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 BUSINESS AND THEMES OF GENERAL INTEREST.

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THE increase in the rates for call money, which has prevailed in Wall Street of late, is probably only a temporary disturbance, and its effect upon the stock market has been distinctly wholesome. It is wholly improbable that the real estate and building market will during the coming year be disturbed by any embarrassing scarcity of loanable capital, because if for no other reason, the dominant financial interests will not allow the speculative campaign for higher prices in securities to tie up too large a percentage of the available supply of floating capital. At the same time it must always be remembered that the inelastic currency system of the United States distinctly encourages alternate periods of excessive ease in the money market and excessive stringency, and one can never be quite sure that an accumulation of speculative and legitimate business demands on the money market may not suddenly snatch the situation out of the hands of the controlling financial interests. Those interests need to keep money comparatively easy, because of the large amounts of new securities, which they will be obliged to float during the coming year; but there are certain factors in the situation which they cannot control—in spite of the object lesson in the necessity for control, which they received two years ago. They have no way of adapting the supply of loanable capital to the business needs of the country; and they can have none, until some kind of a central bank is organized, with a power of note issue, which can be properly regulated. There is no branch of business in the country that would be more benefitted by an effective regulation of the money market than the real estate and building interest. That interest suffers far more from periods of tight money than it gains from periods of easy money. During periods of easy money the interest rate even on thoroughly good mortgages never falls below a certain figure, whereas in periods of tight money the speculators, the manufacturers and the merchants almost crowd the real estate borrower out of the market. A sound regulation of the supply of loanable capital would consequently help the real estate borrower in periods of stringency without doing him any harm in periods of ease. It is only speculators in stocks and in general business who benefit from very low rates for call money.

THERE is every evidence that the current municipal campaign will not arouse as much excitement among the voters as the last three municipal campaigns have done. The contest will lack the sharp personal moral interest which it had on those former occasions. The most prominent issue discussed by the campaign speakers will necessarily be that of municipal economy, and it is at the present time very difficult to make the New Yorker take a very eager interest in an issue of that description. When taxes are being increased the immediate burden falls upon a few thousand tax-payers, and the hundreds of thousands of tenants who constitute the voting population of the city do not have the fact of the increase brought home to them in any tangible way. Of course they will be obliged to pay most of the increase eventually, but when they pay they will not know it, and it usually takes a good many years to distribute the increasing burdens among the actual tenants of the buildings. This is one of the reasons why in England, where the tenants pay the taxes, the municipal voters take so much more interest in questions of municipal economy. It

would be politically impossible, however, to introduce the English system into New York, and it may be hoped that little by little the local voters will come to take more of an interest in questions of municipal economy. The current campaign, however it comes, out, will at least have the merit of familiarizing the voters with certain important aspects of the business administration of New York City. During three elections these purely business questions have been subordinated to moral and personal issues, which, however important and interesting in themselves, tended to obscure the fact that the city of New York is primarily a business corporation. The prominence which these business questions will obtain during the campaign will at least enable the voters to estimate with more knowledge and accuracy the success or failure of any administration that may be elected.

LAST SPRING it looked as if the proposed constitutional amendment of permitting the city to issue as much stock as it wants for subway construction would bulk large in the campaign; but events have since reduced this matter to one of subordinate importance. It is true that the platforms of the several municipal parties all of them favor subway construction with the funds of the city, and that consequently, the party voters will in all probability be instructed to vote for the amendment. Inasmuch, however, as the funds of the city will not be required for the construction of new subways, it is unimportant whether the amendment is or is not passed. At least two responsible bidders have agreed to construct new subways with their own money under the indefinite franchises provided for by the new Rapid Transit Act, and it would of course be foolish for the city to use its credit for the building of new lines, unless it were necessary to do so. No doubt it is still on the whole advisable to adopt the constitutional amendment, because it is possible that the attitude of these bidders might change in case they saw that the city was physically disqualified from protecting its own interest in a municipal subway system. But we do not believe that even though the amendment were defeated, the Interborough Co. and the Gaffney syndicate would refuse to make their bids under the existing law. They must realize that local public opinion is absolutely agreed upon demanding the effective municipal control of the subway system, and that the people of New York would submit to even further delays, rather than consent to any alteration in the existing Rapid Transit Act. They want new subways badly, but they have decided that these means of communication shall not be alienated by the city even for so long a period as has the existing subway.

IN CONNECTION with the subway it is only fair to point out that the anti-Tammany speakers are wholly unjust to the existing Board of Estimate in criticizing it for not having appropriated more money for subway construction. The Board has cordially co-operated with the old and the new Rapid Transit Commission in all their plans for subway construction except one. It promptly approved the plans of the old Board, and if those plans went astray it was only because private capitalists would not and the city could not carry them out. Neither would it have been possible for the Board of Estimate to have authorized the construction of the Broadway-Lexington avenue route. The debt limit was absolutely prohibitive of any such action. The only subway which the Board of Estimate refused to finance which it could have financed was the Fourth avenue subway in Brooklyn, and in this refusal the Board was wholly justified. Moreover it has received its justification at the hands of that very body which criticized it most virulently for its refusal—the Public Service Commission. Under the new law the cost of the Fourth Avenue Subway will be levied on the property benefitted by its construction; and the city will be spared the expense which the Public Service commission wished to impose upon it, and which the Board of Estimate rightly refused to sanction.

THERE can be no doubt that during the past few months Times Square has been the location of the most interesting real estate developments. Indications are accumulative that the long expected business development of the Square is destined to take place during the next few years. It is true that the proposed improvements include two new hotels, and two new theatres, which will tend to keep the Square restricted to its existing employment. But, on the

other hand four new office buildings are also either planned or are under construction. One retail clothing concern is already situated on the Square, and another has leased a site a couple of blocks to the north. Hence it looks as if a good class retail trade would gradually take possession of Broadway and 7th avenue between 47th street and the Park, and that the automobile industry would gradually become somewhat less conspicuous in that particular region. On the other hand, the remaining sites available for improvement on the Square will eventually be occupied by office buildings, with the lower floors devoted either to theatres, stores or both. Among the sites still available for improvement must be included not only the old Brewster carriage warehouse, but also the Victoria and the New York Theatre. The sites on which these theatres stand have become so valuable that they will not in the long run be used exclusively for theatrical purposes. A theatre alone cannot earn any sufficient interest on the value of the property. In all probability the improvement of these sites will be postponed for some years; but eventually both of these buildings, which were the first visible evidences of the future awaiting Long Acre Square, are bound to be superseded. Mr. Oscar Hammerstein assuredly proved his foresight in building these two theatres; but he has also shown by the location of the Manhattan Opera House that it is really unnecessary to situate places of amusement on very expensive pieces of property.

THE recession which has occurred in brick-building is now well defined. An estimate from the bricklayers' headquarters to the Record and Guide is that about forty-five per cent of the machinicians in that line are idle. Much of the work that was in hand has now been topped out, and new work has not yet come forward to take its place. It will be recalled that in the Spring and early Summer the bricklayers were busy when some other trades were still idle; and now the reverse is true. From the headquarters of the Building Trades Department of the Central Federated Union the Record and Guide is informed that the state of employment in all the trades represented there (which is exclusive of the bricklayers) is "good." All the building trades are busy except the bricklayers. It is not altogether owing to a falling off in the total amount of construction that the brick men are not all employed, but, as a high officer in the consolidated trades says, rival materials, such as concrete, are in part responsible. Later on in the Fall the brick masons expect a full resumption of work in their line. Their judgment is based mainly on the number of plans filed that have not yet been put under contract. This expectation accords with the prevailing public belief that the steady gain in activity in general business throughout the country must in varied ways and through diverse channels produce but one ultimate result, the complete revival of the real estate market for which the builders are now waiting. While plan-filing continues at a low rate, compared with the great number filed during the first part of the year, those plans which are coming in are of good variety and of good quality in their respective classes. Mr. George F. Johnson has filed plans for a twelve-story house at the northwest corner of Broadway and 113th st that is estimated to cost \$1,500,000. Some of the costliest apartments in the city have come from Mr. Johnson's hands. This will be another. Morningside Heights, where it is to stand, is the scene of the finest residential development on the island at the present time. Nothing in real estate development could be more certain than the bright future of this section, dominated as it will always be by Columbia University and the Episcopal Cathedral, with the constant uplifting influences radiating from them.

THE SAMLER FARM at Riverdale was an instance where lots regarded as suitable for improvement with a good sort of cottage have brought high prices at auction. The opportunities of obtaining an exclusive home site, at a price not regarded as too costly for a dwelling, are becoming rare in New York for the average home-seeker. This was the second sale this year in the Riverdale section, and it will be interesting to note how long a time elapses before building operations become general at Riverdale, on the properties that have been opened, compared to the length of time required to develop other sections in the city.

HELL GATE BRIDGE.—The engineers of the New York Connecting Railroad Company are working on revised plans for the Hell Gate Bridge, which they hope will meet the approval of the Municipal Art Commission. The construction of the road-bed of the connecting railway will be begun simultaneously with the bridge work.

—President L. T. Miller, of the New York, Westchester & Boston Railroad, says he is pushing forward the construction of the road with all possible speed. It is to be a high-speed electric line with four tracks. President Miller denies that he is paying as much as \$6,000 an acre for right of way.

BUILDING STATISTICS.

MANHATTAN.

Plans and specifications for new buildings filed and acted upon during the quarter ending September 30, compared with the corresponding quarter last year as prepared by Mr. James Spencer, Statistician:

Classification.	No. of Bldgs.	1908. Estimated Cost.	No. of Bldgs.	1909. Estimated Cost.
Dwelling houses:				
cost over \$50,000.....	2	\$245,000	5	\$533,382
bet. \$20,000 and \$50,000....	2	85,000	3	120,000
cost under \$20,000.....	4	36,000	2	15,000
Tenement houses	56	5,961,000	90	17,832,000
Hotel	1	2,000,000	..	.....
Stores:				
cost over \$30,000.....	13	80,000	30	6,255,000
bet \$15,000 and \$30,000.....	5	92,000	12	209,000
under \$15,000	23	7,148,750	4	27,350
Office buildings	13	497,500	2	1,000,000
Manufactories and workshops..	6	65,000	5	540,000
Schoolhouses	1	335,000	1	65,000
Churches	2	290,000	4	250,000
Public buildings:				
municipal	2	763,000	2	30,000
places of amusement.....	9	816,500	8	925,000
Stables	10	70,400	8	172,000
Other structures	39	.....	34	88,690
Total	188	\$20,707,650	210	\$28,062,422
			188	20,707,650

Net gain quarter ending Sept. 30, 1909..... 22 \$7,354,772

Plans and specifications for alterations to buildings filed and acted upon during the quarter ending Sept. 30, compared with the corresponding quarter last year:

Classification.	No. of Bldgs.	1908. Estimated Cost.	No. of Bldgs.	1909. Estimated Cost.
Dwelling houses	105	\$338,775	121	\$342,819
Tenements	303	477,243	364	547,823
Hotels	16	58,300	16	58,000
Stores	92	703,930	89	667,810
Office buildings	30	275,755	34	260,730
Manufactories and workshops..	17	45,850	23	132,575
Schoolhouses	28	127,800	2	3,960
Churches	8	24,900	4	187,600
Public buildings	37	265,195	37	146,050
Stables	22	138,375	24	265,180
Total	658	\$2,456,123	714	\$2,612,547
			658	2,456,123

Net gain quarter ending Sept. 30, 1909..... 56 \$156,424

BOROUGH OF THE BRONX.

Comparative Statement of Plans for NEW BUILDINGS Filed and Acted Upon During the Quarter Ending September 30th, 1908, and September 30th, 1909.

Classification.	1908—		1909—	
	No. of Bldgs.	Estimated Cost.	No. of Bldgs.	Estimated Cost.
Dwelling houses, estimated cost over \$50,000.....	..	.....	..	.....
Dwelling houses, estimated cost bet \$50,000 and \$20,000.....	1	\$25,000	1	\$30,000
Dwelling houses, estimated cost less than \$20,000.....	129	869,000	119	730,500
Brick tenements, estimated cost over \$15,000	84	2,581,500	156	5,347,500
Brick tenements, estimated cost less than \$15,000	31	348,500	20	224,500
Frame tenements	2	15,500	1	7,000
Hotels .....	..	.....	1	15,000
Stores, estimated cost over \$30,000 .....	..	.....	1	35,000
Stores, estimated cost between \$30,000 and \$15,000.....	..	.....	4	73,000
Stores, estimated cost less than \$15,000	16	25,650	24	94,700
Office buildings	2	9,000	..	.....
Manufactories and workshops..	4	13,100	8	130,000
School houses	1	21,500	..	.....
Churches	3	123,000	4	44,500
Public buildings—Municipal.....	3	76,500	1	7,500
Public buildings—places of amusement, etc.	1	1,550	3	358,000
Stables and garages.....	21	80,750	17	134,950
Frame dwellings	198	851,850	143	709,800
Other structures	24	7,700	14	6,775
Totals.....	520	\$5,050,100	517	\$7,948,725
			520	5,050,100

Net gain quarter ending Sept. 30, 1909..... \$2,898,625

PATRICK J. REVILLE, Supt. of Buildings.

Ebb and Flow in Building.

Bradstreet's, October 9, will say: Returns to Bradstreet's from 86 cities of the United States show an aggregate expenditure for building during September this year of \$57,931,459, as against \$65,988,028 in August, and \$50,191,974 in September a year ago. There is here indicated a decrease of 12.2 per cent. from August, but a gain of 15.4 per cent. over September a year ago. Sixty out of 86 cities show increases over September last year.

WHO WILL PAY FOR THE TESTS?—When Chief Engineer Lewis asked the Board of Estimate for an appropriation of \$20,000, with which to carry forward tests of fireproofing materials, the Comptroller moved that he be requested to apply to the Board of Aldermen to issue special revenue bonds. The motion being carried, the matter comes before the Building Committee of the Board of Aldermen.

CONSTRUCTION

EVOLUTION IN DWELLING CONSTRUCTION

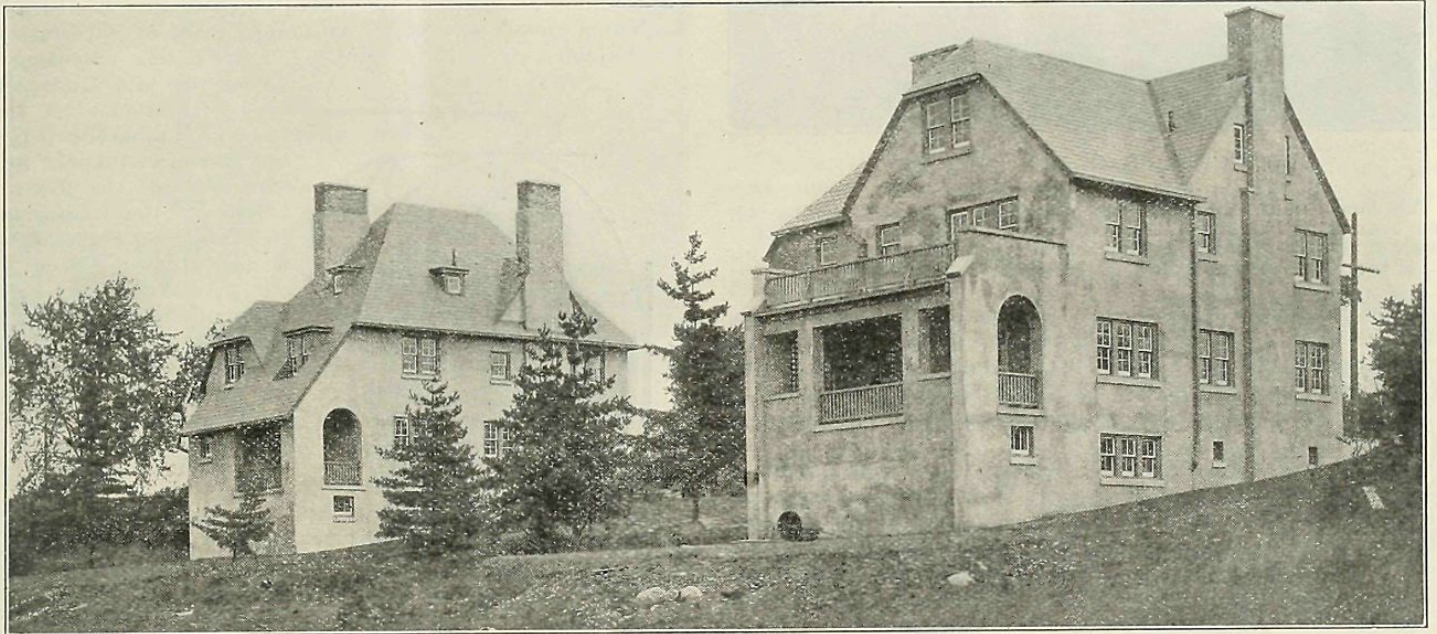
Growing Preference For Homes Mainly Fireproof, as Illustrated in Newark—The Structural Process Described.

THE interest aroused in London architectural and building journals over American fireproof houses is responsible for this article. It is an amusing circumstance that a country which produces such impracticable (though picturesque) dwellings should show so great an interest in an intensely practical form of building. What has been a matter of so much conjecture on the other side may still be comparatively unknown to some of the very Americans who are producing it. It is to those that this article is directed.

The illustrations show unburnable homes of the terra cotta type. They would be equally true to their name had their walls

these we will say right on the start that the unburnable house is not the cheapest proposition. If their clients are not people of foresight and people who recognize and are willing to pay for permanence and solidity in their homes, they should stick to the cheaper forms of construction.

The fireproof house is apt to be from the very seriousness of its materials a simpler house than the same plan executed in frame, and this simplicity, while it appeals to the person of taste, looks like barrenness to the uncultivated. If an improved property can only be sold for a fixed sum, the frame building will be larger and more pretentious than its fireproof neighbor



House "A."

House "B."

Squires & Wyncoop, Architects.

HOUSES FOR MR. J. WILLIAM CLARK AT NEWARK.

Examples of hollow tile construction, with roof and attic floors of wood.

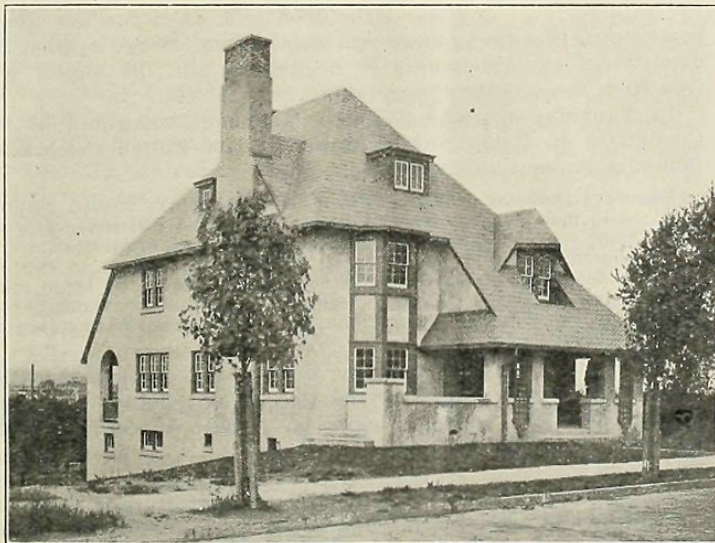
been of concrete or brick, but probably would not then have been so novel to the casual reader. The photographs and plans show to what an extent artistic results can be obtained in the new material and how readily it permits of arrangement in plan. The architect will recognize immediately that he can obtain results as readily as in his usual forms of masonry and almost as varied forms as in frame.

But it is not to the architect particularly we wish to appeal, but to the land owner and the builder. The questions which arise in their minds are questions of cost. The real estate man must know the cost before he can form an opinion as to whether or not certain localities will stand certain types of houses. The builder must know how the work goes together before he can figure what it will cost him to put it together. To both of

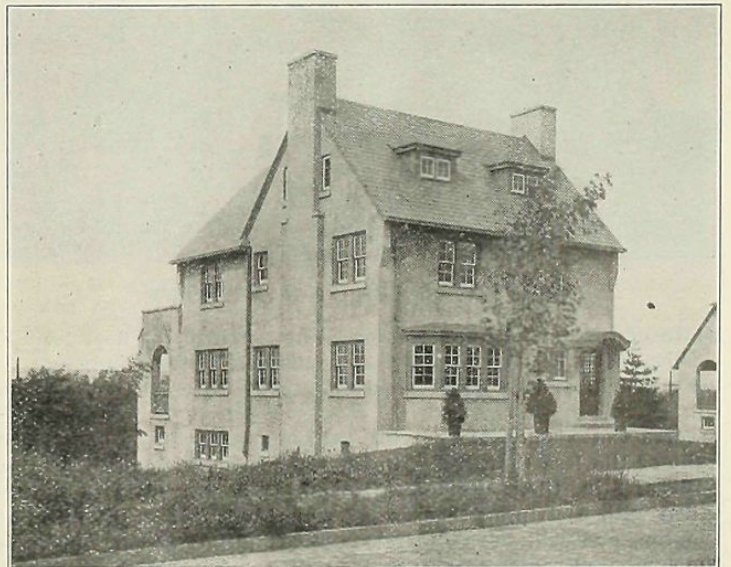
and it would be folly to claim that in the market the majority would desire the smaller building. In the nature of things the man who builds his own home is apt to do it better than the man who builds a house to sell and so it follows that in general the home builder will have to educate the public rather than the speculative builder. But he must follow public taste and this will soon demand that he build fireproof houses.

The photographs show nothing of the structural process so a little description of it will not be out of place.

The foundations are in general of concrete up to the first floor beams and, like all concrete, this should be waterproofed. Interior basement walls are of tile set end on end and reinforced by grouting with concrete after setting $\frac{3}{8}$ -in. reinforcing rods vertically in the openings. On top of the bearing walls so



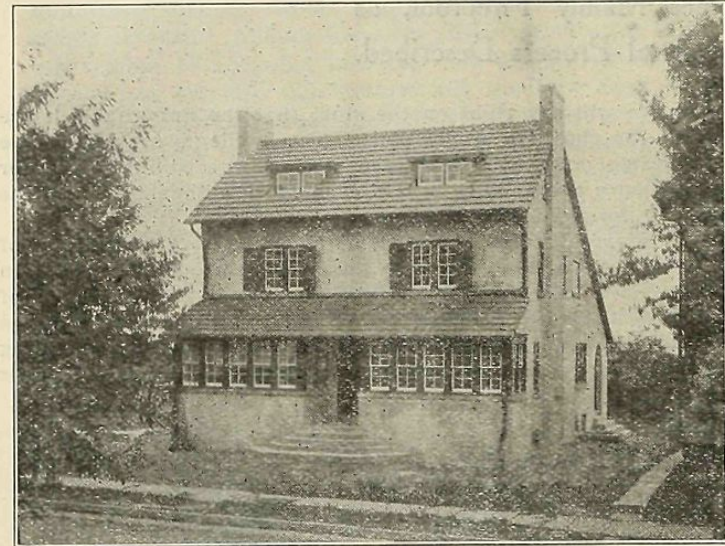
FRONT OF HOUSE "A," FOR J. W. CLARK.



FRONT OF HOUSE "B," FOR J. W. CLARK.

formed are set the alternating concrete beams and tile filling, both being supported from beneath with wood forms. The floor extends to the outside of the outside walls all around and the upper walls are begun right on top of these floors. When the second story level is reached the forms are set in place again and the process of laying floor tile and pouring the floor beams is repeated.

In the usual case the roof is not thoroughly fireproof largely because of the difficulty of pouring concrete on sloping surfaces. Some daring designers have considered a frame roof to be illogical on an otherwise fireproof house and have built the only



HOUSE FOR CHARLES A. O'MALLEY.
Squires & Wynkoop, Architects.

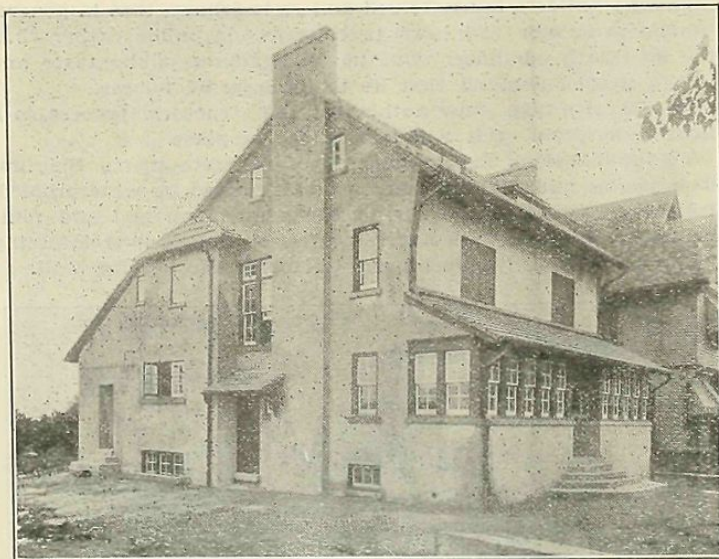
This house is at Hedden Terrace, Newark. It has tile floors, side and bearing walls, and a tile roof on wood beams and sheathing. The building is expensively finished and cost twenty-six cents per cubic foot. The design is one easily constructible in tile.

type of fireproof roof possible, a flat one. Public taste is not educated to this type and such a building must be treated with the greatest charm to overcome the prejudice against the oddity of its appearance. To further elucidate the problem of building a terra-cotta house we are giving a part of the specification of one of them.

Concrete floor beams.—All floor beams to be 4 x 8 in., of concrete, 1, 2, 4 and reinforced with one 5/8-in. twisted ironrod secured in place 1 in. from bottom by nailing to blocks in form. These rods to be bent up at 45 degrees at a point 6 in. from their bearing, and to run to within 1 in. of the top of the beam and to continue parallel with the top of the beam to the outside of its bearing. All beams to follow framing plans provided by architects, which plans will show sizes of girders, lintels and all structural concrete members.

On top of floors lay sleepers at right angles to beams and bed in cinder concrete.

All lintels that carry ends of floor beams to be 12 ins. deep by the thickness of the wall and to be 12 ins. longer than the



SIDE VIEW OF THE O'MALLEY HOUSE.

width of the opening and reinforced as specified for floor beams.

Sills.—All sills to be of concrete cast on the ground, and to have a drip and to be detailed on top to fit a rebated wooden sill.

Terra Cotta Tile.—No bearing wall, outside wall or floor to be built of tile less than 8 ins. thick. Non-bearing partitions to be built of 3-in. tile. Window and outside door frames to be detailed with a strip on the outside which will bed in the lintel at the top, and will fit between 4 and 3-in. tile, which will form the jambs. Frames to be provided with a beveled strip on out-

side casing, which will be removed after stucco has been applied, the space caulked with oakum and the joint covered with a mold. The sills to be rebated on the bottom to cover the rebate in the cast concrete sill and for a weatherproof joint.

The question of waterproofing is a troublesome one and will cause considerable annoyance unless it is properly answered.

Good workmanship in laying the tile and applying the stucco are the surest waterproofing methods, but since this is not an insurable condition it is well to waterproof or furr the inside of the tile wall and paint or apply a waterproofing compound to the stucco. Each is comparatively inexpensive and together they insure results.

All the foregoing will prove the assertion that a fireproof house is not the cheapest method of enclosing a living space but will leave no doubt that it is a valuable and permanent way of doing so. The fact that there is an element in America of sufficient taste and appreciation to want simple, safe and durable homes is attested by the great activity in building unburnable homes. That real estate interests are appreciating this is proved by the fact that six of the best class of developments around New York have adopted fireproof methods and have sold their houses. To the man who builds for renting there is no need to discuss the advisability of an indestructible building.

SUPERINTENDENT MURPHY AND THE GRANDSTANDS.

TO safely provide seating accommodations for more than a million persons and not have one accident reported as due to faulty construction is the accomplishment of Superintendent of Buildings, Edward S. Murphy, immediately preceding and

during the late Hudson-Fulton Celebration. So heroic was the unprecedented task and so successful was its execution that the Board of Aldermen, the chairman of the Public Safety Committee of the Hudson-Fulton Celebration Commission, builders and civilians are voicing their appreciation of the work of the man who presides over the Bureau of Buildings at 4th av and 18th st. This is a brief outline of what a tremendous task devolved upon one man.

Permits were issued for 900 reviewing stands, seating 500,000 persons. On two days last week every one of those grandstands were filled. For each one of these stands, plans had to be inspected, all



HON. EDWARD S. MURPHY.

the lumber that was proposed to be used in their construction had to be up to the same stress standards maintained in the construction of frame buildings. For two weeks before the opening of the fete Mr. Murphy was at work from early morning steadily until 1 o'clock the following morning. Every stand that was erected in this city had his personal supervision. Responsibility for the safety of the people who were to witness the big parades devolved upon no one else but him.

Twice a day he made tours of the parade route. When he found lumber being used of insufficient strength, out it went. He watched the construction of each stand from the laying of foundation beams to the placing of facing slabs. During the parades he had twenty inspectors watching the stands, to note the first sign of collapse, to check with promptness any attempt on the part of those sitting in the temporary structures to start "swing cheering" as they do at the college foot and baseball games; to prevent any unforeseen accident. Then when it was all over, it was Superintendent Murphy that was responsible for the safe removal of these structures, and when the last stand came down this week, there was not a single charge against the department of carelessness or negligence, and the blotter was free from the reports of accidents.

On Thursday morning William McCarroll, chairman of the Committee on Public Safety of the Hudson-Fulton Celebration Commission, sent this note:

"The fact that the Hudson-Fulton celebration has passed without accident to mar it indicates the watchfulness and efficiency of your department in regulating the construction of reviewing stands.

"As chairman of the Public Safety Committee I desire to express our gratification and appreciation which the citizens at large must feel in view of the fact that notwithstanding the great number of stands and the demands made upon them, all proved themselves up to the standard of safety."

Letters have come from many sources, and builders seen this week by a representative of the Record and Guide voluntarily commended Mr. Murphy upon his signal success in safeguarding the public in this department.

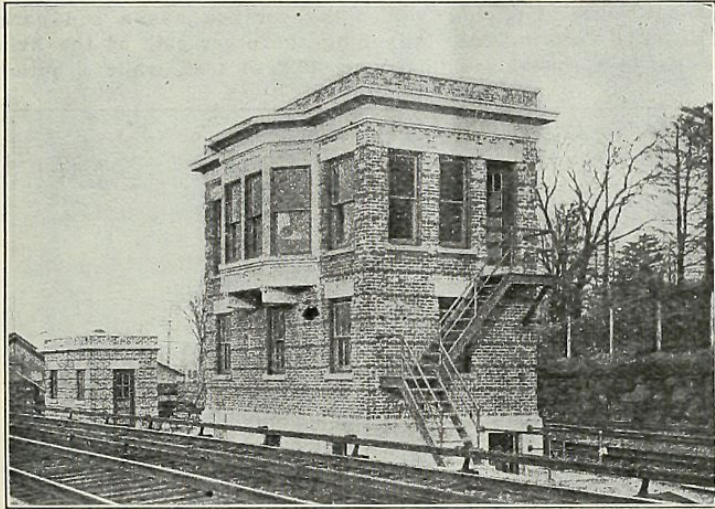
—In many European cities the street architecture is much enlivened by the high coloring and artistic ceramic decorations on the large stone, brick and especially the concrete buildings.

CONCRETE IN RAILROAD CONSTRUCTION.

The New Standard Platforms and Signal Towers in the New York Central's Electric Zone—Other New Standard Forms in the Metropolitan District.

RAILROADS, impelled by some general feeling of remorse for past neglect and low standards, have begun an architectural Renaissance. Buildings, bridges and platforms of a temporary or poor character are being replaced by durable and more handsome ones. Formerly the standard for a railroad way station was a low red frame building, with plank platforms. In those cities where the law required fireproof walls the "low, red frame building" became a red brick one of like dimensions. Bridge abutments were built of stone masonry, and signal towers were called "shanties," being of rude construction, and nearly always a disfigurement.

Concrete has been a material which has helped along these improvements, by reason of its cheapness, adaptability and lasting qualities. The Atlas Portland Cement Company, of 30 Broad st, has published a book, "Concrete in Railroad Construc-



KINGSBRIDGE SIGNAL TOWER, N. Y. C. & H. R. R. R.

tion" (232 pages, illustrated) which groups together a large number of examples of the use of concrete in various forms by railroads. Concrete has been wonderfully adaptable to the purposes of the big lines. It has become in fact their principal building material, replacing stone, wood and steel in many of their functions, and performing other functions for which they never were employed. From the many examples given in the book, the following notes are taken in relation to concrete work in the Metropolitan district.

PLATFORMS.

While plain concrete has been used for many years in the construction of low platforms at main stations the adoption of high platforms on rapid transit and suburban lines during the past few years has opened up a new field for reinforced concrete. The engineering department of the Hudson River Railroad, under the supervision of Chief Engineer George A. Harwood, has designed a standard system of platforms for the stations in the electric zone. The material of which they will be constructed is concrete, and the type comprises two longitudinal reinforced 8-inch walls with a 6-inch reinforced deck or floor plate spanning the walls and overhanging 2 feet 6 inches on either side. The width varies from 12 to 15 feet.

Expansion joints are provided every 25 feet, and all the exposed edges are rounded to a 1-inch radius. The concrete is 1:3:6, surfaced with half an inch of cement finish mixed in the proportion of 1 of cement to 1½ of sand. The suburban stations have two high platforms—one on each side of the group of four tracks, and one low platform in the middle. All stations are provided with overhead bridges or subways, which connect the platforms.

The Avenue J platform of the B. R. T. Company, designed by the engineering department of the system, under the supervision of W. S. Menden, and constructed by Thomas G. Carlin, of Brooklyn, in the year 1907, is another instance of the new style of concrete railroad platforms. Expansion joints are provided every 60 feet by separating the construction entirely with tarred paper. Clinton wire cloth was used for reinforcement.

FIRST AVENUE VIADUCT, BROOKLYN.

A viaduct 788 ft. long, designed by the engineering department of the Bay Ridge Improvement Company, under the supervision of Chief Engineer L. V. Morris, was completed this Summer by W. H. Gahagan, contracting engineer, at Brooklyn, for the First avenue crossing over the Long Island Railroad tracks. The width of 68 ft. 10 ins. is divided by the main girders into two roadways and two sidewalks. For half the length of the viaduct the main girders are supported on concrete piers, and the floor system consists of reinforced concrete floor slabs supported by cross beams encased in concrete. The sidewalks have a granolithic finish one inch thick, consisting of 1 part

cement to two parts of trap rock screenings. The pavement for the roadways consists of a 1-inch binder course, with a 2-inch wearing surface of concrete.

THE NEW STYLE IN TRAINSHEDS.

The trainshed for the Lackawanna's new passenger terminal at Hoboken, N. J., was an entirely new departure from the hitherto considered standard type of structure. Instead of comprising a series of high arches, it consists essentially of a low-arched short-span longitudinal sections, just high enough to clear the largest locomotive in use on the line, with smoke ducts of reinforced concrete, through which the locomotive gases are discharged into the open air. Each low-arched section covers two tracks, and the sides of the smoke ducts are built high enough to prevent driving rain or snow from reaching the platforms. In addition to the smoke ducts, the roof, platforms and fence footings are of cinder and reinforced concrete construction. The shed was designed and patented by Chief Engineer Lincoln Bush, of the D., L. & W. R. R., and was erected under his supervision by the company's forces. The same type of shed has been used since for the Scranton station on the same road, and by the Chicago & Northwestern Railway Co. at its new terminal in Chicago.

THE NEW SIGNAL TOWERS.

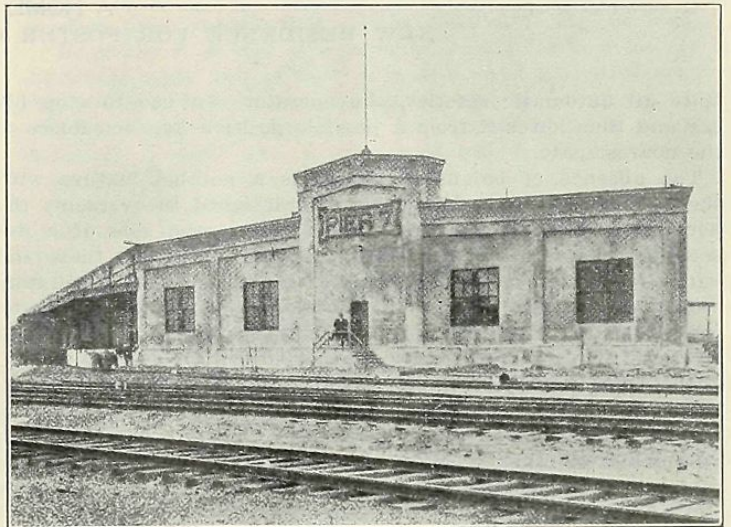
The standard signal towers of the New York Central and Hudson River Railroad, within the electric zone, are now built of a combination of brick and concrete. They are two storied and four-sided, and have a overhanging bay window in the second story. The walls are brick, on a concrete base, with sills, lintels, cornice, coping and the bay window with supporting brackets of reinforced concrete.

The excellent finish of this work was obtained by floating the green concrete with water and rubbing it with a mortar brick composed of 1 part cement to 2 parts sand. The floor and roof construction consists of 1:2:4 concrete slabs, reinforced with ½-inch round rods, supported by steel I-beams.

The Grove street signal tower on the Delaware, Lackawanna & Western at Hoboken is built entirely of reinforced concrete, from designs by Chief Engineer Lincoln Bush. The side walls rest on creosoted piles spaced 2 feet 8 inches apart, while the front and rear walls are carried by reinforced concrete girders spanning from side wall to side wall. At the first floor level there is a concrete platform leading to the iron stairs in the rear which is supported on reinforced concrete brackets cantilevering 3 feet from the side wall of the building. The roof, which overhangs 1 foot 10 inches, is a reinforced concrete slab.

POWER PLANTS AND SHOPS.

