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CITIZENS of New York who are intelligently interested in the better government of their city should make a careful study of a book by Professor Frank J. Goodnow, entitled "Municipal Government," and just published by the Century Company. Prof. Goodnow is, perhaps, the foremost American authority on local political organization; and in this book he discusses with candor, impartiality and knowledge the problem presented by the political and economic conditions of the American city. The peculiar interest which this discussion has for the citizen of New York consists in its bearing upon the new charter, which will be passed, rejected or amended by the State Legislature at its next session. Prof. Goodnow does not, indeed, specifically discuss this proposed instrument of local government, but after a careful survey of the facts, tendencies, failures and successes of municipal government both here and abroad, he lays down certain general principles, which have a specific and immediate application to the situation now confronting New York City. Starting with the rule that the term of government which most cities should have is "one which is calculated to secure, under most adverse conditions, both social co-operation and technical efficiency," he infers therefrom that the number of elective officials should be reduced to a minimum, and that whatever system of representation is adopted, the supreme powers of the city should be concentrated in some one authority. Prof. Goodnow does not definitely claim that this supreme authority should under all conditions consist either of a council or a commission. He himself tends to believe that the concentration of the supreme authority in a council, elected by districts, would be likely in the long run to produce the best results; but he admits that under some conditions government by commission would work better than government by council. Whatever system is, however, adopted, should be pushed far enough to obtain a substantially complete concentration of authority, because when governmental powers are distributed among many officers and authorities, each one of whom is within the limits of the statutes a law unto himself, official responsibility for acts of government is so difficult of attainment as to be practically impossible.

THE application of these general principles to the new charter is obvious. The new charter substantially organizes a commission form of government for New York City. It considerably increases the responsibility of the Board of Estimate and Apportionment for the good government of New York, and of the Mayor for the economical and efficient administration of its affairs. Consequently, it is a long step in advance towards the improvement of our local political organizations. That it is a thoroughly consistent and entirely satisfactory instrument of municipal government cannot be claimed. It does not go as far as it should in the reduction of the number of elective officials and in the concentration of authority. The commission form of government has been adopted, but a council has been retained, whose powers are so small that they will never be responsibly and efficiently exercised. In this and in certain other respects it is probable that in the course of time the new charter would be further modified and that a council would either be abolished entirely or else given an organization and powers similar to those proposed in the new Boston charter. It would be absurd, consequently, to assert that the Ivins charter is a per-

fect piece of legislation and that it will not in the future demand considerable alteration. One must even recognize the possibility that eventually it may be necessary to concentrate the local governmental powers in the hands of a council instead of a commission. But for the present the commission form of government has the better chance of success in New York City, and it deserves a thorough trial. The Ivins charter gives it a trial, which if it is not as thorough as it might be, is sufficiently thorough for practical purposes; and every taxpayer who is alarmed by the tendency to extravagance and inefficiency of the existing government, should never forget that these dangerous tendencies will continue until a responsible commission is granted the necessary power to check them. We have had for the last four years a Mayor who is honestly and intelligently desirous of giving the city economical and efficient government; and during the same period the majority of the Board of Estimate has also been well intentioned. But nothing has availed to check the excessive expenditure of the taxpayers' money and nothing will avail until authority is concentrated, and the responsibility for extravagance can be brought home to its perpetrators.

IT is announced definitely that the Pennsylvania station will be opened some time between December 1st and January 1st next, but the opening at this time will be only partial. In the beginning the new station will be used only for the express trains of the Pennsylvania R. R. Co. and the trains of the Jamaica branch of the Long Island Road. Not until next summer will a large proportion of the local traffic of the latter company be carried to Thirty-third Street and Seventh Avenue, and it may be several years before the new service is completely installed. The actual effect of the Pennsylvania improvement on the local real estate situation will, consequently, be disclosed very slowly. The greater part, if not the whole of the commutation traffic to New Jersey will reach New York by the trolley tunnels, and only very gradually will a demand be created for the running of commuters' trains to the new Terminal. On the other hand it is planned little by little to run all the Long Island trains into the new station, as may be seen by the fact that there are four tunnels under the East River against only two under the Hudson River. Many commuters who are landed at Thirty-third Street and Seventh Avenue will not be much better off than they are under existing conditions; and it is only very slowly that the full effect and influence of the new terminal will be developed. Little by little an improvement of this kind creates a traffic, dependent absolutely upon the new and better means of communication. Business men and wage-earners, whose offices are situated between Twenty-third and Forty-second Streets, will have a much stronger inducement than they have at present to live on Long Island. People who live on Long Island will have a much stronger inducement to carry on their business in the vicinity of the new Terminal. Thus little by little the number of commuters to Long Island will grow, and their growth will be very much accelerated as soon as the new Terminal is provided with adequate subway connections. A Seventh Avenue subway will enormously increase the radius within which commuters on the Long Island road can make journeys twice a day, and until such a subway is constructed the new local Pennsylvania system will remain a mutilated object.

ACCORDING to the most recent reports the management of the Interborough Company is reconsidering the stand which it took a few months ago. At that time Mr. Shonts declared that the company stood upon an all or nothing platform. Either it must obtain from the city the routes and franchises it had claimed or else it would retire from the business of subway extension. This was an extraordinary attitude for the directors of an important business enterprise to assume, even though they had some right to complain of their treatment by the local authorities, and even though the plans proposed by the Interborough management did offer the best and most economical immediate extension of the subway system. But if these plans did not meet with official approval, the only attitude for business men to take was to consider whether the official plans could not be turned to profitable account by the Interborough management. Apparently this is the problem now under consideration in the office of the company, and it is to be hoped that the results thereof will soon be announced. Report has it that Mr. Shonts rather likes the idea of a Madison Avenue extension



north of Forty-second Street for the existing subway and that he does not entirely regret the proposal that the Lexington Avenue-Broadway subway, connected with the existing subway by a Broadway link, might be useful and profitable to the Interborough Company. That these reports will turn out to be true are, we are afraid, too much to expect. They must mean, if they mean anything, that the Interborough Company is willing to build the Broadway-Lexington Avenue subway, an extension of the Fourth Avenue subway up Madison Avenue, an extension of the West Side subway down Seventh Avenue, and a link connecting the two different Broadway subways. But the construction of all these tunnels, with their necessary extensions in the Bronx, Queens and Brooklyn, would mean the expenditure of probably \$150,000,000, and the bankers who finance the Interborough have always hesitated at the expenditure of any such sum. It should, however, be possible to convince them that if its expenditure were distributed over about eight years, every dollar of this investment might well pay from the start. The enormous traffic developed by the existing subway within the first five years of its operation should be conclusive on this point.

### SEWAGE DISPOSAL.

The question of sewer disposal will become a critical one before long, and it is regretted that the Engineering Bureau of the Borough of Richmond was not permitted by the Board of Estimate to equip and operate an experiment station for one year. While it is true that at Lawrence, Mass., Columbus, Ohio, and Baltimore, Md., sewage testing stations have been con-

been done at various experiment stations, noteworthy at Lawrence, Mass., and Columbus, Ohio, conclusive results have not been secured.

"It is most probable that for all future time, sewage can be poured into the waters of New York Harbor, if treated, so as to be freed from sedimentary matters, and having the effluent non-putrescible, or substantially so. There are various ways of achieving such a result, dependent upon space, that can be given to the treatment and relative cost of operation under the different processes. It will soon become a matter of necessity to take up this phase of the sewerage subject in this borough, and we wish to be prepared, through careful experiments, for determining the question when actually facing the situation."

To this end he desired to erect, adjoining the new refuse destructor, at West New Brighton, a complete sewage experiment station. The results would have been of value to the whole city.

### NEW ATTRACTION FOR BROADWAY.

THE adjoining plate illustrates the Broadway elevation of Churchill's new restaurant, to be erected at the southwest corner of 49th st and the "Great White Way," as designed by Herbert M. Baer, architect, of 542 5th av.

This restaurant will be one of the largest and most complete in New York City, and will embody a number of novel features. It will seat over 2,000 people at one time. The plot has a frontage of 78 feet 9 inches on Broadway and runs back 177 feet in 49th st. The main entrance will be on the centre of the Broadway front, through an arcade about 18 feet broad, to be executed in Caen stone.

On either side of this imposing entrance will be two stores, each to be about 15 feet wide and 40 deep. The arcade will lead right into the main dining-room, which is to cover the



Broadway, s w cor. 49th st.

NEW CHURCHILL RESTAURANT.

Herbert M. Baer, Architect.

structed and maintained for a number of years past, and the results from the first two named have been published, sewage is so very peculiar an article that treatment methods which may be successful in one locality may be positive failures in another, so that it becomes practically essential to carry on experiments in each locality, to determine what method of disposal is most efficient for the particular sewage to be treated.

It was the desire of the Acting Commissioner of Public Works of the Borough of Richmond, Louis L. Tribus, C. E., to establish the proposed station adjoining the West New Brighton refuse destructor, so that steam, electricity and a force of men would be available as required, and the refuse furnaces would be handy to dispose of the sewage sludge which would accumulate in the testing plant.

As a member of the New York Bay Pollution Commission during the three years of its existence, which did pioneer work in the investigation of the condition of the waters of New York Harbor, Mr. Tribus became fully convinced that, within a few years, the further debouchment of sanitary sewage into the waters of the bay would have to cease, in the interest of public health and comfort.

#### CONCLUSIVE RESULTS NOT OBTAINED.

Mr. Tribus says that throughout the civilized world engineers are very busily engaged in experimenting, with view to so treating the sewage as to render it innocuous and inoffensive; treatment ranging from processes that merely eliminate matters offensive to the eye, to those that practically furnish an effluent pure enough to be turned into streams, which later are used for water supply purposes. Though much excellent work has

balance of the plot, and will be 20 feet high, with a 15-ft. gallery extending all around it.

This gallery, which will be picturesque and attractive, will likewise extend out, over the stores, into an open-air balcony, about 20 feet broad, extending across the entire front. There will also be a 4-ft. balcony opening out from the gallery all along the 49th st side with French doors; so that in summer time the whole room will be opened up to the fresh air. The style of this room will be French Renaissance.

#### IN VIENNESE STYLE.

The front half of the basement will be devoted to a large rathskeller, fitted up in Viennese style with alcove seats all along the walls. The rear of the basement will be given over to the kitchens, heating, ventilating and refrigerating plants; all of which will be most up-to-date and complete in every respect. All the water used in the building will be filtered.

The top floor will be laid out for a banquet hall, clubrooms, private dining-rooms, and the requisite bedrooms and baths.

#### LIGHTS THAT WILL DAZZLE.

The exterior will be executed in cream-colored stucco with a projecting cornice, roofed with red tile in Spanish fashion. The frieze and panels under the windows will be brought out in colored tiles. Under the soffit of the cornice there will be about 100 electric lights set in rosettes, lighting up the entire facade at night, which will be visible all the way up and down Broadway.

The cost of the building when completed will be, approximately, \$200,000. No contracts have yet been placed for structural work.



# CONSTRUCTION

## LINES OF DEVELOPMENT IN NEW JERSEY.

### Office Building Plans for Jersey City—Over 200 New Dwellings at Plainfield—A Big Jump in Values.

IT was estimated by a real estate operator of Newark this week that since the Hudson River tunnels opened real estate transactions aggregating \$8,000,000 have been consummated in what is known as the Metropolitan District, that is, within 25 miles from the City Hall, New York. Builders and homeseekers are in the market heavily, and the former get good prices for completed work.

The speaker considered this a conservative estimate. Others placed the total at even a higher figure, holding that that amount should not include factory plots, but only residential sites. This would include all of Hudson County, which takes in Bayonne; all of Essex County, which includes Newark, Harrison, Kearney, the Oranges, Bloomfield and Montclair, Millburn and smaller towns; all of Union County, including Elizabeth, Garwood, Westfield, Cranfield and Plainfield, also North Plainfield, which is in Somerset County; and a part of Middlesex County, in which are located New Brunswick and Perth and South Amboy, both of which are manufacturing cities of about 25,000 each, but which are just outside the 25-mile radius.

#### A GREAT QUEST FOR BUILDING SITES.

In each of these cities, prices of sites have jumped FROM 5 TO 40 PER CENT. WITHIN THE LAST THREE MONTHS. The "Three-minutes-to-Broadway" slogan of the Hudson County developers is responsible for the jump. There the policy is to hold on to property now in hand for bigger prices a few years hence. The same is true of Hoboken.

Comparatively speaking, residential development is secondary to industrial and business development in Hoboken now. Jersey City is entering upon a big office building development; Newark is building heavily in 3-family apartment houses in the suburbs. In the city it is expanding in the direction of more office buildings, and factory sites are in greater demand than ever. Bayonne is building many homes of the 2-family apartment type. Factory sites are high.

Elizabeth has a good sized office building operation on, for the Union County Trust Co., and the Cleveland Toy Company is constructing a 4-sty store and flat building in Broad st, between East Jersey st and Elizabeth av. There is considerable development in Aldene, a suburb recently annexed, and in that district bounded by Orchard st, Morris av and the city line to the northwest. There are 80 frame residences now in course of construction in that city and throughout the remainder of the county twenty-one brick or frame factory operations.

Plainfield has had 203 new dwellings erected this year, but factories are a drug on the market at present, there being a number to let or for sale. The Livingston Manor section of New Brunswick in Highland Park, on the east bank of the Raritan River, has developed remarkably within the last year and a half—a whole city of fine homes, renting from \$25 to \$60, have gone up there. New Brunswick cherishes the hope that when the Pennsylvania Railroad electrifies its main line from Long Island City it will make it the Western terminus, where steam will be changed for the electric engines, thus making that city a sort of terminal for all through trains.

The city has shown a wonderful development within the last ten years. It has paved its streets, it has moved its principal business thoroughfare from an out-of-the-way part of the city, along the canal banks, where the streets were narrow and crooked, dirty and damp, to George st, which, as the main thoroughfare of the city, should have the distinction of being the main business street; and it has gone through an exhaustive house cleaning, thanks to its real estate men, who early saw that no development could come to that long slumbering city on the "Banks of the Old Raritan" until its own people took some pride in it beyond tradition; and to its progressive newspapers.

#### TWO JEALOUS CITIES.

Across the country, through rich clay deposits and extensive terra cotta works, where, by the way, the National Fireproofing Company manufactures its product, lies Perth Amboy. This is one of the most important manufacturing cities of its kind in the State, and it is growing rapidly. Like most rapidly-growing cities where there is a great deal of manufacturing going on, the town as a whole is not as attractive as some other New Jersey cities, but there is a wholesome public spirit among its people, and the loyalty and progressiveness of its newspapers makes up for the large foreign population, and the city, thanks to its real estate operators and developers, is being built up remarkably fast.

The tunnels have not done much for this city, but its ad-

mirable location at the mouth of the Raritan River, as the chief port in Raritan Bay, and at the western terminus of the Staten Island Sound, with the Pennsylvania and Jersey Central railroads (constituting the Long Branch Railroad) giving it fine passenger and freight service, makes it attractive as an important commercial city. There has been considerable construction there this year, mostly in factory and frame dwelling operations, but the figures are not obtainable, at this writing. The growth of this city is stimulated by a desire to keep New Brunswick from gaining a larger population or increasing its importance more than that of Perth Amboy.

#### EXCLUSIVE TOWNS.

Montclair, Morristown and Plainfield are more or less exclusive towns. The cost of living is higher and the disposition is to invite the commuter class to find homes there. Montclair particularly, is a city of exclusiveness, especially in what is known as Upper Montclair, which is built on a mountain in back of the town. The development there has been both municipal and individual. More than one hundred new homes have been erected there within the year, some of these being on very elaborate scales.

The business streets have been developed by alteration to stores and construction of new ones.

#### BIG THINGS FOR MORRISTOWN.

While Morristown, in Morris County, is out of the Metropolitan District, the opening of the tunnels under the Hudson River, between Christopher st and the Lackawanna Railroad terminal, has helped it. Its first trolley car system has just been opened and will remove it from that state of isolation which has characterized it for so many years. A line now runs to Elizabeth and another to Dover. The development here is mostly in houses costing from \$10,000 to \$50,000, but it is expected that the start that has recently been made to erect smaller houses for "substantial" commuter tenantry will develop into greater things. Morristown, by reason of its high altitude, fine water and good commuter service, is destined to grow much more readily in the future since its real estate men are able to offer exceptional advantages to prospective purchasers.

#### THE GROWTH OF WESTFIELD.

Every real estate operator in New York City and every one in New Jersey knows about Westfield. Why? Because it is alive, wide-awake and advertises. Five square miles have been added to the town since it opened its advertising campaign, and more than 200 new homes have been erected there this year. It has spread out now so that one progressive developing company refers to its property as Westfield-Garwood. One is a manufacturing hamlet, while the other is a residential town, and rapidly assuming the proportions of a city. It is the fastest growing community in the State, if the number of new residences that go up each year is any criterion. This growth comes without any aid from the tunnels, too! It is merely the result of advertising.

There are other towns in New Jersey that are reaping the benefit of the tunnels. Almost every city within the Metropolitan District reported big increases in building construction this year, and this was only the first year that the tunnels have been in operation.

The facts that have been given show why the New York-New Jersey Real Estate Exchange is desirous of letting New York people know about the advantage that the tunnels offer to New Jersey residents, and the inspection tours which began this week are merely first aids to Jersey homeseekers.

#### When Non-Performance Was Excusable.

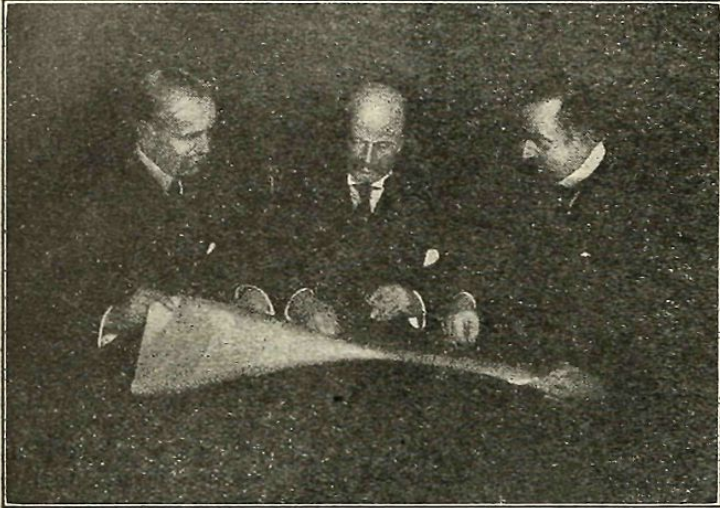
The sub-contractor for the erection of a balcony, fitting rooms, etc., in a downtown-building, suspended work, and in the action at law which followed claimed to excuse his non-performance by the defendant's refusal to pay according to his agreement, which was that they undertook to pay about \$200 in cash, and the balance in notes during the progress of the work; that the plaintiff was to get the cash during the job, but on no specified day. It appears at the trial, as reported, that he received a \$300 90-day note, but upon his demand for cash on a particular day the defendant refused further payment until the job was finished. The court held that this breach of the agreement by the defendants absolved the plaintiff from further performance and entitled him to abandon the work and to recover by way of damages such profits as would result to him from a complete performance, and it awarded him the difference between the contract price and the unfinished work.



### CHARLES FOLLEN McKIM.

THE death of Charles F. McKim during the week was the subject of wide comment and regret. First because of the eminence of the man in his profession, and, second, because of the circumstances attending the demise three years ago of one of his former partners, Mr. Stanford White. The firm of which he was the head, McKim, Mead & White, has a reputation as architects that is worldwide. In many instances its work has been a matter of national pride.

Mr. McKim and Mr. Mead were the first partners in the firm, in 1877, and two years later Mr. White joined them. Mr. McKim had supplemented his course in Paris by traveling through



MESSRS. McKIM, MEAD AND WHITE.  
(Mr. McKim is in the center.)

Europe for two years studying the various types of architecture as illustrated in buildings ancient and modern. Returning to this city in 1872, he entered the office of H. H. Richardson, then the foremost architect in this country. In this office was also William R. Mead.

In the year 1895 an entire number of the *Architectural Record* was devoted to the work of McKim, Mead & White. And in the issue of September, 1906, their work was again the subject of illustration and review in the same magazine. At the latter time it was said:

modern American architectural movement first began to find itself, and to become conscious that one group of architectural forms and one species of architectural expression promised to be more fertile than another. . . . They have introduced a definite tendency and principle into American architecture, not by preaching, but by the force of a compelling example; and its history during the next two generations will be a tale of the way in which that tendency and principle is accepted, transformed and perhaps in the end superseded."

Mr. McKim died unexpectedly at St. James, Long Island, of heart trouble, after a long illness, which for more than two years past had kept him out of active work. The surviving partner of the firm, which has had such a wide influence upon the development of American architecture, is now William R. Mead, who first became associated with Mr. McKim thirty-two years ago. It is understood that the firm was reorganized after Mr. White's death and that new members were admitted.

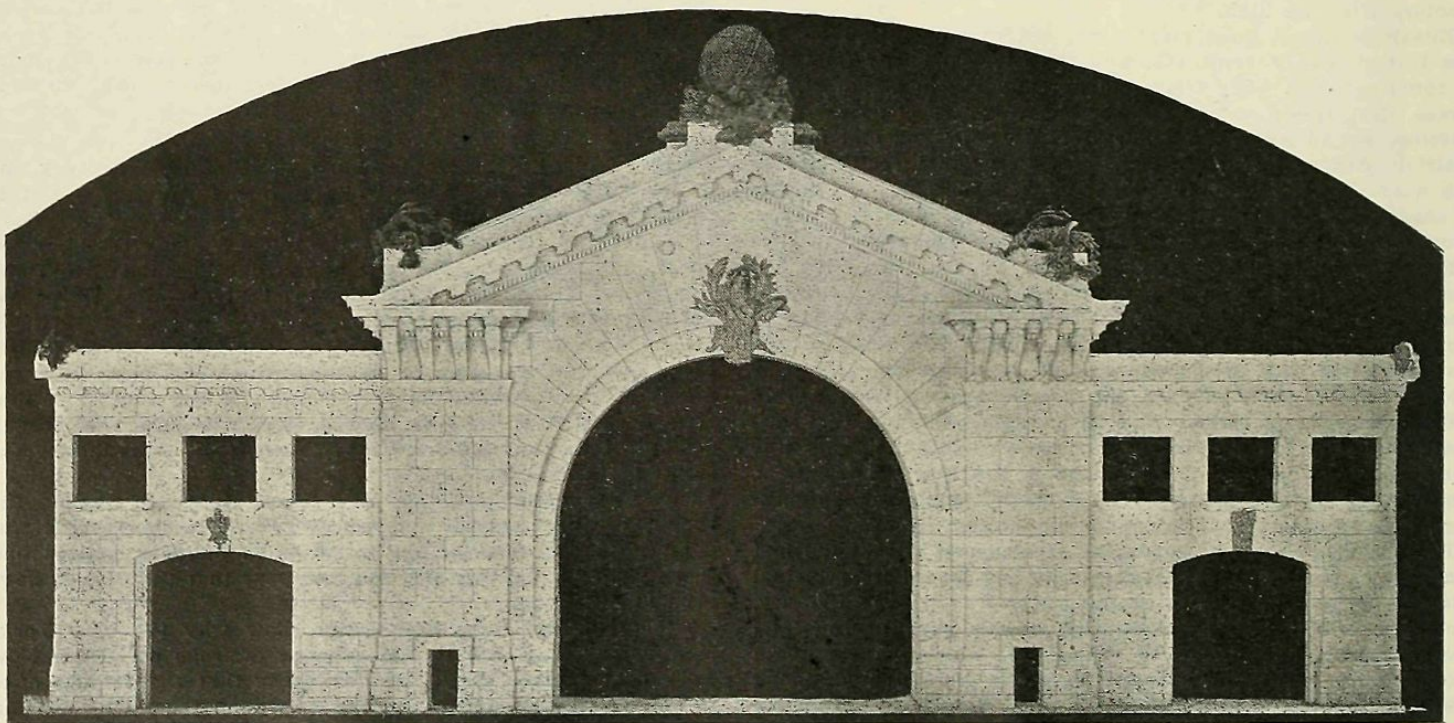
Mr. McKim gave to Columbia University two traveling fellowships for architectural students. A founder of the American Academy in Rome, president for a time of the American Institute of Architects, he also served on the commission for the improvement of Washington, and the New York Art Commission. He became an N. A. in 1907, but the crowning reward of his career was the winning of the King's Medal of the Royal Institute of British Architects because of his services for the advancement of architectural art. This was awarded to him in London on June 22, 1903, and was followed the next day by a great dinner of the British Institute in honor of Mr. McKim, who was the second American to receive this distinction.

### THE CHELSEA IMPROVEMENT.

Unusual secrecy is being maintained by the Dock Department regarding the time when the "Chelsea Improvement" will be ready for public use. All inquiries are met with the reply that the officials are unable to state even the probable date of the opening. Contractors at work on the construction, however, estimate that they will be completed by the first of the year.

It is said that this mammoth operation (detailed descriptions have appeared from time to time in the *Record and Guide*) will be the most conspicuous ornamental concrete construction in this city, the material used being Edison Portland cement. The curtain is nearly completed and in some cases the moulds have been removed.

Practically all that remains to be done now is the setting of the ornamental concrete work, which will be entirely of pressed cement. This detail is shown in the picture of the model of one of the great piers, extending half a mile, from West 14th



CONCRETE FACADE OF A CHELSEA PIER.

"Can it not be proclaimed at the outset that McKim, Mead & White have been the leaders in the contemporary American architectural movement, because their aesthetic point of view was so intelligently and so wholesomely representative? Before their influence became important, there had been much brilliant and conscientious individual achievement in American architecture; but its authors had not obtained much more than a personal success.

"These brilliant or conscientious individual performers had not succeeded in making their influence very widely pervasive, or in provoking intelligent and fruitful imitation. McKim, Mead & White, on the other hand, have succeeded in making their influence widely pervasive and in provoking imitation which has been both intelligent and edifying. In them the

st and the North River to the West 23d st ferries. It will be seen that the ornaments consist of a sort of superstructure, the work of preparing the moulds for which is now in progress.

CONCRETE BRIDGE 1,500 YEARS OLD.—A bridge, near Amalfi on the Gulf of Salerno, is said to be more than 1,500 years old. Examination shows it to be made of natural cement and good-sized pieces of crushed stone. The bridge is of classic construction, and the worn ornamentations and designs unmistakably point back to Turkish origin. It was probably built under the direction of one of the Eastern emperors.

—The man that clasps duty firmly with one hand as a rule holds achievement confidently in the other.



# STATISTICS OF TENEMENT CONSTRUCTION

## A Complete Summary, Showing Number of Houses and Apartments In All the Boroughs, and Their Condition

A summary tabular statement of the work of the Tenement House Department for the second quarter of the year 1909 has just been completed by Edmond J. Butler, Commissioner. In addition to tables showing the regular work of the Department, there is included a preliminary tabulation of the results of the block inspection of tenement houses undertaken during the first half of this year. For the first time in the history of the Department, certain facts herewith given are definitely known, and it is presumed that these tabulations will be of value and interest to property owners and operators, which the Tenement House Department for just such facts as these has not heretofore been able to give. It is proposed from this time on to keep a summary of this information up to date so that every half year the department can present tables of a similar character showing the exact situation in the city.

Among the first tenement properties to receive attention by the Tenement Department are those containing dark rooms and school sinks. It has not been possible to tell, until this time,

just how many of these conditions existed in the city. The recent canvass shows that at that time there were in the entire city only 1,931 school sinks or privy vaults remaining, and 715 of these were in the Boroughs of Queens and Richmond, where in many cases no other form of fixture than a privy vault is possible, owing to the lack of sewer connection.

Of the 1,216 remaining, in Manhattan, the Bronx and Brooklyn, only 307 remained to be covered by orders June 30, the remainder being disposed of either by having orders already standing against them, or by demolition of the house, or classification as a non-tenement. With the co-operation of the landlords and the courts it should be no long time until every school sink or privy vault, where sewer connections permit, shall have been done away with.

### ROOMS HAVING NO WINDOWS.

The canvass showed, with reference to dark rooms, that there were 101,117 rooms used for living purposes, containing absolutely no windows. This is exclusive of rooms with inadequate light and ventilation in other respects, as, for instance, windows opening upon too small an air shaft, or upon a covered shaft, or windows of too small size opening to an adjoining room.

The above figure represents the absolutely "dark room that is such a bad feature of our city life. At the date of the census orders had already been issued against 16,768 of these dark rooms, and by June 30, 6,124 more had been covered. Meantime, 421 had been done away with by demolition of buildings, or removal from the tenement house class, leaving 77,804, or nearly three-fourths of the original number to be attended to. Queens and Richmond are omitted from the summary here given.

### Drawing Classes Open at Mechanics' Institute.

The school year of the Mechanics' Institute, which is conducted by the General Society of Mechanics and Tradesmen of New York, at their building at 20 West 44th st, begins on Monday, September 27, and continues to about the middle of April, 1910. Instruction in this institute is under the directorship of Louis Rouillion, who is assisted by some 29 competent instructors in charge of the various courses. Thirty-eight separate subjects are taught, which include architectural, mechanical and freehand drawing; clay modeling, mathematics, physics and electricity. Classes are in session two evenings a week, from 7.30 to 9. 30 P. M.

The tuition is free and affords an opportunity for young men who are employed in ordinary working hours of the day and who wish to advance themselves in the theory and knowledge of the various trades in which they are employed, the only expense to the student being the purchase of instruments, paper, etc. Three years are required for the completion of any one of the courses, when, if all the conditions have been complied with, the diploma of the society will be awarded.

Application cards for admission can be had by applying at the institute, which, when properly filled out, are placed on file in the order of receipt, and this constitutes a waiting list.

The classes for the coming year were pretty well filled up at the close of the last term. It is advisable for those who wish to enter the classes to get on the waiting list as soon as possible. As soon as vacancies occur new applicants will be notified in their order.

WHERE RICHMOND EXCELS.—Louis L. Tribus, C. E., Commissioner of Public Works in Richmond Borough, says in his annual report, printed this week, that in the past eleven years, in almost all lines of public work, there has been a gradual increase of cost. "There has been, perhaps, an even greater increase in living expense; but in general not an equivalent increased remuneration for city employees; yet the standard required, executive, clerical, engineering, constructive and maintaining, has very greatly advanced; and it is a satisfaction to feel that the Borough of Richmond has been a leader in such advance. This has been frequently illustrated in the past year or two, where results here have been pointed to, not only as worthy of local note but as a cause for pride for the whole city and to some degree, of interest to the whole country. The condition of its highways, the construction of its sewers, the design and erection of the great retaining walls at St. George, the refuse destructor, have all received much commendation. The two latter works have been visited by many, coming from places ranging from Boston to San Francisco, from Milwaukee to Vera Cruz, with intervening cities liberally represented."

—"Success is the reward for energy. It is not luck. The man who starts out simply with the idea of getting rich won't succeed. If you do each day's task successfully, follow the established lines of high-class dealing, and keep your head clear you will come out all right. Be sure and look ahead."—John D. Rockefeller.

### INFORMATION OBTAINED FROM BLOCK CANVASS OF NEW YORK CITY, AS OF DATE, FEB. 13, 1909.

	Manhattan.	The Bronx.	Brooklyn.	New York City.
Total No. of tenements....	42,589	7,240	48,090	102,897
New law tenements.....	3,411	1,514	7,468	14,166
Tenements erected before passage of Act .....	38,433	5,567	33,538	79,707
Houses of doubtful occupancy ....	745	159	7,084	9,024
Total No. of apartments...	505,522	66,204	246,998	838,965
Est. population accommodated .....	2,274,849	297,918	1,111,491	3,775,343
No. of vacant apartments, time of canvass .....	38,777	7,191	20,034	67,832
Percentage of apartments vacant, time of canvass.	7½	11	8	8
No. of tenements with insufficient number of fire escape balconies .....	2,640	757	15,695	21,766
No. of living rooms with inadequate light and ventilation other than entire lack of windows, some of which may prove acceptable under new amendments .....	118,211	3,829	135,341	263,100
No. of living rooms without windows .....	36,825	1,281	59,377	101,117
No. of above rooms covered by orders of the Department Feb. 13 .....	13,227	441	2,881	16,768
No. covered by orders, Feb. 13 to June 30.....	5,306	132	669	6,124
No. disposed of by demolition of house or removal from tenement class, Feb. 13 to June 30 .....	329	25	56	421
Remaining to be covered, June 30, 1909 .....	17,963	683	55,771	77,804
No. of school sinks or privy vaults .....	837	19	360	1,931
No. covered by orders of the Department, Feb. 13 .....	737	3	103	884
No. covered by orders of the Department, Feb. 13 to June 30 .....	47	..	9	69
No. disposed of by demolition of house or removal from tenement class, Feb. 13 to June 30.....	6	2	2	11
Remaining to be covered, June 30.....	47	14	246	967
No. of tenements with one or more dark halls.....	15,270	1,220	12,354	29,054
No. of tenements with cellar or basement occupied or arranged for occupancy .....	14,791	2,898	7,117	25,387
No. of tenements with bakery on premises.....	1,190	139	851	2,266
No. of tenements with stable on premises.....	260	80	774	1,355
Tenements erected before passage of the Act on which complete structural inspection has been made and work done....	4,984	1,008	1,162	7,231
Tenements erected before the passage of the Act on which complete structural inspection has been made and orders pending, Feb 13 .....	8,510	1,067	1,820	11,542
Same as above, orders issued, Feb. 13 to June 30 .....	1,473	106	548	2,191
Houses disposed of by demolition or removal from tenement class of those not covered by orders, Feb. 13 .....	72	161	69	314
Houses subject to structural inspection, June 30, 1909 (including houses of doubtful occupancy)...	24,139	3,384	37,023	67,453
Total, old tenement houses and doubtful .....	39,179	5,726	40,622	88,731



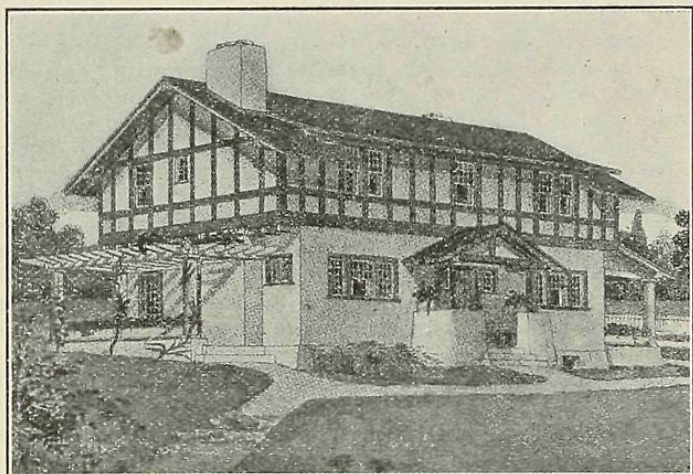
## AN IDEA FOR A COUNTRY HOME.

### A Cement House of Novel Design; Structure Is at Glen Cove and on Picturesque Plot.

THE accompanying picture shows a suburban house that is in course of construction on the top of a hill near Nassau station, Glen Cove, L. I., by the Craftsman Home Building Co., for a man well known in business and club life. Of cement construction, the house faces southeast and affords an extensive view of the hill section of Long Island. Cypress comprises such exterior woodwork as there is on the structure, and it is darkened to a brown tinge by a chemical process.

Red cedar shingles, painted a dull brick red, will form the roof. Dormer windows will break the straight lines of the roof, which has overhanging eaves supported on heavy square timbers. Cement construction embraces even the chimney.

At the west end of the house is a pergola, covering a terrace, while on the opposite end is a porch, overlooking the golf links nearby. Connecting with this porch, by double French doors, is the dining-room. Being protected by screens, the porch is for all practical purposes an exterior dining-room, suitable for



NEW RESIDENCE AT NASSAU.  
Craftsman Home Building Co., Architects.

summer use. In winter the screens will be superseded by glass. On the front of the house is a small porch, sheltering the entrance.

While the massive effects and straight lines of cement construction are preserved, the porches and pergola relieve the severity of the design. The floors of the pergola, the entrance porch and the dining porch, as well as of the small kitchen porch, are of dull red Portland cement squares, 9x9.

The house is intended as an abode for a family of three persons, and an office accommodation, or den, is provided for the owner.

#### THIS HOUSE HAS DOORS.

For this reason, double doors divide it from the living-room instead of the usual broad opening. The big fireplace in the living-room is so placed that the cheery glow of the fire is seen from both the hall and the dining-room, as it forms one end of a vista which goes straight through to the dining porch. The built-in bookcase fills the space between this fireplace and the corner on one side, and on the other side is the door leading to the pergola.

The woodwork in the hall, living-room and dining-room is all of chestnut, fumed to a rich brown tone and given the soft, dull finish that makes the surface appear to fairly radiate color. The fact that the woodwork is alike throughout these three rooms emphasizes the close connection between them and makes them appear almost like different parts of one room.

In the second story is a perfect system of bedrooms. These rooms, of which there are three, correspond in size to the rooms on the lower floor. A corner of the largest bedroom is taken off for the private bathroom, and the second bathroom is placed directly over the pantry, with the maid's room just above the kitchen. Both bathrooms are tiled and fitted with "Standard" sanitary fixtures.

The house has the usual frame construction, covered with Truss Metal Lath, which serves to hold the outer coat of plaster.

TUNGSTEN NOVELTY BATTERY LAMPS are intended primarily for dry battery use. They are preferable to carbon lamps for this purpose, owing to their comparative freedom from blackening or dimming, and the much higher candle-power which they give for practically the same average wattage as the carbon. Tungsten novelty lamps are from three to six times as efficient as carbon novelty lamps. They are used for bicycle lamps, portable candle-sticks, bedroom clocks, meter-readers' pocket searchlights, etc., etc. For compactness' sake they are regularly sealed off from the side. The 1½ volt and 7-16 inch round lamp can be operated on one primary cell.

## WHAT 1910 WILL OFFER TO BUILDERS.

Those investors, builders and building material men who are watching the constantly changing conditions in the building material markets these days foresee a remarkable year ahead for construction business in this city and vicinity. Some of the most conservative construction companies in this city were visited this week and asked to express an opinion regarding the prospects for 1910. An official of the Andrew J. Robinson Co., of 123 East 23d st, which has taken, and is playing, an important part in the development of 4th av, expressed this opinion, which is fairly representative of those of other construction authorities:

"We are looking for a big year. I do not think that there will be any abatement of activity due to the passage of a necessary interim within which to find tenants for buildings now being constructed, as you suggest, in spite of the unmistakable tendency of some to move to New Jersey, others to go to Long Island and still others to move northward. There will be greater development of 4th av, for instance, than that now evidenced, the ruling type of building continuing to be store and loft because it offers the advantage of being sub-divided if necessary."

Some of the biggest real estate companies that are making a specialty of midtown business developments say that they have some big projects in hand. Among these are Horace S. Ely & Co. and Stephen H. Tyng, of Union sq.

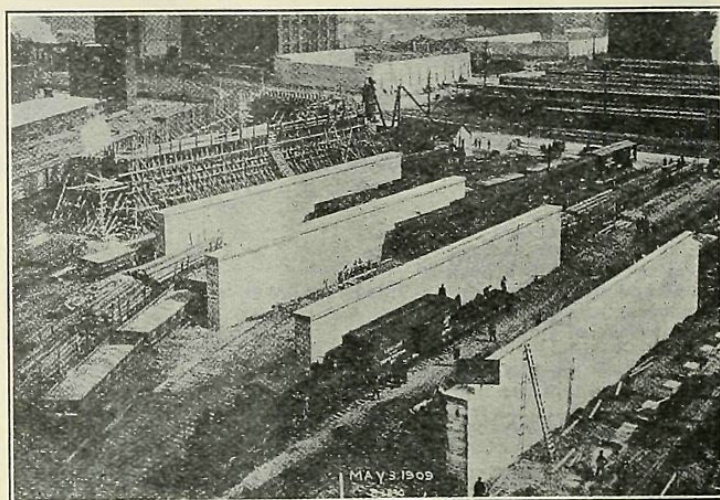
As an evidence of how busy some of the most prominent construction companies have been this summer, the case of the Andrew J. Robinson Co. is interesting and instructive, as showing the number of high-class structures, in which this company specializes, now being erected not only here but out of town.

It is well known that this company is building the new Union Theological Seminary buildings at 121st and 122d sts, Broadway and Claremont av, for which Allen & Collins, of Boston, are the architects. Three of the buildings will be ready for occupancy by the first of the year, while the fourth, the Faculty house, has just been started. Another big operation, which is of general interest because the owner, Joseph Millbank, has insisted that only the very highest grade of material and workmanship enter into its construction, is the 334 4th av building at the southwest corner of 4th av and East 25th st. The excavation for the foundation is now under way. The contractors have not yet been announced for this operation by the architects, George B. Post & Sons.

Another big operation is that for A. Fillmore Hyde at the southeast corner of 27th st and 4th av. This structure will be 20-stys high and will be a modern loft building. The steel work is now up four stories.

What is perhaps one of the most important alteration jobs given out in this city in some time is that for the American Express Company at 63 Broadway. While the actual cost of this operation is not made public, some idea of the extensiveness of the work may be gained from the fact that in ripping out the old work nothing was left of the building but the walls and beams. New plumbing and heating systems will be installed and the structure will be modernized in every particular. The building at 63 Broadway is a landmark, inasmuch as it is one of the fast disappearing yellow stone fronts popular years ago.

The same company is building a residence for Mr. Dave Hinnen Morris in East 70th st, near Madison av, that is also of high class construction, from plans by Thornton Chard, the architect; also the Hudson River Savings Institution at Hudson, N. Y., which will be of limestone and granite, and the John Jermain library, which is being erected by Mrs. Russell Sage at Sag Harbor at a cost of \$75,000, and is remodeling the offices of the American Express Company at Boston at a cost of \$50,000.



#### Concrete Foundations.

Approaches to New Terminal Station, Chicago & North-Western Ry., Chicago. E. C. Carter, Chief Engineer; W. C. Armstrong, Terminal Engineer; C. S. Hall, Engineer Track Elevation. Universal Portland Cement Used.



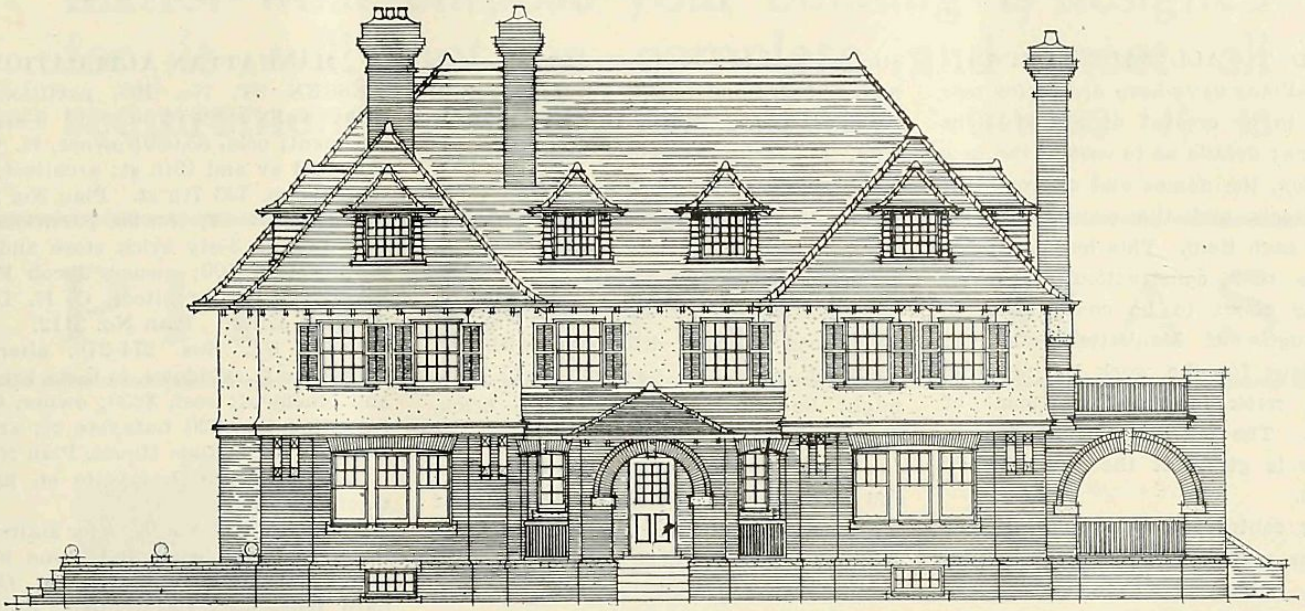
**M. J. DEGNON BUILDING NEW HOME.**

**Overlooking Old Town of Jamaica,  
It Will Be a Show House of Queens.**

Michael J. Degnon, the contractor is building a home in Jamaica, Queens Borough that promises, when completed, to be one of the show places of that section. The building, 3-stys high, of brick up to the second floor and the remainder of stucco, will be ready for occupancy next April.

The structure will be 63x45 and will stand in the centre of a large plot. Its roof will be of red tile, combining in effect

Inefficiency was manifestly the goal toward which the department was steadily keeping its course. One time-keeper carried a book from the office to the job once or twice a day; a carriage painter worked an hour some days, and on many days never appeared at all; two men were stationed on a dump for more than a week after the wagons ceased to visit it; one man had nine lanterns to fill and clean each day, another twelve; some had only to hang up rubber boots to dry; a "siphon" man attended an hydraulic siphon which needed no attention; a "rubber goods repairer," who ordinarily had nothing to do, sometimes assisted a clerk who had little to do; one storekeeper hardly ever appeared in the storeroom; a "steng-



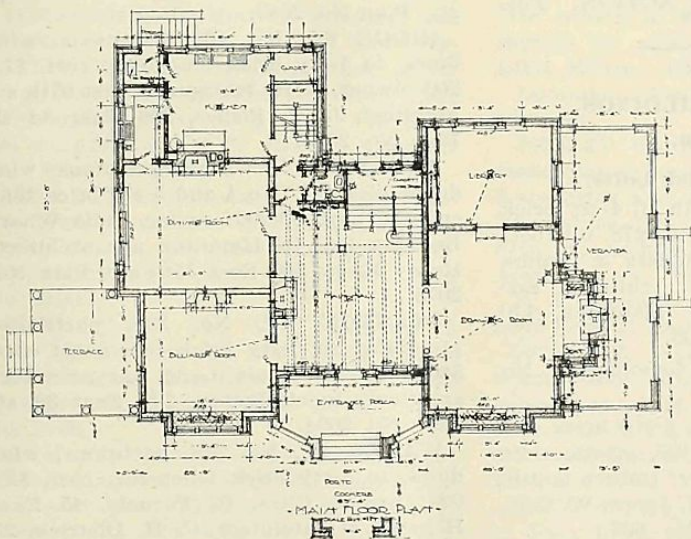
RESIDENCE OF M. J. DEGNON IN JAMAICA ESTATES.

Thompson & Frohling, Architects.

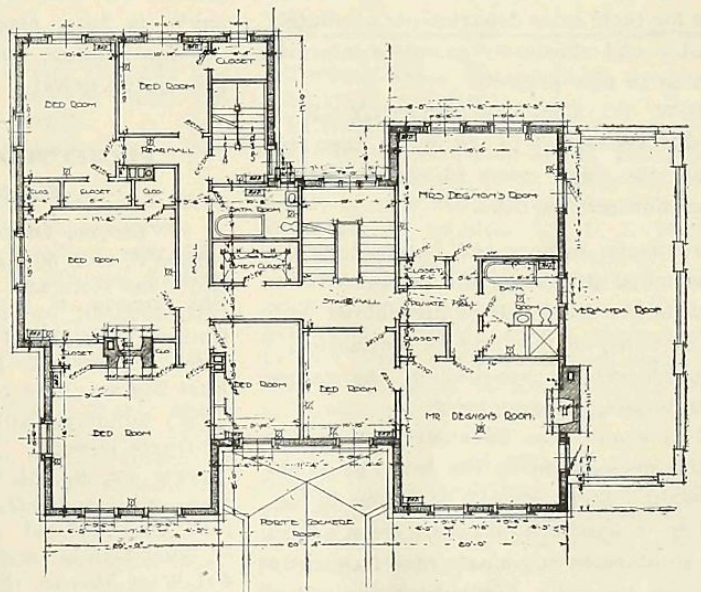
the French chateau and the Southern California style of architecture. A sense of roominess is given the interior by a beamed ceiling hallway 23.10 ft. long approaching the grand staircase from the front door. The entire trim, including wainscot, will be of hardwood, the drawing room and library will be finished in white enamel, and the billiard and dining-rooms in oak. A servants' porch is provided in the rear leading from the kitchen

rapher" at \$1,000 per annum seldom reported for any duty except that of political messenger; a "janitor" drew pay for seven weeks while he was sojourning in Europe.

In ten districts out of 579 men 144 were employed as watchmen or in other positions which required little effort, and 60



FIRST FLOOR PLAN, RESIDENCE OF M. J. DEGNON.



SECOND FLOOR PLAN, RESIDENCE OF M. J. DEGNON.

and butler's pantry. Four bathrooms will be on the second story, which will be entirely finished in white enamel, excepting the bathrooms, which will be finished with tile. A steam heating system is specified. Thomas & Frohling, of 114 East 28th st, the architects, estimate the total cost of the house at \$30,000.

of these performed work of exceedingly slight value, or none at all. Inspectors were frequent offenders, and many of their written returns were practically useless. In some cases they were written wholly from imagination. The inspectors of catch-basins inspected usually from three to six basins a day, rarely over ten, although a fair day's work is fifty. Catch-basins which did not exist were included in the cleaning contracts at a fixed and excessive price; other basins were included in more than one contract, and paid for twice.

**INEFFICIENCY OF DAY LABOR IN MUNICIPAL WORK.**

The recently published reports of Metcalf & Eddy, of Boston, consulting civil engineers to the original Boston Finance Commission, are exceptional in the thoroughness with which facts have been collected and marshalled to specifically show the inefficiency of day labor in municipal work, at least in Boston. They found the Sewer Department to be reeking with abuses. To inefficiency and lack of discipline were added inadequate inspection and the pernicious effect of contracts given through favoritism at excessive prices. In fourteen years the annual expenditures on account of sewerage had increased 175 per cent., while valuation had increased only 44 per cent, and the population but little more than half as much.

**ASKS \$30,000 FOR TESTS.**

At the meeting of the Board of Estimate and Apportionment yesterday afternoon Chief Engineer Nelson P. Lewis asked for \$30,000 to defray the cost of experiments designed to show the actual merits of concrete and hollow tile fireproof construction ordered by the Mayor when he vetoed the revised building code. It is understood that the sum will be forthcoming. Mr. Lewis informs the Record and Guide that none of the preliminary arrangements have been completed yet, although he has been at work on the matter during the summer.



# 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.

##### Stores, Offices and Lofts.

3D AV, w s, 50.5 s 119th st, 4-sty brick and stone store and loft, 30.5x78, tin roof; cost, \$30,000; owner, Sanders & Emma Gutman 452 Broadway; architects, Edward I. Shire & L. R. Kaufman, 110 East 23d st. Plan No. 695.

Two buildings will be demolished. No contracts issued.

14TH ST, No. 61 West, 4-sty brick and stone store and loft, 25x105, plastic slate roof; cost, \$10,000; owner, Robert Smith, 52 West 14th st; architect, James W. Cole, 403 West 51st st. Plan No. 696.

James Devanney, 300 West 51st st, lessee.

102D ST, Nos. 178-180 West, 2-sty brick stone post office building, 60x43.8; cost, \$25,000; owner, Eugene Higgins, 1 Madison av; architect, M. Zipkes, 353 5th av. Plan No. 699.

Branch Realty Co., 149 Broadway, lessee. Architect states that no contract has been let.

##### Apartments, Flats and Tenements.

133D ST, n s, 235 e Lenox av, two 6-sty brick and stone stores and tenements, 25x86.11, tin roof; cost, \$50,000; owner, New Port Realty Co., 35 Nassau st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 698.

Max J. Klein, 125 West 120th st, president.

##### Dwellings.

91ST ST, No. 11 East, 5-sty brick and stone dwelling, 26x80, slate and tile roof; cost, \$75,000; owner, John B. Trevor, Yonkers, N. Y.; architects, Trowbridge & Livingston, 527 5th av. Plan No. 697.

### MANHATTAN ALTERATIONS.

ESSEX ST, No. 105, partitions, new front wall, store fronts, to 5-sty brick tenement; cost, \$5,000; owner, H. W. Jarchow, 2d av and 19th st; architect, Henry Regelmann, 133 7th st. Plan No. 2102.

FORSYTH ST, No. 96, partitions, show windows, to 3-sty brick store and dwelling; cost, \$1,500; owner, Jacob Froelich, 271 Grand st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2112.

MOTT ST, Nos. 274-276, alter dumb waiter shaft, windows, to 6-sty brick store and tenement; cost, \$250; owner, Citizens Investing Co., 226 Lafayette st; architect, Richard Rohl, Bible House. Plan No. 2110.

D. Abbate, 226 Lafayette st, has contract.

MURRAY ST, No. 96, alter stairs, floors, walls to 5-sty brick and stone loft and stores; cost, \$4,000; owner, M. G. Maynard, 95 Liberty st; architect, Emil Ginsburger, 2272 Prospect av, Bronx. Plan No. 2084.

ORCHARD ST, No. 2, partitions, windows, to 5-sty brick tenement; cost, \$250; owner, B. Schlanowsky, 11 West 119th st; architect, Max Muller, 115 Nassau st. Plan No. 2089.

PERRY ST, No. 154, windows, skylights, to 3-sty brick tenement; cost, \$1,000; owner, Mary Collins, 283 Elizabeth st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2083.

RIDGE ST, No. 160, partitions, windows, to 4-sty brick tenement; cost, \$1,200; owner, S. H. Jackson, 2 East 97th st; architect Jacob Fisher, 296 East 3d st. Plan No. 2093.

SHERIFF ST, No. 88, partitions, windows, piers, to two 4 and 5-sty brick tenements; cost, \$3,000; owner, India Wharf Brewing Co., 32 Hamilton av; architect, Henry Klein, 505 East 15th st. Plan No. 2075.

STANTON ST, No. 208, partitions, plumbing, to 6-sty brick tenement; cost, \$300; owner, Louis Lang, on premises; architect, Jacob Fisher, 296 East 3d st. Plan No. 2094.

WATER ST, No. 327, partitions, windows, to 5-sty brick tenement; cost, \$2,000; owner, Chas. R. Faruolo, 45 East Houston st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2113.

3D ST, No. 246 East, partitions, windows, toilets, skylights, to two 3-sty brick tenements; cost, \$2,500; owner Magdalena Lieke, Jamaica, L. I.; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2090.

3D ST, No. 138 East, partitions, windows, skylights, to 5-sty brick tenement; cost, \$575; owner, Frederick Hauff, 140½ East 3d st; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 2104.

10TH ST, No. 415½ East, windows, partitions, to 5-sty brick tenement; cost, \$100; owner, John Bentz, 415½ East 10th st; architect, Harry Zlot, 1400 5th av. Plan No. 2095.

13TH ST, No. 421 East, partitions; toilets, windows, to 5-sty brick tenement; cost, \$2,500; owner, Estate of John Honey, 421 East 13th st; architect, Henry Regelmann, 133 7th st. Plan No. 2101.

23D ST, No. 210 East, alter stairway, partitions, walls, to 5-sty brick and stone office; cost, \$1,000; owner, Samuel Riegler, 210 East 23d st; architect, S. Gourley, Jr., 200 West 112th st. Plan No. 2082.



# 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.

D. Caggiano, 109 Mott st, masonry, and F. Mannuyra, 169-171 Mott st, carpentry.

25TH ST, Nos. 432-432½ West, partitions, drain, to 4-sty brick tenement; cost, \$200; owner, Mary E. Geagan, 419 West 22d st; architect, C. B. Brun, 1 Madison av. Plan No. 2085.

29TH ST, No. 214 East, windows to 5-sty brick tenement; cost, \$100; owner, Frank Setaro, 324 East 11th st; architect, Henry Regelman, 133 7th st. Plan No. 2100.

37TH ST, No. 316 West, windows to 4-sty brick tenement; cost, \$500; owner, M. I. Hughes, 234 Central Park West; architect, O. Reissmann, 30 1st St. Plan No. 2078.

39TH ST, No. 108 West, toilets, partitions, windows, to 5-sty brick store and tenement; cost, \$5,500; owner, Chas. J. Follmer, 312 Riverside Drive; architect, Fred Ebeling, 420 East 9th st. Plan No. 2108.

Barr & Gruber, 210 Bowery, have contract.

40TH ST, No. 207 West, fireproof elevator shaft, cut openings, to 5-sty brick hotel; cost, \$1,200; owner, Wm. J. Sloane, 214 West 92d st; architect, F. M. Coffin, 54 Franklin st. Plan No. 2105.

The Maintenance Co., 54 Franklin st, has contract.

55TH ST, No. 77 East, 1-sty brick rear extension, 15x6, alter windows to 4-sty brick residence; cost, \$500; owner, James D. Pell, 38 Wall st; architects, Pell & Corbett, 122 East 25th st. Plan No. 2111.

70TH ST, No. 330 West, 1-sty brick and concrete front extension, 23x9.6, to 3-sty brick and stone garage; cost, \$1,000; owner, F. D. Underwood, 50 Church st; architect, C. E. Pasco, 666 6th av. Plan No. 2081.

72D ST, Nos. 356-360 East, partitions, windows, cut openings to three 6-sty brick and stone stores and tenements; cost, \$4,-

500; owner, A. & A. Realty Co., 226 Lafayette st; architect, Richard Rohl, 128 Bible House. Plan No. 2079.

Dominick Abbate, 226 Lafayette st, has contract.

76TH ST, No. 164 West, 2-sty and basement rear extension, 9.6x13, partitions, to 4-sty brick and stone dwelling; cost, \$2,500; owner, Dr. Louis M. Mooney, 8 West 87th st; architect, John H. Friend, 148 Alexander av. Plan No. 2077.

P. J. Brennan & Son, 624 Madison av, have general contract.

96TH ST, Nos. 264-266 West, steel beams, door, alter walls, to 4-sty brick sub-station; cost, \$800; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 2087.

129TH ST, No. 115 East, windows, tubs, to 5-sty brick tenement and store; cost, \$2,500; owner, Paolo Garbarini, 113 East 129th st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 2086.

178TH ST, No. 667 West, partitions, windows, show windows, to 5-sty brick store and tenement; cost, \$1,000; owner, Chas. J. Smith, 293 East 10th st; architect, Louis Falk, 2756 3d av. Plan No. 2109.

AV A, No. 184, toilets, partitions, windows to two 4-sty brick tenements; cost, \$2,000; owner, Jacob Lewis, 285 East 3d st; architect, Harry Zlot, 1400 5th av. Plan No. 2076.

AV C, No. 153, toilets, partitions, to 5-sty brick tenement; cost, \$1,500; owner, Mrs. P. A. Cheeseman, 48 Putnam av, Brooklyn; architect, Henry Regelman, 133 7th st. Plan No. 2099.

AMSTERDAM AV, w s, 70th and 71st sts, build bridge to two 7 and 12-sty brick and stone hotel; cost, \$1,000; owner, Meyonko Realty Co., on premises; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 2080.

Thomas Healy, Columbus av, n e corner 66th st, is president.

LENOX AV, s w cor 126th st, 2-sty rear brick extension, 20x26, piers, partitions, to 4½-sty brick store and tenement; cost, \$6,000; owner, Rose Frey, 40 West 33d st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2097.

PLEASANT AV, Nos. 310-312, 3-sty brick front and rear extension, 28.6x34.11, partitions, windows, toilets, store fronts, to two 3-sty brick dwellings; cost, \$4,500; owner, Annie M. Keenan, 116 Nassau st; architects, B. W. Berger & Son, Bible House. Plan No. 2096.

1ST AV, n e cor 60th st, alter store fronts, toilets, partitions, to 5-sty brick and stone tenement; cost, \$1,200; owner, Frederick Hermann, 207 East 71st st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2073.

1ST AV, No. 2097, 1-sty brick rear extension, 24.6x53.4, to 2-sty brick store and dwelling; cost, \$3,000; owner, not given; architect, M. W. Del Gandio, Tremont and Webster avs, Bronx. Plan No. 2107.

