060. 4,090.75

Knaus, Lena and Jacob Berman with Theresa Staff life tenant under will Carl Staff. Brook av, No 498. Subordination agreement. Sept 7, 1909. 9:2274. nom

Lieben, Hannchen to Hester E Harbeck and Alfred S Brown exrs, &c, Henry Harbeck. Lorillard pl, w s, 133.9 n 187th st, 2 lots, each 20.3x90. 2 P M mortgages, each \$8,000. Aug 25, 3 years, 5%. Sept 3, 1909. 11:3056. 16,000

\*Lisanti, Salvatore to Louis Weydanz and Babette Schmidt. Purdy st, w s, 580 n Starling av, 25x108, Unionport. P M. Sept 8, due Sept 1, 1911, 5½%. Sept 9, 1909. 700

McIntee & Kelly Co and Geo F Johnson with Gustavus and Edward Robitzek. Beck st, w s, 270 n Longwood av, 40x100. Subordination agreement. Sept 1. Sept 7, 1909. 10:2710. nom

McIntee & Kelly Co to Workmens Sick & Death Benefit Fund of the U S. Beck st, w s, 310 n Longwood av, 40x100. Aug 20, 5 years, 5%. Sept 3, 1909. 10:2710. 28,000

Same to same. Same property. Certificate as to above mort. Aug 20. Sept 3, 1909. 10:2710.

Same to Gustavus Robitzek and ano. Beck st, No 317, w s, 270 n Longwood av, 40x106. Aug 12, due Sept 3, 1914, 5%. Sept 3, 1909. 10:2710. 28,000

Same to same. Same property. Certificate as to above mort. Aug 12. Sept 3, 1909. 10:2710.

\*McGinnis, Susan to Frank Gass. 6th st, n s, 105 e Av C, 50x108, Unionport. P M. Aug 30, due, &c, as per bond. Sept 3, 1909. 250



<p><b>CERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City</p> <p>WORKS GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLS "THE ABSOLUTELY SAFE CEMENT"</p>	<p><b>ALSEN</b></p> <p>SEE PAGE 132 IN "SWEETS" FOR FULL PARTICULARS</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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\*Melrose Realty Co with J Chas Grasmuk. 216th st (2d av), n s, 55 w 5th av, or Bronxwood av, 50x89. Agreement as to apportionment of mort, &c. Aug 26. Sept 4, 1909. nom

\*Mullen, Chas A to Andrew A Mullen. St Ouens pl, s s, lots 35 to 39 map South Vernon Park Sec A, Cranford Prop, South Mt Vernon, 125x100. Prior mort \$2,500. Sept 8, due Jan 1, 1913, 6%. Sept 9, 1909. 2,500

Mayer, Olga to Charles Steinkamp. 175th st (Fairmount av), s w s, 150 e Prospect av, old line, and being e 1/2 lot 14 map Fairmount, 50x145.5x50x144.9, except part for st. Sept 3, 5 years, 5%. Sept 9, 1909. 11:2952. 5,000

\*Nerenberg, Henry to Frank Gass. Parker av, w s, 375 s Lyon av, 25x100. Aug 24, due, &c, as per bond. Sept 3, 1909. 1,000

\*Naegele, John D to Chas A Mapes. 5th st, s s, 155 w Av B, 25x108, Westchester. Aug 31, due, &c, as per bond. Sept 7, 1909. 200

Nathan, Marcus to DOLLAR SAVINGS BANK of City N Y. 230th st, s e cor Heath av, 100.7x25.2. Aug 31, due June 1, 1912, 6%, until Dec 1, 1910, and 5% thereafter. Sept 8, 1909. 12:3256. 4,000

Same to same. Heath av, e s, 25.2 s 230th st, 25.1x100.7. Aug 31, due June 1, 1912, 6% until Dec 1, 1910, and 5% thereafter. Sept 8, 1909. 12:3256. 3,700

One Hundred & Seventy-Third St Building & Construction Co to Manhattan Mortgage Co. Vyse av, s e cor 173d st, 75x100. Prior mort \$—. Sept 8, 1909, due, &c, as per bond. 11:2996. 38,000

Same to same. Same property. Certificate as to above mort. Sept 8, 1909. 11:2996.

\*Oehmsen, Katie, of Harrison, N J, to Edward Townsend. 237th st, s s, 20 w Concord st and being lots 21, 22 and 23 blk 3 map prop Whitehall Realty Co, 60x95. July 31, 5 years, 5%. Sept 8, 1909. 1,100

O'Donohue, Edw R to Lion Brewery. 172d st, 957 East. Saloon lease. Sept 3, demand, 6%. Sept 9, 1909. 11:2989. 2,450

Pirk, Amelia to Frank J Bicak. Clinton av, s w cor 181st st, 19.1x94.6. Prior mort \$6,000. Sept 1, 1 year, 6%. Sept 4, 1909. 11:3096. 1,500

Pascucci, Michele and Antonio Ciavanni to Gustave Plonsky. Hughes av, e s, 362.10 s Pelham av, late Union av, 25x87.6. Building loan. Prior mort \$—. Sept 3, due July 1, 1912, 5%. Sept 4, 1909. 11:3078. 7,000

Riley & Loughney Realty Co to Robert N Quinn. Bainbridge av, s e cor Woodlawn road, 100x25. P M. Sept 2, due Mar 2, 1910, 5%. Sept 3, 1909. 12:3334. 4,900

Ryan, Mary to Wm J Edwards. Daly av, No 1928, e s, 259.2 s Tremont av, late 177th st, 21.8x148.5. P M. Prior mort \$—. Sept 1, due Sept 1, 1912, 6%. Sept 3, 1909. 11:2992. 2,000

\*Roth, Katie to Dora Wiebke. 12th st, n s, 280 w Av B, and being at w s lot 337 map Unionport, runs n 108 x e 25 x s 108 to st x w 25 to beginning, being part of lot 337 map Unionport. Sept 8, 1909, 1 year, 6%. 1,500

Rehbock Construction Co and Fremont Realty Co with LAWYERS TITLE INS & TRUST CO. Mt Hope pl, s s, 114 e Jerome av, 50x125. Subordination agreement. Aug 9. Sept 3, 1909. 11:2851. nom

Sullivan, Patk J to United States Title Guaranty & Indemnity Co. Creston av, n w cor 198th st, 100x25x106.4x25.11. Building loan. Sept 8, due Mar 8, 1910, 6%. Sept 9, 1909. 12:3319. 13,000

Shrady, Mary K to Kate Bond. Parsons st, s e cor Albany road, deed reads s s at line bet lots 59 and 60, runs s w 75.5 x s w 52.11 x n 73.2 to Albany road x n w 100 to st x s e 18.4 to beginning, being part of lots 57, 58 and 59 map No 1057 of Maria Shrady; Bailey av, s w cor Parsons st, 129x— and being lots 60, 61, 62 and 63 same map. Sept 1, 3 years, 5%. Sept 3, 1909. 12:3267. 5,000

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. Sept 3, demand, 6%. Sept 9, 1909. 11:3121. 3,500

Same to same. Same property. Certificate as to above mort. Sept 8. Sept 9, 1909. 11:3121.

Schwarzler (O J) Co to City Mortgage Co. Brook av, e s, 94.4 n 167th st, 87.10x106.4x81.10x107.9. Building loan. Aug 27, demand, 6%. Sept 9, 1909. 9:2393. 44,000

Same to same. Same property. Certificate as to above mortgage. Aug 27. Sept 9, 1909. 9:2393.