The new power plant of the New Haven Road at Cos Cob, three miles west from Stamford, was designed after the Spanish Mission style of architecture for the exterior. The foundations,



HOBOKEN PIERSHED, D., L. & W. R. R.

column footings and walls up to the water table are monolithic concrete. For the water-table, window arches, coping and window sills, monolithic blocks are used, and the walls above the water-table are of hollow concrete blocks, 10 ins. by 12 ins. by 24 ins. With the exception of the basement floor, which is 1:3:5 concrete laid directly upon the foundation rock, the floor system consists of concrete slabs, reinforced with twisted steel rods, carried on the top flanges of I-beams. The plant was designed, erected and equipped by the Westinghouse-Church-Kerr Company under the direction of Mr. E. H. McHenry, vice-president of the New York, New Haven and Hartford Railroad.

The Mott Haven car shops of the New York Central Railroad, erected last year, consist structurally of 2½-in. cement mortar curtain walls reinforced with metal lath, resting on a concrete foundation wall.

METROPOLITAN ELEVATORS TURNED OVER.

The Otis Elevator Company a few days ago officially turned over to the Metropolitan Life Insurance Company the six elevators installed in the 700-ft. tower. While some of the lifts have been in operation since the tower was thrown open to tenants by the Hedden Construction Co. almost a year ago, the elevator company has been responsible for the operation of these cars ever since. By its act of relinquishment the installation is officially completed.

These elevators are the most remarkable of any ever installed in any structure, it is said. They travel a greater height than do those in any other structure, five having a rise of forty-one stories and one continues to the forty-fourth story, or 585.6 ft. above the sidewalk. This elevator ascends to the observation platform directly under the lantern in one continuous trip. The type of elevator is mechanically similar to that in the Singer Building, the pioneer in fast high-climbing traction elevator equipment. In that building the highest rise is 550 ft., or from sidewalk to the fortieth floor. The Metropolitan tower has two more elevators than the Singer.

Improved safety appliances have been installed on the Metropolitan elevators. They have the new Otis spring return oil buffer, the regulation safeties, the three-point drive eliminating end thrust on worm shaft, the Cruickshank safety and other devices. Each car is equipped with an electric switch control and an emergency wheel which, should an accident occur de-

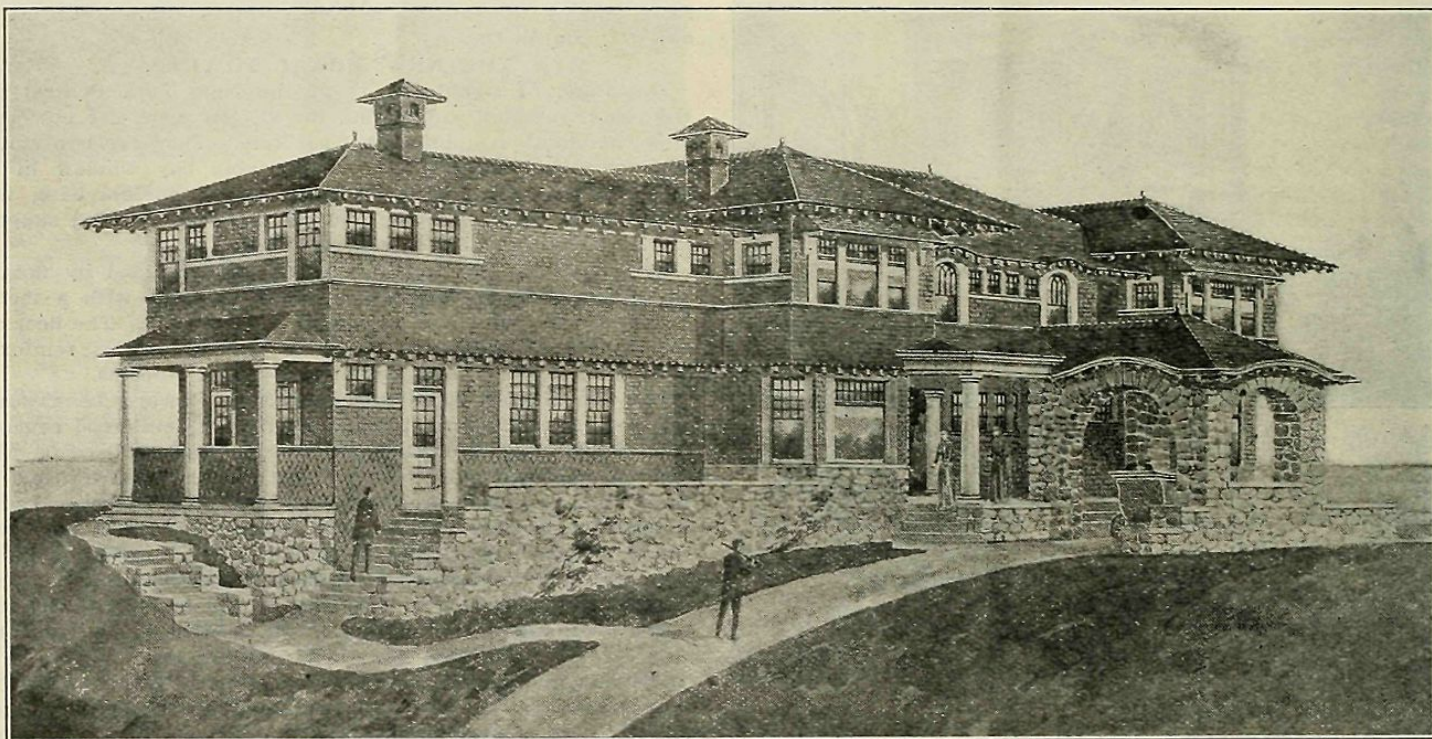
NEW HOME AT WEST HAMPTON.

Foster Crampton Building One That Overlooks Both the Bay and Ocean.

WORK is well under way on the new country home of Foster Crampton, at West Hampton, L. I., overlooking Moriches and Quantuck bays, and the ocean beyond. Work has progressed to the first floor. The following features are noted from the plans:

Two stories in height, the house is of rough stone on the first story, with a porte cochere of the same material on the front, supported by Doric columns. The upper part of the facade is of California redwood shingles, as is also the roof. With a breadth of 97.4 feet, the house has a depth of 50.2 feet. There is a front piazza of stone 56.2 feet long and a rear piazza of 32.2 feet in length. At one end is a stone servant's porch, 16.10 feet long. The house has chimneys of light colored brick, surmounted by blue terra cotta tile coverings.

The central feature of this house is a living and observation room in the middle of the first floor, 31.10½x20 feet, with windows and doors affording a sweeping view of the water. Adjoining is a well-arranged reception room, 15.2x15.2 feet, while a wing surrounding one end of the veranda has a sun parlor 15.3x23.6 feet in area. Adjoining the other side of the living room is a spacious dining-room, 15.2x24 feet, while a butler's



A HOME BY THE SEA.

NEW RESIDENCE FOR FOSTER CRAMPTON AT WEST HAMPTON, L. I.

J. Sarsfield Kennedy, Architect.

spite all automatic safeties, the operator can use to stop his car and thus lower it from a possible position between floors to the nearest gate.

The absence of balancing chains is a notable feature with these elevators. A special cable was designed to overcome the nerve wracking clanking of chains against the side of a descending car. This cable is 3½ ins. wide and ½ in. thick and hangs from the bottom of the car to the bottom of the counterweight. The cars travel somewhat less than 600 ft. a minute, the legal rate. Each car is held by six ¾ in. ropes of copper and steel and will withstand a weight of 20,000 lbs.

The Otis Elevator Company has installed its general superintendent and construction, repair and emergency equipments in a building on 11th av, between 26th and 27th sts, where an automobile emergency service for both day and night will be maintained. The telephone call will be Chelsea 6400 or Rector 700. The company made this extension so as to save as little time as possible in reaching the scene of elevator trouble, whether it be in a lift of its own make or that of some other company. Its executive office will continue to be at 17 Battery pl.

A WINNING COMBINATION.—The working plans for the new office and theatre building at Times square, southeast corner of 43d st, are practically finished and the site will be cleared as soon as the tenants are out, which Greenwood & Co., the agents in the leasing of the site, say will be within thirty days. The new owners of the lease are styled the "Forty-Third Street Building Company," and Frank R. Tate, of St. Louis, is president. The combination of theatre and office building is expected to be a solution of the problem of making a building pay on such a costly site. It has been tried in several cases in other choice localities, of late years, and each time with apparent success.

pantry, 12x8.2 feet, divides it from the kitchen, 16.2x14.2 feet. Beyond the kitchen is a large laundry and a back stairway leading to the servants' rooms above. On the second floor are five large bed chambers, four bathrooms and two servants' rooms, with bath.

A broad stairway in the centre of the house is finished in chestnut. Most of the other interior trim is whitewood, while the floors of the upper story are of yellow pine and of the lower story oak.

J. Sarsfield Kennedy, 44 Court st, Brooklyn, is the architect, and Rufus H. Brown, 1357 Rogers av, Brooklyn, is the general contractor. Mr. Crampton, the owner, is a lawyer at 60 Wall st, Manhattan.

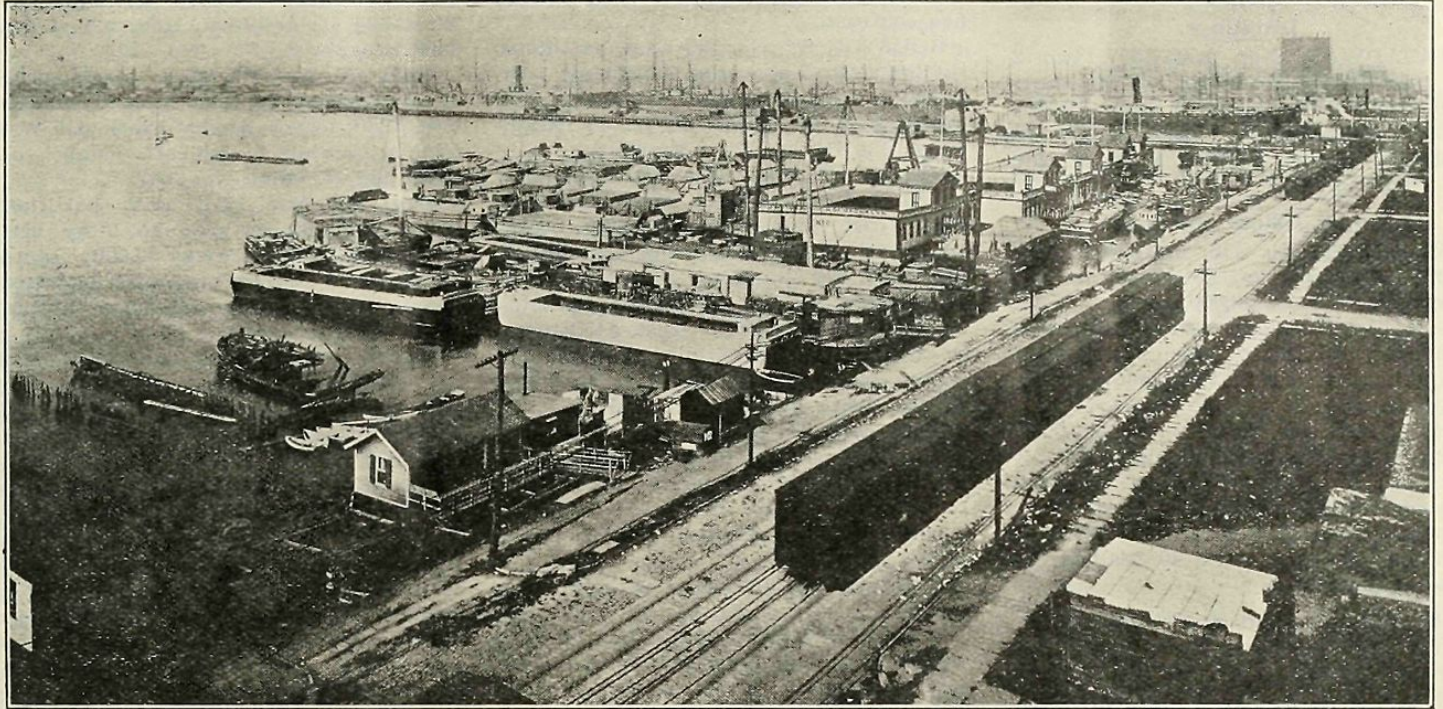
COST OF ROCK EXCAVATION.—A method which the late H. Waller Brinckerhoff used in his calculations is given in the Engineering Record by a friend to whom Mr. Brinckerhoff dictated it years ago. "He said this method had been developed by the late John F. Ward and was as accurate as anything of such an approximate nature could be. I wrote the method out in my notebook at the time, and tested it on several occasions, but have not thought of it for 10 years, at least, so I do not know how applicable it may be at present. Possibly some of your readers may like to compare its results with their experience. For open cuts, the rule is to multiply the cubic yards of rock to be excavated by 60 and add to the result the product of 20 times the area in square feet of the bottom and sides of the cut. The sum divided by the cubic yards of excavation will give the approximate probable cost of the work per cubic yard. For example, a cut 30 ft. wide and 15 ft. deep has a volume of about 17 cu. yds. and a surface area of 60 sq. ft. per foot of length. Hence $(17 \times 60) \div (60 \times 20) \div 17 =$ about \$1.30 per cubic yard. If the excavation is in tunnel the cost will be twice the amount in open cut, and if in shafts it will be three times as much."

SOUTH BROOKLYN DOCK IMPROVEMENT.

Bids have gone in for the erection of the shed on the first of the six piers to be built at South Brooklyn. These piers will range from 1,300 to 1,600 ft. in length, with a beam of 150 ft., to compare with a length of 829 ft. and a beam of 92 ft., which are the dimensions of the longest Chelsea pier. But the latter are double decked, whereas the South Brooklyn piers will have but one floor; and in respect to magnitude and cost it may be well to state at the outset that the South Brooklyn will not equal the Chelsea improvement.

The longest pier ever constructed in this vicinity was on the Hudson, for the first tide-water terminal of the Erie Railroad. This was a mile long and was built fifty years ago at Piermont.

for the two of them to put their heads together and make him a work of art in the shape of a mantelpiece or a door frame? And here again I would point out there are many opportunities for the use of sculpture lying between the great statue and decorative architectural carving. In the Piazza of St. Mark at Venice there are three flagstuffs set upon bronze pedestals, and in all Venice there is nothing more artistic than those very pedestals, which a sculptor, Alessandro Leopardi, modeled. What village in the United States is without its flagstaff, and how often is that flagstaff enhanced by even a hint of beauty? Wouldn't it be wise, wouldn't it be the part of common sense, to spend a comparatively small sum of money on a handsome pedestal in lasting bronze? Nay, if you could not afford even that, could you not take pains over something in a cheaper



SHOWING SITE OF MUNICIPAL DOCK IMPROVEMENT AT SOUTH BROOKLYN.

It was abandoned when the Erie bored through Bergen Hill and came out at Jersey City. The South Brooklyn piers will be built on wood spiles capped with concrete, and will have a reinforced concrete floor. The sheds will be of steel-frame. Included in the plans is a seawall to extend from 28th to 36th st, the space inside to be filled and used as a plaza in front of the piers. The depth of water will be 35 ft. Railroad tracks will be installed on all. Estimated cost of piers is \$226,000 each. The contracts for the first pier shed have just been advertised. The Morris & Cummings Dredge Company has the contract for all the dredging, at 46.8 cents per cubic yard.

COMMON SENSE IN DECORATION.

By ROYAL CORTISSOZ.

WE have got into a queer way of thinking that there is nothing between the full dress performance of the stately mural decorator and the commonplace stencil of the journeyman, who will put a room in shape by day's work.* There are, of course, any number of interesting and charming effects to be developed between those two extremes if only we would use common sense and make practical use of the modest opportunities that lie all around us, and employ the talent that is everywhere to be found.

As it is with painting, so it is with sculpture. We are fond of erecting statues in our public squares. We set a good many of them every year in front of our public buildings or on the buildings themselves. It is a splendid thing that we should do this, but what of our architectural sculpture generally, the ornamental details in stone or terra cotta which may not be individually so conspicuous as a statue, but which are actually of immense importance to the beauty of a building? Look around you in any city, and you will see that even on the facades of some of our most imposing edifices this work is without any special character, without any artistic value. Why is it? Because we do not use common sense. Our greatest sculptors are rightly kept busy on statues. Why does it not occur to us to occupy their clever juniors on these details? In the renaissance such work was not always left to the journeyman. Go into the old palace at Urbino, into the Certosa at Pavia, or into any other of a hundred buildings in Italy, you will see door frames and mantelpieces that were carved by sculptors, by artists in the fullest sense of the term.

The American who is building a gorgeous house for himself thinks nothing of paying a large sum for a mantelpiece extracted from one of those old palaces. Why has he not the courage to tell his architect to get hold of some young sculptor, and

material? An artist can do wonderful things in wood if only he will give his mind to it—and if only we will all get the habit of valuing beauty for its own sake and not make a fetish of its cost.

RAISING CORNICES.

The sheet metal sub-contractors have their own problems to solve when the building is going up. One of them is raising cornices when they are very large. Seldom are two jobs alike, which precludes the use of precedent as an instructor. Henry Hall, in reply to a request for his experiences in this line, stated in the Metal Worker that on very high buildings the derrick is often used, substituting a light steel cable for the rope.

"Naturally it is very slow work to wind twenty or twenty-five stories of cable, and as there is most always a hoisting machine, similar to a freight or passenger elevator, we generally plan to make cornice so that it can be carried or taken up on the elevator. I have known of very large cornices hoisted this way, but 16 ft. seems to be the limit of length.

"Now these elevators by reason of the tremendous amount of material required in the construction of a high building are rushed to their absolute capacity, and the superintendent of the building is adverse to lending it to 'mere roofers.' However, by the liberal use of 'oil' the attendants of the elevator work willingly and smoothly, and by a lot of coaxing and offering to pay well for its use, the superintendent allows the corniceman to have the hoisting machine, stipulating that it be after working hours.

"It pays, though, rather than essaying to hoist by the hand derrick. Still, we must use a hand derrick to set the cornice on the wall, for in most cases there are structural steel look-outs, making it necessary to swing the cornice quite some distance out, and it won't do to take chances of letting the cornice fall or throwing a man from the roof."

"THE CAMPANILE OF ST. MARK'S has now reached such a height as to make an almost startling object-lesson on the terribly prosaic state of hardness, tightness, smoothness, novelty and rigid repair in which the ages of antiquity possessed the buildings we hold venerable," says the London Chronicle. "It is a perfect facsimile of the original belfry tower of which the fall gave a shock to all hearts," it continues, "and that beautiful tower, before it fell, had a surface, a sweetness, an imperceptible disintegration which was the bloom of time. A random touch of green lodged between its bricks, thanks to the birds or the winds. Its successor is an almost hideous disappointment, and looks like nothing but a part of some monstrous factory."

*From a paper read before the American Federation of Arts, at Washington.

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

PROJECTED BUILDINGS. Manhattan.

Dwellings.

BROADWAY, Nos. 2505-2507, two 2-sty brick and stone stores and dwellings, 29.6 and 30x90, tin roof; cost, \$18,000; owner, Henry Langer, 2503 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 725.

Stores, Offices and Lofts.

WHITE ST, No. 116, 3-sty brick and frame store and loft, 54.10x19, tar and gravel roof; cost, \$6,000; owner, Henry Knabe, 306 West 98th st; architect, B. H. Simonson, 315 5th av. Plan No. 723.

Architect states that no contract has yet been awarded.

54TH ST, Nos. 244-252 West, 13-sty brick and stone loft building, 125x84.10, tile roof; cost, \$400,000; owner, Albert R. Shattuck, Lenox, Mass.; architect, Percy Griffin, 30 Church st. Plan No. 728.

Thompson-Starrett Co., 49 Wall st, has general contract.

Apartments, Flats and Tenements.

35TH ST, Nos. 141-147 East, 8-sty brick and stone apartment, 77x83.9, gravel roof; cost, \$261,000; owner, Porterfield Const. Co., 50 Church st; architects, Lawlor & Haase, 69 Wall st. Plan No. 722.

Henry W. Hodge, 51 East 82d st, president; Perce Roche, 50 Church st, treasurer and secretary.

BROADWAY, n w cor 113th st, 12-sty brick and stone apartment house, 100x165.11, slag roof; cost, \$1,500,000; owner, Geo. F. Johnson, 344 West 72d st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 724.

EDGEcombe AV, w s, 202.7½ n 141st st, 6-sty brick and stone tenement, 30.5x91.3, tin roof; cost, \$40,000; owner, Jacob Hirsch, 1665 Park av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 727.

Building will be erected by day's work.

Miscellaneous.

33D ST, No. 507 West, 1-sty brick out-house, 23x7.6; cost, \$800; owner, Louis E. Carlton, Gardner, Mass.; architect, E. Wilbur, 120 Liberty st. Plan No. 726.

MANHATTAN ALTERATIONS.

BLEECKER ST, No. 300, partitions, plumbing, entrance, to 4-sty brick dwelling and store; cost, \$1,000; owner, Villegge Realty Co., 16 8th av; architect, Eli Benedict, 1947 Broadway. Plan No. 2214.

DIVISION ST, No. 31, alter stairs, skylights, toilets, to 5-sty brick store and loft; cost, \$1,000; owner, I. Spingarn, on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2204.

DIVISION ST, Nos. 46-52, store fronts, walls, to two 5-sty brick factory; cost, \$1,500; owner, Albert Stevens, 52 Division st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2238.

ELDRIDGE ST, No. 39, stairs, piers, to 5-sty brick tenement; cost, \$1,000; owner, Morris Kulock, 39 Eldridge st; architect, Max Muller, 115 Nassau st. Plan No. 2223.

GRAND ST, Nos. 411-413, toilets, alter shafts, to two 5-sty brick tenements; cost, \$1,200; owners, Goldberg & Goldstein, 411 Grand st; architects, Schwartz & Gross, 347 5th av. Plan No. 2206.

GROVE ST, No. 82, alter walls, floors, partitions, to 3-sty brick dwelling; cost, \$400; owner, Annie L. G. Smith, Valentine lane, Yonkers, N. Y.; architect, Henry G.

Otto, 49 Jackson st, Tompkinsville, S. I. Plan No. 2236.

Christopher Campbell, 10 East 33d st, has contract.

HOUSTON ST, No. 136 East, partitions, skylights, to 5-sty brick tenement; cost, \$2,000; owner, Mrs. Anna Schindler, 1010 Washington st; architect, Henry Regelmann, 133 7th st. Plan No. 2216.

HENRY ST, No. 259, partitions, show windows, to 5-sty brick store and tenement; cost, \$800; owner, Morris Lefkowitz, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2218.

HUDSON ST, No. 405, alter plumbing to 3-sty brick tenement; cost, \$450; owner, Corporation of Trinity Church, 187 Fulton st; architect, James E. Connelly, 45 East 128th st. Plan No. 2201.

LEONARD ST, No. 130, partitions, alter piers, store fronts, to 5-sty brick tenement; cost, \$1,000; owner, New York Life Insurance Co., 346 Broadway; architect, David M. Ach, 1 Madison av. Plan No. 2197.

Hughes Bros., 162 West 27th st, have contract.

MINETTA LANE, Nos. 23-25, toilets, windows, to two 3-sty brick tenements; cost, \$2,600; owner, Mr. & Mrs. Giorgio Scala, on premises; architect, Nathan Korn, 149 West 119th st. Plan No. 2232.

MONROE ST, No. 49, partitions, windows, skylights, toilets, to 4-sty brick tenement; cost, \$200; owner, Pierce Brenan, 78 East 92d st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2200.

STATE ST, No. 8, concrete floor toilets, to 5-sty brick and stone Synod; cost, \$100; owner, Rev. O. H. Restin, 8 State st; architect, James X. Cahill, 4446 Turman av, Wakefield, N. Y. Plan No. 2230.

WASHINGTON ST, s w cor Morton st, add 2-stys, elevator, partitions to two 2 and 4-sty brick and stone stores and offices; cost, \$10,000; owners, Ann White, 3 East 57th st, Campbell Steward, 34 West 39th st, Catherine E. Stuyvesant, 3 East 57th st; architect, J. B. Snook's Sons, 73 Nassau st. Plan No. 2240.

No contracts has yet been issued.

WATER ST, No. 329, partitions, toilets, windows, show 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. 2225.

4TH ST, Nos. 138-140 East, partitions, windows, toilets, to two 5-sty brick tenements; cost, \$2,500; owner, I. Schenker, 343 Grand st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2234.

17TH ST, No. 437 West, plumbing, partitions, windows, skylights, to 5-sty brick tenement; cost, \$3,500; owner, Rachel Lederer, 57 West 139th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2228.

9TH ST, No. 340 East, 5-sty brick rear extension, 13x10.6, partitions, walls, skylights, to 5-sty brick tenement; cost, \$5,000; owner, John Becker, 55 East 123d st; architect, Henry Regelmann, 133 7th st. Plan No. 2215.

12TH ST, No. 351 East, 1-sty brick rear extension, 24x10x23, steps, to 4-sty brick tenement; cost, \$3,000; owner, Geo. W. Folsom, Lenox, Mass.; architect, M. Zipkes, 353 5th av. Plan No. 2205.

29TH ST, Nos. 32-34 West, stairs, partitions, windows, piers to two 3-sty brick restaurant; cost, \$3,000; owner, Louis Buchler, 193 2d av; architect, O. Reissmann, 30 1st st. Plan No. 2229.

33D ST, No. 524 West, elevator shaft, doorways, to 7-sty brick brewery; cost, \$6,000; owners, Howard & Childs, 524 West 33d st; architect, Robert T. Lyons, 1493 Broadway. Plan No. 2203.

39TH ST, No. 318 West, toilets, partitions, windows, to 4-sty brick tenements; cost, \$500; owner, August Finck, 315 West 57th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2207.

45TH ST, Nos. 11-15 East, partitions, alter plumbing fixtures, to 9-sty brick and stone hotel; cost, \$2,000; owner, Home Club Co., on premises; architects, Tracy, Swartwout & Litchfield, 244 5th av. Plan No. 2220.

53D ST, No. 127 East, partitions, to 3-sty brick garage; cost, \$500; owner, J. Hebron, 121 West 45th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2239.

63D ST, No. 421 East, shaft, toilets, partitions, to 5-sty brick tenement; cost, \$4,000; owner, F. Sulzberger, 1st av and 45th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2237.

67TH ST, Nos. 149-151 East, partitions, toilets, windows, to 6-sty brick hospital; cost, \$2,000; owner, Philmont Realty Co., 430 West 119th st; architect, John Oakman, 27 East 22d st. Plan No. 2224.

77TH ST, No. 148 West, 1-sty brick rear extension, 14x20, to 4-sty brick dwelling; cost, \$1,500; owner, Le Roy Brown, 148 West 77th st; architect, Alfred Ericson, 2585 Sedgwick av. Plan No. 2222.

108TH ST, No. 202 East, toilets, partitions, plumbing, windows, skylights, to 4-sty brick and stone store and tenement; cost, \$1,800; owner, S. Kahmus, 200 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2213.

115TH ST, No. 203 East, new stairs, partitions, store fronts, to 3-sty brick dwelling and meeting rooms; cost, \$1,500; owner, Mrs. Mary Israel, 203 East 115th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2202.

116TH ST, Nos. 2-4 West, toilets, partitions, windows, store fronts, to 5-sty brick tenements and stores; cost, \$2,000; owner, Jacob F. Goldsoll, Europe; architect, Frank Hausle, 81 East 125th st. Plan No. 2198.

119TH ST, No. 313 East, 1-sty brick rear extension, 18.9x27.4, to —-sty brick and stone residence; cost, \$500; owner, O. Colasuouno, 313 East 119th st; architect, G. Ajello, 1 West 34th st. Plan No. 2226.

127TH ST, No. 126 West, partitions, windows, baths, to 6-sty brick tenement; cost, \$500; owner, Mrs. Emma Barnett, 126 West 127th st; architect, Walter H. C. Hornum, 36 West 125th st. Plan No. 2221.

John McKee, 372 Lenox av, has contract.

AV A, No. 73, alter openings to 4-sty brick tenement; cost, \$100; owner, Solomon Berliner, 16 East 93d st; architect, O. Reissmann, 30 1st st. Plan No. 2209.

BROADWAY, Nos. 512-514, erect gallery to 6-sty brick and stone sample rooms; cost, \$850; owner, Estate Elizabeth W. Perkins, 41 Union sq; architect, C. F. Biele, 381 West 12th st. Plan No. 2219.

BROADWAY, No. 2503, 2-sty brick rear extension, 15.6x20, add 1-sty to 1-sty brick store; cost, \$5,500; owner, Henry Langer, 2503 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 2217.

BROADWAY, No. 2360, partitions, windows, to 12-sty brick store and tenement;

cost, \$490; owner, Belnord Realty Co., 165 Broadway; architect, John B. Fischer, 11 East 137th st. Plan No. 2227.

Fiebiger & Heinrich, 21 East 137th st, have contract.

LEXINGTON AV, No. 140, bathroom fixtures, walls, to 4-sty brick store and dwelling; cost, \$4,800; owner, Morris Steinheimer, 501 2d av; architect, Thomas Rowe, 237 Lexington av. Plan No. 2233.

Jacob Muller, 1218 3d av, has contract.

WEST BROADWAY, Nos. 387-389, tank, steel beams, to 5-sty brick and stone store and loft; cost, \$375; owner, Lorillard Estate, 146 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 2212.

1ST AV, 26th, 28th sts, East River, 1-sty brick end extension, 56x16.4, partitions, toilets, baths, to 2-sty brick and stone hospitals; cost, \$8,000; owner, Bellevue and Allied Hospitals, 1st av and 26th st; architects, McKim, Mead & White, 160 5th av. Plan No. 2210.

2D AV, No. 474, partitions, skylights, windows, to 4-sty brick store and tenement; cost, \$800; owner, Mrs. B. C. M. Johnston, Roselle Park, N. J.; architect, J. Spence, 131 East 18th st. Plan No. 2199.

Hugh McGowan, 238 3d av, has plumbing.

3D AV, No. 1317, elevator shaft, partitions, walls, to 7-sty brick store and loft; cost, \$1,000; owner, Ernest N. Adler, 1506 1st av; architect, F. Leisersdorfer, 346 East 65th st. Plan No. 2211.

3D AV, No. 2028, erect stage to 1-sty brick theatre; cost, \$500; owner, Regal Amusement Co., 1511-13 3d av; architect, John B. Mooney, 1511 3d av. Plan No. 2235.

3D AV, No. 369, alter stairways, elevator shaft, walls, cornice, store fronts, to 7-sty brick factory; cost, \$2,500; owner, Eureka Realty Co., 401 Greenwich st; architect, Richard Berger, 309 Broadway. Plan No. 2231.

P. B. McEntyre & Son, 401 Greenwich st, have contract.

10TH AV, No. 513, partitions, windows, toilets, to 5-sty brick tenement; cost, \$2,000; owner, Margaret Linder, on premises; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2208.

H. N. Kohn, 55 Broadway, has contract.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

180TH ST, s e cor Clinton av, three 5-sty brick tenements, slag roof, 40x97, 40.6x95; total cost, \$115,000; owner, Brook Const. Co.; architect, Albert Morris, 103 Park av. Plan No. 1072.

John Wynne, 60 Liberty st, president.

187TH ST, n s, 23.4 w Park av, three 4-sty brick tenements, plastic slate roof, 33.4x66; total cost, \$60,000; owner, John Rendall, 879 East 162d st; architects, Koppe & Daube, 830 Westchester av. Plan No. 1065.

FREEMAN ST, n w cor Longfellow st, 5-sty brick tenement, 25x90, tin roof; cost, \$25,000; owner and architect, Albert Gerhard, 725A Manida st. Plan No. 1066.

MAPES AV, e s, 100 n Tremont av, two 5-sty brick tenements, tin roof, 45.1x80.7; total cost, \$100,000; owners, John W. Cornish Const. Co., 466 East 138th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1067.

CLINTON AV, e s, 107 s 180th st, 5-sty brick tenement, slag roof, 41x96; cost, \$35,000; owners, Brook Const. Co.; architect, Albert Morris, 103 Park av. Plan No. 1073.

John Wynne, 60 Liberty st, is president.

PARKER AV, e s, 25 n Glebe av, 2-sty dwelling, tin roof, 21x50; cost, \$5,000; owner, Chas. Ringlestein, 445 Unionport road; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1074.

MACY PL, s w cor Hewitt pl, 5-sty brick tenement, plastic slate roof, 25x85; cost, \$28,000; owners, Higgins & Stanton, 878 Macy pl; architects, Koppe & Daube, 830 Westchester av. Plan No. 1075.

BAILEY AV, e s, 74.4 s 238th st, 4-sty brick tenement, tar and gravel roof, 33x67; cost, \$16,000; owner and architect, E. M. Tessier, 2468 Webb av. Plan No. 1076.

UNION AV, w s, 251.7 n 166th st, 5-sty brick tenement, tin roof, 25x104; cost, \$25,000; owners, Herbst & Co., 25 West 42d st; architects, Young & Gronenberger, 1328 Broadway. Plan No. 1086.

CROTONA PARKWAY, s e cor Tremont av, 6-sty brick stores and tenement, tin roof, 109.9½x116.10¼; cost, \$150,000; owners, The Rosa Realty Co.; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1078.

Jerry Altieri, 1567 Wilkins av, president.

CLINTON AV, n w cor 179th st, 5-sty brick tenement, slag roof, 25x89.10; cost, \$25,000; owner, Christian Kronenberger, 1454 Seabury pl; architect, John E. Kerby, 481 5th av. Plan No. 1087.

MORTON PL, n w cor Harrison av, 4-sty brick tenement, plastic slate roof, 25x88; cost, \$25,000; owners, Leichman Eng. & Const Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1088.

Edw. B. Yeichman, 1300 Broadway, president.

187TH ST, n w cor Park av, 4-sty brick tenement, plastic slate roof, 23.4½x90; cost, \$24,000; owner, John Rendall, 879 East 162d st; architects, Koppe & Daube, 830 Westchester av. Plan No. 1089.

Dwellings.

DE VOE TERRACE, n s, 375.9 w 190th st, two 2-sty and attic frame dwellings, shingle roof, 21x37; total cost, \$9,000; owner, Philip Cahill, 1980 Daley av; architects, Knockenhaur & Smyth, Tremont and Bathgate avs. Plan No. 1068.

VALENTINE AV, e s, 405 n 198th st, two 2-sty brick dwellings, tin roof, 21x55; total cost, \$16,000; owner, Mrs. K. V. Brady, 383 East 200th st; architect, Wm. Kenny, 2600 Decatur av. Plan No. 1069.

ANTHONY AV, e s, 125 s Prospect pl, four 2-sty frame dwellings, tin roof, 18.9x55; total cost, \$20,000; owner, Louisa Diener, 172d st and Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 1077.

MATTHEWS AV, w s, 275 n Rhineland av, 2-sty brick dwelling, tin roof, 20x52; cost, \$5,000; owner, Jos. Follini, Matthews av; architect, Timothy J. Kelly, 782 Morris Park av. Plan No. 1082.

GRAND AV, e s, 250 n 192d st, 2½-sty frame dwelling, shingle roof, 32x38; cost, \$8,000; owner, Thomas H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 1083.

Miscellaneous.

Factories and Warehouses.

WEST FARMS ROAD, s e cor Tremont av (centre of plot), 1-sty frame storage, plastic slate roof, 50x75; cost, \$2,500; owners, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 1081.

EASTERN BOULEVARD, s s, 375 w Truxton st, 1-sty frame shed, 60x32; cost, \$1,000; owner, Church E. Gates & Co., 227 Mott av; architect, John Bergesen, 212 West 123d st. Plan No. 1071.

HARTS ISLAND, 1-sty brick prison, asphalt, slag and tile roof, 50x50; cost, \$13,000; owners, City of New York; architect, Joseph Wolf, 103 Park av. Plan No. 1085.

Stables and Garages.

VINEYARD PL, e s, 40 s 176th st, 1-sty frame stable, 13x11; cost, \$50; owner, Elizabeth Berger, on premises; architect, L. C. Berger, on premises. Plan No. 1079.

GRAND AV, e s, 250 n 192d st (rear), 1-sty frame garage, shingle roof, 15x20; cost, \$400; owner, Thos. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 1084.

Churches.

HOE AV, w s, 37 s Home st, 2-sty brick church and rectory, slag roof, 25x62; cost, \$11,000; owners, Danske Lutheran Church; architects, Arthur Arctander Co., 368 East 149th st. Plan No. 1070.

Walter E. Bang, Floral Park, L. I., president.

Stores, Offices and Lofts.

HULL AV, w s, 101 n Woodlawn road, 1-sty brick store, slag roof, 25x25; cost, \$1,500; owners, Riley & Loughney, 3280 Perry av; architect, John C. W. Ruhl, 3012 Woodlawn road. Plan No. 1080.

BRONX ALTERATIONS.

GARFIELD ST, w s, 250 s Morris Park av, new partitions to 2-sty frame dwelling; cost, \$150; owner, Peter Stumpf, on premises; architect, Timothy J. Kelly, 782 Morris Park av. Plan No. 434.

GROTE ST, No. 1017, 3-sty frame extension, 22.6x11, new partitions, to 2-sty frame dwelling; cost, \$1,500; owner, Francesca Farracci, 541 East 182d st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 432.

149TH ST, s s, 192 w Brook av, new partitions, to 3-sty brick and frame dwelling; cost, \$25; owner, Elizabeth Bee, on premises; architect, Fred Hammond, 396 East 155th st. Plan No. 428.

165TH ST, No. 431, new feed bin built upon roof of 2-sty brick grain storage; cost, \$1,500; owners, Farmers Feed Co., 532 East 76th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 429.

170TH ST, s s, 50 e 3d av, new balcony to 1-sty frame ball roof; cost, \$1,000; owner, Maurice Feist, 2 Rector st; lessee, B. K. Bimberg, 260 West 83d st; architect, M. J. Garvin, 3307 3d av. Plan No. 431.

BATHGATE AV, No. 1835, ½-sty added and change from peak to flat roof, 2½-sty frame dwelling; cost, \$250; owner, Jerome Healy, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 435.

LIND AV, Nos. 1198 and 1200, 2-sty brick extension, 15.8x46, to 2-sty brick dwelling and bakery; cost, \$1,500; owner, Wm. Huesner, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 427.