2D AV, No. 1391, toilets, partitions, to 5-sty brick tenement; cost, \$800; owner, Mrs. M. E. Sutro, 2030 Broadway; architect, G. Haug, 103 Park av. Plan No. 2103.

3D AV, No. 133, alter walls to 3-sty brick store, office and dwelling; cost, \$75; owner, Clemens Muller, 28 West 68th st; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 2106.

6TH AV, No. 1047, toilets, partitions, windows, to 2-sty brick store and meeting hall; cost, \$450; owner, I. Winters, 1051 6th av; architect, Geo. Dress, 1321 3d av. Plan No. 2074.

7TH AV, No. 1964, alter windows, partitions, to 5-sty brick tenement; cost, \$3,000; owner, Chas. J. Dorner, 2028 Lex-



ington av; architect, M. Zipkes, 353 5th av. Plan No. 2091.

8TH AV, No. 2433, skylights, cut doors and windows to 5-sty brick and stone store and tenement; cost, \$500; owner, John H. Wohetman, 26 Rutgers pl; architect, Chas. M. Straub, 147 4th av. Plan No. 2088.

9TH AV, n w cor 28th st, erect sign to 3-sty brick store and dwelling; cost, \$175; owner, not given; Henry Brady, 262 West 23d st, lessee. Plan No. 2092.

10TH AV, No. 288, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$1,000; owner, Dr. Christopher F. Korner, 216 East 68th st; architect, James W. Cole, 403 West 51st st. Plan No. 2098.

## PROJECTED BUILDINGS.

### Bronx.

#### Dwellings.

GRAND AV, w s, 100 n 176th st, 2½-sty brick dwelling, slate roof, 37x38; cost, \$9,000; owner, Geo. M. Klein, 36 Wall st; architect, Wm. L. Rouse, 12 West 32d st. Plan No. 1001.

BEACH AV, n w cor Gleason av, two 2-sty brick dwellings, tin roof, 40x25; total cost, \$14,000; owners, Capodilupo Const Co., Frank Capodilupo, 344 East 148th st, president; architect, Frank Hausle, 81 East 125th st. Plan No. 1004.

GRAND CONCOURSE, w s, 177.7 s 165th st, 2-sty brick dwelling, tin roof, 25x42; cost, \$7,500; owner, W. L. Saulpaugh, 723 Union av; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 1003.

WILSON PL, n s, 100 e Barker av, two 2-sty frame dwellings, tin roof, 20x50; total cost, \$9,000; owner and architect, Frank McGarry, 660 Burke st. Plan No. 1008.

GRAND BOULEVARD, n e cor 174th st, 3-sty brick dwelling, tile and gravel or copper roof, 35.6x43.6; cost, \$10,000; owner, Warren J. Mitchell, 499 East 176th st; architect, George Hooks, 1501 Commonwealth av. Plan No. 1012.

150TH ST, s w cor Tinton av, 2-sty frame store and dwelling, plastic slate roof, 20x60.2; cost, \$5,000; owner, E. M. Lignori, on premises; architects, The Glasser Co., 70 Manhattan st. Plan No. 1009.

241ST ST, n s, 310 e Katonah av, two 2½-sty frame dwellings, shingle roof, 20 x32; total cost, \$5,000; owner, V. Dombrosio, Alexander av, Yonkers; architect, Wm. S. Irving, 241st. Plan No. 1016.

AMUNDSON AV, e s, 125 s Nelson av, 2½-sty frame dwelling, shingle roof, 23x 38.6; cost, \$4,500; owner, E. G. Nyman, 2 West 88th st; architect, Carl P. Johnson, 8 East 42d st. Plan No. 1017.

BASSETT AV, w s, 221.8 s McDonald st, 2-sty frame dwelling, slag roof, 21x 50; cost, \$3,000; owner, Peter Zuhringer, 312 East 156th st; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 1019.

WALLACE AV, w s, 100 s 205th st, four 2-sty frame dwellings, tin roof, 20x55; total cost, \$24,000; owner, Fairmount Const. Co., David Horowitz, 1353 Boston rd, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1018.

PAULDING AV, e s, 39.4 s 217th st, 2-sty brick dwelling, tin roof, 20x55; cost, \$6,000; owner, Frank Yorio, 6423 New Utrecht av, Brooklyn; architect, M. W. Del Gaudio, 1910 Webster av. Plan No. 1015.

PIER AV, w s, 50 s Emily st, 2-sty frame dwelling, tin roof, 20x45; cost, \$3,000; owner, Matthew O'Brien, 518 East 148th st; architect, M. J. Garvin, 3307 3d av. Plan No. 1020.

#### Apartments, Flats and Tenements.

FULTON AV, n w cor 169th st, two 5-sty brick stores and tenements, tar and gravel roof, 58.5½x84.5¼, 40.1x92.2; total

cost, \$100,000; owner, Max Cohen, 1185 Fulton av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1002.

BAINBRIDGE AV, w s, 270.4 n 200th st, 4-sty brick tenement, tin roof, 21x70; cost, \$14,000; owner, Jacob Zurneiden, 308 East 204th st; architect, Wm. S. Irving, 241st st and Katonah av. Plan No. 1007.

FOX ST, w s, 100 s 163d st, six 5-sty brick tenements, tin roof, 40x88 and 88.7; total cost, \$210,000; owners, Weisman & Herman, 510 East 136th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 1014.

#### Miscellaneous.

WALNUT AV, n w cor 137th st, 1-sty brick crane shed, plastic slate roof, 79x 146.2; cost, \$12,000; owners, De La Vergne Machine Co., on premises; architects, Hudson Structural Steel Co., 136th st and So. Boulevard. Plan No. 1006.

CODINGTON AV, n s, 779 e Fort Schuyler road, 1-sty frame barn, 15x15; cost, \$75; owner, Wm. G. Cokley, on premises; architect, John E. Cahill, Jr., 2537 Frisby av. Plan No. 1013.

VINEYARD PL, e s, 40 s 176th st, 1-sty frame stable, tarpaper roof, 12.6x10.6; cost, \$50; owner, Elizabeth Berger, on premises; architect, L. C. Berger, on premises. Plan No. 1021.

#### Stores, Offices and Lofts.

OGDEN AV, e s, 95 n 165th st, 1-sty frame store, tar and gravel roof, 20x60; cost, \$2,000; owner, Wm. Schlichter, 1061 Ogden av; architect, Edw. Necarsulmer, 507 5th av. Plan No. 1010.

OGDEN AV, e s, 150 n 165th st, 1-sty frame store, tar and gravel roof, 20x60; cost, \$2,000; owner, Wm. Schlichter 1061 Ogden av; architect, Edw. Necarsulmer, 507 5th av. Plan No. 1011.

#### Stables and Garages.

FISHERS LANE, n s, 350 w Boston road, 1½-sty frame stable and storage, ruberoid roof, 27x65; cost, \$200; owner, A. G. Heller, Newark; lessees, Mt. Vernon Supply Co, 24 S. 2d av, Mt. Vernon; architect, C. T. Allison, Stony Point, N. Y. Plan No. 1005.

#### BRONX ALTERATIONS.

PELHAM RD, w s, 40 s Westchester av, 1-sty frame extension, 13x5 and 1-sty built upon 1-sty frame dwelling; cost, \$1,200; owner, Emma C. Dunn, 1583 Pelham rd; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 401.

176TH ST, No. 887, 2-sty frame extension, 25.6x21, to 2-sty frame dwelling; cost, \$1,500; owner, Cornelia E. M. McCormack, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 398.

138TH ST, s w cor Locust av, new tank, new girders, etc., to 3 and 5-sty brick factory; cost, \$2,200; owners, De La Vergne Machine Co., on premises; architects, The Rusling Co., 39 Cortlandt st. Plan No. 395.

150TH ST, n s, 200 w Morris av, new partitions to 3-sty frame tenement; cost, \$25; owner, Hannah Cohen, 726 Prospect av; architect, M. J. Garvin, 3307 3d av. Plan No. 403.

160TH ST, n w cor Prospect av, new columns and girders, etc., to 1-sty brick stores; cost, \$400; owners, Sykes Realty Co., 165 Broadway; architect, Chas. Kreymborg, 908 Jennings st. Plan No. 394.

166TH ST, No. 444, new bath rooms and new partitions, etc., to 3-sty brick tenement; cost, \$1,000; owner, Ferdinand Steiger, 1690 Franklin av; architect, M. J. Garvin, 3307 3d av. Plan No. 402.

BATHGATE AV, e s, 70.10 n 181st st, ½-sty added to 2-sty and attic frame dwelling; cost, \$2,500; owner, Caroline E. Steinhart, on premises; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 390.

BRONX BOULEVARD, w s, 500 s 216th st, move 1½-sty frame barn; cost, \$300; owner, Liberato Gianfrancesco, 838 East 215th st; architect, John J. Zuelch, 3414 Barker av. Plan No. 396.

CITY ISLAND AV, w s, 100 n Cross st, 1-sty frame extension, 36x17, to 1-sty frame shed; cost, \$300; owner, Henry Hunneke, 1738 Crotona Park East; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 392.

CITY ISLAND AV, w s, 100 n Cross st, 1, 2½, 2 1-sty frame extensions, 24.3x 112.2, 4x29, 34.4x42, to 2-sty and attic frame hotel; cost, \$2,000; owner, Henry Hunneke, 1738 Crotona Park East; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 388.

CITY ISLAND AV, s e cor Scofield st, raise to grade 2-sty frame store and dwelling; cost, \$300; owner, Jas. W. Hallock, 2782 Marion av; architects, S. H. Booth & Sons, City Island. Plan No. 389.

DECATUR AV, s w cor Oliver pl, new bay windows, etc., to 2-sty brick dwelling; cost, \$250; owner, Otilie Lauer, on premises; architect, Walter Quest, 249 West 18th st. Plan No. 400.

EDISON AV, n e cor Schuyler st, 1-sty and attic frame extension, 20x25.5, to 2-sty and attic frame dwelling; cost, \$2,000; owner, Jas. Kehoe, on premises; architect, Vincent Bonagur, 789 Home st. Plan No. 387.

PALISADE AV, s w cor 261st st, 1-sty frame extension, 42x15, to 1-sty frame stable; cost, \$275; owner, E. D. Randolph, on premises; architect, F. D. Mack, 346 Broadway. Plan No. 404.

PROSPECT AV, No. 908, 1-sty frame extension, 15x4.10, new stairs, new partitions, etc., to 3-sty frame store and dwelling; cost, \$1,200; owner, Louis Hemmerdinger 760 Beck st; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 397.

TREMONT AV, s s, 325 w Marmion av, 1-sty brick extension, 24x36, to 3-sty frame store and dwelling; cost, \$650; owner and architect, Anthony McOwen, 1060 Tremont av. Plan No. 393.

VAN NEST AV, No. 753, change from peak to flat roof and new partitions to 3-sty frame tenement; cost, \$1,000; owner, John J. Geregthy, on premises; architect, F. C. Hirleman, 2804 3d av. Plan No. 405.

WALKER AV, n s, 7 e Bear Swamp road, 1-sty frame extension, 20x7, to 3-sty frame store and dwelling; cost, \$800; owner, C. Roser, 527 West 149th st; architects, A. Arcander Co., 368 East 149th st. Plan No. 399.

WASHINGTON AV, e s, 38.6 s Tremont av, new store front to 2-sty frame stores; cost, \$300; owner, C. A. Becker, Tremont and Park avs; architect, Chas. S. Clark, 445 Tremont av. Plan No. 391.

## ADVANCE REPORTS.

### No Architect Yet for U. S. Cigar Stores Building.

BROADWAY.—The Record and Guide was assured, on Friday, that no architect had yet been commissioned to design the plans and specifications for the new \$1,000,000 office and store building which the United Merchants' Realty and Improvement Company, as lessee, is to erect as a home office and headquarters building for the occupancy of the United States Cigar Stores Company, at the northeast corner of Broadway and 42d st. Mr. Louis Biel, president of the Improvement Company, when interviewed by a representative, said: "Only preliminary sketches have yet been considered, as the question of actual height of the structure is now before the officials of the company for determination. The character of the neighborhood, however, calls for a high building. On the ground floor will be the largest 'show place' and most perfectly equipped cigar store of all its stores in

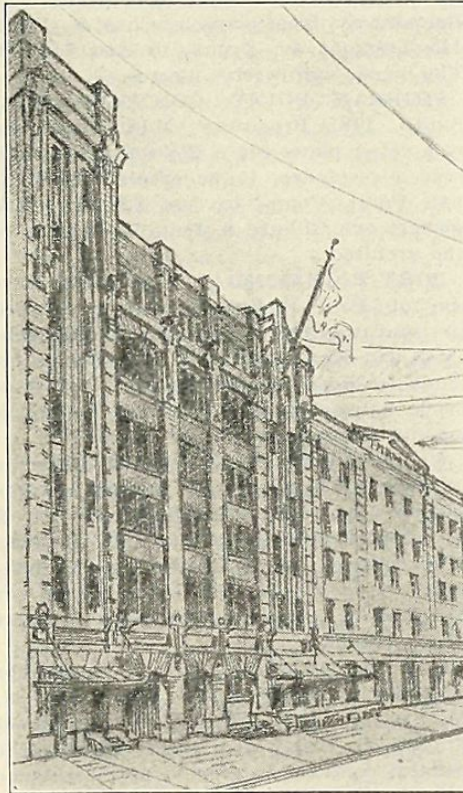


this country. The general offices will be located on the upper floors as the headquarters of all the stores established, now operating in this country. The rest of the building will be fitted up for office purposes." It is planned to have the building entirely completed, ready for occupancy, by December, 1910. The site includes Nos. 147 to 155 West 42d st, and 1472 to 1478 Broadway. It takes in three structures, Shanley's restaurant on Broadway, a 2-sty building to the south corner, and a 4-sty stone building in 42d st. The lease with the Astor Estate, owners of the property, is for 21 years, with the privilege of three renewals for the same period of time, making, altogether, a lease of 84 years.

**Excavating to Start For Fifth Avenue Building.**

5TH AV.—Plans are being completed by Messrs. Hoppin & Koen, architects, 244 5th av, for the new 14-sty store, office and loft building which the Camolin Realty Co., Andrew J. Connick, president, is about to erect at the northwest corner of 5th av and 43d st. It is reasonable to suppose that the widening of 5th av, the removal of porticos and stoops and its ever-increasing land values, will all tend to compel the eventual improvement of all its remaining old buildings with new business structures of this character, for it is certain that the avenue is fast developing into an uptown office building centre. Operations are to be pushed on the new Camolin Building as rapidly as possible, as it is expected to be ready for occupancy by February, 1910. The exterior will be made up of light-colored brick and limestone, architectural ironwork, with a slag roof. The building will front 29 feet on the avenue and 125 feet in the street. The contract

Manufacturing Co., 72 Trinity pl, refrigerator machinery; Rathbun-Jones Co., 17 Battery pl, gas engines; General Electric Co., 30 Church st, switchboard and motors; Gas Power Co., 2 Rector st, gas plant. All other contracts, including the



NEW HORTON BUILDING.

carpentry, will be awarded during the week. The new structure, as shown in the sketch herewith, will be located immediately adjoining, having connection with Mr. Horton's present factory.

**James Carlew Branches Into Office Construction.**

37TH ST.—The Record and Guide was informed, on Thursday, that no plans have yet been prepared or architect selected for the proposed improvement of Nos. 3, 5, 7 West 37th st, by James Carlew, of 17 West 122d st, the West Side builder, with a 12-sty modern business building, although it is Mr. Carlew's intention to erect such a building sometime in the future. The site, which measures 75x100 ft., is now covered with old dwellings. The undertaking is significant, owing to the fact that it will be the first operation of this nature attempted by Mr. Carlew in recent years. Having been identified for many years with the West Side district, Mr. Carlew has put up scores of fine dwelling houses in the territory between 59th and 110th sts. His last operation in that section was a large one, involving the construction of fifteen dwellings in the north side of 85th st, between Central Park West and Columbus av. These houses were designed by L. A. Goldstone, architect, of 12 West 32d st, being of the American basement type, 5-stys, 20-ft. front, of limestone. The time of beginning the new operation is believed to be depending on the state of Mr. Carlew's health, as he recently submitted to an operation at the Johns Hopkins Hospital, at Baltimore, but is now regaining his former strength.

**First Apartment and Store on 8th Ave. South of 59th St.**

8TH AV.—The D. A. Cushman Realty Corporation, representing the estates of Angelica B. Faber, Emilie A. Wilcoxson and William F. Cushman, owners of the property at the southwest corner of 8th av and 49th st, is about to erect an 8-sty elevator apartment house, with stores, on the 8th av side. Schwartz & Gross, 347 5th av, have prepared the plans. Purdy & Henderson, 45 East 17th st, are the en-

gineers, and the Edward Corning Co., 100 William st, has the general contract. Louis Cohen & Co., now tenants on the site, have leased the entire building, and will occupy the ground floor as a department store, renting the above apartments. The building will be the first of its kind erected on 8th av, south of 59th st. The site has been owned by the Cushman family since 1850.

**Plans for "Churchill's" Soon to Be Figured.**

BROADWAY.—Architect Herbert M. Baer, 542 5th av, will be ready to take figures about September 30 for the new hotel restaurant and store structure at Nos. 1603 to 1611 Broadway, and 216-215 West 49th st, for James Churchill, of 1547 Broadway, at a cost of about \$200,000. The exterior will be of light cream-colored stucco, three stories in height, covering a plot measuring 78x117 feet. The top floor will contain ten bedrooms. For further particulars and picture of the building, see another column of this issue.

**New Chemistry Building for Rutgers College.**

NEW BRUNSWICK, N. J.—Franklin & Ayres, architects, of Manhattan, are drawing plans for a chemistry building to be erected by Rutgers College. The new building is to be constructed of brick, and will be located on Bleeker pl, just north of the engineering building, which was completed this year. It is expected that the work of construction will be commenced this fall and that the building will be ready for occupancy by the opening of college in September, 1910. W. H. S. Demarest is president of the college.

**Particulars of 29th St. Warehouse.**

29TH ST.—So far as could be learned during the week, no plans have yet been officially prepared or architect selected for the new 10-sty fireproof warehouse which it is announced will be erected at Nos. 557-559 West 29th st, and 306-310 11th av, at the northwest corner. The site fronts 75 ft. on 11th av and 70 ft. in 29th st. The names of the interested parties could not be given in this issue. Horace S. Ely & Co. sold the property last week for Thomas J. Reilly and the Prudential Real Estate Corporation.

**102d St. to Have Post Office Building.**

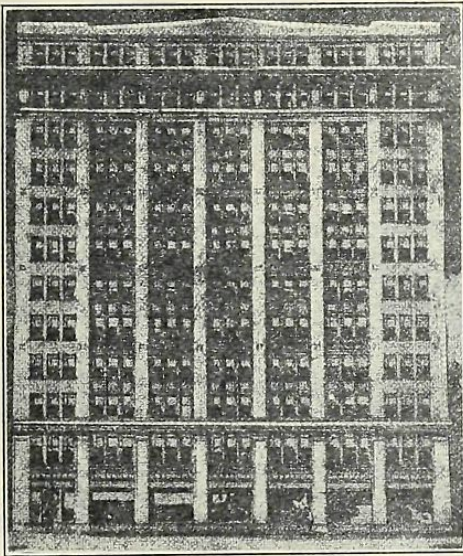
102D ST.—Maximilian Zipkes, architect, 353 5th av, has been commissioned to prepare plans for the erection of a 2-sty building to be erected at Nos. 178 and 180 West 102d st, to be occupied by the United States government as a sub-station for the Post Office Department. Work on the building will be started immediately, and it will be ready for occupancy by December 1, next. The estimated cost will be about \$25,000.

**Latest 46th Street Improvement.**

46TH ST.—The Estate of E. Lehman, 16 William st, has awarded to Manning Fish & Co., 103 Park av, the general contract for making over the 4-sty residence, No. 16 East 46th st, for store and loft purposes. A new front will be erected, and general interior alterations will be made. Messrs. Taylor & Levi, 24 East 23d st, have prepared the plans. Koopman & Co., antiques, 326 5th av, are the lessees.

**Chelsea Comfort Station Plans Ready.**

27TH ST.—Plans have been completed by Thomas E. Videto, Arsenal Building, 5th av and 64th st, for the new fireproof comfort station and shelter, brick, granite and limestone, 1½-stys, measuring 40



CAMOLIN BUILDING.

for excavating has been signed, and the architects are now taking bids on all other contracts. The site for the building was purchased by Andrew J. Connick and others of the company several months ago from the Lee estate for about \$720,000.

**J. M. Horton's New Ice Cream Plant.**

24TH ST.—Excavating is now about finished by the Bradley Contracting Co., 1 Madison av, for the new fireproof, steel, brick and concrete ice-cream plant, 97x98 ft., which James M. Horton, 213 East 24th st, will erect at Nos. 209-211 East 24th st, under the supervision of Architect Frank Goodwillie, of 1170 Broadway. The building will contain 6-stys, and will possess many new features of appliance and equipment seldom found in a structure of this character. The mason work has been awarded to Christopher Campbell, of 10 East 33d st; A. E. Norton Co., 18 West 27th st, structural steel; York



x24 ft., to be erected by the city in Chelsea Park, 27th and 28th sts, 9th and 10th avs. Bids for structural work will soon be invited in the usual way. The work will probably cost around \$50,000.

#### Apartments, Flats and Tenements.

EDGEcombe AV.—Harry T. Howell, 3d av and 149th st, has completed plans for a 6-sty flat building, 30.5x96.11 ft., for Jacob Hirsch, 1665 Park av, to be erected on Edgcombe av, the west side, 202.7 ft. north of 141st st, to cost \$40,000.

AMSTERDAM AV.—The Floyd Construction Co., 215 West 125th st, will erect a 6-sty flat, 100.11x90 ft., at the southwest corner of Amsterdam av and 109th st, to cost about \$150,000. Bernstein & Bernstein, 24 East 23d st, have completed plans.

BROADWAY.—Gross & Kleinberger, Bible House, have completed plans for the 6-sty apartment house, 99.11x140 ft., to be erected at the northeast corner of Broadway and 151st st, to cost \$200,000. The Castleton Const. Co., 128 Broadway, is the owner.

#### Churches.

HARTSDALE, N. Y.—A new Presbyterian church will be erected at Hartsdale with a gift of \$25,000 made by the late Welcome G. Hitchcock, of Scarsdale, N. Y. The building will be known as the Hitchcock Memorial Presbyterian Church.

WESTBURY, L. I.—A building committee, composed of Mrs. Robert Bawn, Mrs. E. D. Morgan and Mrs. Charles Steele, are arranging for the erection of a new Episcopal church at Westbury, to cost about \$30,000. Frederick Burgess is Bishop of the Diocese of Garden City.

SCHENECTADY, N. Y.—Brown, Mc-Aghan & Strassle, 31 East 27th st, Manhattan, have completed plans and have taken figures on the general contract for a new church, 84x100 ft., to be erected at Morris av and Union st, Schenectady, for the Second Reformed Congregational Church, to cost about \$35,000. Rev. John G. Meengs is pastor. John H. Peters, 311 State st, Schenectady, is chairman of the building committee.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, has been taking figures during the week on the general and separate contracts for a synagogue, 1-sty and basement, 75x130 ft., brick, limestone and granite for the congregation of Oheb Sholem, to be erected in High st, between Spruce st and Waverly av, Newark, to cost about \$75,000. The building will have a seating capacity of 1,000. E. Heyman, 117 Market st, is chairman of the building committee. Local contractors are bidding.

#### Court Houses.

HACKENSACK, N. J.—Bids are about to be taken for the construction of the new Bergen County court house, at Hackensack, from plans by James Riely Gordon, 402 5th av, Manhattan. Granite and marble, 4-stys, 200x135 ft.

SUMMIT, N. J.—Plans were submitted, September 14, by Architect William A. Balch, city building inspector, for remodeling the Colonial Hall Building in Springfield av. The property was recently purchased by the city and is to be converted into a City Hall. J. Boyd Risk is Mayor. Plans provide for a police department, court room, jury box, enclosures for witnesses and prisoners, judge's private office and jail on the first story. The building will be erected at Bank st and Summit av.

#### Dwellings.

CAMDEN, N. J.—Contractor McPherson will erect nine new dwellings at Morse and Berwick sts. Seven of these buildings will be brick, 14x36 ft.

GREENWICH, CONN.—Chas. I. Berg, 571 5th av, Manhattan, has plans about completed for a 3-sty stone and frame residence, 50x80 ft., for R. B. Thompson, to be erected at Greenwich, Conn., to cost about \$22,000.

181ST ST.—John Violante, 33 Hyatt av, Yonkers, will erect a 2-sty residence, 20x33 ft., in the north side of 181st st, near Belmont av, from plans by Chas. S. Clark, 445 Tremont av, Bronx, to cost \$12,000. The owner will receive figures.

SHIPPAN POINT, CONN.—Henry A. Smith, 1181 Broadway, Manhattan, has completed plans for a 2½-sty frame and stucco residence, to be erected at Shippan Point, Conn., to cost \$20,000. The owners are Gillette & Jenkins, in care of the architect.

PORT RICHMOND, S. I.—William Burlee, of Port Richmond, has purchased the southwest corner of Ann st and Heberton av, Port Richmond. Mr. Burlee intends to erect on this property a row of brick houses similar to those which he recently built nearby.

CHAPPAQUA, N. Y.—Alfred Busselle, architect, 1133 Broadway, Manhattan, has awarded to J. H. L'Hommedieu's Son & Co., 1133 Broadway, Manhattan, the general contract to build the 2½-sty residence, stucco and terra cotta blocks, for Mr. Harold Turner, at Chappaqua, to cost about \$25,000.

SOUTH ORANGE, N. J.—Grosvenor Atterbury, architect, 20 West 43d st, Manhattan, has awarded to Archibald Shiels, 16 Valley st, South Orange, the general contract to erect a new residence at South Orange for E. N. Loomis (fruits), of 95 Barclay st, Manhattan, to cost about \$25,000.

CRANFORD, N. J.—The Cranford Homes Co. has sold to Lucius Weinschenk a plot of two acres at Balmiere Park, Cranford, N. J., for immediate improvement. The plot has a frontage of 250 ft. on the Rahway River. Mr. Weinschenk will erect houses in keeping with the character of the surrounding property.

#### Factories and Warehouses.

HOLYOKE, MASS.—The Holyoke Water Power Co., Holyoke, Mass., will erect a new building which will be rented for manufacturing purposes. Plans are in progress.

OSWEGO, N. Y.—The Kingsford Foundry & Machine Works Co. has plans in progress for a 1-sty foundry, 75x125 ft., of brick and steel. The owners will receive bids.

TORRINGTON, CONN.—The Standard Co., Torrington, Conn., manufacturer of spokes, nipples, needles, spark plugs, etc., will soon erect an addition to its works for manufacturing purposes.

WORCESTER, MASS.—The Worcester Cold Storage & Warehouse Co., Worcester, Mass., which manufactures artificial ice in connection with its business, will build an addition 100x100 ft., 1-sty.

NEW BRITAIN, CONN.—The Corbin Screw Co., New Britain, Conn., is preparing to erect an additional factory building. It will be of brick, 50x380 ft., with alternate bids for four and six stories.

PATERSON, N. J.—At Paterson the Cataract Motor Co. has been incorporated by W. H. Sherman, George E. Hannah and others, with a capital of \$350,000, to erect a factory for the manufacture of automobile engines.

DUNKIRK, N. Y.—The American Locomotive Co. will expend approximately \$700,000 in enlarging the Brooks plant and in installing new machinery. The company expects to have the plant running at its full capacity by fall.

FORT PLAIN, N. Y.—The A. A. Waltham Co., Fort Plains, N. Y., A. A. Waltham, president, has awarded to the Wm.

J. Burns Const. Co., of Syracuse, the general contract to rebuild the brick factory, 2-stys, 80x150 ft., at Fort Plain.

NEWARK, N. J.—A general line of machinery for the manufacture of fiber trunks will be installed by William Bal, Inc., 285 New Jersey Railroad av, Newark, who has plans in preparation for a new plant to be erected at 8-14 Johnson st, Newark.

SEYMOUR, CONN.—The H. A. Matthews Co. has contracted with the Seymour Concrete Co. to erect a new mill. The new building will be 60x102 ft., 2-stys, concrete floors, iron beams, walls of concrete blocks, and concrete shingles will be used on the roof, making the building practically fireproof.

HARTFORD CONN.—The Universal Machine Screw Co., No. 350 Sheldon st, has decided that a new factory is essential to the growth of the company, and has purchased a five-acre lot in Windsor st. The plans for the new factory are not yet completed, but they will cover 40,000 sq. ft. of ground.

ROCHESTER, N. Y.—The Selden Motor Vehicle Co., Rochester, will probably be ready to ask bids in a few days on machinery for its new plant. Bids are being received for the construction of the plant at University av and Probert st, consisting of a main building, 2-stys, 60x300 ft., with a wing, 1-sty, 100x136 ft, brick steel and concrete, having a total floor space of 55,000 sq. ft.

NIAGARA FALLS, N. Y.—The Defiance Wall Paper Co., of Pittsburgh, has purchased lands of the Acker Process Co., at 3d and Oak sts, Niagara Falls, as a site for a new 4-sty fireproof factory to manufacture wall paper from pulp wood. The industry is financed by Pennsylvania capital, while all preliminary negotiations were conducted by W. D. Uptegroff, of Pittsburgh. In addition to closing the deal for the site Mr. Uptegroff concluded a contract with the Niagara Falls Hydraulic Power and Manufacturing Co. for the delivery of a large block of power.

#### Halls and Clubs.

LE ROY, N. Y.—The Odd Fellows of Le Roy contemplate erecting a building at Main and Bank sts at a cost of \$20,000. Details have not yet been determined.

NEW LONDON, CONN.—Dudley St. Clair Donnelly, architect, of New London, has prepared plans for a brick lodge building, 40x128 ft., for the Odd Fellows. Cost about \$25,000.

#### Hospitals and Asylums.

BUFFALO, N. Y.—The city of Buffalo contemplates the erection of a municipal hospital for acute contagious diseases, to cost in the neighborhood of \$200,000. Address President of Hospital Board, Buffalo, N. Y.

HEMPSTEAD, L. I.—It is announced that a hospital is soon to be established in Hempstead by Mrs. O. H. P. Belmont, to be known as the Belmont Hospital, as a memorial to her husband. Negotiations are said to be under way to get options on property facing the park, between Fulton av and Sammis st, for a site for the institution.

#### Miscellaneous.

SPRINGFIELD, MASS.—B. Hammett Seabury, 21 Besse pl, has been engaged to prepare plans for a Fire Department headquarters building and a sub-station. The appropriation for the 2 buildings is \$110,000.

ALFRED, N. Y.—Dr. B. C. Davis, president Board of Trustees, Alfred University, will receive bids until October 1 for a new dairy building, including construction, heating, plumbing, gas and electric work, at the State School of Agriculture, Alfred, N. Y.



PORTCHESTER, N. Y.—Frank A. Rooke, 489 5th av, Manhattan, has completed plans and awarded to Wm. J. Rowe, of Portchester, the general contract to build a 3-sty brick and marble trim grain storehouse, 50x107 ft., for the Westchester Grain Co., at Portchester, N. Y.

**Municipal Work.**

CLIFTON, S. I.—Bids will be received by the President of the Borough of Richmond, Tuesday, Sept. 21, for furnishing and delivering broken stone at Tompkins av yard, Clifton, S. I.

NEW BRIGHTON, S. I.—The President of the Borough of Richmond will open bids Sept. 21, for furnishing and delivering broken stone at stable "B," Columbia st, West New Brighton, S. I.

PATERSON, N. J.—Bids will be received, September 29, by the Board of Freeholders at Paterson (Winfield S. Cox, chairman), for improving a portion of Union av by macadamizing.

KINGSTON, N. Y.—The Board of Water Supply will open bids, Tuesday, Sept. 28, for the construction of a portion of an intercepting sewer in the city of Kingston, Ulster County, N. Y.

MANHATTAN.—The President of the Board of Bellevue and Allied Hospitals will open bids, Tuesday, Sept. 21, for alterations and repairs to the heating system of the main and adjoining buildings at Bellevue Hospital, 26th to 28th sts, 1st av to the East River, Manhattan.

HOBOKEN, N. J.—Bids will be received until September 22, by James H. Londrigan, City Clerk, for paving with wood block, on a concrete base, 1st st; also around City Hall and Schools Nos. 7 and 8; also with brick, on a concrete base, Castle Point Terrace.

MANHATTAN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, Sept. 22, for furnishing, delivering and erecting two pumping engines, with foundations, steam and auxiliary piping, suction and discharge piping, and all other appurtenances and appliances, complete, in the 98th st pumping station, Manhattan.

MANHATTAN.—Bids will be received by the Park Board, Thursday, Sept. 30, for materials and labor required for furnishing and installing electric lighting fixtures in new addition (E) of the Metropolitan Museum of Art in Central Park. Also, on Thursday, Sept. 23, for furnishing and delivering Roa Hook gravel or gravel of equal quality on parks and parkways, Manhattan.

**Office and Loft Buildings.**

ROSEVILLE, N. J.—Peter Charles, architect, 15 Clinton st, Newark, has taken bids for a 3-sty office building to be erected at Orange and 7th sts, Roseville, for Edward T. Ward, to cost about \$40,000.

NEWARK, N. J.—Peter Charles, architect, 612 Union Building, Newark, has taken estimates for a large 3-sty commercial building at the northwest corner of Orange and 7th sts, for Edward T. Ward. It will have a frontage of 65x100 ft., and cost \$36,000. The materials will be gray-colored brick and Indiana limestone. Work will be started this month.

**Power Houses.**

SYLVAN BEACH, N. Y.—The citizens of Sylvan Beach have voted to erect an electric light plant. E. J. Brown is secretary of the Board of Village Trustees.

LITTLE FALLS, N. Y.—G. R. Beardslee, of East Creek, N. Y., is reported interested in the construction of a power plant on East Canada Creek, at Inghams' Mills.

MOHAWK, N. Y.—The committee recently selected to investigate the practi-

cability of building an electric light plant for Mohawk has been directed to engage engineers to prepare plans on which bids may soon be asked. Frank Du Bois is a member of the committee.

**Schools and Colleges.**

MADISON, N. J.—No contracts have yet been awarded for the new Madison school which is to be of reinforced concrete construction. H. King Conklin, 45 Clinton st, Newark, is the architect.

BOGOTA, N. J.—At Bogota bids received September 3 for erecting a new school were too high. A meeting will be held soon to act on the matter. Rowland & Eurich, 15 Exchange pl, Jersey City, are the architects.

NEWARK, N. J.—James G. Doak & Co., builders, 1420 Chestnut st, Philadelphia, Pa., have plans for a 3-sty brick and stone school, 144x130 ft., to be built at Newark for the East Side Commercial Manual Training High School.

MYSTIC, CONN.—A contract to design a modern brick school in Mystic, costing about \$30,000, has been let to Walter P. Crabtree, of New Britain. The committee is made up of F. W. Batty, chairman; J. H. Hill, G. E. Tingley, F. W. Wheeler and Dr. L. M. Allyn.

HAMBURG, N. Y.—Thomas W. Harris, architect, 1 Erie County Bank Building, Buffalo, has prepared revised plans for a 2-sty school, 56x90 ft., brick, stone and structural iron, and boiler house; cost, about \$50,000. Bids are now being received.

EAST OCEANIC, N. J.—Wm. H. Pear-sall, Oceanic, N. J., has received the general contract for \$16,000 worth of alterations to the public school at East Oceanic, Monmouth County, for the Board of Education. Renwick, Aspinwill & Tucker, 320 5th av, Manhattan, are the architects.

**Bids Opened.**

BRONX.—Bids were received for constructing an outlet sewer and appurtenances in White Plains rd, between East River and 152d st; in East 152d st, between White Plains rd, in avenues between East 152 d and Lafayette av; East 156th st, between Av B and Av A: Wakefield Construction Co., 39 East 222d st, \$671,717 (low bid). Other bidders were: C. W. Collins, J. H. Holmes, McDonald & Barry, J. C. Rodgers, F. V. Smith, Rodgers & Haggerty.

MANHATTAN.—Bids were received by the trustees of Bellevue and Allied Hospitals for labor and materials for laundry building, including the plumbing, heating, electric and refrigerating work of the New Bellevue Hospital, 1st av, 26th and 29th sts. J. J. Parker Co., 150 Greenwich st, \$445,750 (low bid). Other bidders were: George Hilderbrand, Thomas McKeown, J. F. Walsh Construction Co., P. T. Nesbit Co., Clarke & Stowe, J. Kennedy Co., J. Benedette, Luke A. Burke, Charles H. Peckworth, P. J. Caplin Construction Co., Charles S. Meades Co.

BRONX.—The following bids were received by the President of the Borough

of the Bronx for paving with asphalt blocks on a concrete foundation the roadway of Jennings st, from Stebbins av to West Farms rd, and setting curb where necessary: Hastings Pavement Co., 25 Broad st, \$26,116 (low bid). Also for regulating the sidewalks, laying crosswalks, building approaches and placing fences on Gun Hill rd, from Jerome av to Mosholu Parkway; J. B. Malatesta, 3169 Jerome av, Bronx, \$9,946 (low bid). Other bidders were: B. C. Marsh, Wakefield Const. Co., Perrilee & Shiel.

**Contracts Awarded.**

PITTSFIELD, MASS.—Levering & Garrigues, West 23d st, Manhattan, recently received the steel work for a storage building to be erected at Pittsfield, Mass., for the Stanley Company, of that city, to cost \$80,000.

ALBANY, N. Y.—The Foundation Co., 115 Broadway, Manhattan, has obtained the contract and is now working on the

OUR engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

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 BALTIMORE, Pratt and Concord Sts.  
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**F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J**

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foundations for a large stable and warehouse building for the Standard Oil Co. at Van Rensselaer Island, Albany, N. Y. The foundations will consist of Simplex concrete piles, 160 of which will be installed.

**70TH ST.**—Plumbing contract has been let to James McCullagh, 218 West 36th st, on the new residence for A. W. Krech, of 26 West 58th st, in the north side of 70th st, 73 ft. west of Madison av, to cost \$70,000, from plans by Heins & La Farge and A. C. Jackson, 38 East 21st st. J. W. Bishop Co., 345 5th av, general contractor.

**73D ST.**—H. L. Broughton & Co., 320 5th av, have received the carpenter and mason work, and George H. Scheuman, 13 East 30th st, electric work, for alteration to the residence, No. 312 West 73d st, for S. Baruch, of Broadway and 73d st. Estimated cost, \$15,000. J. H. Freedlander, 244 5th av, is the architect. Plans filed September 4.

**PARK AV.**—The Kelsey Heating Co., 156 5th av, has received the heating work, and the Kenney-Renner Co., 135 West 25th st, plumbing, on the new church, parish house and rectory, which the South Reformed Church will erect at the southwest corner of Park av and 85th st. Wakeham & Miller, 103 Park av, hold the general contract. Cram, Goodhue & Ferguson, 170 5th av, are the architects. Estimated cost, \$300,000.

**BROOKLYN.**—Peter Cleary, 115 Marion st, Brooklyn, has received the mason work for the 4-sty nurses' home, 50x120 ft., which the Jewish Hospital Association, Classon and St. Marks avs, will erect on the west side of Prospect pl, 135 ft. east of Classon av, Brooklyn, to cost in the neighborhood of \$100,000. Plans by G. L. Morse, 503 Washington st, Brooklyn, call for a building of stone, fireproof construction. Pattison Bros., 949 Broadway, Manhattan, will be the electrical engineers. Officers of the association are: Abraham Abraham, president; Henry Roth, treasurer, and Nathan S. Jones, secretary.

#### Government Work.

**FORT HANCOCK, N. J.**—Sealed proposals for constructing approximately 61 cubic yards of concrete walks at this post will be received until Monday, Sept. 27. Address C. J. Goodier, Constructing Q. M., U. S. A.

**CHELSEA, MASS.**—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Sept. 25 for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass. R. C. Hollyday, Chief of Bureau.

**FORT ADAMS, R. I.**—Constructing Q. M. Office, 209 Thames st, Newport, R. I.—Sealed proposals will be received at Fort Adams, R. I., until Sept. 28, for the construction and remodeling of an electric-lighting system at Fort Adams. Willis C. Metcalf, Capt. and Q. M., U. S. A.

**WOONSOCKET, R. I.**—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 28 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Woonsocket, R. I. James Knox Taylor, Supervising Architect.

**FREDERICKSBURG, VA.**—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Oct. 4 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Fredericksburg, Va. James Knox Taylor, Supervising Architect.

**LANCASTER, OHIO.**—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Oct. 6 for the construction (including plumbing, gas piping, heating apparatus, elec-

tric conduits and wiring) of the U. S. Post Office at Lancaster, Ohio. James Knox Taylor, Supervising Architect.

**COLUMBUS, MISS.**—Sealed proposals will be received on the 22d of October for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Columbus, Miss., in accordance with drawings and specifications, copies of which may be had from the custodian of site, at Columbus, Miss., or at the office of James Knox Taylor, supervising architect, Washington, D. C.

**HOBOKEN, N. J.**—Sealed proposals will be received until the 21st 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 United States Post Office at Hoboken, N. J., in accordance with drawings and specifications, copies of which may be obtained from the custodian at Hoboken, N. J., or the supervising architect, James Knox Taylor, Washington, D. C.

#### Brief and Personal.

The contract for placing Raymond concrete piles in the six-story reinforced concrete factory building that is being erected for Brewster & Company, carriage builders, at the Queensboro Bridge Plaza, Long Island City, New York, has been awarded to the Raymond Concrete Pile Company, of New York and Chicago. Stephenson & Wheeler, architects; Tucker & Vinton, general contractors.

John Wynkoop, of the architectural firm of Squires & Wynkoop, 44 Cortland st, Manhattan, has been selected to fill the vacancy due to the resignation of Harvey Corbett as Professor of Architecture on the Faculty of the New York School of Applied Design. Mr. Wynkoop holds degrees from Rochester and Columbia universities, and is the second winner of the Paris prize and a medalist of the Ecole des Beaux Arts in Paris.

Mr. James Smith, of the Smith & Dorsett Co., workers in tile, slate and metal roofing, of 403-7 East 47th st, announces that he has purchased the entire interests of Mr. F. W. Dorsett, and that he will continue the business under the corporate name and at the same address. Mr. Smith also announces that all the present and future contracts will have his personal supervision, and the same superior material and workmanship will be used in all operations.

Commissioner Butler, of the Tenement House Department, has just reminded the Board of Estimate that he is the only head of a city department without a private secretary, and to keep abreast of the work of the Corporation Counsel, the commissioner asks for what he calls a "clearing house," so that the delays and confusion consequent upon lack of system may be avoided. It is planned that this group of three clerks and a stenographer, to cost \$4,650, shall (1) review the violations before forwarding them to the Corporation Counsel, (2) eliminate those which can be handled by the department, and (3) thus "allow the Corporation Counsel to devote his time to the more important cases."

Comptroller Metz, acting under the advice of Corporation Counsel Pendleton, has decided to pay a bill presented by McKim, Mead & White, the architects, for \$32,945 for work done on the plans and specifications for the proposed new municipal building in Brooklyn. This firm was retained by Martin W. Littleton when he was President of the Borough to draw the plans for the new building. When Coler came into office he refused to accept the plans of McKim, Mead & White, and made a contract with Lord

& Hewlett, which the Corporation Counsel refused to approve of. When J. Edward Swanstrom (Littleton's predecessor) was president he also engaged architects to prepare plans for the building.

A delegation of Bostonians, representing the Joint Board of Metropolitan Improvements of that city, will be in New York on Monday next for the purpose of subjecting the freight and passenger transportation systems of Greater New York to detailed scrutiny. The members of the visiting committee have already made arrangements for a tug, which is to take them along the entire waterfront of the harbor, and the greater part of Monday will be spent by them at and near the plant of the Bush Terminal Company, in South Brooklyn. Vice-President Joseph A. Nash, of this company, will conduct the visitors through the establishment and furnish them with the data which it is understood is to form part of a voluminous report, which is to be submitted to the Board of Railroad Commissioners, the Board of Harbor and Land Commissioners, the Boston Transit Commission and the Metropolitan Park Commission of the Hub. An effort is now being made to bring about the appointment of welcoming committees, representing the South Brooklyn and West End Boards of Trade.

#### Mr. Smith Moves.

G. W. Smith, a well-known Harlem drying-frame manufacturer and fire-proofer, has moved his offices from 542 West 127th st to larger quarters at 138 Manhattan st, just west of Broadway. This company has earned for itself an enviable business reputation in its work in some of the newest and most up-to-date apartment houses in the upper end of the city, and in his new establishment he will be better able to handle his increasing business.

#### Rise of the Gasoline Engine.

The comparative tests of gasoline engines, with the ultimate view of the adoption of a type for use on naval launches, is in progress at the Norfolk Navy Yard under the naval constructors attached to that establishment. The response to the invitation extended to makers of these engines has been prompt and much interest is taken in the tests. There has recently been designed and built at the Norfolk Navy Yard a gasoline launch to be attached to the U. S. S. Mayflower for the special use of the President. It is a 35-ft. craft fitted with a canopy, with lashed protecting bulkheads.

#### Specializing in Quick-Fire Orders.

Fred. C. Summer, who has a sash and door mill at 246-248 Canal st, is developing somewhat of a novel specialty in the building material business, and is at present doing work for J. W. Clark, of 84 Roosevelt st; for Haas & Millard, 110 West 34th st; for A. J. Obermeier, of 310 West 40th st; for James E. Mitchell, 334 West 24th st; and other contractors. Mr. Summer's specialty is in supplying special sizes of door and window frames for buildings damaged by fire. He carries a full line of stock sizes, and is fully equipped, mechanically and otherwise, for making prompt deliveries on any size order and in any grade of stock.

Standard sizes of door and window frames have changed in recent years, either the result that when a fire damages old-style houses or buildings the contractor is at a loss to know where to turn to get them quickly. At considerable expense, Mr. Summer has equipped his plant so that he can supply these sizes in very short time. He also has a full line of tenement house alteration supplies.



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Material Market Steady.

Steadiness in sales and firmness in prices marked the week. Structural steel and Southern pig iron were the only exceptions, in both of which were advances. An improved inquiry for basic iron was reported, with increasing orders of large size for early spring delivery. They indicated good structural business next year, and offered the first specific facts to show that a building boom could be expected in 1910. Brick moved slowly, the demand and supply being about even, owing to delays in steel deliveries on jobs here and the continuing scarcity of labor at the Hudson River brick yards. Raritan Rivers are still meeting with good demand, and prices have an upward tendency. Most of this business is in small contracts. Cement is dull here, although Western business is reported good. Few big contracts have been closed lately, the trade evidently awaiting final price adjustment which was due at about this time: It is possible, however, that no change will be announced until the first of the month now. Lumber is unusually active for this season, the wholesalers and dealers reporting good business. Stone had an uneventful week. Our investigations of the various cutting plants showed that most of them were busy, some having good-sized contracts on hand, with a liberal sprinkling of less conspicuous work.

We warn all stone men, lumber dealers and others who will have occasion to load or unload barges on the North River above 32d st, Manhattan, during the period of the Hudson-Fulton celebration, to move all material possible this week, so as not to be caught by an embargo that we understand will virtually be placed upon North River docking facilities by reason of the anchoring of warships along both sides of that stream. See detailed information under "Brick" on this page.

### Brick Demand Below Normal.

While the supply and demand for Hudson River common brick are about even, the situation is not normal. The prices ruling on the docks yesterday were \$5.50 to \$6.00, the same figures being paid for No. 1 Raritan Rivers. \$5.75 averaged for Hudsons. One important contract for Raritan is for 1,500,000, to Lammerding & Devine, contractors, of Elizabeth, N. J., for the Union County Trust Company's bank and office building at Broad and West Grand sts, that city. The local dealers are disposing of fair quantities of Hudson River commons, but most of the contracts are small rather than conspicuous large ones. This is the rule throughout all the building material markets. There were some instances where delayed steel deliveries on jobs interfered with local brick consumption.

Beginning last week there were 15 holdovers; 83 arrivals; and 79 sales, leaving 19 cargoes on the wharf Monday.

### NO BRICK FOR OVER A WEEK?

The published formation of battleships in the North River has given the brick manufacturers and agents some concern, inasmuch as it is entirely possible that no brick will be received here for a week or ten days during the fete. If such a contingency should arise, building operations here will suffer severely.

Capt. J. W. Miller, chairman of the Naval Parades Committee, of No. 23 Nassau st, telephone, Cortlandt 2930, estimates that there will be 800 vessels in the parade on the opening day, Sept. 25.

There will be 100 war vessels. Fifty of these will line up at least 500 ft. apart on the east side of the river from 34th st to Riverdale, during most of the celebration. A similar number will line up on the west shore.

With hundreds of man-of-war tenders and pleasure craft dodging in and out among the boats forming this naval court of honor, it is argued that it will be impossible to bring in any brick scow tows. To further add to the apprehensions of the brick trade it was announced that the Dock Department had arranged to turn over to the celebration committee, wherever it was feasible, two or three berths for landing places for ships. SUCH CONTINGENCY NOT HERETOFORE KNOWN.

Brick men all say that they have never before known of such a contingency. During the Dewey celebration there was practically no tie-up, owing to the fact that there was no general rendezvous of war vessels in the Hudson. It is possible that some way may be found to overcome this difficulty, but up to the week-end there seemed to be no way out of the situation.

### BIG JUMP IN PRICES LIKELY.

If the situation should prove as at present anticipated, there is danger of a tie-up of building operations here, and a subsequent advance in prices. The quantity of stacked material in this city is said to be not sufficient to carry contractors over a tie-up lasting a week or ten days and there will be a rush for this material when the barges began to run again and in consequence prices will soar.

### TRANSACTIONS LIGHT ON THE EXCHANGE.

Transactions on the floor of the Builders' Exchange were light this week, although there has been a general improvement noted there within the last month. Hydrated lime now occupies more or less attention from mason supply men and prices for the material are being beared. Prices are quoted at \$9, but it is understood that there is some cutting.

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

	Per M.
Hudson River, Common.....	\$5.50@ \$6.00
Hudson River, Light Hard.....	4.00 4.25
Raritan River, Hard.....	5.50 6.00
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.)

Bufs, No. 1.....	22.00	28.00
Bufs, 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.

Calced, ordinary city, in barrels	
250 lbs.....	1.25
In barrels, 320 lbs.....	1.60
In bags, per ton.....	\$8.50 10.00
Calced, city casting, in barrels,	
250 lbs.....	1.45
In barrels, 320 lbs.....	1.85
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.

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

### Adds Day to Cement Convention.

Edward E. Krauss, assistant to President Richard L. Humphrey, of the National Association of Cement Users, has issued an announcement to members saying that it has been decided to add another day to the sixth annual convention of that association which will be held in Chicago, Ill., from February 21 to 25, inclusive.

### MORE DYCKERHOFF COMING.

Advices received at the office of E. Thiele, at 99 John st, this week were to the effect that a shipment of 500 bbls. of Dyckerhoff (German) Portland Cement, were on the way to this port. The new plant in Germany, the capacity of which was recently increased, is now in full operation. American Portland cement prices are unchanged:

### 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 7¼ cents, or 30 cents a barrel.)

### Manufacturers' Quotations:

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

### Southern Pig Iron up 50 Cents.

The pig iron market is still characterized by strength and activity. Inquiries in hand this week, were for 8,000 from New Jersey and one for 2,000 and another for 1,000 from New England. There were practically no large individual sales, numerous small orders ruling. The business in steel making iron is being held in check by producers who believe that prices will be better later. The events of the week in structural steel seems to give strength to this theory. Pennsylvania is not showing a disposition to take orders carrying shipments over to the first quarter of 1910, but Buffalo will sell. Northern remains at last week's quotations. Southern is up fifty cents around. Jobbers are looking for record sales this month, even exceeding those of August, which established a record.

It has been said that all the basic iron that is available for shipment this year could be sold immediately if sellers were disposed to accept current quotations. This is taken to indicate that while building construction will improve this fall, the real boom will come in the spring. This demand for basic means that delivery to the mills cannot be made much before February and it is a safe estimate that fabricators' deliveries to jobs could not be much earlier than March or April. This will mean a good year for other lines of building material and good employment for the trades.

### ADVANCE IN STRUCTURAL STEEL.

We have referred to changed condition in structural steel prices. Our quotations, based on actual sales, illustrate the present building tendency. The price of structural steel to-day is where it was before the post-panic slump, and is a most forceful argument to show that construction in New York city and vicinity is nearing the level of the year 1906-7.



That the condition is stable is shown by the fact that it exists despite the fact that construction capital has been somewhat hesitant within the last three weeks.

**STRENGTH DESPITE ADVANCE.**

It will be recalled that the first slump in the price of structural steel occurred in February, 1908. In June of the same year there was another, and from that time until the spring of this year structural steel was discouragingly low. Then building picked up with the return of confidence and placed itself upon a firmer footing. Railroad and structural work in this city and vicinity, as well as throughout the country, for which the late E. H. Harriman was largely responsible, by reason of his tremendous railroad developments; caused a general advance in May and another in July. The one announced on Tuesday of this week, therefore put this material wholly on its feet.

**BUILDERS LOOK FOR A GOOD YEAR.**

The George A. Fuller Construction Co., the Roebing Construction Co., the National Fireproofing Co., the Andrew J. Robinson Co., the Hedden Construction Co., and Charles T. Wills, Inc., when interrogated for the Record and Guide, expressed without qualification, the opinion that next year would be a record breaker; that the development of certain districts, notably Fourth av, 33d and 34th sts, Broadway, from 28th to 59th st, Riverside Drive and certain sections in the Bronx, would continue with even greater aggressiveness next year. Backed by the opinions of representatives of these companies, therefore, the activity of basic iron and structural steel at this time is a safe thermometer of building tendency.

**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....	18.75	19.25
No. 2 foundry, spot .....	18.25	18.75
No. 3 foundry .....	17.75	18.25

**STRUCTURAL STEEL.**

Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under .....	\$1.61	\$1.66
Angles .....	1.61	1.65
Tees .....	1.66	1.71
Zees .....	1.66	1.71

**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 5/8 to 1 in., base price....	1.90
1 1/2 to 4 x 3/4 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....	1.90
Soft Steel Bars, base or ordy. sizes....	1.90
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

**SOFT STEEL SHEETS.**

1/4 and heavier .....	2.20
3-16 .....	2.30
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

No. 16 .....	One Pass.	Cleaned
	Cold Rolled.	American.
No. 18 .....	2.70	3.35
No. 20 .....	2.75	3.40
No. 22 .....	2.80	3.45
No. 24 .....	2.90	3.50

**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
No. 20 and lighter, 36 ins. wide, 25c. higher.		

**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 14x20 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
About 8-lb. coating.....	8.70

**PIG LEAD.**

Ton lots .....	4 3/4 @ 5
Less .....	5 5 3/8

**ZINC.**

Sheet, cask lots .....	per lb. 8
Sheet .....	per lb. 8 1/2

**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 Stiff and Active.**

The promised fall activity has come to the lumber companies within the last two weeks. The wholesalers say that they are busy, and the retailers report increasing rather than diminishing business. Factory construction in Queens is taking large quantities. Apartment house construction in Newark, and office building and dwelling development in Jersey City and vicinity are calling for more, and store and office building work in Hoboken is calling for still larger quantities from other companies. The Bronx shows no abatement in its demands. No change in prices is reported this week, although it is entirely possible that further advances will be made before the end of the season.

**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, 37 1/2%; 2 1/2-in. face, 30%; 2 1/4-in. face, 33 1/4%; 3 1/4-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

**QUARTER SAWN:**

4/4 1st and 2ds.....	\$85.00
5/4 .....	89.00
4/4 No. 1 common.....	55.00
5/4 .....	57.00

**PLAIN SAWN:**

4/4 1st and 2ds.....	\$50.00
5/4 .....	52.00
4/4 No. 1 common.....	36.00
5/4 No. 1 common.....	38.00
4/4 No. 2 common.....	22.50
5/4 No. 2 common.....	24.50

**SHINGLES.**

(New York Lighterage Limits.)

Per M. pieces.	
6 x 18 No. 1 Heart Cypress.....	\$8.00 @
6 x 18 No. 1 Primes for A's.....	7.50
"Perfection" 18 in. Red Cedar.....	4.50 4.75
"Eureka" Red Cedar.....	4.15
Extra Clears, 4-in. Count.....	3.60 3.65

**HARDWOOD.**

Ash 1 in., 1st and 2ds (white).....	\$50.00	\$52.00
Ash, 1 in., No. 1 common (white).....	35.00	38.00
Ash, 1 in., 1st and 2ds (brown).....	51.00	52.00
Ash, 1 in., No 1 common (brown).....	35.00	36.00
Basswood, 1 in., 1st and 2ds.....	40.00	42.00
Basswood, 1 in., No. 1 common.....	30.00	31.00
Birch, 1 in., 1st and 2ds (red).....	48.00	50.00
Birch, 1 in., 1st and 2ds (white).....	36.00	38.00
Birch, 1 in., No. 1 common (red).....	28.00	31.00
Birch, 1 in., No. 1 common (white).....	25.00	27.00
Chestnut, 1 in., 1st and 2ds.....	48.00	48.00
Chestnut, 1 in., No. 1 common.....	36.00	38.00
Cherry, 1 in., 1st and 2ds.....	95.00	100.00
Cherry, 1 in., No. 1 common.....	54.00	60.00
Cypress, 1 in., 1st and 2ds.....	49.00	
Cypress, 1 in., shop .....	33.00	
Gum, 1 in., 1st & 2ds (red) (Hazel).....	37.00	39.00
Gum, 1 in., No1 common (red).....	30.00	32.00
Maple, 1 in., 1st and 2ds.....	30.00	32.00
Maple, 1 in., No. 1 common.....	23.00	25.00
Oak, 1 in., 1st and 2ds (plain).....	47.00	50.00
Oak, 1 in., No. 1 common.....	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered).....	80.00	84.00
Oak, 1 in., No. 1 com. (quartered).....	50.00	55.00
Poplar, 1 in., 1st and 2ds.....	58.00	58.00
Poplar, 1 in., No. 1 common.....	38.00	38.00
Walnut, 1 in., 1st and 2ds.....	100.00	105.00
Walnut, 1 in., No. 1 common.....	55.00	65.00

**Stone Holding Its Own.**

Stone was not in as much demand this week. New inquiries were received and several important contracts are hanging fire. No new exterior marble jobs were reported, although there is considerable activity in this product, some big contracts going west and south. Prices remain firm. The cutters are busy now; B. A. & G. N. Williams stating that their yards are fairly busy, with inconspicuous orders. Among the jobs they have on hand being the cutting of buff limestone for the new home of Edwin Gould at 75th st and 5th av. The Woodbury Granite Co. has been figuring on some large contracts in this city and out of town and other concerns, notably the Tompkins Keil Co. marble, report activity and prospects of good late fall business.

**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	1.00
Granite, Picton Island pink.....	1.00	1.00
Granite, Western, red.....	1.00	3.00
Granite, Western, 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	



### Sanitary Pottery.

The wide-awake interest which is being taken by architects and engineers in the matter of high grade sanitary equipment in bathrooms and toilets has been productive of many efforts to further improve the sanitation of fixtures which are being made, and on account of the cheapness of many of the materials used, the great publicity given to their making, architects are fairly familiar with the general line.

However, the knowledge which has been conveyed to the architect of the value of solid porcelain vitreous china fixtures is very limited, and the various manufacturers of these goods are putting forth extra efforts at the present time to acquaint architects, not only with the advantages of using these fixtures, but are also devoting some time to an explanation of the manufacturing processes, in order to demonstrate that because of the quality of the materials used in making such goods, they are necessarily higher-priced than other grades, but are also superior sanitary goods.

The Trenton Potteries Co., Trenton, N. J., which is the largest manufacturer in the world of sanitary pottery fixtures, publishes a monthly house paper entitled "Sanitary Pottery," and in this paper has just been started a carefully prepared and beautifully illustrated description of the complete manufacturing processes. The article is entitled "A Personally Conducted Tour Through the Potteries."