St Luke's Roman Catholic Church to EMIGRANT INDUSTRIAL SAVINGS BANK. 139th st, s s, 477.9 e St Anns av, 75x100. Sept 9, 1909, 3 years, 4 1/2%. 10:2551. 30,000

Smith, Chas V to The Broadway & Cathedral Parkway Co. Intervale av, n w cor 163d st, 125x—x—x63.3. P M. Sept 1, due, &c, as per bond. Sept 9, 1909. 10:2697. 20,000

Selje, Fritz to HARLEM SAVINGS BANK. 149th st, s s, 175 w Courtlandt av, 50x106.6, except part for st. Sept 8, 1909, 1 year, 5%. 9:2330. 6,000

Smith, John T to Josephine Weymann. Briggs av, s s, 225 w 201st st, 25x110. P M. Sept 8, 1909, 1 year, 6%. 12:3303. 1,100

\*Stoutenburgh, Eliza with Jacob and Morris Diamond. 230th st, late 16th st, n s, 305 w 4th av, and being lot 548 map of Wakefield, 100x114. Extension of mort for \$2,100 to July 19, 1914, at 6%. July 15. Sept 7, 1909. nom

Stephens, Olin J with BOWERY SAVINGS BANK. Park av, late Railroad av East, e s, 76.6 s 138th st, —x—. Extension of \$9,000 mort until Sept 2, 1914, at 4 1/2%. Sept 2. Sept 8, 1909. 9:2332. nom

Stephens, Roderick with BOWERY SAVINGS BANK. Walton av, s w cor 146th st, —x—. Extension of \$7,250 mort until Sept 2, 1914, at 4 1/2%. Sept 1. Sept 8, 1909. 9:2350. nom

Silverman (C M) & Son, Inc, to City Mortgage Co. Boston road, No 1211, n w cor 168th st, 137x140.3x135x139.3. Building loan. Sept 3, 1909, demand, 6%. 10:2615. 135,000

Same to same. Same property. Certificate as to above mort. Sept 3, 1909. 10:2615.

\*Shapiro, Geo J to Fredk Wm Koch. Crosby av, w s, 101 n Zulette av, 50.6x87.7x50x91.4. P M. Aug 18, 3 years, 5%. Sept 3, 1909. 602

\*Sola, Adolph to Irving Realty Co. Grace av, e s, 603.5 s Boston road, 25x95. P M. June 1, 3 years, 5%. Sept 3, 1909. 300

\*Scott, Thomas to Fredk Wm Koch. Gillespie av, s w cor Zulette av, 119.9 to Dudley av x107.9x174.6x101, and being lots 103 to 107 map No 1354 of 214 lots of Koch homestead. P M. Aug 3, 3 years, 5%. Sept 7, 1909. 2,520

\*Vari Lace Mfg Co to Frank S Hill. 1st av, e s, 200 n 2d st, 100x100, Olinville. Sept 2, 3 years, 6%. Sept 3, 1909. 7,000

Varian, Hiram B to Geo B D Reeve. 237th st, n s, 77.4 e Katonah av, 50x100. Sept 4, due, &c, as per bond. Sept 7, 1909. 12:3386. 5,500

\*Van Nest Woodworking Co to Eliza J Many. Av D, s e cor 10th st, 108x105, Unionport. P M. Sept 7, 2 years, 6%. Sept 8, 1909. 4,000

Van Bomel, Isaac A with TITLE GUARANTEE & TRUST CO. Clinton av, w s, 100.1 s 180th st, 41.1x71.3x41.1x71.6. Subordination agreement. Aug 5. Sept 9, 1909. 11:3095. nom

Wacker, Anna M wife of and Henry to Wm Dutcher. Charlotte st, e s, 185.6 n Seabury pl, 50x100. Aug 28, due, &c, as per bond. Sept 8, 1909. 11:2966. 3,500

Weisman & Herman, a corpn, to Henry Morgenthau. Fox st, w s, 300 s 163d st, runs w 110.6 x s 40 x e 110.7 x n 0.9 to an angle x again n 39.4 to beginning. P M. Prior mort \$28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Same to same. Fox st, w s, 140 s 163d st, 40x108.9x40x108.2. P M. Prior mort \$28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 1:2712. 6,000

Same to same. Fox st, w s, 220 s 163d st, 40x109.11x40x109.4. P M. Prior mort \$28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Same to same. Fox st, w s, 100 s 163d st, 40x108.2x40x107.7. P M. Prior mort \$28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Same to same. Fox st, w s, 260 s 163d st, 40x110.6x40x109.11. P M. Prior mort \$28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Same to same. Fox st, w s, 180 s 163d st, 40x109.4x40x108.9. P M. Prior mort \$28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Williams, Eliz and Lillie Harden to Celia Mautner. Cottage pl, No 5, on map No 7, w s, 190 n 170th st, 25x100. P M. Prior mort \$4,000. Sept 1, 2 years, 6%. Sept 4, 1909. 11:2932. 2,000

Weisman & Herman, a corpn, to LAWYERS TITLE INS & TRUST CO. Fox st, w s, 260 s 163d st, 40x110.6x40x109.11. Building loan. Sept 1, due Feb 1, 1915, 6%, until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 100 s 163d st, 40x108.2x40x107.7. Building loan. Sept 3, due Feb 1, 1915, 6% until building is completed, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 140.2 s 163d st, 40x108.9x40x108.2. Building loan. Sept 3, due Feb 1, 1915, 6% until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 220 s 163d st, 40x109.11x40x109.4. Building loan. Sept 3, due Feb 1, 1915, 6% until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 300 s 163d st, runs w 110.6 x s 50 x e 110.7 x n 0.9 x w 39.4 to beginning. Building loan. Sept 3, due Feb 1, 1915, 6% until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 180 s 163d st, 40x109.4x40x108.9. Building loan. Sept 3, due Feb 1, 1915, 6%, until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Willert, Grace H and Robt Hankinson to Anna R Fairchild. Weeks (Clinton) av, e s, 90 n 174th st, and being lots 24, 25 and 26 map Mt Hope, 280x100, except part for av. P M. Sept 3, 3 yrs, 5 1/2%. Sept 8, 1909. 11:2797. 2,500

Same to same. Same property. P M. Sept 3, 3 years, 5 1/2%. Sept 8, 1909. 11:2797. 10,500

Weisman & Herman, a corpn, to LAWYERS TITLE INS & TRUST CO. Fox st, w s, 100 s 163d st, 240x111x240x107.7. Certificate as to 6 building loan mortgages, each \$28,000; total, \$168,000. Sept 3. Sept 7, 1909. 10:2712.