PROSPECT AV, No. 900, new partitions, etc., to 2-sty frame dwelling, photo gallery; cost, \$400; owner, Jennie F. Byrne, 878 Prospect av; lessee H. Levelin, 842 Myrtle av, Brooklyn; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 436.

WALKER AV, n s, 128.7 e Grant av, new partitions, etc., to 3-sty brick store and dwelling; cost, \$1,200; owner, Wm. Krumsick, on premises; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 430.

WILLIS AV, No. 247, new stairs, new brick partitions, to 5-sty brick tenement; cost, \$500; owner, Wm. Battenfeld, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 433.

ADVANCE REPORTS.

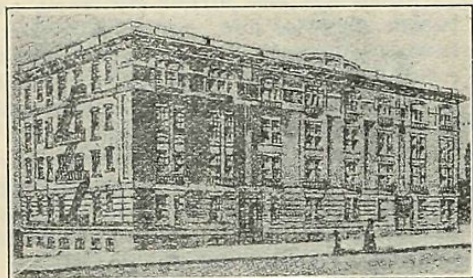
Figuring for \$1,500,000 Apartment House.

RIVERSIDE DRIVE.—The Riviera Realty Co., 3 Audubon pl, Mark Ash, president, 92 William st; Max Gratzner, superintendent, is taking estimates for the 12-sty elevator apartment house now in course of construction on Riverside Drive, between 156th and 157th st, on plot 200x185x100 ft. The company will let all its own contracts. Rouse & Goldstone, 12 West 32d st, are the architects; Myron E. Falk, 50 Church st, is consulting engineer on ironwork. The building will be one of the largest apartment houses so far erected on the Drive north of 125th st. It is the aim of the owners

to have the building complete ready for occupancy by October, 1910. The estimated cost of construction alone will approximate more than a million and a half dollars. Max Marx is treasurer, and H. Sonn, vice-president. (See issue June 5, 1909.)

Modern Tenement Building at Newark.

NEWARK, N. J.—A tenement constructed along model lines now in vogue in Manhattan, which gives to the dwellers conveniences heretofore confined more generally to high-class apartments, is to be erected at the southeast corner of Academy and Summit sts, Newark. The plans are by Architect Nathan Myers, of Newark. The structure will be 99x65 ft., 4 stys high, containing accommodations for 28 families, besides janitor's quarters. The interior will be divided by three fire walls



running the height of the building, separating each floor into four sections and preventing fire from penetrating from one to the other. Fireproof dumb-waiter equipment and sanitary garbage closets are part of the accessories. The exterior construction will be bluestone at the base, light brick for the first story and underneath the metal cornice. The main building will be of red brick. Flower balconies will be placed at the first story level. The roof will be arranged so that the tenants may resort to it for air and for clothes-drying, etc. The yards and sidewalks will be cemented. Estimates for the building have been received at the architect's office and the work will probably begin this fall. The cost will approximate \$40,000. The James Manning Estate is the owner.

Club House in the Bronx.

WASHINGTON AV.—Progress is being made on plans for the new club house which the Workingmen's Educational Association, Inc., 3309 3d av, is soon to establish on the east side of Washington av, 161 ft south of 164th st, the Bronx, at a cost of nearly \$200,000. The building will be fireproof, 5-stys in height, 59x172 ft in size, and will contain billiard and pool rooms, reading rooms and cafe. The exterior materials will be light brick, stone and terra cotta. The architects, Messrs. Schaefer & Jaeger, 461 Tremont av, will receive bids on the general and separate contracts about the 15th of Oct. Officers of the association are: Joseph Fuerer, 3668 Park av, president; G. Marks, 1304 Brook av, secretary, and Philip Hampel, Garfield st, Van Nest, treasurer.

Rumor of 134 New Dwellings at Hunt's Point.

GARRISON AV.—It was reported during the week that a large number of 2-family dwellings are soon to be erected on Garrison av and Hunts Point road, in the Borough of the Bronx, in the vicinity of the proposed new American Bank Note Company's new buildings. The structures will in all probability be of brick construction. One hundred and thirty-four houses is said to be the total number to be erected. Further details cannot be announced in this issue. The Hunt's Point Improvement Company, in which Henry Morgenthau and James T. Meehan are interested, is understood to be the owner and builder.

Latest Greeley Square Improvement.

6TH AV.—George Keister, 12 West 31st st, has been commissioned to prepare plans for the new store and loft building which the executors of the estate of Frank B. McDonald are to erect at the southwest corner of 6th av and 32d st, extending about 50 ft. on the av and about 75 ft. in 32d st. James E. McDonald, lawyer, of 60 Wall st, is executor. No building contract has yet been awarded, and it is learned that definite plans will not be determined upon until the question of the widening of 32d st has been settled.

Plans for Vanderbilt Hotel.

PARK AV.—Final plans will be completed about Nov. 1 for 21-sty hotel building which Alfred Gwynne Vanderbilt is to erect at the southwest cor of Park av and 34th st, between 33d and 34th sts, fronting 197.6 ft. on Park av and 80 ft. on both 33d and 34th sts. The contract for steel has been awarded. The City Leasing Co., 54 Wall st, of which Joseph W. Welch is president, is the lessee. Warren & Wetmore, 3 East 33d st, the architects, estimate the building and equipment at about \$2,000,000.

Oakleigh Thorne to Build.

PARK AV.—The plot at the northeast corner of Park av and 73d st has been purchased by Oakleigh Thorne, president of the Trust Company of America, 37 Wall st, on which it is reported Mr. Thorne will erect a new residence. The plot measures 27x96 ft., and at present is part of the site of the Brandon apartments. The Record and Guide was informed on Friday that Mr. Thorne was out of town on an extended vacation, and that nothing definite regarding plans has yet been determined.

Plans for Ridley Memorial Church.

BROOKLYN.—Plans will be completed about Oct. 15, by Brown, McAgdon & Strassle, 31-33 East 27th st, Manhattan, for the Ridley Memorial Methodist Episcopal Church to be erected on Ocean Parkway and Foster av, Brooklyn, at a cost of \$50,000. The building planned for will be 1½-stys brick and limestone, measuring 80x100 ft, having a seating capacity of 1,600. The Rev. T. T. Martin, 190 Lawrence av, Brooklyn, is pastor. No building contracts have yet been awarded.

Cramp & Co. to Erect Bronx Theatre.

BROOK AV.—The general contract for the new theater building to be erected by the Acme Theatre Co., of which Henry C. Miner, 1402 Broadway, is president, on the west side of Brook av, 50 ft. south of 156th st, the Bronx, has been awarded to Cramp & Co., 36 East 23d st, and Commonwealth Bldg., Philadelphia, Pa. The structure is to be fireproof, with offices over the 3d av entrance, and will cost approximately \$200,000. George Keister, 12 West 31st st, is the architect.

Another Theatre for Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, have been commissioned to prepare plans for a 2-sty and cellar brick theatre, to be erected on the block bounded by Broadway, Leonard and Moore sts, Brooklyn. The facades of the building will be designed in a Spanish Mission style of architecture. The interior will consist of an auditorium and balcony, finished in the most modern design. Work will be started immediately.

Bids Invited for Bronx Apartments.

TIFFANY ST.—Maximilian Zipkes, No. 353 5th av, reports that he has completed plans for a 6-sty elevator apartment house to be erected at the southeast corner of Tiffany and 163d sts, Bronx. The building will be equipped with all modern improvements and will have a stone and

brick front. The cost is estimated at \$150,000. The Zipkes Construction Co., owner, will take estimates beginning Monday, Oct. 11, at the office of the architect.

E. E. Paul Co., Get 89th St. Contract.

89TH ST.—The general contract for the Riverside Exchange Telephone Building, No. 112 West 89th st, which is to be enlarged with two or more additional stories and other important changes, at a cost of about \$100,000, has been awarded to the E. E. Paul Company of 289 4th av, from plans by Eidlitz & McKenzie, 1123 Broadway. R. M. Ferris is Chief engineer for the New York Telephone Co., 15 Dey st.

Improvements to Fire Headquarters Building.

67TH ST.—Nicholas J. Hayes, Fire Commissioner, will open bids on Oct. 20, for furnishing labor and materials required for the completion of a new annex and additions and alterations to the present fire headquarters building located in East 68th and East 67th sts, between Lexington and 3d avs, Manhattan.

Eight Story Apartment for 156th St.

156TH ST.—Messrs. Neville & Bagge, 217 West 125th st, architects, have prepared plans for an 8-sty high class elevator apartment house, 65x84.11 ft., to be erected by the Bagge Construction Co., 217 West 125th st, in the north side of 156th st, 185 east of Riverside Drive, to cost in the neighborhood of \$250,000.

Apartments, Flats and Tenements.

143D ST.—Edward J. Byrne is preparing plans for a 6-sty flat house, 50x87 ft., to be erected in the south side of 143d st, 550 ft. east of Willis av, for Henry S. Gamp. Cost, \$52,000.

47TH ST.—Ernest Flagg, 35 Wall st, owner and architect, has completed plans for the 6-sty flat building, 100x88.5 ft, which he will erect at Nos 506-516 West 47th st, costing \$95,000.

182D ST.—The Gerard Operating Co., 1423 St Nicholas av, will erect in the north side of 182d st, 125 ft. east of St. Nicholas av, a 5-sty flat building, 75x67.9 ft., to cost \$65,000. Geo. Fred Pelham, 507 5th av, is preparing plans.

BROADWAY.—The Levine & Levine Contracting Co. has purchased the plot, 100x150 ft., at the southwest corner of Broadway and 153d st, on which they will erect a 6-sty high-class elevator apartment house, to cost about \$250,000.

SYRACUSE, N. Y.—Merrick & Randall, architects, of Syracuse, are preparing plans for two 4-sty brick apartments, 70x75 ft., for Mrs. Charlotte E. Leonard, 406 West Onondaga st, Syracuse, costing \$40,000 each. No bids will be taken before next spring.

ST. ANN'S AV.—Edward J. Byrne, architect, 3029 3d av, is preparing plans for four 5-sty flat houses, 40x76 ft. and 37x72 ft., to be erected at the southwest corner of St. Ann's av and 149th st, Bronx, for the Moorehead Realty & Construction Co., Cost, \$125,000.

Churches.

ROCHESTER, N. J.—Contracts were signed last week for the erection of the new East Side Presbyterian Church at Parsells av and Denver st. The estimated cost will be \$20,000. Rev. A. D. D. Fraser is pastor of the church. James J. Ernisse is chairman of the building committee.

JAMESTOWN, N. Y.—Ground has been broken for the new brick edifice of the Grace United Brethren Church. Andrew Wilcox, of Jamestown, has the work of excavating in charge, but the contract for the building has not yet been awarded. Address chairman building committee.

BRIDGEPORT, CONN.—Plans for the heating system in the new church on

North av for St. Patrick's R. C. parish have been about completed by the Hartford Steam Boiler Inspection & Insurance Co. It is expected that estimates will be called for soon. Dwyer & McMahon, of Hartford, were the architects.

SCHENECTADY, N. Y.—A. G. Lindley Co., architects, Parker Building, Schenectady, are preparing plans and expect to take bids about Oct. 25 for a brick and stone church, 1½-sty and basement, 70x135 ft., for the First Congregational Church, Schenectady, to cost about \$40,000. Rev. G. F. Prentiss, 16 Jay st, Schenectady, is pastor.

SOUTH NORWALK, CONN.—The general contract for the erection of the new church for the Hungarian Catholic Society has been given to M. A. Durr-schmidt, of Derby. The sub-contracts will be let soon. The plans by Joseph A. Jackson, 1133 Broadway, New York, call for a brick edifice, 45x120 ft., with slate roof, terra cotta and limestone trimmings. The seating capacity will be about 500; heated by steam. Rev. S. F. Chernitsky is pastor in charge.

Competitions.

FLEMINGTON, N. J.—Competitive plans will be received by the board of village trustees for a new library building, at Flemington. Address Chas. S. Alvater for information.

NEW HAVEN, CONN.—Plans of Philip Sellers have been selected, in competition, for the new building at the Connecticut Agricultural Experiment Station. It will be 42x64 ft., of fireproof construction. The plans will be out in about three weeks. Estimated cost, about \$30,000.

HONOLULU, H. I.—Architects York & Sawyer, 156 5th av, Manhattan, have been selected, in competition, to furnish plans and specifications for the new United States Post Office Building at Honolulu, to cost \$850,000. James Knox Taylor, Washington, D. C., is supervising architect.

Court Houses.

WATERBURY, CONN.—Chatfield & Chatfield have received the general contract for the addition to the Court House for New Haven County. Their bid was \$126,350. Other bidders were: J. W. Gaffney & Son, the Tracy Bros. Co., Louis A. Miller, of Meriden; and Sperry & Treat, of New Haven. George A. Upham has the contract for the carpenter work. The plans were drawn by Griggs & Hunt, of Waterbury.

Dwellings.

RYE, N. Y.—N. C. Mellen, architect, 45 West 34th st, Manhattan, has completed plans for a \$10,000 residence, 60x25 ft., for H. D. Montgomery, to be erected at Rye.

YONKERS, N. Y.—Chas. E. Birge, 29 West 34th st, Manhattan, has plans ready for the 2½-sty residence, 50x38 ft., for E. J. Morrison, to be erected at Yonkers.

BROOKLYN.—The Ginsberg Construction Co., 45 West 34th st, Manhattan, will erect a row of twenty dwellings, 2½-stys, 18x36 ft., in the east side of 8th st, near Av T, Brooklyn. R. I. Dodge, 383 4th av, Manhattan, is the architect.

Factories and Warehouses.

JAMESTOWN, N. Y.—The American Carving Works, Jamestown, N. Y., is preparing for the erection of a 2-sty brick factory, 32x64 ft. It will require machine equipment.

OSWEGO, N. Y.—W. H. Ives, Oswego, N. Y., will build an automobile factory in East Main st, 40x190 ft., with wing 40x93 ft. Considerable machinery equipment will be installed.

HOLYOKE, MASS.—Wm. B. Tubby, architect, 81 Fulton st, Manhattan, has completed plans and taken figures for a 3-sty factory, 60x80 ft., for Geo. W. Prentiss & Co., at Holyoke.

BUFFALO, N. Y.—Fredk. Z. Phelps, manufacturer of automobile tops and accessories, 1251 Niagara st, Buffalo, will build and equip a 3-sty and basement factory, of brick and steel, at 1292 Niagara st.

STONEVILLE, MASS.—Lewis A. Miller, of Meriden, Conn., received the contract to erect the new factory for the C. Elmer Pope Co. It will be a 2-sty brick factory, 55x182 ft., with two ells, 30x40 ft. Samuel M. Green, Inc., of Springfield, are the architects.

29TH ST.—James B. Baker, architect, 156 5th av, is completing plans for the 10-sty brick warehouse, 125x100 ft., to be erected at Nos. 557-561 West 29th st and Nos. 306-310 11th av, at a cost of about \$150,000. No figures have yet been taken or contracts let.

JERSEY CITY, N. J.—Building operations will be commenced immediately on the two fireproof warehouses which Manning, Maxwell & Moore, of Manhattan, will erect at Communipaw av and the Morris Canal. The buildings are to cost \$90,000. It is understood that the contract is let.

OSWEGO, N. Y.—The officers of the Diamond Match Co. announce that they will build an addition to their local plant 69x125 ft., 2-stys. It will be of brick, steel and concrete, as nearly fireproof as possible. Plans are in the hands of contractors, who must agree to have the building inclosed by Thanksgiving.

SCHENECTADY, N. Y.—Shear & Wilson, of Schenectady, have received the general contract to erect the fireproof brick, steel and concrete foundry buildings on Albany road, Schenectady, for the Climax Specialty Co., of Seneca Falls, N. Y., to cost about \$50,000. Oren Finch, 437 State st, Schenectady, is the architect.

NIAGARA FALLS, N. Y.—Work has started on rebuilding the plant of the Niagara Pulp Board Co. Braas Brothers, of Niagara Falls, have the contract. Including the price of some machinery which the company will have to purchase, the contract involves an expenditure of about \$40,000. The plant will be in operation by December 1.

GLENS FALLS, N. Y.—The American Safety Lantern Co. has broken ground for one of the most modern factories ever erected in this vicinity. All supporting members, the roof, girders, beams, foundation wall and floor will be of reinforced concrete. The Gabriel Concrete Reinforcement Co., of Detroit, is supplying the steel and also furnished the plans.

Hospitals and Asylums.

CAMDEN, N. J.—The Board of Health has appointed Dr. Marcus K. Mines, Dr. H. H. Davis and Reuben H. Gaskill a special committee to look after plans for a \$100,000 municipal hospital building. The City Council has already purchased

a site near Woodlyne, provision has been made for a building to cost \$50,000.

NEW BRITAIN, CONN.—At a meeting of the executive committee of the New Britain hospital board of directors the following building committee was appointed on erecting the new operating room: Fred'k G. Platt (chairman), William H. Hart, Geo. W. Traut and E. H. Davison. The preliminary plans have already been prepared by Architect W. H. Cadwell.

WATERBURY, CONN.—Bids are all in for the new hospital to be erected for the Waterbury Hospital Corporation. The re-

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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vised plans provide for an administration building, laundry building and power plant. Among those that submitted estimates were: Horton & Hemingway, of Boston, Mass.; the Tidewater Building Co., of Manhattan; H. Wales Lines Co., of Meriden; the Torrington Building Co., of Torrington; the Tracy Bros. Co., John W. Gaffney & Son, and the Macauley Construction Co. Henry Bacon, of New York, is the architect.

Bids Opened.

Bids were opened by the Board of Education Monday, Oct. 4: No. 1, for structural alterations at P. S. 100 (vocational school), Manhattan. Julius Haas, \$3,692 (low bid). No. 2, for manual training equipment of vocational school for boys at P. S. 100, Manhattan. Tracy Bros., \$18,770 (low bid). No. 3, for alterations, repairs, at P. S. 30, and dumbwaiter shaft, car, etc., at Manual Training High School, Brooklyn. Cornelius J. Horgan, P. S. 30, \$6,259; Manual Training High School, Joseph Ohlhausen, \$985 (low bid).

BROOKLYN.—Bids were received Sept. 29 by Bird S. Coler, Borough President Brooklyn, for furnishing labor and materials required for constructing a sewer in Neptune av, from West 33d st to the pump well at Cassion No. 2, near 12th st, together with an intermediate pumping station and appurtenances at the intersection of Neptune av and West 29th st.: James Kelley, \$105,884 (low bid). Other bidders were: Newman & Carey, 215 Montague st, Brooklyn; Litchfield Construction Co., Chester A. Dady, Dominick Bannaco, Thomas P. Murphy, Donegan Redmond Co.

MANHATTAN.—Commissioner of Bridges J. W. Stevenson opened bids Sept. 29 for the construction of drip pans under the Manhattan approach of the Williamsburgh Bridge: Akani Construction Co., 215 West 125th st, \$18,675 (low bidder). Other bidders were: Eagle Iron Works, 403 East 117th st; Turl's Sons Co., 70 Cortlandt st; Lafferty & Wier, 723 Lexington av; N. E. Construction Co., 225 5th av; Snare & Triest, 143 Liberty st; H. E. Fox, 81 East 125th st; Cooper & Evans, 220 Broadway; Charles Meade & Co., G. & W. Mfg. Co., C. B. Nicholson & Co., 90 West st.

WASHINGTON, D. C.—Bids were received by the Secretary of the Interior for the construction of a wing to the Freedman's Hospital, Washington. Page Construction Co., Washington, D. C., \$68,000 (low bid). Other bidders were: Thomas H. Melton, Washington; H. Probst, New York; Boyle-Robinson Construction Co., Washington; Gormley-Boynton Co., Cramp & Co., Philadelphia; W. P. Lipscomb, Washington; W. H. McCray, Washington; Oscawana Building Co., New York; Newport Constructing & Engineering Co., Inc., Newport News, Va.; George W. Wyne, Washington; David M. Andrews Co., Baltimore.

WOONSOCKET, R. I.—The following bids were opened on Sept. 28 by the supervising architect of the Treasury Department for constructing a U. S. Post Office at Woonsocket, R. I.: Wm. Williams, Providence, R. I., \$80,000; A. E. Stevens Co., Binghamton, N. Y., \$75,800; the Norcross Bro. Co., Worcester, Mass., \$82,800; Oscawana Building Co., New York City, \$69,700; W. H. Fissell & Co., New York City, \$72,500; E. K. Watson Co., Warren, R. I., \$84,975; Wills & Marvin Co., New York City, \$69,933; the Conners Bros. Co., Lowell, Mass., \$78,000; J. W. Buhoplo, Providence, R. I., \$73,221; Woodbury-Leighton Co., Boston, Mass., \$80,000.

BROOKLYN.—The following bids were received by the Department of Public Charities on Sept. 28, for the erection and completion of an annex on the west side of main building, Kings County Hospital, Brooklyn: George Vassar's Sons & Co., 1170 Broadway, Manhattan, \$137,500 (low bid). Other bidders were: Albert Winternitz, George Hildebrand, Louis Wech-

sler, J. F. Walsh Construction Co., Ormond & O'Brien, P. J. Collin, Thomas B. Leahy Building Co., Clarke & Stowe, Thomas McKeown, Thomas J. Buckley Construction Co., Swift Building Co., John Kennedy Co., Charles H. Peckworth, Luke a Burke & Sons, James McArthur, United Plumbing & Construction Co., Bottsford Dickinson Co., George F. Driscoll.

Contracts Awarded.

NEW ORLEANS, LA.—The Wells Bros. Co., 160 5th av, Manhattan, have received the general contract to erect the New Orleans post office, 3-stys, 321x197 ft., from plans by Hale & Rogers, 11 East 24th st, Manhattan, to cost \$817,000.

19TH ST.—The Amsterdam Building Co., 43 West 27th st, recently received the general contract for rebuilding at a cost of \$20,000 the 4-sty residence No. 135 East 19th st, for Joseph B. Thomas, of Hartford, Conn. F. J. Sterner, 164 5th av, is the architect.

4TH AV.—J. F. Blanchard Co., Fuller Building, 23d st, has received the contract for furnishing fireproof trim for the new 16-sty store and loft building at the southwest corner of 4th av and 25th sts, for Joseph Milbank. The Andrew J. Robinson Co. has the general contract. Geo. B. Post & Sons, 345 5th av, are the architects.

BELMAR, N. J.—The Borough of Belmar, Chas. O. Hudnut, clerk, has awarded to the Wormser-Goodman Co., 2 Rector st, Manhattan, the general contract, including a reinforced concrete pump house 1-sty, 22x22 ft., sewer and disposal system, at Belmar, Monmouth Co., to cost about \$30,000. The City Waste Disposal Co., 156 5th av, Manhattan, are engineers.

CENTRAL PARK WEST.—C. W. Klapperts' Sons, Inc., 328 East 25th st, have received the carpentry, and Milton Schnaier & Co., 347 Columbus av, the plumbing, on the 12-sty apartment house Central Park West and 93d st, northwest corner, for the Sturtevant Realty Co. Estimated cost, \$750,000. Wm. J. Taylor, 5 East 42d st, general contractor; A. J. Bodker, 25 West 32d st, architect.

4TH AV.—The A. G. Pierce Co., 103 Park av, has received the contract for reinforced concrete work, Raisler Heating Co., 1966 Broadway, heating, Thomas F. Gaynor Co., 550 Columbus av, plumbing, and L. Livingstone, Jr., & Co., 13 East 22d st, the electric work on the new 12-sty loft building now under course of construction at the northwest corner of 4th av and 18th st, for the Belvidere Building Co. Estimated cost of building is \$450,000. Oddie & Stafford, 30 Church st, are the general contractors.

MANHATTAN.—Among the important installation contracts recently received by the Otis Elevator Co., 17 Battery pl, are the following. For the 12-sty elevator apartment house, northwest corner Central Park West and 93d st. The Sturtevant Realty Co., owner, two electric passenger elevators, four electric service elevators, one electric freight elevator and one sidewalk elevator. For the new Hotel Martinique annex, Broadway and 32d st, three W. G. Traction electric passenger, one W. G. Traction electric service, and a signal system, etc.

CHICAGO, ILL.—The Foundation Co., 115 Broadway, Manhattan, is now at work on a contract covering the installation of four additional pneumatic caissons for the foundations in connection with the terminal of the Chicago & Northwestern R. R. Co. at Chicago. These caissons will be sunk to a depth of 110 feet below the curb and are for the support of a large smokestack connected with the power house at the railroad station. This is the second contract the Foundation Co. has had for this building. They have but recently finished a contract involving the installation of 87 caissons for the support of the main building of the terminal station.

(Continued on page 649.)

Brief and Personal.

The city authorities expect the Manhattan Bridge to be finished next year.

Francis W. Collins, M. Am. Inst. M. E., is now associated with the Construction Service Co., 15 William st.

The American Bridge Company is planning to build a central fabricating plant at Gary, which will take the place of the present plants at Detroit, Milwaukee and Chicago.

Henry S. Black, president of the U. S. Realty Company, recently returned from a trip to London. He says that while there are good opportunities for investment in London, improvements are curtailed because of ancient light laws, archaic building laws, and difficulty in securing title to the fee of the land, the general custom there being to give long leases rather than selling outright.

A thorough inspection of New York's and South Brooklyn's terminal and shipping facilities, by the State Barge Canal Terminal Commission, will be made during the month of October, and the shortcomings and advantages of the local port will go far towards determining the policy to be followed in the laying out of the State terminals for the State canals. Beginning Tuesday, Oct. 12, at 10 A. M., the Commission will hold hearings at the Chamber of Commerce.

The Paternos are active again this year on Morningside Heights. Their largest single operation on hand is at the north corner of 116th st and Riverside Drive, a 14-sty house. In past seasons they have erected a number of fine houses on the south side of 116th st, between Riverside Drive and Broadway. The same brothers are also building four 12-sty houses on adjacent plots, and a 10-sty house on Claremont av. There are now two firms composed of members of the Paterno family active in Building on Morningside Heights.

The United States Realty and Improvement Company declared a quarterly dividend of 1¼ per cent, which is an increase of 1 per cent annually, bringing the dividend back to within 1 per cent of the rate in force during 1907 and up to the second quarter of 1908. In announcing the increase, President Black said that the business of the last five months, which shows a surplus of \$647,320, warranted the higher rate and meant a distribution to stockholders of only about half of the net earnings.

An examination will be held by the U. S. Civil Service Commission on Oct. 27 to secure eligibles from which to make certification to fill a vacancy in the position of engineer of power plant, \$1,200 a year, United States Military Academy, West Point, N. Y., and vacancies requiring similar qualifications as they may occur, unless it shall be decided in the interests of the service to fill the vacancy by promotion, reinstatement, or transfer. Age limit, 20 years or over. Application Form 1093 from the Commission, Washington, D. C.

Further evidence of the generosity of the Shamrock Towing Co. of West 52d st during the Hudson-Fulton Celebration is found in the fact that it extended the use of its tug, the "Patrick McGurl," to James H. Saunders of the John P. Kane Co. of 303 Park av for the purpose of taking a party around the battleships anchored in the Hudson. Mr. Saunders had as guests the members of his family and a few friends and relatives. Refreshments were supplied by the towing company, in compliment to its guests. Those who were entertained by Messrs. Harold Hammond and Frank L. Holmes on the tug when the towing company extended the courtesy to them, were: Mr. and Mrs. Frank L. Holmes, Mr. and Mrs. Albert Terry, Mr. and Mrs. Jay Terry, Miss Katherine Ostrander, Mrs. James K. Holmes, Miss Katherine Pollock, sister of Channing Pollock, the playwright, and Robert M. Holmes.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Building Material Recovering Slowly.

Building materials continued to feel the effects of the celebration this week. The market was weak, except in steel sheets and shapes. The demand in these two departments was barely sufficient to sustain the ten and twenty cent advance made by jobbers following similar action by the mills two weeks ago.

Brick was steady. Cement was weak up to Wednesday, when it showed a disposition to recover. Pig iron stands at last week's quotation. Lumber had a fair market. Stone will not move at normal pace until next week. Slate has a good demand in the city but was not as brisk in other parts of the district east of Pittsburgh. The quarries, in roofing material, are hard pushed to meet demand. Structural slate is not as active.

Building material men expect a good Fall if favorable weather prevails. They understand that a large number of big operations are in sight, which will hardly begin this Fall, however, but which will be ready to go ahead early in the Spring. They note that operators are showing a disposition to finish up work now in hand and to hold new work, particularly if it is sizable, until next year. For this two reasons are given; first, that a large quantity of the available money is being used in the West to move the crops, and second, that by Spring the local election will be over and business will have nothing to disturb it. Materials undoubtedly will be higher next year, but this does not seem to be a deterrent factor. Collections are good.

Brick Steady—Sales Light.

Hudson River brick met a light market at \$5.25 to \$5.75 per M. This is because most of the dealers stored liberally to forestall a possible celebration blockade and were working off their stock. Raritan had practically no market, but prices held firm in expectation of better demand next week. Sayre & Fisher Co. has taken no action as to time of closing its yards, but it probably will not be before Nov. 1. The yards are well filled. Labor is not as scarce along the Raritan as in Hudson yards. Some boats are still being chartered for long trips. Transactions on the Exchange were light this week, there being not more than half a dozen buyers on the floor on Monday. Most of the brick transactions were in small lots.

The dealers expect a good October, although it is too late to look for a boom. All interests report that business was better in June than in September and so far in October, except, of course, iron and steel. As far as can be learned most of the dealers look for a good deal of winter work. Operations that are going ahead now will carry over three or four months any way, with fair working weather conditions.

Dealers are not stacking this year to any extent. One firm last October had 1,500,000 in yard, while this year it has about one-third of that amount. This is fairly true throughout the city. The Hudson yards have an excellent supply of good brick and are so fixed that they can send down a few cargoes during the winter and still be in shape to handle early spring business.

YARDS WILL DROP OUT FROM NOW ON.

Three or four consecutive days of rain will cause any number of yards to cease operations. The fair weather that has ruled this week had much to do with keeping the kilns going.

Less than 50 per cent. of the hands are still at work, and those that remain are, for the most part, not skilled men. Last week the incoming cargoes were light and this week they promised to be even lighter. Many barges are looking for freights, showing that manufacturers are not shipping.

The frost that fell upon the yards this week was not serious, but brick at this time of the year dry slowly, and the fact that snow has been reported not very much further up-State bodes well for early closing. Transactions for the week ending Oct. 2 follow: Holdovers, Sept. 27, 19; arrivals, 51; sold, 54, and left over Monday, Oct. 4, 16. Sales were quick and regular boats were given good dispatch.

RESUME OF THE PRESENT SEASON.

On the whole the year has been good for dealers, but not quite so favorable for the manufacturer. The demand has been good, but the low prices that prevailed are chargeable directly to over-production caused by the drought. Few of the yards will make very costly improvements this year because the year's business did not warrant a large expenditure of money. Some yards contemplated installing electrical plants, but as this entails a big expenditure, this improvement will carry over, probably for another year. Some manufacturers, however, are keeping their own counsel regarding contemplated improvements. These are they who are making themselves ready to handle the big business that 1910 is expected to bring.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	\$5.25@	\$5.75
Hudson River, Common.....			
Hudson River, Light Hard.....	3.75		4.00
Raritan River, Hard.....	5.25		5.75
Croton Point—Brown, f. o. b.....	12.50		
Croton Point—Dark and red.....	12.50		

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

Fronts: (Delivered at buildings.)			
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
Calced, city casting, in barrels,	
250 lbs.....	1.45
In barrels, 320 lbs.....	1.65
Neat wall plaster, in bags, per ton.....	9.25
Wall plaster, with sand, per ton.....	5.25
Browning, in bags, per ton.....	4.25
Scratch, in bags, per ton.....	

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

SAND, GRAVEL, GRIT.

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.

Conflicting Cement Price Reports.

Cement had a fair market this week, considering that it immediately followed the celebration before which all dealers stacked heavily to be prepared for contingencies. One of the companies reported that it had practically all it could handle in business, but most of this was outside of New York City. There is no doubt that conditions are gradually even-

ing up and that interests that have been most strenuous in their desire to maintain the present cut are relenting.

This came out at a conference in Philadelphia recently. It led to two reports being placed in circulation this week; first, that no price readjustment need be expected until early Spring, and the other was that the price in cargo lots would be \$1.53 in this city within a month or two.

There is no doubt that conditions are equalizing themselves, and that a change will come about shortly. At \$1.43 cement can be made and sold at a profit, which was not so true when the price was \$1.33, in July. Cement at \$1.43 does not give the margin that it should. Therefore, it would be well were cement to move back to the \$1.53 mark or even higher. When a fair profit is permitted, all the companies can afford to maintain careful analysis of rock, can maintain its system of screening and its general supervision from working breast to barrel. It is, therefore, desirable to give all manufacturers a price fair enough to permit them to give the same high standards that prevail when they can sell at a fair figure.

CEMENT.

Portland, Domestic, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80
panies repurchase cloth sacks at the rate of 7½ cts., 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	....

Iron Strong, But Less Active.

For the first time in almost eight weeks, no change in the price of either Northern or Southern pig iron is reported. This is due to a slight falling off in demand, and in some degree to the recent importation of foreign ore. There is, nevertheless, persistency in the report that \$20 pig iron will rule before the end of the year and that coke will jump up to \$3. Importations amount of almost 300,000 tons, but a large part of it is Spanish ore. Among iron people there is a question whether the foreign mines can produce that amount of ore within the time specified for deliveries, the amount available being well known here to be limited under present conditions, which, by the way, neutralizes the present slight advantage that foreign ore has over domestic.

Most of the present buying is to cover shorts. Mills usually buy their year's supplies in February and March. Owing to the remarkably steady drain on the mines and the heavy call from rail and structural mills during last summer, the mills find themselves short and they have to cover. In consequence jobbers here have been besieged with business during the last eight weeks. Some have stopped taking business for this year's deliveries and most of them are selling into the first quarter and first half. Some even have feelers out for the third quarter.

The fact that basic figures largely in pig iron inquiries is the most trustworthy indicator of building tendency next spring. Basic is used in making structural steel, and a large part of the probable supply is already spoken for by fabricators and structural rolling mills in this vicinity.

ADVANCE IN SHEETS AND SHAPES.

Important changes were announced this week by jobbers in sheets and shapes. Prices are up 10c. and 20c. around. This is due not so much to demand as in the increasing prices of raw material. We have referred to the prediction of \$20 pig iron and \$3 coke. The demand is sufficient to sustain the upward shift, but in the causes leading up to higher prices the advance in raw materials is primary. Further, the mills are three months behind in their deliveries. Orders placed now cannot be expected at jobs before Jan. 1 without premium. Some mills are not taking business until they catch up.

FABRICATED STEEL QUIET.

Fabricators report business in small lots only. This has ruled for two months. One future is that from the Dock Commission, which is expected to ask for bids for a steel viaduct; the exact tonnage of which has not yet been announced. Levering & Garrigues have been supplying these jobs, among others: a loft building at 15-17 East 32d st, 500 tons; the Townsend apartment house, 91st st and Riverside Drive, 800 tons; the New York Edison Company's new 44th st station, 600 tons; the Hensler Brewing Co., Newark, 300 tons; loft building at Hudson and Vestry sts, 250 tons; the Queensboro Building, 250 tons. These show the general size of contracts being taken. During the week, however, there was an improvement when Post & McCord took a 2,000-ton contract for the Arbuckle Brothers coffee warehouse. The Hinkle Iron Works took one for 500 tons.

FABRICATING COMPETITION.

Fabricators say that competition is still keen. Prices have been low, but they are now getting back somewhere near normal figures. Slow mill deliveries hold up shopwork, and in consequence other construction business is retarded. October is expected to show up well, but 1910 is expected to be a banner year, business picking up early and continuing late. New prices follow:

Northern:

Table with 2 columns: Item description and Price. Includes 'No. 1 x Jersey City' at \$19.20 and 'No. 2 Foundry x Jersey City' at 18.70.

Southern:

Table with 2 columns: Item description and Price. Includes 'No. 1 Foundry, steamship dock' at 19.25 and 'No. 2 Foundry, spot' at 18.75.

STRUCTURAL STEEL.

Table with 2 columns: Item description and Price. Includes 'Nominal prices f. o. b. dock, N. Y.' and 'Beams and Channels, 15-in. and under' at \$1.61.

BAR IRON FROM STORE (National Classification).

Table with 2 columns: Item description and Price. Includes 'ROUND AND SQUARE IRON' and '1 to 1 1/2, base price' at 1.90.

FLAT IRON.

Table with 2 columns: Item description and Price. Includes '1 1/2 to 4 in. x 5/8 to 1 in., base price' at 1.90 and 'Norway Shapes' at 3.30.

SOFT STEEL SHEETS.

Table with 2 columns: Item description and Price. Includes '1/4 and heavier' at 2.20 and 'No. 16' at 2.60.

RUSSIA, PLANISHED, ETC.

Table with 2 columns: Item description and Price. Includes 'Genuine Russia, according to assortment, per lb.' at 11 1/4 and 'Patent planished per lb. A.' at 10c.

GALVANIZED STEEL.

Table with 2 columns: Item description and Price. Includes 'Nos. 14 and 16' at \$2.95 and 'Nos. 22 and 24' at \$5.75.

GENUINE IRON SHEETS.—Galvanized.

Table with 2 columns: Item description and Price. Includes 'Nos. 22 and 24' at \$5.75 and 'Nos. 26 and 28' at \$7.25.

FABRICATED SLAB REINFORCEMENT.

Table with 2 columns: Item description and Price. Includes 'Triangle Mesh, Style 27' at \$1.05 and 'Triangle Mesh, Style 26' at \$1.29.

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.:

Table with 2 columns: Item description and Price. Includes 'About 40-lb. coating' at \$17.30 and 'About 8-lb. coating' at 8.90.

PIG LEAD.

Table with 2 columns: Item description and Price. Includes 'Ton lots' at 4 7/8 and 'Less' at 5 5/8.

ZINC.

Table with 2 columns: Item description and Price. Includes 'Sheet, cask lots' at 8 and 'Sheet' at 8 1/2.

COPPER.