The idea of this article is not merely to make interesting reading, but to demonstrate the utility of sanitary pottery plumbing fixtures to those architects and engineers, who have had no opportunity of visiting the factories. The Trenton Potteries Company will be glad to place upon the mailing list of this paper, any architect, engineer or other interested person, who will write them asking for this attention.

### Elevator Equipment for New Buildings.

Contracts for the installation of elevators in some of the buildings now in course of erection in this city have recently been closed. Those that were signed up by the Otis Elevator Company of 17 Battery place, are as follows:

The Borgfeldt Building, n. w. cor. Irving place and 16th st., four electric passengers, five electric freights and three electrical sidewalks; The Pocono (formerly Parker Building), Park av and 19th st, three electric passengers and two electric freights; the American Woolen Company's Building, Fourth av and 18th st, eleven electric passengers, three electric service and two electric sidewalks; The Fifth Avenue Investing and Improvement Company's Building at the N. E. cor. of Fifth av and 31st st, three electric passengers; two electric service and two electric sidewalks; Stockton Realty Co., 6 to 10 East 32d st, and 5 to 9 East 31st st, three electric passengers, one electric passenger and freight; four electric freights and three sidewalk machines; Tilden Building, 105-11 West 40th st, three electric passenger elevators and one electric freight; Hewitt Building, Hewitt Realty Co., 28th st and Fourth av, one electric passenger; two electric passenger and freight; two electric freight and one electric sidewalk; Bryce Building, Mrs. Edith C. Bryce, N. E. cor. 4th av and 27th st; one electric passenger, two electric passenger and freight, two electric sidewalks and two electric freights; Bryant Building, C. L. Gray Construction Co., Liberty and Nassau sts, 31 stories high, the tallest office building, rising perpendicularly from its sidewalk measurements, three electric traction passenger, two electric passenger and one electric sidewalk.

### Books on Cement.

The Record and Guide is in receipt of books issued by the Lawrence Portland Cement Company and by the Atlas Portland Cement Company. All prepared with the object of educating the builder and the owner, whether they be amateurs or professionals in the use of Portland cement for any and all construction purposes. The information they contain is far more exhaustive than that contained in the usual single volume on the field and scope of Portland cement.

DRAGON PORTLAND CEMENT—224 pages, handsomely bound in paper, issued by the Lawrence Portland Cement Co., No. 1 Broadway. Illustrated. The issuance of this work marks the completion of twenty years of successful use of the Dragon brand of Portland cement, during which tremendous progress has been made.

The compilation is divided into twenty-eight chapters: "Introduction," "Evolution of Cement Manufacture and Use," "Yearly Production of Cement," "Cement Raw Materials," "Uniformity of Quality of Dragon Cement," "Abstract of Foreign Specifications of Cement," "Effect of Sand on Cement Mortar," "Finishing Concrete Surfaces," "Waterproofing of Concrete," "Prevention of Rust in Reinforcement for Concrete," "Storage of Cement," "Testing Cement Without Laboratory Equipment," "Troubles with Cement and their Usual Causes," "Fireproof Qualities of Portland Cement Concrete," "Concrete Blocks," "Standard Specifications for Concrete Blocks," "Concrete in Connection with Farm Work," "Tree Dentistry," "Cement in Water Works Construction," "Torresdale Filtration Plant," "Cement in Railroad Work," "Connecticut Avenue Arch Bridge, Washington, D. C.," "New York Stock Exchange Building Foundations," "Thirty-Ninth Street Building, New York," "Westinghouse Lamp Co. Building," "Miscellaneous Cost Data," "Uses of Portland Cement, List of." It is a book indispensable in any contractor's or cement user's office.

"CONCRETE CONSTRUCTION ABOUT THE HOME AND FARM," "CONCRETE IN RAILROAD CONSTRUCTION." Price \$1.00. "CONCRETE IN HIGHWAY CONSTRUCTION?" Price, \$1.00. Three treatises, 160, 228 and 136 pages, respectively; illustrated, handsomely bound in paper, issued by the Atlas Portland Cement Co., 30 Broad street.

"CONCRETE CONSTRUCTION ABOUT THE HOME AND FARM," for 1909, 160 pages, by the Atlas Portland Cement Co., 30 Broad street, goes out to users of Portland cement in revised form, and contains graphic descriptions of the most modern methods of using cement as a substitute for lumber. It contains a foreword which follows and is divided into 116 divisions, covering almost every type of construction on the farm. Each department is indexed, with subdivisions plainly marked for ready reference, giving specifications for given jobs, maps and diagrams. It is a book that no farmer could afford to be without. The foreword says: "During the past few years the price of lumber has advanced to almost prohibitive figures, and it is therefore only natural that a substitute material which affords the advantages of moderate cost, durability and beauty should be looked upon with favor.

"It is not our purpose to enlarge upon the uses for which Portland cement is now considered standard, but rather to direct attention to the economy of supplanting wood, brick and cut stone in divers ways by the more durable, sightly and sanitary Portland cement construction.

"In the following pages we shall endeavor to point out, in language free

from technical terms, some of the uses for which Portland cement concrete is especially adapted."

"CONCRETE IN RAILROAD CONSTRUCTION," 228 pages, by the Atlas Portland Cement Co., 30 Broad street, is a treatise on concrete for railroad engineers and contractors, divided into seventeen chapters, and going into technical details of all kinds of railroad construction where Portland cement can be used. The illustrations show some of the most conspicuous railroad undertakings in recent years, a prominent one being the old and new Bergen tunnel of the Lackawanna Railroad in Hoboken. The chapters discuss "Railroad Construction," "Design and Construction," "Bridges and Culverts," "Retaining Walls," "Stations, Train Sheds and Platforms," "Coal, Sand Stations and Ash-Handling Plants," "Roundhouses and Turntable Pits," "Signal Towers, Water Tank Supports and Pumping Posts," "Power Stations," "Shops, Warehouses and Grain Elevators," "Storage Reservoirs," "Tunnels and Tunnel Linings," "Concrete Ties and Roadbeds," "Telegraph Poles, Power Transmission Poles and Towers," "Posts and Fences." The book has been compiled by the company's experts, and shows not only accomplishments, but future possibilities of that material in railroad construction, quoting instances where used under every heading.

"CONCRETE IN HIGHWAY CONSTRUCTION," 136 pages, by the Atlas Portland Cement Co., 30 Broad street, is a text book for highway engineers and supervisor. It contains nine chapters: "Concrete," "Sidewalks, Curbs and Gutters," "Street Pavements," "Sewers," "Drain Tiles, Brook Linings and Conduits," "Culverts," "Beam Bridges," "Arch Bridges," "Retaining Walls," and "Miscellaneous." In the 136 pages contained within the covers of this book is a wealth of information for the man who would keep up with modern road construction and the application of cement to this work. By far the most important part in this work is that chapter relating to street pavements, showing what an important part cement is taking in road construction to-day, when automobile traffic is such a deteriorating force. The work contains this foreword:

"The purpose of the present volume is to present to those in charge of street and highway construction and maintenance examples of work which have been satisfactorily performed, and, further, to give drawings and designs made especially for the Atlas Portland Cement Company, either as reproductions of existing structures, from drawings and photographs kindly furnished by the local authorities, or as original designs prepared by expert engineers at the request of the Atlas Portland Cement Company.

"The most important matter of sidewalk construction is taken up in considerable detail, while concrete street pavement construction has been thoroughly investigated, and recommendations made of methods which have produced durable and satisfactory results. Numerous examples and suggestions are given in the line of bridge design and construction, both for arches and flat bridges; sewers, culverts and retaining walls are quite thoroughly treated; and such minor structures as drains, brook linings, fences and posts are illustrated and described."

### RECEIVER'S SALE OF BRICK YARD PROPERTY.

The receivers of the property of the Bartlett Brick Company, of Roseton and Hudson, will sell the property at auction at the Newburgh Court House on the 9th day of October. Particulars will be found in another place. The reason for the sale is a disagreement among the partners.



# 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 found to 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

Petitions for the following have been presented to the President of the Borough of the Bronx and will be submitted to the local board having jurisdiction, on Sept. 23:

#### SEWERS.

Seabury pl, bet Charlotte st and Boston rd.  
Whitlock av, bet Whittier st and Hoe av.

#### PAVING.

Vyse av, 177th st to 182d st.  
159th st, bet Brook av and St Ann's av.  
133d st, from Cypress av to Southern Boulevard.  
135th st, from Cypress av to Locust av.  
Bathgate av, from 188th st to 191st st.  
Boscobel av, from Jerome av to Williamsbridge.

#### STREET OPENINGS.

132d st, from Brook to Willis av.  
Merrill av, from Beach av to Rosedale av.  
Carpenter av, from 242d st to city line.

#### REGULATING AND GRADING.

Whittier st, from Seneca av to Lafayette av.  
Belmont av, from Webster st to Clay av.  
168th st, from Clay av to Morris av.  
149th st, from Mott av to Spencer pl.

#### CHANGE OF GRADE.

Edenwald av, from 233d st to city line.

#### ASSESSMENTS DUE AND PAYABLE.

151st st, from easterly side of Riverside Drive to U. S. bulkhead line of Hudson River.

The above assessment was confirmed Aug. 27, and entered Sept. 11. It is payable on or before Nov. 10 without interest.

Area of assessment: Area of assessment includes all those lands lying and being in the Borough of Manhattan, in said City of New York, and contained within the lines of the discontinued and closed West 151st st, extending from the westerly property line of the New York Central & Hudson River R. R. Co. to the easterly line of 12th av, and from the westerly line of 12th av to the U. S. bulkhead line of the Hudson River. Also all those lands lying and being within the following described limits: On the west by the easterly line of Riverside Drive; on the north by a line midway between West 151st st and West 152d st; on the east by the westerly line of Amsterdam av, and on the south by a line midway between West 150th and 151st sts.

#### HEARINGS.

Board of Estimate and Apportionment.  
176th st, bet St Nicholas av and Broadway.  
North st, bet Jerome av and Aqueduct av.

#### CHANGE OF GRADE.

Manida st, bet Garrison av and Lafayette av, Bronx.

#### WIDENING.

32d st, from Broadway to 7th av. Width to be increased to 100 ft.

#### ASSESSMENTS COMPLETED—PIERS.

Market Slip Pier West, East River.—Commissioners Edwd. D. Farrell, Silas P. Leveridge and James R. Sloane give notice that they have completed the estimate fund assessment in the above entitled proceeding. That the report is filed with the Bureau of Street Openings for inspection. Verified objections must be filed at the office of the Commission, 258 Broadway, on or before Sept. 29. Hearings will begin Oct. 1. Applications will be made to the Supreme Court for confirmation Oct. 18.

### PROPERTY OWNERS PETITION FOR AN EXPRESS STATION.

Property owners in the vicinity of 59th st and Lexington av have numerously signed the following petition to the Public Service Commission:

"Gentlemen: We, the undersigned, respectfully petition your Honorable Board to amend the plans of the proposed Broadway and Lexington av subway so as to provide an express station at 59th st and Lexington av.

"Firstly, because 59th st is the greatest crosstown thoroughfare between 42d and 110th sts, devoted largely to commercial use, and the only thoroughfare between these streets traversed by a trolley line across its entire length. It contains three of the largest and most representative hotels, one of the largest department stores in the city, two of the city's best clubs and numerous factories and business buildings. Fifty-ninth st forms the southern boundary of Central Park (the city's great play-ground) through whose main entrance at 59th st and 5th av passes probably the greater portion of its visitors, comprising, as they do, persons in all walks and stations of life, the greater part of whom are now dependent upon slow-moving surface cars to bring them to its gates. We call your attention to the fact that there are elevated railroad stations of the 3d and 9th av lines at 59th st and of the present subway at Broadway.

"Secondly, because the Queensboro Bridge terminates at 59th st and 2d av, but two blocks from the suggested station, is sufficient

justification for this demand. When transit facilities are provided for the bridge, the residents of Long Island City, Astoria, Ravenswood, Corona, Steinway, Flushing, Jamaica, etc., all of which it will be possible to reach by trolley from the Manhattan terminal of the Queensboro Bridge, will need some means of rapid travel to the uptown and downtown sections of the city.

"Thirdly, because an express station is planned for 42d st is no good reason why 59th st should not have one; an express station at 59th st will daily accommodate a far larger traveling public, composed of our citizens and taxpayers, than one at the Grand Central station, where it is more of a convenience for out-of-town residents. Furthermore, 42d st is now better provided with rapid transit facilities than is 59th st. All the elevated railroads have stations at 42d st, and the express station of the present subway gives it more than its due share of advantage."

The above, giving the reasons why an express station should be created at 59th st on the proposed Broadway-Lexington av route, was presented by Edward Crone on behalf of property owners interested.

### CROSS-TOWN TRANSIT ASSOCIATION.

*The urgent necessity for some better means of communication between the East and West sides of the City in the district between 59th and 125th Streets, than now exists, is very apparent.*

To meet this necessity the Metropolitan Street Railway has tried to extend its road through West 86th st from Central Park West to Riverside Drive, but owing to the unwillingness of the property owners of West 86th st to allow tracks to be laid on the surface of the street, nothing further has been done, so that all efforts to obtain this improvement have remained in abeyance.

In order to overcome the difficulties heretofore existing, a plan to obtain this much needed improvement has been proposed which is without doubt feasible.

The plan is to have a subway built under 86th st between Central Park West and the Broadway Subway. This subway is to be entered by the present 86th st surface cars by an incline some distance east of Central Park West on its cross road through the Park, with exits and entrances at Central Park West, Columbus av, Amsterdam av, and using the present subway entrance already in existence at 86th st and Broadway.

The proposed subway should be built by the city and leased to the Metropolitan Street Railway. The building of this 2,700-ft. subway is comparatively an inexpensive undertaking, as it is for two tracks only for the surface cars, and the work could be carried out quickly without any interruption to traffic or business, as 86th st is a broad street.

For the furtherance of this project the Cross-Town Transit Association has been formed. It has the cooperation of the Metropolitan Street Railway Company and the West End Association. A delegation will soon appear before the Rapid Transit Commission to urge the necessity of this connection.

Hon. Ex-Justice Morgan J. O'Brien is President; Charles Putzel, Vice-President, 299 Broadway; Townsend Wandell, Secretary, 62 East 86th st; S. B. Altmayer, Treasurer, 62 East 86th st.

The regular monthly meeting of the Real Estate Owners' Protective Association of the 12th and 22d Wards was held at Colonial Hall, Columbus av and 101 st, on Monday evening, Sept. 13, 1909. President Joseph L. Schwab presided. The meeting was well attended and a number of applications for membership were acted upon. Among the applicants was the Hon. Wm. B. Ellison, ex-Corporation Counsel. On the complaint of residents of 101st and 102d sts, between Broadway and Amsterdam av, the Grievance Committee was instructed to investigate the nuisance created by the noise of motor cars stored in the automobile garage in that location. A resolution requesting the United Real Estate Owners' Association to appeal to the Mayor and Commissioner of Police to prevent the destruction of asphalt pavements by bonfires at election time was reported favorably. Park Commissioner Smith has informed the Park Committee that electric light wires have been installed in Morningside Park and that the park will be well lighted within a month.

The usual pro rata for each delegate to represent the Association in the Congress of Taxpayers was voted on and carried. The next regular meeting of the Association will be held on Monday, Oct. 4, 1909, at Colonial Hall.



## "AN HOUR WITH AN ELEVATOR EXPERT."

Reginald Pelham Bolton, C. E., of 527 5th av, New York, delivered a lecture on elevator construction and operation on Monday evening, Sept. 13, at the National Convention of Building Managers and Owners, which was in session several days this week at Detroit. His points were illustrated by lantern views of the various types of elevator machines. Mr. Bolton chiefly described their characteristic features, including the interesting operation of deep boring for the plunger type.

Some drawings showing the various methods of support and operation of elevator cars, were also presented, and illustrations of the shape and size of the cars and doors, with some general rules for passengers to follow, in facilitating the traffic. These were followed by illustrations of elevator traffic in various cities throughout the country, with instructive observations on the figures presented. The address concluded with views of the principal high buildings in Manhattan, which elevators have made practicable. In the course of his remarks, Mr. Bolton said:

"The development of the present types of elevator machines has been very clearly defined along the two lines of hydraulic and electric operation, both continuing to maintain a large number of advocates, and both showing excellent results in the security and safety with which enormous numbers of persons are daily carried.

"The electric engine has undergone radical improvement in the direction of simplification into the form of the Traction type, and the hydraulic is passing through a stage of an interesting character in the form of the long plunger.

"The development of the use of elevators has reached immense proportions, the manufacture in this country now exceeding fifteen millions of dollars of value per annum. The subject is one, therefore, in which a very large portion of the population is interested, and all classes of persons may be benefitted by learning something of the conditions under which they are so frequently carried up and down in all the modern forms of buildings.

### Ten Commandments

#### For Elevator Passengers

#### DON'T!

- Wait on the threshold.
- Step on the threshold.
- Step in or out sideways.
- Stand at the door opening.
- Get out till the car stops.
- Get out without looking at the level of the floor.
- Expect the operator to remember your floor.
- Take an office or an apartment till you have ridden on the Elevators to see how they are handled.
- Crowd into an over-crowded car.
- Fix your hair or hat in the car.

#### DO!!!

- State your floor when you get in the car.
- Call your floor in good time.
- Stand facing the door of the car.
- Step in or out promptly and carefully.
- Step clear in or out.
- Stand behind operator if going to a lower floor.
- Stand back in the car if going to an upper floor.
- Wait for another car when first is crowded.
- Know your destination before you get in the car.
- Remember that your actions may delay others.

R. P. B.

#### ELEVATOR TRAVEL.

"The public does not fully appreciate the fact that by the individual actions of those who use the elevator, its operation is largely affected. In a general way it may be said that of the total time occupied in good elevator service, one-half is due to motion, and one-half is idleness, while passengers are getting in or out. Where the latter are negligent or sluggish, a much larger proportion of time is likely to be wasted. Congestion and over-crowding then follow as a result of the slowing up of the service, just as is the case in the New York Subway, where the delay of one train by one congested doorway, or by one ignorant or stupid passenger, affects the whole system.

"These effects are clearly traceable by observations, of which I have, by the intelligent courtesy of a number of building managers throughout the country, obtained numerous exact examples. The habits as to travel and time, of those who use elevators, is an interesting study, and I am able to show how these vary in different cities, bringing about the heaviest traffic at hours widely different.

"The shape and size of the cars and the unsuitable arrangement of doors and other details, are all matters affecting beneficially or adversely, the effective results to be attained in handling traffic, just as it has been found to be the case in horizontal railway operation.

"The wide car, the wide doorway, the light-running gate, just as much as prompt control and trained operators, help to make the service effective. Such details we can study with great advantage when constructing new installations, or in deciding what to do to benefit inefficient conditions. But the public itself has a large percentage of the efficiency in its own control, and can by a little care and forethought help not only itself but others using the elevator to secure rapid and safe service.

"It is the interest of every passenger, therefore, to move in and out promptly, to avoid interference with others, to give way a little in order to avoid congestion, or to submit to a little occasional inconvenience by losing a car, rather than to delay its operation and so affect the whole schedule.

#### SIMPLE RULES.

"It might be well if some simple rules could be formulated and exposed, in every car, suggesting to passengers certain simple ways of facilitating the traffic, which would be far better than the frequent negative or incomplete directions to passengers, which are placed in elevators.

"I have prepared a few suggestions, some portion of which may be adaptable to the purpose and to which I have applied the title of "The Ten Commandments for Elevator Passengers."

### BUILDING OWNERS IN CONVENTION.

Detroit, Sept. 16.—About \$50,000,000 worth of apartment houses and office buildings were represented in a convention which was called to order Monday morning at the Cadillac Hotel by E. H. Doyle, of Detroit, owner of the Majestic building. This was the second annual meeting of the Building Managers and Owners of the United States and over 100 delegates were in attendance from the largest cities in the country.

One of the features of the sessions of Monday was an address by W. W. Hannan, of Detroit, on "Apartment Houses as Investments." Mr. Hannan pointed out that three essentials make for success in apartment house investments: Location, construction and management. While the utmost care must be exercised in determining on a proper location, and the most minute details must be considered in the construction, the SUCCESS OF THE INVESTMENT DEPENDED PRINCIPALLY ON THE MANAGEMENT OF THE INSTITUTION, was the gist of Mr. Hannan's argument.

Mr. Hannan is the owner of the Pasadena, the Madison and the Lennox, all in Detroit, and his remarks, based on his successful management of those apartment house investments, were accorded the most careful attention.

On Monday evening, while the office building owners were listening to Reginald Bolton and Albert J. Marshall, of New York City, who followed him with a talk on the "Proper Illumination of Buildings," the apartment house owners assembled in an adjoining room and listened to three discussions. One was by John A. Carroll, of Chicago, on the "Retail Value of Conveniences." H. H. Garfield, of Rochester, N. Y., spoke of the "Human Element in Renting," and George C. King, of Detroit, on the "Operation in Relation to the Tenants."

### HOUSE AND REAL ESTATE OWNERS' ASSOCIATION.

The regular monthly meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards was held at Turn Hall, 85th st and Lexington av, on Friday, Sept. 9. President George H. Beck was in the chair. A committee consisting of Frank Eberhart, chairman; August Wiggins, Arthur C. Muelker, Charles H. Schnelle and Counselor Adolph Bloch, was appointed to investigate the service rendered by the 1st and 2d av railroad companies.

This service is most unsatisfactory, and it is claimed that this is the primary cause of the numerous vacancies in the Yorkville section. A second committee, consisting of Charles E. Schnelle, as chairman, and Counselor Adolph Bloch and John Volz, was appointed to co-operate with the Crosstown Transit Association in its endeavor to get better means of communication between the East and West Sides of the city in the district between 59th and 125th sts than now exists.

The Water Supply Committee received a detailed report from J. M. de Verona, chief engineer of the Department of Water Supply, Gas and Electricity, assuring them that the water supply on the East Side will be increased as soon as the connections are made with the proposed new high pressure pumping station at 98th st.



## "PRACTICAL REAL ESTATE METHODS."

A Book Published by the Y. M. C. A. with the Co-operation of Thirty Practical and Representative Contributors.

WITH the co-operation of thirty of the best known real estate men of New York, the West Side Young Men's Christian Association, 318 West 57th st, has just issued a 416-page book on real estate, the publication of which is a genuine service to the real estate field. The title of the book, "Practical Real Estate Methods for Broker, Operator and Owner," aptly describes the aim of the book, which is to give practical authoritative information on all phases of realty holding, dealing and development.

Books dealing authoritatively with real estate are all too rare. Of the books on real estate heretofore issued, the fault found has been largely that the advice given came from an unknown source. In this book, the editors have escaped this criticism by offering no advice by unknown men, but by giving in each case, the source of the information or suggestion. The advice on operating, investing, leasing, management, buying, selling, mortgaging, improving all comes from a man so successful and prominent in each field, that what he says is recognized as the advice of an expert.

Probably no other agency in New York would have been able to get as authors of chapters so strong a list of successful experts. The West Side Y. M. C. A., however, through its Real Estate Course has won a reputation for educating men in this field. In this work the realty leaders were only too willing to aid as a means of serving men. Consequently, when the Association determined to preserve in permanent form, the cream of five years' real estate instruction, its lecturers were only too glad to prepare special chapters which should embody honest, careful advice to those who are interested in real estate. The result is thirty-two helpful chapters, each by an expert, dealing in a practical way with every-day real estate problems.

It certainly is worth the nominal price (\$2) asked for it to any one who is dealing, or who expects to deal, in real estate, whether to buy merely his own home or to conduct a million-dollar development or build a great apartment house.

The Real Estate Board of Brokers already has endorsed the book and recommends it in the following terms:

"The Governors of the Real Estate Board of Brokers of the City of New York take pleasure in indorsing and recommending 'Practical Real Estate Methods, for Broker, Operator and Owner,' to all those who are interested in the development of realty."

EDWARD L. KING, Secretary.

In his introduction to the book, Mr. Francis Ward, former president of the Board of Brokers, says:

"The owner or private investor and the prospective builder for investment or speculation should find more than one of its chapters worth in actual cash returns many times the cost of the entire book. Every private investor should read carefully the chapters on appraising, the series on building and the summary on closing contracts; all being the works of accepted specialists who have given freely from their vast store of knowledge.

"Moreover, because of the way in which it deals with essential principles of realty trading, the value of this volume is by no means confined to those in and around New York. The principles defined, the problems solved, are applicable to real estate conditions in any city, and are of direct usefulness to those interested in the development of urban or suburban property, irrespective of its geographical location. Herein are treated the principles used by men who are active dealers, buyers and sellers of real estate; men who would have become great financial powers and land operators even if the field of their endeavors had been other than trafficking in New York realty, and the building and management of New York skyscrapers or tenements."

The several chapters in this book besides giving opinions also furnish in convenient reference form the Davies Appraisal tables and statements of commissions for brokers and auctioneers. Throughout, the language used has been freed from technicalities so that the reader will not be troubled by constant reference to dictionaries. It is a book in simple language dealing in a straightforward way with the best methods of accomplishing results in real estate. Its information about appraisals, methods of arriving at values and points of construction is invaluable to any broker, operator or owner. In its title the editors have not included the words, builder, lawyer, business man, who might very well have been added to the list to whom the book will be directly helpful.

Among the titles of chapters are the following: "Foreword," by Francis E. Ward, former president Real Estate Board of Brokers; "Real Estate Brokerage and Auctioneering," by Joseph P. Day, president Real Estate Board of Brokers; "Relationship Between Broker and Customer, and Legal Principles Involved," by Abraham Stern, of the firm of Jackson & Stern; "Leasing," by Albert B. Ashforth, of Albert B. Ashforth & Co.; "Management of Apartment and Tenement Properties," by Ransom E. Wilcox, of Wilcox & Shelton; "Management of Loft Property," by Edward H. Hess, of M. & L. Hess; "Management of Downtown Office Buildings," by Joel S. DeSelding, of DeSelding Brothers, agents for the Singer Building.

"How to Appraise Property," by Edward H. Gilbert, of J. Edgar Leaycraft & Co.; "Points to be Considered in Valuing a Building," by G. Richard Davis, secretary of A. L. Mordecai & Son; "The Standardization of Real Estate Valuations," by Irving Ruland, chairman of the Appraisal Committee Real Estate Board of Brokers, and vice-president of Ruland & Whiting Co.

"How Property is Condemned," by John H. Hallock, of George G. Hallock, Jr.'s, Sons; "Expert Testimony," by John Means Thompson, of J. M. Thompson & Sons; "How Property is Assessed," by the Hon. Lawson Purdy, president of the Board of Taxes and Assessments; "Mortgage Loans on Real Estate," by G. Richard Davis; "Margins on Mortgage Loans," by George A. Hurd, vice-president of the Mortgage Bond Co.; "Building Loans," by G. Richard Davis.

"Stability of Real Estate During Panics," by Walter Stabler, comptroller Metropolitan Life Insurance Co.; "Operating," by Robert E. Simon, vice-president and general manager of the Henry Morgenthau Co.; "What Title Insurance Is," by Philip S. Dean, attorney Lawyers' Title Insurance & Trust Co.; "Fire Insurance," by R. O. Haubold, of A. Haubold & Son; "How to Reduce Insurance Costs," by W. R. Crane, of the North River Insurance Co.; "Real Estate Investing," by Henry Morgenthau, president Henry Morgenthau & Co.

"Real Estate Corporations," by Robert E. Dowling, president of the City Investing Co.; "Contracts for the Sale of Real Estate," by Henry F. Miller, member of New York Bar. "Estates and Interests Arising from Marriage," by Charles L. Burr, member of the New York Bar; "Tenement House Law," by Lawrence Veiller.

"Water Front Property," by the Hon. McDougall Hawkes, member of the Commission on Harbor and Shipping of the Chamber of Commerce; "Real Estate Movements in the Bronx," by J. Clarence Davies, of J. Clarence Davies & Co.; "Acreage—How to Develop It," by Dean Alvord, of the Dean Alvord Co.; "Managing a Real Estate Office," by Ronald C. Lee, general manager of the Realty Records Co.; "Old New York as Known by a Real Estate Pioneer," by E. A. Cruikshank, and "Davies and Hoffman Rules," by William E. Davies, expert appraiser for the City of New York.

There is a chapter on Brokerage and Auctioneering Commissions, and a general index.

## CHEAP PLUMBING AN EXTRAVAGANCE.

Of the numerous ways of "skinning" a house, that which is concerned with the plumbing is, perhaps, to be most strongly condemned. There are many reasons for this statement, but one is sufficient; it is a menace to health, to life even, and occasions inconvenience, often positive privation and suffering, and without notice upon the most inopportune occasions. In this respect the American Contractor observes that the plumber has been long and most unjustly maligned. He puts in a good deal of time and material it is true, but this is chargeable to his enlightened and quickened conscience, since none understands better than he the importance of having plumbing properly done, from the standpoint of health, not lasting qualities. The plumber is a wise man, since while getting all he can out of the original installation, he looks to the future for choice pickings in the way of repairs. When his shop is located in the neighborhood of the new house he is fitting up, he is not apt to advise the highest grade of fixtures and material, since that would be to postpone the first hurry-up call for repairs.

Without heaping further abuse upon the plumber who is actuated by the same human nature as the rest of us, it may be said that too close attention cannot be given to the plumbing arrangements and plumbing work of a new home. In this matter decided advances have been made during recent years and it is now possible to so arrange and construct house plumbing as to insure great convenience and absolutely sanitary conditions.

As a rule, one who constructs his first home knows more about plumbing after he has lived in it a year or two than he did when it was in the process of erection. There is, however, such a thing as profiting by the experience of others, though few are sufficiently lacking in self-conceit, to avail themselves of the opportunity. The wise builder of a home will see to it that a competent plumber is employed to equip the house. He will likewise see to it that the specifications call for a high-grade of material, and that to the smallest detail. By insisting on these points and seeing that they are carried into effect, he will save himself a large measure of future annoyance and a large and unending payment for repairs.

A long list of warnings and suggestions might be presented, but they would prove of small practical value—a real plumber is thoroughly well informed in the premises and one who is not cannot acquire a comprehensive view of the subject offhand. The proper advice to one about to build a home is, insist that the work be given to a thoroughly reliable and competent plumber—of which, notwithstanding our pleasantry and the standard newspaper jokes of the past fifty years, there is a liberal supply. This attended to, high-grade material and fixtures specified and the work properly inspected at every stage, satisfactory and enduring plumbing can be secured. As to the location of bath tubs, lavatories, sinks and other prominent features, they should be figured out by the architect drawing the plans, who knows, or ought to know, all about the matter. If you feel called to skimp anything connected with a house, don't let it be the plumbing.



**PROTEST AGAINST WATER METERS.**

**United Real Estate Owners Want No Limitations on the Reasonable Use of the Water Supply.**

The special committee appointed by the United Real Estate Owners' Associations has made a report in answer to the suit in the New York Supreme Court to enjoin the Aqueduct Commissions from further developing our Croton Watershed, and also in answer to an article appearing in the Record and Guide of July 10 and August 14, in answer to the President of the Merchants' Association. The chairman of the special committee, Mr. Julius Schrag, of 142 West 23d st, informs us that the suit will come up for trial next Monday. The report which follows, contains a vigorous protest against the proposition to install water-meters in tenement houses.

(1) The United Real Estate Owners' Associations claim it is necessary to provide additional reservoirs for storage and also save the waste water in our Croton Watersheds. Further, we believe that the Aqueduct Commissioners have not proceeded contrary to law; it is of record that the Aqueduct Commissioners requested Commissioner O'Brien, of the Water Department, to submit plans for the Patterson reservoir as long ago as June, 1908; and if plans had been submitted at that time, a contract could have been awarded then, and water collected behind the dam at this time. Instead of acting promptly, however, Commissioner O'Brien failed to submit the plans at all.

Under the opinion of former Corporation Counsel, the Commissioner of Water Supply is not required and has no power to approve any plans for the Aqueduct Commissioners; he is merely required to make plans under their direction, provided by the statute chapter No. 490, of the laws of 1883 (the Aqueduct Laws); since this law was enacted, the office of Commissioner of Public Works has been abolished, and a new department created; Section No. 2 of said law reads in part as follows:

"The Commissioner of Public Works shall submit under the direction of the Aqueduct Commissioners the plan or plans, together with maps, specifications, estimates and particulars relative thereto, for the construction of a new aqueduct or conduit for water from some point in the Croton River or Croton Lake, to some point in the City of New York, and for the construction of one or more dams or reservoirs to retain such water."

**NOT YET DEVELOPED.**

The Merchants' Association says that the Croton Watershed is already over-developed.

WE SAY IT IS NOT. The proof is that ever since the new Croton Dam has been completed in 1906, each year water has gone to waste from the Croton watersheds into the Hudson River; it is estimated that two years' supply was lost during the period from the Fall of 1907 to the Spring of 1908. Over eighty billion gallons was wasted over the spillway again during the months of April and May of this year, right after one of the driest seasons New York had experienced in years, water was again going to waste at Croton Dam to the amount of about ten billion gallons. Why let the water which we have go to waste if by building additional storage reservoirs we can save and store twenty billion gallons?

Further proof that there is plenty of water to be had from our present watershed at Croton, New York, is the fact that only during the last Legislature a bill was passed by the Senate and Assembly to permit the City of Mount Vernon to take water from our supply by tapping our watersheds.

The Merchants' Association says the Catskill water will be available before the Patterson reservoir can be constructed. Experts say the Catskill project will take at least ten years, while the water can be impounded by building the Patterson reservoirs in two years.

In the Mayor's message of January, 1909, he says that contracts for the Ashokan Dam was awarded August 31, 1907, an up-to-date contract for building twenty-six miles of aqueduct have been let, involving an expenditure when completed of \$26,700,000, and varying in time from four to seven years; there is still over fifty miles to be contracted for.

The Mayor in his annual message in part says: "In spite of all efforts to add to our water supply, it is evident that a shortage may be experienced before water from the Catskills is available, so that it is essential to husband our resources and check preventable waste."

This, we believe, can be best effected by preventing and saving the waste or overflow in the Croton shed by building the Patterson reservoir where plenty of water can be stored.

Professor William H. Burr, of Columbia College, and Chief Engineer Walter H. Sears have recommended the Patterson site.

Commissioner O'Brien, of the Water Department, admitted to our committee that the Patterson reservoir could be completed before water would be available from the Catskills supply.

The Merchants' Association says the construction of the Patterson reservoir is waste of public funds.

We say no. If we can store and save the surplus water we can stop the constant cry of the shortage of our water supply and the installation of water meters for private use in all houses

other than business. We believe the Merchants' Association stands alone as a body opposing the saving of the overflow water in our Croton Watersheds and advocating the Catskill project and wholesale installation of water meters.

The Merchants' Association's report book of 1906 gives the following estimate of the daily supply of water for Manhattan and Bronx, which was entirely over-estimated; the fact is, we have only increased about five million gallons a year.

Merchants' Ass'n. Estimate.	Normal Amount Used.
1905.....319,000,000	During (1906).....296,000,000
1906.....333,000,000	" (1907).....227,000,000
1907.....348,000,000	" (1908).....315,000,000
1908.....364,000,000	" (1909).....320,000,000
1909.....381,000,000	
1910.....398,000,000	
1911.....417,000,000	
1912.....436,000,000	
1913.....456,000,000	
1914.....477,000,000	
1915.....499,000,000	

In the same book on page 265 Chief de Varona in June, 1906, says: "The Water Department has estimated that by 1909 the whole city, including Manhattan, Bronx, Queens, Kings and Richmond will be using 640 million gallons a day. The fact is, that we are only using about 520 million gallons a day (only 130 millions out of the way)."

	Gallons.
Present daily use of water for Manhattan and Bronx.....	320,000,000
Brooklyn.....	140,000,000
Queens, about.....	50,000,000
Richmond.....	5,000,000 to 10,000,000
Total.....	520,000,000

Our committee finds that public bodies and the majority of citizens believe it wisest to save the waste by building extra reservoirs in our Croton Watershed. The United Real Estate Owners' Associations being one of the largest incorporated organized bodies of taxpayers' associations in the Borough of Manhattan, consisting of the following associations:

West Side Taxpayers' Association, Harlem Property Owners' Association, House and Real Estate Owners' Association of 12th and 19th Wards, Taxpayers Association of the 10th, 11th and 17th Wards, 18th and 21st Ward Taxpayers' Association, Real Estate Owners' Protective Associations of 12th and 22d Wards approves of the building of the Patterson reservoir. Also the press has at different times favored the construction of the Patterson reservoir.

The United Real Estate Owners' Associations believe the move on the part of the Merchants' Association to tie the hands of the Aqueduct Commissioners and stopping them from providing additional storage reservoirs to save and store the overflow at Croton, is unwise. If the injunction is sustained, it will give the politicians an opportunity to keep on telling the public there is a shortage of our city supply, in order to install water meters in every house, even for private use; this would be a hard blow to the over-burdened taxpayer, especially the apartment and tenement house owners, where the owner cannot control the water consumed by the tenants, nor is IT RIGHT TO RESTRICT THE TENANTS TO THE FREE USE OF WATER FOR DOMESTIC PURPOSES.

The present storage capacity of our Croton Watershed is about eighty-eight billion gallons; this can be increased about forty billion gallons by building additional storage reservoirs in our Croton Watershed at Croton, New York.

The normal daily water consumption is about three hundred and twenty million gallons. Total aqueduct capacity of the two present Croton aqueducts is about four hundred million gallons per day.

Respectfully submitted,  
 LOUIS SCHRAG, Chairman;  
 PIERRE M. CLEAR,  
 DR. ABRAHAM KORN,

Special Committee on Water Supply of the United Real Estate Owners' Associations.

VALUE OF MOTOR TOURING.—There is no better or more pleasing way to study real estate values and conditions than to tour the nearby towns and villages in an automobile. Pessimistic real estate brokers will turn rabid optimists after enjoying the air and seeing the wonderful development on such trips. Moreover, it better fits them for the more serious work of appraising which is fast becoming such an important aid to buying and selling.

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.



## FOR A BROADWAY SUBWAY LOOP.

### Views of Mr. Isaac Stern and the Twenty-Third Street Improvement Association on the Subject.

The Twenty-third Street Improvement Association, an organization which has been in existence only a few months, has, owing to the strength and prominence of its officers and directors, taken its place as one of the strongest organizations of its kind in the city.

Mr. Isaac Stern, its President, represents an investment of from \$5,000,000 to \$6,000,000; Mr. Walter E. Maynard, of the Fifth Avenue Building, vice-president, \$10,000,000; Mr. Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, treasurer, \$18,000,000; Mr. Joseph W. Cushman, of J. W. Cushman & Co., secretary, represents enormous real estate interests in West 23d st.

The directors are Messrs. Edward T. Moriarty, of Jordan, Moriarty & Co.; Geo. H. Putnam, of G. P. Putnam & Co.; E. Belknap, of Geo. C. Flint & Co.; Louis Stern, of Stern Bros.; C. A. Gould, of James McCreery & Co.; R. J. Horner, of R. J. Horner & Co.; Arthur Scribner, of Charles Scribner's Sons; Wm. H. McCord, of Post & McCord; Louis M. Starr, of Estate Theo. B. Starr; Louis Schrag and J. J. Cavanagh. This association was formed to promote the general interests and welfare of 23d st and vicinity, and to secure for the district the recognition which its enormous trade demands.

In an interview with the Record and Guide, Mr. Isaac Stern, its president, laid great stress on the need of more adequate transit accommodations.

"In the past there has been considerable neglect in providing proper rapid-transit facilities for the business of this great city," said Mr. Stern, "and we feel that the time has now come for the solving of this great problem, upon which depends the future welfare and business prosperity of our city. We feel that this section, representing as it does the HEART OF THE CITY—in a business way—requires means of reaching it from all parts of the metropolitan district, and as the first step for this purpose we have recommended the building of a LOOP TO CONNECT WITH THE SO-CALLED BROADWAY AND LEXINGTON AV UNDERGROUND ROUTE, leaving the main stem at about 10th st and coming up Broadway, to bring this important section in touch with the rest of the city."

#### A CASE IN POINT.

As an example of what such subways can do for the improvement of a section, Mr. Stern instanced what has been accomplished within the space of five years in the Washington Heights district, and he added, "I believe that the time has come when a comprehensive scheme of rapid transit should be laid out to cover the entire city; not alone for its present needs, but with a view to its needs in the future.

"The urgent needs of the city at this time, is rapid transit on BROADER LINES. Our association is in no wise opposed to any other routes, but realizes that the important interests centered in this district demand additional transit facilities in the nature of subways and express stations at 23d st.

"I also feel that the Public Service Commission and the city authorities have this object fully in mind; that they comprehend the magnitude of the subject, and are doing their very best to solve it.

"I also believe that from the experience gained through the building of the Interborough road—the first underground road to be built, which has proven that it is a paying institution—that abundant capital can be found to build as many subways as are necessary for the city's development; and further, that everyone interested in the welfare of the city should lend a helping hand to solve this most important problem."

A committee from the association recently appeared before the Public Service Commission and expressed its views, which were very favorably received by the commission.

## THE HUDSON CELEBRATION AND REALTY DEVELOPMENT.

Opinions differ regarding the effect of the Hudson-Fulton celebration upon local and suburban realty development. Coming as it does at a time when real estate men are beginning to formulate plans for consummating sales after a long, dull summer, it is counted by some as an unfortunate occurrence. Others, of a more optimistic temperament believe that it will be the biggest thing for New York that has happened in some time.

While it is true that a public demonstration, no matter how big, invariably upsets the business mind, before, during and after a festival in which there is great popular enthusiasm, it is equally certain that it is followed by a notable impetus which makes up for apparently adverse effects. It is the effect of the advertising a city gets.

It is pointed out that there will be over 2,000,000 strangers within the city during the celebration. Many of the city's own denizens will move about and note what is going on around them. It sometimes takes a mammoth concourse of people to convince the New Yorker that the city in which he lives is overcrowded and that the place for him is in the suburbs.

Likewise it sometimes takes a big demonstration like the Hudson-Fulton celebration to make the suburbanite think that "Little Old New York" is a good place to live in if one wants to be near the scene of the greatest business and social activity and he might be seized with the idea of coming to New York to live. But it is the stranger, the wealthy Westerner who will come to New York to see the show, who may be induced to invest in New York or suburban realty.

#### INVESTORS COME WITH THE CROWD.

One enterprising real estate firm sent personal letters out to a select list of possible purchasers of New York realty several weeks ago, announcing that if plans were entertained about coming to New York, he would be glad to provide courtesies for them without cost to them. Five answered in the affirmative. This enterprising real estate man immediately closed with five different hotels in Fifth av for windows. He spent the bigger portion of \$500 for this, but he knows that the people to whom he sent the invitations are looking for a desirable estate, a good factory site, a good apartment house investment and two New York residences. He may not make good on his enterprise, but he is looking out for that.

Another real estate man had a customer in Florida, who has been up here looking over a property near Sea Cliff, L. I. The price was a little high, that was all. He has another proposition to make to that man now and so he invited him to be his guest during the celebration. The same operator has purchased grandstand tickets for some Baltimore people who are coming on to look over a factory site at Tottenville, S.I., and other prospective customers who want to move from Connecticut to this city.

#### WHO CAN TELL?

The real estate interests should benefit by the celebration. The visiting factory owner in the suburbs may look over some of the Fourth av loft buildings and decide that for his kind of light manufacturing he could save money by moving his plant into one of those desirable structures. The crowd that will sweep over Riverside Drive will not fail to note the tremendous development that has taken place along that thoroughfare, than which there is none more beautiful the world over, since they visited that part of the city during the Dewey demonstration.

The quantities of money that will be left here by visitors will make up for much of that lost during the late financial unpleasantness. This will mean more currency in circulation, which currency, moreover, will stay here and will help the real estate and building material markets, indirectly at least. On the whole, therefore, it is safe to predict that the celebration will do the real estate and building material men more good than harm.

## THE CARE OF TREES.

Any observing person cannot help but notice how rapidly the foliage throughout the city is being destroyed by insects. This is especially so in the rural districts where large and valuable trees are dying in great numbers. In most localities well nurtured trees exert a beneficial effect on the value of surrounding real estate, and for this reason no effort or expense should be spared in taking intelligent steps toward ridding them of this destructive enemy. In Cambridge, Mass., the authorities have met with much success in coping with the troublesome tree insect. Not long ago the commission in that city cleaned 7,575 street trees and about 3,000 estates. For the latter a charge of 25 cents per hour for labor and 25 cents per gallon for creosote used was exacted, making a total of \$3,499.

On one estate of about 1,200 trees which were infested with the gypsy moth, 9 men were employed almost 2 months, the cost equalling \$762.51. The work done for the season proved successful, for upon inspection nine-tenths of the nests were destroyed. Bands of burlap were placed about the trunks of 6,816 trees at a cost of 2½ cents per tree, ½ cent for burlap and 2 cents for labor. This is considered one of the most economical ways of exterminating this pest. It is their habit to feed on the foliage at night and to descend in the early morning to the trunk of the tree for shade and protection from the sun. The burlap then becomes a trap for them and when it is turned up they are found in large numbers under it and can be easily destroyed with wire brushes.

It is affirmed that the elm leaf beetle is destroyed by spraying with arsenate of lead during the first half of June. This destroys the slugs and prevents their injuring the trees. It is suggested that care be exercised to thoroughly spray the under surface of the leaves. Later in the season the slugs and pupae may be destroyed in the bark or at the base of the trees by the use of strong soap suds, kerosene emulsion or hot water.

WEST SIDE TAXPAYERS.—The regular monthly meeting of the West Side Taxpayers' Association will be held on Friday, Sept 17, 1909, at 267 West 34th st. The Nominating Committee will submit the names of candidates for office for the coming year. The election will be held on Oct. 15, 1909.





# 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. 10 to 16, inc.		Sept. 11 to 17, inc.	
Total No. for Manhattan	152	Total No. for Manhattan	148		
No. with consideration	16	No. with consideration	11		
Amount involved	\$553,350	Amount involved	\$338,210		
Number nominal	136	Number nominal	137		
		1909.		1908.	
		Sept. 1 to date		Sept. 1 to date	
Total No. Manhattan	7,921	Total No. Manhattan	6,888		
No. with consideration	649	No. with consideration	481		
Total Amt. Manhattan	\$37,596,171	Total Amt. Manhattan	\$27,055,592		
		1909.		1908.	
		Sept. 10 to 16, inc.		Sept. 11 to 17, inc.	
Total No. for the Bronx	118	Total No. for the Bronx	110		
No. with consideration	4	No. with consideration	5		
Amount involved	\$15,650	Amount involved	\$77,450		
Number nominal	114	Number nominal	105		
		1909.		1908.	
		Sept. 1 to date		Sept. 1 to date	
Total No., The Bronx	5,270	Total No., The Bronx	5,546		
Total Amt., The Bronx	\$2,878,338	Total Amt., The Bronx	\$4,027,076		
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>13,191</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>12,434</b>		
<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$40,474,509</b>	<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$31,082,668</b>		

### Assessed Value Manhattan.

1909.		1908.	
Sept. 10 to 16, inc.		Sept. 11 to 17, inc.	
Total No. with consideration	16	Total No. with consideration	11
Amount involved	\$553,350	Amount involved	\$338,210
Assessed value	\$427,800	Assessed value	\$854,500
Total No. nominal	136	Total No. nominal	137
Assessed value	\$6,159,500	Assessed value	\$5,098,800
Total No. with consid., from Jan. 1 to date	649	Total No. with consid., from Jan. 1 to date	481
Amount involved	\$37,596,171	Amount involved	\$27,055,592
Assessed value	\$30,275,700	Assessed value	\$21,882,600
Total No. nominal	7,362	Total No. nominal	5,407
Assessed value	\$398,204,220	Assessed value	\$327,125,200

### MORTGAGES.

1909.		1908.	
Sept. 10 to 16, inc.		Sept. 11 to 17, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	137	Total number	112
Amount involved	\$4,303,651	Amount involved	\$937,568
No. at 6%	47	No. at 6%	51
Amount involved	\$788,765	Amount involved	\$285,172
No. at 5 1/2%	4	No. at 5 1/2%	31
Amount involved	\$818,409	Amount involved	\$257,700
No. at 5%	43	No. at 5%	11
Amount involved	\$1,349,500	Amount involved	\$103,421
No. at 4 1/2%	15	No. at 4 1/2%	3
Amount involved	\$465,500	Amount involved	\$82,000
No. at 4%	2	No. at 4%	.....
Amount involved	\$85,000	Amount involved	.....
No. at 3%	.....	No. at 3%	.....
Amount involved	.....	Amount involved	.....
No. with interest not given	26	No. with interest not given	19
Amount involved	\$848,477	Amount involved	\$291,275
No. above to Bank, Trust and Insurance Companies	40	No. above to Bank, Trust and Insurance Companies	13
Amount involved	\$2,589,000	Amount involved	\$250,750
		1909.	
		Sept. 1 to date	
Total No., Manhattan	6,849	Total No., Manhattan	6,203
Total Amt., Manhattan	\$230,830,491	Total Amt., Manhattan	\$207,786,196
Total No., The Bronx	5,513	Total No., The Bronx	5,096
Total Amt., The Bronx	\$47,199,811	Total Amt., The Bronx	\$27,340,490
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>12,362</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>11,299</b>
<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$277,830,302</b>	<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$235,126,686</b>

### EXTENDED MORTGAGES.

1909.		1908.	
Sept. 10 to 16, inc.		Sept. 11 to 17, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	27	Total number	9
Amount involved	\$4,447,500	Amount involved	\$110,550
No. at 6%	5	No. at 6%	8
Amount involved	\$53,500	Amount involved	\$5,050
No. at 5 1/2%	1	No. at 5 1/2%	.....
Amount involved	\$16,000	Amount involved	.....
No. at 5%	7	No. at 5%	5
Amount involved	\$800,000	Amount involved	\$93,500
No. at 4 1/2%	12	No. at 4 1/2%	.....
Amount involved	\$3,425,000	Amount involved	.....
No. at 4%	1	No. at 4%	.....
Amount involved	\$325,000	Amount involved	.....
No. at 3%	1	No. at 3%	.....
Amount involved	\$28,000	Amount involved	.....
No. with interest not given	.....	No. with interest not given	.....
Amount involved	.....	Amount involved	.....
No. above to Bank, Trust and Insurance Companies	12	No. above to Bank, Trust and Insurance Companies	2
Amount involved	\$4,217,500	Amount involved	\$60,000
		1909	
		Sept. 1 to date	
Total No., Manhattan	1,316	Total No., Manhattan	.....
Total Amt., Manhattan	\$64,165,607	Total Amt., Manhattan	.....
Total No., The Bronx	411	Total No., The Bronx	.....
Total Amt., The Bronx	\$3,326,935	Total Amt., The Bronx	.....
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>1,727</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	.....
<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$67,492,542</b>	<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	.....

### PROJECTED BUILDINGS.

1909.		1908.	
Sept. 11 to 17, inc.		Sept. 12 to 18, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	6	Manhattan	20
The Bronx	33	The Bronx	50
<b>Grand total</b>	<b>39</b>	<b>Grand total</b>	<b>70</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$190,000	Manhattan	\$1,207,500
The Bronx	440,325	The Bronx	570,300
<b>Grand total</b>	<b>\$680,325</b>	<b>Grand total</b>	<b>\$1,777,800</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$70,675	Manhattan	\$178,920
The Bronx	18,200	The Bronx	22,435
<b>Grand total</b>	<b>\$88,875</b>	<b>Grand total</b>	<b>\$201,355</b>
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	787	Manhattan, Jan. 1 to date	456
The Bronx, Jan. 1 to date	1,773	The Bronx, Jan. 1 to date	1,201
<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>2,560</b>	<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>1,657</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$103,227,297	Manhattan, Jan. 1 to date	\$56,997,821
The Bronx, Jan. 1 to date	28,372,585	The Bronx, Jan. 1 to date	11,215,275
<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>\$131,599,882</b>	<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>\$68,213,096</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Mhntn-Bronx, Jan. 1 to date	\$9,897,629	Mhntn-Bronx, Jan. 1 to date	\$8,907,467

### BROOKLYN.

#### CONVEYANCES.

1909.		1908.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Total number	493	Total number	546
No. with consideration	26	No. with consideration	24
Amount involved	\$140,910	Amount involved	\$227,245
Number nominal	467	Number nominal	522
<b>Total number of conveyances, Jan. 1 to date</b>	<b>20,573</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>19,083</b>
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$9,924,073</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$13,636,730</b>

#### MORTGAGES.

Total number	486	Total number	419
Amount involved	\$1,870,593	Amount involved	\$1,518,640
No. at 6%	251	No. at 6%	272
Amount involved	\$703,924	Amount involved	\$779,075
No. at 5 1/2%	.....	No. at 5 1/2%	.....
Amount involved	.....	Amount involved	.....
No. at 5%	43	No. at 5%	102
Amount involved	\$170,900	Amount involved	\$560,550
No. at 4 1/2%	1	No. at 4 1/2%	1
Amount involved	.....	Amount involved	\$2,250
No. at 4%	171	No. at 4%	24
Amount involved	\$880,826	Amount involved	\$96,965
No. at 3 1/2%	2	No. at 3 1/2%	.....
Amount involved	\$4,650	Amount involved	.....
No. at 3%	1	No. at 3%	2
Amount involved	\$475	Amount involved	\$6,000
No. at 2 1/2%	.....	No. at 2 1/2%	1
Amount involved	.....	Amount involved	\$1,300
No. with interest not given	18	No. with interest not given	17
Amount involved	\$109,818	Amount involved	\$72,500
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>19,118</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>18,299</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$76,782,676</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$67,570,050</b>

### PROJECTED BUILDINGS.

1909.		1908.	
Sept. 10 to 16, inc.		Sept. 11 to 17, inc.	
No. of New Buildings	203	No. of New Buildings	148
Estimated cost	\$1,114,945	Estimated cost	\$897,056
Total Amount of Alterations	\$120,135	Total Amount of Alterations	\$114,647
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>7,643</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>3,734</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$41,656,791</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$22,517,883</b>
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$3,384,528</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$4,140,077</b>

### QUEENS.

#### PROJECTED BUILDINGS

1909.		1908.	
Sept. 10 to 16, inc.		Sept. 11 to 17, inc.	
No. of New Buildings	125	No. of New Buildings	109
Estimated cost	\$558,500	Estimated cost	\$638,931
Total Amount of Alterations	\$9,985	Total Amount of Alterations	\$14,598
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>3,361</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	.....
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$12,103,035</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	.....
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$540,671</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	.....

## THE WEEK.

The most important real estate transaction of the year was closed this week in the sale of the 11-story office building known as the Night and Day Bank Building, at the southeast corner of 5th av and 44th st. This sale, to one of the most successful real estate operating companies, is another proof of the investment possibility of property in what is known as the 5th av section, and is a sure indication that the property on 5th av and the side streets, between 42d and 59th, is a good purchase at present market prices. The property is assessed on this year's tax books at \$1,250,000. The asking price is said to have been \$2,000,000, and it sold for very close to that figure.

An item of the week's news is the report that James Carlew, almost the last of the old time private house builders,



on the West Side, has transferred his activities to a new district and an entirely new kind of an operation for him.

The move seems to indicate first that so far as private houses are concerned, about all of the available land for that purpose has been improved in that section, and second, that Mr. Carlew sees a more profitable field for his activities in the fast-growing 5th av section.

The sale of Nos. 28 to 32 West 36th st to the State Realty Co., by John N. Golding, is the second sale of a plot for improvement in the section, and is probably the forerunner of a considerable building movement for the district. The new land value maps issued this week by the Department of Taxes and Assessments are of the greatest value to taxpayers. They include ninety-two maps, covering every part of the sixty assessment districts in all the boroughs of the City of New York.

Lawson Purdy, the president of the Tax Department, said yesterday in speaking of the maps: "The necessary basis for a proper assessment is an accurate map, showing area and dimensions. That we had in this department. The deputies, using such a map as a basis, set about their work of assessment. They first determined the unit values of land on each street front for a normal depth of 100 feet, making the necessary changes up or down from the last assessment. Then after the land value was determined they fixed the improvement value, using the well-known rules and formulas of the department. The difficulty in the past has been to get a sufficiently large perspective on the field maps. These field maps show only one block on each page, and it has sometimes been difficult for the deputy to grade his values from street to street with the nicety and accuracy that we wish. Now with these large maps this can be done with ease and great accuracy."

## THE AUCTION MARKET

THE offerings this week in the auction market by Joseph P. Day and Herbert A. Sherman were a distinct disappointment. Mr. Day's offerings on Tuesday were nearly all bid in, and while there was a fairly large attendance at the Ludlam sale on Thursday, they evidently did not want downtown East Side property; eight of the twelve parcels were purchased by the Cruikshank Company, said to be acting for heirs of the estate.

## LAND VALUE MAPS.

### They Will Assist the Deputy Tax Commissioners and Inform Taxpayers of the Quality of the Work of the Assessors.

The Department of Taxes and Assessments has just issued its new Land Value Maps. This is the first publication of the kind ever made and includes ninety-two maps, covering every part of the sixty assessment districts, in all the boroughs of the City of New York. On each map a unit is shown along every street, giving in plain figures the value in dollars per front foot of a lot one hundred feet in depth.

The object of these maps is twofold; to assist the deputy tax commissioners in their work of assessing values and to inform taxpayers of the quality of the work of the deputies. By the use of these maps the deputies are able to observe and determine the proper area of influence of known values at fixed points, whether these values be high or low. They are also enabled to preserve equality of land values among adjoining owners. The taxpayer, on the other hand, who questions or desires TO CONFIRM THE EQUITY OF TAX BILLS, by consulting the map of his assessment district, may compare the unit upon which his assessment is made with that of his neighbor and with any other tract.

### PRESIDENT PURDY'S COMMENTS.

Hon. Lawson Purdy, the president of the Tax Department, said, in speaking of these maps:

"We have been at work upon them for a long time. The necessary basis for any proper assessment is an accurate map, showing area and dimensions. That we have long had in this Department. The deputies, using such a map as a basis, set about their work of assessment. They first determine the unit values of land on each street front for a normal depth of 100 feet, making the necessary changes up or down, from the last assessment. Then after the land value is determined, they fix the improvement value, using the well-known rules and formulas of the Department. The difficulty, however, has been to get a sufficiently large perspective on the field maps. These field maps show only one block on each page, and it has sometimes been difficult for the deputy to grade his values from street to street with the nicety and accuracy that we wish. Now with these large maps this can be done with ease and great accuracy.

"The making of these maps has involved long and patient effort, to examine the values, compare them with neighboring values and determine the final figures. There may be mistakes in them, of course, but if there are, we count upon the vigilance

of real estate owners, brokers and operators to call our attention to them and so enable us to correct them. With each year, under such criticism, the maps should improve. As they are, we believe that they will be accepted by most people as very good evidence of true value.

"The policy of the Tax Department has been, faithfully and honestly to assess, as the law demands, at the sum for which property will sell under ordinary circumstances, and to invite the closest scrutiny of the methods by which our assessments are made. These Land Value Maps will furnish this information and the manner in which the public will receive and use them will be of the greatest interest to all in the Department."

### BROAD COMPARISONS POSSIBLE.

The arrangement of maps admits of a broad comparison, so that the relative value placed on the land map may be compared along different streets, or in different sections of the same borough, and even carried to comparisons of tracts under similar conditions in different boroughs.

The fact that all property is taxed at a uniform rate on its valuation, reduces the question of equity to a simple matter of the proportionate assessed valuation of the property, the basis of which is indicated by the units on these maps. The taxpayer is enabled by comparing these units to test the justice of his tax bills.

Without the Land Value Maps the taxpayer, to obtain any idea of comparative assessments, would have to construct a map and ascertain and place on the map the actual assessed values on his own and similar property. Even this would not afford a satisfactory comparison, because the values are placed on lots of various sizes and shapes and could not be reduced to a unit, such as is used on the Land Value Maps, for comparative purposes.

### THE PROBLEM OF EQUALIZING ASSESSMENTS.

Ever since the consolidation of Manhattan, the Bronx, Brooklyn, Queens and Richmond into the Greater City of New York, the problem of equalizing the assessments, which before the consolidation were made each independently of the others, has been a most serious one, and it is believed that this record of unit values on the Land Value Maps will enable the Department to solve the problem of bringing about a greater uniformity.