Wilsey, Frank D to Along the Hudson Co. 231st st, or Park Drive, n s, 150.9 from tangent point in n s Park Drive, near n w cor Park Drive and Independence av, runs n 105 x e 164.7 to Independence av x s 104.8 x — 150.9 to beginning. P M. Sept 1, due Oct 1, 1912, 5%. Sept 7, 1909. 13:3411. 15,000

Ward, Mary E A wife Jas S to Andover Corpn. Harrison av, No 1820, e s, 190.5 n Tremont av, mort reads at n s lot 42 map 71 lots Kingsland estate, runs e 145.2 x s w 43.3 x w — to av x n 35.11 to beginning, with right of use of part of lot 43, being strip 3.5 wide. P M. Prior mort \$5,000. Sept 2, due, &c, as per bond. Sept 3, 1909. 11:2869. 1,100

Zamara, Emilio and Peter Novi to Charles Weber. Ogden av, No 1184, s e s, 184 n e 167th st, 25x196. Sept 2, 5 years, 5%. Sept 3, 1909. 9:2516. 2,500

Zimay, Andrew to DOLLAR SAVINGS BANK of City N Y. 180th st, No 585, n s, 70.9 e La Fontaine av, 25.3x120.6x25x116.10. Aug 27, due Dec 1, 1910, 5 1/2%. Sept 3, 1909. 11:3062. 600

Zimmerman, Julie to Rose E Toelberg, of East Hampton, L I. Brook av, No 1254, e s, 283 s 169th st, 20x100.6. Sept 8, 4 years, 6%. Sept 9, 1909. 9:2395. 2,500



# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

### JUDGMENTS IN FORECLOSURE SUITS.

Sept. 2.  
99th st, s s, 262.6 e Madison av, 37.6x100.11. John Stemme agt George Tomes et al; Francis B Chedsey, att'y; Dudley F Malone, ref. (Amt due, \$5,672.60.)

Sept. 3.  
135th st, No 536 East. David H Hyman agt Leopold Goldstein; Horwitz & Wiener, att'ys; S Howard Cohen, ref. (Amt due, \$12,081.90.)  
Clay av, w s, 150 s 175th st, 50x190x irreg. Henry Sutphen et al agt Joseph McDonnald; John V Irwin, att'y; Samuel Hellinger, ref. (Amt due, \$11,243.50.)

Sept. 4.  
19th st, Nos 438 & 440 West. Arthur A Fowler agt Malcolm McIlhargy; Richard B Kelly, att'y; Edward Browne, ref. (Amt due, \$21,546.11.)  
55th st, No 157 East. Amy A C Montague agt Anna M Groge; Earle & Russell, att'ys; Chas L Denks, ref. (Amt due, \$2,704.43.)  
Convent av, No 311. Anna D Thomson agt Mamie R Cottrell; Robinson, Biddle & Benedict, att'ys; John T Dooling, ref. (Amt due, \$14,604.71.)  
Boulevard, s w cor 132d st, 199.10x100. City Real Estate Co agt John O Baker et al; Harold Swain, att'y; Geo W Clune, ref. (Amt due, \$42,847.)

Sept. 7.  
Clinton av, s e cor 170th st, 31.6x100.2. Marie L Worch agt Charles Lewin et al; Geo A Euring, att'y; Francis S McAvoy, ref. (Amt due, \$9,700.38.)  
12th st, s s, 83 w Greenwich st, 24x80. Edward Ferdon agt Bridget E Phelan et al; Doremus, Lecour & Seaman, att'ys; Wilson L Cannon, ref. (Amt due, \$8,868.88.)  
Gouverneur st, No 60. John A Weekes agt Abram Gelfand; Weekes & Forster, att'ys; Robert A Maddock, ref. (Amt due, \$5,879.06.)

Sept. 8.  
2d av, No 2203. Henry Ruschmeyer agt Jennie H Morrison et al; Ira J Ettinger, att'y; Edw L Parris, ref. (Amt due, \$5,708.34.)

### LIS PENDENS.

Sept. 4.  
Wadsworth av, s w cor 180th st, 75x100. Charles L Doran Contracting Co agt Elias Gussaroff et al; action to foreclose mechanics lien; att'y, H Elfers.

Sept. 7.  
Claremont av, Nos 122 to 128. Anton Larsen et al agt Joel Marks et al; action to foreclose mechanics lien; att'y, F E M Bullowa.

Sept. 8.  
No Lis Pendens filed this day.

Sept. 9.  
43d st, n s, 80 e 3d av, 25x100.5. Annie G McKenna agt Agnes V Moran et al; partition; att'y, A J Smith.  
Cypress av, n e cor 141st st, 191.9x200 to Powers av, x217x200.10. City of N Y agt Bella Kaufman et al; action to acquire title; att'y, F K Pendelton.  
Park Row, Nos 211 & 213. Edmund Guilbert et al agt Arthur W Guilbert et al; amended partition; att'ys, Mackenzie & Barr.

Sept. 10.  
Stebbins av, e s, 413.4 n 165th st, 25x154.10x25x150.5. Philip V Manning, trustee, agt Gertrude P Rueseler; action to declare deed void; att'ys, Sparks & Fuller.  
Webster av, s e cor 173d st, 59.10x90. Bernheim Distilling Co agt Jacob Kobleck et al; action to set aside deed; att'y, D J Gladstone.

### FORECLOSURE SUITS.

Sept. 4.  
Av A, Nos 287 & 289.  
18th st, Nos 438 to 442 East. Herman Lubetkin agt Thomas Garone et al; att'y, B F Schreiber.

Sept. 7.  
Ludlow st, No 16. Chas A Sherman exr agt Bertha Sarasohn et al; att'ys, Bowers & Sands.  
Cherry st, No 222. Jacob Scheer et al agt Max Wolper et al; att'y, L A Jaffer.  
134th st, No 710 East. Nathan Natelson agt Louis Isorsky et al; att'ys, Siegel & Siegel.  
63d st, No 210 East. Julius Bachrach et al agt First Avenue Realty Co et al; att'y, I Cohen.

Sept. 8.  
137th st, No 245 West. Benjamin Steinman et al agt Solomon K Ford; att'ys, Rosenthal, Steckler & Levi.  
117th st, No 114 East. Metropolitan Savings Bank agt James J McGrath et al; att'ys, A S & W Hutchins.  
2d av, e s, 75.4 s 49th st, 33.4x100. Rosehill Realty Corp agt Michele Voccoli et al; amended; att'ys, Bowers & Sands.  
Trinity av, w s, 27 s 164th st, 36.6x100. Francis C Reed agt Herman Straus et al; att'ys, Reed & Pallister.  
7th st, No 241. Samuel Laber agt Nathan Thumen et al; att'y, C L Borck.

Sept. 9.  
Lexington av, No 1835. Mary S Guerrier agt Angela Coleman et al; amended; att'y, J V Irwin.  
130th st, Nos 609 to 615 West. Junction Realty Co et al agt Fredericka Real Estate et al; amended; att'y, D E Goldfarb.  
11th av, Nos 599 to 603. Fannie Strauss agt Benjamin J Weil et al; att'y, M Sulzberger.  
116th st, No 322 East. Jacob Wertheim et al agt Herman L Reis et al; att'ys, Bandler & Haas.

Sept. 10.  
3d av, e s, 25.11 n 101st st, 25x90. Elise Boyd agt Lena Kannensohn et al; att'ys, Johnston & Johnston.  
15th st, No 521 East. Alice Bullowa agt Apostolo Cuttitta et al; att'y, A L M Bullowa.

### JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Sept.  
7 Andrews, Frank M—E C R Owen.....115.11  
7 Abbott, Lyle S—S E Dribben.....249.78  
7 Appel, Charles et al—Graft Furnace Co.50.01  
8 Armour, Agnes D—H C Babcock Co.138.85  
8 Adams, Garison B—M I Fox.....250.76  
8 Andrews, Constance M & Herbert F et al—G R Sutherland.....464.99  
9 Ahrearn, Leo—O Engels.....67.71  
10 Armstrong, Paul—M S Auerbach.....485.18  
4 Baidowsky, Morris—M Feldstein.....68.81  
4 Bua, Demetrio—A Prince.....67.69  
7 Bryan, Alfred—F F Potter.....88.51  
7 Boyer, Henry V—E O Pouch et al.....114.34  
7 Brandreth, Ralph—J E Kerr & Co, Ltd.....896.51  
7\*Bo, Fiorenzo et al—M Sabini.....51.03  
8 Barker, Alfred—W H Aldrich.....472.63  
8 the same—the same.....241.07  
8 Bahr, Sarah—S Jarett.....4,264.68  
8 Budney, Zigmund—H Krulwich.....98.67  
8 Banger, Joseph—P A Levin.....38.41  
9 Bluhm, Moses M et al—M Male et al.148.26  
9 Brown, Carolyn K—G Malito.....129.81  
9 Burke, Moncure et al—H M Berg.....17,326.75  
9 Barnett, Abraham M—J W Place.....37.14  
9 Braham, Joseph—A Guedalia.....29.41  
9 Brunetto, Domenico et al—G Cirella.....36.00  
9 Bauer, George—J Neumann et al.....78.32  
9 Brown, Carolyn K—G Malito.....129.91  
9 Berger, Emil—Fifth National Bank of City of N Y.....25,307.15  
9 Bitz, Harry F—United States Radiator Co.....184.00  
10 Brickner, Bruno—Waldorf Astoria Segar Co.....124.47  
10 Brennan, James et al—M Noonan.....3,734.87  
10\*Bernstein, Edw M et al—J L Mincer.....114.72  
10 Burger, Clarence C—F J Siebert.....3,318.55  
10 Bobrow, Jacob et al—E M Speer.....863.76  
4 Cohen, David—Williams Silk Mfg Co.632.84  
4 Cochran, Aso N N—R Lansing.....62.62  
7 Curtis, Harry J—F B Roy.....1,632.89  
8 Cohn, Johanna—Heilmann, Mandell & Co.....255.66  
8 Cooper, Abel & Joseph—E Liberman.162.15  
8 Cohen, Nathan et al—J Grossberg.....124.15  
8 Conover, Henry M et al—J F Marbat.265.74  
8 Cohen, Morris & Ida et al—J Kurtz.....190.86  
8 Caslin, Elizabeth—N Y & Brooklyn Casket Co.....379.75  
8 Cave, Frances C et al—G R Sutherland.....464.91  
9 Carpinone, Michael & Filomena—Frank Brewery.....888.35  
9 Christy, Stephen C—M N Clement.....82.97  
9\*Costello, James E et al—Defender Photo Supply Co.....41.43  
9 Corneille, Roland et al—the same.....41.43  
9 Croner, Albert B—W Hoegs.....136.29  
9 Colavito, Luigi et al—J Cirella.....99.75  
9 Croicchia, Antonio—T C Miller.....29.41  
9 Collins, Arthur—Title Guaranty & Surety Co.....951.84  
10 Craven, James F—J Fried et al.....11.55  
10 Curran, Peter F—H Heun.....547.75  
10 Carberry, John T—E D W Griemsmann.41.07  
10 Chaitin, Isaac et al—E M Speer.....863.76  
7 Dohm, Bertha—C H Zumbuehl.....22.34  
7 Dreyfuss, Philip M—E Heilner et al.....81.08  
7 Dauber, Solomon—A R Conkling.....129.09  
7 Dohm, Bertha—Henry Meyer Co.....40.62  
8 Dworkowitz, Sam & Sarah et al—I Greenstein.....519.65  
8 DeNat, Raphael—S Hamburger et al.90.12  
8 Dietz, Samuel—I Levitsky et al.....28.67  
8 Doran, John A et al—W V Ulmer.....costs, 25.00  
9 Dressler, Harry—W R Phelan.....140.91  
9 the same—the same.....36.41  
9 De Witt, Philip H et al—H M Berg.....17,326.75  
9 Diamant, Louis—Title Ins Co of N Y.438.51  
10 De Carlo, James & Filomena—F M Patterson.....1,323.53  
10 Dellerson, Louis—B Alexander.....35.01  
8 Engle, Susan A—C E B Condit et al.344.28  
8 Edelson, Nathan—M Rubinsky et al.431.41  
9 Enteen, Isaac & Louis—S Aronson.....697.72  
9 Eichler, Herman—M Prochaska et al.75.06

10 Eichler, Herman—H Lichtenstein.....155.31  
4 Fox, Samuel—Hencken & Willenbrock Co.....84.65  
4 Falco, Geo H—A Strassburger.....1,712.50  
7 Foster, Omega H—Bankers & Merchants Agency Co.....104.80  
8 Freiburger, Emil—A Krumbain.....45.42  
8 Friedner, Samuel—T Dimon et al.....375.16  
9 Fineman, Sophie et al—Fourteenth Street Bank.....804.03  
9 Flood, Michael—M N Clement.....10.00  
9 Freundlich, David A et al—H Male et al.....148.26  
9 Freiman, Isaac et al—T C Wood.....112.21  
9 Finkelstein, Louis—A E Pruden et al.68.32  
10 Feinberg, Henry—M Jamieson.....1,633.24  
10 Freeman, Haskel J & Minnie—Northern Bank of N Y.....521.21  
4 Germershausen, Wm F—L Meyer.....167.16  
4 Greene, Jennie—H J Erickson.....163.41  
4 Gilberty, Angelo & Frank P—H G Silleck, Jr.....270.78  
7 Goldfarb, Philip—B Edelhertz.....30.21  
7 Giorvano, John—L Laurawitz.....63.41  
7 Greenwald, Morris M—L Roberts.....103.47  
7 Greenberg, Sam—John Mix & Co.....120.01  
7 Guttman, Henry—Associated Merchants of N Y.....63.22  
7 Gimprecht, Henry C—J Saul et al.....41.81  
8 Gittelson, David—H Berliner.....70.29  
8 Goldfarb, Israel et al—J Aronauer.....61.77  
9 Greenwaldt, William—W J Hackett.....66.91  
9 Ginsberg, Rae—H Rosenblum.....84.41  
9 Goldstein, Charles et al—J W Place.....92.24  
9 Guilford, Wallace—E S Walsh.....169.38  
9 Geelhaar, Helen et al—B K Bloch.....180.94  
10\*Goldeman, Solomon et al—B Ratner.124.91  
4 Hindick, Samuel—S Wattenstein.....49.65  
7 Hyams, Sadie—J B Low.....61.01  
7 Heer, Charles—M Rohde.....31.22  
7 Harrigan, Hannah et al—H C Muser et al.....89.91  
7 Horan, James J—H Hein.....245.02  
7 Hughes, Rose C—R Routh.....501.39  
7 Holl, Bernard & John—W Lawton.....703.94  
8 Hansen, Charles & Mary—S A Ring.23.40  
8 Hack, Fredericka—S Goldstein.....108.81  
8 Hammel, Solomon W—R Levdansky.....61.41  
8 Hart, Max—L P Morton.....188.59  
8 Hurwitz, Harmen—Colwell Lead Co.....30.03  
9\*Harris, Samuel et al—J W Place.....81.24  
9 Healy, James F—Pelham Bay Chemical Co.....258.91  
9 Hammer, Edward et al—B K Bloch.....180.94  
9 Hoffer, Jacques—E Matthews.....435.51  
9\*Herzenstein, David et al—State Bank.928.36  
9 Hewett, Byron F—J Grotta.....114.07  
10 Hillenbrand, E Francis—Patterson Bros.48.75  
10 Hill, James T—L D Post.....262.89  
10 Hancel, Max J & May—Northern Bank of N Y.....51.66  
10 Hauck, Edw T—Romanoff Cigarette Co.44.25  
4 Jenness, Robert H—H L Handy Co.....49.67  
4 James, Morgan T—Hencken & Wellenbrock Co.....81.65  
7 Jolin, Jacob et al—S M Topfitz.....147.40  
8\*Jones, Henry et al—J Grossberg.....124.15  
8 Jackson, Henry et al—J Spies et al.242.52  
8 the same—the same.....291.82  
10 Jackson, Annie & Maurice M\* et al—J L Mincer.....114.72  
10 Jacobson, Jacob—C Wilk.....61.90  
10 Johns, Edward—Cambridge Society.....142.87  
10 Jaffa, David et al—B Ratner.....124.91  
10 Johnson, Christopher—P Mandelman.....39.41  
4 Krakower, Max—Hencken & Willenbrock Co.....97.65  
4 Kaine, Walter F—R Kelly.....67.22  
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7 Kisselburg, Wm E, Jr—S G Gensler.....218.26  
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8 Klein, Joseph S—D Blois.....175.28  
8 Kemper, Henry et al—J Kurtz.....190.68  
8 Kalman, David et al—J Aronauer.....61.77  
8 Kann, Geo E et al—I L Simmons.....costs, 12.65  
9 Kastner, Wolf et al—Fourteenth Street Bank.....804.03  
9 Kennedy, Patrick J—S H Spear et al.313.41  
10 Klein, Sam & Rose—B Klein.....26.65  
10 Klein, Morris & Rose—Northern Bank of N Y.....251.79  
10 Knowles, Francis—W E White.....82.14  
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4 Levy, Abraham—O Drescher.....34.72  
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7 Levin, Hyman J—A Grushkin.....155.96  
7 Lefkowitz, Adolph—C H Nolte et al.850.82  
7 Lustgarten, Abraham—Olin J Stephens, Inc.....45.32  
7 Lucatelli, Eugenio et al—M Sabini.....51.03  
7 Law, Robert H et al—A Bielenberg Co.58.23  
8 Lieberman, Morris et al—People, &c.500.00  
8 Lieberman, Esther et al—the same.....500.00  
8 Lombardio, Luro—A Richards Shoe Co.93.30  
8 the same—M Rubinsky et al.....71.32  
9 Lohmann, Herman W—National Spice Co.....89.36  
9 Liebgold, David et al—T C Wood.....112.21  
9 Levy, Emanuel M—J Bernstein.costs, 78.50  
9 Lasquadra, Nicola et al—G Cirella.....137.95  
9 Longo, Michael—L Castagnetta.....35.43  
9 Levinton, Morris L—J E Bates et al.296.42  
9 Lisner, Hortense—Simpson-Crawford Co.34.51  
10 Long, James F—P A Levin.....22.65  
10 Lowville, Harriet J—Ludwig Baumann & Co.....costs, 37.72  
10 Lehman, Daniel—Public Bank of N Y City.....980.26  
4 Margulies, Ida et al—B Gussoff.....32.15  
4 the same—R Crystal.....32.15