Table with 2 columns: Item description and Price. Includes 'Sheet Copper, hot rolled, 16 oz.' at 18 and 'Sheet Copper, hot rolled, 14 oz.' at 19.

Lumber Market Weak.

Lumber was weak with only a fair demand. Spruce coming in in irregular sizes met a ready sale. In fact, spruce has fared better since yellow pine moved up than it did all Summer. Still, there is not a great deal of spruce coming in, only just sufficient for actual needs. Prices continue good. Shipments will cease on or about November 15, and it will be about December 15 or January 15 before the last boat loads will arrive here. Yellow pine moved well, but there was a falling off in roofers.

A great deal of the grandstand lumber, used during the celebration, is finding its way into some of the extreme downtown sash mills and to wholesale houses, which can use roofers for making heavy packing cases.

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.

Table with 2 columns: Item description and Price. Includes 'SPRUCE (Eastern; Random Cargoes)' and '2 inch cargoes' at \$22.00.

LATH.

Table with 2 columns: Item description and Price. Includes '1 1/2 in. round wood lath' at 3.50 and 'Eastern spruce, slab' at 3.75.

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.

Table with 2 columns: Item description and Price. Includes 'Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet' at \$94.00 and 'Selects, 4-4' at 82.00.

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

Table with 2 columns: Item description and Price. Includes 'Clear quarter sawn White Oak' at \$84.00 and 'Clear quarter sawn Red Oak' at \$41.00.

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 3/4-in. face, 33 1/2%; 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 lightage limits, based on 2 1/4-in. face:

Table with 2 columns: Item description and Price. Includes 'Clear' at \$42.50 and 'No. 1' at 38.00.

QUARTER SAWN:

Table with 2 columns: Item description and Price. Includes '4/4 1st and 2ds' at \$85.00 and '5/4' at 89.00.

Slate Leads Dull Stone Market.

Slate was the most active feature of the stone market this week. There was a better demand for roofing. Structural lagged. Prices remained firm and conditions are holding right for another advance on or about December or January 1. Most of this demand, however, was from out of the city, in the territory lying east of Pittsburgh. The inquiry in this city was better than it has been in two weeks. Structural has been dull for a month, but shows signs of awakening.

Marble was active outside of the city. The Woodbury Granite Company, of No. 1 Madison av, closed for the Amityville, N. Y., bank, which will take \$7,000 worth of Woodbury gray, and the contract has practically been closed for the Navy Memorial obelisk to be erected at a cost of \$105,000 at Vicksburgh. It will be 200 ft. high and 20 ft. square at the base. Cutting will soon begin. This will also be Woodbury gray.

Some of the big stone men are looking ahead for some fine contracts that are about to be let soon. The John Pierce Company expects soon to get out of the receivers hands and will be ready for new business. Really good conditions are not expected to arrive until early Spring.

STONE.—Wholesale rates, delivered at New York.

Table with 2 columns: Item description and Price. Includes 'Ohio freestone' at \$0.80 and 'Longmeadow freestone' at .85.

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

Table with 2 columns: Item description and Price. Includes 'Genuine No. 1 Bangor' at \$5.00 and 'No. 1 Chapman' at 5.25.

Architectural Iron Firms Merge.

The Wells Architectural Iron Company, located at 144th st near Park av, is gradually establishing a business of manufacturing the better grade of ornamental iron work. It is already closely connected with and represents the well-known firm of James McKinney & Son of Albany, N. Y., which has long been famed as manufacturers of fine architectural cast iron work. The combination of the Wells Company and McKinney & Son has proved to be a satisfactory one; the superior work, prompt service and close attention to details having made it so.

The James McKinney & Sons' plant is one of the most completely equipped in the country and has the capacity of producing a very large volume of business. It stands preeminent in the manufacture of fine and intricate cast work. The Wells Company's factory is also thoroughly equipped for the manufacture of wrought work in iron and bronze, Mr. James Wells, the proprietor, having been formerly connected with the Jackson Architectural Works and the American Bridge Co. of New York.

Some of the work recently done by this combination can be seen in the School of Mines, Pittsburg, J. L. Stuart, contractor, Palmer & Hornbostel, architects; Hamburg-American Bldg., C. T. Wills, Inc., contractor, R. L. Daus, architect; Union Dime Savings Institution, Crow Construction Company, contractor, A. H. Taylor, architect; Garfield National Bank, C. T. Wills, Inc., contractor, James B. Baker, architect; Saranac Hotel, H. C. Pelton, architect; St. Luke's Hospital, Ernest Flagg, architect; Provident Loan, C. T. Wills, Inc., contractor, Renwick, Aspinwell & Tucker, architect; Rogers, Peet & Co., C. T. Wills, Inc., contractor, Townsend, Steinle & Haskell, architect, and Municipal Palace; National Theatre, Panama.

Son Continues Construction Business.

Since the death on July 17 of William L. Crow, founder and developer of the Crow Construction Company, of 287 4th av, the organization which practically carried on the business for three or four years previous to the demise of its originator, has been continuing it at the same address under the supervision of Mr. R. L. Crow, the founder's son. Associated with him is a staff which has been identified with the company for many years. The company has had a remarkable growth within the last half-decade.

One of the most important operations now in hand is the Union Dime Savings Bank at 40th st and 6th av, which will cost \$250,000 and which will be completed within a month or two. Also, the Tilden building adjoining it at 105 to 111 40th st, costing \$300,000, built of steel, stone and terra cotta; the Babies' Hospital, a remodeling and extension job, costing \$75,000; two factory buildings for the American Type Founders Co. in Jersey City and the Terminal building at Hoboken, which will cost \$100,000. Among the residences that this company has in hand now is that of Peter W. Rouse, in Garfield pl, Brooklyn. This company is doing the concrete flooring.

There are some novel features connected with the buildings now being erected by the Crow Construction Company. In the case of the Tilden building all four sides will have full daylight. The side adjoining the Union Dime Savings Bank is being treated the same as the front elevation, with gable wall and light face brick and terra cotta trim. On the sides facing Mendelssohn Hall and the Comedy Theatre all the offices will have full daylight. In the case of the Babies' Hospital the old building at 55th st and Lexington av will be remodeled and an extension 20x50 and 8 stories high will be constructed.

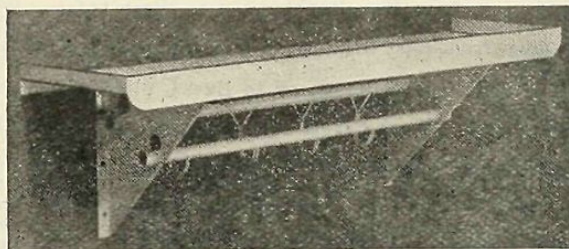
The Crow Construction Company has just completed two buildings for the American Type Founders' Company and have been awarded the contracts for the two additional ones mentioned. The Terminal building in Hoboken is the tallest office building along the Jersey water front. In addition to its eight stories the Prudential Insurance company will lease the top floor, and on the roof will erect a sign 100x75 ft., from which will flash at night a reproduction of the Rock of Gibraltar, the company's trade mark, in electric light. It will be the largest sign of its kind on the Hudson river.

Have Shelves in Your Houses.

The white enameled metal shelf that was recently patented by Albert Dahl is now being manufactured by the Dahl Manufacturing Company, of 302 West 144th st. Albert Dahl is president, William Schaefer is vice-president and treasurer, and Henry Harknett is secretary of the company.

The White Enameled Metal Shelf is made of sheet metal enameled and baked. It will not rust. With folding brackets, it is so constructed as to fold flat; and with the screw holes in the flanges, it can be screwed into studs in the wall.

The rod in front is to hang towels on, while the hooks on the rod behind are to



STYLE C, WITH UPTURNED EDGE.

hold toilet articles, shaving and tooth-brush mugs, drinking cups, sponges, and bathroom and kitchen accessories.

The shelf has the strength and durability of iron, is fireproof and neat in appearance. It costs less than a shelf made of wood and put up by a mechanic, and is one of the most economical and attractive shelves that can be introduced in newly built houses by the building trade.

For shipment the shelves fold flat. Nickel-plated screws come with every shelf. Several different styles are made. One with an upturned edge is adapted to vessels.

A Consolidation in the Plaster Board Trade.

Announcement is made of a consolidation of interests by the Sackett Plaster Board Company and the United States Gypsum Company. By this amalgamation, the plastic board industry is assured, in perpetuity, of the most economic conditions of production and distribution; owns its mines, makes its own plaster, and has immediately available for general distribution throughout the United States, the full force of the fine sales organization of the United States Gypsum Company; also, full control of the manufacture of wall plaster, with which to finish our product on the wall, to the utmost satisfaction of the ultimate consumer.

The office of the Sackett Plaster Board Company will be conducted, for the present, as heretofore, with Fred L. Kane as manager.

ADVANCE REPORTS.

(Continued from page 646.)

Power Houses.

IRVINGTON, N. J.—The Town Council has adopted a resolution authorizing the Lighting Committee, George W. Wells, chairman, to have plans prepared for a

municipal lighting plant to invite estimates for same.

PAULING, N. Y.—The Pawling Electric Light & Power Co., Pauling, N. Y., will be in the market before long for an engine or turbine and an electric generator, exciter, etc. A new power plant is to be erected.

Office and Loft Buildings.

52D ST.—Schwartz & Gross, 347 5th av, have taken bids for the 12-sty brick, limestone and terra cotta loft building, 50x90 ft., which Michael Coleman, 120 Broadway, will erect in the south side of 52d st, 150 ft. east of 7th av, costing about \$600,000.

93D ST.—Adam Happel, 408 East 93d st, owner, has taken figures on the general contract for the 6-sty fireproof loft building, 50x100 ft., which he will erect in the northside of 93d st, 100 ft. west of Av A, costing about \$40,000. Chas. Stegmayer, 168 East 91st st, is the architect.

Hotels.

EDGEMERE, L. I.—Bids are about to be taken by Architect Wm. K. Benedict, 1133 Broadway, Manhattan, for the brick and stucco hotel building, 4-stys, 72x190 ft., about to be constructed at Edgemere, at a cost of \$65,000.

WEST HAVEN, CONN.—Brown & Von Beren are drawing plans for a new hotel to be built at West Haven for Pasquale Valente, the builder. The structure will be 60x120 ft., of brick, 4-stys. A passenger elevator will be installed and dumb waiters required. The heating system has not been decided upon as yet.

SYRACUSE, N. Y.—The Burns Estate, E. P. Lyman, 601 Kirk Building, Syracuse, in charge, will remodel the St. Cloud Hotel, No. 201 West Fayette st, at a cost of \$30,000. Messrs. Gaggin & Gaggin, University Building, Syracuse, the architects, will take figures on separate contracts soon.

Schools and Colleges.

MILLBURN, N. J.—Bids will be taken about Oct. 15, by the Board of Education, Millburn, for a 2-sty common brick, limestone and terra cotta school, 90x40 ft., at Millburn. R. C. Hutchinson, 126 Liberty st, Manhattan, is the architect.

PLAINFIELD, N. J.—James Gamble Rogers, 11 East 24th st, Manhattan, has completed plans for the brick and reinforced concrete school, 2-stys, 88x60 ft., for Plainfield, to cost about \$50,000. No contracts have yet been issued.

Theatres.

48TH ST.—R. N. Anderson, architect, 63 5th av, has completed plans and will soon award contracts for the theatre to be erected in the north side of 48th st, near Broadway, for the new Netherland Theatre Co., to cost about \$200,000.

JERSEY CITY, N. J.—W. H. McElfarrick, 1402 Broadway, Manhattan, is ready for bids for the 3-sty theatre, 71x171 ft., to be erected by the Phoenix Realty Co., of 591 Summit av, at Summit av and Cottage st, Jersey City, to cost approximately \$125,000. No contracts have yet been signed.

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

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, October 11.

- Grote st, closing, from East 182d st to the Southern Boulevard; 1 p. m.
 West 234th st, opening, from Albany road to Kingsbridge av; 2 p. m.
 Chittendon av, opening, from Northern av to Riverside Drive; 11 a. m.
 Garrison av, opening, from Longwood av to Leggett av, Bronx; 2 p. m.
 Spofford av, opening, from Longwood av to Bronx River; 11 a. m.
 St. Nicholas Park, opening, from Hamilton terrace to West 141st st; 2 p. m.
 Rochambeau av, opening, from East 212th st to Van Cortlandt av; 11 a. m.
 178th and 179th sts, opening, from Haven av to Buena Vista av; 3 p. m.
 Castle Hill av, opening, from West Farms road to Public pl; 11 a. m.
 Rosedale av, opening, from Gleason av to West Farms road; 12 a. m.
 Ludlow av, opening, from Tremont av near Av A to Witlock av; 11 a. m.
 4th av, opening, from Tompkins av to Monroe av, Richmond; 11 a. m.
 West Farms road, opening, from Bronx River to Westchester av; 3 p. m.

Wednesday, October 13.

- Baker av, opening, from Baychester av to City Line; 10 a. m.
 2d and 3d (new) sts, opening, north of West 181st st, from Overlook terrace to Broadway; 10 a. m.
 Depew pl, closing from 42d st to 43d st; 10 a. m.
 Triangular area, opening, bounded by Lafontaine av, Quarry road and south side of Oak Tree pl; 3 p. m.
 West 184th st, opening, from Broadway to unnamed st; 12 a. m.
 Tremont av, opening, from Eastern Boulevard to Fort Schuyler road; 2 p. m.
 Unnamed st, opening, north of 181st st, extending from Fort Washington av to Northern av; 11 a. m.
 Cruger av, opening, from Williamsbridge road to South Oak Drive; 11 a. m.

Thursday, October 14.

- Zerega av, opening, from Castle Hill av to Castle Hill av; 1 p. m.
 Boston road, opening, from White Plains road to northern boundary city; 1 p. m.
 Austin pl, opening, from St. Josephs st to East 149th st; 4 p. m.
 The Parkway, opening, from Grand Boulevard and Concourse to Claremont Park; 2 p. m.

AT 258 BROADWAY.

Monday, October 11.

- Westchester av, rapid transit; 11 a. m.
 Bulkhead bet piers 52 and 53, East River; 11 a. m.

Wednesday, October 13.

- Pier 36, East River; 10.30 a. m.
 Loop 2, rapid transit; 12 a. m.
 Pier 15th to 18th st, North River; 2.30 p. m.

Thursday, October 14.

- Fort George, rapid transit; 10 a. m.
 Loop 5, rapid transit; 11 a. m.
 Loop 1, rapid transit; 2 p. m.
 Brooklyn Bridge arches; 2.30 p. m.

Friday, October 15.

- Chicago av, school site, Queens; 2 p. m.

CONDEMNATION PROCEEDINGS.

THAYER ST.—Opening of Thayer st, from Broadway to Nagle av, and Arden st, from Broadway to Nagle av. Commissioners P. J. Casey and Max Bab give notice that the final reports of the Commissioners of Estimate and Assessment will be presented to the Supreme Court for confirmation on Oct. 14.

136TH ST.—Opening and extending 136th st, from Locust av to East River. George Stark and Anthony McOwen, Commissioners of Estimate and Assessment, give notice that their final and amended report will be presented to the Supreme Court for confirmation Oct. 14.

THE PARKWAY.—Opening and extending, bet Grand Boulevard and Concourse and Claremont Park. Commissioners T. Channon Press, Frank A. Spencer, Jr., and Stanislaus J. Vanecek give notice that the bill of costs in this proceeding will be presented to the Supreme Court for taxation Oct. 18.

EDGEWATER ROAD.—Opening and extending Edgewater road, from Garrison (or Mohawk av) to Seneca av. Commissioners Wm. H. Keating, Michael J. Egan and Jas. F. Delaney give notice that the supplemental bill of costs in the above proceeding will be presented to the Supreme Court for taxation Oct. 13.

141ST ST.—School site, 141st st, north side, bet Cypress and Powers avs. The Supreme Court on Sept. 29 appointed Wm. E. Morris, Jos. F. Ahearn and Geo. M. S. Schulz Commissioners of Estimate and Appraisal in the above proceeding for the acquisition of a school site.

ASSESSMENTS.

165TH ST.—Owners of real estate in the following area of assessment are notified that the assessment for regulating, grading, &c, in 165th st, from Sedgwick av to Ogden av, was confirmed by the Board of Assessors Sept. 23, and on the same day entered in the Record of Titles of Assessments, and unless the amount assessed for benefit on any person or property shall be paid within 60 days after the date of said entry, interest will be collected thereon at the rate of 7 per cent. per annum to be calculated to the date of payment. Area of assessment: East side of Sedgwick av, from its intersection with Lind av to a point about 614 ft. north of 165th st; both sides of Lind av, from a point about 662 ft. south of 165th to 166th st; both sides of Lawrence av, extending about 170 ft. north of Lind av; both sides of Summit av, from 164th to 166th st; west side of Summit av, extending about 250 ft. south of 164th st; both sides of Ogden av, from 164th to 166th st; both sides of 165th st, from Sedgwick av to Nelson av. Payment of the above must be made to the Collector of Assessments and Arrears, in the Municipal Building, corner of 177th st and 3d av, on or before Nov. 22.

MORRIS ST.—Regulating, grading, &c, Morris st, from White Plains road to Boston road. Area of assessment: Both sides of Morris st, from White Plains road to Boston road, and to the extent of half the block at intersecting sts. Owners of property in the above described area of assessment are notified that the assessment was confirmed by the Board of Assessors Sept 23, and on the same day entered in the Record of Titles of Assessments. Unless the amount assessed for benefit is paid within 60 days after date of said entry, interest will be collected thereon at the rate of 7 per cent. per annum. Payment must be made to the Collector of Assessments and Arrears in the Municipal Building, cor of 177th st and 3d av, on or before Nov. 22.

HONEYWELL AV.—Paving and setting curb, from Tremont av to 182d st. Area of assessment: Both sides of Honeywell av, from Tremont av to 182d st and to the extent of half the block at the intersecting sts. This assessment was confirmed by the Board of Assessors and entered in the Record of Titles of Assessment on Sept. 23. Unless the amount assessed for benefit is paid on or before Nov. 22 to the Collector of Assessments and Arrears in the Municipal Building, cor of 177th st and 3d av, on or before Nov. 22, interest will be charged at the rate of 7 per cent. per annum.

NEW REAL ESTATE FIRM.

Herbert Gulick and Louis J. Halle have incorporated the Gulick-Halle Co. and opened offices in the "Devonshire," 2872 Broadway, at 111th st, for the transaction of a general real estate brokerage business. Mr. Gulick has been handling real estate in Manhattan, Long Island and Brooklyn for the past eight years. His offices heretofore have been in the Lawyers' Title Co. Building, 160 Broadway. Prior to that he was manager of the Long Island department for the McVicar-Gaillard Realty Co. Mr. Gulick's sales this year have included the Latham, 122d st and Morningside av; the Hudson-Grant View, Claremont av and 122d st; the Bellehaven, 515 West 124th, sold and resold, and other properties on the upper West Side. Also, 40 East 80th st, corner of Madison av; 1045 Madison av, adjoining; three large dwellings at Belle Harbor, L. I. The total valuation of these transactions is well over a million and one-half dollars, and as the dealings of an individual broker during part of a rather dull year augur well for the success of the Gulick-Halle Co. Mr. Halle is a newcomer in the active brokerage field, although he has had a wide experience in real estate investments, while conducting a large import and export business at 66 Wall st, with branches in London and Paris. He is a director of the new Audubon National Bank, and is especially interested in that section as well as the West Side in general.

ALLIANCE REALTY CO. DIVIDEND.—At a meeting of the Directors of the Alliance Realty Company, a quarterly dividend of 2 per cent. was declared, payable Oct. 15, to stockholders of record on Oct. 9. The capital of the company is \$2,000,000, the net earnings for the nine months ending Sept. 30, 1909, were \$177,026, and the undivided profits on the same date were \$1,103,706.

THE BUILDING AND LOAN IDEA.

When building and loan associations are purely mutual and co-operative they are a help to men of small means having steady employment and reasonably certain of being able to meet the monthly payments that are required of them. We heard of an instance this week from an authentic source. A young man bought from a builder three two-family houses situated in a west side section of Jersey City, at the price of \$7,000 each. In payment he gave only \$500 of his own money on each house. The balance he borrowed from his building and loan association. After paying his monthly installment to the association, including interest and dues, and also his taxes, insurance and water rates, he has left out of the rents he receives from the three houses a balance each month of \$26, which is sufficient to defray the cost of keeping the houses in repair. At the end of ten years, if he meets with no reverses, he will own the houses free and clear, as the fruits of an original investment of only \$1,500.

To the Editor of the Record and Guide:

The matter below is sent out by the New York State and Metropolitan Leagues of Co-operative Savings and Loan Associations. Its object is to call attention to the underlying principles of the associations which these Leagues represent. The principles are: (1) To promote the ownership of homes among self-respecting men and women through a plain, simple business method of co-operation that has stood the test of time (\$800,000,000 assets, 2,000,000 members in the United States); (2) to promote systematic thrift, by receiving small amounts of money weekly or monthly.

You will agree that these institutions are alone in their objects, and that, properly managed, their plan is synonymous with good citizenship. The committee has no ulterior purpose in urging that you print this matter; its members are actuated only by the highest motives, and there are no hidden axes to grind. Yours respectfully for the Committee on Propaganda,

ARCHIBALD W. McEWAN, Secretary.

2161 Bathgate av, Bronx.

“Co-operative savings and loan associations are steadily growing in the United States, the latest statistics, prepared by H. F. Cellarius, secretary of the United States League of these organizations, showing a membership of nearly 2,000,000 and assets of \$800,000,000. In some sections expansion of purely co-operative organizations has been retarded by the confusion of names of institutions which had nothing in common with them. Most of these concerns have failed or have gone out of business, which has ‘cleared the air,’ and the average person now knows the purposes of real co-operative savings and loan associations.

“There are in this State 235 associations of the co-operative type, with assets of \$39,000,000 and 108,500 members—a good showing, when it is remembered that here the schemes of concerns which masqueraded under the name ‘savings and loan’ or ‘building loan,’ had their highest development, and their failures gave the co-operative movement a decided setback for a time.

“The true co-operative building and loan association, wisely managed, rests on as secure a business system as any other financial institution. Its money received from saving members is loaned to borrowing members, and the security is first mortgages on borrowing members’ homes. The association lends its members perhaps as high as 80 per cent. of the value of their property, and the members pay off their mortgages in monthly instalments. The fact that the members are buying modest homes (the average mortgage of these associations in this State is \$3,000), and that the character of the applicant and his ability to make the monthly payments are the principal factors in granting the loan, coupled with the sentiment of owning a real home, add to the stability of the assets.

“That these co-operative institutions are doing a great amount of good without any flourish of trumpets is well known to every person who keeps in touch with good citizenship movements. There are thousands of homes in this State now occupied by their owners and paid for through these associations, that would not have been acquired in any other way. Those who are unfamiliar with the movement should investigate the co-operative associations in their own neighborhood (either for home-getting or saving), as officers welcome inquiries and all business is transacted in open meetings.”

Supplementing Secretary McEwan’s statement, the Record and Guide notes that a large interest in building and loan associations is being taken in the State of New Jersey. The local papers contain numerous announcements of their meetings. The following information is typical:

At the recent annual meeting of the Consolidated Association, of Harrison, the annual report of Secretary John J. Willey was presented and adopted, and printed copies of it were distributed. It shows a prosperous condition of its affairs and profits exceeding 13 per cent. for the last year on the average and amount of investments of its members. The assets are given as \$15,206.36, and consist of the following items: Bonds and mortgages, \$14,520; stockholders in arrears, \$103.50; personal prop-

erty, \$72.50; balance in bank, \$510.36. The liabilities, in addition to the present worth of the stock of all series, are as follows: Due on loans granted, \$3,217.20; advance payments, \$61. Other facts and figures in connection with the affairs of the association are contained in the following share summary:

Series.	No. shares.	Paid in.	Present value.	Withdrawal value.
1	847	\$12	\$12.88	\$12.39
2	162½	6	6.23	6.00

At the annual meeting of the Olympic Association, last Friday night, in Hosp’s Hall, Springfield av and 43d st, Newark, the following officers were elected for another year: President, Major Isaac Shoenthal; vice-president, James Underwood; treasurer, Henry Sonderegger. A new series of stock was opened for subscriptions and about two hundred shares were subscribed for. The fourth annual report of the secretary was adopted. It shows assets amounting to \$48,459.05, consisting of the following items: Bonds and mortgages, \$46,000; loan on shares, \$1,505; installments in arrears, \$367; interest in arrears, \$255.50; premiums in arrears, \$8.56; fines in arrears, \$89.57; insurance advanced, \$33.50; furniture and fixtures, \$188.46; cash in bank, \$11.46. The liabilities, besides the present worth of the shares in all the series, are as follows: Prepaid shares and accrued interest, \$9,075; borrowed money, \$2,050; due borrowers, \$4,000; trust account, \$56.87; surplus, \$4,062.18. Other items of interest are contained in the following share summary:

Series.	No. shares.	Paid in.	Present value.	Withdrawal value.
1	339	\$48	\$56.50	\$52.25
2	42	42	48.38	44.55
3	60	36	40.60	37.84
4	36	33	36.83	34.15
5	25	30	33.14	30.94
6	20	27	29.52	27.76
7	71	24	25.98	24.59
8	35	21	22.50	21.30
9	77	18	19.09	18.22
10	23	15	15.76	15.15
11	112	12	12.48	12.10
12	34	9	9.27	9.00
13	85	6	6.12	6.00
14	67	3	3.03	3.00

SUBWAY ADDITION FOR HEIGHTS.

Plans for the extension of the subway by means of a tunnel from 191st st and St. Nicholas av westward a distance of 1,900 feet to Broadway, Fort Washington av and Riverside Drive, thereby bringing one of the most desirable parts of the city within easy reach of the City Hall and involving improvements worth many millions of dollars, were approved by the local Board of Improvements of the Washington Heights district this week.

The importance of this step will be appreciated when it is known that more than ten miles of frontage of property will be easy of access by the end of 1910. This section of land, which is traversed by Riverside Drive, Fort Washington av, Chittenden av, Overlook Terrace, Broadway, Broadway Terrace and many other thoroughfares, is the choicest in New York for residential purposes and has been called “the Transvaal of Manhattan,” because of its charming topography.

Chief among the property owners in the section west of St. Nicholas av, between 180th and 202d sts, who petitioned the local board for the extension of the subway westward by means of a tunnel in which cars may be operated, are the Hayes estate, W. H. Fischer, B. Loth, J. M. Libbey, H. W. Boettger, G. A. Feld, Loyal S. Smith, James A. Lynch, the G. S. Bedford heirs and many others.

The plans for the tunnel were provided by J. O. B. Webster, engineer of the Highways Department, and they provide for a commodious tunnel of the same dimensions as that of the subway, which will run for a distance of 1,900 feet, or about one-third of a mile. Three outlets are designed, one at Broadway, another by an elevator with two cars at Fort Washington av and a third at grade on Riverside Drive. It is thought likely that an outlet will be provided for each point named.

The work of constructing the tunnel will be started as soon as provision for payment of the cost, which will aggregate some \$350,000, has been made by the Board of Estimate and Apportionment, which is expected to take action at an early date. The tunnel will be bored from both ends, one crew working from 191st st and St. Nicholas av, the other from Riverside Drive. Competent engineers estimate that the work can easily be completed within fourteen months.

The Interborough Company is now constructing a station at 191st st and St. Nicholas av. An excavation 50 feet square has been made to a depth of 100 feet or thereabouts, and its total depth will be 140 feet. This station will break the present long ride from 181st st to Dyckman station and provide residents living midway between the stations named with easy transportation facilities, besides opening up a wide residential territory to improvement and settlement.

Justice Blanchard, of the Supreme Court, appointed Charles Buermann receiver of the rents of 807 3d av, a 6-sty tenement, pending a suit brought by Robert Main against Herman Von Wien and others to foreclose a second mortgage for \$10,000.

POINTS ON BUILDING MANAGEMENT.

NEITHER the superintendent nor chief engineer should be allowed to purchase anything for use in the building. When supplies are needed, a requisition should be made to the manager on blanks supplied for that purpose. Nothing can then be purchased without the knowledge of the manager, and he has an opportunity to inquire regarding the items. All purchasing should be done by one man in the manager's office who can keep his price cards carefully posted and placed where they can be referred to at all times by any one in the office.

WORK FOR TENANTS.

It is sometimes necessary to change partitions and do other work for new tenants. The cost of all work other than the janitor service done in each room should be entered daily upon cards for that purpose arranged by room numbers in a file. This enables the manager to know at a glance if a tenant is asking too many favors and gives excuse for refusal to do more work except at the expense of the lessee.

RECORD OF CLEANING.

A tabulated book should be kept on which the dates of all cleaning work can be entered, such as floors scrubbed, windows washed, furniture cleaned, vacuum system used, woodwork washed, etc. All that needs to be entered under each heading is the date the work was done. The report of work done should be turned in to the superintendent daily by the day and night foremen on forms for that purpose.

STOCK ROOM.

There is no place where expenses can roll up as quickly as in the stock room. If a card system stock inventory is kept in the manager's office where the stock clerk never sees it and no supplies are given out by the stock clerk except on an order and receipt from a foreman, and the receipts are turned in to the superintendent every day for entry on the stock cards, there can be no leakage without its becoming instantly apparent. The stock cards can be taken to the stock room and the goods checked at any time. In this way the stock clerk cannot regulate or change the entries on the cards, and a shortage must show at once. The manager, of course, could appoint some one other than the superintendent to check the stock so that a collusion of any party with the stock clerk would be shown easily.—J. E. Randell (St. Louis) in the "Building Management."

TAXPAYERS WANT PLENTY OF WATER.

Supreme Court Justice Bischoff reserved decision on Wednesday on the argument of counsel for James H. Killough, suing as a taxpayer, for an injunction restraining Aqueduct Commissioners John F. Cowan, William H. Ten Eyck, John P. Windolph and John J. Ryan, from taking further proceedings in the construction of the Patterson Reservoir in the upper part of Croton River Valley.

J. Hampton Dougherty, counsel for Mr. Killough, argued that the proposed reservoir was an attempt of the Commissioners to prolong their official life. This was denied by the Commissioners' attorney, Morgan J. O'Brien.

Allied with Mr. Killough is the Merchants' Association.

Mr. O'Brien asserted that his clients had acted in good faith in advising the construction of the reservoir. He asked the court not to substitute itself for the Aqueduct Commissioners, 'upon whom rests the obligation of developing the Croton system to its capacity in order to avert danger of a water famine from the city.'

The United Real Estate Owners' Associations and other taxpayers' associations claim that it is necessary to provide additional reservoirs for storage and also to save the waste water in our Croton Watersheds. Further, they 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 plans at all, according to the officers of the associations.

A committee of the United Real Estate Associations 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 is one of the largest incorporated organized bodies of taxpayers' associations in the Borough of Manhattan, consisting of the following associations:

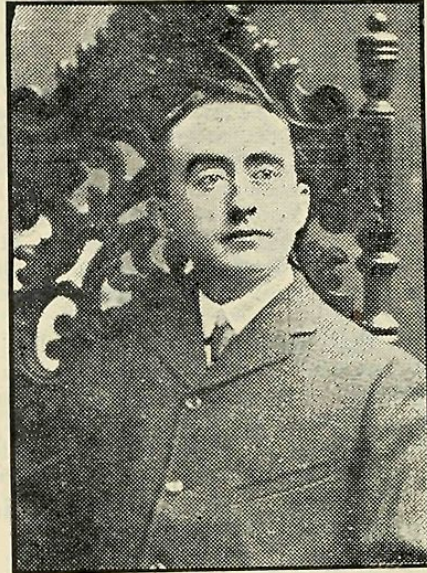
West Side Taxpayers' Association, Harlem Property Owners' Association, House and Real Estate Owners' Association of 12th and 19th Wards, Taxpayers Association of the 10th, 11th and 17th Wards, 18th and 21st Ward Taxpayers' Association, Real Estate Owners' Protective Associations of 12th and 22d Wards. All approve of the building of the Patterson reservoir.

The United Real Estate Owners' Associations believe that 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. In a recent letter to this paper, Mr. Louis

Schrag and others said that if the injunction is sustained, it will give the politicians an opportunity to keep on telling the public that 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.

REAL ESTATE BROKER NOMINATED.

John J. Boylan, secretary of the 22d Ward Taxpayers' Association, has been nominated by the Democrats of the 11th Assembly District to succeed Owen W. Bohan as member of the Assembly from this district. Mr. Boylan, who is engaged in the real estate business, has been active in taxpayers' movements



JOHN J. BOYLAN, SECRETARY OF THE 22D WARD TAXPAYERS' ASSOCIATION.

of the middle West Side for many years. It was largely through his efforts that the present ambulance system was established in the 22d Ward. He was also instrumental in getting the Mayor to approve the repaving of Columbus av for its entire length.

BIG BUDGET REQUESTS.

Requests for more than \$56,000,000 were entered at this week's hearing of the Board of Estimate and Apportionment. These requests include increases of about \$8,758,000 above the appropriations for 1909.

The Board of Education increase includes \$3,500,000 for a new salary schedule, which does not recognize the "equal pay for equal work" principle, but which does embody the results of a summer study by the Board of Education. The Public Education Association asked a large number of citizens to write to the Mayor, the Comptroller and the President of the Board of Aldermen at their homes before this week's meeting, urging that school requests be granted.

This is the first time that the Department of Docks and Ferries has been represented at budget hearings. Because it "paid its way" it has not heretofore told in advance how much it wanted to pay. Perhaps the most surprising feature of the hearing was the small requested increase for the Fire Department, only \$192,000. At least \$500,000 increase was expected.

The requests and the increases over the previous year are:

	Request for 1910.	Increase over 1909.
Department of Street Cleaning (Commissioner Edwards)	\$8,631,932.75	\$1,189,733.55
Fire Department (Commissioner Hays)	8,232,556.02	192,990.52
Municipal Explosives Commission (P. A. Whitney)	4,000.00	....
Department of Docks and Ferries (Commissioner Spooner)	3,248,609.08	....
Armory Board	113,250.00	3,300.00
National Guard and Naval Militia... ..	322,630.00	....
Department of Education (President Winthrop)	34,740,485.08	7,269,748.28
College of the City of New York (President Finley)	653,088.25	68,276.96
Normal College (President Davis)....	386,829.00	33,830.00
Totals	\$56,333,371.18	\$8,757,879.31

MAYOR McCLELLAN IN A NEW CITY HOME.

Mayor McClellan has moved his town house from Washington Square North to an apartment at 37 Madison av, in the Madison Square Apartments. It is understood that he has done so on the grounds that it was impossible to stay after Oct. 1 in the Washington Square house he has rented for so long without signing a long lease.

THE AUCTION MARKET

THE lot sale held in the Vesey Street Salesroom on Tuesday by Joseph P. Day realized a total of \$260,700, and was one of the most successful held in recent years, the sellers making a profit of close to \$100,000. The property consisted of 240 lots known as the Samler estate, at Riverdale, opposite Van Cortlandt Park, between 254th and 256th sts.

The crowd at the sale was made up entirely of small investors and they paid, with few exceptions, high prices for the property. The lots on Broadway, which sold from \$3,800 to \$4,125 for inside lots, were cheap, and are certainly worth at the present time \$5,000. The offerings by Mr. Day on Thursday of a miscellaneous lot of property was well taken, all but four of the parcels being sold.

BROKER GETS COMMISSION.

In a suit tried on Tuesday in the Supreme Court before Justice Brady and a jury, Isaac Goldstein, a real estate broker, testified that he had been employed by Maas & Meyers to sell the property 14-16 East 118th st, that he submitted the property to Elias Kullman, and that he went back and forth between these parties submitting various offers. After a four-weeks' illness, preventing his giving attention to the matter, he found that Kullman had bought the property for \$61,000. Kullman refused to pay the commission to Goldstein, who assigned his claim to his wife, who brought suit.

The defendants denied the broker's testimony, claiming that the sale had been made through another broker, and produced as witnesses the buyer, a friend of his named Adler, and the other broker, to whom the defendants said they paid \$363.50 commission.

Mrs. Goldstein's attorney, Jacob Friedman, claimed that there was collusion between these witnesses to deprive Goldstein of the commission, and in cross-examination elicited evidence tending to support this contention. The jury rendered a verdict for the plaintiff for the full amount, \$610, and \$87.20 interest.

SUCCESSFUL DEFENCE BY THE REALTY LEAGUE.

The Realty League has scored one more victory in protecting a member of its organization from an unwarranted prosecution, a thing for which this organization was largely formed.

Webster B. Mabie, of the well-known firm of Webster B. Mabie & Co., 1178 Broadway, was charged by the Commissioner of Labor through the local bureau, of which the Chief Factory Inspector is William W. Walling, with having failed to supply suitable toilets in a factory loft at No. 34 East 12th st.

The building is a new 10-sty fireproof up-to-date building with two toilets, one for men and one for women in each loft.

The Factory Inspector, through one of his deputies, obtained a warrant against Mr. Mabie, who was brought before Magistrate Finn in the Jefferson Market Court on the 7th inst., and after hearing the case for the Factory Inspector, and without any witnesses being called for the defense, the Magistrate dismissed the proceeding. The case was defended by the Realty League through its counsel, Carlisle Norwood.

WHAT DO YOU OBJECT TO IN THE PRESENT CHARTER?

The regular monthly meeting of the Taxpayers' Alliance of the Bronx will be held on Wednesday, Oct. 13, at Masonic Temple, 1931 Washington av. This will be an open meeting and all property holders in the Bronx are asked to attend, as all of the candidates for nomination on the various tickets have been invited to attend this meeting, which will give taxpayers an opportunity to find out where the candidates for office stand in the coming campaign.

The Legislative Committee of the Alliance, consisting of Harry Robitzek, chairman; A. C. Hottenroth, Douglas Mathewson, J. D. Powers and J. H. Hildreth, have requested all taxpayers of this section to submit to them before Oct. 20, 1909, in concise form their objections to the proposed Charter and Administrative Code submitted to the last Legislature by the Charter Revision Committee so that the committee can submit the same to the Legislative Charter Committee appointed by Gov. Hughes.

UNITED REAL ESTATE OWNERS.