A large proportion of complaining taxpayers complain, not because of their knowing, or perhaps even thinking, that an injustice is being done them, but because they do not know, and are afraid that they will be overtaxed. Many of these, on an examination of the map of their district showing the unit values along their property and other properties in the neighborhood with which they are familiar, are satisfied of the justice and equity of the work. In case it should be discovered that any property is over-assessed by reason of erroneous units, their display on the maps will make the correction an easy matter.

### A. NOTICE.

As a supplement to this report, there has been published a limited edition of the LAND VALUE MAPS of the Department. This is a volume of ninety-two maps covering every assessment district in the City of New York.

This supplement will be delivered to any real estate broker, appraiser or real estate lawyer, who will present this notice at the office of the Department in the Hall of Records, Manhattan, New York, and sign a receipt for the same. Those out of town who have been accustomed to receive the departmental report and who desire the volume of maps will please send this notice in a letter, with forty cents to cover postage or express charges, and the Department will comply with the request. The volume of maps is sixteen and one-half by twenty and one-half inches in size, about one-half inch thick, and weighs five pounds.

## UNITED REAL ESTATE OWNERS,

The regular monthly meeting of the United Real Estate Owners' Association was held in parlor A, of the Grand Union Hotel, on Tuesday evening, Sept. 14. Vice-President Charles J. F. Bohlen presided in the absence of President Thomas Krekeler, who is in Europe.

A resolution was passed to appoint a committee of three to report in answer to the suit in the New York Supreme Court to enjoin the Aqueduct Commission from further advertising our Croton watershed, and also to answer articles appearing in the Record and Guide of July 16 and August 14, written by the president of the Merchants' Association.

A committee of two members from each of the locals has been appointed to examine the departmental estimate of the city budget and to oppose any increases. This committee will meet on Friday evening at 8 o'clock at the office of Charles E. Schnelle, No. 1324 Lexington av.

The committee on Law and Legislation is taking steps to prevent the introduction of the licensed engineers bill which has been up for passage and defeated for the last six years. All real estate owners are requested to co-operate with the association in their endeavor to prevent this bill being brought up again.



## NEW JERSEY REAL ESTATE INTERESTS.

### The Convention in the Hudson Terminal Building Draws City Builders from All Parts of the State.

THE thing that stuck out most prominently in the convention of New Jersey city builders this week was the general complaint of the difficulty of obtaining money for real estate mortgages and building loans. Large as the volume of transactions are, and numerous as the number of building operations are, they are limited by the difficulty which builders and investors have in obtaining loans from the usual sources.

The representative men which made up the assemblage could not fully account for it. Mr. William G. McAdoo, president of the Hudson and Manhattan Railroad Company, thought it strange that the great insurance companies that are authorized to lend money in any State have not become largely interested in New Jersey. The New York mortgage companies, President Joseph P. Day, of the Board of Brokers of the City of New York said, are restricted by their charters.

At any rate, there is not local money enough to finance in a sufficient degree the great building movement that has started in Northern Jersey. This state of affairs has led to a movement to organize a mortgage company under the auspices of the New Jersey-New York Real Estate Exchange.

The convention at which this important fact came out was held in the Hudson Terminal Building on Wednesday of this week, Hon. Otto Kempner presiding. Real estate men, builders and large owners and developers, a number of them bringing their wives and daughters, came from all the northern counties of New Jersey. They rode through the tunnels, and were escorted in parties through the great building by Mr. K. B. Conger, the manager, and had the privilege of listening to William G. McAdoo, the tunnel builder, and other interesting speakers.

Mr. McAdoo talked along general lines of the progress and future of the State of New Jersey, of the necessity of having good local government, good streets and civic pride; and he referred particularly, for one thing, to the quick schedule of trains in the tunnels. His trains are now running under three-minute headway, but next week they will begin running every minute and a half. And what the Hudson and Manhattan Railroad Company promises it will do.

Addresses were also delivered by Mr. George J. Bayles, of Orange, representing the Board of Governors of the New Jersey-New York Real Estate Exchange; Mr. Joseph P. Day, President of the Real Estate Board of Brokers of New York; Mr. Henry Lemmerman, Vice-President of the New Jersey-New York Development Federation; Judge Robert Carey, of Jersey City, and also by the presiding officer, Hon. Otto Kempner.

#### SEEING IS BELIEVING.

The New York investor is a wary fellow, and like the man from a certain mid-western state, he wants to be shown. The members of the New York-New Jersey Real Estate Exchange thoroughly understand the advantages that will accrue to the State lying across the Hudson by reason of the terminals, and acting upon this knowledge they have been developing tremendous areas of what was once farm land, and are selling them for residence sites and factory locations. But the great need was to inform prospective buyers of the advantages that the state over yonder had to offer. Accordingly some bright mind devised the plan of having a series of receptions and inspections of the Hudson Manhattan Tunnels system during which personally conducted tours could be made of the tubes and the actual time spent by commuters in traversing the subterranean exits from Gotham could be noted.

On Wednesday of this week the first of these inspections took place and members of the Exchange assured the Record and Guide that it was without doubt a great success. Real estate representatives from every part of New Jersey were taken on trips through the tunnels, the through service of which was opened this week. They were also shown through the terminal buildings in Church st. Inspection trains started at 10 o'clock and made hourly trips all during the day.

When all the visitors had seen the tunnels a meeting was held, at which all the guests of the Exchange and its members were present. President McAdoo was the chief speaker. An exhibit of interest to brokers and New Yorkers in search of homes in New Jersey has been opened on the twentieth floor of the Terminal building, 50 Church st, which consists of maps, photographs and literature pertinent to the development of North Jersey.

#### OPENING REMARKS OF PRESIDENT KEMPNER.

"I have the honor to bid you a hearty welcome in the name of the three associations that have issued the call for this gathering of New Jersey real estate men. This meeting has been preceded by an inspection party, the first of a series of similar parties to follow, until the entire population of Northern New Jersey will have been introduced to this splendid tunnel terminal, and to the marvelous subterranean gateway to the Western world located beneath this structure, for the existence of which we are indebted to the genius and the indomitable pluck of one man—Wm. G. McAdoo."

"Ascending from the depths below the street surface, we have been lifted to the twentieth floor, and from this elevated position we beheld as picturesque a scene as could greet the eye anywhere in the world. To the south we saw the magnificent harbor of New York city, to the east and north we viewed the majestic vista of Manhattan Island, with its clustered skyscrapers, its colossal office buildings and warehouses, and to the west the outlines of the hills and mountains of the beautiful and beloved State of New Jersey. It is a sight fit for the gods, and one not easily effaced from the memory.

"With the impressions made upon you by the grandeur of the scenes you have witnessed, you are no doubt the better prepared to grasp the immensity of your business opportunity, and we are now here assembled to counsel together on matters that need our thoughtful attention as business men.

"From this mountainlike height, the real estate horizon must unfold itself to us to its widest extent, for viewed from this point, the broad acres of Northern New Jersey are brought within visual range, and we are made to realize how largely we are a part and parcel of the great metropolitan zone and how closely we are within that golden circle of which the center is the wonderful city of New York.

"It would not be fair on the part of a presiding officer to forestall the speakers of a meeting, and for that reason I shall abstain from discussing any of the matters that will be handled by the gentlemen on our program. We are here that we may be enlightened as to the value of the great improvement in transit facilities that has been established between the States of New York and New Jersey, and as to the duty of the real estate men to utilize the advantages that the completion of the Hudson Tunnel System has brought them. Let us listen and learn from those who seek only to be of help to us, and let everything that is said this afternoon be construed as being prompted merely by that desire. I feel that if you receive the speakers in that spirit, you will reap the full measure of benefit that the organizers of this Real Estate Men's Day planned to confer upon you."

#### REPORT OF SPECIAL COMMITTEE ON MORTGAGE COMPANY.

The Special Committee appointed by the Board of Governors of the New Jersey-New York Real Estate Exchange to consider the promotion of a trust or mortgage company to serve the real estate interests of Northern New Jersey, made a first report as follows:

"Ample evidence has been brought to the attention of the committee that the borrowing facilities now enjoyed by the real estate operators in the northern counties of New Jersey are not sufficient for the normal development of that territory. In its judgment there exists an exceptional opportunity for profitable business by a loaning and development company to operate in the counties of Hudson, Essex, Union, Bergen and Passaic.

"Responsible real estate men can safely use more capital, and it is the duty of the real estate profession to provide better means for raising capital than are now available.

"Your committee has carefully considered the question of how such a loaning company should be incorporated, and has come to the conclusion that it should be incorporated under the banking laws of either or both New Jersey and New York States, as may be later determined, which provide for the incorporation of mortgage and investment companies. These laws best meet the needs of the situation.

"Your committee recommends that a mortgage company be incorporated with the title of 'THE NEW JERSEY MORTGAGE COMPANY,' or 'THE NEW JERSEY-NEW YORK MORTGAGE COMPANY,' following the title of the Exchange. Such a company would find a profitable field for business in the following particulars: (1) In making loans on first and subsequent mortgages on both improved and unimproved property. (2) In making short time building loans. (3) In the sale of guaranteed mortgages. (4) In acting as agent for securing capital for investment in New Jersey.

"The initial authorized capital of such a mortgage company should not be less than \$500,000, represented by 5,000 shares of stock of the par value of \$100 each, subscribed at par, fully paid and non-assessable. The home office of the company should be in the Hudson Terminal Building.

"Every effort should be made to have the closest relation exist between such a company and the New Jersey-New York Real Estate Exchange, and the members of the Exchange should be given an opportunity to subscribe to the stock. Furthermore, the members of the Exchange should be appointed the local agents of the mortgage company.

"Your committee believes that this proposition will interest capitalists of both New York and New Jersey, and it pledges the members of the Exchange its best efforts to speedily bring about the organization of such mortgage and building loan company."

TAXPAYERS' MEETING CALLED.—The regular monthly meeting of the Taxpayers' Association of the 8th and 21st Wards was not held as scheduled on Sept. 15, 1909, as many of the members were still out of town. President Bohlan is calling the meeting for Wednesday evening, Sept. 22, at 192 3d av.



## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

#### Pine Street Sale.

**PINE ST.**—Ray V. Pierce, of Buffalo, N. Y., sold a 7-sty office structure at 80 and 82 Pine st and 136 Water st, forming an "L" around the northwest corner of these thoroughfares. It has a frontage of 30.10 feet in Pine st and 24.10 feet in Water st, and was acquired by Mr. Pierce in 1898.

**HOUSTON ST.**—Lowenfeld & Prager sold for improvement 331 East Houston st, a 5-sty tenement on a lot 25x80, adjoining the southwest corner of Ridge st.

**12TH ST.**—Lucy P. Cook has sold 155 West 12th st, a 3-sty and basement dwelling on a lot 20.10x103.3. The buyer is the present tenant.

**13TH ST.**—Henry Weil sold for Jennie Schwab 630 East 13th st, a 5-sty tenement, on a lot 16x103.3

#### West Side Tenements in Trade.

**24TH ST.**—Frost, Palmer & Co. sold for a client of Fixman & Lewis 123 and 125 West 24th st, two 5-sty tenements, on a plot 50x98.9, bet 6th and 7th avs. Nos 54 and 56 Lawrence st, a 6-sty tenement, on a lot 50x100, near Amsterdam av, was given in exchange.

#### Improvement for Thirty-sixth Street.

**36TH ST.**—John N. Golding has sold for Stuart W. Huber to the State Realty Co., of which Judson S. Todd is president, 28, 30 and 32 West 36th st, three 3-sty dwellings, on plot 50x98.9. The property will be improved with a high-class building.

**41ST ST.**—Henry Weil sold for the Flatiron Realty Co. 323 West 41st st, a 3-sty front and 4-sty rear building, on a lot 25x98.9.

**49TH ST.**—The McVickar, Gaillard Realty Co. sold for Isaac H. Peller to a client the 6-sty building 546 West 49th st, under lease to David Belasco.

**49TH ST.**—J. B. English has sold for Reginald Steel to a client the 3-sty high stoop, brick dwelling 232 West 49th st, size 20x100.

#### Lexington Avenue Sale.

**LEXINGTON AV.**—Frank Lugar has sold 51 to 55 Lexington av, three 3-sty dwellings, on plot 59.3x72, together with the 3-sty stable at 140 East 25th st, 22x98.9, the combined parcels forming an "L" around the Hotel Van Twiller, at the southeast cor of Lexington av and 25th st. It is said that the nominal buyer represents a foreign concern, which will erect on the property an 8-sty building designed for the lithographing trade.

#### NIGHT AN DDAY BANK BUILDING SOLD.

**5TH AV.**—S. Osgood Pell & Co. and J. Clarence Davies have sold for the Forty-Fourth St & 5th Av Corporation to the American Real Estate Co. the Night and Day Bank Building at the southeast cor of 5th av and 44th st, on a plot 65x105. The building was erected in 1905 by the selling company, of which Wm. H. Cheseborough is president. The buyers are tenants of the building and one of the largest and most successful operating companies in the city.

**11TH AV.**—William R. Mason has sold for P. & J. Gallagher, to a client of the Herman Arns Co., the southwest cor of 11th av and 46th st, 3 and 4 sty buildings, on lot 25.1¼x100.

### NORTH OF 59TH STREET.

**68TH ST.**—Leopold N. Asiel is reported to have sold 47 West 68th st, a 4-sty dwelling, on a lot 25x100.

**78TH ST.**—Mrs. Minnie S. Jewel sold her residence at 167 West 78th st, a 4-sty dwelling on a lot 18x102.2.

**96TH ST.**—Mrs. Annie Hanratty sold 132 West 96th st, a 5-sty dwelling, on a lot 25x100.8½.

**103D ST.**—Jessie Blake sold the 3-sty, high-stoop dwelling 305 West 103d st, on a plot 20x100.11. The building is 88 feet deep.

**104TH ST.**—Chas. S. Kohler has sold for Mrs. Carrie S. Abrams the two 4-sty brownstone high-stoop single apartment house known as 219-221 West 104th st, on plot 50x100.11, to L. A. Servatius.

**121ST ST.**—The Herman Arns Co. have sold for B. Steinthal to a client of Wm. R. Mason, for investment, the 5-sty and basement brick double flat at 221 West 121st st, 275 ft west of 7th av, on lot 25x100.11.

**125TH ST.**—M. Shwitzer sold for Stephen H. Jackson 251 East 125th st, a 5-sty tenement with stores, on a lot 28x99.11.

**126TH ST.**—The John Henry Mallon estate sold 45 East 126th st, a 3-sty and basement brownstone house, on a plot 20x100.

**132D ST.**—Bernard A. Ottenberg has purchased from Winifred I. Turner of South Orange, N. J., the 5-sty brownstone double flat, 114 West 132d st, on lot 25x100.

**133D ST.**—James J. Connor and James J. Crowe sold for Eugenia Haybach 161 West 133d st, a 5-sty double flat, on a plot 25x99.11. The purchaser is Edward A. Sheahan.

**134TH ST.**—John M. Royall has sold for the Maplesden estate 21 West 134th st, a 3-sty dwelling, on a lot 17.10x99.11.

**145TH ST.**—Duff & Brown Co., in connection with John P. Leo, Jr., have sold for Henrietta M. Brown, of St. Louis, a 3-sty store and office building at 507 and 509 West 145th st, on plot 40x100, between Amsterdam av and Broadway. The Marcy Association, the Democratic Club of the 23d Assembly District, is the buyer.

**153D ST.**—Daniel H. Renton & Son sold for the Ramson estate 464 West 153d st, a 3-sty and basement dwelling, on a plot 18x99.11, to A. E. Hughes.

#### Will Improve 157th Street Plot.

**157TH ST.**—A. L. Mordecai & Son, Inc., sold for the Realty Mortgage Co. and Heilner & Wolf, 8 lots in the south side of 157th st, 275 ft east of Broadway, on which will be erected two 6-sty 100-ft elevator apartment houses.

#### Sale of Woodward Hall in Madison Avenue.

**MADISON AV.**—W. E. Preble sold for the Van Schaik Realty Co., Woodward Hall, a 6-sty elevator apartment house, on a plot 75.8x100, at the southeast cor of Madison av and 96th st. There are four apartments of 6 and 7 rooms each on a floor. The property has been held at \$250,000.

**MADISON AV.**—Arnold Adler purchased 2093 Madison av, a 5-sty double flat, with store, on a plot 25x96.

**PARK AV.**—The F. Dornberger Realty Co. sold for F. W. Langhorst to a client the 5-sty flat at the northwest corner of Park av and 88th st, on a lot 25.8x82.2.

#### Heights Plot Sold Three Times Since April.

**PINEHURST AV.**—Jacob Hirsh resold the northwest cor of Pinehurst av and 178th st, a plot 105x100. The property was sold by the Fort Washington Syndicate at auction last April for \$34,100, and was bought by Lowenfeld & Prager, who resold it a few days later to Mr. Hirsh.

**1ST AV.**—Williams, Grodginisky & Haft sold to a Mrs. Arnstein 172d and 1731 1st av, two 5-sty flats on a plot 50x100.

**3D AV.**—The Meister & Bache Realty Co. sold to Stephen H. Jackson 861 3d av, 5-sty front and rear buildings, on a lot 25x100.

### BRONX.

**GRAND CONCOURSE.**—Francis Haff sold for M. J. Dowd the plot 75x110 in the westerly side of the Grand Concourse, 175 ft north of 192d st, for immediate improvement with a first-class residence.

**138TH ST.**—Stephen Jackson sold 615 and 617 East 138th st, a 6-sty apartment house, 37.6x100, to the Meister & Bache Realty Co. The property was given in part payment for 861 3d av, sold recently.

**232D ST.**—A. W. Nordling bought two lots, 50x114, on the east side of 232d st, 405 feet east of 5th av.

**CLAY AV.**—E. Sharum sold to the Armor Realty Co. 1381 Clay av, a two-family brick house, 16.7x99. Forty lots at Tuckerton, N. J., were taken as part payment.

**GRAND CONCOURSE.**—Francis Haff has sold for M. J. Dowd the plot 75x110 feet on the westerly side of the Grand Concourse, 175 feet north of 192d st, for immediate improvement with a first-class residence.

**MAYFLOWER AV.**—Herman Arns Co. have sold for M. Bernstein to the Colorado Realty Co. the plot of 5 lots, 125x100, on the west side of Mayflower av, north of Liberty st, Westchester, N. Y. This plot being located in the tract known as the Haight Estate.

**PROSPECT AV.**—Arnold, Byrne & Baumann sold for Abraham Dreschler and others 782 Prospect av, near the junction of Longwood and Westchester avs, a 5-sty apartment house, on a plot 37.6x100.

**ST. PETER'S AV.**—John Zambetti sold to W. Hallahan a two-family frame house on a plot 75x100, in the east side of St. Peter's av, 200 feet south of Walker av, in the Haight tract.

**VAN NEST AV.**—Gustave Kugelman sold 143 Van Nest av, Van Nest, a one-family house, on a plot 50x100, to Franceska V. Vripling.

**VAN NEST AV.**—Theodore T. Reese sold to Francisko V. Britlaig the plot, 50x100, on the north side of Van Nest av, 50 feet west of Van Buren st.

**WALTON AV.**—Casey & Irwin have sold to a client for improvement a lot 25x100 on the east side of Walton av, 220 ft south of 184th st.

### LEASES.

Frederick A. Booth has leased for a client for a term of years the dwelling 12 West 8th st.

Daniel H. Renton & Son have leased for Estelle Seymour to J. Otto Hunnicke for a term of years the 3-sty and basement private dwelling 622 West 147th st.

J. Arthur Fischer has leased for Mayer S. Auerbach the 4-sty and basement dwelling 28 West 60th st to Mrs. D. West; also to Mr. A. Newcom the store at 686 6th av.

Gustave Britt has leased for Leroy L. Goodrich to John Manley a private dwelling at 394 West 12th st, for term of year; also sold for a client to Christopher F. Walker 9 acres at Fishkill, N. Y.

Wm. A. White & Sons have leased for the Trinity Church Corporation to the Zeitinger Co., for a term of 21 years, the 6-sty building to be erected at the northeast corner of Clark and Broome sts.

S. B. Goodale & Son leased for Wm. H. Nelson to J. B. Martin, store and basement 163 West 29th st; also for John E. Olson, 2d floor 39 West 25th st; also for Louis Cohen to M. Harris, store 402 6th av.

Senior & Stout have leased for Dr. John Dorning the 4-sty private dwelling 111 West 48th st, to Caroline Ondrak for a term of years.

Frederick A. Booth has leased for a client for a term of years the dwelling 12 West 8th st.

Henry M. Weill Co. leased for the Investors & Traders Realty Co. 146 West 27th st; for Adelaide Fitzallen, 242 West 25th st; for Adolph Altman, 157 West 24th st; for the Hotel Bristol, 129 West 48th st; for Nathan Weiss, 224 West 37th st; for the Star Skirt Co, floor in building 254 West 34th st.

The Goelet estate leased the 4-sty and basement dwelling on a lot 20x100 at the northeast cor of 5th av and 48th st, for a term of years to a business concern, which will alter the building for its own use. The residence of Robert Walton Goelet is located at the south east cor of 5th av and 48th st.

The real estate firm of Willard S. Burrows Co. announce that they have leased for the Childs Co. the entire building formerly occupied by the Hotel Bartholdi at 23d st and Broadway to the Shore Hotel Co. This property was recently leased to the Childs Co. for a long term of years through the office of Willard S. Burrows Co.

Duross Co. have leased for Fair, Lennon & Co. to the Crown Furniture Mfg. Co. the building 32 Gansevoort st for a term of years; also leased 3-sty and basement high-stoop dwelling 67 7th av, for Marie Dethier to Thomas Trebell. Leased the 3 lots in the building 410 8th av for P. Smith to John Hill for a term of years.

Folsom Brothers have leased for a client the store in 131 East 34th st to Dr. John P. Hines for a term of five year; also, for a client, the 4-sty and basement private house 64 West 11th st, to Paul Paglieri for a term of five years, and the 4-sty and basement private house 66 West 11th st, to Mrs. Jennie Pierce for a term of years.

The Charles F. Noyes Co. has leased for the Trinity Church Corporation to the Wheeling Corrugating Co. for a long term of years the 6-sty and basement building now in course of erection at 16 Desbrosses st, through to 119-121 Watts st. The building will cover a plot about 35x175, containing approximately 40,000 square feet and is one of a series of interesting building operations now being carried to completion by Trinity.



# 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, 51 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.

**SALESMAN WANTED.**—A first class trade paper in New York desires the services of a good salesman to solicit advertising from the building trade in Greater New York; Salary, with permanent position to a really good man; to fill this vacancy it is not necessary that applicant has been in the advertising business but it is indispensable that he should be a thoroughly equipped salesman, a man of good address and keenly alert; no attention will be given to applications that do not state full particulars and references of undoubted character. Address Box 60 c/o Record & Guide.

## GREAT OPPORTUNITY

I am authorized to dispose of 300 acres of Brooklyn property, with three miles of water front on Jamaica Bay, for considerably less than one-half the appraised value from a leading title company of \$1,700,000, which is conservative. The cash required will be about \$250,000 to get title.

PONTUS I. THOMPSON,  
81 Pine St., N. Y. C. Phone, John 776.

FACE BRICK salesman desires change, four years' experience. Box 35, care Record & Guide.

## SUBURBAN.

**PORT JEFFERSON, L. I.**—P. J. Reynolds sold to Moe Henry 50 lots facing in Wall st, at Port Jefferson, L. I. The tract is known as Reynolds Park.

**PLAINFIELD, N. J.**—Van Vliet & Place sold a plot 100x190, with a 3-sty brk dwelling and stable, in Prospect av, Plainfield, N. J., being part of the old Martine Mansion property.

**EMERSON HILL.**—Walter W. Price has purchased through Cornelius G. Kolff of Eugene Bernheimer a plot of ground of about an acre in size adjoining his country seat, "The Beeches," on Emerson Hill

Lynn B. Hammond has sold through Cornelius G. Kolff to William Burlee the southwest cor of Ann st and Heberton av, Port Richmond. It is Mr. Burlee's intention to improve this property by the erection of brick houses similar to those he recently built across the st.

Burrows, Neely & Co. announce that during the past week they have sold over 75 lots, the balance of their holding at Closter, N. J., and will shortly develop some of their other properties in Northern New Jersey, having met with such success at their Closter subdivision.

**EMERSON HILL.**—George Williams, of New York, purchased of Eugene Bernheimer through Cornelius G. Kolff, a plot of ground embracing about an acre on the Douglas road, Emerson Hill. Mr. Williams intends immediately to proceed with the erection of a private residence for occupancy in the spring.

**CRANFORD, N. J.**—The Cranford Homes Company has sold to Lucius Weinschenk, a lawyer, a plot of two acres at Balmiere Park, Cranford, N. J., for immediate improvement. The plot has a frontage of about 250 feet on the Rahway River and adjoins Mr. Deering's Italian villa. Mr. Weinschenk will erect houses in keeping with the surrounding property, which contains the homes of many wealthy New York business men. Mr. Weinschenk is reported to have paid about \$35 a front foot for the plot.

Burnee, Pettit Land Co. has been incorporated within the past week, and name as their officers Robert T. Neely, President; Stephen P. Pettit, Treasurer, and Willard S. Burrows, Secretary. This company has purchased from Pettit & Lamb over 500 lots at Freeport, L. I., where they will immediately begin to erect 30 houses of the bungalow type, which will sell for \$3,500 and upwards. Their property at Freeport immediately adjoins the Bay View section, and offers the best inducement for those seeking an ideal summer home at a moderate price.

**CARS TO RUN OVER QUEENSBORO BRIDGE.**—The Board of Estimate and Apportionment at its meeting yesterday afternoon promised a delegation of citizens from Queens that local cars would begin running over the \$25,000,000 structure to-morrow (Sunday). The franchise was granted to the New York and Queens County Railroad Company to run its cars to the Manhattan terminus at 2d av and 59th st. Busses such as used on 5th av have been carrying passengers over the structure since it was opened.

## Lawyers Title Insurance & Trust Company

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

**\$5,000,000 added to surplus in last 17 years**

**160 Broadway, New York**

**188 Montague Street, Brooklyn.**

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

**LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.**

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

**OFFICERS:**

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**DAVID B. OGDEN, Counsel.**

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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.

A PROMINENT real estate firm wants thoroughly experienced renting man for territory, Chambers to 34th st. Business property only. Men who are successful only need apply. Liberal proposition. Address BUSINESS, Box 50, Record & Guide.

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.

WANTED in Real Estate department of a large corporation, a young man between 21 and 30, who has good executive ability and who is thoroughly competent to assume the details of renting and repairs of business property. Salary, \$18.00. Address M. D. Box 45, Record & Guide.

Water Front to Lease.  
Foot East 37th St.  
Apply WM. A. KANE, 417 East 46th Street.

### APPLICATIONS WANTED.

For 1st mortgage loans.  
We can handle loans of any size at  
4%, 4½%, 5%.  
Improved or Vacant Property.  
Amounts, \$20,000 to \$500,000.  
M. MORGENTHAU, JR., COMPANY.  
95 Liberty Street.

## REAL ESTATE NOTES

Auguste S. Vatable, late with Pease & Elliman is now associated with Mooyer & Marston at their uptown office, No. 475 5th av.

Members of the Real Estate Board of Brokers are notified that the Wants, Offers and Exchanges will be published on and after September 14.

Georgine Campbell has secured a building loan of \$60,000 from the Lawyers Title Insurance & Trust Co. on the northwest corner of Madison av and 73d st, 80x18.

Joseph L. O'Brien, 217 West 125th st, owner of the property at 202 West 131st st, reported sold in our issue of August 28, states that the property has not been sold.

The Metropolitan Life Insurance Co. has made a building loan of \$450,000 to the Brody, Adler & Koch Co. on the property, 106.9x92, on the north side of 20th st, 193.3 feet east of 6th av.

The New Amsterdam Realty Company, of 626 8th av, have issued a revised list of their holdings, which includes several choice parcels of West Side property. Brokers are requested to send for these lists.

Wm. A. White & Sons have leased for Mrs. C. S. Harper 1 West 46th st, adjoining the corner of 5th av, to Charles Thorley for a term of years. The same brokers leased to Mr. Thorley a few months ago the corner building, which is now being altered for his business.

There was recorded on Tuesday a lease of the southwest corner of Broadway and 49th st, 20.2x114.10, by Walter J. Salomon and another to ex-Capt. James Churchill for 10 years at an annual rental of \$10,000. With the Lockwood property adjoining, which he recently secured under lease, ex-Capt. Churchill now controls a plot about 80x114.

John F. Scott, formerly of the firm Van Winkle & Scott, and Dominic A. Trotta, for over four years connected with the sales and mortgage department of J. Clarence Davies, beg to announce that they have formed a partnership under the firm name of Scott & Trotta, with offices at southeast corner of 3d av and 149th st, where they will conduct a real estate brokerage business in all its branches. Special attention will be given to the placing of building loans, first and second mortgages, and the economical management of property.



THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, and 203 Montague St., Brooklyn \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY President JOHN D. ORLMANS, CLINTON B. JAMES, Vice-Presidents. CYRIL H. BURDETT Secretary CHAUNCEY H. HUMPHREYS, Asst. Sec'y. EDWIN A. BAYLES, WILLIAM N. HARTE, Treasurer Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

Monday, Sept. 20.

Unnamed st, from 181st st north to Broadway, at 2 p m. Hillside av, from av near Broadway to Nagle av, near Dyckman st, at 11 a m. Rosedale av, etc., at 12 a m. Garrison av, opening from Longwood av to Leggett av, at 10 a m. St Nicholas Park, from Hamilton Terrace to 141st st, at 12 m. 2d and 3d new sts, at 11 a m. Main st, City Island, at 3 p m. Gun Hill rd, opening from Jerome av to Moshulu Parkway, at 12 m. De Kalb av, Queens, at 11 a m. Castle Hill av, from West Farms rd to Public pl, at 1 p m. Ludlow av, from Tremont av to Whitlock av, at 3 p m.

Tuesday, Sept. 21.

Boston rd, from White Plains rd to north boundary of city, at 1 p m. West 184th st, from Broadway to Unnamed st, at 12 m.

Wednesday, Sept. 22.

Triangular area bounded by Lafontaine av and Quarry rd, at 12 m. 210th st, opening from Jerome av to Wyona av, at 3 p m. West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m. Van Cortlandt av, opening from Sedgwick av to Van Cortlandt Park South.

Thursday, Sept. 23.

Depew pl, from 42d to 43d st, at 10 a m. Riverside Drive, 139th to 142d st, at 1 p m.

Friday, Sept. 24.

Fox st, opening from Longwood av to Intervale av, at 2 p m.

ADVERTISED LEGAL SALES.

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

Sept. 18.

No Legal Sales advertised for this day.

Sept. 20.

138th st, No 628, s s, 214.6 w Cypress av, 37.6x100, 6-sty brk tenement and store. Theresa Kummel agt Ignazio Lupo et al; Max Silverstein, att'y, 309 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, 25x100.5, 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, 20.6x181st st 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.

Sept. 21.

3d av, No 4070, e s, 464.10 n 174th st, 25x100, 4-sty brk tenement and store. Max Cohen agt John Husson et al; Davis & Kaufmann, att'ys, 49 Chambers st; Jos D Edelson, ref. (Amt due, \$5,381.26; taxes, &c, \$416.39; sub to a mort of \$12,000.) Mort recorded Oct. 3, 1906. By Samuel Marx.

Oliver st, No 42, e s, 58.8 s Madison st, 30.1x72.2x29.9x75, 5-sty brk tenement and store. Ruby Schwartz agt Julius Berman et al; Joseph Gans, att'y, 140 Nassau st; Paul Crandell, ref. (Amt due, \$1,209.80; taxes, &c, \$500; sub to a first mort of \$22,000.) By Joseph P Day.

185th st, No 469, n s, 101 w Washington av, 16.8x100, 2-sty frame dwelling. Maggie F Tucker agt John F Dowd et al; Francis W Pollock, att'y, 309 Broadway; Alexander Brough, ref. (Amt due, \$2,271.03; taxes, &c, \$1,043.60.) Mort recorded Jan 28, 1896. By Herbert A Sherman.

Water st, No 656, n s, 350 w Jackson st, 26x85.6x26x86.9, 4-sty frame brk front tenement and store and 4-sty brk tenement in rear.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 17, 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 Advertisd Legal Sales.

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

JOSEPH P. DAY.

Jumel pl, w s, 166.3 n 167th st, 75x100, vacant. (Partition.) Joseph L Ennis \$9,550 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. (Amt due, \$14,242.12; taxes, &c, \$103.90.) Edward Riegelmann \$19,500 \*Allen st, No 196, s e s, 229 n e Stanton st, 22x88.1, 4-sty brk tenement and store. (Amt due, \$17,429.43; taxes, &c, \$702.26.) John E Marsh exr, &c. \$16,000 Arthur av, No 2115, w s, 134.7 n 180th st, 25x95, 3-sty frame tenement. (Partition.) Mrs Louisa Bauch \$8,100 Sherman av n w cor 166th st, 100x100, three 3-sty frame dwellings.

Abraham Beller agt Isaac Blumberg et al; Adams & Hahn, att'ys, 1 Liberty st; John H Judge, ref. (Amt due, \$13,483.37; taxes, &c, \$736.64.) Mort recorded Sept 24, 1906. By Bryan L Kennelly.

152d st, No 759, n s, 100 w Wales av, 25x100.10x28.9x86.7, 4-sty brk tenement. Solomon E Blogg agt Ludwig Sauer et al; Guggenheimer, Untermeyer & Marshall, att'ys, 37 Wall st; J C Julius Langbein, ref. (Amt due, \$4,708.07; taxes, &c, \$350; sub to a mort of \$10,500.) Mort recorded April 3, 1906. By Joseph P Day.

Sept. 22.

133d st, No 54, s s, 277 e Lenox av, 16x98.9, 3-sty and basement brk dwelling. Mutual Life Ins Co of N Y agt Benedict Funkelstein et al; Elek J Ludvig, ref. (Amt due, \$6,754.51; taxes, &c, \$316.25.) By Joseph P Day.

2d av, No 1848, e s, 75.8 s 96th st, 25.1x99.10x25.5x99.10, 5-sty brk tenement and store. Bernhard Mayer agt Kesil Leibowitz et al; Isaac S Heller, att'y, 71 Nassau st; Alfred Steckler, ref. (Amt due, \$9,226.09; taxes, &c, \$47.25.) Mort recorded May 29, 1907. By Joseph P Day.

2d av, No 185, e s, 50.8 s 96th st, 25x100, 5-sty brk tenement and store. Same agt same; same att'y; Jacob Fromme, ref. (Amt due, \$9,233.59; taxes, &c, \$47.25.) Mort recorded May 29, 1907. By Joseph P Day.

132d st, Nos 52 to 60, s s, 297.6 e Lenox av, 87.6x99.11, five 3-sty frame dwellings. Hugo E Distelhurst agt Richard Murphy et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; Moses R Ryttenberg, ref. (Amt due, \$5,627.49; taxes, &c, \$1,350.35.) Mort recorded May 6, 1907. By Joseph P Day.

Willett av, w s, 100 s 216th st, 200x100, Wakefield. Oscar Scherer agt Emma M Zeltner et al; John E Brodsky, att'y, 49 Chambers st; Louis B Hasbrouck, ref. (Amt due, \$7,636.04; taxes, &c, \$365.60.) Mort recorded Sept 29, 1908. By Bryan L Kennelly.

Sept. 23.

Brook av, No 373, w s, 50 s 143d st, 25x90, 4-sty brk tenement and store. Wm A Weber agt Anna Habicht et al; Forster, Hotaling & Klenke, att'ys, 59 Wall st; Norman J Marsh, ref. (Amt due, \$6,584.27; taxes, &c, \$556.71; sub to a first mort of \$12,000.) Mort recorded June 1, 1906. By Herbert A Sherman.

Lafontaine av, w s, 97.6 s 179th st, 75x100, vacant. Mutual Life Ins Co of N Y agt Samuel Mandel et al; James McKeen, att'y, 55 Cedar st; Charles Stein, ref. (Amt due, \$8,626.29; taxes, &c, \$418.24.) Mort recorded Jan 3, 1905. By Joseph P Day.

Broome st, No 35, s w cor Goerck st, 25.2x Goerck st, Nos 13 to 19, 100x25.3x100, 5-sty brk tenement and stores. Hannah Straus et al agt Isaac Male et al; Samuel Hellinger, att'y, 309 Broadway; Patrick J Dobson, ref. (Amt due, \$15,958.95; taxes, &c, \$—; sub to a first mort of \$25,000.) Mort recorded June 27, 1905. By Samuel Marx.

Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty Allen st | brk loft and store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, \$8,109.04; taxes, &c, \$40.) Mort recorded Jan 24, 1908. By Samuel Marx.

Manhattan st, No 5, w s, 92.5 n Houston st, 25.1x62, 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.

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. 24.

148th st, No 519, n s, 261 w Amsterdam av, 15.6x99.11, 3-sty & basement brk dwelling. Eugene Elsworth, trustee, & agt James W Silleck, Jr, et al; Andrew M Clute, att'y, 156 Broadway; James A Foley, ref. (Amt due, \$9,679.50; taxes, &c, \$8.) By Joseph P Day.

Longfellow av n e cor 172d st, 300x100, vacant. 172d st | Gertrude Hotto agt Garma Realty & Construction Co; Menken Bros, att'ys, 87 Nassau st; Geo W Clune, ref. (Amt due, \$1,891.24; taxes, &c, \$4,776.50; sub to a mort of \$20,900.) Mort recorded June 18, 1908. By Joseph P Day.

166th st | (Amt due, \$3,206.77; taxes, &c, \$5,855; sub to a first mort of \$8,500.) Adj to Oct 5.

\*2d av, No 2413, w s, 25 s 124th st, 25.2x90, 5-sty brk tenement and store. (Amt due, \$6,654; taxes, &c, \$100; sub to a first mort of \$18,000.) Oestreicher Realty Co. \$20,550

Washington st, Nos 719 & 721 n e cor 11th st, 75x98.8x60x116.6, 6-sty 11th st, Nos 337 to 345 | brk loft building. (Amt due, \$16,005.35; taxes, &c, \$—; sub to a prior mort of \$150,000.) W G Yeaman. \$167,812

\*122d st, Nos 163 & 165, n s, 110 e Lexington av, 44.6x100.11, 6-sty brk tenement and stores. (Amt due, \$10,820.50; taxes, &c, \$1,415.44; sub to a first mort of \$40,000.) Cecelia Kahn \$43,000

Riverside Drive, No 149, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, \$68,282.42; taxes, &c, \$3,068.63.) Adj to Oct 14.

\*Webster av, w s, 300.4 n 179th st, 75x110, vacant. (Amt due, \$10,222.75; taxes, &c, \$690.26.) Bronx Borough Bank. \$7,500

\*136th st, Nos 512 to 518, s s, 250 w Amsterdam av, 150x99.11, four 6-sty brk tenements. (Amt due, \$35,025.73; taxes, &c, \$620; sub to nine morts aggregating \$180,000.) Louis B Rosenberg. \$205,000

64th st, No 24, s s, 64 w Madison av, 21x100, 4-sty stone front dwelling (voluntary). Mary Knoblauch \$70,000

116th st, Nos 104 & 106, s s, 105 w Lenox av, 40x100.11, two 4-sty brk dwellings (voluntary). Bid in at \$50,000.

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

RECEIVERS' SALE.

The undersigned, Receivers of the property of the Bartlett Brick Company, will, on the 9th day of October, 1909, at 12 o'clock noon, sell at the front door of the Court House, in the City of Newburgh, N. Y., the following property of said corporation:

Brick Yard at Hudson, N. Y., known as the "Bartlett Brick Works," containing 75 acres of land, together with docks, filling, sheds, all buildings thereon situated, engines and all yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

Also lease of yard at Roseton, N. Y., from D. H. & J. W. Armstrong, Lessors, for term ending 1921. This yard contains about 24 1/2 acres of land, together with docks, filling, sheds and all buildings thereon situated. Also all engines and yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

TERMS OF SALE:—10 per cent. of purchase price at time of sale and balance on or before the 9th day of November, 1909.

Further particulars furnished on application.

EDWARD J. COLLINS,

SEWARD U. ROLLINS,

Receivers.

C. L. WARING, Attorney for Receivers, Newburgh, N. Y.

W. B. CASSEDY, Attorney for certain stockholders, Newburgh, N. Y.

Clinton av, No 1392 s e cor 170th st, 31.6x100.2x170th st, No 650 | 42.6x95. Marie L Worch agt Charles Lewin et al; Geo A Euring, att'y, 280 Broadway; Francis S McAvoy, ref. (Amt due, \$10,064.43; taxes, &c, \$0.27; sub to a first mort of \$36,000.) By Joseph P Day.

13th st, Nos 346 & 348, s s, 128 w 1st av, 42x103.3, 6-sty brk tenement and stores. Caroline Gottlieb agt Louis Kovner et al; Schlesinger & Schlesinger, att'ys, 140 Nassau st; Wm J A Caffrey, ref. (Amt due, \$16,434.29; taxes, &c, \$3,634.83; sub to a first mort of \$47,000.) Mort recorded Sept 19, 1906. By Samuel Marx.

Sept. 27.

135th st, No 592, s s, 250 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. Sidney W Allen agt Chas L Ullman exr et al; Miller & Bretzfelder, att'ys; Warren Leslie, ref. (Amt due, \$5,594.75; taxes, &c, \$252.69.) Mort recorded April 14, 1902. By Joseph P Day.

135th st, No 594, s s, 236.8 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. William Moeller et al, trustees, agt Chas L Ullman exr et al; action No 2; Miller & Bretzfelder, att'ys; Robert W Maloney, ref. (Amt due, \$5,580.14; taxes, &c, \$258.03.) Mort recorded Dec 10, 1901. By Joseph P Day.

135th st, No 596, s s, 233.4 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. Same agt same; action No 3; same att'ys; same ref. (Amt due, \$5,580.14; taxes, &c, \$341.75.) Mort recorded Dec 10, 1900. By Joseph P Day.

150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. Chas E Sands et al, trustees, agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas W Dayton, Jr, ref. (Amt due, \$24,826.13; taxes, &c, \$1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. Same agt David Weingarten et al; same att'ys; Geo S Mittendorf, ref. (Amt due, \$24,826.13; taxes, &c, \$1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

113th st, No 73, n s, 197.1 e Madison av, 26.3x100.11, 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.



Madison av, No 1228, w s, 81.11 s 89th st, 18.9x75, 3-sty stone front dwelling (voluntary). Philip Jeselson. 18,000  
 82d st, No 74, s s, 100 e Columbus av, 16x102.2, 4-sty stone front dwelling (voluntary). Bid in at \$24,950. 18,70  
 92d st, No 129, n s, 83 w Lexington av, 17x100.8, 3-sty brk and stone dwelling (voluntary). M L Blumberg. 18,70  
 St Nicholas av, No 771, w s, 40.11 s 149th st, 20.5x109.9x20x105.5, 4-sty brk and stone dwelling (voluntary). Bid in at \$22,000. 10,525  
 HERBERT A. SHERMAN.  
 Henry st, No 42, s s, 338.10 w Market st, 25.4x99.9x25.4x99.11, 5-sty brk tenement and store and 6-sty brk tenement in rear. (Partition.) Cruikshank Co, for a client. 30,000  
 Monroe st, No 78, s s, 59.10 w Pike st, 25x81.9x24.9x81.10, 4-sty brk stable. (Partition.) John A Valadon. 20,200  
 Pell st, No 25, s s, 63.3 w Doyers st, 31.3x66.6x5.7x60.10, 6 and 7-sty brk tenement and store. (Partition.) Cruikshank Co, for a client. 30,050  
 33d st, No 457, n s, 98.11 e 10th av, 22x35.5x21.11x33.8, 1 and 2-sty frame buildings. (Partition.) John M High. 7,150  
 33d st, No 455, n s, 120.11 e 10th av, 25.1x37.7x25x35.5, 2-sty brk building and store. (Partition.) John M High. 10,525

James Slip, No 15, w s, 47.4 n South st, 26x37.2x25.10x36.9, 5-sty brk tenement and store. (Partition.) Cruikshank Co, for a client. 10,500  
 Park st, Nos 89 to 93 | s s, 74.2 w Mulberry st, 34.5x46.10 to Worth st, Worth st, Nos 175 & 177 | x41.11x71.7, 6-sty brk tenement and stores. (Partition.) Cruikshank Co, for a client. 55,100  
 Monroe st, Nos 36 to 40 1/2, on map No 40 | s s, 82 w Market st, 91.1x75.3 to Hamilton st, Nos 45 and 47 | Hamilton st, x92.8x48.7, 6-sty brk tenement and stores. (Partition.) Cruikshank Co, for a client. 70,500  
 Cherry st, No 139, s s, 253.6 w Market st, 24.9x60.6, 6-sty brk tenement and stores. (Partition.) Cruikshank Co, for a client. 13,900  
 Cherry st, No 141, s s, 228.2 w Market st, 25.3x60.6x25.5x60.6, 6-sty brk tenement and store. (Partition.) Cruikshank Co, for a client. 14,500  
 Bayard st No 53, s s, 175.1 w Bowery, 25.1x85.8x25.2x83.6, 6-sty brk tenement and store. (Partition.) Cruikshank Co, for a client. 46,000

Total .....	\$912,137
Corresponding week, 1908.....	1,176,098
Jan. 1st, 1909, to date.....	47,724,134
Corresponding period, 1908.....	42,313,132

# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISE-  
 MENT IN THE CITY RECORD OF September 16  
 to 30, 1909, of the confirmation by the Board of  
 Assessors, and the entering in the Bureau for the  
 Collection of Assessments and Arrears, of assess-  
 ment for LOCAL IMPROVEMENTS in the BOR-  
 OUGH OF QUEENS:  
 2ND WARD, LUDLOW AVENUE—SEWER, from  
 Whitney avenue to 8th street; and 8TH STREET  
 —SEWER, from Ludlow avenue to Lamont ave-  
 nue.  
 HERMAN A. METZ, Comptroller.  
 City of New York, September 14, 1909. 13320

ATTENTION IS CALLED TO THE ADVERTISE-  
 MENT IN THE CITY RECORD OF September 16  
 to 30, 1909, of the confirmation by the Board of  
 Assessors, and the entering in the Bureau for the  
 Collection of Assessments and Arrears, of assess-  
 ments for LOCAL IMPROVEMENTS in the BOR-  
 OUGH OF BROOKLYN.  
 12TH WARD, SECTION 2. IMLAY STREET—  
 SEWER, from summit south of Commerce street  
 to Commerce street. 23RD WARD, SECTION 6.  
 MADISON STREET & STUYVESANT AVENUE—  
 SEWER BASIN at the southwest corner. 26TH  
 WARD, SECTIONS 5 & 12. FENCING VACANT  
 LOTS on BELMONT AVENUE, south side, on  
 PITKIN AVENUE, south side, between Snediker  
 avenue and Hinsdale street; on HINSDALE  
 STREET, west side, between Pitkin and Belmont  
 avenues; on LIBERTY AVENUE, north side, be-  
 tween Van Sinderin and Snediker avenues; on  
 ALABAMA AVENUE, east side, between Sutter  
 and Blake avenues; on WATKINS STREET, west  
 side, between Glenmore and Liberty avenues; on  
 ST. MARKS AVENUE, south side and EAST  
 NEW YORK AVENUE, north side, between the  
 junction of these avenues and Rockaway avenue;  
 on LIVONIA AVENUE, north side, between That-  
 ford and Osborn streets; southeast corner of DU-  
 MONT AVENUE & STONE AVENUE. 26TH  
 WARD, SECTION 12. RECEIVING BASINS at  
 the northeast and southeast corners of HINSDALE  
 STREET & BLAKE AVENUE; northwest corner  
 of HINSDALE STREET & DUMONT AVENUE;  
 northeast and northwest corners of HINSDALE  
 STREET & LIVONIA AVENUE; northeast and  
 northwest corners of HINSDALE STREET &  
 RIVERDALE AVENUE. 26TH WARD, SECTION  
 13. LINCOLN AVENUE—SEWER, between At-  
 lantic and Ridgewood avenues.  
 HERMAN A. METZ, Comptroller.  
 City of New York, September 14, 1909. 13324

ATTENTION IS CALLED TO THE ADVERTISE-  
 MENT IN THE CITY RECORD OF September 16  
 to 30, 1909, of the confirmation by the Board of  
 Assessors, and the entering in the Bureau for the  
 Collection of Assessments and Arrears, of assess-  
 ment for LOCAL IMPROVEMENTS in the BOR-  
 OUGH OF RICHMOND.  
 1ST WARD, SEWER IN JAY STREET from a  
 point about 200 feet north of South street to the  
 junction of Stuyvesant place with Richmond Ter-  
 race; in HAMILTON AVENUE, from Jay street to  
 Stuyvesant place; in WALL STREET, from Jay  
 street to Tompkins avenue; in DE KALB STREET,  
 from Jay street to Stuyvesant place; in STUY-  
 VESANT PLACE from DeKalb street to Hyatt  
 street; in HYATT STREET, from Stuyvesant place  
 to Central avenue; in SOUTH STREET, from Stuy-  
 vesant place to bulkhead crib of the Department  
 of Docks & Ferries, and in an easement through  
 the property of the Staten Island Rapid Transit  
 Railroad Company, from Jay street, opposite the  
 foot of Hamilton avenue, to the bulkhead of Pier  
 4 of said railroad company, and a separate sani-  
 tary outlet thence to the head of Pier 4.  
 HERMAN A. METZ, Comptroller.  
 City of New York, September 14, 1909. 13316

ATTENTION IS CALLED TO THE ADVERTISE-  
 MENT IN THE CITY RECORD OF September 11  
 to 24, 1909, of the confirmation by the Board of  
 Revision of Assessments and the entering in the  
 Bureau for the Collection of Assessments and Ar-  
 rears, of assessment for LOCAL IMPROVEMENTS  
 in the BOROUGH OF MANHATTAN:  
 12TH WARD, SECTION 8. 212TH STREET—  
 REGULATING, GRADING, CURBING, FLAGGING &  
 CONSTRUCTING NECESSARY RETAINING  
 WALL, from Broadway to the Harlem River.  
 HERMAN A. METZ, Comptroller.  
 City of New York, September 9, 1909. 13270

ATTENTION IS CALLED TO THE ADVERTISE-  
 MENT IN THE CITY RECORD OF September 11  
 to 24, 1909, of the confirmation by the Board of  
 Revision of Assessments, and the entering in the  
 Bureau for the Collection of Assessments and Ar-  
 rears, of assessments for LOCAL IMPROVEMENTS  
 in the BOROUGH OF QUEENS:  
 1ST WARD, DE BEVOISE AVENUE—REGULAT-  
 ING, GRADING, CURBING, FLAGGING & LAY-  
 ING CROSSWALKS, from Jackson to Flushing  
 avenues. GRAND AVENUE—REGULATING,  
 GRADING, CURBING, FLAGGING & LAYING  
 CROSSWALKS from Steinway avenue to Old Bow-  
 ery Bay Road. PEARSALL AVENUE—STORM  
 SEWER, from Hunters Point avenue to Newtown  
 Creek. 15TH AVENUE—SEWER, from Broadway

to Jackson avenue. 16TH AVENUE—REGULAT-  
 ING, GRADING, CURBING & FLAGGING, from  
 Broadway to Graham avenue.  
 HERMAN A. METZ, Comptroller.  
 City of New York, September 9, 1909. 13280

ATTENTION IS CALLED TO THE ADVERTISE-  
 MENT IN THE CITY RECORD OF September 11  
 to 24, 1909, of the confirmation by the Board of  
 Revision of Assessments, and the entering in the  
 Bureau for the Collection of Assessments and Ar-  
 rears, of assessments for LOCAL IMPROVEMENTS  
 in the BOROUGH OF BROOKLYN:  
 12TH WARD, SECTION 2. IMLAY STREET,  
 sewer basins at all four corners of VERONA  
 STREET, COMMERCE STREET & BOWNE  
 STREET. 29TH WARD, SECTION 16. EAST 2ND  
 STREET—REGULATING, GRADING, CURBING &  
 LAYING CEMENT SIDEWALKS, from Greenwood  
 avenue to Vanderbilt street. VANDERBILT  
 STREET—PAVING, between East 18th street and  
 Gravesend avenue. 30TH WARD, SECTION 17.  
 53RD STREET—SEWER, between 13th and 15th  
 avenues; and 53RD STREET—OUTLET SEWER,  
 between 15th and 17th avenues. 30TH WARD,  
 SECTION 18. BATTERY AVENUE & DAHL-  
 GREN PLACE—SEWERS, between 88th and 90th  
 streets, and OUTLETS between 90th and 92nd  
 streets. 77TH STREET—PAVING & RECURBING,  
 between 4th and 5th avenues. 30TH WARD, SEC-  
 TION 19. 13TH AVENUE—SEWER, between 79th  
 and 82nd streets; and 82ND STREET—OUTLET  
 SEWER, between 13th and 14th avenues.  
 HERMAN A. METZ, Comptroller.  
 City of New York, September 9, 1909. 13276

ATTENTION IS CALLED TO THE ADVERTISE-  
 MENT IN THE CITY RECORD OF September 11  
 to 24, 1909, of the confirmation by the Board of  
 Revision of Assessments, and the entering in the  
 Bureau for the Collection of Assessments and Ar-  
 rears, of assessments for LOCAL IMPROVEMENTS  
 in the BOROUGH OF THE BRONX:  
 23RD WARD, SECTION 9. WEST 161ST STREET  
 —REGULATING, GRADING, BUILDING STEPS,  
 ERECTING RAILINGS & LAYING DRAINS, from  
 Summit avenue to Sedgwick avenue. WEST 166TH  
 STREET—REGULATING, GRADING, CURBING,  
 FLAGGING, LAYING CROSSWALKS, BUILDING  
 APPROACHES & CONSTRUCTING STEPS, from  
 Jerome to Lind avenue. 24TH WARD, SECTION  
 11. BUSH STREET—REGULATING, GRADING,  
 SETTING CURBSTONES, FLAGGING THE SIDE-  
 WALKS, LAYING CROSSWALKS, BUILDING AP-  
 PROACHES & PLACING FENCES, from Anthony  
 avenue to Grand Boulevard & Concourse. CRES-  
 TON AVENUE—PAVING & CURBING, from Burn-  
 side avenue to East 184th street. PARK VIEW  
 PLACE—REGULATING, GRADING, CURBING,  
 FLAGGING, LAYING CROSSWALKS, BUILDING  
 APPROACHES & PLACING FENCES, from West  
 190th Street to Tee Taw avenue. PROSPECT  
 AVENUE—PAVING THE ROADWAY & SETTING  
 CURB, from Tremont avenue to East 189th Street.  
 24TH WARD, SECTIONS 11 & 12. CRESTON  
 AVENUE—PAVING & CURBING, from East 184th  
 Street to East 198th Street. HUGHES AVENUE—  
 PAVING & CURBING, from Tremont avenue to the  
 property of St. John's College. 24TH WARD,  
 SECTION 12. EAST 199TH STREET—REGULAT-  
 ING, GRADING, SETTING CURBSTONES, FLAG-  
 GING THE SIDEWALKS, LAYING CROSSWALKS,  
 BUILDING APPROACHES & PLACING FENCES,  
 from Webster to Marion avenues.  
 HERMAN A. METZ, Comptroller.  
 City of New York, September 9, 1909. 13266

**PROPOSALS.**

DEPARTMENT OF FINANCE  
 CORPORATION SALE OF BUILDINGS AND AP-  
 PURTENANCES THERETO ON CITY REAL  
 ESTATE BY SEALED BIDS.  
 AT THE REQUEST of the Bridge Commissioner,  
 public notice is hereby given that the Commis-  
 sioners of the Sinking Fund, by virtue of the  
 powers vested in them by law, will offer for sale  
 BY SEALED BIDS all the buildings, parts of build-  
 ings, etc., standing upon property owned by the  
 City of New York, acquired by it for bridge pur-  
 poses, in the  
 BOROUGH OF MANHATTAN,  
 . . . being all the buildings, parts of buildings,  
 etc., standing within the lines of property acquired  
 for the purposes of the Manhattan Bridge, being  
 more particularly designated as the property  
 known as the Kenwood House at No. 31 Bow-  
 ery, which is more particularly described on a  
 certain map on file in the office of the Collector  
 of City Revenue, Room 141, No. 280 Broadway,  
 Borough of Manhattan.  
 PURSUANT to a resolution of the Commission-  
 ers of the Sinking Fund adopted at a meeting held  
 June 30, 1909, the sale by SEALED BIDS of the  
 above described building and appurtenances there-  
 to will be held by direction of the Comptroller on  
 WEDNESDAY, SEPTEMBER 29, 1909,  
 . . . at 11 A. M.  
 For full particulars, see "City Record".  
 City of New York, Department of Finance,  
 HERMAN A. METZ, Comptroller.  
 Comptroller's office, Sept. 10, 1909. 13313

**PUBLIC NOTICES.**

PUBLIC NOTICE IS HEREBY GIVEN to the  
 owner or owners of all houses and lots, improved  
 or unimproved lands affected thereby, that the  
 following proposed assessments have been com-  
 pleted and are lodged in the office of the Board of  
 Assessors for examination by all persons inter-  
 ested, viz.:  
 BOROUGH OF BROOKLYN.  
 List 620, No. 1. Sewer basins on New Jersey  
 avenue, at the southwest corner of Highland bou-  
 levard; at the northwest corner of Evergreen place  
 and at the northwest corner of Jamaica avenue.  
 List 625, No. 2. Sewer in Sixty-first street, be-  
 tween Fifth and Sixth avenues.  
 List 650, No. 3. Sewer basins at the southerly  
 and northerly corners of Forty-third street and  
 First avenue.  
 List 662, No. 4. Sewer basins on Milford street,  
 at the northeast and northwest corners of Belmont  
 avenue, and all four corners of Sutter avenue.  
 List 664, No. 5. Sewer basins at the northerly  
 and easterly corners of Nineteenth avenue and  
 Eighty-fifth street.  
 List 667, No. 6. Sewer basin at the northwest  
 corner of Snediker and Belmont avenues.  
 List 668, No. 7. Sewer basin at the northerly  
 corner of Stockholm street and St. Nicholas ave-  
 nue.  
 List 669, No. 8. Sewer basins at all four corners  
 of Siegel and White streets.  
 All persons whose interests are affected by the  
 above named proposed assessments and who are  
 opposed to the same, or either of them, are re-  
 quested to present their objections, in writing, to  
 the Secretary of the Board of Assessors, No. 320  
 Broadway, New York, on or before October 12,  
 1909, at 11 a. m., at which time and place the  
 said objections will be heard and testimony re-  
 ceived in reference thereto.  
 For full particulars see City Record.  
 ANTONIO ZUCCA,  
 PAUL WEIMANN,  
 JAMES H. KENNEDY,  
 Board of Assessors.  
 William H. Jasper, Secretary.  
 No. 320 Broadway, City of New York, Borough  
 of Manhattan,  
 September 10, 1909. 13236

Department of Finance, Bureau for the Col-  
 lection of Taxes, New York, September 1, 1909.

**NOTICE TO TAXPAYERS.**

TAXPAYERS WHO DESIRE TO OBTAIN  
 their bills promptly should make immedi-  
 ate written requisition (bills may be procured  
 in the Borough offices), stating their property  
 by section or ward, block and lot or map num-  
 ber, 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 POST-  
 AGE, PREPAID.  
 In case of any doubt in regard to ward, sec-  
 tion, block or lot number, taxpayers should  
 take their deeds to the Department of Taxes  
 and Assessments and have their property lo-  
 cated 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 wait-  
 ing in lines, as required in case of personal  
 application.  
 The requisition must be addressed and mailed  
 to the Deputy Receiver of Taxes in whichever  
 Borough the property is located, as follows:  
 John J. McDonough, No. 57 Chambers street,  
 Borough of Manhattan, New York.  
 John B. Underhill, corner of Third and Trem-  
 ont avenues, Borough of the Bronx, New  
 York.  
 Thomas J. Drennan, Municipal Building, Bor-  
 ough 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 tax-  
 payer.  
 DAVID E. AUSTEN,  
 Receiver of Taxes.



# 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

Sept 10, 11, 13, 14, 15 and 16. (No. 90.)