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4 Manno, Frank P—I Goldberg .....	75.31	10* Rosenbluth, Herman et al—H J Seigel.	61.72	7 Withers, Walter W—E Schattman.....	72.41
7 Marcus, Simon et al—James McLaughlin		10 Reinhardt, Margaret—H Seligsberger.	14.72	7 Wright, Wm H—W Rixman .....	40.90
Co.....	239.45	10 Riesel, Ernest—Joseph Beck & Sons.	188.34	8 Ward, Elizabeth A P—A Sarti.....	62.17
7 Morningstar, Benjamin—J Baumann.....	176.81	10 Roussos, Costa—L Kronfeld .....	59.41	8 Wundus, Edmond J—B K Bloch.....	202.20
7 McCarthy, Michael J et al—S P Jones et al		4 Siegel, Mark—J Best .....	29.44	8 Wilhelm, John F—J Rheinfrank Co.....	29.31
.....	202.68	4 Silverstadt, David* et al—B Gussoff.....	32.15	8 Wallace, Gustavus S—E Miller .....	14.96
8 Monroe, Elizabeth P—M J Butler.....	154.67	4 the same—R Crystal .....	32.15	8 Wehman, Henry—J Bloch et al.....	94.62
8 Mayer, Louis—J Lavin .....	316.37	4 Schiff, Haskel—C Falk .....	519.41	8 White, Rholenzo—J Harris .....	66.96
8 Moskowitz, David—G F Vietor et al.....	143.93	7 Solomon, Louis A—E Arnstein et al.....	344.51	9 Woodhull, Jesse W—G Price .....	30.55
8 Monell, Harry S et al—J Spies et al.....	242.52	7 Schamberg, Maggie—J Bergman.....	142.15	9*Walter, Charles et al—J W Place.....	81.24
8 the same—the same .....	291.82	7 Spain, David—Union Stove Works.....	178.09	9 Woodruff, William—M Kind et al.....	87.98
8 Meyer, Frederick—F Hertz .....	32.97	7 Schoedel, Albert et al—Graff Furnace Co.	50.01	9 Weinberg, Charles et al—State Bank.....	928.36
8 the same—E M Dean .....	41.91	7 Strablendorf, Carl et al—A Bielenberg Co.	58.23	10 Werner, Joseph—Atlantic Varnish Works.	189.00
8 the same—A Kronlitter .....	30.91	7 Schorn, Paul J—S P Jones et al.....	67.50	10 Zalenz, Frank—H L Colman .....	61.76
8 Meyer, Frederick M—M S Elliott et al.....	38.91	7 Salter, John W—B J Isecke.....	289.47		
8 McKoon, Dennis et al—G R Sutherland.....	464.91	7 Shannon, J Bland et al—E L Sykes.....	320.17		
9 Meyer, Edw G—Defender Photo Supply Co.		7 Sickels, Chas R & Marie B et al—the	320.17		
.....	71.85	same .....	320.17		
9 Moscovitz, Samuel B—J Harriton.....	58.65	7 Smith, Anna T—J Sinnott.....	100.97		
9 Maloney, Wm J—John Wanamaker, New		7 Stankialis, Anton—B K Bloch.....	60.67		
York .....	294.99	7 Spachner, Leopold—J Chavenson.....	63.65		
9 Manniello, Vincenzo—T Buonocore .....	61.59	8 Simons, Frederick C et al—J F Marbot.	265.74		
9 McKnight, Frank H—I E Winney.....	133.79	8 Shapiro, Minnie admrx—W Bohland et al.	26,454.97		
9 McCardell, Roy L—Manhattan Collecting		8 Stumpf, Nathan—M Leibowitz.....	46.15		
Co.....	67.74	8 Scherer, Stephen J—A Weiss.....	282.60		
10 Marx, John—J W Winkler.....	294.86	8 Schnittman, Morris—J Cohen et al.....	87.11		
10 Mizner, Wilson—L Foster .....	420.95	8 Simon, Charles—G M Wilde .....	220.07		
10 Marks, Joel—M L Berliner.....	22.28	8 Shapiro, Hyman et al—I Greenstein.....	519.65		
10 Mills, W Judson B et al—M P Johnstone;		8 Stedman, Robert L—H W Palens Sons.....	246.62		
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.....	2,699.51	8 Spielberger, Jacob et al—People, &c.....	500.00		
10 Merwin, Berkley R et al—M P Johnstone;		8 Spielberger, Jacob et al—People, &c.....	500.00		
possession of property and \$202.58 or		8 Sheehan, Michael J—V Loewers Gambrius	2,818.44		
.....	2,699.51	Brewery Co.....	71.67		
10 Massas, Stephens—Hinode Florist Co.		8 Simpson, Nicholas D—Crandall & Godley	71.67		
.....	23.00	Co.....	29.65		
10 McCosker, Sarah—Simpson—Crawford Co.	98.82	8 Schultz, Isaac—M Blank .....	61.15		
10 Markewitz, Theresa—H Feldbaum.....	36.43	8 Saltzman, Louis H—Pyro Sign Co.....	61.15		
10 Mautner, Isaac* & Joseph E—M Galourtz.		8 Schieffelin, Lucy D et al—G N Sutherland	464.91		
.....	47.40	Co.....	393.16		
8 Niland, Peter—M Feist .....	95.03	8 Schuman, George—M Fine .....	29.41		
9 Nippert, Ernestine—M S Simpson.....	338.09	8 Sweetland, Chas F et al—H Hoile .....	37.41		
9 Norcross, I W—Girard National Bank.....	379.97	9 Scholz, Bruno—P Damm .....	99.29		
9 Norman, Wm T—Swift & Co.....	158.03	9 Smolinsky, Charles et al—State Bank.....	260.46		
9 Nachman, Nettie—De Peyster Realty Co.		9 the same—the same .....	29.16		
.....	50.16	9 Silver John—P Greenfield .....	1,854.37		
10 Noblett, Edwin A—F E Stripe.....	483.91	9 Spector, Max & Jennie et al—M Taub.....	462.12		
10 Naylor, Geo B—C Dreyer.....	1,046.02	9 Steinberg, Sarah—Homestead Bank of	29.41		
10 Nicholas, George—L Ginzberg et al.....	344.45	Brooklyn .....	1,854.37		
7 O'Loughlin, Daniel—C Holt .....	226.22	9 Sofranski, Henry—S Rubenstein et al.....	57.78		
8 O'Neill, Giles E—H Osborn.....	36.99	9 Smith, Michael & Annie et al—MTaub.	12.65		
4 Phipps, Wm A P—Hencken & Willenbrock		9 Schmittberger, Maximilian F—A M Schmitt-	334.61		
Co.....	42.15	berger et al .....	3,356.01		
4 Palladino, Angelo—J F Snoro.....	633.48	9 Simmons, H Leonard—G E Kann et al.....	103.75		
7 Pasternack, Isidor et al—S M Topplitz.....	147.40	.....	273.22		
7 Pasternack, Clarence L & Eulalie O—E B Hop-		8 Tarbox, Harold E—G P Tarbox .....	12.65		
kins .....	274.98	8 Trusig, Emil et al—A L Simmons.....	52.56		
7 Popper, Albert—R Maas et al.....	42.51	9*Tomasello, Stanley et al—Puffer Mfg Co.	72.72		
7 Perry, James & Katherine et al—S P Jones		.....	131.67		
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7 Payne, Geo J—W F Irish Electric Co.....	668.32	Malting Co.....	124.41		
8 Partridge, William—H Frieden.....	113.87	9 Trott, Gerard—F C Neale, Inc.....	247.91		
8 Poulos, Leon—N Manos .....	67.85	10 Their, Samuel et al—H J Seigel.....	128.87		
9 Palmiéri, Patrick J et al—G Cirella.....	36.00	10 Taylor, Cordelia M—M L Paige .....	1,820.97		
9 Palmieri, Patrick J et al—the same.....	137.95	10 Travis, Harry R—E Riley.....	17,326.75		
9 Prival, Nanny—J H H Van Hoven.....	50.91	7 Victor, Fannie—Olin J Stephens, Inc.....	74.41		
9 Plunkett, Christopher & James J—Edward		9 Valenti, Daniel Jr.—M N Clement.....	77.18		
Smolka & Co.....	51.23	9 Valentine, Robert N et al—H M Berg.....	30.81		
9 Palmeiri, Patrick J et al—J Cirella.....	99.75	.....	89.91		
9 Phillips, Edgar E—Combined Real Estate		9 Valentine, Wm M—Richardson & Boynton			
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10 Pinsuti, Guiseppe—L Brunacci .....	102.39	10 Voss, Wm H N—Mark Cross Co.....			
10*Paull, Richard et al—B Ratner.....	124.91	4 Willman, William—G Walker et al.....			
10 Peterson, Ludwig—H W Adams.....	37.81	7*Wittig, Gertrude et al—H C Musser et al.			
4 Ruggiero, Vincenzo—A Prince.....	311.71	.....			
4 Rabinowitz, Barnett* et al—Haller & Pru-					
ver Co.....	44.12				
7 Rose, John—C H Nolte et al.....	1,456.20				
7 Rosenberg, Sam—A Meyer .....	256.06				
8 Raynor, Robert L—J T Cutting et al.....	38.06				
8 Rayvid, Ethel & Benjamin—J Kerner.....	27.72				
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8 Reidel, Edw C exr—C F Meinhardt.....	81.22				
8 Roeder, Albert B—Bryant Motor Co.....	52.56				
9 Ricciardi, Aurelio et al—Puffer Mfg Co.....	33.91				
9 Rothschild, Arthur—C E Phillips.....	274.13				
9 Rodges, Joseph—Swift & Co.....					