The regular monthly meeting of the United Real Estate Owners' Associations of the City of New York will be held in parlor A of the Grand Union Hotel on Tuesday, Oct. 12. Among the important matters to be taken up will be the nomination of officers for the ensuing year, the budget and the Patterson dam.

Hearing by the Board of Estimate on the proposal to widen 32d st from 7th av to Broadway, which was to have been held Tuesday morning was adjourned to Wednesday, Oct. 13, at ten o'clock in the forenoon.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

13TH ST.—Van Vliet & Place sold for Charles Rubinger the newly remodeled 4-sty and basement flats 213 and 215 West 13th st, on a plot 42x75.

Twenty-Second Street Sale.

22D ST.—Geo. R. Read & Co. sold for the Lillienthal estate 41 East 22d st, a 4-sty and basement dwelling on a lot 25x98.9, and the similar property adjoining known as 43, for Walter L. Suydam. The edifice of the 4th Av Presbyterian Church is removed from the plot just sold by one lot, owned by the Island Realty Co., which also controls the big building on abutting property at the southwest cor of 4th av and 23d st.

28TH ST.—Abraham Schwab has sold to A. L. D. Realty Co. the property at 34 East 28th st. E. A. Turner was the broker.

53D ST.—Charles Wirsing has resold to the Frank Dolson Co. 316 East 53d st, a 4-sty tenement, on plot 29x100.5.

55TH ST.—Henry D. Winans & May have sold for C. A. Fowler and others to Joseph Fox, president of the Columbia Bank, 18 East 55th st, a 5-story American basement dwelling, on lot 22x100.5. The property has been held at \$100,000.

57TH ST.—The Mullins Estate has sold Nos. 322 and 324 East 54th st, two 4-sty tenements, with a 2-story stable in rear, on plot 42x100.10.

MADISON AV.—The estate of W. H. Burgess has sold the St. Catherine, an 8-story elevator apartment house on plot 100.5x47.9, at the southeast corner of Madison av and 53d st. The property is assessed by the city at \$240,000.

6TH AV.—Peter P. Sherry has sold for the estate of Samuel Blakely 31 6th av, running through to 10 Cornelia st, to a client, who will erect a 9-sty loft building on the site.

Seventh Avenue Sale.

7TH AV.—Ferdinand Neumer bought the northeast cor of 7th av and 20th st, 46x80, from the Brune estate through Louis Schrag. Mr. Neumer owns the adjoining property, 149 to 161 West 20th st, and now controls a plot fronting 80 ft. on 7th av and 223 ft. on the st.

NORTH OF 59TH STREET.

76TH ST.—McVickar, Gaillard Realty Co. sold for Chas. A. Stadler to J. Freeman 160 West 76th st, a 4-sty brownstone high stoop dwelling, on a lot 21x100. The new owner will occupy.

85TH ST.—Pease & Elliman have sold for the estate of Adolph Platky 335 West 85th st, a 3-sty and basement dwelling, on lot 20x102.2, between West End av and Riverside Drive, to a client for occupancy.

107TH ST.—McKee, Hayward & Co. sold for Wm. J. Casey to a client for occupancy 306 West 107th st, a 5-sty American basement dwelling, 19x100. This is one of the row of high class residences Mr. Casey has just completed and was held at \$65,000.

Apartments Traded.

113TH ST.—The Waldeck Realty Co. and the Landlords' Realty Co. bought the three 8-sty apartment houses recently completed by Paterno Bros. at 507 to 517 West 113th st. In exchange for the Paterno houses the realty companies give the 6-sty apartment house 24 to 28 West 140th st, on a plot 41.8x88.11; the two 5-sty flats on a plot 50x99.11 at 65 and 67 West 134th st, and the three 6-sty apartment houses on a plot 100x100 at 2227 to 2233 5th av. The purchasers were represented in the exchange by Frederick A. Snow and Hawkins & Delafeld represented Paterno Bros. The Landlords' Realty Co. is composed of N. Beckan, M. Friedberg and Charles Cohn, and the Waldeck Co. by J. W. Rutter, S. W. Wallace and H. C. Meyer.

115TH ST.—Isaac Hattenbach has sold for Mark Aaron 215 West 115th st, a 5-sty single flat, 20x100.

130TH ST.—Herman Katz sold to Alma Werner 53 to 55 East 130th st, a new 6-sty apartment house, on plot 38x100. The buyer gives in exchange 122 West 135th st, a 5-sty flat, with stores, on a lot 25x99.11.

131ST ST.—Shaw & Co. sold for Edward J. Welling 240 West 131st st, a 2-sty frame dwelling on a lot 17.9x45x99.11.

134TH ST.—Dr. Marvin D. Hubbel sold to Alma Werner 77 and 79 West 134th st, two 3-sty and basement dwellings, on a plot 35x99.11. Dr. Hubbell takes in exchange 53 and 55 East 130th st, a 6-sty apartment house, on a plot 38x100.

139TH ST.—Charles I. Fleck & Co. have sold for Jackson & Stern to a builder for improvement with an elevator apartment house a plot 100x100 on the south side of 139th st, near Hamilton pl.

143D ST.—W. Alanson Alexander sold 309 West 143d st, a 5-sty double flat, on a lot 25x100, for the Hoffman Realty Co. to George A. Sipp.

147TH ST.—The Scheer-Ginsberg Realty & Construction Co. is reported to have sold 555 West 147th st, a new 6-sty elevator apartment house, on plot 100x99.11, 125 ft. east of Broadway.

158TH ST.—The Graaf estate sold a plot 50x99.11 in the south side of 158th st, 75 ft. east of Broadway, to an investor. David Stewart is said to have been the broker in the transaction.

177TH ST.—Wm. A. Darling sold for Kuhn & Lawson 655 West 177th st, a new 5-sty apartment house on a plot 70x89.10, between Broadway and Wadsworth av, to Max Marx, who gave in exchange the plot 112.6x99.11, south side of 157th st, 100 ft. east of Riverside Drive, which will be improved with a 6-sty elevator apartment house. This deal completes the resale of the Audubon Park tract to builders.

180TH ST.—James K. Holly has sold for Ferguson Bros. Engineering Co. to a client for investment the "Thornleigh," 707-709 West 180th st, a 5-sty apartment on plot 50x110, 175 ft. west of Broadway. It has been held at \$85,000.

219TH ST.—Jos. P. Day has sold for the Independent Impt. Co. to a builder the plot 50x114 on the south side of 219th st, 401 ft. east of White Plains road.

AMSTERDAM AV.—Chas. I. Fleck & Co. in conjunction with Emanuel Joachim sold the 5-sty apartment house, on a plot 100x45, at the southeast cor of Amsterdam av and 163d st, for Mrs. Henry Glass, who took in part payment from T. Clement, the buyer, the 5-sty apartment house on a plot 40x100 at the northeast cor of Franklin av and Jefferson pl, Borough of the Bronx.

BRADHURST AV.—Brown Realty Co. bought the southeast cor of Bradhurst av and 147th st, a 6-sty apartment house, opposite St. Nicholas Park.

BROADWAY.—H. D. Baker & Bro. sold for Jacob Hirsh to the Levine & Levine Contracting Co. the plot 100x150 at the southwest cor of Broadway and 153d st. The buyers will immediately begin the erection of a 6-sty elevator apartment house, containing 47 apartments and estimated to cost \$250,000.

EAST END AV.—The F. Dornberger Realty Co. in conjunction with A. Cohn sold for a client to L. Wolf the 5-sty double flat 82 East End av, bet 83d and 84th sts, on a lot 25.3x80.

EDGEcombe AV.—The McVickar-Gaillard Realty Co. has sold for Frederick A. de Peyster 42 Edgecombe av, a 3-sty dwelling, on lot 17.6x100. The buyer will occupy the house.

MANHATTAN AV.—Mrs. Louis Movel has sold 443 Manhattan av, a 5-sty flat, on lot 25x100, 50 ft. south of 119th st.

Residence for Park Avenue.

PARK AV.—The Alliance Realty Co. has sold the lot 27x96 at the northeast cor of Park av and 73d st, part of the site now occupied by the Brandon apartment house. The new owner intends to build a private dwelling on the lot. This is taken to mean that the Alliance Realty Co. will devote the remainder of its holdings at that point to similar improvement, so that the operation may have an important bearing upon the further rebuilding of that part of Park av with fine residences. Oakleigh Thorne, president of the Trust Co. of America, is the buyer.

ST. NICHOLAS AV.—W. D. Morgan has sold for W. T. Wardwell to Stephen J. Egan the northeast cor of St. Nicholas av and 190th st, a plot fronting 90.3 ft. on Broadway and 130 ft. on the st, and measuring 97.6 ft. along the rear line. This property is within a few feet of the entrance to the new Subway station at Fort George, work on which is now progressing rapidly. The northwest corner of St. Nicholas av and 190th st was also reported sold about two weeks ago to the Dakota Realty Co.

ST. NICHOLAS AV.—C. S. Johnston, of De Selding Bros., in conjunction with Joseph Burke sold for a client of Duross Co. the Buena Vista, 945-951 St. Nicholas av, price \$100,000, and took in part payment the Waywanda Hotel at Liberty, Sullivan Co.; about \$300,000 was involved in the transaction.

WEST END AV.—Pease & Elliman have sold for Charles Mayne to Joseph Dillon 785 West End av, a 3-sty and basement dwelling, on lot 18x80.

BRONX.

143D ST.—Henry S. Gamp bought through Paul Bultmann plot 50x100 on the south side of 143d st, 550 ft. east of Willis av, for immediate improvement with a 6-sty modern apartment house.

143D ST.—Paul Bultmann has sold 458 to 462 East 143d st, three frame houses, on plot 50x100, to a builder, who will erect an apartment house on the site.

Hugo Wabst sold for Mr. Shanley the plot 33x114 on the south side of 221st st, about 450 ft. west of White Plains road.

BAILEY AV.—S. Edmund McRickard & Co. have sold for a client the plot in the Bailey estate property at the intersection of Bailey and Sedgwick avs.

CLAY AV.—R. I. Browns' Sons sold for Flora M. Clark the 1-family frame dwelling at 1341 Clay av.

CLAY AV.—R. I. Brown's Sons have sold for Mrs. Augusta Morris de Puyster the entire block front of 568 ft. on the east side of Clay av, bet 166th and 167th sts. It is the intention of the buyer to improve the plot by the erection of a row of 5-sty apartment houses.

CRESTON AV.—R. I. Brown's Sons have sold for Catherine T. Greer the plot 100x123, on the west side of Creston av, 93 ft. south of 183d st. The buyer will improve the property immediately with 3-sty brick houses.

HAIGHT AV.—F. M. Weiss has sold for Elda Shaffer the dwelling 1531 Haight av to Margaret A. and Mary J. Healy; also for Joseph Papesca to Archibald G. Buckenham the lot on the east side of Cooper av, 100 ft. south of Grant st.

HONEYWELL AV.—Warch & White have sold for the Melvin Realty Co. the northeast cor of 178th st and Honeywell av, a 4-sty tenement, on lot 25x88, and for M. Koester a plot 44x131 on Crotona Parkway, running to Mohegan av.

LAFAYETTE AV.—Chas. A. Rosenthal & Sons have sold for a client to Jacob Hirsch the plot 50x92 on the south side of Lafayette av, 310 ft. east of Whittier st.

MOSHOLU PARKWAY.—Joshua L. Evans has sold a plot 50x100 on Mosholu Parkway North, 225 ft. east of Kossuth pl.

OGDEN AV.—Harold H. Harding sold for Mrs. Mary M. Timoney the 3-sty frame dwelling 996 Ogden av. The buyer will alter the grade floor into stores.

PERRY AV.—Ernst & Cahn have sold for the Irving Construction Co. the five 2-family houses known as 3321-23-25-31 Perry av.

POWELL AV.—John A. Steinmetz sold for George Bickelhaupt to a client 2311, 2515, 1319 Powell av, Unionport, plot 100x108, with three 1-family houses thereon. Also for George Bickelhaupt to same client 1168 Havemeyer av, Unionport, with 1-family house and store thereon, lot 25x100.

ROGERS PL.—Joshua L. Evans sold for Nelson Smith to a client a lot 25x73 in the west side of Rogers pl, 383 ft. north of Westchester av.

UNION AV.—Hugo Wabst sold for Albert Taubert the 6-sty apartment house with stores, plot 60x90, at the southwest cor of Union av and Home st, to investors, who have given as part payment a large plot of lots.

WALTON AV.—Fleischman Realty & Construction Co. sold 13 lots in the west side of Walton av, 70 ft. north of 184th st, to a builder, who will immediately improve the plot with private dwellings.

WEBSTER AV.—Thos. S. Burke and George Schaefer have sold for Jacob Weber the 4-sty tenement 1355 Webster av, on lot 25x90. The seller took in part payment a plot of 12 lots at White Plains.

WHITE PLAINS ROAD.—Ernst & Cahn have sold for the Metropolitan & Suburban Realty Co. the plot 100x103 on the northwest cor of White Plains road and 208th st.

ZEREGA AV.—Frank Gass has sold for Alexander F. Walsh the southwest cor of Chatterton and Zerega avs, a plot 108x105, to Chas. E. Nance, who gave in exchange the 2-family concrete house on the west side of Edwards av, south of Latting st, on lot 25x108; also for a client a plot 107x54x105x108 at Tremont, Olmstead and Powell avs, to a buyer, who will erect a business building on the site; also for Annie F. McKenzie to Amelia B. Paff the 2-family house on lot 25x108, on the north side of Ellis av, 305 ft. west of Castle Hill av.

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LEASES.

S. B. Goodale & Son have leased for Maria S. Simpson 3 upper floors of 206 West 23d st; also for H. A. Hollaman 4th loft 131 West 24th st to Henry A. Wise-Wood Co.

The U. S. Realty & Impt. Co. has rented to Wells, Fargo & Co. the entire 21st floor in the U. S. Realty Building at 115 Broadway, to be occupied as their executive offices.

A. J. Robertson has leased for Sadie S. Dearborn the 7-sty apartment hotel known as the Holland, at 66 and 68 West 46th st, to Geo. W. Hanna for a term of years.

M. & L. Hess have leased for the Realty Holding Co. to G. Gaudig & Blum the 100-ft. store and basement in the building now in the course of construction at 119 to 133 West 27th st, for a term of 10 years; also about 60,000 sq. ft. of loft space in the same building to various tenants.

The Chas. F. Noyes Co. has leased for a term of years for Samuel Wasserman, attorney, the store and basement at 121 East 23d st to Ernest W. Johnson, and the store and basement at 89 Maiden lane for W. I. Clark to George Jacquins. This firm has also leased the 2d loft at 59 Ann st to K. Yoshime & Co., and the 2d floor at 60 Beekman st to Golding & Nova.

Louis Schrag has leased for the Wilbur Realty Co. the southerly store in the building 461 6th av to M. V. Adamo, for a term of years; for Jos. W. Cushman & Co. the store and basement in the building 244 and 246 West 23d st, to the National Cloak & Suit Co., and for the Angle Mfg. Co. the top loft in the building 159 and 161 West 24th st to the Multispeed Shutter Co., for a term of years.

Frederick Zittel & Sons have leased the following dwellings: No. 53 West 84th st, for James C. Madigan; 168 West 87th st, in conjunction with the Douglas Robinson, Charles S. Brown Co., for the James estate; 164 West 92d st, for Peter D. Strauch; 183 West 88th st, for Grace T. Hoagland; 306 West 86th st, for Thos. J. McGuire; 363 West 68th st, for Fredk. C. Beach; 47 West 88th st, for Clara Furth; 305 West 75th st, for Henry W. J. Bucknall; 131 West 69th st, for Pauline Schroeder, and 172 West 86th st, for Heilner & Wolf and N. L. & L. Ottinger.

Frederick Fox & Co. have leased for Heilner & Wolf 7,000 sq. ft. of space at 5 East 17th st, running through to 6 East 18th st, for a long term of years to Bayer, Pretzfelder Co., Inc.; for T. H. Sperry 5,800 sq. ft. of space at 28-30-32 West 27th st, for a term of years to Jalkoff & Abrams; for Mamie Landauer 5,000 sq. ft. of space at 129-133 Wooster st, cor of Prince st, for a long term of years to Levy Bros.; for A. Abrahams 2,500 sq. ft. of space at 38 West 28th st for a term of years to J. A. Kondell; for the New York Manufacturers' Real Estate Co. the ground floor at 5 West 43d st for a term of years to S. Slimowitz; and for Samuel Hyman the store and basement at 50 East 9th st.

Goodwin & Goodwin have leased the following private dwellings: For Dr. F. J. Quinlan 257 Lenox av to Dr. Otto Knoth; for Daniel Blumenthal 149 West 118th st to Dr. Louis Jacobs; for Tillie Berger et al 150 West 120th st to Leopold Iglick; for Mrs. George tSarr 154 West 121st st to James McAveigh; for Frederick P. Forster 164 West 121st st to Chas. Loeber; for E. Forgetston 221 West 122d st to Homer H. Willett, and for Jos. L. O'Brien 202 West 131st st to Jacob Weinstein. Also the following stores: For Carl H. Ahrens 274 Lenox av to J. Isler; for Paul Koning 2615 8th av to Ernst Buschel and A. Schemple, and for the Braender Building Co. 3582 Broadway to H. Winter.

Denzor Bros. have leased for a term of years for David A. Schulte to Harris Bros. the store and basement at 175 Broadway, adjoining the cor of Cortlandt st; for the same owner to Thos. A. Jacobs the store and basement at 50 Nassau st; for the Aetna Realty Co. to Max

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.

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Ackerman the store at 156 West 34th st; for the estate of Maria I. Schermerhorn 10,000 sq. ft. at 43-5 Walker st; for Wm. H. Flattau to Kaplan, Frank & Dunn 5,000 sq. ft. at the southeast cor of University pl and 13th st; for the Marmac Construction Co, 6,000 sq. ft. at 104-8 West 27th st; for Jacob Einsheimer 5,000 sq. ft. at 28-30 West Houston st, and for Abner T. Bowen to Cohen & Benjamin 5,000 sq. ft. at 155-7 Wooster st.

REAL ESTATE NOTES

Lawrence & Wolff have removed their office from 579 Madison av to 95 Liberty st.

Louis Kempner has removed from 255 West 42d st to Broadway, corner of 89th st.

C. F. Bedell Company have removed their offices from Sherman square to the northwest corner of Broadway and 87th st.

W. H. Dolson & Co. have removed their office from 527 Columbus av to 2364 Broadway in the Belnord apartment house, for which they are agents.

The Columbia Mortgage Company has opened new offices at No. 115 Broadway. Harold A. Graff, formerly of Harold A. Graff Co., is its president. They will make a specialty of handling first mortgages.

Gibbs & Kirby removed their Washington Heights office to Heatherdell Court Building, 4223 Broadway, northwest corner of 179th st. This building has just been completed by the McDowell Construction Company.

Mr. W. H. Britigan has joined the office force of Joseph P. Day. He resigned from the Metropolitan Life Insurance Company, where he was associated with Mr. Walter Stabler, the comptroller. Mr. Britigan has made his mark in the real estate field, not alone through his association with the Metropolitan Life, but his methods of organization have succeeded in making the real estate course at the West Side branch of the Young Men's Christian Association the best real estate course in the United States. He was educational director of this branch of the Y. M. C. A. for four years before he associated himself

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.

LENDS 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:

EDWIN W. COGGESHALL, President and General Manager.

LOUIS V. BRIGHT, } Vice-Presidents. HERBERT E. JACKSON, Comptroller.
THORWALD STALLKNECHT, } WALTER N. VALL, Secretary.
ARCHIBALD FORBES, Treasurer. LEWIS H. LOSEE, Asst. Genl. Manager.

DAVID B. OGDEN, Counsel. U. CONDIT VARICK, Asst. Treasurer.
GEORGE A. FLEURY, } Asst. Secretaries.
FREDERICK D. REED, }

EXECUTIVE COMMITTEE.

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

WANTED—Agent to handle a metal screen, manufactured in Massachusetts; must be responsible party; acquainted with builders and architects; good chance for right party; guarantee required. BOX 30, Record and Guide.

WANTED—On first-class unencumbered factory property situated on Pennsylvania Railroad Tunnel in Jersey City, only five minutes from Broadway, \$30,000 on first mortgage for three years. Address "J. C.," Box 50, Record and Guide.

A WELL-KNOWN real estate concern wishes a competent loan broker to manage loan department on commission basis; state qualifications. Address "A. A.," Box 40, Record and Guide.

YOUNG MAN (24), with 4 years experience, desires position with a progressive real estate office. Address "COMPETENT," BOX 10, Record and Guide.

MAPS for sale—Vols. 1, 2, 3. Bromley's, 1906. Manhattan maps, on paper; used very little, at a big discount. DONALD W. BROWN, 141 Broadway.

WANTED—Record and Guides, 1868 to 1885, inclusive; state lowest price. BOX 92, care of Record and Guide.

Water Front to Lease.

Foot East 37th St.

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

SALESMAN and renting clerk desires position with high-class house; salary and commission. BOX 20, Record and Guide.

DRAUGHTSMAN student (21), wishes position in architect's office. "V. J.," 238 12th St, Bk'lyn.

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

with the Metropolitan Life. Mr. Britigan is one of two editors of the book, "Practical Real Estate Methods for Broker, Operator and Owner," recently published with the co-operation of thirty of New York's leading experts in real estate, building and insurance.

The West Side Y. M. C. A.'s book, "Practical Real Estate Methods for Broker, Operator and Owner," which was previously endorsed by the New York Real Estate Board of Brokers, has just received the following endorsement from the New Jersey real estate men: "Of all the books published on the subject of real estate, I consider 'Practical Real Estate Methods' by far the best. The articles are by the experts in their line, and both the beginner and the old timer can profit by their experience."

(Continued on page 676.)

UNCLASSIFIED SALES

The total number of sales reported is 56, of which 9 were below 59th st, 28 above and 19 in the Bronx. The sales reported for the corresponding week of last year were 60, of which 9 were below 59th st, 21 above and 30 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 149, as against 118 last week, and in the Bronx 141, as against 110 last week. The total amount involved is \$5,911,513, as against \$3,347,161 last week.

The amount involved in the auction sales this week was \$940,033, and since January 1, \$49,287,338. Last year the total for the week was \$418,657, and from January 1, \$43,544,355.

129TH ST.—Hugh Colwell has sold 17 East 129th st, a 3-sty and basement dwelling on lot 16.8x99.11.

180TH ST.—Ferguson Bros. & Forshay have sold to E. H. Kruse, 720 and 722 West 180th st, a new 5-sty apartment house on plot 58.4 x100. It was held at \$88,000. This is one of a row of three similar houses recently completed by the sellers at this point.

206TH ST.—Charles Griffith Moses & Bro. have sold for Albert C. Poirey, the 1/2 lots on the south side of 206th st, 100 ft. west of 9th av, 100x99.11.

ST. NICHOLAS AV.—J. J. Plummer has sold for William Reynolds Brown the northeast cor of St. Nicholas av and 186th st, a plot 100 x100, to a builder for improvement with apartment houses.

PUBLIC NOTICES.

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

BOROUGH OF BROOKLYN.

List 585. Opening, extending, laying out and improving Bedford avenue, from Eastern Parkway to Flatbush avenue, pursuant to the provisions of Chapter 764, Laws of 1900, as amended by Chapter 590, Laws of 1901, and by Chapter 498, Laws of 1903.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 26, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For further 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 24, 1909. (13637)

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

BOROUGH OF MANHATTAN.

List 699. No. 1. Fencing vacant lots at Nos. 308 to 328 East One Hundred and Tenth street. List 701. No. 2. Fencing vacant lots at Nos. 5 to 13 West One Hundred and Thirty-sixth street. List 702. No. 3. Fencing vacant lot on the south side of One Hundred and Fortieth street, commencing 445 feet west of Fifth avenue and running 100 feet.

List 705. No. 4. Fencing vacant lot on the south side of One Hundred and Seventy-fourth street, commencing 70 feet west of Amsterdam avenue.

List 706. No. 5. Fencing vacant lot on the north side of Seventy-fifth street, commencing 175 feet east of Avenue A.

BOROUGH OF THE BRONX.

List 710. No. 6. Furnishing labor and material for repairing and adjusting sidewalks on the east side of Grand avenue, 100 feet north of Tremont avenue.

List 711. No. 7. Receiving basins and appurtenances at the northeast corner of Jerome avenue and Kingsbridge road.

List 715. No. 8. Building a retaining wall, placing necessary filling to bring the sidewalks to its proper grade, relaying sidewalks where necessary and erecting guard-rail on the south side of East One Hundred and Seventieth street, between Harlem Railroad and Brook avenue.

List 716. No. 9. Furnishing labor and materials for repairing sidewalks at the southeast corner of One Hundred and Eighty-first street and Jerome avenue, and placing guard-rail where necessary.

List 718. No. 10. Receiving basins and appurtenances at the northwest and southwest corners of West One Hundred and Eighty-eighth street and Grand avenue and at the northwest and southwest corners of East One Hundred and Eighty-ninth street and Valentine avenue.

List 721. No. 11. Receiving basins at the northwest and southwest corners of East Two Hundred and Third street and Valentine avenue.

List 722. No. 12. Erecting a guard-rail at the westerly side of Walton avenue, 50 feet south of One Hundred and Fiftieth street and extending southerly 50 feet.

BOROUGH OF QUEENS.

List 182. No. 13. Regulating, grading, curbing, flagging and bridging Third avenue, from Broadway to Jamaica avenue, First Ward.

List 577. No. 14. Paving with asphalt block pavement Fifteenth avenue (Luyster street), from Broadway to Newtown road, First Ward.

List 582. No. 15. Temporary sewer in Seventeenth street, from Eleventh avenue to Seventh avenue, First Ward.

List 583. No. 16. Sewer in Wilbur avenue, from Crescent to William street, and in William street, from the crown north of Wilbur avenue to Harris avenue, First Ward.

List 630. No. 17. Sewer in William street, from the crown north of Wilbur avenue to Paynter avenue, First Ward.

List 635. No. 18. Paving with asphalt block pavement Academy street, from Freeman avenue to Wilbur avenue, First Ward.

List 689. No. 19. Sewer in Bodine street, from Vernon avenue to Hamilton avenue; in Hamilton street, from Bodine street to Harris avenue; in Bodine street, from Hamilton street to the Boulevard; in Hancock street, from Bodine street to Harris avenue, and in Bodine street, from the Boulevard to Sherman avenue, and in the Boulevard, from Bodine street to Harris avenue, First Ward.

List 693. No. 20. Sewer in Twelfth avenue (Winans street), from Broadway to Graham avenue, to connect with the Broadway sewer, First Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before November 3, 1909, at 11 A. M., at which time and place the

PUBLIC NOTICES.

said objections will be heard and testimony received in reference thereto.

For further 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 30, 1909. (13739)

DEPARTMENT OF FINANCE.

CORPORATION SALE BY SEALED BIDS OF THE LEASE OF CERTAIN CITY REAL ESTATE AND APPURTENANCES THEREON.

Upon the authorization of the Commissioners of the Sinking Fund, and pursuant to a resolution adopted by them at a meeting held September 22, 1909, the Comptroller of the City of New York will sell by sealed bids, on

MONDAY, OCTOBER 25, 1909.

at 11.00 A. M. in Room 141, No. 280 Broadway, Borough of Manhattan, the lease, for a period of six years and six months, from November 1, 1909, with the privilege of renewal for an additional ten years, upon the same terms and conditions, of the land and buildings and appurtenances thereunto belonging, situated on the northerly side of West One Hundred and Fifty-first Street, distant two hundred feet easterly from the northeasterly corner of West One Hundred and Fifty-first Street and Amsterdam Avenue, size one hundred feet front, with a depth of ninety-nine feet eleven inches, in the Borough of Manhattan.

The Comptroller will receive sealed bids for the lease of the said parcel of land for said period at the minimum or upset price of five hundred dollars (\$500.00) per annum, payable quarterly in advance, and the said sale will be made upon the following terms and conditions:

The highest bidder will be required to pay 25 per cent. of the amount of the yearly rental at the time and place of sale; the amount so paid for one quarter's rent shall be forfeited if the successful bidder does not execute the lease when notified that it is ready for execution. He will also be required to give a bond in double the amount of the annual rental bid, with two sufficient sureties to be approved by the Comptroller, conditioned for the payment of the rent quarterly in advance, and for the performance and fulfillment of the covenants and terms of the lease. The City of New York will not be liable for any damages for failure of the purchaser at the sale to obtain a permit from the Bureau of Buildings of the City of New York for the erection of the building on the site, in view of the fact that an aqueduct is constructed beneath said property. No building shall be erected upon said site except approval shall have been first obtained from the Commissioners of the Sinking Fund, and plans and specifications of said building shall be presented to said Board and approval in writing obtained. No person shall be received as lessee or surety who is a delinquent on any former lease from the corporation, and no bid shall be accepted from any person who is in arrears to the corporation upon debt or contract, or who is a defaulter as surety, or otherwise, upon any obligation to the corporation, as provided by law. The lease will be in the usual form of leases of like property, and will contain, in addition to other terms, covenants and conditions as follows

1. A clause providing that the lessee shall pay the usual rates for water per meter measurement and comply with the rules and regulations of the Department of Water Supply, Gas and Electricity. 2. A clause providing that the lessee shall not make any alterations or improvements of the property except with the consent and approval of the Comptroller. The Comptroller shall have the right to reject any or all bids if deemed to be for the best interests of the City of New York.

H. A. METZ, Comptroller. City of New York, Department of Finance, Comptroller's Office, October 5, 1909. (13773)

DEPARTMENT OF FINANCE.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THEREON BY SEALED BIDS.

PUBLIC NOTICE is hereby given that the Commissioners 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 buildings, etc., standing upon property owned by the City of New York, acquired by it for street opening and park purposes in the

BOROUGH OF MANHATTAN, BROOKLYN AND THE BRONX, BEING all the buildings, parts of buildings, etc., standing within the lines of the various proceedings named below, all of which are more particularly described on certain maps on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to resolutions of the Commissioners of the Sinking Fund, the sale, by sealed bids, of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue at 11.00 A. M. each day on the following-named days

WEDNESDAY, OCTOBER 15, 1909.

Encroachments within the lines of Forrest Street, from Central Avenue to Flushing Avenue, in the Borough of Brooklyn.

THURSDAY, OCTOBER 14, 1909.

Encroachments within the lines of Scott Avenue, from St. Nicholas Avenue to Johnson Avenue, in the Borough of Brooklyn.

PUBLIC NOTICES.

FRIDAY, OCTOBER 15, 1909. Encroachments within the lines of Richard Street, from King Street to Morris Street, in the Borough of The Bronx.

TUESDAY, OCTOBER 19, 1909. Encroachments within the lines of Commonwealth Avenue, from Westchester Avenue to West Farms Road, in the Borough of The Bronx.

WEDNESDAY, OCTOBER 20, 1909. Encroachments within the lines of Seddon Street, from St. Raymonds Avenue to West Farms Road, in the Borough of The Bronx.

FRIDAY, OCTOBER 22, 1909. Encroachments within the lines of Astor Avenue, from Olivinville Avenue to White Plains Road, in the Borough of The Bronx.

TUESDAY, OCTOBER 26, 1909. Encroachments within the lines of High Bridge Park, in the Borough of Manhattan.

For full particulars see "City Record," or apply at Room 141, No. 280 Broadway, Borough of Manhattan.

H. A. METZ, Comptroller. City of New York, Department of Finance, Comptroller's Office, September 25, 1909. (13779)

Department of Finance, Bureau for the Collection of Taxes, No. 57 Chambers street, Borough of Manhattan, New York, September 25, 1909.

NOTICE TO TAXPAYERS.

NOTICE IS HEREBY GIVEN THAT THE assessment rolls of real estate and personal property in The City of New York for the year 1909, and the warrants for the collection of taxes, have been delivered to the undersigned, and that all the taxes on said assessment rolls are due and payable on

MONDAY, OCTOBER 4, 1909,

at the office of the Receiver of Taxes in the Borough in which the property is located, as follows:

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

All taxes become liens on the day due and payable. TO AVOID PENALTY TAXES MUST BE PAID IN OCTOBER. NO REBATES ARE ALLOWED.

Under the provisions of Section 916 of the Charter, as amended by Chapter 447, Laws of 1908, it is provided, "If any tax shall remain unpaid on the first day of November it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax interest upon the amount thereof at the rate of seven per centum per annum to be calculated from the day on which the taxes become due and payable (October 4), as provided in Section 917."

When checks are mailed to the Receiver of Taxes they must be accompanied by addressed envelopes WITH POSTAGE PREPAID in order to insure return of receipted bills by mail.

Checks dated October 4 should be mailed to the Receiver as soon as possible after bills have been received by the taxpayer.

DRAW CHECKS ONLY TO THE ORDER OF THE RECEIVER OF TAXES. DAVID E. AUSTEN, Receiver of Taxes.

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Its Enormous Purchasing Power by being represented in its advertising columns permanently?

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Call, phone or write to us. We will be glad to talk it over with you.

RECORD AND GUIDE, 11 E. 24th St. Telephone, 4430 Madison Sq. NEW YORK

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 8, 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 Advertised Legal Sales.

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

JOSEPH P. DAY.