### BOROUGH OF MANHATTAN.

Allen st, No 118 | n e cor Delancey st, runs e 73.6 x n 25  
Delancey st, Nos 74 and 76 | x e 14 x n 25 x w 87.6 to Allen st x s  
50 to beginning, 6-sty brk tenement and stores. Moses Price  
to Jacob Kahn. Mort \$80,000. Aug 31. Sept 14, 1909. 2:415—  
43. A \$55,000—\$110,000. other consid and 100  
Bank st, No 130, s s, 67.1 e Washington st, 17.10x95, 2-sty brk  
dwelling. Augustus Van Cortlandt 3d by Guardian Trust Co  
of N Y GUARDIAN to C N Shurman Investing Co. All title.  
Sept 2. Sept 10, 1909. 2:634—10. A \$7,500—\$8,000. 8,000  
Bedford st, No 55, w s, abt 100 n Leroy st, 21.2x75.6, 2-sty brk  
dwelling. George Brockway EXR Cath Miller to Susan C and  
Mary E Miller. Mort \$5,000. June 24. Sept 16, 1909. 2:583  
32. A \$7,000—\$7,500. 3,000  
Bond st, No 33, s w s, abt 195 e Lafayette st, 25x114.2x25.5x119,  
n w s, 3-sty brk loft and store building. Bridget M wife of and  
Wm D Connell to Catherine Taylor. All liens. Sept 15. Sept  
16, 1909. 2:529—26. A \$29,000—\$33,000. nom  
Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7, 7-  
sty brk loft and store building. Sandel Cohen to Henry C Rath,  
Boro of Queens. Mort \$70,900. Aug 11. Sept 16, 1909. 2:482  
—41. A \$36,000—\$65,000. nom  
Canal st, Nos 67 to 71 | n e cor Allen st, 50x55.6, three 5-sty brk  
Allen st, No 14 | tenements and stores. Ike Weinberg to  
Harris Youdelman. All liens. Sept 9. Sept 15, 1909. 1:299—  
38 and 39. A \$49,000—\$70,000. nom  
Cherry st, No 256 | n e cor Rutgers st, 26.3x96.2x26.3x96.9,  
Rutgers st, Nos 57 and 59 | 6-sty brk tenement and stores. FORE-  
CLOS, Aug 24, 1909. Adelm H Burd, ref, to Rosie Punch.  
Morts \$54,000. Sept 14. Sept 15, 1909. 1:256—1. A \$30,000  
—\$60,000. 5,000  
Same property. Rosie Punch to Annie Roth. Morts \$54,000. Sept  
14. Sept 15, 1909. 1:256. other consid and 100  
Essex st, No 3, w s, 52.3 n Division st, 22.3x52x22.3x51.3, 4-sty  
frame (brk front) tenement and store. Andreas Fox et al to  
Jacob Rogers. Mort \$12,000. Sept 13, 1909. 1:297—29. A  
\$15,000—\$18,000. nom  
Frankfort st, No 19 | s e cor William st, runs s e along Frankfort  
William st, No 198 | st 29.4 x s w 37.4 x n w 27.4 to William st  
x n e 37.4 to beginning, 6-sty brk loft and store building. Jacob  
Levy et al to 19 Frankfort St, a corpn. Mort \$15,000. July 1.  
Sept 14, 1909. 1:103—9. A \$39,500—\$50,000.  
other consid and 100  
Same property. Esther Levy to same. 1-7 part. All title. July  
8. Sept 14, 1909. 1:103. nom  
Same property. Louis Levy and ano INDIVID and as TRUSTEE  
to same. 1-7 part. All title. Mort \$15,000. June 27. Sept  
14, 1909. 1:103. 65,000  
Greenwich st, No 534, w s, 243.5 s Charlton st, 21.4x79, 3-sty  
brk tenement. Cecilia Eckstein to P M Ohmeis & Co. Apr 15.  
Sept 13, 1909. 2:596—83. A \$9,000—\$10,000.  
other consid and 100  
Henry st, No 182, s s, abt 50 e Jefferson st, 23.10x100, 4-sty brk  
tenement. Tillie Weiner to Robert Weiner. All liens. Sept  
11. Sept 13, 1909. 1:270—59. A \$17,000—\$23,000. nom  
Ludlow st, No 67, n w s, 87.6 n e Grand st, 25.5x87.6, 6-sty brk  
tenement and store. Annetta M Driver to Abraham Scheinberg.  
Morts \$37,750. Sept 7. Sept 13, 1909. 2:408—20. A \$20,000—  
\$36,000. other consid and 100  
Ludlow st, No 151, w s, 125.4 s Stanton st, 25x87.6, 5-sty brk  
tenement and store and 4-sty brk tenement in rear. Sarah Er-  
showsky to Samuel Ershowsky. Mort \$26,000. Aug 4. Sept  
11, 1909. 2:411—23. A \$22,000—\$28,000. nom  
Madison st, No 239, n s, abt 145 e Jefferson st, 25x100, 5-sty brk  
tenement and store. Sarah Krieger to Melach Epstein. Mort  
\$39,000 and all liens. Sept 10. Sept 11, 1909. 1:270—38. A  
\$18,000—\$35,000. other consid and 100  
Madison st, No 310, s s, 105.10 w Gouverneur st, 19.6x110, 6-sty  
brk tenement and store. Dorothea Libson to Elizabeth Benja-  
min, of Brooklyn. Mort \$30,500 and all liens. Aug 23. Sept  
15, 1909. 1:268—25. A \$13,000—\$33,000. 100  
Madison st, No 310, s s, 105.10 w Gouverneur st, 19.6x110, 6-sty  
brk tenement and store. Elizabeth Benjamin to Hermann Levy.  
Morts \$30,500 and all liens. Sept 15, 1909. 1:268—25. A \$13,000—  
\$33,000. other consid and 100  
Montgomery st, No 24, w s, 65.3 s Henry st, 21.9x46, 3-sty brk  
tenement. Chas H Ricker to Cath Newman, Annie Smith and  
Regina, Mary, Geo, James and Emma Twigg, all of Brooklyn,  
N Y. Q C. Sept 1. Sept 15, 1909. 1:269—64. A \$8,000—  
\$10,000. nom  
Nassau st, No 26 | s e cor Cedar st, 73.1x71.7x65.7x73.3, part  
Cedar st, Nos 66 and 68 | 5-sty stone front office building. The  
Germania Life Ins Co to the Fourth National Bank of City N Y.  
All liens. Sept 15, 1909. 1:44—9. A \$876,000—\$935,000.  
other consid and 100,000

Stanton st, No 319 | s w cor Goerck st, 50x75, 6-sty brk  
Goerck st, Nos 111 to 117 | tenement and stores. Haskel Schiff  
to Samuel Schiff. 1-3 part. Mort \$83,750. Sept 10. Sept 11,  
1909. 2:329—54. A \$40,000—\$80,000. nom  
Sheriff st, No 83, w s, abt 150 n Rivington st, 25x100, 5-sty brk  
tenement and store. Harris Lustgarten to Abraham Strauss.  
Morts \$37,500 and all liens. Sept 9. Sept 10, 1909. 2:339—  
66. A \$18,000—\$31,000. nom  
Thompson st, Nos 98 and 100, e s, 226 s Prince st, runs e 95 x s  
24.11 x w 5 x s 25 x w 94.6 to st x n 50.3 to beginning, 6-sty  
brk tenement and stores. FORECLOS, Aug 24, 1909. James  
Kearney referee to John Palmieri. Morts \$64,000. Sept 14,  
1909. 2:502—6. A \$31,000—\$75,000. 2,000  
Water st, No 276, n w s, 27.9 s w Dover st, runs n w 71.5 x s w  
24.2 x s e 34 x s w 0.4 x s e 31.6 to st x n e 25 to beginning,  
2 and 3-sty brk loft and store building. Whiting Arnold EXR  
Eliza Arnold to Alfred Wendt. Sept 10, 1909. 1:106—2. A  
\$8,100—\$11,500. other consid and 100  
Water st, No 433 | s e cor Market slip, 26x80, 5-sty  
Market slip, Nos 92 to 98 | brk tenement and store. Benj M Fei-  
ner et al to Martin Goldfarb. Mort \$28,000. Sept 13. Sept 16,  
1909. 1:249—44. A \$20,000—\$33,000. other consid and 100  
4th st E, No 318, s s, 183.6 e Av C, 18.9x96, 3-sty brk dwelling.  
Herman Gottlieb to Lillian Bernstein. Mort \$18,000. Sept 14.  
Sept 15, 1909. 2:373—12. A \$10,000—\$13,000.  
other consid and 100  
13th st W, Nos 302 and 304, s s, 56.9 e 4th st, runs s 41.5 x e 49.7  
x n 14.4 to 13th st x w 56.6 to beginning, 3-sty brk loft and  
store building. Alex Schwarz to Herrmann Elkan. Mort \$18,-  
000. Sept 14, 1908. Sept 13, 1909. 2:616—44. A \$14,000—  
\$19,000. other consid and 100  
13th st E, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement  
and store. Jennie Schwab to the Flatiron Realty Co. Mort  
\$8,500. Sept 13. Sept 16, 1909. 2:395—21. A \$8,000—\$12,-  
000. nom  
14th st E, No 432, s s, 419 e 1st av, runs s 110.6 to c l Stuyves-  
ant st, x n e 29.10 x n 94.2 to st, x w 25 to beginning, 6-sty brk  
tenement. Marcus Rosenthal to Tessie E Moss and Benj F Fei-  
ner. Mort \$35,600. Sept 15. Sept 16, 1909. 2:441—23. A  
\$19,000—\$40,000. nom  
25th st W, No 167, n s, 75 e 7th av, 20x78.9, 5-sty brk tenement  
and store. Realty Holding Co to Emma E Horn and Lina Ett-  
linger. Mort \$11,000. Sept 11. Sept 14, 1909. 3:801—6. A  
\$12,000—\$15,000. other consid and 100  
26th st W, No 436, s s, 375 w 9th av, 25x98.9, 5-sty brk tenement  
and store. Israel Blum to Clara Edelson. Mort \$22,150. Sept  
11. Sept 13, 1909. 3:723—57. A \$9,000—\$23,000. nom  
26th st W, No 438, s s, 400 w 9th av, 25x98.9, 5-sty brk tene-  
ment. Clara Edelson to Israel Blum. Mort \$22,300. Sept 11.  
Sept 13, 1909. 3:723—58. A \$9,000—\$23,000. nom  
26th st W, Nos 436 and 438, s s, 375 w 9th av, 50x98.9, two 5-sty  
brk tenements, store in No 436. Louisa Blum to Clara Edelson.  
1/2 part. All title. Mort \$45,500. Feb 1. Sept 13, 1909.  
3:723—57 and 58. A \$18,000—\$46,000. 100  
26th st W, s s, 275 w 10th av, 225x98.9.  
26th st W, s s, 200 e 11th av, 100x98.9.  
Party wall agreement. The Realty Co of West 26th Street et  
al with Edgar M and James F Andrews and Clara L Poillon. Aug  
30. Sept 16, 1909. 3:697. nom  
28th st E, No 35, n s, 183.4 w 4th av, 20.10x98.9, 3-sty brk dwell-  
ing. Mary L Knox to Theodore N Price, 2-3 parts, and Harold  
Moore, 1-3 part. Morts \$20,000. Sept 9. Sept 10, 1909. 3:858  
—29. A \$33,000—\$37,000. other consid and 100  
35th st W, No 343, n s, 350 e 9th av, 15x98.9, 4-sty brk dwelling.  
Matilda A Beiser to Gustav Riemer. Sept 15, 1909. 3:759—18.  
A \$6,800—\$8,500. other consid and 100  
35th st W, No 343, n s, 350 e 9th av, 15x98.9, 4-sty brk dwelling.  
Gustave Riemer to Margaret E Weill. Mort \$12,000. Sept 15.  
Sept 16, 1909. 3:759—18. A \$6,800—\$8,500.  
other consid and 100  
37th st W, No 437, n s, 300 e 10th av, 25x98.9, 3-sty brk tenement  
and store and 2-sty brk tenement in rear. Caroline Schumacher  
to Charles Dinkel. Morts \$12,000 and all liens. Sept 15, 1909.  
3:735—14. A \$9,000—\$11,000. other consid and 100  
37th st W, No 257, n s, 150 e 8th av, 16.8x98.9, 4-sty brk dwell-  
ing. Emma E Horn to Edgar A Landauer. Mort \$14,000. Aug  
26. Sept 15, 1909. 3:787—14. A \$14,500—\$18,500.  
other consid and 100  
37th st W, No 257, n s, 150 e 8th av, 16.8x98.9, 4-sty brk dwell-  
ing. Edgar A Landauer to Westown Realty Co. Mort \$14,000.  
Sept 15, 1909. 3:787—14. A \$14,500—\$18,500.  
other consid and 100  
40th st W, No 210, s s, 157.3 w 7th av, 14.3x98.9, 4-sty brk ten-  
ement. City Real Estate Co to Harriet S James. B & S. Sept  
15. Sept 16, 1909. 3:789—48. A \$12,500—\$15,500.  
other consid and 100  
40th st E, No 28, s s, 150 e Madison av, 25x98.9, two and 3-sty  
brk stable. Lillia B Hyde to Joseph Milbank, of Greenwich,  
Conn. Aug 23. Sept 16, 1909. 3:869—51. A \$50,000—\$59,000.  
other consid and 100



# 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  
3060 Mad. Sq. 15 West 29th St., New York

- 41st st W, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. The Flatiron Realty Co to Jennie Schwab. Morts \$28,000 and all liens. Sept 14, 1909. 4:1032-20. A \$15,000-\$16,000. nom
- 46th st W, Nos 121 and 123, n s, 275 w 6th av, 41.8x100.5, 4-sty brk tenement and store and 3-sty brk dwelling. Susan C Barrett widow to Harriet S James. Sept 10, 1909. 4:999-20 and 21. A \$54,000-\$56,000. 100
- 47th st W, Nos 114 and 116, s s, 193.9 w 6th av, 37.6x100.5, 5-sty brk tenement. Bridget M wife of and Wm D Connell to Catherine Taylor. Mort \$65,000. Sept 15, 1909. 4:999-41. A \$65,000-\$80,000. nom
- 48th st E, No 325, n s, 325 e 2d av, 25x100.5, 4-sty brk tenement and store. Israel Fradkin et al to Nathaniel N and Mary C Shire. Mort \$13,500 and all liens. Aug 31, 1909. 5:1341-14. A \$9,000-\$16,000. 100
- 50th st W, No 339, n s, 425 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Chas S Manly to Catharina E Neher. Q C. Sept 10, 1909. 4:1041-15. A \$11,000-\$12,000. nom
- 50th st W, No 237, n s, 220 e 8th av, 25x100.5, part 3-sty brk garage. Priscilla S Mackey to Oscar T Mackey. Mort \$25,000. Mar 16, 1908. Sept 14, 1909. 4:1022-10. A \$27,000-\$35,000. nom
- 50th st W, No 339, n s, 425 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Cath E Neher widow to New York Polyclinic Medical School & Hospital. Sept 15, 1909. 4:1041-15. A \$11,000-\$12,000. other consid and 100
- 50th st W, Nos 341 to 349, n s, 444.2 w 8th av, 95.10x100.5, five 4-sty stone front dwellings. Chas F Myers to New York Polyclinic Medical School & Hospital. Morts \$36,500. Sept 15, 1909. 4:1041-11 to 14. A \$55,000-\$60,000. other consid and 100
- 51st st W, No 346, s s, 262.6 e 9th av, 12.10x100.5, 4-sty stone front dwelling. Leah De Sola Mendes to New York Polyclinic Medical School & Hospital. Sept 14, 1909. 4:1041-54. A \$7,000-\$8,500. nom
- 54th st W, Nos 244 to 252, on map Nos 242 to 252, s s, 175 e 8th av, runs e 125 x s 84.10 x w 50 x s 15.7 x w 75 x n 100.5 to beginning, two 3-sty brk tenements, two 3-sty brk lofts and dwellings and 1-sty frame stable. Albert L Richardson to Albert R Shattuck and Geo F Chamberlin. All liens. Sept 4, 1909. 4:1025-54 to 57. A \$166,000-\$169,000. nom
- 54th st W, Nos 254 and 256, s s, 125 e 8th av, 50x100.5, 3-sty brk tenement and store and 4-sty brk dwelling and stable. Albert L Richardson to Albert R Shattuck and Geo F Chamberlin. Sept 4, 1909. 4:1025-58 and 59. A \$64,000-\$67,000. nom
- 54th st W, Nos 233 to 237, n s, 290 e 8th av, 60x100.5, 4-sty brk garage. The Tailfer Co to Julia Tilford. Morts \$160,000. Sept 15, 1909. 4:1026-12. A \$90,000-\$135,000. nom
- 55th st W, No 327, n s, 306.3 w 8th av, 18.9x100.5, 3-sty and basement stone front dwelling. Mary Hays to Arthur J Gormley. Sept 14, 1909. 4:1046-20. A \$11,500-\$17,000. other consid and 100
- 56th st E, Nos 230 and 232, s s, 175 w 2d av, 50x100.5, two 5-sty brk tenements. The Monogram Realty Co to Eliz P Anderson. Mort \$30,000. Sept 15, 1909. 5:1329-32 and 33. A \$22,000-\$43,000. other consid and 100
- 59th st E, No 129, n s, 100 w Lexington av, 20x100.5, 3-sty stone front tenement and store. Simmons College at Abilene, Tex, to Robt S Simmons. All title. Nov 25, 1907. Sept 13, 1909. 5:1394-12. A \$24,000-\$32,000. other consid and 100
- 60th st E, No 45, n s, 229.1 e Madison av, 20x100.5, 4-sty and basement stone front dwelling. Elsa Oppenheimer to Seymour Oppenheimer. Mort \$35,000. July 29, 1902. Sept 14, 1909. 5:1375-30. A \$44,000-\$48,000. other consid and 100
- 64th st W, No 227, n e s, 350 n w Amsterdam av, 25x100.5, 1-sty frame shop. Abram L Libman to Libman-Lewine Co, a corp. Mort \$6,500. Sept 9, 1909. 4:1156-18. A \$6,000-\$6,500. other consid and 100
- 65th st W, No 144, s s, 378 e Amsterdam av, 20x100.5, 4-sty and basement stone front dwelling. E Mortimer Barnes and ano EXRS, &c, Edwin M Barnes, dec'd, to Peter Sexton. Mort \$18,000. Sept 10, 1909. 4:1136-49. A \$12,000-\$19,000. 22,250
- 66th st E, Nos 339 and 341, n s, 75 w 1st av, 37.6x100.5, 6-sty brk tenement. FORECLOS, Sept 9, 1909. Michl J Driscoll referee to Samuel Wacht. Sept 9, 1909. 5:1441-22. A \$16,000-\$48,000. 10,000 over and above mort for 37,000
- 66th st W, No 211, n s, 575 e West End av, 25x100.5, 5-sty stone front tenement. Moritz Weiss to Thomas Hickson. Mort \$15,500. Sept 11, 1909. 4:1158-24. A \$7,000-\$17,000. nom
- 71st st E, No 328, s s, 225 w 1st av, 25x100.5, 5-sty brk tenement. Release mort. German Savings Bank to Wm A F Smith. Sept 1, 1909. 5:1445-36. A \$9,000-\$22,500. 3,000
- 72d st E, No 431, n s, 150 w Av A, 25x102.2, 4-sty stone front tenement. Palm Bracco to Nicola Motta. 1/2 part. Mort \$12,000. Sept 15, 1909. 5:1467-18. A \$9,000-\$16,000. nom
- 73d st W, No 152, s s, 270 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Emma L Hebert to Jessie S Van Riepst. Sept 15, 1909. 4:1144-53 1/2. A \$13,500-\$24,500. nom
- 74th st W, No 122, s s, 222 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Geo De F Barton EXR Eliza P Barton to Geo E Hoe. Sept 14, 1909. 4:1145-42. A \$14,000-\$26,000. 39,000
- 75th st E, No 435, n s, 125 w Av A, 37.6x102.2, 6-sty brk tenement. The Bohemian American Workingmens Gymnastic Assoc (Sokol), a corp, to Olive Realty Co. Morts \$34,000 and all liens. Sept 13, 1909. 5:1470-20. A \$13,000-\$42,000. 43,000
- 77th st E, No 57, n s, 125 e Madison av, 18.9x102.2, 3-sty stone front dwelling. Yosta Rosenberg to Roseby Realty Co. June 29, 1909. 5:1392-26. A \$24,000-\$27,000. other consid and 100
- 77th st E, No 52, s s, 57.6 e Madison av, 12.6x102.2, 4-sty stone front dwelling. Yosta Rosenberg to Justa Realty Co. Mort \$15,000. Apr 22, 1909. 5:1391-52. A \$16,000-\$20,000. other consid and 100
- 77th st W, No 148, s s, 464 w Columbus av, 18x102.2, 5-sty brk dwelling. Edith S Radley to Demetria S wife of Dr Le Roy Broun. Mort \$20,000. Sept 15, 1909. 4:1148-51. A \$12,500-\$27,000. other consid and 100
- 77th st E, No 69, n s, 143.9 w Park av, 18.9x102.2, 3-sty stone front dwelling. The Farmers Loan and Trust Co TRUSTEE John W Woolley to Chas R Bangs. All liens. Sept 13, 1909. 5:1392-30. A \$23,000-\$29,000. 32,500
- 78th st E, Nos 217 to 221, n s, 205 e 3d av, 75x102.2, three 4-sty brk tenements. Jette Neuberger to Gussie Sapery. Mort \$54,450. Sept 10, 1909. 5:1433-9 to 11. A \$33,000-\$51,000. nom
- 78th st W, No 167, n s, 98 e Amsterdam av, 18x102.2, 4-sty and basement stone front dwelling. Minnie S Jewell to The Sisters of Charity of Saint Vincent de Paul, a corp. Mort \$15,000. Sept 15, 1909. 4:1150-5. A \$12,000-\$22,000. other consid and 100
- 78th st E, Nos 217 to 221, n s, 205 e 3d av, 75x102.2, three 4-sty brk tenements. Gussie Sapery to Millie Hellinger. Morts \$54,450 and all liens. Sept 14, 1909. 5:1433-9 to 11. A \$33,000-\$51,000. nom
- 79th st W, No 142, s s, 411 w Columbus av, 19x102.2, 3-sty and basement stone front dwelling. Laura G Hardenbrook et al to Philip H Smith. Sept 10, 1909. 4:1150-49. A \$15,000-\$21,000. nom
- 79th st E, No 360 | s w cor 1st av, 25x100, 4-sty brk 1st av, Nos 1505 and 1507 | tenement and store. Frederick Wallmann to Lester and David Feigenblatt. Sept 14, 1909. 5:1453-27. A \$22,000-\$35,000. other consid and 100
- 87th st W, No 45, n s, 250 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Edwin B Curtiss to Chas R Hubert of Yonkers, N Y. Mort \$28,000. Sept 14, 1909. 4:1201-11. A \$13,500-\$32,000. other consid and 100
- 92d st W, No 143, n s, 330 e Amsterdam av, 20x100.8, 3-sty and basement stone front dwelling. Wm O Horn to Dennis F O'Brien. Morts \$20,000. Aug 4, 1909. 4:1223-14. A \$12,000-\$20,000. other consid and 100
- 92d st E, Nos 336 and 338, s s, 200 w 1st av, 50x100.8, 6-sty brk tenement and stores. Sarah D Purrington to Theron S Johnson. 1/2 part. All title. Mort \$55,500. Sept 9, 1909. 5:1554-35. A \$17,000-\$57,000. nom
- 95th st W, No 131, n s, 316 w Columbus av, 17x100.8, 3-sty and basement brk dwelling. Ray Isaacs to Robert B Alling. Mort \$13,000. Sept 15, 1909. 4:1226-19 1/2. A \$8,500-\$12,000. nom
- 98th st W, n s, 96.11 e Riverside Drive, 75x100.11, 8-sty brk tenement. Meteor Realty & Construction Co to Minnie G Frank Realty Co. Mort \$240,000. Aug 29, 1909. 7:1888-7. A \$51,000-\$90,000. other consid and 100
- 99th st W, Nos 19 to 31, n s, 225 w Central Park West, 125x100.11, four 5-sty brk and stone tenem'ts and 3-sty brk tenem't and store. Cathleen Turney to Pinehurst Realty Co. Mort \$90,500. Sept 1, 1909. 7:1835-19 to 23. A \$60,000-\$113,000. other consid and 100
- 99th st W, Nos 19 to 31, n s, 225 w Central Park West, 125x100.11, four 5-sty brk and stone tenements and 3-sty brk tenement and store. Christian Abele to Cathleen Turney. Mort \$35,000. Sept 1, 1909. 7:1835-19 to 23. A \$60,000-\$113,000. other consid and 100
- 99th st W, Nos 157 and 159, n s, 150 e Amsterdam av, 45x100.11, 6-sty brk tenement and stores. Hannah Hoffman to S G Painter Realty & Securities Co. Morts \$60,000. Aug 31, 1909. 7:1854-7. A \$19,800-\$62,000. exch
- 100th st E, No 232, s s, 105 w 2d av, 25x100.11, 5-sty brk tenement. Max Taschman and ano HEIRS Harris Taschman to Fannie Taschman widow. All title. Mort \$22,000. May 1, 1909. 6:1649-29. A \$9,000-\$22,000. other consid and 100
- 103d st E, No 165, n s, 125 w 3d av, 24.10x100.11, 4-sty brk tenement. Yosta Rosenberg to Mathery Realty Co. June 29, 1909. 6:1631-31. A \$10,000-\$17,000. other consid and 100
- 104th st E, No 402, s s, 69.1 e 1st av, 24.3x100.11, 4-sty brk loft and store building. Gustave Gleeckstein to Moses Schwartz. Q C. All liens. June 2, 1909. 6:1697-44 3/4. A \$6,000-\$12,500. nom
- 105th st E, No 17, n s, 200 e 5th av, 25x100.11, 5-sty stone front tenement. Thomas Hickson to Biri Weiss. Mort \$25,000. Sept 13, 1909. 6:1611-9. A \$13,000-\$25,000. other consid and 100
- 107th st E, Nos 214 and 216, s s, 200.8 e 3d av, 43.8x100.11, 6-sty brk tenement and stores.
- 107th st E, Nos 218 and 220, s s, 244.4 e 3d av, 43.8x100.11, 6-sty brk tenement and stores. Nathan Hutkoff to Annie Strauss, of Brooklyn, N Y. Mort \$81,000. Aug 2, 1909. 6:1656-38 and 39. A \$30,000-\$100,000. nom
- 109th st E, No 328, s s, 357 e 2d av, 25x100, all title to strip, begins 100 s 109th st and 357 e 2d av, runs s 0.11 x e 25 x n 0.11 x w 25, 5-sty brk tenement and store. Nicola Zito to Rosina Vingelli. Mort \$15,000. Aug 4, 1909. 6:1680-39. A \$7,000-\$25,000. nom
- 110th st E, No 10, s s, 202 w Madison av, 26x100.11, 5-sty brk tenement. Chas A Person to Barbara Schmidt. All liens. Sept 9, 1909. 6:1615-64. A \$14,500-\$29,000. other consid and 100
- 112th st E, No 127, n s, 75 w Lexington av, 26x100.11, 6-sty brk tenement. Pauline F Dorr et al EXRS &c Heinrich D A Bauhahn to Derby Realty Co. Mort \$22,000. Sept 9, 1909. 6:1640-14. A \$10,500-\$31,000. other consid and 100
- 113th st W, No 510, s s, 193.3 w Amsterdam av, 31.9x100.11, 6-sty brk tenement. Paterno & Son Contracting Co to M Elizabeth Geoffroy. Mort \$42,500. Sept 15, 1909. 7:1884-41 and 41 1/4. A \$15,500-\$8,000. 100
- 114th st W, No 68, s s, 225 e Lenox av, 16.8x100.11, 3-sty and basement stone front dwelling. Max Taschman and ano HEIRS Harris Taschman to Fannie Taschman widow. All title. Morts \$13,000. May 1, 1909. 6:1597-62. A \$8,500-\$11,000. other consid and 100
- 114th st E, No 121, n s, 160 e Park av, 15x100.11, 3-sty stone front dwelling. Roselle H Osk to Benedict Funkelstein. Q C. Sept 15, 1909. 6:1642-8. A \$6,000-\$8,000. nom
- 117th st E, No 66, s s, 115 w Park av, 25x100.11, 5-sty brk tenement. Joseph Levy to David Meier. Mort \$19,000. Sept 14, 1909. 6:1622-42. A \$11,000-\$25,000. other consid and 100



118th st E, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty brk tenement. FORECLOS, Sept 8, 1909. Wm E Morris, ref, to Irving S Dorf. Mort \$41,000. Sept 15, 1909. 6:1645-59. A \$16,000-\$48,000. 6,000

119th st E, Nos 226 to 232, on map Nos 226 to 230, s s, 330 e 3d av, 80x100.10, two 6-sty brk tenements and stores. Maurice Caspe to Mary Klein. All liens. Sept 13. Sept 14, 1909. 6:1783-33 and 34. A \$34,000-\$98,000. nom

121st st W, No 224, s s, 250 w 7th av, 18x100.11, 5-sty brk tenement. Seventy-Eighth St Realty Co to Minnie Stern. Mort \$14,000. Sept 10, 1909. 7:1926-44. A \$8,600-\$16,000. other consid and 100

122d st E, Nos 163 and 165, n s, 266.8 w 3d av, 43.4x100.11, 6-sty brk tenement and stores. FORECLOS, Sept 15, 1909. Gustavus A Rogers to Morris Kahn. Mort \$40,000 and all liens. Sept 15, 1909. 6:1771-25. A \$19,000-\$55,000. \$3,000 over and above mort 40,000

123d st W, No 207, n s, 121.11 w 7th av, 15.7x100, with all title to strip in rear, 15.7x0.11, 3-sty and basement stone front dwelling. Charles E Evans TRUSTEE Helena G Hoey widow et al to John H Springer. C a G. June 11. Sept 11, 1909. 7:1929-26½. A \$7,400-\$10,000. nom

123d st W, No 213, n s, 168.8 w 7th av, 15.7x100, with all title to strip on rear, 15.7x0.11, 3-sty and basement stone front dwelling. Release dower. Edith E Landon widow to John H Springer. Q C. July 29. Sept 11, 1909. 7:1929-24½. A \$7,400-\$10,000. nom

Same property. Lewis E Landon et al TRUSTEES & c Warner J Landon to same. Sept 10. Sept 11, 1909. 7:1929. 14,000

123d st W, No 205, n s, 106.4 w 7th av, 15.7x100.11, 3-sty and basement stone front dwelling. Guiletta R Kiersted to John H Springer. Mort \$9,500. Sept 9. Sept 11, 1909. 7:1929-27. A \$7,400-\$10,000. nom

123d st W, No 201, n s, 75 w 7th av, 15.9x100, 3-sty and basement stone front dwelling.

123d st W, No 209, n s, 137.6 w 7th av, 15.7x100, 3-sty and basement stone front dwelling, with all title to strips on rear 15.9x0.11x15.7x0.11. Eva Phipps to John H Springer. June 11. Sept 11, 1909. 7:1929-26 and 28½. A \$14,900-\$20,000. nom

123d st W, No 211, n s, 153.1 w 7th av, 15.7x100, all title to strip 0.11 across rear, 3-sty and basement stone front dwelling. Jane E Chalmers to John H Springer. Mort \$8,000. Sept 10. Sept 16, 1909. 7:1929-25. A \$7,400-\$10,000. nom

125th st E, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stone front tenement and store. Charles Wynne to Stephen H Jackson. Aug 31, 1908. Rerecorded from Sept 26, 1908. Sept 11, 1909. 6:1790-21. A \$17,000-\$29,000. other consid and 100

Same property. Stephen H Jackson to Anna Simkowitz. Mort \$30,250. Aug 25. Sept 11, 1909. 6:1790. other consid and 100

125th st E, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stone front tenement and store. Anna Simkowitz to Tony Wolf. Mort \$30,250. Sept 10. Sept 14, 1909. 6:1790-21. A \$17,000-\$29,000. other consid and 100

126th st W, No 74, s s, 160 e Lenox av, 25x99.11, 3-sty brk club house. Hector Realty Co to The Lenox Av Union Church in City N Y. Mort \$20,000. Aug 24. Sept 10, 1909. 6:1723-65. A \$15,000-\$27,000. other consid and 1,000

131st st W, No 103, n s, 75 w Lenox av, 18.9x99.11, 3-sty and basement stone front dwelling. Mahnken Estates to Edward N Roerer. Mort \$10,000. Sept 15, 1909. 7:1916-28. A \$8,200-\$13,000. other consid and 100

133d st W, No 161, n s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Eugenie Haybach to Edward A Sheahan. Morts \$21,000. Sept 9. Sept 10, 1909. 7:1918-10. A \$11,000-\$22,000. nom

133d st W, Nos 138 to 142, s s, 324.10 e 7th av, 75x99.11, three 4-sty stone front tenements. Herman J Katz to Fredericka Meyer. All liens. Aug 24. Sept 10, 1909. 7:1917-48 to 50. A \$33,000-\$54,000. other consid and 100

133d st W, No 157, n s, 250 e 7th av, 25x99.11, 5-sty brk tenement and store. Eva E Weber to Wilhelm Lauter. Mort \$18,000. Sept 10. Sept 14, 1909. 7:1918-12. A \$11,000-\$21,000. other consid and 100

133d st W, No 124, s s, 262.6 w Lenox av, 12.6x99.11, 3-sty and basement stone front dwelling. Jessie Q Fara to Patrick A McManus. Mort \$5,000. Sept 1. Sept 16, 1909. 7:1917-44. A \$5,500-\$7,000. 2,000

134th st E, No 60, s s, 177.6 w Park av, 37.6x99.11, 6-sty brk tenement. Henry H Jackson to Annie Strauss. Mort \$39,100. Sept 13. Sept 16, 1909. 6:1758-45. A \$9,500-\$44,000. other consid and 100

134th st W, No 21, n s, 195.9 w 5th av, 17.10x99.11, 3-sty and basement stone front dwelling. Herbert S Ogdan EXR & c Ann Mapelsden to Cornelius W McDougald. Sept 14, 1909. 6:1732-29. A \$7,000-\$8,000. 6,000

157th st W, s s, 200 e Broadway, 75x99.11, vacant. James C Picken to Alex Gamble. All liens. Aug 26. Sept 11, 1909. 8:2115-part of lot No 5. other consid and 100

170th st W, No 652, s s, 533.11 w Broadway, 17x90, 3-sty and basement brk dwelling. Egan & Hallecy Construction Co to James C Meyers. Mort \$9,500. Sept 11. Sept 13, 1909. 8:2138-part lot 140. A \$-\$. other consid and 100

173d st W, No 552, s s, 17 w Audubon av, 16.6x50, 4-sty brk dwelling. North Side Bank of Brooklyn to Rosa Kruger. B & S. Aug 9. Sept 15, 1909. 8:2129-16. A \$3,400-\$9,000. nom

Av A No 1434 n e cor 76th st, 25.6x98, 5-sty brk tenement and 76th st, No 501 store. FORECLOS, Aug 12, 1909. Mark G Holstein referee to Marks Rosenberg. All liens. Sept 13, 1909. 5:1488-1. A \$13,000-\$33,000. 16,600 over and above 1st mort of 17,000

Amsterdam av, No 2400 n w cor 179th st, 25x100, 5-sty brk tenement and store. John Robertson to William Gammie. All title. Mort \$35,000. June 1. Sept 16, 1909. 8:2152-53. A \$17,000-\$26,000. nom

Amsterdam av, No 2400 n w cor 179th st, 25x100, 5-sty brk tenement and store. Wm Gammie to Elizabeth Donnelly. Mort \$35,000. Sept 15. Sept 16, 1909. 8:2152-53. A \$17,000-\$26,000. nom

Audubon av, No 360 n w cor 183d st, 74.11x25, vacant. John H 183d st, No 551 Springer to John H Springer Realty Co. Mort \$4,500. Sept 9. Sept 10, 1909. 8:2154-88. A \$10,000-\$10,000. 18,000

Audubon av, No 380 n w cor 184th st, 18x60, 2-sty brk dwelling. 184th st, No 551 John H Springer to John H Springer Realty Co. Sept 9. Sept 10, 1909. 8:2157-25½. A \$3,200-\$6,000. 15,000

Audubon av, No 382, w s, 18 n 184th st, 17x60, 2-sty brk dwelling. John H Springer to John H Springer Realty Co. Sept 9. Sept 10, 1909. 8:2157-24. A \$2,500-\$5,200. 12,000

Audubon av, No 392, w s, 54 s 185th st, 18x50, 2-sty brk dwelling. John H Springer to John H Springer Realty Co. Sept 9. Sept 10, 1909. 8:2157-19. A \$2,200-\$5,000. 10,000

Broadway s e cor 165th st, 110.11x100x101.6x100.5, vacant. Christian Trinks to Ecallow Co. Sept 7. Sept 13, 1909. 8:2122-74 to 77. A \$62,500-\$62,500. 100

Broadway s w cor 163d st, 157.5x101.1x142.4x100, vacant. Wau-163d st negan Realty Co to Henry T Bulman Co. Mort \$20,142.86. Aug 31. Sept 14, 1909. 8:2137-part lot 80. A \$-\$. nom

Broadway s w cor 164th st, 99.11x125, 6-sty brk tenement. 164th st, No 600 Henry T Bulman Co to Waunegan Realty Co. Mort \$185,000. Sept 13. Sept 14, 1909. 8:2137-part lot 110. A \$-\$. other consid and 100

Broadway, Nos 3840 to 3846 n e cor 160th st, 99.11x100, 6-sty 160th st brk tenement and store. Crystal Realty and Construction Co to Joachim S Van Wezel. Mort \$175,000. Sept 15. Sept 16, 1909. 8:2119-1. A \$63,000-\$158,000. other consid and 100

Claremont av, No 188, e s, 220 n 125th st, 40x100, 5-sty brk tenement. Nova Realty Co to Jos J Mackeown. Mort \$50,500. July 15. Sept 13, 1909. 7:1993-105. A \$22,400-\$50,000. other consid and 100

Columbus av, Nos 269 to 275 s e cor 73d st, 102.2x100, 6 and 7-sty 73d st, Nos 46 and 48 brk tenement and stores. Isaac Mayer et al to Jennie Kuretsky. Mort \$230,000. Sept 14. Sept 15, 1909. 4:1125-61 and 62. A \$150,000-\$285,000. other consid and 100

Columbus av, No 55 s e cor 62d st, 25.2x100, 5-sty brk tenement 62d st, No 46 and store. Mort \$22,000.

131st st W, No 103, n s, 75 w Lenox av, 18.9x99.11, 3-sty and basement stone front dwelling. Mort \$10,000. Caroline M Greve et al HEIRS, & c, Cord Mahnken to Mahnken Estates, a corpn. B & S. May 28, 1908. (Rerecorded from June 2, 1908.) Sept 15, 1909. 4:1114-61. A \$45,000-\$75,000; 7:1916-28. A \$8,200-\$13,000. other consid and 100

Fort Washington av s w cor 181st st, 100x107.5x106.3x106.7, 6-sty 181st st brk tenement and store. Pinehurst Realty Co to Christian Abele. Mort \$150,000. Sept 1. Sept 13, 1909. 8:2177-100. A \$-\$. other consid and 100

Haven av, e s, 129.1 s 170th st, 51.8x114.9x50x127.9, vacant. John H Springer to John H Springer Realty Co. Sept 9. Sept 10, 1909. 8:2139-142. A \$7,600-\$7,600. 25,000

Madison av, No 2093, e s, 25 s 132d st, 25x96, 5-sty brk tenement and store. Louis Goodman to Arnold Adler. Morts \$25,000. Sept 9. Sept 10, 1909. 6:1756-50. A \$12,000-\$25,000. other consid and 100

Manhattan av, No 125, w s, 34.2 n 105th st, 16.8x75, 3-sty and basement brk dwelling. Susan E Laytin to Kate E Hume. Mort \$9,000. Sept 15, 1909. 7:1841-13½. A \$7,300-\$11,500. other consid and 100

Naegle av n s, 200 e Hawthorne st, runs n 160 x e 100 x s 120.2 10th av to 10th av, x s w 69.5 to av, x w 43.1 to beginning, vacant. Thomas Rosevear et al to Nagle Avenue Realty Co. B & S. Mort \$5,000. Sept 11. Sept 15, 1909. 8:2219-32. A \$20,000-\$20,000. nom

Riverside av s e cor 103d st, 100.11x125, 2 and 3-sty brk 103d st, No 322 dwelling and 2-sty brk stable. Harry Schiff to Brookfield Construction Co. Mort \$227,500. Sept 15. Sept 16, 1909. 7:1890-35 to 39. A \$149,000-\$180,000. nom

St. Nicholas av n w cor 190th st, runs w 300 to e s Wadsworth av, Wadsworth av x n 25 x e 100 x n 48.7 x e 200 to w s St Nicholas av, x s 83.6 to beginning, vacant. John L Hobson to Andrew J Cobe. B & S. Mort \$25,000 and all liens. Sept 13. Sept 15, 1909. 8:2169-1 and 53. A \$98,000-\$98,000. other consid and 100

Same property. Andrew J Cobe to Utility Realty Co. Morts \$50,000 and all liens. Sept 14. Sept 15, 1909. 8:2169. other consid and 100

Same property. Utility Realty Co to Morgenthau Realty Co. B & S. Mort \$50,000. Sept 14. Sept 15, 1909. 8:2169. other consid and 100

St Nicholas av, No 147, w s, 90 n 117th st, 28.4x70.11x24.2x85.9, 5-sty brk tenement. Amelia McCord to The Catholic Church of St Thomas the Apostle. Mort \$20,000. Aug 9. Sept 10, 1909. 7:1923-22. A \$12,000-\$21,000. 100

St Nicholas av, No 720, e s, 262.4 n 145th st, 18.6x100, 3 and 4-sty stone front dwelling. Jos J Mackeown to Nova Realty Co. Mort \$15,000. July 14. Sept 13, 1909. 7:2053-71. A \$7,400-\$18,000. other consid and 100

West End av, No 755, w s, 42.4 s 97th st, 16.8x100, 3-sty and basement brk dwelling. John C Cassidy to Adele R Ahrens. Mort \$12,000. Sept 16, 1909. 7:1887-23. A \$11,500-\$19,000. 100

1st av, No 1145, w s, 50.5 s 63d st, 25x80, 5-sty brk tenement and store. Wm E Appelbaum to Chas M Kaufmann. Mort \$26,600. Sept 10. Sept 11, 1909. 5:1437-28. A \$11,000-\$22,000. other consid and 500

2d av, No 566, e s, 22.3 n 31st st, 25.6x72, 4-sty brk tenement and store. Hyman Rubenstein to Celia wife Hyman Rubenstein. ½ part. All liens. May 26, 1908. Sept 15, 1909. 3:937-2. A \$11,000-\$15,000. nom

3d av, No 1497, e s, 76.7 n 84th st, 25.6x100, 5-sty brk tenement and store. Karl Mass to Sarah wife Karl Mass. ½ part. Mort \$28,000. Jan 2, 1907. Sept 11, 1909. 5:1530-4. A \$23,000-\$35,000. nom

5th av, e s, 82.2 n 78th st, 20x100, vacant. James B Duke, of Somerville, N J, to Payne Whitney. Sept 15, 1909. 5:1393-part lot 1. A \$-\$. other consid and 100

5th av, No 2156, w s, 18 s 132d st, 17x75, 4-sty and basement stone front tenement. Edward L Montgomery, Jr, to Eliz G Fooks. Mort \$11,000. Sept 15. Sept 16, 1909. 6:1729-39½. A \$9,500-\$13,000. other consid and 100

7th av, Nos 2062 to 2070 n w cor 123d st, 100.11x75, five 5-sty 123d st stone front tenements and stores. Anna L Daly to John H Springer. Mort \$87,500. June 10. Sept 11, 1909. 7:1929-29 to 31. A \$72,000-\$116,000. 185,000

11th av, Nos 306 to 310, s e s, 49.4 n e 29th st, 74x100, 4-sty brk mill.

29th st W, No 557, n e s, 100 s e 11th av, 25x98.9, 4-sty brk mill. Stephen J McArdle et al to Geo G Kane, of Mt Vernon, N Y. Mort \$35,000 and all liens. Sept 14. Sept 15, 1909. 3:701-3 and 7. A \$44,000-\$50,000. other consid and 100

Plot begins 100 e Broadway and 100 n 164th st, runs n 17.1 x e 80 x s 17.1 x w 80 to beginning, vacant. Geo F Picken to Alexan Duff-Operating Co. Sept 4. Sept 10, 1909. 8:2122-82½. A \$1,000-\$1,000. other consid and 100



# DEEP WATER FRONT

FREE LICHTERAGE AND RAIL  
 FACTORIES, FACTORY SITES, WATER POWERS

Tel. 5307 CORT.

CHARLES W. TREMBLEY, 171 Broadway, New York

## MISCELLANEOUS.

Declaration and election to take and hold in fee simple all real estate whereof Regina Grossmayer died seized, so that same may be free and clear from power of sale, &c. Ida and Fannie Grossmayer DEVISEES Regina Grossmayer, deceased, to whom it may concern. Aug 27, 1909. Sept 15, 1909.

General release of legacy of \$5,000. Abraham Grossmayer, of San Francisco, Cal, to Ida and Fannie Grossmayer EXRS of Regina Grossmayer. Aug 24. Sept 15, 1909. 5,000

General release of legacy for \$5,000. Herrman H Grossmayer, of Los Angeles, Cal, to same. Aug 24. Sept 15, 1909. 5,000

General release of legacy for \$5,000. Rosa Sachs to same. June 7. Sept 15, 1909. 5,000

General release of legacy for \$5,000. Marcus H Grossmayer, of Rawhide, Nev, to same. Aug 21. Sept 15, 1909. 5,000

Order of adjudication in matter of Luis Krause bankrupt and ordered that matter be referred to John J Townsend referee. June 15. Sept 14, 1909.

Power of attorney. Sidney Wormser to Simon Wormser. Sept 4. Sept 13, 1909.

Power of attorney. Mary J McElhiney of St Charles Co, Mo, to Geo W McElhiney, of St Charles Co, Mo. Oct 31, 1901. Sept 10, 1909. P A.

Revocation of power of attorney. James A Farley to Bessie M Corson, of Jersey City, N J. Sept 9. Sept 13, 1909.

## BOROUGH OF THE BRONX.

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

Brown pl, Nos 3 and 5, on map Nos 133 and 135, w s, 60 s 134th st, 40x100, 4-sty brk tenement. Joseph Friedman to John Haut. Mort \$18,000. Aug 27. Sept 15, 1909. 9:2278. 100

Faile st | s e cor Aldus st, 443.4 to s s Franklin lane x68.8  
 Aldus st | x- to Aldus st x21.5 to beginning, 1-sty frame  
 Franklin lane | building and vacant. Release mort. Mutual Life  
 Ins Co of N Y to American Real Estate Co. Sept 1. Sept 13,  
 1909. 10:2747. 3,500

Fox st | e s, 280 n Home st, runs e 100 x n 120 x w 91.9 to e s  
 Intervale av | Intervale av x s w 14.1 to e s Fox st x s 108.6 to  
 beginning; also property adj above on north. Party wall agree-  
 ment. John J Tully Co with James F Meehan Co. Sept 1. Sept  
 15, 1909. 11:2974. nom

Garden st, No 781, n s, 265.2 w Southern Boulevard, 25x100, 2-sty  
 frame dwelling. Irving Construction Co to Sarah Noone. Mort  
 \$6,500. Sept 15, 1909. 11:3100. nom

Hall pl | s e s, 77.1 s w 167th st, runs s e 32.5 x e 36.8 to  
 Intervale av | w s Intervale av x s 30 x w 30.11 x n w 48.8 to pl  
 x n e 26 to beginning, vacant. Frank Chmelik to Anastasia wife  
 Frank Chmelik, Long Island City, N Y. Sept 9. Sept 14, 1909.  
 10:2700. other consid and 100

Irvine st, w s, 129.4 s Garrison av, 20x50.  
 Irvine st, w s, adj above on north.  
 Party wall agreement. Albion Realty Co with Broad Realty Co.  
 Sept 10. Sept 15, 1909. 10:2761. nom

Kelly st, w s, 180.3 n 165th st, 100x100, vacant. Wm Nelson to  
 Kelly Street Construction Co. Sept 1. Sept 15, 1909. 10:2705.  
 other consid and 100

Kingsbridge terrace, s e s, — s w Kingsbridge road, 25.10x161x  
 25x154.6, and being lot 77 map No 1187 of 272 lots Bailey estate  
 at Kingsbridge, vacant. Philip M Neary to Annie T Osborne.  
 Aug 30. Sept 10, 1909. 11:3237. 8,000

\*Lafayette st, w s, 755 n Railroad av, and being 50 n from s e cor  
 plot 455 map of Unionport, 50x108, and being part of said plot  
 455. Antonio Cannavacciuolo et al to Francesco Cilentano.  
 Mort \$5,500. Sept 13. Sept 14, 1909. nom

\*Main st, e s, 125 s Central av, 50x100.  
 Lorillard av, w s, 75 s Westchester av, 150x100.  
 Release mort. Esmond Stiles to Joseph R Stilwell. Sept 8.  
 Sept 14, 1909. nom

\*Main st, e s, 125 s Central av, 50x100. Emily Noble to Joseph  
 R Stilwell. Q C. June 4. Sept 14, 1909. 75

\*Main st, e s, 125 s Central av, 50x100. Emily Van Meter to Emily  
 Noble, of Risley, N J. Q C. All liens. Dec 21, 1900. Sept 14,  
 1909. nom

Manida st, No 812, n e s, 113.10 n e Lafayette av, runs n e 100  
 x n w 25 x s w 100 to st, x s e 25 to beginning, 2-sty brk  
 dwelling. Manida Co to Wm A O'Neill. Mort \$7,500. July 1.  
 Sept 16, 1909. 10:2740. other consid and 100

\*Marion st, n w s, 273 s w 240th st, and being lot 360 map of  
 Washingtonville, 34.5x145.3. Thomas Corrigan HEIR Philip  
 Corrigan to Kate Krooss of New Rochelle, N Y. Q C. Sept 15,  
 1908. Sept 16, 1909. nom

\*Marian st | w s, 217 n 241st st, and being lot 309 map Washing-  
 1st st | tonville, 50x100 to 1st st. James O Davenport to Wm  
 W Penfield. Q C. Sept 14. Sept 15, 1909. other consid and 100

\*Marian st | n w s, 217 n 241st st, and being lot 309 map Washing-  
 1st st | tonville, 50x100 to 1st st.  
 Bronx River pl, n w s, 150 s 241st st, and being lot 403 same map,  
 30.3x157 to Bronx River x-177.  
 Sophia Moebus to James O Davenport. B & S. All liens. Dec  
 6, 1902. Sept 15, 1909. 175

\*Marvin pl, w s, 125 n 4th st, 25x75x22.7x75, and being lot 31 map  
 (No 1069) of 37 lots of Nellie Marvin at Westchester. Wm H  
 Field to Frank E Field. Sept 11. Sept 15, 1909.  
 other consid and 100

Manida st, w s, 250 s Spofford av, 25x100, vacant. Empire De-  
 velopment Co to John B Dosso. Sept 13. Sept 14, 1909. 10:2768.  
 other consid and 100

\*Poplar st, n s, 138 e Bear Swamp road, and being lot 8 map (No  
 286) in partition suit Wells vs Storer, except part for N Y, N H  
 & H R R Co, 25x100. Thos C Arnov and ano EXRS & Longin  
 Fries to John Wholey. Sept 14. Sept 16, 1909. 800

\*Washington pl, e s, abt 103.6 n Washington st, and being lot  
 104 map No 957 of 120 lots Daily estate. North Side Cornice  
 & Roofing Co to James Butler. July 26. Sept 13, 1909. nom

\*Wilson pl, n s, 100 e Barker av, 50x105, Lester Park. North  
 Bronx Realty Co to Frank McGarry. Sept 1. Sept 10, 1909.  
 nom

134th st, No 539, n s, 200 w St Anns av, 25x100, 6-sty brk tene-  
 ment. Louis Singer to Joseph Jager. 1/2 part. All title. Mort  
 \$8,300 and all liens. Sept 14, 1909. 9:2262. other consid and 100

145th st, No 515, n s, 125 e Brook av, 25x100, 4-sty brk tene-  
 ment. Ellen Kearns to Johann Bonifer. Mort \$9,500. Sept 15.  
 Sept 16, 1909. 9:2272. other consid and 100

146th st, No 449, n s, 290 w Brook av, 25x99.9, 5-sty brk tene-  
 ment. Wilhelm Lauter to Eva E Weber. Morts \$22,000. Sept  
 10. Sept 14, 1909. 9:2291. other consid and 100

152d (Elton) st, No 376, s s, 225 e Courtlandt av, 25x115.2, 2-sty  
 frame dwelling. Rosanna Rosenfeld to Tannenbaum Construc-  
 tion Co. Mort \$5,000. Sept 15. Sept 16, 1909. 9:2398.  
 other consid and 100

164th st, No 283 East. Subordination of lease to mort. Mary A  
 Sinnott and ano with Thomas H Kelly. Sept 14. Sept 15, 1909.  
 9:2432. nom

169th st, n s, 98 e Shakespere av, 26.1x73.10x24x64.6, 2-sty frame  
 dwelling. FORECLOS, Sept 8, 1909. John J Hynes referee to  
 Herman H Schurmann, of Brookhaven, L I. Sept 10, 1909.  
 9:2506. 5,000

\*173d st, w s, 456 s Gleason av, 25x100, and being lot 576 map  
 No 313 Gleason property. Andrew Siefertmann to William Bar-  
 low. Sept 10. Sept 13, 1909. other consid and 100

181st st, No 73 West, n s, 250 w Grand av, 50x100, 2-sty frame  
 dwelling and vacant. Belmar Investing Co to John Bradley.  
 Mort \$10,000. Sept 14, 1909. 11:3207. other consid and 100

183d st, Nos 462 and 466, s s, 97 w Washington av, and being lot  
 118 map heirs of Thos Bassford at Fordham, 50x100, except part  
 for st, 2-sty frame dwelling, 1-sty frame store and 1 and 2-sty  
 frame rear building. Ferdinand Hecht to Charles Doll. Mort  
 \$7,500. Sept 11. Sept 13, 1909. 11:3038. 100

186th st, No 462, s s, 220 e Park av, late Vanderbilt av, 20x100,  
 4-sty brk tenement. William Wilson to Bernard Bloch. Mort  
 \$11,400. Sept 10. Sept 14, 1909. 11:3039. nom

187th st, No 768, s s, 60.2 e Prospect av, 34.3x70, 4-sty brk tene-  
 ment. John Haut to Joseph Friedman. 3/4 parts. Mort \$14,-  
 000. Sept 1. Sept 15, 1909. 11:3114. 100

Same property. Gustav Haut to same. 1/4 part. Mort \$14,000.  
 Aug 9. Sept 15, 1909. 11:3114. other consid and 100

210th st | s w cor Reservoir Oval W, 25x104.9x45.4x96.1,  
 Reservoir Oval W | vacant. Bernard Zwinge to J J Karbry O'Ken-  
 nedy. Mort \$1,000. Aug 13. Sept 15, 1909. 12:3343. 100

\*225th st, n s, abt 175 w Laconia av, 50x109, and being lots 158  
 and 159 map (No 1114A) of 329 lots part Schieffelin estate.  
 Helen A Dexter to Marcus Lichtman. Morts \$1,840 on this and  
 other property and all liens. Sept 11. Sept 13, 1909. nom

\*232d st, late 18th st, n s, 405 e 5th av, 50x114, Wakefield. Aug-  
 ust W Nordlund to Filomena Mercadante. Mort \$500. Sept  
 9. Sept 10, 1909. other consid and 100

236th st, No 112, on map No 106, s s, 75 e Oneida av, 25x100,  
 2-sty frame dwelling. Louisa Maier to Albert W Brown. Mort  
 \$6,000. Sept 8. Sept 10, 1909. 12:3370. nom

Same property. Ardsley Terrace Estates, a corp., to Albert W  
 Brown. Mort \$6,000. Sept 10, 1909. 12:3370. nom

237th st, late Van Cortlandt av, s s, 600 w Spuyten Duyvil road  
 or Park av, 35x150, vacant. Cath J McDonough of Yonkers, N  
 Y, to Stadacona Co. 1/4 part. Q C and confirmation deed. Sept  
 13. Sept 14, 1909. 13:3417. nom

\*241st st, s s, 50 w Mathilda st, and being lot 203 map Washing-  
 tonville, 50x100. Wm D Miller to Wm W Penfield. Sept 9. Sept  
 15, 1909. nom

\*Amundson av, w s, 225 n Nelson av, 50x100, Edenwald. Land Co  
 C of Edenwald to William Mulcahy. June 25. Sept 15, 1909.  
 nom

Andrews av, e s, 323.11 s Fordham road, 25x100, 2-sty frame  
 dwelling. Release mort. Fleischmann Realty & Construction Co  
 to University Heights Realty Co. June 29. Sept 15, 1909.  
 11:3218. 700

Same property. Release mort. Wm E Mason to same. June 29.  
 Sept 15, 1909. 11:3218. other consid and 500

Andrews av, e s, 298.11 s Fordham road, 25x100. Release mort.  
 Same to same. June 29. Sept 15, 1909. 11:3218.  
 other consid and 500

Same property. Release mort. Fleischmann Realty & Construc-  
 tion Co to same. June 29. Sept 15, 1909. 11:3218. 700

Anthony av, No 2065, w s, 291.11 n Burnside av, 16.8x100, 2-sty  
 frame dwelling. Mary G Barry to Ida K Bronner. Mort \$5,000.  
 Sept 13. Sept 14, 1909. 11:3156 and 3161. other consid and 100

Anthony av, No 2062, e s, 250 n e Burnside av, 25x128.3x25.5x  
 132.9, 2-sty frame dwelling. Edw D Dowling to Marie B Dow-  
 ling. B & S. Sept 10, 1909. Sept 13, 1909. 11:3156.  
 other consid and 100

Anthony av, Nos 1723 and 1725 | n w cor 174th st, 67.9x73.3x51x  
 174th st | 59.6, two 2-sty brk dwellings.