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4 Purity Baking Co—F C Mussgiller.....	91.38
4 Hardt Electric Co—Fairbanks Co.....	86.19
4 Bartram Realty Co—M Janpol.....	20.66
4 Commercial Publicity Corp—M A White.	
.....	144.43
7 New York School of Art—T Dimond.....	898.32
7 Area Realty & Construction Co—D Frei-	
berger .....	199.80
7 New York Edison Co—C Levy.....	10.91
7 Thalia Theatre Co—Van Beuren & New York	
Bill Posting Co.....	518.60
7 Arnold Realty Co et al—James McLaughlin	
Co.....	239.45
7 Motor Boat Club of America—G S Graham	
et al .....	1,112.76
8 Becker Distributing Co—R M Rose Co.....	59.85
8 Ovington Motor Co—G L Leonard.....	611.12
8 Standard Asphalt & Rubber Co—Eastern	
Bermuda Asphalt Paving Co.....	1,028.25
8 Manhattan United Laundry Co—J R Johns-	
ton .....	16.34
8 Humane Rubber Horse Shoe Co—U S Rub-	
ber Reclaiming Works of N Y .....	79.26
8 Ovington Motor Co—Bicycling World Co.	
.....	453.60
8 Greater Northern Engineering & Supply Co.	
—L Sonneborn Sons, Inc .....	205.03
8 Sheffer Foster Realty Co et al—G R Suth-	
erland .....	464.99
9 Kelsey Co—Weed Chain Tire Grip Co.....	346.06
9*Lenox Watch Case Co et al—State Bank.	
.....	260.46
9 the same—the same .....	99.29
9 Frank Bros—W H Rich et al.....	330.67
9 Coney Island News Co—Ingram Richardson	
Mfg Co.....	122.72
10 Hagemann Construction Co—W A Mapes.	
.....	273.12
10 J D Fowler Co—Alfred E Tong, Inc.....	131.18
10 Indian Hill Co—G P Sherwood & Co.....	714.71
10 Standard Ice Cream Co—H Pfaltz.....	105.41