- *Grand st, No 48, n s, 28.4 w West Broadway, 20x60, 5-sty brk tenement and store. (Amt due, \$16,000.11; taxes, &c, \$6,000.) Amelia A Purdy \$12,000 *Mercer st, No 235, w s, 125 s 3d st, 25x100, 6-sty brk loft and store building. (Amt due, \$16,179.15; taxes, &c, \$—; sub to prior mort of \$45,000.) Amanda A Tiger \$49,500 *135th st, No 536, on map Nos 536 & 538, s s, 83 w St Anns av, 39x100, 6-sty brk tenement. (Amt due, \$12,440.65; taxes, &c, \$912.25; sub to a first mort of \$27,000.) David H. Hyman \$35,900

- Sherman av n w cor 166th st, 100x100, three 3-sty frame dwellings. 166th st (Amt due, \$3,206.77; taxes, &c, \$5,855; sub to a first mort of \$8,500.) Adj sine die *2d av, Nos 907 & 909 n w cor 48th st, 70.5x40, 6-sty brk tenement and 48th st, Nos 257 & 259 stores. (Amt due, \$15,587.52; taxes, &c, \$839.02.) Merida Realty Co \$69,623 *2d av, Nos 898 & 900 s e cor 48th st, 50.3x100, 6-sty brk tenement and 48th st, Nos 300 & 302 stores. (Amt due, \$19,834.82; taxes, &c, \$1,510.23.) Merida Realty Co \$103,455 12th st, No 336, s s, 83 w Greenwich st, 24x80, 3-sty brk tenement. (Amt due, \$9,302.41; taxes, &c, \$—.) Wm H McCarthy \$10,500 Convent av, No 311, e s, 419.6 n 141st st, 20x100, 3 and 4-sty and basement stone front dwelling. (Amt due, \$14,997.70; taxes, &c, \$13.) Myron Sulzberger as att'y \$18,400 *Broadway n w cor 131st st, runs w 100 x n 199.10 to 132d st, x e 100 131st st x s 199.10, 1-sty frame shed and vacant. (Amt due, \$43,132d st 404.25; taxes, &c, \$1,900.) City Real Estate Co \$45,000 Washington av s e cor 164th st, 101.9x181.2x101.9x200, vacant. (Amt 164th st due, \$31,559.39; taxes, &c, \$—.) Louis S Davis \$40,000 54th st, No 537, n s, 425 w 10th av, 25x100.5, 5-sty brk tenement. (Exr's Sale.) M F Luneberg \$17,300

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

82d st W, No 26, s s, 319 w Central Park West, 18x102.2, 4-sty and basement stone front dwelling. Annie Davis to Cecilia E Warner. Mort \$17,500. Oct 4, 1909. 4:1195-46. A \$12,500-\$26,000. 100

121st st E, No 229, n s, 325 e 3d av, 25x100.11, 6-sty brk tenement and store. Henry H Korn to Maxwell Halperin. All liens Sept 8. Oct 7, 1909. 6:1786-14. A \$10,000-\$31,000. nom 122d st E, Nos 247 to 251, n s, 100.6 w 2d av, 42x100.11, 6-sty brk tenement. Sunflower Realty & Security Corp to Kremruff Realty Co, Jogert Realty Co and Eva Weltfisch. Mort \$45,000. Oct 1. Oct 2, 1909. 6:1787-19. A \$17,500-\$52,000. other consid and 100 129th st W, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Phoebe Minzie to Clarence Wollner. Mort \$23,500. Feb 14, 1908. Oct 1, 1909. 7:1955-19. A \$10,000-\$20,000. nom 132d st W, No 114, s s, 175 w Lenox av, 25x99.11, 5-sty stone front tenement. Winifred I Turner to Bernard A Ottenberg. Mort \$24,000. Oct 1, 1909. 7:1916-41. A \$11,000-\$26,000. other consid and 100 133d st W, No 144, s s, 300 e 7th av, runs e 24.9 x s 27.4 and 72.6 x w 24.10 x n 99.11, 6-sty brk tenement and store. Sarah Stein widow to Rosie Heyman. 1/2 part. Sept -, 1909. Oct 4, 1909. 7:1917-51. A \$11,000-\$34,000. nom 133d st W, Nos 138 to 142, s s, 324.10 e 7th av, 75x99.11, three 4-sty stone front tenements. Fredericka Meyer to Pinckney Marks. All liens. Sept 10. Oct 7, 1909. 7:1917-48 to 50. A \$33,000-\$54,000. other consid and 100 134th st W, No 253, n s, 270 e 8th av, 15x99.11, 3-sty and basement brk dwelling. Rachel E Cox to John M Rudiger of Brooklyn. Aug 26. Oct 7, 1909. 7:1940-12 1/2. A \$6,600-\$7,500. nom 134th st W, No 60, s s, 543.3 w 5th av, 16.9x99.11, 3-sty and basement brk tenement and store. Sol Heiman to Annie Heilpern. Mort \$8,500 and all liens. June 5, 1908. Oct 5, 1909. 6:1731-58. A \$6,500-\$8,500. other consid and 100 136th st W, No 121, n s, 493.6 e 7th av, 15.6x99.11, 4-sty brk dwelling. Carrie A wife Frank B Tinelli to Jennie G Whitehead, of New Rochelle, N Y. Mort \$9,700. Oct 2. Oct 4, 1909. 7:1921-22. A \$6,800-\$11,000. nom 136th st W, Nos 528 and 530, s s, 105 e Broadway, 70x99.11, 6-sty brk tenement. Release mort. Realty Mortgage Co to Belgrade Realty Co. Oct 5. Oct 6, 1909. 7:1988-part lot 134. A \$-\$. other consid and 100 143d st W, No 309, n s, 150 w 8th av, 25x99.11, 5-sty brk tenement. Hoffman Realty Co to Mary E Sipp. Mort \$16,000. Oct 1. Oct 4, 1909. 7:2044-6. A \$5,500-\$16,500. nom 144th st W, No 311, n s, 175 w 8th av, 24.6x99.11, 5-sty brk tenement. Francis H Ross Jr to Edward J O'Dea. Mort \$18,500. Sept 29. Oct 6, 1909. 7:2044-25. A \$5,400-\$15,500. 100 155th st W n s, 525 w Broadway, runs w 150 x n 74.7 to e s Riverside Drive | Riverside Drive x n 31.3 x e 131.7 x s 99.11 to beg, 2-sty frame stable and vacant. Sound Realty Co to Adolph M Bendheim. Mort \$40,000. Sept 15. Oct 4, 1909. 8:2134-190 and part lot 19. A \$-\$. other consid and 100 157th st W, n s, 575 w Amsterdam av, 75x99.11, vacant. Nathan Loewy to 157th St Realty Co. Mort \$58,500. Sept 28. Oct 5, 1909. 8:2116-part of lot 11. A \$-\$. other consid and 100 166th st W, No 458, s s, 125.4 w Colonial Parkway, late Edgecomb av, runs s 113.8 x w 25 x n w 12.7 x n 111.10 to st x e 37.6 to beginning, 5-sty brk tenement. Sol Tekulsky to Mary Ashton of Brooklyn. Mort \$37,500. Apr 30. Oct 6, 1909. 8:2111-57. A \$12,000-\$45,000. other consid and 100 Av A, Nos 1301 and 1303, w s, 50.5 s 70th st, 50x85, 6-sty brk tenement and stores. Jos Feldmann et al to Zenas U Dodge. Mort \$55,250. Oct 1. Oct 4, 1909. 5:1464-25. A \$14,000-\$48,000. 100 Av A, No 311, w s, 23 n 19th st, 26x93.10, 5-sty brk tenement and store. 3:951-27. A \$12,500-\$24,500. 29th st E, No 121, n s, 100 w Lexington av, 25x98.9, 5-sty brk tenement. 3:885-16. A \$22,500-\$44,000. 87th st E, No 152, s s, 35.2 e Lexington av, 27x100.8, 5-sty brk tenement. 5:1515-51. A \$13,000-\$27,000. 10th st E, No 426, s s, 306 w Av D, 15.4x92.3, 5-sty brk tenement and store. 2:379-22. A \$7,000-\$15,000. 114th st E, Nos 162 and 164, s s, 118.8 e Lexington av, runs s 100.11 x e 31.4 x n 0.1 x e 9.4 x n 100.10 to st x w 40.8 to beginning, 6-sty brk tenement and stores. 6:1641-46. A \$16,000-\$48,500. All of above and 1/2 part of following: Terrace pl n s, 150 e Eagle av, runs e crossing Park st 70 x n e Park st | still along pl 139.4 x w 167 x s 100 to beginning, except parts for sts, vacant. 10:2623. Parties of 1st, 3d and 4th parts convey above to Wm H Schmohl and parties 1st, 2d and 4th parts convey to Elizabeth Reed the following: Av A, Nos 276 to 282 | n e cor 17th st, 95.6x92, two 6-sty brk tenement and stores. 3:975-1 and 3. A \$50,000-\$120,000. Av A, No 313, w s, 49 n 19th st, 20x93.10, 5-sty brk tenement and store. 3:951-28. A \$9,500-\$19,000. Wm H Schmohl and Elizabeth Reed EXRS and TRUSTEES Chas H Reed dec'd party 1st part, Wm H Schmohl and Elizabeth his wife parties 2d part, Elizabeth Reed INDIVID party 3d part, Henry C, Wm M and Fredk G Reed and Lucille Kurtz all of N Y, and Amelia Hanford of Fairfield Co, Conn, and Walter and Edwin Reed of N Y, parties 4th part. Oct 1. Oct 4, 1909. nom Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. FORECLOS, Sept 10, 1909. Gilbert H Montague referee to Sarah Burnstone. Sept 17. Oct 4, 1909. 3:974-3. A \$9,250-\$13,500. 500 Amsterdam avs w cor 109th st, 100.11x100, 1-sty frame building 109th st | and vacant. J Roosevelt Roosevelt et al TRUSTEES Wm Astor dec'd for benefit John J Astor to Lloyd Construction Co. Oct 5. Oct 6, 1909. 7:1880-33 to 36. A \$81,000-\$81,000. other consid and 100 Amsterdam av, Nos 2176 and 2178 | s w cor 168th st, 50x100, two 168th st, No 500 | 2-sty frame tenements and stores. Augusta H Beyer to Emilie Schorn. Mort \$34,750. Oct 4. Oct 5, 1909. 8:2123-94. A \$30,000-\$36,000. other consid and 100 Amsterdam av, Nos 226 to 230 | n w cor 70th st, 100.5x100, 12-sty 70th st, No 201 | brk Hotel Regent. Richard L Howell to Edward C Burns. C a G. Aug 20. Oct 2, 1909. 4:1162-29. A \$200,000-\$675,000. other consid and 100 Bowery, Nos 266 1/2 and 268, on map No 268, w s, 223.3 s Houston st, runs w 98.2 x n 31.8 x e 7.8 x n 0.4 x e 89.5 to st at point 190.5 s Houston st x s 32.10 to beginning, 5-sty stone front loft and store building. Emanuel Moses EXR Bernard Cohen to William H Lyons. 1/2 part. All liens. Sept 30. Oct 1, 1909. 2:507-30. A \$29,000-\$40,000. 38,000



WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

Telephone 1094 Rector

Same property. Samuel Bookman to same. $\frac{1}{2}$ part. All liens. Sept 30. Oct 1, 1909. 2:507. other consid and 100

Bowery, Nos 360 to 364. 4th st, Nos 40 and 42 East. Power of attorney. Mary Defendorf, of Nyack, N Y. to John D Roche. May 24, 1907. Oct 7, 1909.

Broadway $\frac{1}{2}$ w cor 124th st, closed, and 271.10 s 125th st, 25.2x 124th st | 91.7 to e l Bloomingdale road, closed, x n 25.10 to s s of 124th st x again n 30 to e l 124th st x e 97.6 to Broadway x s 30 to beginning, vacant. Jette and Charles Dittman and ano to Morris Steinheimer. Sept 27. Oct 5, 1909. 7:1993-20 and 21. A \$31,000-\$31,000. other consid and 100

Broadway, Nos 3660 to 3666 | n e cor 151st st, 99.11x150, 3-sty frame 151st st | dwelling and vacant. Central Building Improvement & Investment Co to Castleton Construction Co. Mort \$67,500. Oct 1. Oct 5, 1909. 7:2083-1 to 6. A \$108,000-\$108,000. other consid and 100

Broadway, Nos 136th st, 99.11x175. 136th st | Partly wall and encroachment agreement. Belgrade Realty Co with Anaconda Realty & Construction Co. Oct 6, 1909. 7:1988. nom

Bradhurst av | s e cor 147th st, 49.11x100, 6-sty brk 147th st, Nos 308 and 310 | tenement. Solomon Solovinsky to Rose Brown. Mort \$56,250. Sept 30. Oct 6, 1909. 7:2045-38. A \$14,000-\$66,000. other consid and 100

Edgecombe av, No 123, w s, 74.11 s 141st st, 25x90, 5-sty brk tenement. Magdalena O Heckman INDIVID and as TRUSTEE and Henry M Oeters et al HEIRS John H Oeters dec'd to William Oeters. Mort \$20,000. Sept 15. Oct 4, 1909. 7:2048-part lot 37. A \$-\$-\$\$. nom

Edgecombe av, No 125, w s, 49.11 s 141st st, 25x90, 5-sty brk tenement. Magdalena O Heckman as TRUSTEE et al HEIRS & John H Oeters dec'd to Magdalena O Heckman. Mort \$20,000. Sept 15. Oct 4, 1909. 7:2048-part lot 37. A \$-\$-\$\$. nom

Edgecombe av, No 127, w s, 24.11 s 141st st, 25x90, 5-sty brk tenement. Magdalena O Heckman INDIVID and as TRUSTEE under deed of trust and ano HEIRS John H Oeters to Henry M Oeters. Mort \$20,000. Sept 15. Oct 7, 1909. 7:2048-part lot 37. A \$-\$-\$\$. nom

Lexington av, No 1947 | n e cor 120th st, 100.11x49.11, three 3-120th st, Nos 143 to 147 | sty brk tenements and stores and 2-sty brk tenement and store on av. Anthony F Koelble to John Volz. B & S. Mort \$17,000. Sept 30. Oct 2, 1909. 6:1769-21 and 22. A \$31,500-\$44,500. other consid and 100

Lexington av | n w cor 130th st, 199.10 to s s 131st st x80, four 130th st | 6-sty brk tenements, stores on cors. Theodore 131st st | Crohn to Isaac Sakolski. Q C. All liens. Oct 4, 1909. 6:1779-15 and 56. A \$70,000-\$100,000. other consid and 100

Lexington av, No 445, e s, 80.11 n 44th st, 19.6x75, 3-sty stone front dwelling. Edward R Sandford and Ellen A his wife to Cath W Sandford. Dec 5, 1906. Oct 5, 1909. 5:1299-19. A \$13,000-\$18,000. nom

Lexington av, No 1713, e s, 17.7 n 107th st, 16.8x65, 4-sty stone front tenement and store. Henry Schmeidler to Chas W Person. All liens. Oct 4. Oct 6, 1909. 6:1635-23. A \$6,500-\$11,000. other consid and 100

Lexington av, No 1715, e s, 34.3 n 107th st, 16.8x65, 4-sty stone front tenement and store. Henry Schmeidler to Chas A Person. All liens. Oct 4. Oct 6, 1909. 6:1635-22 $\frac{1}{2}$. A \$6,500-\$11,000. other consid and 100

Morningside av E, Nos 20 to 23 | n e cor 116th st, 100.10x100, two 116th st | 6-sty brk tenements.; also property at Atlantic City, N J. Release assignment of rents recorded Mar 29, 1909. The Royal Bank of N Y to Bartram Realty Co. Q C. Sept 30. Oct 1, 1909. 7:1943-1 and 4. A \$86,000-\$225,000. nom

Park av, Nos 1332 and 1334, w s, 25.11 s 101st st, 50x80, 6-sty brk tenement and stores. Bessie Spritzer to Myron Ritter. All liens. Sept 23. Oct 6, 1909. 6:1606-38. A \$13,000-\$13,000. other consid and 100

Same property. Myron Ritter to Golde & Cohen. Oct 4. Oct 6, 1909. 6:1606. other consid and 100

Park av, Nos 1332 and 1334, w s, 25.11 s 101st st, 50x80, 6-sty brk tenement and stores. FORECLOS, Sept 9, 1909. Joseph N Edelson referee to Golde & Cohen, a corpn. Mort \$35,000. Oct 4. Oct 5, 1909. 6:1606-38. A \$13,000-\$43,000. 5,000

Pleasant av, No 378 | n e cor 120th st, 16.9x71.3, 4-sty stone tenement. Sunflower Realty & Security Corpn to Kremrnf Realty Co, Jozert Realty Co and Eva Weltfisch. Mort \$10,000. Oct 1. Oct 2, 1909. 6:1817-1. A \$5,500-\$11,000. other consid and 100

Riverside Drive, Nos 544 to 547 | s e cor 127th st, 116x95, 6-sty brk 127th st | tenement. Ada L Bennett and ano to Wm H Bennett. Mort \$255,000. Feb 3. Oct 4, 1909. 7:1994-81. A \$100,000-\$255,000. 100

Riverside Drive, No 539, old No 547, e s, 22.4 s 127th st, runs s 108.2 x e 86 x n 32 x e 9 x n 76.2 x w 95 to Drive at beginning, 6-sty brk tenement. "Hague Dwellings." FORECLOS, Sept 2, 1909. Edgar J Nathan ref to the Hague Realty Co. All liens. Oct 6. Oct 7, 1909. 7:1994-88. A \$85,000-\$195,000. 40,000

St Nicholas av, Nos 945 to 949, w s, 51.9 s 158th st, 77.8x82.7x74.10 x61.11, 5-sty brk tenement. Eleanor A Capstick to Carl W Bliss. Mort \$75,000. Sept 29. Oct 1, 1909. 8:2108-65. A \$24,000-\$86,000. other consid and 100

Wadsworth av, e s, 44.6 n 180th st, 75x100, two 5-sty brk tenements. John Volz to Julia D Bernard of Brooklyn, N Y. Mort \$50,000. Oct 1. Oct 2, 1909. 8:2162-51 and 52. A \$27,000-\$77,000. other consid and 100

Wadsworth av, e s, 44.6 n 180th st, 75x100, two 5-sty brk tenements. Julia D Bernard to Anthony F Koelble. Mort \$80,000. Oct 1. Oct 2, 1909. 8:2162-51 and 52. A \$27,000-\$77,000. other consid and 100

West End av, No 520 | n e cor 85th st, 27.2x100, 4-sty and base-85th st | ment dwelling. Mary W Somerville to James O Winston. All liens. July 22. Oct 7, 1909. 4:1233-1. A \$30,000-\$50,000. other consid and 100

1st av, No 997, w s, 60.5 s 55th st, 20x80, 4-sty brk tenement and store. Sam Harris to Max Rosen of Brooklyn. Mort \$9,000. Sept 30. Oct 1, 1909. 5:1347-28. A \$8,000-\$11,000. other consid and 100

1st av, Nos 1729 and 1731, w s, 50.8 s 90th st, 50x100, two 5-sty brk tenements and stores. Isaac Haft et al to Helene Ornstein. Mort \$35,750. Sept 29. Oct 2, 1909. 5:1552-27 and 28. A \$22,000-\$44,000. other consid and 100

1st av, Nos 185 and 187, w s, 68.9 n 11th st, 45.10x100, 4-sty brk building. Wm H Schmohl and ano as EXRS and TRUSTEES Chas H Reed and Eliz Reed and Lucille Kurtz to Henry C, Wm M and Fredk G Reed. Oct 1. Oct 4, 1909. 2:453-38. A \$38,000-\$50,000. nom

1st av, No 275, w s, 43.3 s 16th st, 20x80. 1st av, No 277, w s, 23.3 s 16th st, 20x80. two 4-sty brk tenements and stores. Morris Lewkowitz to Max Cannoo. Mort \$10,000. Oct 5. Oct 6, 1909. 3:922-25 and 26. A \$22,000-\$27,000. 100

2d av, No 2148, e s, 25.11 n 110th st, 25x100, 5-sty brk tenement and store. Esther Frank to Joseph Levine. All liens. Sept 27. Oct 6, 1909. 6:1682-2. A \$10,000-\$25,000. 100

2d av, No 836, e s, 109.5 n 44th st, 18x70, 4-sty brk tenement and store. Louis Nordlinger to Abraham E Nordlinger. $\frac{1}{2}$ part. All liens. Jan 29. Oct 4, 1909. 5:1337-52. A \$9,000-\$12,500. nom

2d av, No 975, w s, 60.5 s 52d st, 20x70, 4-sty stone front tenement and store. Sarah Wolfsheimer to Sophia H Wolfsheimer. Oct 4, 1909. 5:1325-29. A \$10,000-\$14,000. 1,500

2d av, No 2269, w s, 80.10 n 116th st, 20x90, 4-sty stone front tenement and stores. Giuseppe Sisti to Pasqualina wife Giuseppe Sisti. Mort \$11,000. Oct 1. Oct 2, 1909. 6:1666-23. A \$7,000-\$11,000. other consid and 100

2d av, Nos 907 and 909 | n w cor 48th st, 70.5x40, 6-sty brk 48th st, Nos 257 and 259 | tenement and stores. FORECLOS, Oct 5, 1909. Geo M S Schulz ref to Merida Realty Co. Oct 7, 1909. 5:1322-24. A \$19,000-\$50,000. \$500 over incumbrances

2d av, Nos 898 and 900 | s e cor 48th st, 50.3x100, 6-sty brk 48th st, Nos 300 and 302 | tenement and stores. FORECLOS, Oct 5, 1909. G Welles Wheeler ref to Merida Realty Co. Oct 6. Oct 7, 1909. 5:1340-49. A \$40,000-\$90,000. \$500 over incumbrances

4th av, Nos 313 to 321 | s e cor 24th st, 98.9x100, 4 and 5-sty 24th st, Nos 100 to 106 | brk hotel, Ashland House. Daniel M Stimson et al TRUSTEES Willard Parker dec'd and ano to Henry Corn. All liens. Apr 2. Oct 2, 1909. 3:879-79 to 81. A \$189,000-\$269,000. 400,000

4th av, Nos 313 to 321 | s e cor 24th st, runs e 150 x s 87.6 x w 24th st, Nos 100 to 114 | 50 x s 11.3 x w 100 to e s 4th av x n 98.9 to beginning, three 4 and 5-sty brk hotel, Ashland House. Henry Corn to Phillip Braender. Mort \$421,000. Oct 1. Oct 2, 1909. 3:879-75 to 81. A \$231,000-\$323,000. other consid and 100

4th av, No 251 | n e cor 20th st, 23x90, 4-sty brk tenement and 20th st, No 101 | store. Moritz and Isaac N Walter EXRS & Emanuel Walter to Holland Holding Co. July 22. Oct 1, 1909. 3:876-1. A \$61,000-\$67,000. other consid and 100

Same property. Edwin J Walter to same. B & S. July 22. Oct 1, 1909. 3:876. other consid and 100

4th av, Nos 215 to 219 | s e cor 18th st, runs s 78.6 x e 115 x n 18th st, Nos 100 to 106 | 25.6 x e 10 x s 41 x e 50 x n 2 x e 0.2 x n 92 to s s 18th st x w 175.2 to beginning, 4, 5 and 6-sty brk and stone Hotel Clarendon. With all right, title and interest to alley from 17th st, 10 ft wide. Alice D Weekes widow et al EXRS & John A Weekes to Henry Corn. Oct 4. Oct 5, 1909. 3:873-67 and 73. A \$285,000-\$378,000. 550,000

5th av, No 1046, e s, 47.6 s 86th st, 22x100, 5-sty brk and stone dwelling. Elma Dows Thaw of Pittsburg, Pa. to Michael Dreicer. Mort \$115,000. Sept 24. Oct 1, 1909. 5:1497-73. A \$66,000-\$125,000. other consid and 100

5th av, w cor 48th st, -x92. 48th st | 48th st, No 4 West, s s, adj above on west. Boundary line agreement. Chas T Cook with Levantia W Boardman. Apr 24, 1905. Oct 1, 1909. 5:1263. nom

7th av, No 346, w s, 39.9 n 29th st, 19x64, 4-sty brk tenement and store. Michael J Savage to John Bergin. June 1. Re-recorded from June 8, 1909. Oct 7, 1909. 3:779-38. A \$29,000-\$32,000. nom

7th av, Nos 2207 and 2209, e s, 45.11 s 131st st, 54x100, two 5-sty brk tenements and stores. Frederic Bierhoff et al to Edward A Boon. Mort \$70,000. Sept 27. Oct 7, 1909. 7:1915-63 and 64. A \$36,000-\$78,000. other consid and 100

8th av, No 2350 | n e cor 126th st, 24.11x100, 5-sty brk tenement and stores. Catherine Hoey et al to Daniel Meenan. Mort \$40,000. Oct 6. Oct 7, 1909. 7:1932-1. A \$28,000-\$47,000. other consid and 100

10th av, No 581, w s, 100.5 s 43d st, 25x100, vacant. Conrad Oderwald ADMR Catherine Oderwald to Angelino Sartirana. Correction and confirmation deed. Sept 29. Oct 2, 1909. 4:1071-32. A \$15,000-\$16,000. 19,000

10th av, No 581, w s, abt 75 n 42d st, -x-, vacant. Release all claims as to above. John Jordan to Conrad Oderwald and Angelino Sartirana. Oct 2. Oct 4, 1909. 4:1071-32. A \$15,000-\$15,000. nom

11th av, No 623 | s w cor 46th st, 25.1x100, one 3 and one 46th st, Nos 600 and 602 | 4-sty brk tenements, store on av. Annie L and John Gallagher to Bruno Steinel. Mort \$10,500. Sept 30. Oct 1, 1909. 4:1093-36. A \$14,000-\$18,000. other consid and 100

MISCELLANEOUS.

Power of attorney. Cath C Middleton to Austin D Middleton. Sept 18. Oct 1, 1909. P A.

Power of attorney. De Lancey Kane to Eleanora I Kane. Sept 10. Oct 5, 1909. P A.

Power of attorney. Alfred E Weller to Alanson Y Weller. Oct 8, 1906. Oct 6, 1909. P A.

Power of attorney. Florence C de Jonghe to Thos S Ormiston. Sept 10. Oct 6, 1909. P A.

Power of attorney. Chas Aaronson to Leon Aaronson. Oct 4. Oct 7, 1909.

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suitable for
STORES, WAREHOUSES
STABLES AND SMALL
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AT SMALL COST

OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

Tiebout av, No 2091, w s, 116.8 n 180th st, 16.8x90, 2-sty frame dwelling. August Raible to Henry Bauer. Mort \$2,500. Oct 7, 1909. 11:3143 and 3144. other consid and 100

Tinton av, No 1135, w s, 199.6 s Home st, 18.6x110, 3-sty frame tenement. Louisa Raab to Henry Raab. 1/2 part. Oct 1, 1909. 10:2661. other consid and 100

*Tremont av, or East 177th st, s s, part lot 152 map (No 29 in Westchester Co) of Unionport, 116.9 and bounded e by lot 153 72.7, s by n s Ludlow av 100, and w by lots 150 and 151 132.11. John Cook to Wm H Pound and T Joseph Dunn. Mort \$2,000. Sept 30. Oct 5, 1909. other consid and 100

*Tremont road, n s, 75 e Pilgrim av, 20x100, Tremont terrace. Bankers Realty and Security Co to Mary A Gordon. All liens. Sept 15. Oct 7, 1909. 100

Vyse av, e s, 50 s 172d st, 50x100, vacant. Arnold Timmerhans and ano to Gertrude Hotto. Oct 4. Oct 5, 1909. 11:2995. other consid and 100

*Van Nest av | n e cor Holland av, 25x100, Hunt estate. Alcazar Holland av | Realty Co to Johanna Birnhaupl. Mort \$10,000. Sept 30. Oct 2, 1909. nom

Vyse av, No 1541, w s, 200 n 172d st, 25x100, 2-sty brk dwelling. Steinmetz Construction Co to Charles Gilfrich and Annie his wife as tenants by entirety. Mort \$5,750. Sept 30. Oct 1, 1909. 11:2989. other consid and 100

West Farms road, No 1073, n w s, 23.10 w Hoe av, runs w 87 x s 20 x e 74 to road x n e 23.10 to beginning, 3-sty brk dwelling. Mary A McCarthy Construction Co to Catharina Lohmann. Mort \$8,000. Oct 1, 1909. 10:2744. other consid and 100

West Farms road, w s, bet 172d and 173d sts, lots 5, map Daniel Edwards.

West Farms road, w s, lot 4, same map, adj above on south. Agreement that division line between said lots will be West Farms road, w s (year 1889) 90.4 s 173d st, and runs w 204.2 Frank A Becker with Helene Westheimer. Oct 4. Oct 6, 1909. 11:3014. nom

Westchester av, No 758 | s e cor 156th st, runs s 44.5 x s e 65.8 Tinton av, No 735 | x e 6.10 to w s Tinton av, late Beach av, 156th st | x n 71.6 to s s 156th st, x w 13.10 to beginning, 4-sty brk tenement and stores. Joseph Kaplan to Barney Goldman. 1/2 part. All title. B & S. All liens. Sept 30. Oct 6, 1909. 10:2654. other consid and 100

*2d av, n w cor 5th st, 30x89, Wakefield. Melrose Realty Co to Damiano and Vincenzo Pizzo. Mort \$900. Oct 1. Oct 2, 1909. other consid and 100

*5th av, w s, 50 s Nelson av, 71.10x100.6x61.11x100, Edenwald. Land Co D of Edenwald to Esther Meyers. Sept 21. Oct 7, 1909. nom

*6th av, e s, 100 s Shiel st, or 214th st, 35x-x25x100, Laconia Park. Geo W Rose to John J Rose. 1/2 part. Oct 1. Oct 4, 1909. other consid and 100

9th av (a private st, w s | lot 16 map of 25 lots M Schurck estate at Inwood av, e s | Jerome and Inwood avs, 172d st and McCombs road. Inwood av | n w cor Goble pl, 25x100, vacant. Goble pl | Bryant av | s w cor 173d st, 50x80.5x51x90.6, vacant. 173d st | George Bezold and ano EXRS John Bezold to George, John, Christina and Elizabeth Bezold and Anna Degenhardt. Oct 4. Oct 5, 1909. 11:2859-2865-2996. 5,266.66

*Lots 55, 56, 60 and all right, title and interest in all other lots on revised map of Seneca Park (filed in vol 2 of maps, page 23 in Westchester Co), and also all right, title and interest to all lots on amended map (No 1038 in Westchester Co) of Bronxwood Park, especially lots 52, 65, 66, 67 and 82; also all right, title and interest on map (No 1106 in Westchester Co) of Arden property, Westchester; also all right, title and interest to all lots at Baychester on map (No 599 in Westchester Co) of Pelham Park. Geo P Shirmer and Lily L his wife to M Beth Shirmer. All liens. Sept 30. Oct 4, 1909. other consid and 500

*Lots 66 to 69 map (No 980 in Westchester Co) of 93 lots at South Mt Vernon. Frederick Thomas, Jr, to Eugene Ballweg. All liens. Sept 14. Oct 4, 1909. nom

*Lots 1, 2 and 3 block 49.

*Lots 32 and 33 block 52, map No 1162 Section D of Edenwald. Release mort. The Peoples Trust Co to Land Co D of Edenwald. Sept 28. Oct 7, 1909. 1,000

Pitt st, No 47, all. The estate of Hyman Schnitzer to Jacob Raskin and ano; 5 9-12 years, from Aug 1, 1909. Oct 6, 1909. 2:343.....3,650

Suffolk st, No 180, store. Asher Siegfried to Louis Siegfried; 5 years, from Oct 1, 1909. Oct 6, 1909. 2:350.....960

Suffolk st, No 180, front and rear buildings. Max I and Harris Aronson to Ascher Siegfried; 10 years, from May 1, 1908. Oct 6, 1909. 2:350.....2,580

St Marks pl, No 91, parlor floor. Agnes Thomas to Adolph Schermann; 2 7-12 years, from Oct 1, 1909. Oct 6, 1909. 2:436.....600

White st, Nos 84 and 86, all. Eugene Higgins to Underhill, Clinch & Co, a corp; 10 years, from May 1, 1912, with 10 years renewal. Oct 5, 1909. 1:195.....7,000 and 8,000

4th st, Nos 31 to 35 East, all. Anna M Grossman et al TRUSTEES Martin Grossman to Giuseppe Piazza et al; 5 years, from Dec 1, 1909, with 5 years renewal at \$6,600. Oct 5, 1909. 2:544.....5,400 and 6,600

4th st, No 214 East. Assign lease. Frank Uterstaedt to William Uterstaedt. 2-6 parts. All title. Oct 5. Oct 6, 1909. 2:399.....nom

4th st, No 42 East, all. Mary Deffendorf to Louis Frankel; 5 years, from Aug 1, 1909. Oct 7, 1909. 2:531.....900

9th st, No 333 East, gangway and rear building. Leon Pizer et al EXRS & Jacob Pizer to David and Morris Levenson; 5 years, from Oct 1, 1909. Oct 5, 1909. 2:451.....600 to 780

25th st, Nos 49 and 51 West, store and basement. The Building & Engineering Co to William Eitington & Co and F G Wright Fur Co; 5 years, from Feb 1, 1910. Oct 5, 1909. 3:827.....8,500 to 10,000

26th st, Nos 109 to 115 West, 6th loft. John J Geraty to King Davidson and Harry M Rausen firm King, Davidson & Co; 2 years, from Feb 1, 1909. Oct 4, 1909. 3:802.....2,400

41st st, Nos 108 to 112, s s, 125 w 6th av, 75x98.9, all. Chas E Force & Co to Sam S and Lee Shubert, Inc, a corp; from May 1, 1909, to July 31, 1928. Oct 4, 1909. 4:993.....taxes, &c, and 22,500 to 30,000

48th st, No 235 East. Assign lease. Susie Kohl to Adolph Kumpfer. Apr 23. Oct 4, 1909. 5:1322.....nom

49th st, No 231 East, all. Esther Cohen to Maria Ohmstede; 5 years, from Aug 1, 1909. Oct 4, 1909. 5:1323.....1,000

72d st, No 448 East, all. Leonhard Greim and ano to John Motzer. 10 years, from May 1, 1908. Oct 7, 1909. 5:1466.....1,500 and 1,800

73d st, No 219 East, all. Solomon Judenfrend to Max Gilefsky; 2 years, from Oct 1, 1909. Oct 7, 1909. 5:1428.....1,700

Same property. Surrender lease. Max Gilefsky to Solomon Judenfrend. Oct 4. Oct 7, 1909. 5:1428.....nom

79th st, No 406, s s, 119 e 1st av, 20x50, all. William Connolly Jr to John P Marshall; 3 8-12 years, from Sept 1, 1909. Oct 5, 1909. 5:1473.....720

103d st, No 336 East, store and basement. Henry Webendorfer to Independent Salt Co; 2 8-12 years, from Sept 1, 1909. Oct 5, 1909. 6:1674.....960

117th st, Nos 11 and 13 West, all. Hyman Hein to Aaron Rosenstein; 3 years, from Oct 1, 1909, with 2 years renewal. Oct 1, 1909. 6:1601.....4,400

Av A, No 147, east store and cellar. Barbara Rau to Lina Geallers; 3 years, from May 1, 1906. Oct 1, 1909. 2:437.....480

Av A, No 1022, e s, 75.5 s 56th st, 25x100. Assign lease. August Koenig to Charles Meisezahl. Sept 30. Oct 4, 1909. 5:1371.....2,350

Same property. Consent to assign lease. Mary L Handley to same. Sept 16. Oct 4, 1909. 5:1371.....nom

Av B, No 161, store, &c. Sam Golding to Alex Klein; 3 years, from May 1, 1909. Oct 7, 1909. 2:393.....660 to 900

Amsterdam av, No 466, store and basement. Joseph Gluck and ano to Edward Unterman; from Oct 1, 1909, to Sept 28, 1919. Oct 5, 1909. 4:1230.....1,800

Amsterdam av, No 466, store, &c. Hermina Maier to Joseph and Emil E Gluck; 10 years, from Oct 1, 1909. Oct 5, 1909. 4:1230.....1,800

Amsterdam av, No 466, store and basement. Surrender lease. Joseph and Emil Gluck to Hermina Maier. All title. Oct 1. Oct 5, 1909. 4:1230.....nom

Bowery, No 1789, part of ground floor and basement. Wm R Hearst to John Lurie; 5 years, from Dec 1, 1909. Oct 7, 1909. 4:1030.....12,500

Bowery, No 23. Assign lease. John W Hahne and ano to John D Haase. Mort \$2,540. Oct 6. Oct 7, 1909. 1:289.....nom

Bowery, No 23, all. R L Moffett ATTY to J Warren Hahne and James Marshall; 5 years, from Oct 1, 1909. Oct 7, 1909. 1:289.....1,800 to 4,200

Central Park West, No 390 | s w cor 99th st, Subordination of 99th st, No 2 West | lease to mort for \$10,000. Eugenie H Meyer and Fredk S Justice with Chas G Koss. Oct 4, 1909. 7:1834.....nom

St Nicholas av, No 1404, n e cor 180th st, 5th store from cor. Susan B Livingston to Robert Metzner; 5 years, from Oct 1, 1910. Oct 5, 1909. 8:2153.....1,000 and 1,200

6th av, No 344. Assign lease. Joseph H Wichert TRUSTEE of Louis Frazin and Abraham M Oppenheim bankrupts to Abe Schwabe. All title. Oct 1. Oct 5, 1909. 3:823.....22,600

7th av, No 171, all. Henry B Brunie et al EXRS John M Brunie to Henry La Frenze and ano; 4 8-12 years, from Sept 1, 1909. Oct 5, 1909. 3:796.....1,020

12th av, n e cor 130th st, Assign lease. John Sammon to John D Haase. Mort \$2,000. Oct 5, 1909. 7:1997.....nom

12th av, n e cor 130th st, 24.11x74, all. Catherine A and Mary Tone to John Sammon; 3 years, from May 1, 1909. Oct 5, 1909. 7:1997.....1,500

12th av, n e cor 130th st. Reassign lease. John D Haase to John Sammon. All title. Mort \$2,000. Oct 6, 1909. 7:1997.....nom

BOROUGH OF THE BRONX.

Grand View pl | n w cor 167th st, lot 50 in block 2465. The City 167th st | of N Y to Daniel Eichner; Nov 5, 1908, tax lease 1,000 years, from Oct 10, 1906. Oct 6, 1909. 9:2465.....56.20

Brook av, Nos 561 and 563. Reassign lease. John D Haase to Patrick Noonan. All title. Mort \$2,000. Oct 5, 1909. 9:2294.....nom

Brook av, Nos 561 and 563. Assign lease. Patrick Noonan to John D Haase. Mort \$2,000. Oct 1. Oct 4, 1909. 9:2294.....nom

LEASES

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

Oct. 1, 2, 4, 5, 6 and 7.

BOROUGH OF MANHATTAN.