Anthony av, Nos 1729 and 1731, w s, 90.4 n 174th st, 45.2x88.11  
 x44x78.5, two 2-sty brk dwellings.  
 Release mort. Mary L Bates to Ekwanok Realty Co. Sept 9.  
 Sept 10, 1909. 11:2890 and 2891. nom

Anderson av, No 952, e s, 267.9 n Jerome av, 43x119.6x30.5x107,  
 5-sty brk tenement. Release mort. N Y Trust Co to Kemp-  
 Jones Realty Co. Sept 10, 1909. 9:2504. other consid and 1,000

Aqueduct av, e s, — n Featherbed lane, 25x135.3x25x136.4, and  
 being lot 16 map Century Investing Co. Marie True to Leonard  
 Hangen. Mort \$3,000. Sept 10. Sept 16, 1909. 11:2876.  
 other consid and 100

Arthur av, late st, w s, 250 n 187th st, late Jacob st, 25x120, ex-  
 cept part for av, 3-sty frame tenement and store. Frank Barba  
 to Aurora Construction Co. Mort \$2,300. July 29. Sept 10,  
 1909. 11:3066. other consid and 100

\*Barker av, e s, 34 n Julianna st, 33x100, Olinville. James S Ryan  
 to Joseph Conrad. Mort \$2,000. Sept 15. Sept 16, 1909. nom

Briggs av, No 2687, w s, 461.8 n 194th st, 22x97.5x31.7x95.9, 3-  
 sty frame dwelling. William H Wright & Son to John Crowley.  
 Mort \$6,000. Sept 15. Sept 16, 1909. 12:3300.  
 other consid and 100

Belmont av, No 2128 | n e cor 181st st, 80.8x101.1x80.1x91.2, vac-  
 181st st | ant. Tommaso Giordano to John Violante.  
 Sept 7. Sept 10, 1909. 11:3083. other consid and 100

Beaumont av, e s, 220 s 187th st, 50x100, vacant. Kathleen Slat-  
 tery to Ellen Slattery. All liens. Sept 2. Sept 10, 1909.  
 11:3103. nom

Beaumont av, e s, 170 s 187th st, 50x100, vacant. Ellen Slattery  
 to Kathleen Slattery. All liens. Sept 2. Sept 10, 1909. 11:3103.  
 nom

\*Baisley av, n s, 75 w Ellsworth av, 50x100. Max Mayer to John  
 A Detzauer and Anna M his wife tenants by entirety. Mort  
 \$546. Sept 9. Sept 10, 1909. other consid and 100

\*Barkley av | s w cor Wilcox st, 25x100. Jennie Fox to Henrietta  
 Wilcox st | Stricker. Sept 9. Sept 10, 1909.  
 other consid and 100

Brook av, No 990, e s, 56.3 n 164th st, 27x92.11x25.6x83.6, 4-sty  
 brk tenement. Frank McElroy to Lizzie Sallinger. Mort \$12,-  
 000. Sept 10. Sept 13, 1909. 9:2386. other consid and 100



# 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

- Briggs av, w s, 241.8 n 194th st, 22.9x84.8x22.10x82.3. Agreement that description in deed and mortgages recorded July 9, 1909, shall conform to above. Wm H Wright & Son with Clarkson E Lord and Arena A Wright. July 14. Sept 13, 1909. 12:3300. nom
- \*Bronx Park av, w s, 166.3 s West Farms road, and being lots 39 and 40 map Neill estate, 50x150. James J Dixon to Jacob Cohen. All liens. Sept 14. Sept 15, 1909. nom
- \*Beach av | n w cor Gleason av, 100x25. Gleason property. Gustav Gleason av | Killenberg to Capodilupo Construction Co. Mort \$1,000. Sept 15, 1909. other consid and 100
- Brook av, No 401 | s w cor 144th st, 25x85, 4-sty brk tenement and stores. Charles Helborn to Edward Greenebaum. 1-3 part. Mort \$11,000. Sept 13. Sept 15, 1909. 9:2288. other consid and 100
- \*Barnes av, lots 100 to 104 amended map (1038) of Bronxwood Park, except east end of lots 100 and 101, 5x80. Jacob Cohen to Charles Hoeninger. Mort \$3,000. Sept 13. Sept 15, 1909. other consid and 100
- \*Columbus av | s w cor Taylor st, 25x100. Van Nest Park. PAR-TAYLOR ST TITTON, June 30, 1909. Geo W Glaze ref to Mary T McLaughlin. Sept 16, 1909. 1,850
- \*Columbus av, n s, 25 e Garfield st, 25x100. Van Nest Park. Chas Ringelstein to Frank A Hubel. Mort \$4,000. Sept 11. Sept 14, 1909. other consid and 100
- \*Columbus av, n s, 50 e Van Buren st, 50x100. Theo J Reese to Franziska M Britting. Mort \$2,000. Sept 3. Sept 11, 1909. other consid and 100
- \*Chatterton av, Nos 2239 and 2241, n s, 405 w Havemeyer av, 50x108. Lizzie Sallinger to Frank McElroy. Mort \$4,250. Sept 1. Sept 11, 1909. other consid and 100
- Clay av, No 1066, e s, 384 n 165th st, 27x80, 2 and 3-sty brk dwelling. Harry Sugarman to Leo Rosenberg. Mort \$10,300. Aug 3. Sept 10, 1909. 9:2425. other consid and 100
- College av, w s, 320 s 169th st, 100x85, five 2-sty frame dwellings. Laura C Phelan to Phelan Bros Construction Co. Q C. Sept 13. Sept 15, 1909. 9:2439. other consid and 100
- Daly av | s w cor 178th st, 50x80, vacant. Frank Cusati to Levoli 178th st Construction Co. 1/2 part. Mort \$38,500. Sept 4. Sept 13, 1909. 11:3121. other consid and 100
- Decatur av, No 3063, n s, 275 e Mosholu Parkway, 25x110, 2-sty frame dwelling. Christina Farasen to Wm C Bergen. Mort \$9,500. Sept 13. Sept 15, 1909. 12:3332. other consid and 100
- Decatur av, No 2973, n w s, 130 s w 201st st or Suburban st, 37.6x 110, 3-sty frame dwelling. Magdalena Siemon to Lena Knaus. Mort \$3,000. Sept 14. Sept 16, 1909. 12:3285. nom
- \*Edison av, w s, 100 s Mildred pl, and being lot 320 map of 473 lots Haight estate, Westchester, 25x100. Chas H Stumpf to Josephine Brooke. Mort \$1,210. July 29, 1908. Sept 11, 1909. nom
- Fordham av | w s, 62 s Tremont av, late 177th st, a strip, runs e 3d av | 3.9 to w s 3d av x s 51 x w 3.7 to w s Fordham av x n 51 to beginning. Henry L Morris and ano TRUSTEES, &c. Gouverneur Morris to Louise M H Cannon. All title. Q C. Sept 7. Sept 15, 1909. 11:2924. 421.25
- \*Gillespie av, e s, 185.9 s Middletown road, 50x78.6x50x74.10. Fredk W Koch et al to Violetta A Jackson. July 14. Sept 11, 1909. nom
- Grant av, No 1042 | n e cor 165th st, 32.8x102.8x41.9x103.4, vacant. 165th st cant. nom
- Sheridan av | n w cor 163d st, 105.8x66.10x107.3x69.3, vacant. 163d st Release mort. Paul Kaskel to Chesterfield Land & Impt Co. Mar 8. Sept 15, 1909. 9:2461 and 2455. nom
- Grand Boulevard and Concourse, No 1032 | s e cor 165th st approach Ella st or 164th st | to Concourse, runs s 165th st | 154 x e 200.11 x n 118.9 to w s Ella st or 164th st as on map West Morrisania x n 25.4 to 165th st approach to Concourse x w 197.7 to beginning. Wm F A Kurz to Ursuline Convent of St Teresas, N Y. Sept 14. Sept 15, 1909. 9:2461. other consid and 100
- Grand Boulevard and Concourse, w s, 139.11 s 189th st, deed reads part lot 355 map farm Charles Berrian at Fordham, begins at s s lot 355 and w s lot 390, runs n 10 x w 8.8 x s 10 x e 8.8 to beginning. Release mort. Chas E Teale ADMR John G Witte to The Graconcourse Co. Sept 14. Sept 15, 1909. 11:3165. 100
- \*Hobart av, w s, 500 s Waterbury av, 25x71.6. Hudson P Rose Co to Tomaso Di Lelia. Sept 9. Sept 11, 1909. nom
- Jackson av, No 732, e s, 165 s 156th st, 18.9x87.6, 3-sty frame tenement. Carolina Wetzel to Amelia Habekost. Mort \$5,000. Sept 15. Sept 16, 1909. 10:2645. other consid and 100
- Jerome av, late Central av, e s, 200 n 183d st, late 3d st, 25x100, with all title to strip in front bet above and e s Jerome av, 2-sty frame dwelling. The Ethelia Realty Co to The Elm Realty Co. Mort \$18,500. Sept 11. Sept 14, 1909. 11:3187. 100
- \*Jones av, w s, 200 n Randall av, 25x100, Edenwald. Land Co C of Edenwald to Chas W Berg. Sept 14. Sept 15, 1909. nom
- \*Jones av, w s, 150 n Randall av, 50x100, Edenwald. Land Co C of Edenwald to Chas W Berg. Sept 14. Sept 15, 1909. nom
- \*Jones av, w s, 100 n Randall av, 50x100, Edenwald. Land Co C of Edenwald to Chas W Berg. Sept 14. Sept 15, 1909. nom
- \*Kinsella av, s s, 225 e Rose st, 25x100. Rachel Bailey to Mary P Eisner. Mort \$4,000. Sept 9. Sept 10, 1909. other consid and 100
- Kingsbridge road, s w s, 267.6 s c 1 230th st, or from a stone in centre of the road near the n s lands now or formerly Johnson & Cox, runs n w 100 x s w 30 x s e 100 to road, x e 30 to beginning, vacant. John Burns to Charles R Demarest. Q C. Sept 10. Sept 13, 1909. 13:3407. nom
- Kingsbridge av, No 3249, or Church st, w s, 50 s 234th st, or a proposed new st, 50x150, 2-sty frame dwelling. Chas H Ricker to Catherine Newman, Annie Smith and Emma, Regina, Mary, George and James Twigg all of Brooklyn. Q C. July 26. Sept 15, 1909. 12:3406. nom
- Lorillard av, w s, 75 s Westchester av, 75x100. Perley S Crosier to Edward Polak. Q C. All liens. Dec 21, 1898. Sept 14, 1909. nom
- \*Lorillard av, w s, 75 s Westchester av, 75x100. Edward Polak to Joseph R Stillwell. Q C. All liens. Aug 20. Sept 14, 1909. nom
- \*Lorillard av, w s, 150 s Westchester av, 75x100. Fredk W Pein-ecke to Joseph R Stillwell. Q C. All liens. June 2. Sept 14, 1909. nom
- La Fontaine av, w s, 150 n 178th st, 75x100, vacant. Francesco La Sala to John and Peter La Spina. 1/2 part. Mort \$9,700 and all liens. Feb 25, 1908. Sept 16, 1909. 11:3061. nom
- Same property. Same to Valentine Construction Co, all. Morts \$9,700. Sept 3, 1909. Sept 16, 1909. 11:3061. nom
- Same property. John and Peter La Spina to same. All Morts \$9,700. Sept 3. Sept 16, 1909. 11:3061. nom
- Lafayette av | s w cor Whittier st, 100x99x100x99.9. Whittier st | Longfellow st | Lafayette st, s s, 100 w Whittier st, 100 to e s Longfellow st x95.1 x100.1x99. Lafayette av, n w cor Whittier st, 150x100. vacant. John W Cornish to Wm H Harden. Aug 30. Sept 10, 1909. 10:2764, 2765. nom
- Martha av | e cor 237th st, 50.7x137.8x50.10x137.8, vacant. Re-lease mort. Mary A Harley to Otto G Hupfel and Walter Mott. Sept 9. Sept 10, 1909. 12:3385. 3,000
- Martha av | s e cor 237th st, runs s 50.7 x e 137.8 x s 49.2 x e 75 237th st | x n 99.11 to s s 237th st x w 212.8 to beginning, vacant. Mary A Harley to Otto G Hupfel and Walter Mott. Q C. Sept 10, 1909. 12:3385. nom
- Morris av, Nos 2432 and 2434, e s, 255 s Highbridge road, 100x 125, except part for av, 2-sty frame dwelling. Albert Damn to Catharine Zanini. Mort \$10,000. Sept 9. Sept 10, 1909. 11:3173. other consid and 100
- \*Morris Park av | n e cor Delancey pl, 45.5x92.7x45x86.11, Van Delancey pl Nest. Ann Graham to Carolina Wenninger. Apr 27, 1906. Rerecorded from Mar 12, 1907. Sept 14, 1909. nom
- Nathalie av, w s, 150 n Nindham pl, lot 38 map (No 175) of 16 villa sites and 80 lots of Anthony estate, 25x112.11x25.2x109.11 s s, vacant. Henry L C Recordon to Harold E Vreeland. Sept 1. Sept 16, 1909. 12:3256. nom
- Nelson av, No 1047, w s, 77.8 s 165th st, 17.6x76.4x17.6x77.8, 2-sty frame dwelling. Herman Hartman to Henry Stake Jr. Sept 15, 1909. 9:2512. other consid and 100
- Nelson av, w s, 200.6 n 166th st, 50.1x102.6x50x98.10, vacant. Arthur Brookes to Wm H Rafferty of Haddam, Conn. Sept 10. Sept 15, 1909. 9:2514. nom
- Old Albany Post road, w s | the blocks. 254th st | 256th st | Newton av | Sylvan av | Valles av, e s | Valles av, n w cor 254th st, abt 725 to 256th st x40.7x—x231.11. 254th st, s w cor Valles av, 249x250x34. 254th st, s e cor Valles av, 200 to Sylvan av x95.3x—x56. 254th st, s e cor Sylvan av, 200 to Newton av x146.10x203.10x 107. Newton av | 10x42x47, gore. 254th st | Old Albany Post road | Deed reads Old Albany Post road, w s, bounded n by land Wm Warner, now of Bebee, and s and w by lands of Geo Hadley now of Rabel, contains 17 1/2 acres, vacant. Maria C King et al to James A Hennessy. Mort \$30,000. Sept 10. Sept 11, 1909. 13:3421. other consid and 100
- \*Pelham road, n s, 25 w Pilgrim av, 25x—, and being lot 151 map 473 lots Haight estate, Westchester. Chas E Sealy to Honora A Sealy. Sept 10. Sept 13, 1909. 100
- \*Public road in Westchester leading across Westchester Creek, n s, 40 e from s cor land Chas H Sherwood, runs n e 100 x s e 20 x s 100 to road x w 30 to beginning, except part for Lane av. Geo T Davis to Egidius Joseph. Sept 9. Sept 10, 1909. nom
- Plympton av, e s, 169.3 n Boscobel av, 25x96.5, vacant. John Ferguson Co to The Benioff Realty Corp. Mort \$1,050. Sept 4. Sept 11, 1909. 11:2874. other consid and 100
- Robbins av, w s, 25 s 147th st, 50x100, vacant. Annie wife of Ascher Strauss to Nathan Hutkoff. Mort \$6,000. Aug 23. Sept 16, 1909. 10:2557. nom
- Same property. Johanne F M Cordes to Annie wife of Ascher Strauss. July 29. Sept 16, 1909. nom
- Southern Boulevard | n w cor Av St John, 100x105, vacant. Law- Av St John | yers Title Ins and Trust Co to Joseph Picone and Vincenzo Oliva. B & S. Sept 15. Sept 16, 1909. 10:2683. nom
- Southern Boulevard, w s, 131.7 s 185th st (186th st), 25.3x225.5 x25x223.1, vacant. Emily L wife of and Geo H Storck to Geo A Francis, of Brooklyn. Mort \$3,000. Sept 13, 1909. 11:3114. nom
- Southern Boulevard, No 575, n s, 250 w Av St John, 50x121, 6-sty brk tenement. Theron S Johnson to Sarah D Purrington, of Bronxville, Westchester Co, N Y. B & S. Morts \$47,000. Sept 9. Sept 10, 1909. 10:2683. nom
- Southern Boulevard, No 1290, e s, 97.8 n Freeman st, 17.9x102.7x 13.10x103.3, 2-sty frame dwelling and store. Emily Trube et al to Wm J Curley. Sept 11. Sept 15, 1909. 11:2980. other consid and 100
- Sheridan av | n w cor 163d st, 105.8x66.10x107.3x69.3, vacant. 163d st | Henry and Ernestine Traurig to Edgar Hirschberg. All liens. Sept 15, 1909. 9:2455, 2461. nom
- Trinity av, Nos 992 and 994, on map No 994, e s, 183 s 165th st, 37.6x100, 5-sty brk tenement. Martha E Farrand to Emma J Hinchman of Atlantic City, N J. Mort \$42,000. July 28. Sept 14, 1909. 10:2639. other consid and 100
- \*Turnbull av (1st st), s s, 160 e land of Gouverneur Wilkins, runs | e 200 x s — x w — x n — to beginning, being part gore lot B | map (No 29 in Westchester) of Unionport, except as follows: | Turnbull av, s s, 161.7 e Av B, 100x44x100.9x27.9. Turnbull av, s s, 261.7 e Av B, 2x44. Release mort. Magdalena Messerschmidt to Bernhard Boos-mann. July 31. Sept 13, 1909. nom
- Same property. Release mort. Cath L Lienhard to same. July 31. Sept 13, 1909. nom
- Valentine av | s e s, at n e s 198th st, 105.9x24.5x—x—, 3-sty 198th st | frame tenement. Valentine Construction Co to Francesco La Sala. Mort \$9,000. Sept 14. Sept 16, 1909. 12:3302. other consid and 100
- \*Valentine av, e s, 100 n Town Dock road, and being lots 9 to 12 map (No 1275) of Lohbauer Park, 100x100. Mary B Decker to Walter E Trimm. Jan 15. Sept 13, 1909. nom



# HECLA IRON WORKS

# Architectural Bronze

North 10th, 11th and 12th Streets

AND

BROOKLYN,

NEW YORK

# IRON WORK

Von Humboldt av | s w cor 261st st, and being lots 324, 325 and 261st st | 326 map of 339 lots at Riverdale property of F P & H A Forster, 75x100, vacant. Helen Rapp to Arthur Weisbecker and Charles Weisbecker, Jr. B & S. Mort \$1,600. Sept 14, 1909. 13:3423. other consid and 100

Vyse av, No 1163, w s, 420 n 167th st, 20x100, 3-sty brk dwelling. FORECLOS. Aug 12, 1909. Isham Henderson referee to Ellis L Amdur. Sept 13, 1909. 10:2752. 200

Villa av, w s, 559.11 n Southern Boulevard, now Bedford Park Boulevard, runs w 136.9 x n e 155.6 to av x s 72.2 to beginning, vacant. Bedford Park Construction Co to Rovella Realty Co. Mort \$9,000. Sept 13, 1909. 12:3321. 100

Villa av, Nos 3100 and 3102, e s, 601.8 n 200th st, 50x79.10x50x82.4, 5-sty brk tenement and store. Bedford Park Construction Co to Rovella Realty Co. Mort \$18,000. Sept 11. Sept 13, 1909. 12:3310. 100

Walton av, e s, 221 s 184th st, 25x95, vacant. Charles Hennings to Magdalena Kaicher of Brooklyn. Correction deed. Sept 9. Sept 13, 1909. 11:3183. other consid and 100

Webb av, No 2470, e s, 297.8 s 190th st, 24.11x91.11x24.7x84.10, 2-sty frame dwelling. Edward M Tessier to Edna A Patton. All liens. Aug 26. Sept 15, 1909. 11:3219. 100

Webster av, e s, 134.3 n 173d st, 25 n of s w cor lot 141, 75x155.10 to w s Brook st x 75x157, being part lot 141 map Mt Hope, vacant, two 5-sty brk tenements to be erected. Hierapolis & Co to Dutton Realty & Construction Co, a corpn. Mort \$23,500. Sept 7. Sept 10, 1909. 11:2896. nom

Westchester av, No 748, old No 966, e s, 250 n Dawson st or 155th st, 25x90.8x26.1x92.3, 4-sty brk tenement and store. James Boyd to Eliza H Badger. Mort \$20,200. Aug 2. Sept 10, 1909. 10:2654. other consid and 100

\*Westchester av, s s, 51.6 w 173d st, and being lots 164 and 165 amended map (No 1085) of Gleason property, 51.6x97.10x50x110, Louis Keller to D J Dillon Co, a corpn. Mort \$2,160. Sept 9. Sept 10, 1909. other consid and 100

\*White Plains road | n e cor Walkley pl, 95.9x63.11x95x75. Harris Walkley pl | Marcus to Louis Barnett. Mort \$7,000. Aug 3. Sept 11, 1909. nom

Woodlawn road | n w cor Webster av, 104.7x44.3x100x75, vacant. Webster av | Geo L Harbauer to Ebling Co. Mort \$9,500. Sept 9. Sept 13, 1909. 12:3353. nom

\*1st av, e s, lot 41 map Olinville, 100x100. Hattie L C Dailey ADMRX Wm F Duncan to Fannie Jodice and Felice Avosso. All title. Q C, tax sales, &c. Sept 9. Sept 15, 1909. nom

\*2d av, e s, 180 n 1st st, 40x100, Olinville. Anna Drnek to Eliza Schweizer. Mort \$3,150. Sept 14, 1909. other consid and 100

\*Lots 188 and 189 amended map No 1131 of Adee Park. Warwick Realty & Construction Co to Gordon Ritchie. Mort \$500 on this and other property. June 25, 1909. Sept 15, 1909. nom

\*Lot at s end of City Island and adj land Jared H Shaler, runs e 100 x s along land of Hillman 116 to a lane or right of way, x w 100 to land of Weaver or Rowland, x n 116 to beginning, with rights to said lane.

Rochelle st, s s, 67.6 e Main st, old line, 100x100, with all right, title and interest to lot as follows:

Main st, e s, old line adj land Stephen D Horton, runs e 70 to land of Shaler, x s 25 to land of Richards, x w 2 x s 138.5 to a street owned by Wm Belden, x w 67.4 to Main st, x n 164.7 to beginning.

Fairacre Realty Co to Samuel J Wood. Sept 11. Sept 16, 1909. other consid and 100

atty. John Briemer to Minnie Briemer. Sept 7. Sept 14, 1909. 1:103.....

William st, No 190, restaurant in rear of barroom and kitchen in basement. Adolf Bruckenstein to Rudolf Balcer and ano; 3 years, from Sept 15, 1909. Sept 14, 1909. 1:103..... 300

3d st, No 38, s s, 46 e Wooster st, 22x75. Subordination of lease to mort for \$21,500. Sarah and Isabella Hyams and Albert and Harold Frank with Sarah J Hollinshead as TRUSTEE Reginald C Stevenson. Sept 8. Sept 11, 1909. 2:534. nom

10th st, No 64 West, all. John H Dye to Primo Galotti et al; 9 3-12 years, from Feb 1, 1909. Sept 13, 1909. 2:573..... 1,800 and 2,000

10th st, No 64 West. Cancellation of lease. John H Dye to Primo Galotti et al. Jan 19, 1909. Sept 13, 1909. 2:573..... nom

14th st, No 114 West, basement store and cellar. Louis W Colquitt to David and Leon Laufer; 3 years, from Oct 1, 1909. Sept 14, 1909. 2:609..... 1,000

26th st s w s, 100 s e 10th av, runs s e 175 x s w 197.6 to 25th 25th st | st x n w 175 x n e 24.8 x n w 100 to 10th av x n e 74 x s e 100 x n e 98.9 to beginning.

47th st, s s, 225 w 1st av, runs w 100 x s 130.5 x e 75 x n 30 x e 25 x n 100.5 to beginning.

47th st | n s, 350 e 2d av, runs w 350 to 2d av x n 100.5 x e 100 48th st | x n 100.5 to s s 48th st x e 125 x s 100.5 x e 125 x s 100.5 to beginning.

47th st, s s, 125 e 2d av, 75x100.8.

Also property in Yonkers, N Y.

Surrender lease. N Y Breweries Co to George Sherman, Isaac Untermyer and Allen W Everts as joint tenants. May 26. Sept 11, 1909. 3:723, 5:1340, 1339..... nom

27th st, No 17 West, store or 1st floor and basement. John H O'Brien, a corpn, to Wm Tompkins and Joseph J Curran; 8 8-12 years, from Sept 1, 1909. Sept 10, 1909. 3:829..... 3,000 and 3,500

46th st W, No 1, n s, 75 w 5th av, 24x63.9, all. Caroline S Harper widow et al EXRS Joseph W Harper to Charles Thorley, a corpn; 10 years, from May 1, 1910. Sept 15, 1909. 5:1262..... taxes, &c, and 5,000

64th st, No 120, s s, 210 w Lexington av, 20x100.5, the lot. The Beekman Estate to Helen Henderson; 20 years, from May 1, 1908. Sept 14, 1909. 5:1398..... taxes, &c, and 1,425

105th st, No 80 East, s w cor Park av. Assign lease. Patrick Fleming to Geo B Prince. Mort \$5,190. Sept 10. Sept 13, 1909. 6:1610..... nom

Av A, No 101, w s, 68.2 n 6th st, 22.8x100, the lot. Chas A Bristed to Peter Doelger; agreement as to renewal of lease for 20 years, from Nov 1, 1911, at \$900. Aug 11. Sept 10, 1909. 2:434..... nom

Av A | n w cor 6th st, 22.10x100, the lot. Chas A Bristed to Salo 6th st | J Stroheim and Frances Woltitz; agreement for renewal of lease for 20 years, from Apr —, 1911, at \$1,500. July 31. Sept 10, 1909. 2:434..... nom

Av A, No 109, cor store. Max J Kramer to Richd H Long; 4 8-12 years, from Sept 1, 1909. Sept 10, 1909. 2:434..... 2,400

Av C, No 158, cor 10th st, cor store. Arthur M Bullowa to Herman Geminder; 5 years, from Aug 1, 1909. Sept 14, 1909. 2:379..... 1,080 and 1,320

Broadway's w cor 49th st, runs w 114.10 x s 19.4 x e 117.9 to 49th st | Broadway x n 20.2 to beginning, all. Walter J Salmon and ano to James Churchill; 10 years, from Oct 1, 1909, with 11 years renewal. Sept 14, 1909. 4:1020..... taxes, &c, and gold 10,000

Broadway, n e cor 160th st, 5th store. Crystal Realty & Construction Co to Henry J Beck; 5 years, from Nov 1, 1908. Sept 13, 1909. 8:2119..... 800 to 1,000

Broadway, Nos 1603 to 1609 | w s, 19.10 s 49th st, runs s 58.11 49th st, Nos 214 to 218 | x w 176.3 x n 77.8 to s s 49th st x e 50 x s 19.4 x e 117.8 to beginning, all. Manice De F Lockwood et al to James Churchill; 21 years, from Oct 1, 1909, with two 21-year renewals at not less than \$25,000. Sept 13, 1909. 4:1020..... taxes, &c, and 9,000 to 25,000

Broadway, s e cor 31st st, barber shop in Grand Hotel. Gabriel Marino to Jacob Schmitt. Sept 13, 1909. 3:832..... nom

Lenox av, No 352, store. Louis Sasse and John F Haase to Arnold Siemens and ano; 5 7-12 years, from Oct 1, 1909. Sept 16, 1909. 6:1725..... 1,800 and 2,000

Lexington av, No 739, south store, &c. Thomas Callahan to Chas P Giorgi and Martin Zurlo; 4 9-12 years, from Sept 1, 1909. Sept 11, 1909. 5:1313..... 900 to 1,500

St Nicholas av, s w cor 181st st, —, 1st floor. Gustavus L Lawrence to St Nicholas Moving Picture Co; 5 years, from Oct 1, 1909. Sept 13, 1909. 8:2162..... for term, \$27,500

1st av, No 2219, s w cor 114th st. Assign lease. John D Haase to Carmine Liberti and ano. Sept 8. Sept 10, 1909. 6:1685..... nom

1st av, No 12. Assign lease. Robt Capell to Rosi Multer. Sept 13, 1909. 2:429..... nom

Same property. Assign lease. Rosi Multer to Eastern Brewing Co. Sept 11. Sept 13, 1909. 2:429..... nom

2d av, No 585, n w cor 32d st, all. Robt G Gregg to Saml A Hardy; 10 years, from Sept 1, 1909. Sept 11, 1909. 3:913..... 2,100 and 2,200

3d av, No 1534, store, &c. Henry Baab to Richd H Long; 5 yrs, from Aug 1, 1909. Sept 10, 1909. 5:1515..... 2,500

3d av, No 1831, south store, basement and rooms. Joseph Dobkin to Herman Hanan; 3 1-12 years, from Apr 1, 1908. Sept 13, 1909. 6:1651..... 480 and 540

5th av, No 1150, n e cor 96th st. Assign lease. Thomas Kelly to Geo C Kienzle. Mort \$525. Sept 10. Sept 13, 1909. 6:1602..... nom

5th av, No 1150, n e cor 96th st. Reassign lease. Geo C Kienzle to Thomas Kelly. All title. Sept 14, 1909. 6:1602..... nom

8th av, No 2351. Surrender lease. Leonard Cafe Co to Ethelia Realty Co. Apr 23. Sept 13, 1909. 7:1953..... nom

8th av, No 2748. Assign lease. Thomas J Crowe to Daniel O'Shea. Sept 10. Sept 13, 1909. 7:2031..... nom

9th av, No 458, store. M Alexander to Herman Fromkess; 3 years, from May 1, 1909. Sept 14, 1909. 3:759..... 1,440

10th av, No 815 | n w cor 54th st. Assign lease. Peter Conlan to 54th st, No 501 W | De Witt C Flanagan and ano as TRUSTEES. Feb 14, 1908. Sept 13, 1909. 4:1083..... nom

## LEASES

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

Sept 10, 11, 13, 14, 15 and 16.

### BOROUGH OF MANHATTAN.

Broome st | n e cor Clarke st, runs n 84.9 x e 67.3 x s 23.3 x w Clarke st | 22.2 x s 83.3 to Broome st x n w 49.10 to beginning, all. Rector & Trinity Church to Zeitinger Co; 21 years, from May 1, 1910. Sept 11, 1909. 2:490..... taxes, &c, and 6,000

Essex st, No 11, all. Julius Kaplan to Morris Stahl; 3 years, from Sept 15, 1909. Sept 13, 1909. 1:297..... 4,190

Grand st | s e cor Chrystie st, 100x100, all, with furniture, fix- Chrystie st | tures, &c. Rebecca Jacobs to Bedford Theatrical Co; 21 years, from Sept 1, 1909. Sept 15, 1909. 1:311. Taxes, &c, and \$47,000 to Aug 31, 1916, and thereafter..... 46,000

Houston st, No 228 | n s, 68.6 e Varick st, 25x43.4 and 41.4 to s s Downing st, No 64 | Downing st x 25x34.11 and 36.4, the lot. Chas A Bristed to Solon L and Samuel Frank; agreement as to renewal of lease for 4 years, from May 1, 1910, with renewal for 20 years. Sept 13, 1909. 2:528..... nom

Houston st, No 228 | n s, 68.6 e Varick st, runs e 25 x n 43.4 and Downing st, No 64 | 41.4 to s s Downing st x w 25 x s 34.11 and 36.4 to beginning, the lot. Chas A Bristed to Solon L and Samuel Frank; agreement for renewal of lease for 4 years, from May 1, 1910, with 20 years renewal. July 31, 1909. Sept 10, 1909. 2:528..... nom

Houston st, No 436 East. Assign lease. Isidor Schimmel and ano to Emanuel Goldberg. Mort \$1,735. Sept 13. Sept 14, 1909. 2:357..... nom

Norfolk st, No 80, front building. Abraham Roffman to Harry Pelcyger; from Sept 13, 1909, to May 1, 1913. Sept 14, 1909. 2:352..... 2,400

Washington st, Nos 819 and 821, n e cor Gansevoort st. Assign lease. Francis Mulgrew to Patrick Gartland. Sept 8. Sept 10, 1909. 2:644..... nom

Washington st, No 203, store. John O Boschen to Emil Dommann; 2 11-12 years, from June 1, 1909. Sept 13, 1909. 1:83..... 1,080 and 1,200

William st, No 198, lease, saloon fixtures, business, &c. Power of



# THE GEORGE A. JUST CO. IRON WORK

## 239 VERNON AVENUE FOR BUILDINGS

### LONG ISLAND CITY NEW YORK

11th av, No 484. Reassign lease. John D Haase to Charles Schmid. All title. Sept 14, 1909. 3:710..... nom  
 11th av, n e cor 22d st, 98.8x75. Consent to sublet 3 leases dated June 6, 1908. Margt V C MacNutt to Patrick G Tighe. Sept 13. Sept 14, 1909. 3:694.....

11th av, No 484, store and basement. Susannah Orth to Charles Schmid; 10 years, from Sept 1, 1909. Sept 13, 1909. 3:710. 1,080  
 Same property. Assign lease. Charles Schmid to John D Haase. Morts \$3,186. Sept 10. Sept 13, 1909. 3:710..... nom  
 Bill of sale of all personal property consisting of merchandise, horses, wagons, saloon fixtures (except machinery forming part of the freehold properties leased by George Sherman under lease dated Oct 25, 1888), cash on hand, with good will of business and right to use of names of H Clausen & Son Brewing Co and Flanagan, Nay & Co, &c, also all accounts, mortgages and chattel mortgages, leases, &c. N Y Breweries Co, a corpn, to Clausen-Flanagan Brewery, a corpn. Aug 27. Sept 11, 1909. ...  
 Outer 700 ft of pier foot West 40th st, North River, when pier shall be extended out to pierhead line. The City of N Y by Commissioner of Docks to Central R R of N J. Aug 17, 1909, 10 years, from date of extension of said pier; 10 years renewal at \$20,790, 10 years more at \$22,869. Sept 16, 1909. 3:665 and 4:1107.....18,900

#### BOROUGH OF THE BRONX.

152d st, s w cor Wales av, —x—. Assign lease. James C Clancy to John Schomber. Aug 20. Sept 10, 1909. 10:2643. nom  
 156th st, No 858 East, Assign lease. Bartholomew Nillesen to Amelie Rosenhain. Jan 2. Sept 14, 1909. 10:2628.....nom  
 162d st, No 100 West, cor store. Margt M Cole to L Scarneo; 5 years, from Oct 1, 1909. Sept 14, 1909. 9:2511.....600 to 900  
 180th st, No 1054 East, s e cor Mapes av, all. Wm Haab to Louis R Kohl; 5 years, from May 1, 1906. Sept 16, 1909. 11:3108. ....1,080 and 1,200  
 187th st, Nos 660 and 662 East, all. Esther Schulman to Frank Cardone; 5 years, from Oct 1, 1909. Sept 16, 1909. 11:3074. ....3,720  
 \*Castle Hill av, s e cor Ludlow av, Westchester, all. Margaret Brocker to Geo M Tschada; 5 years, from Sept 1, 1909. Sept 10, 1909. ....480 to 720  
 Courtlandt av, No 669, 1st floor. Louis Sauter et al to Louis Sauter and Jos Winterer; 3 5-12 years, from May 1, 1910. Sept 13, 1909. 9:2413.....1,080  
 Courtlandt av, No 749, store and part cellar and floor above store. John Hoffmann to Edmund Hoer; 3 years, from Oct 1, 1909. Sept 16, 1909. 9:2416.....420  
 Morris av, No 686, cor 154th st, bill of sale of lease, saloon fixtures, &c. Mark Trautfield, auctioneer, to Anton Kalski and ano. Aug 2. Sept 10, 1909. 9:2413.....500  
 Union av, No 1085. Assign lease. Charles and Ernst Wessel to Maurice J O'Connell. Aug 14. Sept 10, 1909. 10:2670.....nom  
 \*Van Nest av, s e cor Unionport road, Van Nest, 1st store. Barbara Hahn to Max Hartvigson; 5 years, from Sept 1, 1909. Sept 10, 1909. ....360 and 420  
 \*Lots 203 and 204, map Washingtonville. Assign tax lease. Susan O'Gorman widow, INDIVID and EXTRX Michael O'Gorman to Wm W Penfield. Jan 20, 1906. Sept 16, 1909. ....50

## 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.

Sept 10, 11, 13, 14, 15 and 16.

#### BOROUGH OF MANHATTAN.

Abele, Christian to Louise A Goebel. 99th st, No 25, n s, 250 w Central Park West, 25x100.11. Sept 1, due Jan 6, 1912, 5%. Sept 11, 1909. 7:1835. 23,000  
 Abele, Christian to Louise A Goebel. 99th st, No 19, n s, 225 w Central Park West, 25x100.11. Sept 1, due Jan 6, 1912, 5%. Sept 11, 1909. 7:1835. 12,000  
 Airy, Shada to J Raymond Smith. Haven av, e s, 103.3 s 170th st, 25.10x127.9x25x134.2. 1/2 part. All title. Sept 10, 1909, due, &c, as per bond. 8:2139. 1,000  
 Alcazar Realty Co to George Baum. 178th st, Nos 605 and 607, n s, 100 w St Nicholas av, 50x100. Prior mort \$45,000. Sept 9, due, &c, as per bond. Sept 11, 1909. 8:2162. 10,000  
 Aberdeen Realty Co to J Archibald Murray. Lafayette st, Nos 150 and 152 (Elm st), w s, abt 112 n Howard st, abt 50x100, except part for Lafayette st. Prior mort \$55,000. June 10, 3 years, 6% Sept 11, 1909. 1:233. 10,000  
 Alexander, Abraham to Philipp Specht. 112th st, No 257, n s, 193.9 e 8th av, 31.3x100.11. Sept 15, 1909, 3 years, 6%. 7:1828. 5,000  
 Alling, Robt B to Ray Isaacs. 95th st, No 131, n s, 316 w Columbus av, 17x100.8. P M. Prior mort \$13,000. Sept 15, installs, 6%. Sept 16, 1909. 4:1226. 2,750  
 Brewster, Richd I with MANHATTAN LIFE INS CO. 10th st, No 28 East. Agreement as to share ownership in mort. Feb 14, 1908. Sept 16, 1909. 2:561. nom  
 Burns, Mary C with American Mortgage Co. 114th st, No 121, n s, 160 e Park av, 15x100.11. Subordination agreement. Aug 28. Sept 14, 1909. 6:1642. nom

Bassler, Frederick to Louis Meisel. Madison st, No 100, s s, 287.4 w Market st, 25x100.9x25x100.8. Leasehold. Sept 9, 2 years, 6%. Sept 16, 1909. 1:276. 1,700  
 Bangs, Charles R to FARMERS LOAN AND TRUST CO. 77th st, No 69, n s, 143.9 w Park av, 18.9x102.2. P M. Sept 13, 3 years, % as per bond. Sept 16, 1909. 5:1392. 22,500  
 Broun, Demetria S wife of LeRoy to Edith S Radley. 77th st, No 148, s s, 464 w Columbus av, 18x102.2. P M. Prior mort \$— Sept 15, 1 year, 6%. Sept 16, 1909. 4:1148. 6,000  
 Brookfield Construction Co to Harry Schiff. Riverside Drive, s e cor 103d st, No 322, 100.11x125. P M. Sept 15, due Oct 15, 1909, 5%. Sept 16, 1909. 7:1890. 27,500  
 Bleil, Geo F with EQUITABLE LIFE ASSUR SOC of the U S. 47th st, Nos 114 and 116, s s, 193.9 w 6th av, 37.6x100.5. Subordination agreement. Aug 30. Sept 16, 1909. 4:999. nom  
 Balbi, Ciro E and Giovanni B, and Irving Bachrach and Isaac Scheidler with Louis Frankenthaler. 48th st, No 311, n s, 150 e 2d av, 25x100.5. Subordination agreement. Aug 18. Sept 10, 1909. 5:1341. nom  
 Bachrach, Abram with American Mortgage Co. 133d st, Nos 138 to 142 West. Subordination agreement. Sept 10, 1909. 7:1917. nom  
 Bopp, Emma to John J Hardecker. 2d av, No 2028, e s, 50.11 n 104th st, 25x75. Prior mort \$10,000. Sept 10, 1909, due Jan 1, 1913, 6%. 6:1676. 3,500  
 Bruckmann, Adolph to Samuel Halpern. 2d av, No 66, e s, 41.1 s 4th st, 20.6x84. Sept 10, due Mar 10, 1912, 6%. Sept 11, 1909. 2:445. 2,000  
 Boell, Eliz Van R of Katonah, N Y, to Hudson Mortgage Co. Water st, No 32, n s, 93.5 e Broad st, runs n 39.11 x e 14.7 x n 8.11 x e 4.4 x s 47.7 to Water st x w 18.11 to beginning. Prior mort \$12,000. Sept 13, 1909, 1 year, 6%. 1:7. 1,000  
 Barnes, Josie K with E Mortimer Barnes and ano exrs &c Edwin M Barnes. 65th st, No 144, s s, 378 e Amsterdam av, 20x100.5. Extension of \$18,000 mort until Sept 10, 1912, at 5%. Sept 11, 1909. 4:1136. nom  
 Buhler, William to Wm N Wetterau. Dry Dock st, Nos 15 and 17, n w s, abt 75 s w 12th st, 46x84. Sept 1, 5 years, 5%. Sept 14, 1909. 2:381. 12,500  
 Bachrach, Abram with American Mortgage Co. 133d st, Nos 138 to 142, s s, 324.10 e 7th av, 3 lots, each 25x99.11. 3 subordination agreements. Sept 10, 1909. 7:1917. nom  
 Bulman (Henry T) Co to Waunegan Realty Co. Broadway, s w cor 163d st, 157.5x101.1x142.4x100. P M. Prior mort \$20,142.86 Also to be sub to building loan mort for \$225,000 upon satisfaction of said mort for \$20,142.86. Aug 31, due &c as per bond. Sept 14, 1909. 8:2137. 67,500  
 Brody, Adler & Koch Co to METROPOLITAN LIFE INS CO. 20th st, Nos 37 to 45, n s, 193.3 e 6th av, 106.9x92x106x92. Sept 14, 1909, due Oct 1, 1919, 6% until completion of building, and 5 1/2% until Oct 1, 1914, and thereafter at 5%. 3:822. 450,000  
 Same to same. Same property. Certificate as to above mort. Sept 14, 1909. 3:822. —  
 Bernstein, Lillian and Abraham to Herman Gottlieb of Brooklyn. 4th st, No 318, s s, 183.6 e Av C, 18.9x96. P M. Prior mort \$13,000. Sept 14, installs, due Mar 15, 1912, 6%. Sept 15, 1909. 2:373. 5,000  
 Breivogel, Henry and Geo H Franzius to Louise Goetz. 104th st, No 60, s s, 155 w Park av, 25x100.11. Sept 14, 6 years, 5%. Sept 15, 1909. 6:1609. 3,500  
 Braun, Martha to Richd H Clarke, Jr. 8th st, No 366, s s, 182.3 e Av C, 24x97.6. Prior mort \$14,000. Sept 15, 1909, due Jan 1, 1910, 6%. 2:377. 500  
 Budke, Josephine A of Clarkstown, N Y, to N Y SAVINGS BANK. Charles st, No 9, n s, 222.1 e Bleecker st, 20x94.9x20x94.10. Sept 13, due &c as per bond. Sept 15, 1909. 2:621. 9,000  
 Campbell, Georgine to LAWYERS TITLE INS & TRUST CO. Madison av, n w cor 73d st, 80x18. Building loan. Sept 10, due Nov 15, 1910, 6%, with 5 years extension from completion of building at 5%. Sept 10, 1909. 5:1388. 60,000  
 City of New York to Alice M McGay, of 416 N Harvey av, Oak Park, Chicago. Transfer of tax lien for years 1905 to 1907. Assessed to unknown, lot 50 blk 1391 sec 5 on 77th st, s s, bet Madison and Park avs. July 15, 3 years, 5 1/2%. Sept 10, 1909. 5:1391. 909.83  
 Cermak, Jos J to GERMAN SAVINGS BANK in City N Y. 69th st, No 417, n s, 263 e 1st av, 25x100.5. Sept 13, 1909, 3 years, 4 1/2%. 5:1464. 11,000  
 Carter, Lulu A to Amy A C Montague. 36th st, No 163, n s, 80 w 3d av, 20x82.3. Prior mort \$18,000. Sept 9, 1 year, 6%. Sept 13, 1909. 3:892. 4,000  
 Cohen, Isaac and Louis Scheinberg to Sydney A Smith. Broome st, No 237, s s, 50 e Ludlow st, 25x50. Sept 11, 5 years, 5%. Sept 13, 1909. 2:408. 16,500  
 Cohen, Gustav to Baruch H Schnur. 118th st, No 19, n s, 560 e Lenox av, 25x100.11. Prior mort \$21,000. Sept 13, demand, 6%. Sept 14, 1909. 6:1717. 1,425  
 Charter Construction Co to ALBANY SAVINGS BANK. Manhattan st, No 138, s s, 111.6 w Broadway, runs s 74.8 x w 75 x n 39.10 x w 11.11 x n e 71.11 to st x s e 44.11 to beginning. Sept 14, 1909, 5 years, 4 1/2%. 7:1995. gold, 30,000  
 Same to same. Same property. Certificate as to above mort. Sept 14, 1909. 7:1995. —  
 Connell, Bridget M wife Wm D to EQUITABLE LIFE ASSUR SOC of the U S. 47th st, Nos 114 and 116, s s, 193.9 w 6th av, 37.6 x100.5. Sept 14, due Oct 1, 1914, 4 1/2%. Sept 15, 1909. 4:999. 65,000  
 Clinton Realty Co to MUTUAL LIFE INS CO of N Y. Madison av, No 691, n e cor 62d st, 60.8x50. Sept 15, due, &c, as per bond. Sept 16, 1909. 5:1377. 140,000  
 D'Onofrio, Rocco to METROPOLITAN SAVINGS BANK. 116th st, Nos 508 and 510, s s, 94 e Pleasant av, 33.4x100.11. Sept 16, 1909, 5 years, 5%. 6:1714. 13,000  
 D'Alessandro, Nicola to Philip Schick as agent under will Louis Becker Jr. 114th st, No 419, n s, 245 e 1st av, 25x100.11. Sept 8, 5 years, 5%. Sept 11, 1909. 6:1708. 12,500  
 De Nottbeck, Cecilia with Isaac Sakolski. 1st av, No 2135, s w cor 110th st, No 348, 25.11x75. Extension of \$16,000 mort until June 30, 1914, at 5 1/2%. June 21. Sept 10, 1909. 6:1681. nom  
 Duckman, Rebecca to Wolf Brand. Rivington st, Nos 169 and 171, s s, 50 e Clinton st, runs s 66 x e 20 x s 34 x e 20 x n 100 to st x w 40 to beginning. Sept 7, 3 years, 6%. Sept 14, 1909. 2:348. 5,000





# WATER-FRONT PROPERTIES

## FACTORIES, FACTORY SITES

### FLOYD S. CORBIN, 10 Wall St.

Telephone 1094 Rector

- Dinkel, Charles to Caroline Schumacher. 37th st, No 437, n s, 300 e 10th av, 25x98.9. P M. Prior mort \$— . Sept 15, 1909. 1 year, 6%. 3:735. 4,000
- Ecallow Co to Jas A Lynch. Broadway, s e cor 165th st, 110.11 x100x101.6x100.5. Building loan. Prior mort \$90,000. Sept 11, 1 year, 6%. Sept 13, 1909. 8:2122. 35,000
- Ecallow Co, a corpn, to Christian Trinks. Broadway, s e cor 165th st, 110.11x100x101.6x100.5. P M. Sept 7, 2 years, 5%. Sept 11, 1909. 8:2122. 90,000
- EQUITABLE LIFE ASSUR SOC of the U S with John E Brown. 148th st, No 614 West. Extension of \$7,000 mort until June 30, 1912, at 4½%. June 30. Sept 16, 1909. 7:2094. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Chas F Horne. 148th st, No 616 West. Extension of \$7,000 mort until June 30, 1912, at 4½%. June 30. Sept 16, 1909. 7:2094. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Phebe S Sinclair. 26th st, Nos 103 and 105 East. Extension of \$140,000 mort until July 8, 1910, at 5%. July 8. Sept 16, 1909. 3:882. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Robt Connor. 5th av, No 43. Extension of \$350,000 mort until July 1, 1911, at 5%. July 30. Sept 16, 1909. 2:569. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Forty-Two Broadway Co. Broadway, Nos 36 to 42. Extension of \$3,000,000 mort until June 1, 1912, at 4½%. Apr 29. Sept 16, 1909. 1:22. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Percy R Pyne and ano. 72d st, Nos 200 to 210 West. Extension of \$325,000 mort until July 1, 1912, at 4½%. June 30. Sept 16, 1909. 4:1163. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Broadway & Beaver St Co. Broad st, Nos 61 to 69, s e cor Beaver st, Nos 32 to 46, runs s 99.8 x e 100 x s 0.6 x e 26.8 x n 7 x e 11.6 x n 10.3 x e 67.3 x s 30.8 x e 37.7 x s 39.10 to n s South William st x e 25.6 x n 63.10 x w 10.6 x n 59.11 to s s Beaver st x w 211.1 to beginning. Extension of \$230,000 mort until Jan 1, 1912, at 4½%. June 16. Sept 16, 1909. 1:29. nom
- Ecallow Co to James A Bradley. Broadway, s e cor 165th st, 110.11x100x101.6x100.5. Certificate as to mort for \$35,000. Sept 11. Sept 16, 1909. 8:2122. 35,000
- Fishman, Barnet to FOURTEENTH ST BANK. Goerck st, Nos 145-147, w s, 50 s Houston st, 50x100. Prior mort \$32,000. Aug 20, due, &c, as per notes. Sept 10, 1909. 2:330. 7,000
- Froehlich (Jacob) Cabinet Works with Wm L Kurtze. William st, No 198, s e cor Frankfort st. Subordination agreement. Sept 7. Sept 10, 1909. 1:103. nom
- Frank (Minnie G) Realty Co to Meteor Realty & Construction Co. 98th st, n s, 96.11 e Riverside Drive, 75x100.11. P M. Prior mort \$180,000. Aug 29, due Dec 1, 1914, 6%. Sept 11, 1909. 7:1888. 60,000
- Friedman (Robert) Construction Co to TITLE GUARANTEE & TRUST CO. 132d st, s s, 100 w Amsterdam av, 125x99.11. Building loan. Sept 9, 1 year, 6%. Sept 10, 1909. 7:1986. 80,000
- Same to same. Same property. Certificate as to above mort. Sept 9. Sept 10, 1909. 7:1986. 80,000
- Frey, Rosa with Jesse W Ehrich. 3d av, No 1149, s e cor 67th st, No 200, 40.5x100. Extension of mort for \$7,000 to Sept 10, 1912, at 6%. Sub to prior mort \$78,000. Sept 10. Sept 11, 1909. 5:1421. nom
- Ferguson (Robert) & Sons, a corpn, to UNION DIME SAVINGS BANK of N Y. Broadway, s w cor 180th st, Nos 700 and 702, 111.4x100x100x149.1. Sept 13, 1909, due &c as per bond. 8:2176. 200,000
- Same to same. Same property. Certificate as to above mort. Sept 13, 1909. 8:2176. 200,000
- Finkelstein, Jacob to CITIZENS SAVINGS BANK. Pitt st, Nos 30 and 32, e s, 112.9 n Broome st, 37.6x100. Sept 14, 1909, 5 years, 4½%. 2:337. 38,000
- Same and Karl M Wallach with same. Same property. 2 subordination agreements. Sept 14, 1909. 2:337. nom
- Feigenblatt, Lester and David to Frederick Wallmann. 79th st, No 360, s w cor 1st av, Nos 1505 and 1507, 25x100. P M. Sept 14, 1909, 5 years, 5%. 5:1453. 41,000
- Franzius, Geo H and Henry Breivogel to U S TRUST CO of N Y. 104th st, No 60, s s, 155 w Park av, 25x100.11. Sept 14, 1909, due Oct 1, 1912, 4½%. 6:1609. 17,000
- Funkelstein, Benedict to American Mortgage Co. 114th st, No 121, n s, 160 e Park av, 15x100.11. Sept 15, 1909, 2 yrs, 5%. 6:1642. 6,000
- GREENWICH SAVINGS BANK with Joseph and Jacob Rubin. 99th st, Nos 70 and 72 East. Extension of \$28,500 mort until June 29, 1914, at 4½%. June 29. Sept 10, 1909. 6:1604. nom
- Goldenkranz, Solomon with Isiah Lewin. 7th av, No 200. Agreement modifying terms of mort. Sept 9. Sept 10, 1909. 3:771. 15,000
- Gormley, Arthur J to Mary Hays. 55th st, No 327, n s, 306.3 w 8th av, 18.9x100.5. P M. Sept 14, 1909, 3 years, 5%. 4:1046. 14,000
- Gould, Lillie B and James P to Clara C Friedlander. 120th st, No 63, n s, 200 w Park av, 16.8x100.11. Sept 14, 1909, 5 yrs, 5%. 6:1647. 9,000
- Greenhal, Morris to TITLE GUARANTEE & TRUST CO. 2d av, No 606, e s, 148.2 s 34th st, 24.10x80. Sept 14, 1909, due &c as per bond. 3:939. 15,000
- Grossmayer, Fannie to GREENWICH SAVINGS BANK. 60th st, No 147, n s, 65 e Lexington av, 20x100.5. Sept 15, 1909, due &c as per bond. 5:1395. 5,500
- Golde & Cohen, a corpn, to City Mortgage Co. Convent av, Nos 20 to 36, s w cor 129th st, runs s — to 128th st x w 76.5 x n 244.6 to 129th st x e 114 to beginning. Building loan. Sept 14, demand, 6%. Sept 15, 1909. 7:1968. 150,000
- Same to same. Same property. Certificate as to above mort. Sept 14. Sept 15, 1909. 7:1968. 150,000
- Grossman, Sophie with Aaron Goldberg. 105th st, Nos 245 and 249, n s, 136.3 w 2d av, 40.7x100.9. Extension of \$12,000 mort until Oct 1, 1913, at 6%. Sept 10. Sept 14, 1909. 6:1655. nom
- Garfield Building Co with Louis Rosenberg. 10th st, No 28 East. Agreement as to renewal of note for \$18,000, until Mar 15, 1911, at 6%. Sept 15. Sept 16, 1909. 2:561. nom
- Gallaher, Kath to ROYAL BANK of N Y. 61st st, No 106 West. Assigns rents to extent of \$1,364. Sept 15. Sept 16, 1909. 4:1132. nom
- Guth, David and Sarah to Lion Brewery. 17th st, No 13 West. Saloon lease. Sept 13, demand, 6%. Sept 16, 1909. 3:819. 3,000
- Garofalo (V), a corpn, to Edw L Coster. 41st st, Nos 440 to 444, s s, 250 e 10th av, 49.10x98.9. Aug 20, 5 years, 5%. Sept 16, 1909. 4:1050. 27,000
- Same to same. Same property. Certificate as to above mort. Sept 15. Sept 16, 1909. 4:1050. 27,000
- Same and Saml C Baum and Tobias Greenebaum with same. Same property. Subordination agreement. Sept 15. Sept 16, 1909. 4:1050. nom
- Geoffroy, M Elizabeth to Paterno & Son Contracting Co. 113th st, No 510, s s, 193.3 w Amsterdam av, 31.9x100.11. P M. Prior mort \$42,500. Sept 15, 3 years, 6%. Sept 16, 1909. 7:1884. 14,000
- Hume, Kate E to LAWYERS TITLE INS AND TRUST CO. 2d av, No 677, w s, 49.5 s 37th st, 24.11x100. Sept 15, 5 years, 4½%. Sept 16, 1909. 3:917. 6,500
- Huber, Geo H to Julia A Tiemann. 116th st, No 162, s s, 130 e 7th av, 20x100.11. Sept 16, 1909, 5 years, 4½%. 7:1825. 22,000
- Hyams, Sarah and Isabella to Sarah J Hollinshead trustee Reginald C Stevenson. 3d st, No 38, s s, 46 e Wooster st, runs s 50 x e 4 x s 25 x e 18 x n 75 to st x w 22 to beginning. Sept 3, due Nov 1, 1914, 5%. Sept 11, 1909. 2:534. 21,500
- Hart, Frieda to Hermann Elkan. Houston st, No 119, s e cor Chrystie st, Nos 232 and 234, 27x74.3. Prior mort \$45,500. Sept 10, 2 years, 6%. Sept 11, 1909. 2:422. 9,500
- Hoe, Geo E to Geo De Forest Barton exr Eliz P Barton. 74th st, No 122, s s, 222 w Columbus av, 20x102.2. P M. Sept 14, 1909, 5 years, 4%. 4:1145. 20,000
- Holbrook, Edward to METROPOLITAN LIFE INS CO. 5th av, Nos 667 to 671, s e cor 53d st, No 2, runs e 125 x s 100.5 x w 25 x n 40 x w 10 0to av x n 60.5 to beginning. Aug 19, due Oct 1, 1911, 5½% until Oct 1, 1910, and 5% thereafter. Sept 15, 1909. 5:1288. 800,000
- James, Harriet S to TITLE GUARANTEE & TRUST CO. 46th st, Nos 121 and 123, n s, 275 w 6th av, 41.8x100.5. P M. Sept 10, 1909, due &c as per bond. 4:999. 47,000
- Jackson, Stephen H to Henry H Jackson. 125th st, No 251, n s, 102 w 2d av, 28x99.11. Prior mort \$21,000. Aug 25, due Sept 1, 1914, 6%. Sept 11, 1909. 6:1790. 9,250
- Jammes, Albert F to Warren McConihe. 37th st, No 4, s s, 141.6 w 5th av, 21.6x98.9. Prior mort \$134,000. 45th st, No 21, n s, 275 w 5th av, 25x100.5. Prior mort \$89,000. Given as collateral security for payment of mort for \$25,000. Aug 24, due &c as per bond. Sept 10, 1909. 3:838. 5:1261. 25,000
- Jacobs, Pauline with Davis Rosenkrantz. Rivington st, No 180, n e cor Attorney st, Nos 116 to 120, 25x100. Extension of \$15,500 mort until July 1, 1912, at 6%. July 9. Sept 10, 1909. 2:344. nom
- Janpole, Aaron M and Louis Werner with TITLE GUARANTEE & TRUST CO. 132d st, s s, 100 w Amsterdam av, 125x99.11. Subordination agreement. Sept 9. Sept 10, 1909. 7:1986. nom
- Janpole, Aaron M and Louis Werner with TITLE GUARANTEE & TRUST CO. 132d st, s s, 100 w Amsterdam av, 125x99.11. 2 subordination agreements. Sept 9. Sept 10, 1909. 7:1986. nom
- Jewish Theological Seminary of America with Monogram Realty Co. 56th st, No 230, s s, 200 w 2d av, 25x100.5. Extension of \$15,000 mort until Jan 10, 1912, at 5%. Jan 8. Sept 14, 1909. 5:1329. nom
- James, Harriet S to Jessica R Green. 40th st, No 210, s s, 157.3 w 7th av, 14.3x98.9. P M. Sept 15, 3 years, 5%. Sept 16, 1909. 3:789. 12,000
- Kruger, Rosa to NORTH SIDE BANK of Brooklyn. 173d st, No 552, s s, 17 w Audubon av, 16.6x50. Sept 15, due July 30, 1910, —%. Sept 16, 1909. 8:2129. Notes, 2,500
- Kroogman, Henry with Frederic de P Foster et al exrs Henry D Sewall. 99th st, No 148 West. Extension of \$5,000 mort until June 17, 1914, at 4½%. Sept 11. Sept 14, 1909. 7:1853. nom
- Katz, Hyman and ano to Frank Gens. 12th st, Nos 504 and 506 East. All title. Assigns rents. Sept 15. Sept 16, 1909. 2:405. nom
- Krlewitch, Emanuel M to LAWYERS TITLE INS & TRUST CO. St Nicholas av, No 1401, n w cor 180th st, No 601, 100x100. Sept 10, 1909, 5 years, 5%. 8:2162. 200,000
- Kuretsky, Jennie to Benj M Levy. Columbus av, Nos 269 to 275, s e cor 73d st, Nos 46 and 48, 102.2x100. P M. Prior mort \$230,000. Sept 15, 1909, 2 years, 6%. 4:1125. 15,000
- Lamline, Geo C and Rita to TITLE GUARANTEE & TRUST CO. 8th av, No 2773, w s, 25 n 147th st, 25x75. Aug 31, due &c as per bond. Sept 13, 1909. 7:2045. 15,000
- Leaycraft, J Edgar to LAWYERS TITLE INS & TRUST CO. 118th st, No 145, n s, 207 e 7th av, 18x100.11. Sept 10, 1909, 5 yrs, 4½%. 7:1903. 14,000
- Lewis, Richd J to TITLE GUARANTEE & TRUST CO. 7th av, No 153, n e cor 19th st, No 167, 23x60. Sept 9, due &c as per bond. Sept 10, 1909. 3:795. 20,000
- Lazarus, Morris to Louis Lazarus. 113th st, No 66, s s, 120 e Madison av, 25x100.10. Prior mort \$18,000. Sept 14, 3 years, 6%. Sept 15, 1909. 6:1618. 4,000
- LAWYERS TITLE INS AND TRUST CO with Louis A Stern. 108th st, Nos 308 and 310, s s, 178.6 e 2d av, 39.3x125; 108th st, No 306, s s, 139.3 e 2d av, 39.3x125. Extension of two mort for \$35,000 each, to Sept 10, 1914, at 5%. Sept 10. Sept 14, 1909. 6:1679. nom
- MANHATTAN LIFE INS CO to Richd I Brewster. 10th st, No 28, s s, 148.9 e University pl, 46x92.3. Consent to assignment of participation agreement. Sept 15. Sept 16, 1909. 2:561. nom
- Moloughney, Edward L with Fredk S Justice. 76th st, No 209, n s, 130 e 3d av, 25x102.2. Extension of \$4,000 mort until Sept 11, 1911, at 6%. Sept 10. Sept 14, 1909. 5:1431. nom
- Mead, John C with Ellen M Mead. 39th st, No 419, n s, 250 w 9th av, 25x98.9 Extension of \$7,000 mort until June 30, 1918, at 5%. May 29, 1907. Sept 10, 1909. 3:737. nom
- Messineo, Vincenzo, Vittoria his wife and Maria Messineo to Orazio La Cagnina. 47th st, No 226, s s, 242 w 2d av, 25x100.5. Prior mort \$16,250. Sept 9, 1 year, 6%. Sept 11, 1909. 5:1320. 1,000
- Messineo, Vincenzo and Maria to Hugh Donnelly and ano trustees John McGlynn. 47th st, No 226, s s, 242 w 2d av, 25x100.5. Sept 9, 5 years, 5%. Sept 10, 1909. 5:1320. 15,000
- Same and Merida Realty Co with same. Same property. Subordination agreement. Sept 9. Sept 10, 1909. 5:1320. nom



# JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

- McCabe, Emma A to Boys Club, a corpn. 130th st, No 11, n s, 166 e 5th av, 16x99.11. Sept 9, 5 years, 5%. Sept 10, 1909. 6:1755. 8,000
- Mitchell, J Van Buren with LAWYERS TITLE INS & TRUST CO. Mulberry st, Nos 280 and 282. Agreement as to share ownership in bond and mortgage. Apr 16, 1908. Sept 13, 1909. 2:509. —
- Miller, James D to Emily H Moir. 52d st, No 70, s s, 101.4 e 6th av, 20x100.5. Prior mort \$25,000. Sept 3, 5 years, 4%. Sept 13, 1909. 5:1267. 15,000
- Meyer, Fredericka to American Mortgage Co. 133d st, Nos 138 to 142, s s, 324.10 e 7th av, 3 lots, each 25x99.11. 3 morts, each \$13,000. Sept 10, 1909, 5 years, 5%. 7:1917. 39,000
- McDougald, Cornelius W to American Mortgage Co. 134th st, No 21, n s, 195.9 w 5th av, 17.10x99.11. P M. Sept 14, 1909, 5 years, 5%. 6:1732. 6,000
- Miller, Mark to Matthew Halpin. Manhattan av, No 495, w s, 78.5 s 121st st, 15x80. Sept 15, 1909, 3 years, 5%. 7:1947. 9,000
- Same to same. Same property. Prior mort \$9,000. Sept 15, 1909, 1 year, 6%. 7:1947. 1,000
- Myers, Marie J with Katherine G Farrell. 57th st, No 247, n s, 76.8 w 2d av, 16.8x100.5. Extension of mort for \$7,500 at 4½%. Jan 23, 1908. Sept 15, 1909. 5:1331. nom
- Messer (William) Co to Abraham S Iseron. Suffolk st, No 27, w s, 100 s Grand st, 28.2x100. Prior mort \$33,000. Sept 8, 3 years, 6%. Sept 15, 1909. 1:312. 5,000
- Norece Co to Isabella Long. Certificate as to mort for \$1,600 covering land at Long Beach, N Y. Sept 9. Sept 16, 1909. —
- 118 East 16th St Co to N Y Mortgage & Security Co. 16th st, No 118, s w cor Irving pl, Nos 23 to 33, runs s 123.9 x w 80 x n 20.6 x w 20 x n 103.3 to st x e 100 to beginning. Prior mort \$150,000. Sept 10, 1909, 1 year, 6%. 3:871. 145,000
- Same to same. Same property. Certificate as to above mort. Sept 10, 1909. 3:871. —
- O'Brien, Mary wife John T with BANK FOR SAVINGS in City N Y. 47th st, No 113 West. Extension of \$20,000 mort until Sept 8, 1912, at 4½%. Sept 8. Sept 10, 1909. 4:1000. nom
- O'Brien, Jos L with BROADWAY SAVINGS INSTN. 133d st, No 46, s s, 522.6 w 5th av, 18.9x99.11. Subordination agreement. Aug 30. Sept 13, 1909. 6:1730. nom
- O'Brien, Dennis F to Wm O Horn. 92d st, No 143, n s, 330 e Amsterdam av, 20x100.8. P M. Prior mort \$16,000. Aug 4, 3 years, 6%. Sept 15, 1909. 4:1223. 4,000
- O'Shea, Daniel to A Finck & Son. 8th av, No 2748, Store lease. Sept 10, demand, 6%. Sept 13, 1909. 7:2031. 4,240
- Price, Theo N and Harold Moore to Mary L Knox. 28th st, No 35, n s, 183.4 w 4th av, 20.10x98.9. P M. Prior mort \$20,000. Sept 9, 1 year, 5%. Sept 10, 1909. 3:858. 19,500
- Pickard, Wm L of Savannah, Ga, to Ada D Schmalholz. 53d st, No 337, n s, 325.4 e 9th av, runs e 24.7 x n 49.4 x w 25 x s 24.11 x e 0.11 x s 25 to beginning. Sept 9, 5 years, 5%. Sept 13, 1909. 4:1044. 7,000
- Palliser, Frances J with BROADWAY SAVINGS INSTN. 133d st, No 44, s s, 503.9 w 5th av, 18.9x98.9. Subordination agreement. Aug 30. Sept 13, 1909. 6:1730. nom
- Pappas, Demetrius J to Reuben Isaacs as trustee Israel Isaacs. 96th st, No 168, s s, 190 w 3d av, 30x100.8. Sept 15, 1909, due, &c, as per bond. 5:1524. 18,000
- Parlato, Raffaella wife of Caspero to American Mortgage Co. 112th st, No 311, n s, 150 e 2d av, 25x100.11. Sept 9, 5 years, 5%. Sept 16, 1909. 6:1684. 15,000
- Riemer, Gustav to American Mortgage Co. 35th st, No 343, n s, 350 e 9th av, 15x98.9. P M. Sept 15, 1909, 3 years, 5%. 3:759. 9,000
- Roesler, Augusta and Edw exr August Roesler to Martin J Keogh and ano trustees David Jones. Av A, Nos 1322 to 1328, s e cor 71st st, No 500, 100.5x98. Sept 15, 1909, 5 years, 5%. 5:1482. 60,000
- Rabinowitz, Joseph to Janet L McVickar et al trustees Janet S Lansing. Hamilton st, No 31, n s, abt 350 e Catharine st, 31x52 x—48.9 e s. Sept 13, 3 years, 5%. Sept 14, 1909. 1:253. 14,000
- Roberts (Peter) Realty Co and Peter Roberts, of Montclair, N J, to Hermann H Cammann et al exrs and Edmund S Bailey. Sullivan st, Nos 23 to 27, n e cor Grand st, Nos 20 to 24, 63.4x90x 63.1x90. Sept 14, 1909, 3 years, 4½%. 2:476. 120,000
- Same to same. Same property. Certificate as to above mort. Sept 14, 1909. 2:476. —
- Rogers, Jacob to Andreas Fox et al. Essex st, No 3, w s, 52.3 n Division st, 22.3x52x22.3x51.3. P M. Sept 13, 1909, due &c as per bond. 1:297. 12,000
- Rosenberg, Marks to Jacob Schlosser. Av A, No 1434, n e cor 76th st, No 501, 25.6x98. P M. Prior mort \$17,000. Sept 13, 1909, 3 years, 6%. 5:1488. 11,000
- Rector (George) Co to James Churchill. Broadway, Nos 1551 and 1553, n w cor 46th st, No 201, 46.2x88.11x46.7x100.3. Leasehold. Aug 14, due &c as per notes, —%. Sept 13, 1909. 4:1018. 38,977.44
- Renn, William to Julia R Roth. Lexington av, No 1352, w s, 80.8 s 90th st, 20x81. Sept 9, 3 years, 6%. Sept 13, 1909. 5:1518. 1,500
- Springer, John H to LAWYERS TITLE INS & TRUST CO. 123d st, Nos 207 and 209, n s, 121.11 w 7th av, 31.2x100. P M. Sept 10, 1 year, 5%. Sept 11, 1909. 7:1929. 18,000
- Shurman (C N) Investing Co to GUARDIAN TRUST CO of N Y guardian Augustus Van Cortlandt 3d. Bank st, No 130, s s, 67.1 e Washington st, 17.10x95. All title. P M. Sept 2, 3 years, 5½%. Sept 10, 1909. 2:634. gold, 7,000
- Same to same. Same property. Certificate as to above mort. Aug 27. Sept 10, 1909. 2:634. —
- Same to Carl Ernst. Same property, all of. Prior mort \$7,000. Sept 9, due Aug 27, 1910, 6%. Sept 10, 1909. 2:634. 1,000
- Same to same. Same property. Certificate as to above mort. Aug 27. Sept 10, 1909. 2:634. —
- Shire, Nathaniel N and Mary C to Israel and Louis Fradkin. 48th st, No 325, n s, 325 e 2d av, 25x100.5. P M. Prior mort \$—. Aug 31, 3 years, 6%. Sept 11, 1909. 5:1341. 2,400
- Smith, Wm A F to GERMAN SAVINGS BANK. 71st st, No 328, s s, 225 w 1st av, 25x100.5. Sept 10, 1909, 3 years, 4½%. 5:1445. 8,000
- Stern, Minnie to 78th St Realty Co. 121st st, No 224, s s, 250 w 7th av, 18x100.11. Prior mort \$14,000. Sept 10, 1909, 2 yrs, 6%. 7:1926. 2,000
- Springer, John H to LAWYERS TITLE INS & TRUST CO. 123d st, No 201, n s, 75 w 7th av, 15.9x100. P M. Sept 10, 1 year, 5%. Sept 11, 1909. 7:1929. 9,000
- Springer, John H to Anna L Daly. 7th av, Nos 2062 to 2070, n w cor 123d st, 100.11x75. P M. Prior mort \$87,500. June 10, due Aug 10, 1910, 6%. Sept 11, 1909. 7:1929. 77,500
- Steger, Geo H to UNION DIME SAVINGS BANK. Reade st, No 78, n s, 39 e Church st, runs e 30 x n 61.3 x w 69.3 to Church st, No 177, x s 25 x e 30 x s 36.3 to beginning. Sept 10, due &c as per bond. Sept 13, 1909. 1:150. 85,000
- Spiro, Joachim to BROADWAY SAVINGS INSTN of City N Y. 133d st, Nos 44 and 46, s s, 503.9 w 5th av, 2 lots, each 18.9x 99.11. 2 morts, each \$10,000. Sept 2, due Nov 1, 1910, 5%. Sept 13, 1909. 6:1730. 20,000
- Schiff, Hyman to Herman Letzter. 8th st, No 364, s s, 158.3 e Av C, 24x97.6. Prior mort \$—. Sept 10, due &c as per bond. Sept 13, 1909. 2:377. 4,000
- Schwartz, Moses to Rosa Strauss. 104th st, No 402, s s, 69.1 e 1st av, 24.3x100.11. Sept 7, 3 years, 5½%. Sept 14, 1909. 6:1697. 10,500
- Schrier, Aaron with American Mortgage Co. 143d st, Nos 138 to 142, s s, 324.10 e 7th av, 3 lots, each 25x99.11. 3 subordination agreements. Sept 10, 1909. 7:1917. nom
- Smith, Philip H to Laura G Hardenbrook et al. 79th st, No 142, s s, 411 w Columbus av, 19x102.2. P M. Sept 10, 3 years, 4½%. Sept 15, 1909. 4:1150. 12,000
- Stein, Louisa to EMIGRANT INDUSTRIAL SAVINGS BANK. 8th av, No 2743, w s, 25 n 146th st, 24.11x100. Sept 15, 1909, 5 years, 4½%. 7:2045. 19,000
- Stichweh, Fredk to Christy White. 59th st, No 545, n s, 225 e West End av, 25x100. Prior mort \$12,500. Sept 15, 1909, due &c as per bond. 4:1151. 2,500
- Sheeran, Margt of Hicksville, L I, to Mary Horler. 74th st, No 524 and 526, s s, 348 e Av A, 50x102.2. Sept 15, 1909, 5 years, 5%. 5:1485. 4,500
- Singe, Bertha to Bernhard Mittelstaedt. 47th st, No 107, n s, 60 w 6th av, 20x80. Prior mort \$30,000. Sept 15, 1909, 3 years, 6%. 4:1000. 5,000
- Schulhof, Max to Trustees of Columbia College in City N Y. 109th st, Nos 223 and 225 West. Certificate as to amount advanced on mort. Sept 15. Sept 16, 1909. 7:1881. —
- Seymour Realty Co to Trustees of Columbia College in City N Y. 109th st, Nos 223 and 225 West. Consent to subordination of mort, &c. Sept 15. Sept 16, 1909. 7:1881. nom
- Stich, John with John A Brown, Jr, of Newtown, Delaware Co, Pa. 14th st, No 144 East. Extension of mort for \$28,000 to Sept 1, 1912, at 4%. May 19. Sept 14, 1909. 2:559. nom
- Strauss, Annie, of Brooklyn, N Y, to Henry H Jackson. 107th st, Nos 214 and 216, s s, 200.8 e 3d av, 43.8x100.11. P M. Prior mort \$—. Sept 15, 3 years, 6%. Sept 16, 1909. 6:1656. 7,000
- Same to Nathan Hutkoff. Same property. P M. Prior mort \$—. Aug 2, 1 year, 6%. Sept 16, 1909. 6:1656. 1,000
- Strauss, Annie, of Brooklyn, N Y, to Adrian H Jackson. 107th st, Nos 218 and 220, s s, 244.4 e 3d av, 43.8x100.11. P M. Sept 15, 3 years, 6%. Sept 16, 1909. 6:1656. 7,000
- Same to Nathan Hutkoff. Same property. P M. Prior mort \$—. Aug 2, 1 year, 6%. Sept 16, 1909. 6:1656. 1,000
- Springer, John H to Jane E Chalmers. 123d st, No 211, n s, 153.1 w 7th av, 15.7x100. All title to strip 0.11 across rear. P M. Sept 10, due Aug 10, 1910, 5%. Sept 16, 1909. 7:1929. 8,000
- Trustees of Columbia College in City N Y with Max Schulhof. 109th st, Nos 223 and 225 West. Extension of \$52,000 mort until Sept 15, 1914, at 4½%. Sept 15. Sept 16, 1909. 7:1881. nom
- Tarsus Realty Co to the ROYAL BANK. Allen st, No 200, e s, 97 s Houston st, 25x87.6, except strip on n s. 0.9x87.6. Assignment of rents to secure \$1,000. Sept 15, installs, 6%. Sept 16, 1909. 2:417. 1,000
- Tarsus Realty Co to the ROYAL BANK of N Y. Eldridge st, No 172, e s, 174.3 s Rivington st, 25.3x87.6. Assignment of rents to secure \$1,000. Sept 15, installs, 6%. Sept 16, 1909. 2:415. 1,000
- Thomas, James C with Jacob A Geissenhainer and Eugene Underhill trustees Henry Elsworth. 133d st, No 28, s s, 360 w 5th av, 25x99.11. Extension of \$13,000 mort until Sept 19, 1912, at 4½%. Sept 15. Sept 16, 1909. 6:1730. nom
- Traverso, Pietro to THE FRANKLIN SAVINGS BANK. Baxter st, No 24, w s, 7.1 s Worth st, 25x117. Sept 10, 1909, 5 years, 4½%. 1:160. 35,000
- Turney, Cathleen to FRANKLIN SAVINGS BANK. 99th st, Nos 27 to 31, n s, 275 w Central Park West, 3 lots, each 25x100.11. 3 P M morts, each \$18,500. Sept 10, 5 years, 5%. Sept 11, 1909. 7:1835. 55,500
- Twenty-Eighth St & Seventh Av Realty Co to Louise M Lee widow. 7th av, Nos 307 and 309, e s, 78.1 s 28th st, runs e 76.4 x n 6.11 x e 27 x s 55.2 x w 26.7 x n 8 x w 76.11 to av x n 41.5 to beginning. Sept 10, 1909, 5 years, 4½%. 3:803. 60,000
- Same to same. Same property. Certificate as to above mort. Sept 9. Sept 10, 1909. 3:803. —
- Ullmann, Emanuel S with SEAMENS BANK FOR SAVINGS in City N Y. 86th st, No 351, n s, 100 e Riverside Drive, 25x100.8. Extension of \$40,000 mort until Sept 10, 1914, at 4½%. Sept 10, 1909. 4:1248. nom
- Ugur, Emilie to Maria Heni. 4th st, No 199 East. Leasehold. Prior mort \$2,000. Sept 9, 2 years, 5%. Sept 10, 1909. 2:400. 3,000
- Utility Realty Co to Andrew J Cobe. St Nicholas av, n w cor 190th st, runs w 300 to Wadsworth av x n 25 x e 100 x n 48.7 x e 200 to St Nicholas av x s 83.6 to beginning. P M. Prior mort \$25,000. Sept 14, due &c as per bond. Sept 15, 1909. 8:2169. 25,000
- Van Riemppst, Jessie S to TITLE GUARANTEE & TRUST CO. 73d st, No 152, s s, 270 e Amsterdam av, 20x102.2. P M. Sept 15, 1909, due &c as per bond. 4:1144. 24,000
- Van Pelt, John V and Betsey S to Fredk A Southworth trustee John Southworth. 80th st, No 126, s s, 147.6 w Lexington av, 18.4x102.2. Prior mort \$26,000. July 20, due &c as per bond. Sept 15, 1909. 5:1508. 5,000
- VAN NORDEN TRUST CO to Frank Valente exr Elisa Zanmatti. 145th st, No 201 West. Certificate as to reduction of mort. Aug 6. Sept 13, 1909. 8:2031. nom



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von Gehren, Herman with Jos J Mackeown. St Nicholas av, No 720, e s, 262.4 n 145th st, 18.6x61.6x18.8x62. Extension of \$15,000 mort until July 15, 1912, at 4½%. July 15. Sept 13, 1909. 7:2053. nom  
Weissberg, Lena to Marks Kirshbaum. Stanton st, No 158, n s, 75 e Suffolk st, 25x100. Prior mort \$20,000. Sept 14, 1909, 3 years, 6%. 2:350. 8,000  
Weinberger, Ludwig to Ellen A Buckley and ano. 1st av, No 1290, e s, 50.2 n 69th st, 25.1x113x25.1x113. Prior mort \$22,000. Sept 14, 1909, due June 1, 1911, 6%. 5:1464. 6,000  
Weisberg, Ignatz to Chas N Reynolds. 79th st, No 446, s s, 94 w Av A, 25x102.2. Sept 15, 1909, 5 years, 5%. 5:1473. 20,000  
Weisberg, Ignatz to Chas N Reynolds and ano trustees John N Reynolds. 79th st, No 444, s s, 119 w Av A, 25x102.2. Sept 14, 5 years, 5%. Sept 15, 1909. 5:1473. 20,000  
West Harlem Realty Co to Albert Franke. Lawrence st, Nos 3 and 5. Certificate as to mort for \$6,000. June 23. Sept 13, 1909. 7:1967.  
Wiener, Simon with Lenox Investing Co. 128th st, No 101 West. Extension of \$15,000 mort until Apr 15, 1917, at 6%. Sept 14. Sept 15, 1909. 7:1913. nom  
Winter, John H U to American Baptist Home Mission Soc, Inc. Lexington av, No 1739, e s, 34.3 n 108th st, 16.8x65. Prior mort \$—. Sept 10, due, &c, as per bond. Sept 11, 1909. 6:1636. 6,000  
Wendt, Alfred to Herbert F Schwarz. Water st, No 276, n w s, 27.9 s w Dover st, runs n w 71.5 x s w 24.2 x s e 34 x s w 0.4 x s e 34.6 to st x n e 25 to beginning. P M. Sept 1, 5 years, 4½%. Sept 10, 1909. 1:106. 8,000  
Wilson, Jerome J to Jeanette Monheimer. 128th st, Nos 19 and 21, n s, 260 e 5th av, 50x99.11. Prior mort \$61,500. Sept 10, 1909, 2 years, 6%. 6:1753. 4,500  
Zendman, Sarah wife of Isaac to N Y SAVINGS BANK. 109th st, No 244, s s, 537.7 w Amsterdam av, 37.5x100.11. Sept 10, 1909, due, &c, as per bond. 7:1880. 39,000

## BOROUGH OF THE BRONX.

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

Assarian, Aziner or Azvid to James R Kiernan. 174th st, No 492 (750) East, s s, 100 e Washington av, old line, 20x100. Sept 10, 3 years, 5%. Sept 11, 1909. 11:2915. 1,800  
Same and William Ennis with same. Same property. Subordination of mort for \$1,700 to one for \$1,800. Sept 9. Sept 11, 1909. 11:2915. nom  
Antes, Frank A to Joseph Kapp. Alexander av, w s, 25 s 134th st, 25x100. Sept 1, due &c as per bond. Sept 13, 1909. 9:2309. 1,500  
Aurora Construction Co to North American Mortgage Co. Arthur av, w s, 202.7 n 187th st, 25x112.11x25x113. Building loan. Sept 9, 1 year, 6%. Sept 10, 1909. 11:3066. 16,000  
Same to same. Same property. Certificate as to above mortgage. Sept 8. Sept 10, 1909. 11:3066.  
Ahneman & Younkheere, a corpn, to Wm H Hiltz. Bailey av, Nos 3320 and 3322, e s, — s Ft Independence st, being lots 85 to 87 map of Wm O Giles. 150x147.4x128.9x148.6. Feb 1, 1905, 3 years, 5%. Sept 10, 1909. Re-recorded from Feb 3, 1905. 12:—1905. 5,000  
Same to same. Same property. Certificate as to above mort. Feb 1. Sept 10, 1909. 12:3261.  
Blue Ridge Construction Co to Irving H Eckstein. Vyse av, w s, 175 s Jennings st, 2 lots, each 50x100. 2 morts, each \$5,500; 2 prior morts \$32,500 each. Sept 9, due &c as per bond. Sept 10, 1909. 11:2987. 11,000  
Same to same. Vyse av, w s, 175 s Jennings st, 100x100. Certificate as to 2 morts for \$5,500 each. Sept 9. Sept 10, 1909. 11:2987.  
\*Barlow, William to Andrew Siefermann. 173d st, w s, 456 s Gleason av, and being lot 576 map No 313 of Gleason property. 25x100. P M. Sept 10, 3 years, 5%. Sept 13, 1909. 585  
Broad Realty Co to Lilian W. Shiff. Irvine st, w s, 109.4 s Garrison av, 20x50. Sept 13, 5 years, 5%. Sept 14, 1909. 10:2761. 5,000  
Same to same. Same property. Certificate as to above mortgage. Sept 13. Sept 14, 1909. 10:2761.  
Beckett, Chas H with Ignatz Rosenzweig. 164th st, s s, 39 w Stebbins av, 23x73.6. Extension of \$7,000 mortgage until Dec 15, 1910, at 5%. Dec 15, 1905. Sept 13, 1909. 10:2690. nom  
\*Baumann, Adolph N, of Brooklyn, with Manhattan Mortgage Co. Morris Park av, n e cor Delancey pl, 45.5x92.7x45x86.11, except part for av. Two subordination agreements. Sept 13. Sept 14, 1909. nom  
Bauer, Ernest C H to DRY DOCK SAVINGS INSTITUTION. Prospect av, s e cor 170th st, 39.5x109.10x41.4x98.4. Sept 14, 1909, due, &c, as per bond. 11:2963. 20,000  
Broad Realty Co to Chas H Friedrich. Irvine st, No 895, w s, 109.4 s Garrison av, 20x50. Prior mort \$5,000. Sept 10, 3 years, 6%. Sept 15, 1909. 10:2761. 1,750  
Same to same. Same property. Certificate as to above mort. Sept 10. Sept 15, 1909. 10:2761.  
Same to same. Irvine st, No 897, w s, 89.4 s Garrison av, 20x50. Prior mort \$5,500. Sept 10, 3 years, 6%. Sept 15, 1909. 10:2761. 1,500  
Same to same. Same property. Certificate as to above mort. Sept 10. Sept 15, 1909. 10:2761.  
Brode, Mary to Bertha M Baake. Mount Hope pl, n s, 152.6 w Anthony av, 18.9x100. Prior mort \$7,500. Sept 1, 2 years, 6%. Sept 15, 1909. 11:2804. 7,500  
\*Burdewik, Henry to Charles C Beard. West Farms road, n s, 100 w Chauncey st, 50x168.10 to Poplar st x50.10x178.4. Prior mort \$2,100. Dec 23, 1908, due June 23, 1909, 6%. Sept 15, 1909. 1,000  
Bliss, Collins P to Anna V Moritz. Andrews av, e s, 437.8 s 183d st, 108x100. Prior mort \$17,000. Sept 16, 1909. 1 year, 6%. 11:3217. 3,500  
Bonifer, Johann to Ellen Kearns. 145th st, No 515, n s, 125 e Brook av, 25x100. P M. Prior mort \$9,500. Sept 15, due, &c, as per bond. Sept 16, 1909. 9:2272. 3,500  
Burdick Realty Co with TITLE GUARANTEE AND TRUST CO. Nelson av, w s, 221 n Featherbed lane, 50x120x50x123.4, and being lot 117 and 118 map of lots Century Investing Co. Two sub-

ordination agreement. Sept 13. Sept 16, 1909. 11:2876. nom  
Clark, Wm L to whom it may concern. 156th st, No 884 East. Estoppel certificate. Sept 9. Sept 14, 1909. 10:2687 and 2695.  
Cohen, Frank and Sidney P Ehrenberg with Henrietta Abrahams. Forest av, No 1063. Extension of \$6,500 mort until Sept 1, 1912, at 5%. Sept 14. Sept 15, 1909. 10:2650. nom  
Curley, Wm J to Emil Robitzek. Southern Boulevard, No 1290, e s, 97.8 n Freeman st, 17.9x102.7x13.10x103.3. Sept 15, 1909, due May 6, 1914, 5%. 11:2980. 6,000  
\*Cohen, Jacob to James Dixon. Bronx Park av, w s, 166.3 s West Farms road, and being lots 39 and 40 map Neill Estate, 50x150. P M. Sept 14, 3 years, 5%. Sept 15, 1909. 4,000  
Costa, Grazia and Francesco Gitto owners of premises to James E and Alice J Delaney assignees and holders of mort. 180th st, No 359 East. Request by owners to pay assessments, &c, for \$475 to be repaid \$20 monthly from Oct 1, 1909, at 6%. Sept 13, 1909. 11:3143.  
Ceres Union, a corpn, with Wahlig & Sonsin Co. Jennings st, s e cor Bristow st, 48.6x78.9. Agreement modifying description in 2 morts. Aug 24. Sept 10, 1909. 11:2972. nom  
Corbett, Andrew S to TITLE GUARANTEE & TRUST CO. 261st st, n s, 128.4 w Broadway, 50.3x92.6x51.4x81.11. Building loan. Sept 10, 3 years, 5%. Sept 11, 1909. 13:3423. 3,750  
\*Chester Impt Co to Commercial Finance Co. Parker av, s s, 175 e Lyon av, 25x130, Westchester. Building loan. Sept 9, 3 years, 5½%. Sept 10, 1909. 3,800  
\*Same to same. Same property. Certificate as to above mort. Sept 9. Sept 10, 1909.  
Divine (L W) Co to TITLE GUARANTEE & TRUST CO. Clinton av, w s, 100.1 s 180th st, 41.1x71.3. Certificate as to mort for \$14,000. Sept 7. Sept 10, 1909. 11:3095.  
Drude, Fritz to A Hupfells Sons. Jerome av, No 1629. Saloon lease. May 1, demand, 6%. Sept 10, 1909. 11:2860. 678.50  
\*Di Lella, Tomaso to Hudson P Rose Co. Hobart av, w s, 500 s Waterbury av, 25x71.6. P M. Sept 9, 3 years, 5½%. Sept 11, 1909. 250  
Duffy, Bryan to DOLLAR SAVINGS BANK of City N Y. Melrose av, n w cor 163d st, 163.9x37.7x161.1x42.11. Sept 10, due Dec 1, 1910, 5%. Sept 14, 1909. 9:2409. 5,000  
\*Dugan or Dougan, Joseph and Rose to Eliz K Dooling. Arthur st, n s, 300 w 5th av, 50x100. Prior mort \$—. Sept 15, due April 2, 1910, 6%. Sept 16, 1909. 225  
\*DeRose, Henrietta to Geo Hauser. Grant av, s s, 253 w Unionport road, 25x100. Prior mort \$4,000. Sept 7, due Dec 1, 1910, 6%. Sept 10, 1909. 1,500  
Ekwanok Realty Co to Lizzie Van Riper. Anthony av, No 1727, n w cor 174th st, 42.1x67.4x26x59.6. Prior mort \$—. Sept 8, 3 years, 6%. Sept 10, 1909. 11:2890 and 2891. 3,500  
Same to same. Same property. Certificate as to above mort. Sept 8. Sept 10, 1909. 11:2890 and 2891.  
Same to same. Anthony av, No 1733, w s, 90.4 n 174th st, 22.7x83.8x22x78.6. Prior mort \$—. Sept 8, 3 years, 6%. Sept 10, 1909. 11:2890 and 2891. 2,000  
Same to same. Same property. Certificate as to above mort. Sept 8. Sept 10, 1909. 11:2890 and 2891.  
Same to same. Anthony av, No 1735, w s, 113 n 174th st, 22.7x88.11x22x83.8. Prior mort \$—. Sept 8, 3 years, 6%. Sept 10, 1909. 11:2890 and 2891. 2,500  
Same to same. Same property. Certificate as to above mort. Sept 8. Sept 10, 1909. 11:2890 and 2891.  
Ekwanok Realty Co and Vincenzo Conforti with Lizzie Van Riper. Anthony av, Nos 1733 and 1735, w s, 90.4 n 174th st, —x—. 2 subordination agreements. Sept 9. Sept 10, 1909. 11:2890 and 2891. nom  
Same with same. Anthony av, No 1727, n e cor 174th st, —x—. Subordination agreement. Sept 9. Sept 10, 1909. 11:2890 and 2891. nom  
\*Eisner, Mary P to Rachel Bailey. Kinsella av, s s, 225 e Rose st, 25x100. Sept 9, due &c as per bond. Sept 10, 1909. 300  
\*Field, Frank E to Isaac Butler. Marvin pl, w s, 125 n 4th st, 25x75x22.7x75, and being lot 31 map (No 1069) of 37 lots of Nellie Marvin at Westchester. Sept 1, 3 years, 6%. Sept 15, 1909. 2,500  
Frick, Julius to William Hodgson. Washington av, w s, 108 s 176th st, late Mott st, 5x150, except part for av. Prior mort \$5,500. Sept 8, due &c as per bond. Sept 10, 1909. 11:2908. 1,500  
Garbulsky, Simon to LAWYERS TITLE INS & TRUST CO. Bathgate av, w s, old line, 125 n 172d st, 30x120, except part for av. Sept 10, 1909, 5 years, 5%. 11:2914. 5,000  
Gans, Gertrude and Caroline Schwab to Eliz O'Connor. 142d st, n s, 325 e Willis av, 25x100. Extension of \$12,000 mort until Sept 1, 1912, % as per bond. Sept 1. Sept 14, 1909. 9:2287. nom  
Gluck, Hyman to American Mortgage Co. Home st, s s, 102.11 e Stebbins av, 25x106.4x26.9x115.11. Sept 14, 1909, 5 years, 5%. 10:2692. 4,500  
Graconcourse Co to NORTH SIDE SAVINGS BANK. Grand Boulevard and Concourse, w s, 139.11 s 189th st, 50x90. Sept 13, 3 years, 5%. Sept 14, 1909. 11:3165. 12,500  
Same to same. Same property. Certificate as to above mortgage. Sept 10. Sept 14, 1909. 11:3165.  
Same to Geo F McEaney. Same property. Prior mort \$12,500. Sept 13, 2 years, 6%. Sept 14, 1909. 11:3165. 3,000  
Same to same. Same property. Certificate as to above mortgage. Sept 13. Sept 14, 1909. 11:3165.  
\*Geary, John J, of Woodhaven, L I, to Manhattan Mortgage Co. Morris Park av, n e cor Delancey pl, 45.5x92.7x45x86.11, except part for av, Van Nest. Aug 19, due, &c, as per bond. Sept 14, 1909. 2,500  
\*Genzardi, Josephine of Westchester, N Y, to Hudson P Rose Co. Hobart av, w s, 400 s Waterbury av, 25x—x19.11x100. P M. Sept 7, 3 years, 5½%. Sept 16, 1909. 350  
Hungerbuhler, Martha wife Arnold to Bronx Security & Brokerage Co. 162d st, n s, 162.9 w 3d av, 25x100. ¼ part. All title. Sept 15, 1909, 1 year, 6%. 9:2367. 600  
Harden, Wm H to Stephen R Hewlett. Whittier st, n w cor Lafayette av, 100x150; Lafayette av, s w cor Whittier st, 200 to Longfellow av, x95.1x200.1x99.9. Sept 10, 1909, 3 years, 6%. 10:2764 and 2765. 10,000





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- Hyams, Sarah to Julius Oppenheimer. Lafayette av, s s, 100 e Bryant av or st, 100x92.9x100x96.5. Prior mort \$—, Sept 10, 3 years, 5%. Sept 14, 1909. 10:2764. 2,200
- Haase, Augusta with Julia A Ferguson. Hughes av, e s, 254.7 n 181st st, 16.8x95. Extension of \$800 mortgage until Oct 1, 1911, at 6%. Aug 24. Sept 13, 1909. 11:3082. nom
- Hennessy, James A to Maria C King et al. Old Albany Post road, w s, being plot bounded n by land now or late of Bebee, east by old Albany Post road, s and w by lands now or late G W Hadley, Bronx, contains 17½ acres. See Cons. P M. Prior mort \$30,000. Sept 10, 1 year, 5½%. Sept 11, 1909. 13:3421. 70,000
- Hupfel, Otto G and Walter Mott to TITLE GUARANTEE & TRUST CO. Martha av, e s, 25 s 237th st, 25.7x100x25.10x100. Sept 10, 1909, due & c as per bond. 12:3385. 4,500
- Same to same. Martha av, s e cor 237th st, 25x100. Sept 10, 1909, due & c as per bond. 12:3385. 5,000
- Hochreiter, Wm H to EMIGRANT INDUSTRIAL SAVINGS BANK. 133d st, s s, 200 e Trinity or Cypress av, 50x100. Sept 16, 1909, 1 year, 5%. 10:2561. 4,000
- Habekost, Amelia to Cornelia wife of and Otto Wetzel. Jackson av, No 732, e s, 165 s 156th st, 18.9x87.6. P M. Prior mort \$5,000. Sept 15, due May 22, 1910, 6%. Sept 16, 1909. 10:2645. 3,100
- \*Horton, Carrie E to Chauncey E Horton. St Lawrence av, e s, 100 n Merrill st, 25x100. Sept 8, 1 year, 5%. Sept 10, 1909. 4,000
- \*Hodum, Theresa to Katie Funck. St Raymond av, e s, 100 s Parker av, 20x100. Sept 8, due Oct 1, 1910, 6%. Sept 11, 1909. 1,000
- \*Jackson, Violetta A to Fredk W Koch. Gillespie av, e s, 185.9 s Middletown road, 50x78.6x50x74.10. P M. Aug 18, 3 years, 5%. Sept 11, 1909. 644
- Jaffe, Barnet to Max Kobre. Brook av, No 1514, e s, 100 n 171st st, 25x100.11. Prior mort \$11,000. Sept 13, 3 years, 6%. Sept 15, 1909. 11:2895. 2,000
- Johnson, Theron S to Samuel S Jerwan. Southern Boulevard, No 575, n s, 250 w Av St John, 50x121. Prior mort \$37,000. Sept 9, 3 years, 6%. Sept 10, 1909. 10:2683. 10,000
- Kalski, Anton and Frank Kuschnerawiz to A Hupfel's Sons. Morris av, No 686. Saloon lease. Aug 2, demand, 6%. Sept 10, 1909. 9:2413. 4,767.50
- Karol, Barnett to American Mortgage Co. 169th st, s w s, 88.11 s e Stebbins av, runs s w 49.5 x s 49.5 to n s Home st x e 25 x n 38.9 x n e 38.9 to 169th st x n w 25 to beginning. Sept 8, 5 years, 5%. Sept 10, 1909. 10:2694. 10,000
- Kemp-Jones Realty Co to August Brandes and ano exrs & c Henry G Peters. Anderson av, No 952, e s, 267.9 n Jerome av, 43x119.6 x30.5x107. Sept 10, 1909, 3 years, 5%. 9:2504. 35,000
- Same to same. Same property. Certificate as to above mort. Sept 7. Sept 10, 1909. 9:2504. —
- Knaus, Lena to Magdalena Siemon. Decatur av, n w s, 130 s w 201st (Suburban) st, 37.6x110. P M. Sept 14, 3 years, 5%. Sept 16, 1909. 12:3285. 3,500
- La Sala, Francesco to Valentine Construction Co. Valentine av, s e s, at n e s 198th st, 105.9x24.6x— to st x —. P M. Sept 14, due, & c as per bond. Sept 16, 1909. 13:3302. 3,500
- Lanziloti, Menotti to Minnie Wollner. Longwood av, n s, 320.9 e Barry st, 50.1x91.1x50x88.1. Sept 14, 2 years, 5½%. Sept 16, 1909. 10:2737. 3,000
- Leonard, John to Fannie E Brooker. Bathgate av, e s, 270 n 176th st, 27x85.7. Sub to all liens. Sept 14, demand, 6%. Sept 15, 1909. 11:2924. 3,000
- Lyttle, Samuel to Alexander Mitchell and ano exrs & c James W Daly. Bryant av, e s, 192.8 n 167th st, 3 lots, each 33.4x100. 3 morts, each \$18,000. Sept 15, 1909, 5 years, 5%. 10:2754. 54,000
- LAWYERS TITLE INS & TRUST CO with One Hundred & Seventy-Fourth St Construction Co. Tinton av, w s, 309.6 n 165th st, 37.6x133.9. Extension of \$30,000 mort until Sept 10, 1914, at 5%. Sept 14, 1909. 10:2660. nom
- Same with same. Tinton av, w s, 272 n 165th st, 37.6x133.9. Extension of \$30,000 mort until Sept 10, 1914, at 5%. Sept 9. Sept 14, 1909. 10:2660. nom
- Loughran, Elizabeth G to DRY DOCK SAVINGS INSTN. Prospect av, n e cor Leggett av, 25x80. Sept 13, 1909, due & c as per bond. 10:2688. 10,000
- Landt, Victoria to Augusta A Jefferis. 172d st, n s, 99.5 e Inwood av, 25x87.1. Prior mort \$—. Sept 10, 1 year, 6%. Sept 11, 1909. 11:2859. 1,000
- \*Matilda Realty & Construction Co to Mathias Haffen. Matilda st, e s, 400 s 237th (Elizabeth) st, 25x100, Eastchester. Aug 6, due & c as per bond. Sept 10, 1909. 500
- \*Same to same. Same property. Certificate as to above mort. Aug 6. Sept 10, 1909. —
- \*Same to same. Matilda st, e s, 450 s 237th st, 25x100. Aug 6, due & c as per bond. Sept 10, 1909. 500
- \*Same to same. Same property. Certificate as to above mort. Aug 6. Sept 10, 1909. —
- \*McElroy, Frank to Lizzie Sallinger. Chatterton av, No 2239 (7th st), n s, 430 w Havemeyer av (Av B), 25x108, Unionport. P M. Prior mort \$4,250. Sept 1, 3 years, 6%. Sept 13, 1909. 1,000
- \*Same to same. Chatterton av, No 2241 (7th st), n s, 405 w Havemeyer av (Av B), 25x108, Unionport. P M. Prior mort \$4,250. Sept 1, 3 years, 6%. Sept 13, 1909. 500
- \*May, Margaretha widow to John Hardy. Minneford av, w s, being lot 641 map No 651 Westchester Co of property Eliz R B King at City Island, and Main st, e s, lot 612 same map. Sept 10, 2 years, 6%. Sept 13, 1909. 500
- Merksamer, Samuel of Borough of Queens, N Y, to Isaac Sakolski. Ryer av, e s, 181.6 n 180th st, 18.6x100x18.6x103.4. Prior mort \$7,000. Sept 4, 1 year, 6%. Sept 13, 1909. 11:3149. 1,000
- Same to same. Ryer av, e s, 162.6 n 180th st, 19x103.4x19x103.9. Prior mort \$7,000. Sept 1, 1 year, 6%. Sept 13, 1909. 11:3149. 1,000
- Maze Realty Co to Louis Leiserson. Beck st, n s, 140.9 e Av St John, 33.4x125. Two certificates as to two mortgages for \$4,000 each. Aug 23. Sept 14, 1909. 10:2685. —
- Maze Realty Co to Louis Leiserson. Beck st, n s, 107.5 e Av St John, 33.4x125. Certificate as to mortgage for \$4,000. Aug 23. Sept 14, 1909. 10:2685. —
- Minister, Elders and Deacons of the First Reformed Protestant Dutch Church of West Farms, in County of Westchester to DOL-
- LAR SAVINGS BANK N Y. Prospect av, n w cor River road, 188.7x84.1x177.1x87.8, except part for West Farms road and 176th st. Sept 16, 1909, due Dec 1, 1912, 5%. 11:3016. 11,000
- \*Mascia, Jos A to Andrew Tietjen. Lot 21 supplementary map No 1039 of Bronxwood Park. Sept 16, 1909, 3 years, 6%. 5,000
- \*McLean, Daniel to Andrew J Bilhoefer. Edwards av, e s, 75 n Latting st, 25x100. Sept 1, due, & c, as per bond. Sept 11, 1909. 500
- Nelson, August to TITLE GUARANTEE & TRUST CO. Nelson av, w s, 186.3 n Featherbed lane, 25x121.8x25x123.4. Sept 16, 1909, due, & c, as per bond. 11:2876. 6,000
- Nelson, August to TITLE GUARANTEE & TRUST CO. Nelson av, w s, 211.3 n Featherbed lane, 25x120x25x121.8. Sept 16, 1909, due & c as per bond. 11:2876. 6,000
- \*North Side Cornice & Roofing Co to Frank Gass. Lafayette st, e s, 125 s St Raymond av, 25.6x62.10x23.7x100. Given as collateral security for payment of note for \$1,000. Sept 3, due, & c, as per bond. Sept 13, 1909. 1,000
- O'Neill, Wm A to Manida Company. Manida st, No 812, n e s, 113.10 n e of n s Lafayette av, runs n e 100 x n w 25 x s w 100 to t s x e 25 to beginning. P M. Prior mort \$7,500. July 1, due May 1, 1914, 5%. Sept 16, 1909. 10:2740. 2,500
- \*Ogden, Herbert S with Jacob Cohen. Lots 100 to 104 map Bronxwood Park. Extension of \$3,000 mort until Sept 13, 1911, at 6%. Sept 3. Sept 14, 1909. nom
- \*O'Brien, Margt wife Patrick to Frank Gass. Edison av, e s, 252 n Pelham road, 50x100. Sept 9, 3 years, 6%. Sept 11, 1909. 1,000
- Osborne, Annie T to Philip M Neary. Kingsbridge terrace, s e s, — s w Kingsbridge road, 25.10x161x25x154.6, and being lot No 77 blk 3237 map No 1187 of Bailey Est. Sept 10, 1909, installs, 5½%. 11:3237. 7,000
- O'Connell, Maurice J to A Hupfel's Sons. Union av, No 1085. Saloon lease. Aug 14, demand, 6%. Sept 10, 1909. 10:2670. 2,650
- Petersen, Christian W with American Mortgage Co. 169th st, No 888, s s, 88.11 e Stebbins av, ——. Subordination agreement. Sept 8. Sept 10, 1909. 10:2694. nom
- Platt, Fredk E to Stephen H Jackson. 172d st, n s, 90 e Park av, runs e 40 x n 129.11 x w 30 x s 30 x w 10 x s 99.11 to beginning. Prior mort \$—. Sept 10, 1 year, 6%. Sept 11, 1909. 11:2905. 1,000
- Pirk, Amalia to Manhattan Mortgage Co. 181st st, s s, 102.1 e Crotona av, 32.2x140.2. Prior mort \$—. Sept 10, due & c as per bond. Sept 11, 1909. 11:3096. 10,500
- Phelan Bros Construction Co to Mary W C Tryon committee Edw L Clowes. College av, w s, 380 s 169th st, 2 lots, each 20x85. 2 morts, each \$5,000. Sept 14, 3 years, 5%. Sept 15, 1909. 9:2439. 10,000
- Same to same. Same property. 2 consents as to above morts. Sept 14. Sept 15, 1909. 9:2439. —
- Same to same. Same property. 2 certificates as to above morts. Sept 14. Sept 15, 1909. 9:2439. —
- Picone, Joseph and Vincenzo Oliva to Bertel Realty Co. Southern Boulevard, n w cor Av St John, 100x105. Building loan. Sept 15, 1 year, 6%. Sept 16, 1909. 10:2683. 80,000
- Same to same. Same property. P M. Sept 15, 1 year, 6%. Sept 16, 1909. 10:2683. 30,000
- Phelan Bros Construction Co to Ada D Schmalholz. College av, w s, 360 s 169th st, 20x85. Sept 16, 1909, 3 years, 5%. 9:2439. 5,000
- Same to same. Same property. Certificate as to above mortgage. Sept 16, 1909. 9:2439. —
- Same to Wm W Johnson and ano trustees Alwin J Johnson for Virginia H Montague. College av, w s, 320 s 169th st, 20x85. Sept 16, 1909, 3 years, 5%. 9:2439. 5,000
- Same to same. Same property. Certificate as to above mortgage. Sept 16, 1909. 9:2439. —
- Same to Francis G Lloyd as trustee Sewanee M Stevenson. College av, w s, 340 s 169th st, 20x85. Sept 16, 1909, 3 years, 5%. 9:2439. 5,000
- Same to same. Same property. Certificate as to above mort. Sept 16, 1909. 9:2439. —
- \*Reilly, John to Eliz Amon. 227th st, late 13th st, n s, 305 e White Plains av, 25x114. Sept 9, 3 years, 6%. Sept 10, 1909. 1,200
- Rosenhain, Amalie to A Hupfel's Sons. 156th st, No 858 East. Saloon lease. Jan 4, demand, 6%. Sept 14, 1909. 10:2628. 3,522.54
- \*Ritchie, Gordon to Warwick Realty & Construction Co. Lots 188 and 189 amended map (No 1131) of Adeo Park. P M. Prior mort \$500. June 25, installs, \$50 monthly, 6%. Sept 15, 1909. 700
- \*Rechetsky, Charles to Hudson P Rose Co. Eastchester road, e s, 50 s Saratoga av, and being lot 27 map (No 1130) of 327 lots Hunter estate, 26x84.7x25x100. P M. Aug 20, 3 years, 5½%. Sept 15, 1909. 415
- Raggio, John to Katie Monteverde. 165th st, n s, 106 n w Washington av, 25x117.8, except part for st. Sept 15, 5 years, 5%. Sept 16, 1909. 9:2387. 2,000
- Riley & Loughney Realty Co to Eugenie F Martins. Grote st, s e cor Prospect av, runs e 38.7 x s w 99.9 x n w 1.1 to av x n 94.10 to beginning, except part for st and av. Sept 16, 1909, 5 years, 5%. 11:3100. 8,500
- Same to same. Same property. Certificate as to above mort. Sept 2. Sept 16, 1909. 11:3100. —
- Schomber, John to A Hupfel's Sons. 152d st, s w cor Wales av. Saloon lease. Aug 20, demand, 6%. Sept 10, 1909. 10:2643. 5,000
- Schurck, Morris B with Augusta A Jefferis. 172d st, No 13 West. Subordination agreement. Sept 10. Sept 11, 1909. 11:2859. nom
- Streeter (Chas T) Construction Co to Greenwich Mortgage Co. 182d st, n s, 100 e Park av late Railroad av, 100x100. Building loan. Sept 10, 1909, 1 year, 6%. 11:3038. 32,450
- Siff, Philip with Geo H Hill and ano. Belmont av, w s, 185.9 n 181st st, 17.10x86.2x17.10x85.11. Extension of \$1,250 mort until Feb 1, 1910, at 6%. Sept 10, 1909. 11:3082. nom
- Schott, Wm H with Rebecca T Norwood. Washington av, w s, 260.6 s 178th st, 25.6x100.7. Extension of \$20,000 mort until Feb 23, 1915, at 5%. Sept 7. Sept 10, 1909. 11:3034. nom
- \*Stricker, Henrietta to Jennie Fox. Barkley av, s w cor Wilcox st, 25x100. P M. Sept 9, due, & c, as per bond. Sept 10, 1909. 700



# DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

**E. THIELE, Sole Agent,  
99 John St., New York.**

\*Stewart, Cath to Charles Dorn and ano. Green lane, s w s, 529.9 s e Castle Hill av, 25x103.4. Sept 14, 3 years, 5%. Sept 15, 1909. 3,500  
 \*Stein, Geo A to Isaac Butler. Jackson st, w s, 172 n Unionport road, and being lot 427 map Unionport, 63x180x77x135. Sept 9, 3 years, 6%. Sept 15, 1909. 800  
 Sinnott, Mary A to Thos H Kelly. 164th (Ella) st, n s, 104.9 e Morris av, 80.9x200. Sept 14, 3 years, 5%. Sept 15, 1909. 12,500  
 Stake, Henry Jr to Herman Hartman. Nelson av, No 1047, w s, 77.8 s 165th st, 17.6x76.4x17.6x77.8. P M. Sept 15, 1909, 3 years, 5%. 9:2512. 4,000  
 Same to same. Same property. P M. Prior mort \$4,000. Sept 15, 1909, 3 years, 5%. 9:2512. 1,000  
 Strauss, Annie wife of Asher of Brooklyn, N Y, to Johanne F M Cordes. Robbins av, w s, 25 s 147th st, 50x100. P M. July 29, due Aug 23, 1912, 5%. Sept 16, 1909. 10:2557. 6,000  
 \*Stillwell, Joseph R to Esmond Stiles. Main st, e s, 125 s Central av, 50x100; Lorillard av, w s, 75 s Westchester av, 150x100, Pelham Park. Aug 8, due Sept 8, 1911, 6%. Sept 14, 1909. 4,000  
 Sonneborn, Gertruth to Christian Jacobs. Tinton av, w s, 152.8 s 158th st, late Cedar st, 26.4x135x25.2x135. Sept 16, 1909, 3 years, 5%. 10:2655. 5,000  
 Tannenbaum Construction Co to Philip Finkelstein. 152d st, s s, 225 e Courtlandt av, 25x115.2. P M. Prior mort \$— Sept 15, demand, 6%. Sept 16, 1909. 9:2398. 2,500  
 Tessier, Edward M to Saml A Archibold. Webb av, Nos 2460 to 2464, e s, 400 n Park View pl, 74.3x102.9x72.9x100. Prior mort \$— Sept 15, 1 year, 6%. Sept 16, 1909. 11:3219. 1,000  
 Truxton Realty Co to Carl Ernst. 145th st, s s, 475 e Leggett av, except part for sts or av, 50x215x—x205. Prior mort \$6,000. Sept 14, 1 year, 6%. Sept 15, 1909. 10:2736 and 2737. 1,500  
 \*Tuchman, Herman to North N Y Co-operative Building & Loan Assoc. 231st st, s s, 80.6 w White Plains road, 25x114, Wakefield. Sept 7, 3 years, 5½%. Sept 15, 1909. 5,500  
 \*Tschade, Geo M to A Hupfels Sons. Castle Hill av, s e cor Ludlow av, Westchester. Saloon lease. July 28, demand, 6%. Sept 10, 1909. 500

Ursuline Convent of St Teresas, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. Grand Boulevard and Concourse, No 1032, s e cor 165th st approach to Concourse, runs s 154 x e 200.11 x n 118.9 to w s Ella st as on map West Morrisania now 164th st x n 25.4 to s s 165th st approach to the Concourse x w 197.7 to beginning. Sept 14, 3 years, 4½%. Sept 15, 1909. 9:2461. 40,000  
 Violante, John to Tommaso Giordano. Belmont av, n e cor 181st st, 41.2x—x51.1x80.8. P M. Sept 8, 2 years, 5%. Sept 10, 1909. 11:3083. 5,000  
 Same to same. 181st st, n s, 41.2 e Belmont av, 50x80.1. P M. Sept 8, 1 year, 6%. Sept 10, 1909. 11:3083. 5,000  
 Volga Impt Co to North American Mortgage Co. Intervale av, n w s, 655.7 n e 167th st, 75x72.10. Building loan. Sept 9, 1 year, 6%. Sept 10, 1909. 10:2692. 26,000  
 Same to same. Same property. Certificate as to above mort. Sept 9. Sept 10, 1909. 10:2692. —  
 Same and Carl Eichhorst with same. Same property. Subordination agreement. Sept 8. Sept 10, 1909. 10:2692. — nom  
 \*Vinciguerra, Salvatore to George Costar. Parker av, n s, abt 185 e Castle Hill av, 25x100. Prior mort \$4,000. Sept 10, 2 yrs, 6%. Sept 11, 1909. 1,500  
 Vreeland, Harold E to Henry L C Recordon. Nathalie av, w s, 150 n Nindham pl, and being lot 38 map No 175 of 16 villa sites and 80 lots part Anthony estate, 25x112.11x25.2x109.11 s s. P M. Sept 15, due &c as per bond. Sept 16, 1909. 12:3256. 3,000  
 Welsh, Mary T wife of John J to John J Phelan. 169th st, s s, 288.1 w Grand Boulevard and Concourse, 50x112.3x50.11x102.3. Sept 14, due &c as per bond. Sept 15, 1909. 9:2466. 5,000  
 Winnie Realty & Construction Co to City Mortgage Co. Beck st, e s, 510 n Longwood av, 137x115x80.2x100. Building loan. Sept 2, demand, 6%. Sept 10, 1909. 10:2702. 72,000  
 Same to same. Same property. Certificate as to above mort. Sept 10, 1909. 10:2709. —  
 Weinstein, Solomon to Sarah A Vaden. Stebbins av, No 1149, w s, 115.4 n 167th st, runs n 30 x w 37.3 x w 37.3 to e s Prospect av x s 30 x e 33.3 x again e 33.3 to av. Sept 9, 3 years, 6%. Sept 11, 1909. 10:2693. 2,500

## JUDGMENTS IN FORECLOSURE SUITS.

Sept. 9.

3d st, s e cor Goerck st, runs s 181.1 to Houston st, x e 90 x n 81 x w 45 x n 94.3 x w 45.4 to beg.  
 Houston st, n s, 135 e Goerck st, 45x81.  
 Sada Makler agt M Fine Realty Co; Myers & Schwarsenski, att'ys; Wm B Ellison, ref. (Amt due, \$11,953.98.)  
 Clay av, No 1381. Jacob Busch agt Isaac Brown et al; Feltenstein & Rosenstein, att'ys; James Kearney, ref. (Amt due, \$1,098.25.)

Sept. 10.

48th st, Nos 257 & 259 East. Merida Realty Co agt Harris Cohen; Henry H Kaufman, att'y; Geo M S Schulz, ref. (Amt due, \$15,219.14.)  
 2d av, s e cor 48th st, 100x50.3. Merida Realty Co agt Kalman Shapiro et al; Henry H Kaufman, att'y; G Welles Wheeler, ref. (Amt due, \$19,467.94.)  
 DeMilt av, n e s, intersec n w s Sound View pl, 100x100. Eugene L Brisach agt Edw D Smith; Stephen J Stilwell, att'y; James T Brady, ref. (Amt due, \$2,272.)  
 4th st, Nos 32 & 34, Bronx. John Popp agt Nellie F O'Connor et al; Stephen J Stilwell, att'y; Theodore K McCarthy, ref. (Amt due, \$525.08.)

Sept. 11.

Madison st, s s, 86.3 e Market st, runs e 26.8 x s 100 x w 25 x n 82.8 x w 1.8 x n 17.4 to beg. East River Savings Institution agt Betsy Dubroff et al; Hitchings & Palliser, att'ys; John G. Dyer, ref. (Amt due, \$31,954.16.)  
 51st st, No 504 West. Emil Reibstein agt Joseph L Weber et al; Manheim & Manheim, att'ys; John A McEveety, ref. (Amt due, \$3,656.91.)

Sept. 13.

Mercer st, No 235. Amanda A Tiger agt Union Mutual Real Estate Co; Edw A Isaacs, att'y; Francis W Pollock, ref. (Amt due, \$15,828.75.)

Sept. 14.

St Anns av, e s, 85 s 137th st, runs s 40 x e 101.7 x n 30 x e 105.1 x n 10 x w 102.8 to beg. George S Runk agt Jacob Wielar; action No 1; Adolph & Henry Bloch, att'ys; Algernon S Norton, ref. (Amt due, \$7,809.24.)  
 St Anns av, e s, 45 s 137th st, 40x102.8x40x 103.10. Same agt same; action No 2; same att'ys; same ref. (Amt due, \$7,809.23.)  
 St Anns av, s e cor 137th st, 45x103.10x45x105.1. Same agt same; Action No 3; same att'ys; same ref. (Amt due, \$14,127.04.)

Sept. 15.

76th st, s s, 303.8 e Amsterdam av, 21.4x102.2. Edgar J Levey agt Hermine R Loening et al; John M Stoddard, att'y; Herman S Fried, ref. (Amt due, \$11,406.33.)

## LIS PENDENS.

Sept. 11.

Lewis st, e s, 148 n Stanton st, 27x100.  
 Broome st, Nos 73 & 75.  
 Willett st, No 82.  
 Three actions. Anna Mittelman agt Abraham Berkowitz et al; three actions to set aside deeds; att'ys, Thomas & Oppenheimer.

Sept. 13.

Greenwich av, Nos 70 & 72. Frank Klein agt Morris I Malbrunn et al; amended action to foreclose mechanics lien; att'y, P Klein.

18th st, No 611 East. Sigmund Semmel agt Mendel Pollack; accounting, &c; att'y, J Gans. Horatio S, Nos 72 & 74. D H Darrin Co agt John F Walsh, Jr, et al; action to foreclose mechanics lien; att'y, H L Brant.  
 Sept. 14.

Parcel of land beg at a point at n e cor Bronx Park, runs n e 16.4 to Unionport rd, x s 90.5 x irreg to Adams st. New York, Westchester & Boston Ry Co agt Katharine R Neill et al; action to acquire title, &c; att'ys, Stetson, Jennings & Russell.

Hoe st or av, w s, 37.3 s Home st, 30x68.5x irreg. Mable A Graham agt Nathan Passman; action to compel conveyance; att'y, A Caruthers.

3d av, e s, 28 s 146th st, 25x84.7. Geo F Mand agt Geo F Murphy et al; action to set aside deed; att'y, F J Kuerzi.

Sept. 15.

Lot 133, map of Williamsbridge, Bronx. Sam Aginsky agt Alex Cohen; specific performance; att'y, J I Euenstoff.

Sept. 16.

72d st, No 152 West. Katharine W Tutt et al agt Ella H Remsen et al; partition; att'ys, Earle & Russell.

Tinton av, No 1135. Louisa Raab agt Henry Raab; partition; att'y, J F Tausch.

31st st, No 13 East. Fred L Richards et al agt Chas F Richards et al; partition; att'y, T W Butt.

Sept. 17.

Houston st, Nos 204 & 206 East and 1st st, No 99. Nathan Satter agt Nathan Freedman et al; action to foreclose mechanics lien; att'y, M Schenkman.

136th st, s s, 250 w Amsterdam av, 150x99.11. Besse C Clark agt A N McInnis Realty Co et al; att'y, A T Scharps. (Compel assignment of mortgage.)

## FORECLOSURE SUITS.

Sept. 11.

Cambridge av, n e cor 189th st, runs e 149.7 to Beaumont av, x n 40 x w 150.6 x s 40 to beg. Joseph Rosenzweig agt Prospect Investing Co et al; att'y, F D W Searing.  
 Same property. Marianne Rosenzweig agt same; att'y, W Rosenbloom.  
 169th st, Nos 301 & 303 East. Thornton Bros Co agt William Loewenthal et al; att'y, C E Neier.  
 Hughes av, e s, 200 n 183d st, 25x100. Vincenzo Laporta agt Bettino Tarallo et al; att'ys, Fraser & Oshlag.

Sept. 13.