## SATISFIED JUDGMENTS.

Abendschien, Geo F—City of N Y. 1909.....	265.17
Antonier, Morris—P E Henderson et al. 1901.	
.....	\$449.44
Bernays, Eli—City of N Y. 1909.....	105.48
Broschart, David—David Mayer Brewing Co.	
1907 .....	21.35
Butts, Harry H—the same. 1909.....	199.27
Blumberg, Jacob—H Freudenthal. 1909.....	425.20
Birk, Frederick—C B Davega. 1908.....	105.64
*Butler, Orlando W—W H Hurley. 1908.....	7,166.53
Calabrese, Pasquale—L Graziadei. 1909.....	26.74
Cohen, David—Kensington Realty Co. 1908.	
.....	97.40
Davidson, Adolph—City of N Y. 1909.....	27.28
Dodge, Albert C—O J Gude Co. 1906.....	138.69
Ebling Brewing Co—L C Menkinbach. 1909.	
.....	667.70
Goldfarb, Philip—F Levy. 1907.....	102.15
Same—F Levy. 1907 .....	104.65
Same—same. 1907 .....	92.72
Same—same. 1908 .....	227.90
Giegerich, Louis—O'Donohue Coffee Co. 1909.	
.....	40.11

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Gwirtzman, Abraham—City of N Y. 1909.....27.28  
Hogan, Wm F—City of N Y. 1903.....73.95  
Jones, Edwin K—R Schubert. 1909.....420.52  
Keary, Mary—M Delara. 1909.....368.11  
Keller, George—City of N Y. 1909.....52.86  
Kuntze, Chas F—P J Cullinan. 1907.....25.02  
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Laskiewicz, Michael & Katie—A Silinski. 1905.....134.72  
Lowenthal, Max—T McCullough. 1909.....12,119.73  
Le Boutillier, Octave—M D Levis. 1902.....145.22  
Leeper, Morris—Westchester Hardwood Co. 1898.....171.80  
McAneny, Jane—C Greenwood. 1909.....259.71  
Mackey, Ross A—Consolidated Railway & Light Co. 1909.....310.77  
Moller, William—P Sherry. 1895.....48.28  
Mautner, Celia—H Brendel. 1907.....65.22  
Moran, Maria—J Steinbach. 1909.....147.06  
Musher, Morris—J Goldberg. 1903.....122.21  
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Pabst, Charles—M Pabst. 1909.....280.03  
Prager, Henry L—H T E Beardsley. 1909.....113.00  
Pugh, Joseph N—E Kraft. 1909.....73.95  
Reynolds, Augustus L—E F Bushnell et al. 1909.....389.00  
Same—Nicelle Olive Oil Co. 1909.....137.68  
Same—Conron Bros Co. 1909.....194.65  
Ray, Morris—N Solotar. 1908.....75.20  
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Reilly, Philip—P J McNulty. 1909.....221.39  
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Shapiro, Sam et al—the same. 1909.....454.93  
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Taylor, Catharine—E O'Donnell. 1901.....110.00  
Taylor, Catherine—City Real Estate Co. 1902.....515.29  
Turner, Albert—M Anderson. 1909.....682.71  
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CORPORATIONS.

Catholic Editing Com—George J Wilson & Son. 1909.....145.21  
Ebling Brewing Co—J Friedman. 1909.....459.77  
Hygrade Steam Laundry Co—A V Tinsley. 1909.....126.42  
Metropolitan Mercantile & Realty Co—McDougall & Potter Co. 1909.....113.81  
Queens Land & Title Co—W H Van Name. 1909.....107.23  
Murphy Construction Co—G Lo Monaco. 1908.....5,184.68

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied on appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

MECHANICS' LIENS

Sept. 4.

32—Rivington st, No 156. Samuel Rosenberg agt Joseph S Goldman, Adolf Lundemann & Philip Wexler.....\$54.00  
33—133d st, No 161 West. Samuel Levitt et al agt Eugene Hayback.....79.25  
34—Satisfied.  
35—Hudson st, Nos 401 & 403. Louis Lakowski agt Nathan S Jarvis, M A Ryan, Inc.....151.07  
36—Prospect av, Nos 886 to 890. Vincenzo Abbenante agt Jas G Carlatas & Bartolomeo Schiavone.....375.00

Sept. 7.

37—13th st, No 436 East. Frank Straub agt Juesephine Patello & Domenico Seico.....35.00  
38—8th av, n e cor 46th st, 50x100. C Anderson & Co agt Metropolitan Mercantile & Realty Co and Morris & Beaman.....75.00  
39—Same property. Same agt Metropolitan Mercantile & Realty Co.....235.00  
40—Cedar av, n w cor 177th st, 126x89. Joseph F Vielberth agt P J Murphy and Keller & Co.....220.00  
41—Weehawken st, Nos 9 & 11. American Machine Co agt Thomas Lynch and Levin & Levin Contracting Co.....733.50  
42—Satisfied.

43—East Broadway, No 253. Samuel Rosenberg agt Fanny Liebovitz and Glassman, Lubovitz & Co.....120.00

Sept. 8.

44—Kingsbridge Terrace, No 2749. Gustavus M Roden agt Henry L C Racorden and Harold E Vreeland Building Co.....728.75  
45—1st av, No 954. Emma B Miller agt Charles Schuck, Louis Gscheidlein.....85.00  
46—150th st, n s, 100 w 7th av, 150x99.11. John Lever agt Bischoff Realty & Construction Co.....221.00  
47—Madison av, No 1. Brooklyn Vault Light Co agt Metropolitan Life Ins Co & Jacob Marks Sons, Inc.....259.00

48—1st av, No 1548. Samuel Rosen agt Hyman Brown, Philip Berman & Israel Goldman.....175.00  
49—165th st, n s, 26 e Fox st, runs e 100 to Westchester av, x e 40 x n 100 x w 140 x s 100 to beg. Colonna, Costaldo & Co agt William Simpson, A Stapholt & Theodore Stapholt.....2,372.25  
50—Cedar av, n w cor 177th st, 89x126. Overbaugh Van Camp Co agt Patrick J Murphy & Keller & Co.....163.72

Sept. 9.

51—Broadway, w s, between Albany Post rd & Spuyten Duyvil Parkway, —x—. Hughes & Kelly agt James Thom & Pabst Brewing Co.....1,106.75  
52—19th st, No 51 East. Manly N Cutter agt Estate of Thomas or Ellinor or Henrietta Pittis & Albert Pittis exr (renewal).....646.64  
53—1st st, s s, 275 w Av A, 25x70.10x25.2x74. John Rogers agt Nathan Friedman & Paul Levy (renewal).....61.00  
54—61st st, No 125 East. Geo G Babick et al agt Helen M Phelps & John Fulton Co, Inc.....80.00  
55—37th st, No 236 West. Simes Co agt James H Otloy or the McCall Co & Porsth Electric Co.....413.22  
56—Kingsbridge Terrace, No 2743. Wexler & Morelli agt Henry Kroener & Harold E Vreeland Building Co.....479.27  
57—Kingsbridge Terrace, No 2749. Anthony Morelli agt Henry L C Recorden & Harold E Vreeland Building Co.....391.33

Sept. 10.