Catherine st, No 68, all. Eliza A Thorne to Martin Garone; 5 5-12 years, from Aug 1, 1909. Oct 7, 1909. 1:278.....2,100

Catherine st, No 68, all. Martin Garone to Max Friedman; 4 9-12 years, from Nov 1, 1909; 5 years renewal. Oct 7, 1909. 1:278.....2,100

Forsyth st, No 70, south store, &c. L A Goldstein to Harris Feingold; 2 years, from May 1, 1909. Oct 4, 1909. 1:306.....720

Greenwich st, Nos 206 and 208 | n w cor Vesey st, 53.10x22.10x50.5 Vesey st, No 72 | x41.11, all. Samuel E Jacobs to Richard Mullowney; 21 years, from Sept 10, 1909. Oct 6, 1909. 1:84.....taxes, &c, and 7,500 to 9,500

Lawrence st, No 81. Assign lease. Irwin Potts to Davies J Marshall. Oct 2. Oct 4, 1909. 7:1983.....nom

Lawrence st, Nos 3 and 5, all. West Harlem Realty Co to Motor Delivery Co; June 8, 1909, 4 years, from completion of building, with 4 years renewal. Oct 1, 1909. 7:1967.....2,500

Lawrence st, No 81 | n w cor. Reassign lease. Davies J Marshall to Irvin Potts. All title. Mort \$6,805.45. Oct 5, 1909. 7:1983.....nom

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

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IRON WORK

- Duffy, Catherine O'F to Loretta E Cosgrove. 54th st, No 355, n s, 125 e 9th av, 25x100.5. Oct 5, 3 years, 6%. Oct 6, 1909. 4:1045. 2,000
- Dittman, Charles with Jennie Israel. 77th st, Nos 248 and 250, s s, 100 w 2d av, 50x100. Extension of mort for \$4,000 to Oct 5, 1912, at 6%. Oct 5, 1909. 5:1431. nom
- Ehrenreich, Sarah, Moritz Gluck and David Iczkavits to Amelia Wiegand exrx George Wiegand. 132d st, No 44, s s, 123 e Madison av, 27x99.11. Oct 6, 5 years, 6%. Oct 7, 1909. 6:1756. 2,250
- Ehrenreich, Sarah to Amelia Wiegand. 101st st, No 69, n s, 100 w Park av, 25x100.11. Oct 6, 6 years, 6%. Oct 7, 1909. 6:1607. 3,800
- Ehrenreich, Sarah, Moritz Gluck and David Iczkavits to Natalie R Buser. 132d st, No 42, s s, 96 e Madison av, 27x99.11. Prior mort \$— Oct 6, due April 6, 1914, 6%. Oct 7, 1909. 6:1756. 2,250
- EQUITABLE LIFE ASSUR SOC of the U S with Chas S Meyerson. Thompson st, Nos 177 and 179, w s, 173.3 n Houston st, 33.9x 100; Thompson st, No 181, w s, 207 n Houston st, 33.11x100. Extension of 2 morts for \$35,000 each until Oct 10, 1914, at 5%. Sept 1, Oct 5, 1909. 2:525. nom
- Ehrmann, Mary to Elihu Root and ano trustees Henry H Cook. West st, Nos 350 to 352, s e cor Clarkson st, Nos 66 to 72, runs s 75 x e 105.1 x s 25 x e 25 x n 100 to s s Clarkson st x w 131.10 to beginning. Oct 5, 1909, due Oct 1, 1912, 5%. 2:600. 80,600
- Eagan, Emma J to Chelsea Realty Co. 35th st, No 17, n s, 275 w 5th av, 22x98.9. Prior mort \$54,000. Oct 1, 1909, 3 years, 6%. 3:837. 16,000
- Equitable Realty Co to LAWYERS TITLE INS & TRUST CO. 14th st, No 304, s s, 52.6 e 2d av, 19.3x51.6. Oct 1, 1909, 5 years, 5%. 2:455. 12,500
- Same to same. Same property. Certificate as to above mort. Sept 10, Oct 1, 1909. 2:455. —
- Equitable Realty Co to LAWYERS TITLE INS & TRUST CO. 14th st, No 302, s s, 33 e 2d av, 19.6x51.6. Oct 1, 1909, 5 years, 5%. 2:455. 12,500
- Same to same. Same property. Certificate as to above mort. Sept 10, Oct 1, 1909. 2:455. —
- Friedman, Max to DRY DOCK SAVINGS INSTN. 9th st, No 310, s w s, 125 e 2d av, 25x80.6. P M. Oct 1, 1909, due &c as per bond. 2:450. 12,000
- Frank, Henry to GERMAN SAVINGS BANK in City N Y. Av A, No 1623, w s, 77.2 n 85th st, 25x94. Oct 1, 1909, 3 years, 4½%. 5:1565. 20,000
- Feitner, Thos L to Louisa Varet. Macombs pl, late Macombs Dam road, w s, 85.1 s 153d st, 28.4x73.1x25x86. Oct 1, 3 years, 4½%. Oct 4, 1909. 7:2038. 3,500
- Feist, Leopold of Pelham Heights, N Y, to Saml D Styles. 37th st, No 134, s s, 94.8 w Broadway, 21x98.9. Oct 4, due &c as per bond. Oct 5, 1909. 3:812. 10,000
- Frankel, Sander and Sarah M Epstein to Emanuel Moses exr Bernard Cohen. 82d st, No 335, n s, 267.6 w 1st av, 17.10x102.2. Oct 4, due &c as per bond. Oct 5, 1909. 5:1545. 8,500
- Fiore, Elvira T to Dionigi Laura. 97th st, No 218, s s, 285 e 3d av, 25x100. 1-3 part. Oct 1, 1 year, 6%. Oct 6, 1909. 6:1646. 2,500
- Fleischmann Realty and Construction Co with LAWYERS TITLE INS AND TRUST CO and Robt Altman and Louis Cohen. Audubon av, n e cor 177th st, 107.11x100. Subordination agreement and consent to same. Aug 10, Oct 7, 1909. 8:2132. nom
- GREENWICH SAVINGS BANK with Israel E Pike, Edwin L Kalish and Isaac Peiser trustees under deed of trust. 3d av, Nos 2144 and 2146, n w cor 117th st, No 189 East. Extension of \$35,000 mort until May 1, 1914, at 4½%. Oct 2, Oct 6, 1909. 6:1645. nom
- Grad, William to David Tawlowitz. 7th av, No 2195, e s, 24.11 s 130th st, 18.9x75. Prior mort \$15,000. Aug 4, due July 1, 1912. 6%. Oct 6, 1909. 7:1914. 2,500
- Griot, George with American Mortgage Co. 48th st, No 252, s s, 69.6 w 2d av, 19.2x100.5. Subordination agreement. Oct 5, 1909. 5:1321. nom
- Gest, Guy M with THE BANK FOR SAVINGS in N Y. Lexington av, No 42. Extension of mort for \$12,000 to Sept 19, 1912, at 4½%. Sept 30, Oct 5, 1909. 3:880. nom
- Golde & Cohen, a corpn, to Sigmund Adler. Park av, Nos 1332 and 1334, w s, 25.11 s 101st st, 50x80. Prior mort \$35,000. Oct 4, 3 years, 6%. Oct 5, 1909. 6:1606. 6,500
- Holland Holding Co to Moritz Walter and ano exrs &c Emanuel Walter. 4th av, No 251, n e cor 20th st, No 101, 23x90. P M. Oct 1, 1909, 3 years, 4½%. 3:876. 82,500
- Hermitage Co with SEAMENS BANK FOR SAVINGS. 82d st, Nos 115 and 117 East. Extension of mort for \$55,000 to Oct 25, 1914, at 4½%. Sept 28, Oct 1, 1909. 5:1511. nom
- Humpfner, Adolph to Charlotte Geissler. 18th st, No 227, n e s, 257 n w 2d av, 23x92. Leasehold. Oct 1, 5 years, 6%. Oct 4, 1909. 3:899. 3,500
- Hyde, Wm T of Greenwich, Conn, to N Y Public Library, Astor, Lenox & Tilden Foundations. 70th st, n s, 148 w Madison av, 30x100.5. P M. Oct 4, 1909, 3 years, 4½%. 5:1385. 110,000
- Harnisch, Fredk R with TITLE GUARANTEE & TRUST CO. Lenox av, No 541. Subordination agreement. Sept 30, Oct 4, 1909. 7:2006. nom
- Houlihan, Daniel with THE BANK FOR SAVINGS of N Y. 8th av, No 2307. Extension of mort for \$30,000 to Aug 15, 1912, at 4½%. Sept 29, Oct 5, 1909. 7:1950. nom
- HUDSON TRUST CO with LAWYERS TITLE INS & TRUST CO. Amsterdam av, Nos 2220 and 2222, n w cor 170th st, No 501, 50x 100. Agreement as to share ownership in mort. Dec 28, Oct 5, 1909. 8:2127. nom
- Howell, Richard L with METROPOLITAN LIFE INS CO. Amsterdam av, Nos 226 to 230, n w cor 70th st, No 201, 100.5x100. Extension of \$600,000 mort until Sept 1, 1914, at % as per bond. Oct 1, Oct 4, 1909. 4:1162. nom
- Humbert, George with TITLE GUARANTEE & TRUST CO. 1st av, No 2014. Subordination agreement. Sept 21, Oct 6, 1909. 6:1697. nom
- Same with Sol Sulzberger. Same property. Subordination agreement. Sept 21, Oct 6, 1909. 6:1697. nom
- Heidelberger, Joseph to THE GERMAN SAVINGS BANK. 44th st, Nos 347 and 349, n s, 145.6 e 9th av, 2 lots, together 54.6x 100.5. 2 morts, each \$4,000. Oct 5, 3 years, 4½%. Oct 6, 1909. 4:1035. 8,000
- Hallanan, Michael to EMIGRANT INDUST SAVINGS BANK. 4th st, Nos 194 and 198, and 200, n w cor Barrow st, No 4, runs w 97.4 x n 90.3 x e 82 to w s 4th st, x s 45.9 x w 71.8 x s 22.7 x e 75.6 to w s 4th st, x s 22.10 to beginning. Oct 7, 1909, 3 years, 4½%. 2:591. 40,000
- Hague Realty Co to The Bergen Realty Co. Riverside Drive, No 539, e s, 224 s 127th st, runs s 108.2 x e 86 x n 76.2 x w 95 to beginning. Oct 6, due, &c, as per bond. Oct 7, 1909. 7:1994. 55,000
- Same to same. Same property. Certificate as to above mort. Oct 6, Oct 7, 1909. 7:1994. —
- Heye, Susie M to Moritz Koppe. 2d st, No 219, s w s, abt 170 e Av B, 24.9x½ block. Oct 7, 1909, due, &c, as per bond. 2:384. 2,500
- Hofmann, Emilie to Henry Wacker. 18th st, No 229, n e s, 234 n w 2d av, 23x92. Leasehold. Sept 30, 1909, 5 years, 6%. 3:899. Corrects error in last issue, when description read 19th st instead of 18th st. 4,000
- Josephsohn, Lizzie and Paul Hellinger with METROPOLITAN SAVINGS BANK. Allen st, No 183, w s, 50 n Stanton st, 25x75. Subordination agreement. Sept 28, Oct 4, 1909. 2:417. nom
- Jacobs, Abraham to Esther G Solomon. 113th st, No 73, n s, 177.2 w Park av, 26.3x100.11. Prior mort \$19,000. Oct 1, 1909, 3 years, 6%. 6:1619. 2,000
- Kahn, Rachel with FRANKLIN SAVINGS BANK. 7th av, Nos 2207 and 2209, e s, 45.11 s 131st st, 54x100. Subordination agreement. Oct 7, 1909. 7:1915. nom
- Kelley (H E) Co to Edward Greenebaum. Morningside av E, Nos 20 to 23, n e cor 116th st, 100.10x100. Assignment of rents to secure \$29,000 at 6%. Sept 30, Oct 1, 1909. 7:1943. nom
- Kennedy, Harvey L to TITLE GUARANTEE & TRUST CO. 32d st, No 138, s s, 60 e Lexington av, 20x58.6. Oct 5, 1909, due &c as per bond. 3:887. 8,000
- Kubanyi, Marie wife John to U S TRUST CO of N Y. 48th st, No 244, s s, 119 e 8th av, runs e 22 x s 84.1 x n w — on an oblique line to point 119 e 8th av x n 79.1 to beginning. Oct 5, 1909, 5 years, 4½%. 4:1019. 18,000
- Same to Chas A Bayles. Same property. Prior mort \$18,000. Oct 5, 1909, 5 years, 6%. 4:1019. 1,000
- Koch (Henry) Realty Co to Winifred W Gatling. 180th st, n s, 279 e Fort Washington av, runs n 110 x e 58.7 x s 6.2 x e 12.6 x s 103.3 to 180th st x w 59.10 to beginning. Oct 5, 5 years, 5%. Oct 6, 1909. 8:2176. 65,000
- Koch (Henry) Realty Co with Winifred W Gatling. 180th st, Nos 703 to 707, n s, 379.5 w Broadway, —, Certificate as to mort for \$65,000. Oct 4, Oct 7, 1909. 8:2176. —
- Korn, Abraham with Samuel Feingold and Samuel Levine. 116th st, No 8, s s, 260 w Madison av, 25x100.11. Extension of mort for \$5,000 to Mar 13, 1912, at 6%. Sept 13, Oct 7, 1909. 6:1621. nom
- Leech, David C of Weston, N J, with Wolf Nadler. 21st st, Nos 305 to 309, n s, 125 e 2d av, 50x100. Extension of \$52,000 mort until Sept 23, 1914, at 5%. Aug 28, Oct 7, 1909. 3:927. nom
- Lincoln Mortgage Co with LAWYERS TITLE INS & TRUST CO. 3d av, No 1763. Agreement as to share ownership in mort. Sept 2, 1908, Oct 1, 1909. 6:1647. nom
- Lyons, Wm H to Emanuel Moses exr Bernard Cohen and ano. Bowery, Nos 266½ and 268, on map No 268, w s, 223.3 s Houston st, runs w 98.2 x n 31.8 x e 7.8 x n 0.4 x e 89.5 x s 32.10 to beginning. P M. Sept 30, 5 years, 5%. Oct 1, 1909. 2:507. 53,000
- Same to same. Same property. P M. Prior mort \$53,000. Sept 30, 2 years, 6%. Oct 1, 1909. 2:507. 8,000
- Lefkowitz, Benjamin N to Bertha and Louis Snitman of Philadelphia, Pa. 4th st, No 291, n s, 90 w Av C, 25x96.3. Prior morts \$33,500. Oct 1, 1909, 4 years, 6%. 2:387. 4,500
- Lederer, Josephine to TITLE GUARANTEE & TRUST CO. Lenox av, No 541, w s, 50 n 137th st, 24.11x75. Sept 30, due, &c, as per bond. Oct 4, 1909. 7:2006. 21,000
- Lichtenstein, Julius with Anthony F Koelble. Lexington av, No 1947, n e cor 120th st, Nos 143 to 147, 100.11x49.11. Extension of \$40,000 mort until Jan 31, 1911, at 5%. Oct 4, 1909. 6:1769. nom
- Lawyers Mortgage Co with Laura B Caldwell. Greenwich st, No 807, s e cor Jane st, No 66, 18.2x irreg x 20.4x50.6. Extension of \$6,000 mort until Sept 18, 1912, at 4½%. Sept 28, Oct 6, 1909. 2:625. nom
- Lawyers Mortgage Co with Alethea Koupal. Lexington av, No 1648, w s, 100.11 n 104th st, 16.8x55. Extension of \$6,500 mort until Sept 15, 1914, at 5%. Aug 21, Oct 6, 1909. 6:1632. nom
- LAWYERS TITLE INS AND TRUST CO with City Investing Co. 207th st, s s, 100 e 9th av, 50x89.10. Extension of \$4,500 mort until Sept 24, 1911, at 4½%. Sept 24, Oct 6, 1909. 8:2187. nom
- LAWYERS' TITLE INS AND TRUST CO with City Investing Co. 9th av, s e cor 207th st, 39.10x100. Extension of \$8,000 mort until Sept 24, 1911, at 6%. Sept 24, Oct 6, 1909. 8:2187. nom
- Lawyers Mortgage Co with Ida Young. 3d st, No 291, n s, 212.8 e Av B, 26.5x96.2x27.10x irreg. Extension of \$28,000 mort until July 28, 1914, at 5%. Aug 24, Oct 6, 1909. 2:386. nom
- Levin, Annie to ROYAL BANK of N Y. 63d st, Nos 326 and 328, s s, 325 e 2d av, 50x100.5. Assign rents to extent of \$2,800. Oct 6, Oct 7, 1909. 5:1437. 2,800
- Lawyers Mortgage Co with N Y LIFE INS CO. St Nicholas av, No 1401, n w cor 180th st, No 601, 100x100. Agreement as to share ownership of mort. Sept 20, Oct 5, 1909. 8:2162. nom
- Lloyd Construction Co to LAWYERS TITLE INS & TRUST CO. Amsterdam av, s w cor 109th st, 100.11x100. Building loan. Oct 5, 1 year, 6%. Oct 6, 1909. 7:1880. 200,000
- Same to same. Same property. Certificate as to above mort. Oct 5, Oct 6, 1909. 7:1880. —
- Levine, Aaron H with TITLE GUARANTEE & TRUST CO. 1st av, No 2012. Subordination agreement. Sept 21, Oct 6, 1909. 6:1697. nom
- Same with Sol Sulzberger. Same property. Subordination agreement. Sept 21, Oct 6, 1909. 6:1697. 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

- Lynch, William to THE BOWERY SAVINGS BANK. 26th st, No 405, n s, 73 w 9th av, runs n 24.9 x e 3 x n 74 x w 17.6 x s 98.9 to st x e 14.6 to beginning. Sept 30, 5 years, 4½%. Oct 6, 1909. 3:724. 6,000
- Muller, Louis to John H Marshing and ano exrs John Marshing. 85th st, Nos 333 and 335, n s, 325 e 2d av, 2 lots, each 25x102.2. 2 morts, each \$12,500. Sept 28, 5 years, 4¾%. Oct 1, 1909. 5:1548. 25,000
- Mulligan, William to The Ebling Brewing Co. 129th st, No 617, n s, 275 w Broadway, late Boulevard, 25x199.10 to s s 130th st, No 622, Collateral security for part of loan of \$5,000 on saloon fixtures, lease and chattel mort on No 3220 Broadway. Sept 27, demand, 5%. Oct 1, 1909. 7:1996. 1,500
- McKeon Realty Co to North American Mortgage Co. 19th st, Nos 428 and 430, s s, 400 e 10th av, 50x92. Oct 1, 1 year, 6%. Oct 2, 1909. 3:716. 47,500
- Same to same. Same property. Certificate as to above mort. Oct 1. Oct 2, 1909. 3:716.
- Meyer, Eugenie H wife Geo W of Yonkers, N Y, to Chas G Koss. Central Park West, No 390, s w cor 99th st, No 2, 25.2x100. Prior mort \$35,000. Oct 4, 1909, 3 years, 6%. 7:1834. 10,000
- McNulty, Wm J to Amy A C Montague. Front st, No 126, w s, 90.3 n Wall st, runs w 75 x s 0.8 x w 7.2 x n 18.7 x e 82.2 to st x s 18.6 to beginning. Prior mort \$—. Oct 4, 1909, 2 years, 6%. 1:38. 2,500
- McNally, Mary F of Jersey City, N J, to Geo Hugo. 19th st, No 213, n s, 470 w 7th av, 15x62. Prior mort \$5,500. Oct 4, 2 years, 6%. Oct 5, 1909. 3:769. 1,500
- Mullowney, Richard to The F & M Schaefer Brewing Co. Greenwich st, Nos 206 and 208, n w cor Vesey st, Nos 70 and 72. Saloon lease. Oct 6, 1909, demand, 6%. 1:84. 5,000
- Moore, Casimir de R with Gertrude K Tilt. 79th st, No 51, n s, 77 e Madison av, 22.10x102.2. Extension of \$40,000 mort until Oct 1, 1912, at 4%. Sept 24. Oct 5, 1909. 5:1491. nom
- McCormick, Hannah of Brooklyn, N Y, to Francis L Wandell. Wadsworth av, No 225, n w cor 187th st, 23.8x95. Oct 6, 1909, due Jan 28, 1910, 6%. 8:2170. 500
- Mazzacano, Ferdinando to TITLE GUARANTEE & TRUST CO. 1st av, Nos 2012 and 2014, e s, 50.11 s 104th st, 2 lots, each 25x69. 2 morts, each \$14,000. Sept 27, due & c as per bond. Oct 6, 1909. 6:1697. 28,000
- Mazzacano, Ferdinando to Sol Sulzberger. 1st av, Nos 2012 and 2014, e s, 50.11 s 104th st, 2 lots, each 25x69. 2 morts, each \$1,000; 2 prior morts, each \$14,000. Sept 21, 2 years, 6%. Oct 6, 1909. 6:1697. 2,000
- Meenan, Daniel to Geo Ehret. 8th av, No 2350, n e cor 126th st, No 271, 24.11x100. P M. Prior mort \$40,000. Oct 6, 3 years, 5%. Oct 7, 1909. 7:1932. 15,000
- McKenzie, James B with New York Dispensary. 104th st, No 52 West. Extension of mort for \$10,000 to Oct 7, 1914, at 4½%. Oct 2. Oct 7, 1909. 7:1839. nom
- Mazzacano, Ferdinando with Browline Realty Co. 1st av, No 2014, e s, 50.11 s 104th st, 25x69. Extension of \$1,250 mort until June 15, 1911, at 6%. Sept 27. Oct 6, 1909. 6:1697. nom
- Mann, David to John Tonyes and ano trustees Nicholas F Seebeck. 3d st, No 245, n e s, 164.3 n w Av C, 24.9x96.2. Leasehold. April 1, demand, 6%. Oct 7, 1909. 2:386. 1,200
- Manhattan Eye, Ear & Throat Hospital with Lewhenwil Co. Bond st, No 51, s w s, abt 140 w Bowery, 25x74.10x25.3x69.11 s e s. Extension of \$17,000 mort until June 30, 1912, at 5%. Oct 7, 1909. 2:529. nom
- McKay, Archibald K K as exr Mary C McKay with William Sommer. 54th st, No 245, n s, 212.6 e 8th av, 18.9x100.5. Extension of \$13,000 mort until May 20, 1910, at 5%. Oct 7, 1909. 4:1026. nom
- McKay, Donald with Louis C Bates. 49th st, No 49, n s, 149 w Park av, 21x100.5. Extension of \$40,000 mort until Sept 25, 1912, at 5%. Oct 7, 1909. 5:1285. nom
- New York Motor Boat Club, a corpn, to Alfred C Codet. Property at foot of West 147th st, North River. Leasehold. May 1, 3 years, 5%. Oct 7, 1909. 7:2093 and 2094. 1,000
- Newman, Morris to DRY DOCK SAVINGS INSTN. 10th st, No 214, s s, 225 e 2d av, 25x92.4. Oct 5, 1909, due & c as per bond. 2:451. 27,500
- N Y Telephone Co, a corpn, to THE FARMERS LOAN & TRUST CO trustee and John H Parsons of Montclair, N J, trustee General mortgage of all telephone and telegraph lines and systems in States of N Y and N J, privileges, franchises, real estate, cables, poles, subways, conduits, tools, furniture, patents, rights of way, leases, stocks and bonds of other corporations, &c. The property mortgaged includes all property and franchises formerly belonging to N Y & N J Telep Co, the Bell Telep Co, of Buffalo, and the Central N Y Telephone & Telegraph Co. The property rights, privileges and franchises are reconveyed subject to mortgages of \$3,850,000. Oct 1, 1909, due Nov 1, 1939, at interest not exceeding 4½%. General morts. secures gold bonds, 75,000,000
- Same to same. Certificate as to consent of stockholders to above mort. Oct 1, 1909. General morts.
- Oppenheim, Albert and Benj exrs, &c, Herman Oppenheim with Frederic de P Foster. 116th st, Nos 6 and 8 West. Extension of \$30,000 mort until June 13, 1914, at 5%. Oct 1, 1909. 6:1599. nom
- 133 West 19th St, a corpn, to Alphonse H Kursheedt et al. 19th st, No 133, n s, 376.6 w 6th av, 20.5x92; 19th st, No 135, n s, 396.11 w 6th av, 20.5x92. P M. Oct 1, 1909, 3 years, 5%. 3:795. 33,000
- 133 West 19th St, a corpn, to H Seymour Eisman. 19th st, Nos 133 and 135, n s, 376.6 w 6th av, 40.10x92. P M. Prior mort \$33,000. Oct 1, 1909, 1 year, 6%. 3:795. 10,000
- Oliva, John to Richd W Horner. Oak st, No 49, s s, 53.10 e Oliver st, 24.3x53.5x24.5x53.7. Prior mort \$14,000. Sept 28, due Mar 28, 1910, 6%. Oct 1, 1909. 1:252. 3,000
- O'Grady, Alice E to Annie McGovern. 102d st, No 115, n s, 177 e Park av, 25x100.11. Prior mort \$13,000. Sept 30, 3 years, 5%. Oct 2, 1909. 6:1630. 3,000
- Ornstein, Helene to Isaac Haft et al. 1st av, Nos 1729 and 1731, w s, 50.8 s 90th st, 50x100. P M. Prior mort \$33,750. Sept 29, 1 year, 6%. Oct 2, 1909. 5:1552. 2,000
- Oppenheimer, Julius et al trustees Solomon Rothfeld with Chas Lebenstein. 5th av, No 1334, s w cor 112th st, Nos 2 and 4, 25.11x100. Extension of \$44,000 mort until Aug 2, 1914, at 4½%. Aug 2. Oct 7, 1909. 6:1595. nom
- Phillips, Sarah to James Cooper and ano trustees Marum Cooper. 50th st, No 359, n s, 45 w 1st av, runs n 67 x w 0.6 x n 7.11 x w 5.6 x n 5.1 x w 14 x s 80 to st x e 20 to beginning. Sept 28, 5 years, 5%. Oct 1, 1909. 5:1343. 11,000
- Parmly, Dalton and Eleazar of Oceanic, N J, to John E Parmly. 38th st, No 19, n s, 335 w 5th av, 25x98.9. ¾ right, title and interest. Aug 23, due Sept 8, 1910, 5%. Oct 1, 1909. 3:840. 40,000
- Pike, Israel E, Edwin L Kalish and Isaac Peiser trustees under deed of trust to GREENWICH SAVINGS BANK. 3d av, Nos 2144 and 2146, n w cor 117th st, Nos 189 and 191, 50.5x73.6. Oct 2, 1909, due, &c, as per bond. 6:1645. 6,000
- Pike, Israel E, Edwin L Kalish and Isaac Peiser trustees Caroline P Sugden to GREENWICH SAVINGS BANK. 3d av, Nos 2144 and 2146, n w cor 117th st, Nos 189 and 191, 50.5x73.6. Declaration that loan of \$6,000 to be advanced is to be used for purpose of improvements, &c. Oct 2, 1909. 6:1645.
- Proops, Lottie of Newark, N J, to Frederic de P Foster. Lenox av, No 543, w s, 74.11 n 137th st, 25x75. Oct 6, 1909, 5 years, 4½%. 7:2006. 20,000
- Rosenblum, Jacob and Mary Cohen with METROPOLITAN LIFE INS CO. 54th st, No 151, n s, 167 e Lexington av, 30x100.5. Extension of \$34,000 mort until Dec 1, 1912, at 5%. Sept 21, Oct 2, 1909. 5:1309. nom
- Rieser, M Gustine and Mamie B to Joseph Bernstein. 10th st, No 211, n s, 49.7 e Bleecker st, 50.5x86x56.5x86.2. Prior mort \$58,000. Sept 27, due, &c, as per bond. Oct 4, 1909. 2:620. 8,000
- Riverview Construction Co to Caroline M Butterfield et al trustees Fredk Butterfield. 147th st, Nos 507 and 509, n s, 150 w Amsterdam av, 50x99.11. Oct 1, 5 years, 4½%. Oct 4, 1909. 7:2079. 51,000
- Same to same. Same property. Certificate as to above mort. Oct 1. Oct 4, 1909. 7:2079.
- Rogers (Daniel) Construction Co to EMPIRE CITY SAVINGS BANK. 12th av, c l, 105 n c l 183d st, runs n 50 x e 126.3 to Broadway, Nos 4305-4307, x s 50.5 x w 133.1 to beginning. Oct 5, 1909, 3 years, 5%. 8:2180. 57,500
- Same to same. Same property. Certificate as to above mort. Oct 5, 1909. 8:2180.
- Roses, Jacob with Eliza M Pelgram. 9th st, No 218, s s, 329 w 2d av, 21x75. Extension of mort for \$16,000 to Dec 1, 1909, at 6%. Nov 19, 1907. Oct 5, 1909. 2:464. nom
- Riegelmann, Rosina with EMIGRANT INDUSTRIAL SAVINGS BANK. Essex st, No 111. Subordination agreement. Oct 5. Oct 6, 1909. 2:410. nom
- Riegelmann, Rosina and John, Rosa B Heintz and Maud R Mitchell of N Y, and Wm G Schuster Jr of Mt Vernon, N Y, and Rosina and Frank McCoy Jr, Rosita D Jones and Jos A Wangler, Louis C Riegelmann by Rosina McCoy committee, Fredk W Longfellow guardian to EMIGRANT INDUSTRIAL SAVINGS BANK. Essex st, No 111, w s, abt 200 n Delancey st, 25x87.6. Sept 30, 3 years, 4½%. Oct 6, 1909. 2:410. 14,000
- Ryan, Patrick J to Rena P Marshall. 18th st, No 167, n s, 80 e 7th av, 20x51x20x50.6. Prior mort \$10,000. Sept 29, due Sept 1, 1910, 6%. Oct 7, 1909. 3:794. 2,250
- Riemer, Gustave to Matilda A Beiser. 35th st, No 343, n s, 350 e 9th av, 15x98.9. P M. Prior mort \$9,000. Sept 15, due, &c, as per bond. Oct 7, 1909. 3:759. 3,000
- Shurman (C N) Investing Co to Carl Ernst. 113th st, No 560, s s, 125 e Broadway, 19x100.11. P M. Prior mort \$20,000. Oct 1, 1 year, 6%. Oct 7, 1909. 7:1884. 1,500
- Same to same. Same property. Certificate as to above mort. Oct 1. Oct 7, 1909. 7:1884.
- Same to Kate B Sweeney extrx Julius G Schenk. Same property. P M. Oct 1, 5 years, 5%. Oct 7, 1909. 7:1884. 20,000
- Same to same. Same property. Certificate as to above mort. Oct 1. Oct 7, 1909. 7:1884.
- Schmidt, Regina and Augusta Breitwieser with Geo Bickelhaupt, Jr. 47th st, Nos 243 and 245, n s, 325 e 8th av, 50x100.5. Extension of \$2,500 mort until Jan 1, 1913, at 6%. Oct 5. Oct 6, 1909. 4:1019. nom
- Steinel, Bruno to Patk A Gallagher. 11th av, No 623, s w cor 46th st, Nos 600 and 602, 25.1x100. P M. Sept 30, 3 years, % as per bond. Oct 1, 1909. 4:1093. 4,000
- Schutz, Saml M and Wm A, and Sophie S Eisman to LAWYERS TITLE INS & TRUST CO. 90th st, No 51, n s, 267.2 e Columbus av, 17x100.8. Oct 1, 1909, 3 years, 4½%. 4:1204. 17,500
- Stratton, Rosa R to GREENWICH SAVINGS BANK. 85th st, Nos 342 and 344, s s, 450 w West End av, 50x102.2. Oct 1, 1909, due &c as per bond. 4:1246. 70,000
- Scholle Bros, a copartnership, with Harry M, Florence B and Bernard W Vogel. 80th st, No 73 East. Extension of \$24,000 mort until Oct 1, 1913, at 4%. Oct 1, 1909. 5:1492. nom
- Stiefel, Gustav to Gerson Mayer. 75th st, No 161, n s, 268.9 w 3d av, 18.9x102.2. Sept 30, 5 years, 4½%. Oct 1, 1909. 5:1410. 11,000
- Schoenberg, Irma to Solomon Rogers. St Marks pl, No 42, or 8th st, s s, 87 e 2d av, 19x35. Prior mort \$—. Oct 1, 1909, 2 years, 6%. 2:449. 2,000
- Sartirana, Angelino to GREENWICH SAVINGS BANK. 10th av, No 581, w s, 100.5 s 43d st, 25x100. Oct 2, 1909, due, &c, as per bond. 4:1071. 25,000
- Shkolnikoff, Rebecca owner with Louis Fein contractor. Broome st, No 557. Agreement and contract for alterations, &c. Sept 21, due Dec 1, 1909, —%. Oct 2, 1909. 2:477. 4,700
- Seymour, John, of Middletown, Orange Co, N Y, to Fannie P Carstein, of Sea Cliff, N Y. Church st, Nos 286 and 288, n w cor White st, Nos 30 and 32, 50x50x—x—. All title. Oct 2, due, &c, as per bond. Oct 4, 1909. 1:191. 1,500
- Schindel, Morris J to Adolph Mandel. 3d st, No 349, n s, 115 e Av D, 20x96. Apr 29, 1 year, 6%. Oct 4, 1909. 2:357. 2,500
- Stork, Marie R to Adolph J Vogel. 80th st, No 136 West. All right, title and interest in estate of which Josephine A Lovell died seized. Oct 4, 1909, 1 year, 5½%. 4:1210. 1,000
- Stravitz, Sarah to Henry T Molter. 85th st, No 218, s s, 230 e 3d av, 25x102.2. Sept 29, 5 years, 5%. Oct 4, 1909. 5:1530. 22,000
- Same and Jacob Koch with same. Same property. Subordination agreement. Sept 29. Oct 4, 1909. 5:1530. nom
- Sullivan, Margaret with Henry T Molter. 85th st, No 218, s s, 230 e 3d av, 25x102.2. Subordination agreement. Sept 29. Oct 4, 1909. 5:1530. nom

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Spengler, Charles and Eberhard Faber with GERMAN SAVINGS BANK. 113th st, No 136, s s, 202 e 7th av, 27x100.11. Subordination agreement. Sept 30. Oct 4, 1909. 7:1822. nom

Spengler, Charles to GERMAN SAVINGS BANK in City N Y. 113th st, No 136, s s, 202 e 7th av, 27x100.11. Oct 1, 3 years, 4½%. Oct 4, 1909. 7:1822. 23,000

Siegel, Frank to BROADWAY SAVINGS INSTN of City N Y. 133d st, No 30, s s, 385 w 5th av, 25x99.11. Oct 4, 1909, due Nov 1, 1912, 5%. 6:1730. 17,000

Sipp, Mary E to Hoffman Realty Co. 143d st, No 309, n s, 150 w 8th av, 25x99.11. P M. Oct 1, installs, 6%. Oct 4, 1909. 7:2044. 3,750

Stoops, Marie E wife James C Stoops to BOWERY SAVINGS BANK. 22d st, No 267, n s, 200 e 8th av, 25x98.9. Oct 4, 1909, 5 years, 4½%. 3:772. 10,500

Simonson (T H) & Son Co to Allan Marquand et al exrs Henry G Marquand. 100th st, n s, 322.6 e 1st av, runs e 356.6 to bulk-head line x n 223.11 to 101st st x w 452.6 x s 201.10, except part for sts and avs; all title to land under water in front of and adj above, with all wharfage, &c. Oct 2, 5 years, 4½%. Oct 4, 1909. 6:1694. 145,000

Sme to same. Same property. Certificate as to above mort. Oct 1. Oct 4, 1909. 6:1694. —

Shrady, Archibald M to FRANKLIN SAVINGS BANK. 157th st, Nos 521 and 523, n s, 300 w Amsterdam av, 50x100. Aug 26, 3 years, 5%. Oct 4, 1909. 8:2116. 28,000

Salmon, Kate with Baruch Kaufmann. 102d st, No 10, s s, 171 w Central Park West, 27x100.11. Extension of \$16,000 mort until Oct 21, 1912, at 4½%. Oct 4. Oct 5, 1909. 7:1837. nom

Steinheimer, Morris to Charles Dittman and ano. Broadway, s w cor 124th st, closed, and 271.10 s 125th st, 25.2x91.7 to c 1 Bloomingdale road, closed; x n 25.10 to s s 124th st x again n 30 to c 1 124th st x e 97.6 to Broadway x s 30 to beginning. P M. Prior mort \$—. Sept 27, 3 years, 5%. Oct 5, 1909. 7:1993. 24,000

Sweeny, Helen to Lizzie Blake. 78th st, No 157, n s, 307 w 3d av, 18x102.2. Oct 1, due July 1, 1911, 6%. Oct 5, 1909. 5:1413. 3,300

Security Mortgage Co to LAWYERS TITLE INS & TRUST CO. 24th st, Nos 149 to 155, n s, 141.8 e 7th av, runs e 83.4 x n 73.3 x w 8.8 x n 25.6 x w 74.8 x s 98.9 to beginning. Oct 5, 5 years, 5%. Oct 6, 1909. 3:800. 140,000

Same to same. Same property. Certificate as to above mort. Oct 5. Oct 6, 1909. 3:800. —

Same and Geo H Fletcher, Saml St John McCutchen and Alfred L Brown with same. Same property. Subordination agreement. Oct 4. Oct 6, 1909. 3:800. nom

Schwab, Abraham to Mary L Olmstead of Brooklyn. 28th st, No 34, s s, 191.8 e Madison av, 20.10x84. P M. Oct 1, 5 years, 5%. Oct 6, 1909. 3:857. 43,000

Schweger, George with Frederic de P Foster. Lenox av, No 543. Subordination agreement. Oct 5. Oct 6, 1909. 7:2006. nom

S & L Construction Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$14,250 covering land in Queens Co. Sept 29. Oct 6, 1909. Genl mort. —

Thomson, David and Giraud F trustees Clara H Jerome with Mary Ehrmann. Washington st, Nos 578 to 582, s w cor Clarkson st, Nos 62 to 72, runs s 75 x w 96.3 x s 25 x w 75 x n 25 x w 105 to e s West st, Nos 350 to 352, x n 75 to s s Clarkson st x e 281.10 to beginning. Extension of \$70,000 mort until Oct 1, 1912, at 5%. Oct 5, 1909. 2:600. nom

Teresa Realty Co to Edward Joy. 125th st, Nos 451 to 455, n s, 100 e Amsterdam av, runs n 59.2 x s w 6.1 x n e 81.1 to s s Manhattan st, No 50, x s e 25 x s w 81.4 x s e 68.5 x s w 15.9 to st x w 79 to beginning. Oct 2, due, &c, as per notes. Oct 4, 1909. 7:1966. notes, 15,000

Tuska, Alonzo L with Julia Brownold and Emilie Hoffman. 120th st, No 141, n s, 237 e 7th av, 20x99.11. Extension of \$3,250 mort until Mar 1, 1912, at % as per bond. Sept 17. Oct 1, 1909. 7:1905. nom

Topping, Helen G to Samuel E Kilner and ano trustees Fredk Billings. 93d st, No 21, n s, 268 w Central Park West, 20x100.8. P M. Oct 4, 3 years, 5%. Oct 7, 1909. 4:1207. 16,000

TITLE GUARANTEE AND TRUST CO with Lenox Investing Co. Lenox av, No 361, n w cor 128th st, No 101, 24.11x75. Extension of \$27,500 mort until Oct 7, 1912, at 4½%. Oct 1. Oct 6, 1909. 7:1913. nom

Tuthill, Susan M with Annie Salomon of Brooklyn. 91st st, No 311, n s, 175 e 2d av, 25x100.8. Extension of mort for \$19,200 to Oct 1, 1912, at 5%. Oct 1. Oct 6, 1909. 5:1554. nom

U S MORTGAGE & TRUST CO as trustee to The Delaware & Hudson Co. Certificate as to satisfaction of general mort, lease and conditional sale of railroad equipment, recorded Apr 4, 1899, for \$1,500,000. Oct 4. Oct 6, 1909. Genl mort. —

Unterman, Edward to Joseph and Emil E Gluck. Amsterdam av, No 466. Store lease. All title. Oct 1, due Mar 15, 1911, 6%. Oct 5, 1909. 4:1230. 4,467

U S Restaurant & Realty Co to STANDARD TRUST CO of N Y as trustee. 7th av, Nos 589 to 593, e s, 49.5 s 42d st, runs e 99.11 to Broadway, Nos 1457 to 1461, x s 92 x w 53.3 x s 0.4 x w 71.4 to av x n 89 to beginning; 7th av, No 587, e s, 39.1 n 41st st, 20x71.4x20.2x73.10. Leasehold. June 1, 10 years, 6%. Oct 2, 1909. 4:994. gold bonds, 10

Voccoli, Michele to Rosehill Realty Corpn. Mulberry st, No 165, w s, 125.4 n Grand st, 25.1x99.9x25.1x99.4. Prior mort \$32,000. Sept 23, 2 years, 6%. Oct 2, 1909. 2:471. 9,600

Voccoli, Michele to CORN EXCHANGE BANK. Mulberry st, w s, 100.4 n Grand st, runs w 102.11 x n e 24.11 x n 25.1 x e 99.9 to Mulberry st, x s 25.1 to beginning. Prior mort \$80,100. Sept 29, 1 year, 6%. Oct 2, 1909. 2:471. 1,800

Vallens, Eugene with Isabelle Hasbrouck. 94th st, No 39 West, Extension of \$10,000 mort until Oct 26, 1912, at 4½%. Oct 5. Oct 7, 1909. 4:1208. nom

Van Tine, Grace to Julia M Jennings. 126th st, No 145, n s, 300 e 7th av, 15x99.11. Sept 8, due, &c, as per bond. Oct 7, 1909. 7:1911. 12,000

Waunegan Realty Co with METROPOLITAN LIFE INS CO. Broadway, No 3901, n w cor 163d st, No 601, 99.11x125. Subordination agreement. Sept 23. Oct 7, 1909. 8:2137. nom

Wolf, Rosa, of Philadelphia, Pa, to THE ROYAL BANK of N Y. 124th st, No 515, n s, 199.6 w Amsterdam av, runs n 25 x w 0.6 x n 75.11 x w 52.6 x s 100.11 to st, x e 53 to beginning. Assignment of rents. Oct 6. Oct 7, 1909. 7:1979. 3,000

Wass, Albert as admr and Henry Frank with GERMAN SAVINGS BANK. Av *A, No 1623, Subordination agreement. Sept 27. Oct 1, 1909. 5:1565. nom

Winterbottom, Benj V R to Fredk D Mahony. Sullivan st, No 87, e s, 75 s Spring st, 25x75. Prior mort \$13,000. Sept 3, due &c as per bond. Oct 1, 1909. 2:489. 4,500

Warner, Cecilia E to Annie Davis. 82d st, No 26, s s, 319 w Central Park West, 18x102.2. P M. Prior mort \$17,500. Oct 4, 1909, 3 years, 6%. 4:1195. 8,000

Walter, Helen widow, Bound Brook, N J, to Francis Morris, of Bound Brook, N J. 25th st, No 247, n s, 475 w 7th av, 23.2x98.9 x 24.10x98.9. Sept 27, due Oct 1, 1910, 6%. Oct 5, 1909. 3:775. 2,000

Weilerstein, Fannie and Abraham to Jacob Drosin. Madison av, No 1592, w s, 25 s 107th st, 25x100x25x—. Prior mort \$28,000. Oct 5, 1909, due &c as per bond. 6:1612. 1,100

Winsten, Ray H et al exrs &c Henry H Heert with Adolph Jacobs. Madison av, No 1697. Extension of \$18,000 mort until Oct 5, 1914, at 4½%. Oct 5, 1909. 6:1618. nom

Weinreich, Mennie of Raritan, N J, to Illinois Surety Co. 115th st, No 460, s s, 74 w Pleasant av, 20x100.11. Oct 5, 1909, 1 year, 6%. 6:1708. 3,000

Weiner, Robert to Robert A B Dayton. Henry st, No 182, s s, abt 50 e Jefferson st, 23.10x100. Oct 4, installs, 6%. Oct 5, 1909. 1:270. 550

Same and Robert A B Dayton with Charles Rosen. Same property. Subordination agreement. Oct 4. Oct 5, 1909. 1:270. nom

Same to Charles Rosen. Same property. Prior mort \$18,000. Oct 4, 4 years, 6%. Oct 5, 1909. 1:270. 5,000

Wessely, Irma P to Elda A Liberty. 127th st, No 239, n s, 310 w 7th av, 15x99.11. Prior mort \$5,500. Oct 6, 1909, due &c as per bond. 7:1935. 700

Weiler, Minnie with Wm J Bowe. 6th av, Nos 938 and 940, and 53d st, No 57 West. Extension of \$9,000 mort until Oct 8, 1911, at 6%. Oct 1. Oct 6, 1909. 5:1269. nom

Whitehead, Jennie G of New Rochelle, N Y, to Carrie A Tinelli. 136th st, No 121, n s, 493.6 e 7th av, 15.6x99.11. Prior mort \$8,000. Oct 2, 2 years, 5%. Oct 6, 1909. 7:1921. 2,700

BOROUGH OF THE BRONX.