Road leading from West Farms to Hunt's Point adj lands of Daniel Mapes, Sr, 50x236x50x 243. Moses Packard et al agt Central Fire Proof Door & Sash Co et al; att'y, S Packard.  
 137th st, Nos 3 & 7 East; two actions. Julius M Cohen agt Hannah J Frankel; amended; att'ys, Davis & Dworsky.  
 163d st, s s, 175 e Morris av, 18.8x114.10. Otto Bittner agt Charles Doll et al; att'y, J J O'Brien.  
 Kingsbridge rd, s s, Lots 6 & 7, map of Edenwald, 50 x 94.10x50x92.3. Chester Hill Stables agt Clarence Willis et al; att'y, J E Quinn.

Sept. 14.

101st st, Nos 103 & 105 East; two actions. Lionello Perera agt Gussie Englander et al; att'y, L Skidmore.

Ryer av, e s, 34.6 s 180th st, 50.3x101x irreg; two actions. Julia G Flynn agt Stephen A Whisten; att'y, J B Tanner.  
 182d st, s s, 156.3 e Washington av, 18x89.5x irreg. Eva Schaidner agt Hillside Realty & Construction Co; att'y, R C Schaidner.  
 44th st, n s, 425 e 8th av, 21.3x100. Lena Heym agt Waldemar M Cahen et al; att'ys, Teven & Borland.

Sept. 15.

164th st, s s, 39 w Stebbins av, 23x73.6. Vivien Walsh et al agt Wm P Case et al; att'y, W H Hamilton.  
 239th st, s s, 50 e Matilda st, 50x100.  
 Fulton st, s w cor 239th st, 100x100.  
 Two actions. Julius Heiderman agt Herman Menaker et al; att'y, J Heiderman.  
 Barnes av, w s, 39 n 226th st, 75x105; three actions. Ernst F Kaase agt Lavechia Construction Co et al; att'ys, Feltretch, Silkman & Seybel.

Eastern Boulevard, — s Lots 186, 198, 199 & 200, map of property of Sisters of Charity, Bronx. Chas V Gabriel agt Samuel Swick et al; att'y, B E Rabell.  
 88th st, No 503 East. Theresa Schappert agt Philip Lynch et al; att'y, E A Hassey.

Sept. 16.

39th st, No 56 West. Warren McConihe agt Alice B Scott et al; att'y, W McConihe.  
 Same property. Same agt Benjamin B Davenport et al; att'ys, W McConihe.  
 Greenwich st, w s, 53.6 n Charlton st, 17.6x 58.4. Emigrant Industrial Savings Bank agt John H Gill et al; att'ys, R & E J O'Gorman.  
 Southern Boulevard, w s, 150 n 187th st, 50x 102.10. Augustus Gareiss agt Max Borsuk et al; att'ys, Berry & Davis.

Sept. 17.

127th st, No 305 West. Twelfth Ward Bank of the City of N Y agt Joseph Ettlinger et al; att'ys, Katz & Sommerich.  
 7th st, No 241. Samuel Laber agt Nathan Thumen et al; att'y, C L Borek.  
 134th st, n s, 200 w St Ann's av, 25x100. Jennie Reichman agt Joseph Jager et al; att'y, H V Holde.  
 Morris Park av, n s, 690 e White Plains rd, 50 x 153.10 x 63.6 x 153.4.11. East Borough Improvement Co agt Lawrence Mix et al; att'y, M J Sullivan.  
 Lots 88A, 88B & 300, map of Penfield property, Bronx. Magdalena Lieb agt Richard Kelly et al; att'y, D S Ritterband.  
 Lot 86, map of Fairmount Upper Morisania, Bronx. Chas R Fink agt Luke Healy et al; att'y, F W Judge.  
 50th st, n s, 153.7 e 1st av, 19.5x100.5. Julia D Heinemann agt Lena Kaufman et al; att'ys, Heymann & Hermann.

## JUDGMENTS

Sept.

11 Aronoff, Max et al—J Levy et al.....40.83  
 11 Abraham, Benjamin M—Bernheimer & Schwartz Pilsener Brewing Co.....100.00  
 13 Aaron, Herman—L Keller .....1,859.41  
 13 Adler, Israel—C M Biddle et al.....170.46  
 14 Aisenstein, Edward—P Jones.....29.41  
 14 Arnold, Chas M—A Suman et al.....35.85  
 14 Allen, James L—Co-Operative Garage Co.....26.80  
 15 Albers, Louis et al—Mutual Alliance Trust Co of N Y .....268.45  
 15 Aaron, Samuel—M Rubin .....244.91  
 5\*Ackley, Chas W et al—D S Alpaugh et al .....34.03



# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- 15 Adams, Lorenzo B-H A Solfleisch...88.60
- 17 Alexander, Troy-R Gordon et al.....196.87
- 17 Aronofsky, Frederick-E J Gillies et al.61.95
- 11 Brilliard, Pauline-M Shoenthal.....185.00
- 11 Bruckmann, John W-Tabard Inn Library.....37.40
- 11 the same-the same.....63.06
- 11\*Barone, Joseph et al-Murtha & Schmolli Co.....386.27
- 11 Brown, Wm R-A M Clement et al.....1,856.53
- 11 Bradley, Eliza extr-A J Bates & Co.....183.66
- 13 Brandt, Frederick & Wm H-B Gruber.84.43
- 13 Barrett, Gertrude-J Bierwald.....42.86
- 14 Burns, Warren E-L Rosenthal.....91.56
- 13 Boehm, Rebecca et al-J Hochbaum.....1,002.39
- 13 Blum, Eugene et al-G W K Taylor.....153.93
- 14 Bonner, Helen-R F Henry.....137.03
- 14 Babcock, Mary\* & Bertrand-A Moos.....46.41
- 14 Bloomfield, William-B K Bloch.....176.15
- 14 Braumann, William et al-I Roth.....623.40
- 14 Berger, Emil-T R Ball et al.....152.81
- 15 Bianchetti, Pietro-R Marchese.....96.91
- 15 Brucker, Fred C et al-A Gruber.....273.91
- 15 Blau, Philip et al-I C Mittlemark.....83.96
- 15 Bertoli, Michele et al-M Kraus.....148.11
- 16 Brown, Eimer C-Sparling Trucking Co.....90.98
- 16 Bucknam, Clifford-Black, Starr & Frost.....558.01
- 16 Braunstein, Jacob-W H Rogers.....19.16
- 17 Bangs, Wm F-Swift & Co.....17.06
- 17 Blumberg, Samuel-H K Mulford Co.....35.88
- 17 Brawner, Everitt M-A H Meyer Co.115.53
- 17 Berger, David-S Elsner.....577.25
- 17 Blum, Joseph M et al-M Baumgarten.....17,980.56
- 11 Capoliano, or White, Michael-J C White.....349.06
- 11 Curtis, Harry J-Brooks Bros.....345.71
- 11 Cohn, Gustav-H P Sinclair & Co.....86.76
- 11 Creamer, Joseph M-Allenhurst Garage Co.....42.17
- 13 Cavanagh, Edward-S J Bloomingdale et al.....88.11
- 13 Chorb, Fannie-J Burger.....115.15
- 13 Clarkin, Martha L-Marquise Co.....46.46
- 13 Cohen, George-W S Gottheil.....180.19
- 13 Christlieb, Alphonse et al-F T Lawrence.....1,535.77
- 14 Cohen, Leo-F L Shelp.....81.93
- 14 Cohen, Joe-R Friedman.....74.65
- 14 Cooke, George J-Mutual Bank.....2,349.27
- 14 Clarke, Rose et al-O Goldberg.....83.99
- 14 Costello, Peter\* Elizabeth\* & Owen et al-Twelfth Ward Bank.....380.10
- 14 Catrevas, Thrasylvonias N et al-G R Sutherland.....718.68
- 15 Celantano, Joseph-B K Bloch.....134.73
- 15 Church, Edw B-B & H Motor Car Co.160.56
- 15 Csalpar, Frank & Elizabeth-A A Kisch.....33.60
- 15 Costa, Armand & Mary-E Kaufman et al.....81.36
- 16 Clark, Cornelius J-Finn Realty Co.....252.87
- 17 Chilvers, Hugh-J Stewart.....511.35
- 17\*Cassidy, Michael F et al-J Wachtel.....50.92
- 17 Condon, Thomas C et al-Charles E Sholes Co.....537.59
- 17 Coffey, Wm J-W E Pruden Hardware Co.....138.17
- 11 Dauphin, William-Hudson Structural Steel Co.....141.30
- 13 D'Andrea, Rafael-J Mastrobuono.....54.22
- 14 Duer, Alex-A S Golden.....42.07
- 14 Daly, William & Catherine-H H Schurmann et al.....1,849.45
- 15\*Demo, Frank et al-M Kraus.....148.11
- 16 Dern, Louis-George Liss & Co.....466.86
- 17 Deutsch, Samuel-C H Nolte.....96.66
- 17 the same-McDermott Dairy Co.....97.97
- 17 Dolphy, Michael-N S Jarvis.....41.15
- 17 Deaton, James J-S Riegler.....44.72
- 17 Davis, H Townsend et al-C L Barber.1,251.11
- 13 Everett, Joseph H-I P Thomas & Son Co.....169.89
- 13 Emmerich, Otto-O Haase.....97.19
- 13 Emanuel, Ike-Hill Neckwear Co.....89.91
- 13 Ehrenzweig, Gustave-Royal Embroidery Works et al.....5,782.58
- 16 Edge, Mary-F W Whitridge.....costs, 22.78
- 16 Edge, Geo G-the same.....costs, 22.78
- 17 Elk, Samuel-H K Mulford Co.....16.11
- 17 Ellingwood, Chas H et al-C L Barber.....1,251.11
- 11 Faustner, Clara-L Moscovitz.....28.66
- 11 Freiman, Israel-S Isbutsky.....165.73
- 13 Fabian, Jacob-A Kaplan.....108.39
- 13 Ferman, or Fehrman, Morris-H J Rose.....63.95
- 13 Fenn, Fred W-Charles Scribners Sons.....15.65
- 13 Frank, Sophie P & Bertha L et al-J Roebbaum.....1,002.29
- 13 Flaherty, John H-Acker, Merrill & Condit Co.....63.75
- 13 Feller, Jacob-Rieger's N Y Night Patrol Co.....32.17
- 14 Freed, Isidor-B Martin.....155.15
- 15 French, Alvah P-Gutenberg Press.....91.77
- 15 Fuchs, Eugene et al-Mutual Alliance Trust Co of N Y.....268.45
- 15 Fitzsimmons, Peter L-F Hunter et al.....77.72
- 15 Fanshawe, Henry E-F C Shotwell.....975.32
- 16 Fuller, Henry H-W & J Sloane.....86.03
- 16 Fean, Frederick H-J M Burton.....44.06
- 16 Fischer, Nathan-Kirkman & Son.....44.63
- 17 Franck, John C-E J Keefer.....100.31
- 17 Fox, William-M Fox.....88.85
- 17 Ferrell, Frank J-F M Ashley.....122.90
- 11 Greenberg, Max-H Brown.....61.90
- 11 Graziadio, Rosie G & George-David Stevenson Brewing Co.....1,278.04
- 13 Goldner, Michael-F Goldstein.....96.24
- 13 Godfrey, Edw C-S J Corson et al.....104.41
- 13 Gran, Albert-W Forman.....173.53
- 13 Goldwasser, Morris-P Pressman.....186.93
- 14 Goutnik, Edw J et al-O Goldberg.....83.99
- 14 Gerakas, Angelo et al-G Becker.....112.16
- 14 Ginsberg, Ray-M Friedner et al.....439.65
- 14 Goodman, Urry & Max-Blackall & Baldwin Co.....158.00
- 14 Green, John-Park & Tilford.....63.95
- 14 Goldsmith, Abraham-C Kalb.....26.66
- 14 Garguilo, Margaretta-E B Deuch.....111.10
- 15 Gallance, Abraham-N Y Contracting Co. Pennsylvania Terminal.....costs, 32.65
- 15 the same-the same.....57.65
- 15 Gordon, Louis gdn-J Schween et al.....costs, 68.37
- 15 Grennan, Michael-M Poliacastro.costs, 52.78
- 15 Gerlach, Dora & Daniel et al-A Gruber.....273.91
- 15 Gold, Louis-J Rosen et al.....32.51
- 16\*Gebhard, Samuel et al-H B Claflin Co.....157.66
- 16 Grammas, George, Gustave or Gustavus-McDermott Dairy Co.....71.69
- 17 Gray, Wm G-A Larsen et al.....41.41
- 17 Gibson, Robert W-H Cohen.....74.31
- 17 Gullino, Joseph-B Igstaedter et al.....28.18
- 17 Goldsmith, Henry O-Tappen & Pierson.....211.07
- 17 Gibbons, Geo W-Rider & Driver Pub Co.....129.07
- 11 Hoffer, Jacques-A Silz.....437.56
- 11 Homans, Geo A-Watertown Light & Power Co.....782.83
- 11 Hoffer, Jacques-J T Smith.....183.12
- 11 Hegger, Maud extr-Superior Backing & Moulding Works.....49.01
- 13 Haggerty, Chas S-M Goldstein et al.228.00
- 13 Hume, John F-Yorkville Realty Co et al.....142.80
- 13 Howard, Charles-Saks & Co.....96.46
- 13 Hanf, Henry-C F Farrell.....65.11
- 13 Heinze, Otto C & Arthur P et al-F T Lawrence.....1,535.77
- 13 the same-the same.....323.88
- 13 Hertz, Louis C H-H J Sophian.....274.31
- 14 Hathaway, Franklin P-Nethil Realty Co.....50.01
- 14 Hattermann, John H-K Hofmann.....244.41
- 14 the same-the same.....435.41
- 14 Hankinson, Wilford-E McDonnell.....24.82
- 14 Hynes, Michael-H Koehler & Co.....1,241.26
- 14 Hiller, Hattie et al-the same.....2,164.85
- 15 Heitmann, William-Wisconsin Condensed Milk Co.....322.13
- 15 Hertzberg, Herman-A Tishman.....28.41
- 15 Hochstein, Max et al-I C Mittlemark.83.96
- 15 Horton, Benjamin O-McCall Co.....542.87
- 15 Heitzner, Frank-C Bennett et al.....251.06
- 16 Hill, James A-System Co.....131.20
- 16 Horn, Cecilia extr-S H Ascher.....537.48
- 17 Hooker, Edson B-T J Houlihan et al.....54.91
- 17 Hollander, Aaron-P Weinberg.....28.41
- 17 Hurlbert, James-H Lowenstein.....132.41
- 17 Hearn, Edwin R-C G Kines.....646.85
- 17 Heymann, Henry M-J Lundy.....512.51
- 17 Higgins, Cecil C-E A Oakman.....216.73
- 11 Isaacs, Phil-Headley & Farmer Co.....38.81
- 11 the same-C C Rice.....198.88
- 17 Ireland, Louis F-W J White.....20,842.32
- 11 Janney, Samuel M-D Buckley.....430.13
- 11 Jacobs, Armand M-A Aub.....297.31
- 11\*Jacobs, Louis et al-F H Lockwood et al.....80.97
- 11 Javitz, Malvine-S Zadeke et al.....67.41
- 14\*Johnston, Margaret T et al-Twelfth Ward Bank of the City of N Y.....380.10
- 15 Jolin, Jacob et al-M Lowenstein et al.160.28
- 15 Jacobson, Joseph-Joulis Roehrs Co.....116.02
- 17 Jamerson, Chas R et al-M Baumgarten.....17,980.56
- 11 Kuhn, Max Jr-K Maier.....498.24
- 13 Kessel, William-H C White Co, of N Y.....65.99
- 13 Kobitsch, Adolph-L Cohen et al.....182.85
- 13 Kronenthal, Joseph-Acker, Merrill & Condit Co.....34.99
- 13 Kranich, Arthur G et al-Empire Brick & Supply Co.....3,446.63
- 14 Koppel, George-Swift & Co.....92.81
- 14 King, Wm L-Metropolitan Illuminating Co.....346.54
- 14 Keely, Mary by gdn-J Weil et al.....costs, 32.41
- 14 Kohn, Morris-M Rosenfield et al.....69.71
- 14 Kolber, Paul & Morris-V Loewers Gambrianus Brewery Co.....327.17
- 15 Krause, Otto-I Wilson.....108.09
- 15 Klassen, Christopher-E T Higgins.....105.72
- 15 Kingsland, Jennie T-W Hepner.....54.10
- 15 Kampf, Herman-Thomas J Stewart Co.49.96
- 16 Kane, Joseph-M Berber.....260.28
- 17 Kearns, Frank J-Caesar Misch, Inc.....28.55
- 17 Kalil, Shirkrey A-T G Sellow.....334.35
- 17 Kearns, Wm S-D J Heffner et al.....551.16
- 17 Koehler, Augustus J-Westminster Abbey.....27.66
- 17 Koepfel, Issie-Felix Reifschneider Jr.....32.15
- 17 King, Wm P-A Richardson.....595.47
- 11 Liebgold, David et al-S Isbutsky.....165.73
- 11 Lublenski, Morris et al-H Simon.....219.41
- 13 Lester, John F-Crippen-Lawrence Investment Co.....134.61
- 13 Long, William-Marquise Co.....69.41
- 13 Loeb, William-Carnegie Hill Livery & Motor Co.....116.13
- 13 Loewenkopf, Isaac-C Lewis.....906.60
- 13 Lallaude, Robert T-Acker, Merrill & Condit Co.....48.48
- 13 Lamm, Daniel et al-F T Lawrence.1,535.77
- 13 Lazarus, Wm H-P Klein et al.....costs, 23.68
- 14 Loewenstein, Henry B-Samuel Gans Co.....163.45
- 14 Linardo, Constantine et al-G Becker.112.16
- 14 Lombardo, Louis et al-D J Allen Co.150.08
- 14 Lewis, Jacob et al-H Koehler & Co.2,164.88
- 15 Lambert, Antonio & Carmela-G Sanderremme.....88.11
- 15 Lamb, Lawrence E-M M Morine et al.54.01
- 16 Logan, John M-G L Oertel.....570.41
- 16 Lienan, Jacob-J M Washburne Co.....77.42
- 16 Le Piemme, Louise C-Rees & Rees.....86.95
- 16 the same-the same.....86.66
- 16 Lyons, James-People, &c.....126.22
- 11 Langer, Sam-B Lesser et al.....168.16
- 17 Lama, Carmela-J J Clarke.....618.65
- 17 Loya, Peter-H K Mulford Co.....62.41
- 17 Lyne, Frank F-D J Heffner et al.....78.16
- 17 Lewison, Adeline K-D Lindenborn.....436.30
- 17 Lax, Lewis-People, &c.....126.22
- 11 Martin, John-C Hitchins et al.....329.98
- 11 Maguire, Thomas C-D Henry et al.....251.66
- 11 Moritz, Adolph & Leopold\* et al-J S Mehlman.....97.53
- 11 Minkowsky, Louis A-William Dixon Inc.....112.73
- 11 Muller-Jacobs, Armand-A Aub.....297.31
- 11 McCarthy, Frank M-G G Knapp.....74.59
- 13 Mandel, Max-H G Jacobs et al.....137.15
- 13 Miller, Edward-Acker, Merrill & Condit Co.....1,767.92
- 13 Myers, Mirriam et al-Lincoln Trust Co.....46.33
- 13 Miller, Hawley-J Bernard.....104.73
- 13 Minor, Gilbert W-Lawyers Surety Co of N Y.....24.41
- 13 Maguire, John K-M Van Allen.....59.99
- 13 the same-M Nelson.....50.50
- 13 the same-W Van Allen.....49.90
- 13 Marks, Joel-Abendroth Bros.....461.06
- 13 Munson, Christian-Patterson Lumber Co.....70.76
- 13 Morrow, George-G F Lowe.....846.92
- 14 Murrell, Wm G\* & George et al-Combination Rubber Mfg Co.....53.28
- 15 Meyer, Emanuel & Albert-A Bakst et al.....32.84
- 15 Mertens, Herman-W Geraerdts.....129.44
- 15 Muller, Frederick-E J Rieser.....920.54
- 16 Martin, Truman J-M A White.....654.78
- 16 Munger, Chas H-C M Beattie.....69.06
- 16 McDonald, John J-E Cook et al.....1,048.58
- 16 McKeon, Peter-M N Clement.....10.00
- 17 Muir, Joseph-C S McCune Co.....464.05
- 17 Merlin, J Gordon-Caesar Misch, Inc.17.98
- 17 McCormack, James J-Caesar Misch, Inc.....39.96
- 17 McCrane, Nellie-the same.....37.70
- 17 McNally, John et al-J Wachtel.....50.96
- 17 Mayer, David-S Gordon.....57.65
- 17 Mayerson, Nathan-F Levy, Inc.....124.46
- 17 McNulty, John H-H W Merchant.....34.31
- 13 North, Aaron-H Washor et al.....161.48
- 13 Noll, Elizabeth-P Herch.....168.50
- 14 Nicholas, George-Jennie Clarkson Home for Children.....2,044.03
- 15 Nussbaum, Laura-P Voelcker.....136.66
- 16 Niblock, Amelia-W S Reynolds.....334.90
- 17 Nelson, Walter C-Boston Credit Co.....30.64
- 17 Nevins, Mary-Stewart Distilling Co.....276.66
- 11 Oseroff, Isidor et al-Murtha & Schmolli Co.....386.27
- 11 O'Reilly, Geo J-Brooks Bros.....126.39
- 11 O'Reilly, Thomas J-the same.....365.60
- 13 Omanoff, Nathan & Davis et al-B Isachik.....52.62
- 14 Orently, David\* et al-I Roth.....623.40
- 15 Ostendorf, John-J Olwell.....51.21
- 15 Olds, Franklin M-L Dorfman.....809.88
- 15 Osterman, Anton-P Voelcker.....82.21
- 11 Pearson, Frank M & Ellen-L Scholem et al.....194.36
- 13 Parsley, Frank E-C I Berg.....168.37
- 13 Polasky, Cecilia-Ostend Realty Co.....366.91
- 14 Pflugfelder, William-Swift & Co.....54.41
- 14 Pappas, George-W Kouternanon.....233.67
- 14 Pulvin, P-F W Stillman Co.....50.55
- 15 Pasternack, Isidor et al-M Lowenstein et al.....160.28
- 15 Pendelton, Wm M & Wm T-K O'Gorman.....162.75
- 15 Payne, Chas A-O'Donohue Coffee Co.136.75
- 16 Pritchard, Wm H-Lord & Taylor.....435.98
- 17 Pushkoff, Solomon-Standard Oil Co of N Y.....94.11
- 11 Reinhard, Charles-S H Reis et al.....65.13
- 11 Rosenkranz, Abraham G et al-Pelham Bay Chemical Co.....495.01
- 11 Rainier, Chas G-G W Simers, Jr.....45.29
- 13 Roma, Joseph-Ragus Tea & Coffee Co.23.31
- 13 Roeder, Adolph L-C F Wetzel et al.....162.38
- 13 Rephan, Sam-M Amsterdam.....93.41
- 13 Reeber, Frank-J Caddle.....96.95
- 14 Rothman, Daniel et al-E O Smith.....223.62
- 14 Reisler, John J-S Hamburger et al.....66.22
- 14 Rosner, Louis-S Steinhauser & Co.....30.84
- 14 Rubin, Solomon-Winton Motor Carriage Co.....costs, 17.41
- 14 Reynolds, Mattie-V Loewers Gambrianus Brewery Co.....368.17
- 15 Redding, Mathes-W Sheehan.....348.21
- 15 Reinhold, David K-A Quimet.....28.22
- 15 Rokofsky, Abraham-Simpson Foundry Co.....59.41
- 15 Rendall, Thomas-D Boris D Waltoff.....32.40
- 16 Rice, Hiram H-Jacob Hoffman Brewing Co.....386.87
- 16 Ryan, John E-R Morrison.....316.75
- 17 Radin, Matthias-Manhattan Collecting Co.....112.15
- 17 Rudnick, Herman-Atwood Raven Co.....66.26
- 17 the same-F M Page.....71.47
- 17 Reitman, Joseph-E E Beardsley.....91.81
- 17 Radford, Isaac H-M H Searles.....2,756.25
- 17 Roberts, Rollin W-Waccamaw Lumber Co.....632.02
- 17 Riker, Carroll L-Associated Merchants of N Y.....27.21
- 11 Schattman, Jacob-C M Rosenthal.....641.89
- 11 Schlitz, John or John Jr-J Dais.....251.33
- 11 Shatzkin, Abraham-G Guidici.....34.41
- 11 Slutzkin, Maxwell R-G M Moscovitz.219.40
- 11 Seigel, Jacob-P Finkelstein.....171.90



<p style="text-align: center;"><b>GERMAN AND AMERICAN</b></p> <p style="text-align: center;">Sales Offices 45 B'way, N. Y. City</p> <p style="text-align: center;">WORKS GERMANY HAMBURG ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs</p> <p><b>"THE ABSOLUTELY SAFE CEMENT"</b></p>	<p>SEE PAGE 132 IN "SWEETS"</p> <p>FOR FULL PARTICULARS</p>	<p style="text-align: center;"><b>This Brand</b></p> <p>of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.</p>
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# ALSEN

- 11 Schumacher, Oscar J et al—Pelham Bay Chemical Co. 495.01
- 11 Smith, William—Monticello Distilling Co. 55.55
- 13 Simon, Charles—F Biengen et al. 26.09
- 13 Salkin, Elix et al—S Cohen 444.65
- 13 Slepkin, Harry—the same 444.65
- 13 Stein, Abraham—A Anster 113.47
- 13 Sill, Wm R—L Laski 115.90
- 13 Schultze, Max H et al—F V T Lawrence. 1,535.77
- 13 the same—the same 323.88
- 13 Sheer, Daniel\* & Samuel\* et al—G W K Taylor 153.93
- 14 Schenck, William—J Campion. 112.12
- 14 Schemallick, Mete C\* & Bruno—G Gretsch & Co. 125.86
- 14 Snook, Chas W et al—G R Sutherland. 718.68
- 14 Smith, Harris—Westchester Hard Wood Co. 52.14
- 14 Schwartz, Joseph—G R Sutherland. 718.68
- 14 Schrader, Henry—V Loewers Gambrinus Brewery Co. 401.17
- 14 Sykes, Walter F—W F Weiss. costs, 33.68
- 14 Schrader, Bernard—A W Tedcastle et al. 82.85
- 15 Sharkey, John T—C DeVoe. costs, 22.72
- 15 the same—H G De Voe. costs, 22.72
- 15 Spyr, Herbert J—H Floy 186.22
- 15 Sider, Joseph—S Kanner. 69.37
- 15 Seelenfreund, Alfred—J Schlesinger. 29.41
- 15 Scherer, Stephen J—H Haft et al. 517.81
- 15 Schaffer, Henry L—I S Frank. 217.25
- 15 Steinmetz, John Jr—D B D Waltoff. 92.40
- 15 Stube, Ludwig—P Voelcker. 99.11
- 16 Susskind, Michael—L Barth et al. 51.41
- 16 Soskin, Nicholas—E Chesterman et al. 90.32
- 16 Shafer, Clifford B—G T Dickerson. 284.46
- 16 Sabiro, Max—M F Finkelstein. 96.61
- 17 Sorrentino, Ferdinando—P Parlanto. 35.20
- 17 Summerhays, Chas K—F J Gottlieb. 234.54
- 17 Siano, Giovanni—C M Kiefer. 169.41
- 17 Sullivan, Thomas—F M Ashley. 92.90
- 17 Scocca, Rocco—H H Selfridge et al. 513.09
- 17 Siegel, Jacob—M Blum et al. 121.60
- 17 Shannon, Joseph—M M Sternberger et al. 188.91
- 11 Turner, Jacob—F Cahn et al. 166.91
- 14 Tompkins, Bert F—G F Bushnell et al. 105.11
- 15 Thiele, Gustave—E Contente. 33.67
- 16 Thompson, Helena A—Francis H Leggett & Co. 418.26
- 16 Taradash, George—C Ratner. 264.31
- 17 Tucker, Carl—J Hubschmidt. 28.41
- 17 Tofano, Frank & Emilia—F M Patterson. 166.41
- 13 Van Veen, Morris et al—Lincoln Trust Co. 46.33
- 15 Vedorato, William\* & Vincent—M Ghersin. 208.55
- 16 Voccoli, Michele & Maria—Corn Exchange Bank 580.10
- 17 Van Nostrand, Chas W—Laird. 89.61
- 11 Wilensky, Harry et al—Murtha & Schmohl Co. 386.27
- 11 White, or Capoliano, Michael—J C White. 349.06
- 11\*Wiener, Bernard et al—H Simon. 219.41
- 11 Wallach, William et al—F H Lockwood et al. 80.97
- 11\*Winter, Sigmund et al—J S Mehlman. 97.53
- 13 Weil, Benjamin M—S J Bloomingdale et al. 119.20
- 13 Walsh, Michael F—the same. 42.12
- 13 Wallerstein, Saul & Shifre—I Roseman. 126.07
- 13 Wells, Travis D—Acker, Merrill & Condit Co. 41.21
- 13 Williams, Ernest—A H Meyer Co. 90.91
- 13 Willner, Joseph—J Spiro et al. 357.59
- 13 Watts, Sarah admr—M Wortmann. 200.62
- 13 Warm, Joseph & Tillie—M Zwierling. 499.39
- 14 Welpe, Charles—E A Allen et al. 37.25
- 14 Wilson, Chas J—Metropolitan Illuminating Co. 398.51
- 14 Winslow, Arthur A—L G Backus. 163.33
- 14 Wilson, Edw I—Saks & Co. 103.86
- 14 Wolfe, Wm B—E E Beardsley. 181.91
- 14 Watson, Robert A—A Schwarzenbach. 1,219.10
- 14 Weissman, Louis—C Kalb 155.40
- 14 Weber, Julia—Alfred C Dodge 59.31
- 15 Walker, Geo F Jr—M Myers. 248.39
- 15 Wilcox, Chas W et al—D S Alpaugh et al. 34.03
- 16 Winter, Ignatz—J Fleming. 69.17
- 16 Wuerstner, Bernhard—S H Richards. 258.25
- 16 Wilder, Benjamin et al—H B Claflin Co. 157.66
- 17 Winchell, Edw E—Guardian Trust Co. 334.16
- 17 the same—the same 117.17
- 17 Wersan, Abraham—R J Masbach. 29.71
- 17 Walsh, Wm S—D Kelly 176.91
- 17 Waterbury, Cleveland L—Sheffield Farms Slawson Decker Co. 64.13
- 17 Wendelken, Dederick—M Rosenfield et al. 100.22
- 17 Youngentob, Sol L—Crane Glass & Mfg Co. 60.41
- 13 Yoekel, Philip—J H Light et al. 2,500.20
- 15 Zalliers, Roman B\* et al—M Kraus. 148.11
- 17 Zeffert, Bessie—Julius Levy Co. 91.15

**CORPORATIONS.**

- 11 Jacob Mark Sons—Albert Smith & Son. 41.93
- 11 Porter Fibre Bottle Co—E C Boise. 5,164.48
- 11 Hamilton Dining Rooms—S Worms et al. 113.59
- 11 City of N Y—J J Rafferty et al. 3,089.72
- 11 New York American Cigar Co—A Kuflik et al. 45.41
- 11 Van Auken Motor & Machine Works—Hanover National Bank of the City of N Y. 4,490.10
- 13 Avans—Turner Co—E Blood 95.17
- 13 Prosper Colony Co—John Wanamaker, N Y. 194.06
- 13 United Mining & Development Co of America—N V Ketcham 607.09
- 13 City of N Y—H W Hall. costs, 20.97

- 13 Barnette Mercantile Co—Butterick Pub Co. 335.69
- 13 Buckley Realty Construction Co et al—Empire Brick & Supply Co. 3,446.63
- 14 Twentieth Century Pub Co—Premier Press. 185.46
- 14 Sun Electric Arc Light Co—T E Conklin. 86.33
- 14 Ruby Realty Co—B Edelman 319.90
- 14 Dr Herzel Assn et al—E O Smith. 223.62
- 14 St Domingo Improvement Co of N Y—C Sayles et al. 35,000.00
- 14 Commercial Publicity Corp—Press Pub Co. 506.00
- 14 Rubin-Blankfort Co—J Rubin. 937.75
- 15 Carmeliter Stomach Bitters Co—Bastian Bros Co. 98.96
- 15 Brookwell & Crane—Culbert Co. 34.51
- 15 Uneeda Ice Cream Co—H Pfaltz. 152.91
- 15 Wilson & McNeal Co—Gotham Can Co. 121.63
- 15 Wells-Hamlin Co—Press Pub Co. 33.30
- 16 Brooklyn Heights Improvement Co—John H Mahnken Co. 1,739.87
- 16 the same—the same 1,636.74
- 16 the same—the same 1,364.55
- 16 the same—the same 1,418.36
- 16 C Lehman Co—Hsley & Held Co. 31.67
- 16\*Manhattan Elevator Co et al—Elliot Bigelow & Son Co. 114.33
- 16 Metropolitan Mercantile & Realty Co et al—Elliot Bigelow & Son Co. 114.33
- 16 Lighter Mfg Co—H A Van Liew. 523.21
- 17 United States Horse Ins Co—Rider & Driver Pub Co. 182.99
- 17 Sejo Ice Cream Co—John Matthews, Inc. 145.03
- 17 Hudson Automobile Co—R Gordon et al. 143.25
- 17 Lacto Bacilline Co of N Y—Ferment Co. 2,249.81
- 17 the same—the same 2,129.81
- 17 the same—Franco-American Ferment Co. 1,298.95
- 17 the same—the same 1,039.00
- 17 the same—the same 2,059.66
- 17 the same—the same 2,059.66
- 17 the same—the same 1,656.20
- 17 Breakers Co—M Libien 89.21
- 17 Fireproofing Mfg Co et al—Charles E Sholes Co. 537.58
- 17 Carleton Island Club—C F Kip. 827.98

**SATISFIED JUDGMENTS.**

Sept. 11, 13, 14, 15, 16 and 17.

- Abbott, Wm A—F Wettwick. 1909. 153.34
- Same—F Tuckerman. 1896. 217.80
- Same—S Davies. 1895. 238.51
- Adams, Edw C—H Berhman et al. 1899. 99.96
- \*Bobrow, Jacob et al—E M Speer. 1909. 863.76
- Block, Gustav—I Scherer. 1907. 84.65
- Booth, Julia M admr—W A Milliken. 1908. 533.60
- Same—same. 1909. 136.42
- Brandreth, Ralph—J E Kerr & Co, Ltd. 1909. 896.51
- Burkhardt, Robert—Hart & Crouse Co. 1909. 274.41
- Buzzini, John S—Burns Restaurant & Hotel Co. 1909. 41.27
- Borenstein, Newman H—City of N Y. 1909. 29.02
- Cooper, Thomas W—D A Schulte et al. 1909. 475.09
- \*Chaitin, Isaac et al—E M Speer. 1909. 863.76
- Cobe, Andrew—A B Blany. 1909. 75.15
- Cole, Julia—N Auletzt et al. 1908. 294.01
- Connelly, Michael—J Schuster. 1908. 154.62
- De Julio, Angelo—N Campbell. 1939. 334.31
- \*Doherty, Henry L—City of N Y. 1908. 223.47
- Danzig, Lewis et al—R M Rosenthal. 1909. 1,980.11
- Same—same. 1909. 2,156.96
- Denton, Francis M et al—J F Thibaut. 1909. 151.64
- Denton, Frank et al—Frank E Morse Co. 1909. 1,140.89
- Denton, Francis M et al—Red Cliff Lumber Co. 1909. 335.55
- Same—Bank of Commerce. 1909. 1,379.73
- Eisenberg, Paul et al—R M Rosenthal. 1909. 1,980.11
- Same—same. 1909. 2,156.96
- Egan, Wm W—People, & C. 1909. 60.17
- Ellinger, John—T G O'Connor. 1909. 739.37
- French, Lillian H—N Y Edison Co. 1909. 27.55
- Ferguson, Samuel I—Banks & Co. 1903. 502.65
- Fletcher, Mary et al—L Ippolito. 1909. 266.92
- Gillman, Aaron—D Regell. 1907. 8.27
- Gallagher, Joseph—T F Meagher et al. 1908. 102.36
- Glaser, Louis—S Cohen. 1909. 76.58
- Green, John—Sheffield, Farms Slawson Decker Co. 1909. 80.28
- Same—P J Fisher, Jr. 1909. 45.48
- Same—K Wallace. 1909. 91.38
- Same—M Murtha. 1909. 201.35
- Same—Theresa Hynds Corsetiere Co. 1909. 21.41
- \*Guggenheim, Benjamin—R Stringer. 1909. 342.44
- Gabriel, Abraham—N Y Telephone Co. 1908. 51.78
- Henneman, Louis—Standard Gas Light Co. 1902. 35.02
- Hamlin, Wm E—Glenside Woolen Mills. 1909. 2,252.43
- Hausbeck, Franklin I—E J Hogg. 1909. 39.43
- \*Helling, Jay L—A Adams et al. 1900. 614.66
- Jennings, W Smith—Empire Floral Co. 1909. 25.41
- Koch, Frank—City of N Y. 1909. 192.37
- Kendall, Lyman B—T Allison. 1909. 100.00
- Kelley, Robert S—W & J Sloane. 1909. 174.46
- Kearns, Frank J—Caesar Misch, Inc. 1909. 28.55
- Kerin, Daniel J—J Corcoran. 1909. 10,908.47
- Kingsland, Albert A—Somerset Hotel Co. 1906. 59.92
- Leinhardt, William—People, & C. 1909. 60.17
- Lanzendorf, Thomas et al—L Ippolito. 1909. 266.92

- Lasarovitz, Sigmund—M Glickman. 1909. 52.41
- \*Levin, Hyman—City of N Y. 1908. 59.72
- Liss, Abraham—H Green. 1907. 730.37
- Louis, August L—City of N Y. 1909. 35.96
- \*La Spina, John—City of N Y. 1909. 57.00
- Lauter, Charles—City of N Y. 1909. 31.20
- Mosely, Benjamin E—E Wiener et al. 1909. 38.14
- Mitchell, James M—R W Holmes. 1908. 299.42
- Miller, Geo C—Rees & Rees. 1909. 34.24
- McKittrick, Edward—City of N Y. 1909. 25.54
- \*Mack, H Lewis—S A Katz. 1909. 141.60
- Myer, Julius—State Bank. 1908. 85.95
- Merlin, J Gordon—Caesar Misch, Inc. 1909. 17.98
- McCormack, James J—Caesar Misch, Inc. 1909. 39.96
- McGrane, Nellie—Caesar Misch, Inc. 1909. 37.70
- Moriarty, Kate—J Engelberg. 1909. 31.36
- McMahon, Henry et al—A Richter. 1909. 435.31
- Nicholas, George—L Ginsburg et al. 1909. 344.45
- National Surety Co et al—A Richter. 1909. 435.31
- O'Brien, Margaret—P A Schindler et al. 1909. 296.01
- Pittelli, James A et al—A Richter. 1909. 435.31
- Pentz, Marguerite—L M Berkley. 1909. 34.94
- Pullar, Walter—J De Wolf. 1903. 54.31
- Reifenscheid, Adolph—People, & C. 1909. 60.17
- Riegelhaupt, Abraham et al—H Eising et al. 1907. 372.01
- Riover, Esther—Eureka Silk Mfg Co. 1909. 90.89
- Steinberg, Sarah—E S Siegel. 1909. 31.61
- Schmittberger, Maximilian F—A M Schmittberger et al. 1909. 57.78
- \*Sire, Henry B—J W Jacobs. 1908. 27,206.32
- Spandau, Jacob H—German Exchange Bank. 1909. 615.70
- Strauss, Pauline—J Fried. 1907. 406.11
- Taylor, Catherine or Catherine G Gallagher—P A Conroy. 1907. 3,066.93
- Taylor, Catherine—S H Stuart. 1905. 2,142.80
- Taylor, Catherine H—P J Devine. 1902. 95.04
- Tetard, Louis C—J Brower. 1909. 214.41
- Wasserberger, Nathan, Betsy & Moses—J L Markel et al. 1909. 164.15
- Waterbury, Lawrence—C E Ball et al. 1907. 636.25
- Weiss, David—Title Guarantee & Trust Co. 1908. 70.52
- Wood, Jonathan et al—J F Thibaut. 1909. 151.64
- Wood, Jonathan et al—Frank E Morse Co. 1909. 1,140.89
- Wood, Jonathan et al—Red Cliff Lumber Co. 1909. 335.55
- Same—Bank of Commerce. 1909. 1,379.73
- Yahr, Isaac et al—H Eising et al. 1907. 372.01

**CORPORATIONS.**

- Adams Incandescent Light Co—Manhattan Screw & Stamping Works. 1909. 144.49
- Cassel & Co, Ltd—H H McClure & Co. 1909. 108.88
- Consolidated Gas Co—J L Wells et al. 1908. 68.55
- Dillman Fireproof Construction Co—P J Heaney Co. 1909. 172.90
- National Ice Cream & Mfg Co—G W Gallaway. 1909. 73.27

\*Vacated by order of Court. \*Satisfied on appeal. \*Released. \*Reversed. \*Satisfied by execution. \*Annulled and void.

## MECHANICS' LIENS

- Sept. 11.
- 60—Bailey av, w s, 709.1 n Kingsbridge rd, 50 x100. Phelps Bros Co agt Bailey Avenue Realty Co & D J Logan. \$332.69
- 70—Broome st, No 557. Wolf Gelbaad agt Rebecca Shkolnikoff & Samuel Fox. 65.00
- 71—Fairmount pl, s e cor Marmion av, 100x103 x107x95. Hugo Bochdam agt Benjamin Greenhal, Pasquale Trotta & Antonio Spaccacini. 86.50
- 72—28th st, No 37 & 39 East. Russell & Erwin Mfg Co agt John E Olson. 584.25
- 73—East Broadway, No 222. Samuel Rosenberg agt Louis Friedenberg & Sigmund Fox. 90.00
- 74—Kingsbridge Terrace, w s, 150 n Nindham pl, 25x110. Gustavus M Roden agt Henry Kroener & Harold E Vreeland Building Co. 124.50
- 75—44th st, Nos 34 & 36 West. Michael Power agt Assn of the Bar of the City of N Y, Phi Gamme Delta Club and Henry J Brown & Son. 1,022.23
- Sept. 13.
- 76—Pike Slip, Nos 81 & 83. Isidor Kasofsky agt John McSweeney & George Blumenthal. 130.00
- 77—39th st, No 227 East. George Rogers agt B Smith & G Raymond Harkness. 25.00
- 78—Madison av, No 1587. Meyer Gitlin agt Jacob Stone & Abraham Stone. 71.50
- 79—12th av, n e cor 43d st, 200x650. Fredenburg & Lounsbury agt Chas E Ellis Real Estate Co & P C Eckhardt. 138.00
- 80—Grand Boulevard & Concourse, s e cor 178th st, 100x100.11. Henry G Silleck, Jr, agt Hagerman Construction Co. 980.66
- 81—Union av, e s, whole front between 166th and 167th sts, 200x100. Julius Reidmuller agt R & W Realty Co & Irotta & McPherson. 46.68
- 82—Horatio st, Nos 72 & 74. D H Darrin Co agt John J Bradley & John F Walsh, Jr (renewal). 965.86
- 83—Cedar av, n w cor 177th st, 89x126. Bronx Metal Works agt I J Murphy and Keller & Co. 201.90
- Sept. 14.
- 84—Anthony av, n w cor 174th st, 59.6x117.1. Isaac Lipshitz agt Ekwanok Realty Co, William Rosenfeld, and Indelli & Conforti. 174.00



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85—Kingsbridge Terrace, No 2749. Gustavus M Roden agt Henry R C Recordon, Harold E Vreeland Building Co & Carmine Cavallo. . . . .133.53  
86—135th st, n s, 372.6 e Lenox av, 37.6x99.11. William Baily agt David Angerman & Chisun Bros. . . . .45.15  
87—119th st, n s, 175 w 8th av, 25x100.11. Same agt Catherine Knudsen & Chisun Bros. . . . .35.70  
88—2d av, No 1849. Wm J Brerach agt John J Brennan & Martin J Garvey. . . . .300.00  
89—Broadway, No 1241. Max Solomon et al agt Sol Bloom, Felix Isman & Alexander Dickson. . . . .114.00  
90—Amsterdam av, No 792. Isaac Schwartz et al agt Moritz Arnstein. . . . .1,172.00  
91—174th st, n s, 100 w Amsterdam av, 50x98.9. Helene Realty Co agt Kelsarge Realty Co. . . . .134.75

Sept. 15.

92—Madison av, No 1917. Max Goldstein agt Jewish Hospital for Deformities and Joint Diseases & Louis Holzberg. . . . .78.36  
93—Plimpton av, w s, 75 n 170th st, 25x100. Max Goldstein agt Joseph Burns & Louis Holzberg. . . . .30.00  
94—160th st, Nos 818 to 822 East. Standard Damp Proofing-Roofing Co agt A M Pacher. . . . .80.00  
95—Rivington st, No 194. Morris Rosenfeld agt Solomon H Schlanger, M Gubeman & J Mermtzky. . . . .104.39  
96—Grand st, No 71. Hyman Rappaport et al agt Samuel Eisman and Oddie & Stafford. . . . .210.00  
97—Av B, No 254. Patrick Meehan agt Thomas J Cunningham. . . . .109.45  
98—Edgecomb av, s w cor 150th st, 100x100. Carrier Construction Co agt Emanuel Doctor. . . . .1,550.00  
99—164th st, s s, 50 w Cauldwell av, 50x88. Rock Plaster Mfg Co agt Dr. Carl Wurm & James T Clark. . . . .673.00  
100—42d st, No 243 West. Same agt Emma J C Vehe & James T Clark. . . . .104.10  
101—Unionport rd, Nos 1679 & 1681. Jacob Schneider agt Rose Maurer & Paul Reiling. . . . .530.00  
102—86th st, Nos 340 to 346 West. Bochman & Sheppard agt Harry Schiff & G Sorgi Genovese. . . . .1,924.81

Sept. 16.

103—Bergen av, s w cor Westchester av, 50x100. Rock Plaster Mfg Co agt J Clarence Davies & James T Clark. . . . .129.90  
104—Lexington av, w s, 130th & 131st sts, 200x100. Harlem Mirror & Glass Co agt John Rockmore & Henry Rockmore. . . . .150.00  
105—Hudson st, Nos 401 & 403. Geo E Ryan agt L P Poschman & M A Ryan, Inc. . . . .75.00

Sept. 17.

106—Matilda st, e s, 200 s 239th st, 100x100. J A Mahlstedt Lumber & Coal Co agt Fox Muller Realty & Construction Co & Edward Egenberger. . . . .1,887.52  
107—127th st, No 122 West. John B Flynn agt Leopold Falkenberg & Isaac Steinberg. . . . .1,928.89  
108—1st st, s s, 275 w Av A, 25x70.10x25.2x74. John Rogers agt Nathan Friedman & Paul Levy (renewal). . . . .61.00

109—5th av, No 439. Chas F Albert agt William Knabe & Co and Water, Nichols & Crowninshield. . . . .282.00  
110—122d st, Nos 269 to 273 West. Nicholas Gionisch et al agt Brookside Realty Co, J Handley & J Braunstein. . . . .40.10  
111—Anthony av, n w cor 174th st, 59.6x117. Wm T Hookey, Inc agt Ekwanok Realty Co. . . . .1,507.05

### BUILDING LOAN CONTRACTS.

Sept. 11.

Clinton av, w s, 100 s 180th st, 41.3x71.7x irreg. Title Guarantee & Trust Co loans L W Divine Co to erect a 4-sty apartment; 4 payments. . . . .\$14,000  
Parker av, s s, 175 e Lyon av, 25x130. Commercial Finance Co loans Chester Improvement Co to erect two 2-family dwellings; 3 payments. . . . .3,800  
52d st, Nos 351 to 355 West. Jacob Wicks, Jr, loans Otto Strack to erect an 8-sty building; 5 payments. . . . .80,000

Sept. 13.

Broadway, s e cor 165th st, 110.11x100x101.6x109.5. James A Lynch loans Ecallow Co to erect a — sty building; — payments. 35,000  
261st st, n s, 128.4 w Broadway, 50.2x92.6. Title Guarantee & Trust Co loans Andrew S Corbett to erect a 2-sty dwelling; 3 payments. . . . .3,750

Sept. 14.

132d st, s s, 100 w Amsterdam av, 125x99.11. Title Guarantee & Trust Co loans Robert Friedman Construction Co to erect three 6-sty apartments; 7 payments. . . . .80,000  
Madison av, n w cor 73d st, 80x18. Lawyers Title Ins & Trust Co loans Georgine Campbell to remodel a 5-sty building; 6 payments. . . . .60,000  
20th st, n s, 193.3 e 6th av, 106.9x92. Metropolitan Life Ins Co loans Brody, Adler & Koch Co to erect a 12-sty loft; 8 payments. . . . .450,000

Sept. 15.

No Building Loan Contracts filed this day.

Sept. 16.

So Boulevard, n w cor Av St. John, 100x105. Bertel Realty Co loans Joseph Picone & Vincenzo Oliva to erect a — sty building; — payments. . . . .80,000  
152d st, s s, 225 s Courtlandt av, 25x115. James G Wentz loans Tannenbaum Construction Co to erect a 5-sty apartment; 8 payments. . . . .18,000  
Arthur av, s e cor 182d st, 25x90. Same loans Central Bronx Realty Co to erect a 5-sty apartment; 7 payments. . . . .32,000  
Hoffman st, s w cor 187th st, 72.6x95. Same loans Arthur Avenue Realty & Construction Co to erect a 5-sty apartment; 9 payments. . . . .33,000

Sept. 17.

165th st, s s College & Findlay avs, 192.11x77.3x191.5x90.5. Mary S Groxson loans Mountain Construction Co to erect seven 3-sty buildings; 6 payments. . . . .45,500  
Prospect av, w s, 84 n Oakland pl, 19.9x100. Rowena M Southworth loans Joseph C Luke to erect a 2-sty dwelling; — payments. 4,500  
Fulton av, w s, 82.9 s Wendover av, 100x160x100x173. City Mortgage Co loans Fulton-Wendover Construction Co to erect two 5-sty apartments; 12 payments. . . . .70,000  
Stebbins av, n w cor 162d st, 44.10x98.1. Same loans J C Gaffney Construction Co to erect two 5-sty apartments; 12 payments. . . . .35,000  
Convent av, w s, 128 to 129th sts, —x76.5x114. Same loans Golde & Cohen to erect five 5-sty apartments; 10 payments. . . . .150,000  
Vyse av, w s, 162.6 s 173d st, 18.9x100. Poughkeepsie Trust Co loans Carmine Cloffi to erect a — sty building; 6 payments. . . . .7,500  
Vyse av, w s, 143.9 s 173d st, 18.9x100. Same loans same to erect a — sty building; 6 payments. . . . .7,500  
Vyse av, w s, 181.3 s 173d st, 18.9x100. Same loans same to erect a — sty building; 6 payments. . . . .7,500  
Vyse av, w s, 181.3 s 173d st. Commercial Finance Co loans same to erect a — sty building; 6 payments. . . . .2,000  
Vyse av, w s, 162.6 s 173d st. Same loans same to erect a — sty building; 6 payments. . . . .2,000  
Vyse av, w s, 143.9 s 173d st. Same loans same to erect a — sty building; 6 payments. . . . .2,000  
Hughes av, s e cor 180th st, 127.9x50. American Mortgage Co loans Checchina Carucci to erect a 5-sty tenement; 12 payments. . . . .36,000  
Park av, e s, 150 s 182d st, 50x141. Manhattan Mortgage Co loans William Guggolz Construction Co to erect two 4-sty apartments; 11 payments. . . . .28,000

### SATISFIED MECHANICS' LIENS.

Sept. 11.

21st st, Nos 18 & 20 West. Federal Tile Co agt Twenty-first Street Building & Construction Co et al. (April 7, 1908). \$1,077.00  
Lind av, w s, 360 n 168th st. Carmino Liberti agt Angelo De Julio et al. (March 10, 1909) . . . . .400.00  
Same property. Same agt same. (March 16, 1909) . . . . .400.00

Sept. 13.

No Satisfied Mechanics Liens filed this day.

Sept. 14.

Castle Hill av, e s, 700 s Walker av. N Y & N J Slate Co agt St. Raymonds Church et al. (Sept 3, 1909) . . . . .525.00  
115th st, No 12 East. Harry Barrett et al agt Hannah Cohen et al. (July 20, 1909) . . . . .77.15  
122d st, Nos 269 to 273 West. William Eisenstein agt Jacob Danson et al. (Aug 24, 1909) . . . . .84.83

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Sept. 15.  
Gramercy Park East, Nos 35 to 38. Pleumacher Contracting Co agt Gramercy Park Construction Co et al. (Aug 25, 1909) .461.26  
5th av, No 741. Leonard G Kirk Co agt Lydia L Bladgen et al. (March 18, 1909) .612.18  
72d st, No 405 East. Ike Finkelstein agt Karoline Adler et al. (Aug 5, 1909) .140.00  
122d st, Nos 269 to 273 West. Jacob Danson agt Brookside Realty Co. (Aug 24, 1909; correction of publication of yesterday's issue) .4,630.00  
1st av, No 1548. Samuel Rosen agt Hyman Brown et al. (Sept 8, 1909) .175.00

Sept. 16.  
37th st, No 236 West. Simes Co agt James H Ottley or McCall Co et al. (Sept 9, 1909) .413.22

Sept. 17.  
Quimby st, n s, 130 w Olmstead av. Adam Janson agt Emma Uhl et al. (July 9, 1909) .445.00  
Same property. Same agt same. (Aug 11, 1909) .445.00

**ATTACHMENTS.**

Sept. 9 and 10.  
No Attachments filed these days.

Sept. 11.  
Folmer & Andorfer; John F Hogan; \$378.46; M F Dee.  
Jones, E Willard; David B Friedman; \$1,125; C H Machin.

Sept. 13.  
No Attachments filed this day.

Sept. 14.  
Engel, George; Samuel G Ormsbee et al; \$613.58; J J McKelvey.  
Guanajuato Development Co; Courtlandt E Palmer; \$73,250; Baldwin & B.

Sept. 15.  
National Soda Fountain Co; E Ralph Breck; \$1,790.50; Hastings & Gleason.

**CHATTEL MORTGAGES.**

Sept. 10, 11, 13, 14, 15 and 16.  
AFFECTING REAL ESTATE.  
Chryssikes, G. 26 Cortlandt. F Ellein. Refrigerator. 2,000  
O'Hara, R & J. Burke st and White Plains av. Hudson M & M Co. Mantels. 328

**ARCHITECTURAL TREATMENT OF REINFORCED CONCRETE.**

CONCRETE, as used by the Romans, furnishes no precedent for modern designing in reinforced concrete, because they used the material in enormous masses, and only where the principal stresses were compressive. The concrete domes that they erected are said to have had no thrust, but acted merely as inverted saucers. When nothing but their own weight was supported the thrust might have been negligible; but there must have been a sort of internal arch action amongst the particles of the mass, and the thrust so produced, if not transmitted to the walls, must have been counteracted by the tensile strength of the concrete. If a superimposed load were placed on the dome, the thrust would have become more than the tensile resistance of the concrete could withstand, and unless some outside aid were forthcoming the whole would collapse. However, in modern construction, we do not rely on the tensile resistance of concrete in any way. Wherever tensile stress exists, steel must be introduced.

Another essential difference is that whereas a Roman concrete wall was of very considerable and practically uniform thickness, taking stresses all along, in reinforced concrete no such arrangement is permissible. A wall consists of a framework of stanchions and beams which take all the stresses, and the remainder of the wall is formed of mere screen panels of very little thickness. This is true of steel-frame buildings also, and this principle is the only one that will affect the structural lines of architectural buildings; that is, those kinds of structures that are usually designed by architects as distinct from engineering structures, such as bridges, large roofs, water-towers, etc. This framework and panel treatment should make itself very evident; and it would seem quite suitable to build the panels afterwards in some other material, such as brick, stone, block concrete, or terra cotta, each panel being carried by the beam below it. The vertical members will, as a rule, be emphasized, as they are more important, becoming larger and stronger towards the bottom, because there they carry the whole load of the wall and their proportion of the floor loads, whereas the beams all do practically the same amount of work (that is, carry the panel above and a proportion of the floor) and are therefore of the same size. However, in some cases the horizontal members are emphasized, and the vertical members kept subservient.

In buildings of the warehouse and factory class, the windows are often made to take up the whole of the panel space. There will, said Mr. J. H. Markham, in a paper read before the London Architectural Association, be much more scope for the use of reinforced concrete, and opportunity to evolve a suitable style of design, in such buildings as bridges, large roofs (as over swimming-baths, etc.), towers for various purposes, light-houses, tanks, and reservoirs, to say nothing of all kinds of foundation work, than there will be in architectural buildings. In these structures reinforced concrete is likely to find favor because it does not need the periodic painting necessary to preserve a steel structure from corrosion. In most, if not all, works of this kind, economy of cost is an important consideration; and in steelwork the cost varies approximately as the amount of material employed. Not so with reinforced concrete. In a plain and simple building of reinforced concrete about thirty per cent. of the total cost is expended on centreing and false work alone, which all disappears when the structure is complete. Again, the metal costs a great deal more than the concrete bulk for bulk, so that it may quite well happen that a design that uses a considerably larger quantity of material than the minimum possible, may be of much less expense in execution, because it is of such a simple character that a great saving of false work is effected, or members are so skillfully

arranged, both as to position and their internal composition, that the concrete is made to do as much work as possible, and the minimum quantity of metal is used. Therefore let parts be simple and large rather than intricate and small.

**SALIENT FEATURES OF ROMAN ARCHITECTURE**

THE Romans were primarily engineers and in architecture the practical turn of their mind was able to accomplish what it was unable to do in the case of the more abstract arts. Besides imitating the Greek, it added certain new and original features of its own. These innovations all lay in the direction of construction; but architectural construction the practical Romans developed to a point far in advance of any kind that had hitherto been reached.

The principle of the arch had long been understood—exactly who first discovered it will probably never be known—but there is no doubt that its use goes back to remote antiquity. The Romans, however, were the first to treat it architecturally. The arch in its simplest form is merely a device for spanning an opening by means of several blocks of stone. An arch is usually constructed by means of a wooden mould, called a centreing, whose outer face corresponds with the under side of the arch. The invention of the arch brought into architecture a new and important element. The Greek architects had only horizontal and vertical forces to consider, dead weights and the strength of the supports that must bear them. The Romans, in introducing the arch, created the new and much more complicated question of lateral thrusts.

Architects had thereafter to consider not only the tendency of buildings to fall downwards, but also their tendency to burst outwards. The calculation and overcoming of these lateral thrusts is a mechanical and engineering problem of the utmost difficulty, and one which, from the time of Rome to this day, has absorbed the energies of builders, and with what splendid results may be seen in Gothic architecture. And yet, even to-day, the mathematics of this elusive problem cannot be said to be completely understood.

From the arch to the vault the step is easy. If the introduction of the principle of the arch was an advance of grave significance, the vault, which followed as a necessary corollary, was destined to bear in the future even a rich harvest. The first progressive step was the invention of the groin vault, formed by the intersection of two equal barrel vaults meeting at right angles. From this came the cloistered vault, which can be constructed on a polygonal quite as well as on a square plan. If the number of sides be increased a circular plan is arrived at and the vault becomes a dome. Every vault, however, depends for its stability on the principle of the arch. In the dome, on the other hand, each course is complete and self-sustaining in itself, and this important fact allows the introduction in the centre of a dome of a window for lighting.

In no form of vault did the Romans say the last word. It was reserved for future ages to show of what developments the dome, the groin vault, and even the barrel vault were capable. But the credit of first applying these vital principles to architecture is due to Rome.—Stone Trades Journal.

—Twenty months ago the American Metal Hose Company of 173 Lafayette st, New York City, sold to the Pennsylvania Tunnel & Terminal Railroad Company, for use in the Pennsylvania power house, a 50-foot length of 1-inch flexible copper hose, asbestos covered, to be used for blowing out boiler flues daily under a working steam pressure of 250 pounds per square inch. This power house had to buy, before they used such flexible metal hose, a piece of high grade rubber steam hose every month, and now after 20 months, the flexible metal hose is still in good condition, and is used daily by the company with best results.



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