58—Lexington av, n e cor 118th st, 100.11x39. Louis Goldstein agt Louis Meyer Realty Co.....80.45  
59—151st st, No 280 West. Kenney Mfg Co agt Roman Catholic Arch-diocesan of N Y, T J Waters & John J Foley.....\$62.65  
60—178th st, s s, 80 w Dailey av, 90x—. Alfred F Amendola et al agt D H Spring Realty Co.....1,650.00  
61—25th st, Nos 114 & 116 East. Central Sheet Metal Works agt Charlotte E Trope & Geo M Smith & Clara B Cole.....120.00  
62—122d st, Nos 269 to 273 West. Jacob Danson agt Brookside Realty Co, William Eisenstein & Julius Brounstein.....2,252.00  
63—Anthony av, n w cor 174th st, 59.6x117.1x irreg. Adolph Hupert agt Ekwanok Realty Co & William Rosenfeld.....100.00  
64—Same property. William Rosenfeld agt Ekwanok Realty Co.....427.50  
65—Reservoir pl, e s, 57 n Reservoir Oval, 44x100. A Mark agt Jacob Cohen, Max Schur & Charles Lipetz.....108.16  
66—Crimmins av, Nos 325 & 327. Navias & Smith agt Harry C Crumpelt.....42.00  
67—Concourse, e s, 150 n Burnside av, 50x125. Antonio Cassatta agt Surlitt Manning Co & Thomas Ward.....420.00  
68—8th av, n e cor 46th st, 50.5x100. Joseph Rueth agt Wm W Astor and Metropolitan Mercantile & Realty Co.....2,625.10

BUILDING LOAN CONTRACTS.

Sept. 4.

Hughes av, e s, 365.9 s Pelham av, 25x87.6. Gustave Plonsky loans Michele Pasucci & Antonio Ciavanni to erect a — sty building: — payments.....\$7,000  
164th st, s s, 232.6 e Broadway, 132.6x99.11. Metropolitan Trust Co loans Heights Metropole Construction Co to erect a 6-sty elevator apartment; 13 payments.....150,000  
164th st, s s, 100 e Broadway, 132.6x99.11. Same loans same to erect a 6-sty elevator apartment; 13 payments.....150,000

Sept. 7.

Thompson st, Nos 217 & 219. Title Guarantee & Trust Co loans Fogliasso-Clement Building Co to erect a 7-sty apartment; 7 payments.....77,000  
Fox st, w s, 100 s 163d st, 240x110x irreg. Lawyers Title Ins & Trust Co loans Weisman & Herman to erect five 5-sty apartments; 8 payments.....168,000

Sept. 8.

Coster st, e s, 200 s Spofford av, 360x100. Hunt Points Estates loans Feiser Realty & Construction Co to erect 18 2-family dwellings; 6 payments.....93,600  
Vyse av, s e cor 173d st, 75x100. Manhattan Mortgage Co loans One Hundred and Seventy-Third Street Building and Construction Co to erect two 4-sty apartments; 9 payments.....38,000  
Crotona av, w s, 201.10 s 182d st, 60x231x 79.8x219.4. Manhattan Mortgage Co loans Giugliano Realty & Construction Co to erect two 4-sty apartments; 10 payments.....36,000

Sept. 9.

150th st, n s, 175 w 7th av, 75x99.11. North American Mortgage Co loans Bisch-Hoef Realty & Construction Co to erect two 5-sty apartments; 13 payments.....50,000  
Crosby av, w s, 50 n Waterbury av, 25x100. George Hauser loans Michele Zito to erect a 3-sty store, &c; — payments.....4,000

Sept. 10.

Creston av, n w cor 198th st, 100x25x106.8. United States Title Guaranty & Indemnity Co loans Patrick J Sullivan to erect a — sty building; 3 payments.....13,000  
Arthur av, w s, 79 s 188th st, 25x113. North American Mortgage loans Aurora Construction Co to erect a 5-sty tenement; 13 payments.....16,000  
Intervale av, w s, 75 s Home st, 75x72.10. Same loans Volga Improvement Co to erect two 4-sty apartments; 14 payments.....26,000  
Intervale av, s e cor Beck st, 115x137. City Mortgage Co loans Winnie Realty & Construction Co to erect three 4-sty apartments; 13 payments.....72,000  
Brook av, e s, 94.4 n 167th st, 87.10x106. Same loans O J Schwarzer Co to erect two 5-sty apartments; 10 payments.....44,000  
182d st, n s, 90.11 e Park av, 100x100. Greenwich Mortgage Co loans Charles T Streeter Construction Co to erect a — sty building; 11 payments.....32,450  
16th st, No 118 East.  
Irving pl, Nos 23 to 33.  
New York Mortgage & Security Co loans 118 East 16th Street Co to erect a — sty building; 13 payments.....300,000

SATISFIED MECHANICS' LIENS.

Sept. 4.

Broadway, s e cor 180th st. Max Davis et al agt Bernard Realty Co et al. (June 17, 1909).....\$1,500.00

Sept. 7.

Cruger av, w s, 150 s Locust av. Mount Vernon Builders Supply Co agt John Marsea et al. (Aug 5, 1909).....129.48

Lorillard pl, w s, 133.9 n 187th st. Thos B Bowne & Son Co agt D'Angelo Realty Co et al. (Aug 24, 1909).....498.51  
<sup>2</sup>Morris av, Nos 2338 & 2340. P Carucci & Co agt Michael Handy et al. (Aug 26, 1909).....904.00

Sept. 8.

23d st, Nos 1 to 21 West.  
5th av, Nos 190 to 204.  
Broadway, Nos 1095 to 1099.  
24th st, Nos 2 & 4 West.  
Canavan Bros Co agt Fifth Avenue Building Co et al. (March 12, 1909).....123,306.10  
<sup>2</sup>Chatterton av, Nos 2239 & 2241. Louis Berger agt Lizzie Sallinger et al. (June 7, 1909).....170.00

Sept. 9.

105th st, No 143 West. William Kreitz agt A Swartz et al. (May 20, 1909).....53.00  
Same property. William Kreitz agt Julia Swartz et al. (July 6, 1909).....53.00

Sept. 10.

Richardson av, e s, 240 s 237th st. Arnold King agt Nicholas J O'Neil et al. (Sept 4, 1909).....54.25

East Broadway, No 222. Charles Furst agt Louis Friedenberg et al. (Sept 7, 1909).....72.06

<sup>2</sup>124th st, Nos 154 to 160 West. A P Bigelow & Co agt Uptown Realty Co et al. (Aug 12, 1909).....273.92

Anthony av, n w cor 174th st. William Rosenfeld agt Ekwanok Realty Co et al. (Aug 20, 1909).....500.00

Same property. Same agt same. (Aug 19, 1909).....465.00

Same property. Manhattan Grill & Fret Work Co agt same. (Sept 3, 1909).....65.00

Same property. Andrews S Wright agt same. (Aug 23, 1909).....200.00

Vyse av, w s, 300 s 173d st. Pasquale Diminno agt Samuel B Steinmetz et al. (June 7, 1909).....110.00

Anthony av, n w cor 174th st. William Rubinsky agt John Indelli et al. (Sept 3, 1909).....13.00

117th st, No 33 West. Manhattan Marble & Slate Works agt Nathan L Habel et al. (Oct 7, 1908).....140.00

ATTACHMENTS.

Sept. 2, 3, 4, 7 and 8.

No Attachments filed these days.

CHATTEL MORTGAGES.

Sept. 3, 4, 7, 8, and 9.

AFFECTING REAL ESTATE.

Freytag, P., Pierce, Butler & Pierce Mfg Co. Boiler Fixtures.....\$216  
Hurwitz, I. 54 Pike..D Solomon. Plumbing Fixtures.....500  
Hyman, P., E J Gillies & Co. Refrigerator. 150 Kahn, H. 136 E 117th..Raisler H Co. Heating Fixtures. (R) 1,441  
Mandel, M. 197 Bowery..Raisler H Co. Heating Fixtures.....1,475  
Trimble, C C..E J Gillies & Co. Refrigerator.....125  
Wiedhoff, O. Bristow and 170th..New England M & T Co. Mantels.....



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