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

Andrews, B Clark trustee Naomi M Andrews with Raffaele Pavero. 145th st, No 680, s s, 250 e Willis av, old line, 25x100. Extension of \$4,000 mort until Jan 1, 1915, at 5%. Aug 12. Oct 2, 1909. 9:2289. nom

Altschul, Nettie to David S Altschul. Prospect av, w s, 307.6' s Westchester av, runs s 40 x w 122.4 x n e 50.2 x n w 1 x e 92 to beginning. Oct 5, 3 years, 6%. Oct 6, 1909. 10:2676. 4,500

*Albert, Louis to Land Co A of Edenwald. Jones av, e s, 525 s Jefferson av, 50x100. P M. Oct 1, 3 years, 5½%. Oct 7, 1909. 530

*Bronx Development Co to Walter Whewell trustee for Alva Heindl et al will Charlotte Plock. Newell av, e s, 260 s Magenta st, 20x125. Oct 5, due, &c, as per bond. Oct 7, 1909. 3,000

*Same to same. Same property. Certificate as to above mort. Oct 4. Oct 7, 1909. —

Brown, Abraham to Sarah Brown. 167th st, n s, 100 w Prospect av, 40x125. P M. Prior mort \$—. Oct 6, 3 years, 6%. Oct 7, 1909. 10:2680. 8,750

Broad Realty Co to Claude M Hare. Garrison av, s w cor Irvine st, 57.4x21.4x50x49.4. Prior mort \$10,000. Sept 30, due Mar 30, 1912, at 6%. Oct 7, 1909. 10:2761. 2,000

Same to same. Same property. Certificate as to above mort. Sept 30. Oct 7, 1909. 10:2761. —

*Bautz, Frederick to Theresa Milatz. Digney av, e s, 315.11 s Kingsbridge road, 50x100. Oct 6, 3 years, 5½%. Oct 7, 1909. 4,200

Bergman, Morris with Cohen & Eckman Corpn. Brook av, w s, 87.6 n 170th st, 37.6x90. Agreement amending mort for \$6,000. Oct 7, 1909. 11:2896. nom

*Bronner, William to Harriet Balcom. Lincoln st, w s, 376.8 n West Farms road, 32.3x101.8x13.10x100. P M. Sept 30, due July 1, 1912, 6%. Oct 1, 1909. 2,100

Brown, Abraham to Sarah Brown. Prospect av, n w cor 167th st, 50x100. Prior mort \$—. Sept 30, 3 years, 6%. Oct 1, 1909. 10:2680. 10,000

Bruning, Geo F to Leopold Georgi. Bathgate av, No 2341, late Madison av, s w cor 185th st, mort reads s w s, 78 w Kingsbridge road, runs n w 96.6 x w 25 x s e 96.6 to av x e 25 to beginning. P M. Oct 1, 1909, due &c as per bond. 11:3053. 8,000

*Birnhaupt, Johanna to Aleazar Realty Co. Columbus av, n e cor Lincoln st, 25x100, and being lot 235 map portion Hunt estate. P M. Prior mort \$8,000. Sept 30, 3 years, 6%. Oct 2, 1909. 2,000

Bloomberg, David to TITLE GUARANTEE & TRUST CO. Prospect av, No 780, e s, 124.9 s Longwood av, 37.6x109.6x24x110.5. Oct 1, due, &c, as per bond. Oct 2, 1909. 10:2688. 28,000

Benline (Harry C) Construction Co to TITLE GUARANTEE & TRUST CO. Vyse av, w s, 75 n 172d st, 4 lots, each 18.9x100. 4 mort, each \$7,250. Oct 1, due, &c, as per bond. Oct 2, 1909. 11:2989. 29,000

Same to Samuel Harris. Same property. 4 mort, each \$1,250; 4 prior mort, each \$7,250. Oct 1, due, &c, as per bond. Oct 2, 1909. 11:2989. 5,000

Same to TITLE GUARANTEE & TRUST CO. Vyse av, w s, 75 n 172d st, 75x100. Certificate as to 4 mort for \$7,250 each. Oct 1. Oct 2, 1909. 11:2989. —

Same to Samuel Harris. Same property. Certificate as to 4 mort for \$1,250 each. Oct 1. Oct 2, 1909. 11:2989. —

Bachman, Alfred C to Lena Ahl. Mosholu Parkway North, e s, 339.11 n Steuben av, 50x100, and being lots 303 and 304 map No 1104 of 134 lots remainder Varian estate. P M. Oct 1, 2 years, 5%. Oct 2, 1909. 12:3326. 3,900



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- Bergen, Wm C to August C Nanz. Anthony av, s w cor 176th st, 45.5x90x52x90.3. P M. July 29, due &c as per bond. Oct 4, 1909. 11:2891. 8,500
- Bergen, Wm C to James M Anderson committee Eugene Anderson. Aqueduct av, e s, 462.6 s 183d st, 37.6x102.3x37.6x102.4. Oct 5, 1909, 3 years, 5%. 11:3211. 11,000
- Boyle, Anna P to Mons Johnsen. Heath av, w s, — s Kingsbridge road, and being lot 46 map No 1187 of Bailey estate, *25.1x103.6x 25x106.10. P M. Prior mort \$4,500. Oct 4, due, &c, as per bond. Oct 5, 1909. 11:3239. 1,500
- Broad Realty Co to Claude M Hare. Garrison av, s s, 57.4 w Irvine st, 28.8x137.4x25x151.4. Prior mort \$8,000. Sept 8, due March 30, 1912, 6%. Oct 6, 1909. 10:2761. 1,750
- Same to same. Same property. Certificate as to above mortgage. Sept 30, Oct 6, 1909. 10:2761. —
- Same to same. Garrison av, s s, 85.11 w Irvine st, 28.8x123.4x25 x137.4. Prior mort \$7,500. Sept 30, due Mar 30, 1912, at 6%. Oct 6, 1909. 10:2761. 1,750
- Same to same. Same property. Certificate as to above mortgage. Sept 30, Oct 6, 1909. 10:2761. —
- Becker, Frank A to METROPOLITAN LIFE INS CO. West Farms road, w s, 88.11 s 173d st, runs s w 201.3 x s 9.8 x w 47.9 to e s Boone st, x n 50 to point 150 s 173d st, x e 34.5 x n 8.8 x n e 200.11 to road (as in year 1889), at point 40.4 s 173d st, x s 23.8 to point in road, present line x s 21.1 to beginning. Oct 4, due Oct 1, 1914, 5½%. Oct 6, —. J. 11:3014. 8,000
- Branning, Edwin F to A Lincoln Smith, of Washington, D C. Popham av, w s, about 400 n 176th st, 25x105.7x25.3x112. P M. Sept 27, due, &c, as per bond. Oct 6, 1909. 11:2877. 1,000
- *Brown, Geo with Otto Wm Gustafson. Jackson av, n s, 25 e Garfield st, 25x100. Extension of \$2,800 mortgage until Dec 1, 1914, at % as per bond. Sept 27, Oct 5, 1909. nom
- *Brown, Geo with Gerhard Gereken. 173d st, w s, 100 n Gleason av, 25x100. Extension of \$3,000 mort until Nov 1, 1912, at % as per bond. Sept 17, Oct 5, 1909. nom
- *Clancy, James F to Herbert S Ogden et al exrs Edwin R Butler. Forrest av, w s, 100 n road from Westchester to West Farms, 25x100, Westchester. Sept 20, due Nov 1, 1912, 5½%. Oct 1, 1909. 4,000
- Curnick, Victorine to Jas A Donegan. Rogers pl, w s, 508.10 n Westchester av, 17.5x70.10x17.6x71; Rogers pl, w s, 526.3 n Westchester av, 17x70.9x17.7x70.10. Prior mort \$9,000. Oct 4, 1909, 2 years, 6%. 10:2694. 3,000
- Cahill, Philip to Wm D Cameron and ano. Park View pl, n w s, 375.8 s 190th st, runs n w 70 x s w 52.2 and 3.7 x s e 94.10 to pl, and n e 50 to beginning. Building loan. Oct 4, due Jan 1, 1910, 6%. Oct 5, 1909. 11:3219. 6,500
- Cameron, Margt R to Geo D Kingston. Briggs av, No 2861, n s, 252.4 e 198th st, 25x100. P M. Prior mort \$5,000. Oct 2, in-stalls, 6%. Oct 5, 1909. 12:3302. 2,500
- Crozier, Margt to EMIGRANT INDUSTRIAL SAVINGS BANK. Union av, w s, old line, 261.8 s 168th st, runs w 141.5 x s 17.7 x e 100 x s 1.7 x e — to av, x n 19.3 to beginning, except part for av. Oct 5, 1909, 3 years, 5%. 10:2672. 4,500
- *Calder, John F of Borough of Queens, N Y, to Marcus Nathan. Main st, e s, 98.1 n Eastchester road, and being lot 9 blk I, map portion No. 969 (Westchester County) of Matson S Arnow Estate, 25x95. P M. Oct 4, due Aug 20, 1912, 6%. Oct 5, 1909. 600
- Carr, Bernard to Daniel J Carr. Anthony av, w s, 50 s 180th st, 25x100. Sept 23, 5 years, 4%. Oct 4, 1909. 11:3156. 1,000
- Cochran, Jennie G, of Mt Vernon, N Y, to Dorothea M Keller. Plympton av, w s, 308 s Featherbed lane, 50x90x50.2x87, and being lots 16 and 17, parcel 1, map No 1233, Action Knickerbocker Trust Co et al vs Webster Realty Co. Apr 23, 3 years, 6%. Oct 6, 1909. 11:2875. 750
- *Costar, Geo to Thomas Keitel. Houghton av, s s, 102.6 e Castle Hill av, 102.6x108. P M. Oct 4, Oct 6, 1909, 3 years, 6%. 2,000
- Carr Building Co to Fredk C Hardy. Ogden av, w s, 367.7 n 167th st, 27.2x95. Oct 6, 1909, 3 years, 6%. 9:2528. 3,000
- Same to same. Same property. Certificate as to above mortgage. Oct 6, 1909. 9:2528. —
- *Commercial Finance Co with Amory Eliot and ano exrs, &c, Rollin H Lynde. Washington av, w s, — s Butler pl and being lot 62 map No 426 Cebrie Park. Subordination agreement. Oct 4, Oct 7, 1909. nom
- Cipriani Realty and Construction Co to Christian G Kuhner. Hughes av, w s, 203 s Pelham av, 50x87.6. Prior mort \$23,500. Oct 6, 3 years, 6%. Oct 7, 1909. 11:3078. 4,000
- Same to same. Same property. Certificate as to above mort. Oct 5, Oct 7, 1909. 11:3078. —
- *Dunnigan, James and John J to Herbert S Ogden et al exrs Edwin R Butler. Plot begins 440 e White Plains road at point 620 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Oct 7, 1909, due Nov 1, 1914, 5%. 4,000
- Dressel Railway Lamp Works to LAWYERS TITLE INS & TRUST CO. Park (Railroad) av, e s, about 185 s 172d st, and being lots 28 to 30 and s ½ of lot 27 map Central Morrisania, 175x 150. Oct 4, 1909, 3 years, 4½%. 11:2904. 25,000
- Same to same. Same property. Certificate as to above mortgage. Oct 4, 1909. 11:2904. —
- D'Ambrosio, Vergilio of Yonkers, N Y, to Theodore Wentz. 241st st, n s, 335 e Katonah av, 50x100. Building loan. Oct 1, demand, 6%. Oct 4, 1909. 12:3390. 6,000
- Same to Bronx Heights Land Co. Lots 1037 and 1038 map No 164 of property at Woodlawn Heights. P M. Prior mort \$6,000. Oct 1, 2 years, 6%. Oct 4, 1909. 12:3390. 1,880
- *Diedrich, Maria M to William Peters. Columbus av, n e cor Lincoln st, 25x100, and being lot 235 map portion Hunt estate, P M. Prior mort \$10,000. Sept 30, 2 years, 6%. Oct 4, 1909. 700
- *Earley, Martin J to Mary A Stueler. Beach st, s s, whole front from City Island av to Minneford av, being lots 254, 324 and 325 map Eliz R B King, except part for av. Sept 8, 3 years, 6%. Oct 1, 1909. 3,500
- Empire Development Co to Edw C Bridgman and ano trustees Daniel Low. 144th st, s s, 80 e from w s Garrison av, runs e 265.2 to w s Barry st, x s 302.11 to e 1 156th st, x w 2.3.8 to e s Garrison av, x n 330 to beginning. Oct 4, 3 years, 6%. Oct 5, 1909. 10:2736. 20,000
- Same to same. Same property. Certificate as to above mortgage. Oct 1, Oct 5, 1909. 10:2736. —
- *Eichner, Lena to John F Fetzer. Concord av, w s, 201 s Kossuth av, 49x100. Prior mort \$—. Sept 30, due Mar 14, 1911, 6%. Oct 1, 1909. 1,500
- Ferrante, Nicola to Raffaele Pavero. 145th st, No 426, old No 680, s s, 250 e Willis av, 25x100. P M. Prior mort \$4,000. Oct 1, due, &c, as per bond. Oct 2, 1909. 9:2289. 1,000
- *Field, Augustus M to Edwin M Adece. Public road, s s, 466 w road leading from Westchester Landing to Boston Post road, runs e 75 x s 100 x w 25 x s w 12.2 to e s Bear Swamp road x n w 50.8 x n 86 to beginning. Sept 29, 1 year, 6%. Oct 2, 1909. 1,600
- Fischer, Wm P J to Fredk Korte. Pelham (Union av), n s, 128.1 e Hoffman st, 28.1x83x27.4x83. Prior mort \$3,000. Oct 1, due &c, as per bond. Oct 7, 1909. 12:3273. 3,000
- Gussaroff, Elias with Herman Gotthelf. 136th st, No 879, n s, 424.6 e St Anns av, 25x100. Extension of \$12,000 mort until Feb 16, 1911, at 5%. Sept 23, Oct 6, 1909. 10:2549. nom
- Grasmuck, Theo A to Max Borck. 3d av or Boston road, e s, 84 n 140th st, 28x73.8x25x86.4. Prior mort \$—. Sept 30, 1 year, 6%. Oct 1, 1909. 9:2315. 2,500
- *Germansky Construction Co to Manhattan Mortgage Co. Barnes av, e s, lot 33 map Briggs estate at Williamsbridge, 60.9x54.6x 94.3x95.6. Prior mort \$—. Oct 4, 1909, due &c as per bond. 10,500
- *Same to same. Same property. Certificate as to above mort. Oct 4, 1909. —
- *Germansky Construction Co and Chas J Mooney with Manhattan Mortgage Co. Barnes av, e s, 165 n Briggs av, 60.9x94.6x54.6x 95.6 n s. Subordination agreement. Oct 4, 1909. nom
- *Giuseffi, Giovanni to Raymond Page. Harrison st, e s, 230.4 n Davis st, 50x100, and being lots 35 and 36, map 170 lots Siems Estate. Sept 21, due Jan 1, 1911, 5%. Oct 6, 1909. 500
- Green, Morton M to Theresa Staff as life tenant under will Carl Staff. Woodlawn road, No 3059, s w s, 50 s e Perry av, 20x100. Dec 6, 1909, 5 years, 5%. Oct 6, 1909. 12:3333. 7,250
- *Hitchcock, Mary to Dora L Schreiber. 12th st, s s, 205 w Av C, 50x108. Sept 11, 3 years, 5½%. Oct 2, 1909. 1,000
- Helborn, Charles with Leo Barnett. Grant av, s e cor 165th st, 80.9x208 to Morris av x 79.7x207. Extension of \$10,000 mort until about 9 months from Apr 1, 1910, at —%. Sept 28, Oct 1, 1909. 9:2447. nom
- Hahnel, Mary with Peter Carroll. Clinton av, No 1945. Extension of \$3,000 mort until Oct 2, 1912, at 5%. Oct 1, Oct 4, 1909. 11:2950. nom
- Hill (George H) Realty Co to Noel B Sanborn et al trustees Isaac G Pearson. Brook av, n w cor 170th st, 50x90. Oct 5, 1909, 5 years, 5%. 11:2896. 40,000
- Same to same. Same property. Certificate as to above mortgage. Oct 5, 1909. 11:2896. —
- Same to Barney Goldman. Same property. Prior mort \$40,000. Oct 5, 1909, due, &c, as per bond. 11:2896. 11,000
- Same to same. Same property. Certificate as to above mortgage. Oct 5, 1909. 11:2896. —
- Holyoke Realty & Construction Co to Sheldon Hopkins et al trustees Woolsey Hopkins. Clinton av, e s, 155.2 n 175th st, 19.5x 90.2. Oct 4, 3 years, 5%. Oct 5, 1909. 11:2949. 8,500
- Same to same. Same property. Certificate as to above mortgage. Oct 4, Oct 5, 1909. 11:2949. —
- Same and Morris and Pincus Shalita and Jacob Spielberg with same. Same property. Subordination agreement. Oct 4, Oct 5, 1909. 11:2949. nom
- Holyoke Realty & Construction Co to same. Clinton av, e s, 174.7 n 175th st, 19.5x90.2x19.9x90.2. Oct 4, 3 years, 5%. Oct 5, 1909. 11:2949. 8,500
- Same to same. Same property. Certificate as to above mortgage. Oct 4, Oct 5, 1909. 11:2949. —
- Same and Pincus and Morris Shalita and Jacob Spielberg with same. Same property. Subordination agreement. Oct 4, Oct 5, 1909. 11:2949. nom
- Holto, Gertrude to Arnold Timmerhans. Vyse av, e s, 50 s 172d st, 50x100. P M. Oct 4, 1 year, 5%. Oct 5, 1909. 11:2995. 5,600
- Hogenauer & Wesslau Co with Mons Johnsen. Heath av, w s, — s Kingsbridge road, and being lots 45 and 46 map No 1187 Bailey Estate. Agreement as to apportionment of mortgage. Oct 4, Oct 5, 1909. 11:3239. nom
- Hansen, Chas C to TITLE GUARANTEE & TRUST CO. Prospect av, No 778, e s, 162.3 s Longwood av, 37.6x128.3x41.11x109.6. Oct 6, 1909, due, &c, as per bond. 10:2688. 28,000
- Hilker, Henry F to Fredk Lange. 139th st, s s, 200 e Willis av, 25x100. Prior mort \$10,000. Oct 4, 6 years, 5%. Oct 7, 1909. 9:2283. 9,500
- *Halperin, Louis to Kate S Bell. Jefferson av, s s, 75 w Mohegan av, 25x100. Sept 28, due Dec 13, 1909, 6%. Oct 7, 1909. 55
- *Hill, Cath wife of and Embree to METROPOLITAN LIFE INS CO. White Plains av, e s, at n e s Bear Swamp road, runs s e 222.11 x n e 148.11 x n w 268.7 x n w 81.3 x s w 295 x s e 75.5 x s w 48.7 to road, x s 90 to beginning, except part for road. Oct 7, 1909, 5 years, 6%, until Oct 7, 1911, and 5½% thereafter. 19,000
- *Henderson, Sarah H to Catharine Hill. Madison av (Benson av) w s, 212.11 n 2d st, 125x100, Westchester; Jackson st, e s, part lot 419 map Unionport, begins at s w cor lot 420, runs s 109 x e 108 x n 109 x w 108 to beginning. Oct 7, due Sept 30, 1912, 5½%. Oct 7, 1909. 18,000
- Ittner Realty Co to The City Mortgage Co. Prospect av, n w cor Home st, runs w 249.6 x n 95.3 x e 4.10 x n 78.8 x e 64 x n 36.3 x e 51 x s 5 x e 105 to av, x s 97 to beginning. Building loan. Sept 23, demand, 6%. Oct 7, 1909. 10:2681. 92,500
- Same to same. Same property. Certificate as to above mort. Oct 7, 1909. 10:2681. —
- *Inciardi, Calcedonio to Amelia Corse. Beech av, n s, 201 e Elm st, 25x100, Laconia Park. Oct 4, Oct 6, 1909, 3 years, 6%. 3,000
- Keller, Henry to Chas Koehler. Freeman st, n s, 124.7 w Chisholm st, 25x107.10x32.1x127.11. Oct 5, 1909, 3 years, 5%. 11:2971. 6,000
- Knecht, Augustus S to Mary Kolkebeck. 198th st, n e s, 77.7 n w Briggs av, 25.11x104x25x97.5. Prior mort \$—. Oct 5, 1909, 1 year, 6%. 12:3302. 4,000
- Kingston, Geo D to James Carlew. Briggs av, n s, 227.4 e 198th st, 25x100. Sept 30, due, &c, as per bond. Oct 5, 1909. 12:3302. 6,500

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Same to same. Briggs av, n s, 277.4 e 198th st, 25x100. Sept 30, due, &c, as per bond. Oct 5, 1909. 12:3302. 6,500	*Melrose Realty Co, a corpn, to Nicola Galante, 216th st, s s, 225 w Tilden av, 25x100, Laconia Park. Sept 25, due, &c, as per bond. Oct 5, 1909. 175
Same to same. Briggs av, No 2861, n s, 252.4 e 198th st, 25x100. Sept 30, due, &c, as per bond. Oct 5, 1909. 12:3302. 5,000	Moser, Mary to Louise F Broomfield. 145th st, n s, 371 w Brook av, runs n 100 x w 40.4 x s 88.2 and 11.11 x e 41.5 to beginning. Oct 6, 1909, due Nov 1, 1914, 5%. 3:2290. 3,500
Kahrs, Anna and Mary M Bohling to Gaines-Roberts Co. Southern Boulevard, No 1007, w s, 483 s Westchester av, 40x131.1 x40x129.8. P M. Oct 4, 2 years, 6%. Oct 5, 1909. 10:2725. 13,000	*Murphy, Mary A, of Westchester, N Y, to Delia M and Margt Cullen. Road from Throggs Point to Westchester Village, n e cor of a st or entrance from the public road to the Public sq, runs n 175 to Haskin st, x e 100 x s 175 x w 100 to beginning, with all title to st or alley, 20 ft wide, Throggs Neck. Oct 4, 3 years, 5½%. Oct 6, 1909. 1,000
Kuntz, Henry with Hyman Hein. Lots 70 to 73, 61, 62 and 77 to 80 map Undercliff Terrace. Agreement that assignment of mortgage shall be held as security for note of \$4,500. Jan 23, 1908. Oct 1, 1909. 11:2877 and 2880. nom	Nelson, Wm A to GERMAN SAVINGS BANK in City N Y. 165th st, s s, 96.8 w Washington av, runs s 195.6 x w 117.2 x n 93.6 x e 43.5 x n 102 to st x e 73.9 to beginning. Given as collateral security for additional loan of \$7,000 to mort for \$32,000. Oct 2, 2 years, 5½%. Oct 4, 1909. 9:2386. 7,000
Keane, Mary to Michl A Hoffmann. Jackson av, e s, 235 s Home st, 20x87.6. Prior mort \$7,000. Oct 2, due, &c, as per bond. Oct 4, 1909. 10:2657. 3,000	O'Leary Realty & Construction Co to City Mortgage Co. Hughes av, n w cor 179th st, runs w 186 x n 50.5 x n e 26.1 x e 186.8 to av x s 107.7 to beginning. Building loan. Aug 6, demand, 6%. Oct 1, 1909. 11:3069. 75,000
*Kretsch, Augusta to NORTH SIDE SAVINGS BANK. Mapes av, e s, 50 s Green av, 50x100. Oct 4, 1909, 3 years, 5%. 3,000	Same to same. Same property. Certificate as to above mort. Aug 6, 1909. 11:3069.
*Kaysser, Wm F to Paul Quattlander. Pitman av or 236th st, n w cor Hobart st, 100x50. Sept 30, 3 years, 6%. Oct 1, 1909. 3,500	*O'Neill, Nicholas to Clara B Brophy. Richardson av, e s, 240 s 237th st, 25x120. Oct 1, 1909, 5 years, 6%. 5,000
Kilp, Gerard to Annie T Howard. Tremont av, s s, 400 w Mar-mion av, 50x100. Oct 1, 1909, 5 years, 5½%. 11:2956. 7,000	*O'Hara, John J to Carrie E Sawyer. 205th st, n w cor Timpson av, 25x100. Sept 17, 1 year, 6%. Oct 1, 1909. 2,600
Krabo, Marie and Johanna R Ernst to American Mortgage Co. Vyse av, w s, 201.2 s 180th st, 38x100.1. Building loan. Oct 1, 1909, 1 year, 5½%. 11:3127. 18,500	*O'Brien, John to Ann M Ganong. Pleasant av, e s, 60 n 2d st, 40 x100. Oct 6, 1909, 3 years, 5%. 4,250
Same to same. Vyse av, w s, 239.2 s 180th st, 39.2x100x40.6x 100.1. Building loan. Oct 1, 1909, 1 year, 5½%. 11:3127. 18,500	*Pound, Wm H and T Joseph Dunn to John Cook. Tremont av, or 177th st, s s, being lot 152 map Unionport, 116.9x72.7 to Ludlow av, x100x132.11. P M. Sept 30, 2 years, 6%. Oct 5, 1909. 2,000
Lawrie, John to Thornton Brothers Co. Findlay av, No 1318, e s, 285.5 n 169th st, 20x100. P M. Prior mort \$4,000. Oct 6, 1909, due, &c, as per bond. 11:2783. 1,650	Phelan Bros Construction Co to Chas C Beard. College av, w s, 360 s 169th st, 20x85. Prior mort \$5,000. Oct 1, due &c as per bond. Oct 4, 1909. 9:2439. 1,000
Lenane, Thomas with Louis E Kleban. 173d st, n e cor Washing-ton av, 110x50.8. Extension of \$51,000 mort until Aug 25, 1913. at 5%. Oct 4, 1909. 11:2915. nom	Same to same. Same property. Certificate and consent to above mort. Oct 4, 1909. 9:2439.
*Lifrieri, Paulina to Frieda M Buehrle. Edison av, e s, 300 s Tremont road, 50x100, Tremont Terrace. Prior mort \$5,500. Sept 23, due Dec 23, 1909, 6%. Oct 5, 1909. 300	Same to Harry W Davis. College av, w s, 320 s 169th st, 2 lots, each 20x85. 2 morts, each \$1,000; prior mort \$5,000 on each. Oct 1, due, &c, as per bond. Oct 4, 1909. 9:2439. 2,000
*Lavena, Carmela to Melrose Realty Co, Inc. 216th st, s s, 225 w Tilden av, 25x100, Laconia Park. P M. Sept 25, due, &c, as per bond. Oct 5, 1909. 100	Same to same. Same property. Certificate and consent to above morts. Oct 1. Oct 4, 1909. 9:2439.
Lohmann, Catharina to Mary A McCarthy Construction Co. West Farms road, No 1073, n w s, 23.10 w Hoe av, runs w 87 x s 20 x e 74 to road x n e 23.10 to beginning. P M. Prior mort \$—. Oct 1, 1909, 3 years, 6%. 10:2744. 1,000	Same to Wentworth Mortgage Co. College av, w s, 380 s 169th st, 2 lots, each 20x85. 2 morts, each \$1,000; prior mort \$5,000. Oct 1, due &c as per bond. Oct 4, 1909. 9:2439. 2,000
*Leuner, Joseph to Kate S Bell. Murdock av, n e cor Jefferson av, 100x75. Sept 30, due Mar 15, 1910. Oct 7, 1909. 6%. 400	Same to same. Same property. Certificate and consent to above morts. Oct 1. Oct 4, 1909. 9:2439.
Lawyers Mortgage Co with Magdalena Siemon. Decatur av, n w s, 130 s w 201st st, 37.6x110. Extension of \$3,000 mort until Sept 28, 1914, at 5%. Sept 14. Oct 6, 1909. 12:3285. nom	Pepe, Vincent C to Cohen & Eckman Corpn. Grant av, No 1068, e s, 57 s 166th st, 25x100.10x25x100.8. P M. Prior mort \$7,500. Sept 30, due &c as per bond. Oct 4, 1909. 9:2448. 900
*Mackintosh, Bella to Matthew Waldron. Eastchester road, No 1540, and being lot 297 map No 65 (Westchester Co) partition of estate Wm Adeo, Westchester. Oct 2, 3 years, 5½%. Oct 4, 1909. 2,700	*Pizzo, Damiano and Vincenzo to Melrose Realty Co. 2d av, n w cor 5th st, 30x89, Wakefield. P M. Oct 1, installs, 6%. Oct 2, 1909. 360
Matthes, Johanna F S and Emilio M Rehfeldt to TITLE GUARAN-TEE & TRUST CO. 148th st, No 528, s s, 233.4 e Brook av, 16.8x100. Oct 5, due, &c, as per bond. Oct 7, 1909. 9:2274. 2,500	*Peterson, Ehrlich to Amory Eliot and ano exrs, &c, Rollin H Lynde. Washington av, w s, — s Butler pl, — and being lot 62 map No 426 Cebrie Park. Oct 7, 1909, due Feb 1, 1913, 5½%. 3,500
*Meyers, Esther to Land Co A of Edenwald. Doon av, e s, 675 s Jefferson av, 25x100, Edenwald. P M. Oct 1, 3 years, 5½%. Oct 7, 1909. 300	Patton, Edna A with Richard Fensterer. Webb av, No 2466, 25x 100. Subordination agreement. Oct 4. Oct 7, 1909. 11:3219. nom
*Same to Land Co C of Edenwald. Doon av, e s, 250 n Randall av, 25x100. P M. Oct 1, 3 years, 5½%. Oct 7, 1909. 300	*Parfitt, Henry to Harry Eising. Bronxdale av, w s, 85 n Mor-ris Park av and being lot 145 map 211 lots part Downing es-tate, 25x99.5x25x99.4. Oct 5, 1 year, 5%. Oct 7, 1909. 300
*Same to same. Jones av, e s, 150 n Randall av, 50x100. P M. Oct 1, 3 years, 5½%. Oct 7, 1909. 550	Raab, Henry to Louisa Raab. Tinton av, No 1135, w s, 199.6 s Home st, 18.6x110. Prior mort \$5,000. Oct 1, 3 years, 6%. Oct 6, 1909. 10:2661. 2,400
Same to Land Co D of Edenwald. 5th av, w s, 50 s Nelson av, 71.10x100x61.11x100. Oct 1. 3 years, 5½%. Oct 7, 1909. 1,100	*Rosenbaum, Rosalie to Wm Harris. Lots 28, map (No 1128a) 30 lots of Michl McCormick. Prior mort \$1,715, given as col-lateral security to mort covering lots 179 to 182 map McGraw Estate. Oct 5, 3 years, 4%. Oct 6, 1909. 4,000
Mestanz, Emma M S to Lawrence Senft. Forest av, n w s, 172.7 s w 161st st, 25x100. P M. Prior mort \$3,000. Oct 1, due, &c, as per bond. Oct 7, 1909. 10:2647. 2,300	*Same to same. Lots 29 and 30, same map. Prior mort \$3,885, given as collateral security to mortgage covering same. Oct 5, 3 years, 4%. Oct 6, 1909. 4,000
Morris, Newbold exr Augustus N Morris with Harry B Davis and Chas Helborn. Grant av, s e cor 165th st, runs e 207 to w s Morris av, x s 79.7 x w 208 to Grant av, x n 80.9 to beginning. Extension of \$9,400 mort until Jan 5, 1911, at 5%. Dec 27. Oct 1, 1909. 9:2447. nom	Same to same. Lots 1 to 4 map No 1131a. Property formerly St Joseph's Orphan Asylum. Prior Mort \$3,150. Given as collat-eral security to mort covering same. Oct 5, 3 years, 4%. Oct 6, 1909. 4,000
Mazziotta, Prudence to Kemp-Jones Realty Co. Anderson av, No 954, e s, 310.9 n Jerome av, 27.2x130.4x27.11x119.8. P M. Prior mort \$17,500. Sept 25, 5 years, 6%. Oct 4, 1909. 9:2504. 5,000	*Same to same. Westchester av, n w cor Old road, and being lots 179 to 182, map 575 lots, McGraw estate. Oct 5, 3 years, 4%. Oct 6, 1909. 4,000
McGowan, Sarah to Michael F Colwell. Clinton av, No 1978, s e cor 178th st, No 730, 25x100x24.8x100. Oct 4, due Sept 25, 1911, 6%. Oct 5, 1909. 11:3093. 5,000	Reinisch, Caroline widow to Henry L Brant committee Elijah Humphreys. Cambreleng av, No 2315, w s, 201 n 183d st, 49x100. Oct 1, 3 years, 5%. Oct 4, 1909. 11:3088. 5,500
McBride, Daniel to Jacob Bauer. Crotona av, w s, 125.2 s 180th st, late Samuel st, as on map of East Tremont, 25x125. Oct 1, 5 years, 5%. Oct 5, 1909. 11:3080. 5,500	*Reese, Harry F to Henrietta Shotten. 4th st, n s, 155.4 e Green lane, and being lot 176 map No 2 St Raymond Park, 25x100. Oct 6, installs, 6%. Oct 7, 1909. 375
Mercury Realty Co to Pincus Lowenfeld and ano. Prospect av, n e cor Kelly st, runs e 132.7 to w s Av St John, x n 185.5 to Prospect av, x s 228 to beginning. P M. Oct 1, 1 year, 5%. Oct 5, 1909. 10:2686. 41,500	*Salzone, Antonio to Michele Vetere. Paulding av, w s, 84.6 s 225th st, 25x105.7x25x106.11. Sept 18, 3 years, 6%. Oct 7, 1909. 500

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Soeller, Alois to TITLE GUARANTEE & TRUST CO. Lincoln av, n e cor 137th st, 25x100. Oct 4, 1909, due & c as per bond. 9:2313. 8,000

*Shiel, Alfred B to Hudson P Rose Co. Eastchester road, e s, 81.9 s Seminole st, 27.3x90x25.7x90. P M. Oct 1, 3 years, 5 1/2%. Oct 2, 1909. 321.78

Sommer, Marie with TITLE GUARANTEE & TRUST CO. 156th st, s e cor Union av, 25x91. Subordination agreement. Oct 4, Oct 5, 1909. 10:2675. nom

Schober, Marie E to TITLE GUARANTEE & TRUST CO. Union av, s e cor 156th st, 91x25. Oct 5, 1909, due, &c, as per bond. 10:2675. 11,500

Steinbeck, Fredk J to Elviel Realty Co. Bryant av, No 1456, e s, 25 s Jennings st, 20x100. P M. Prior mort \$8,000. Oct 5, 2 years, 6%. Oct 6, 1909. 11:2999. 2,000

Simpson David P to Geo H Hill Realty Co. Brook av, No 1401, n w cor 170th st, No 419, 50x90. Prior mort \$51,000. Oct 5, due, &c, as per bond. Oct 6, 1909. 11:2896. 3,000

*Salvatore, Filomena to Wm F Gleason of New Britain, Conn. Newman av, w s, 100 s 150th st, now O'Brien av, 2 plots, each 50x111.6, Clasons Point. Two P M mortgs each \$1,000. Oct 6, 5 years, 5 1/2%. Oct 6, 1909. 2,000

Schober, Marie E wife of and Marc F to Henry A Luft of Mt Vernon, N Y. Union av, s e cor 156th st, 91x25. Prior mortgs \$13,900. Oct 4, 1 year or demand, 6%. Oct 6, 1909. 10:2675.

Notes 700

Streifler (Jacob) Co to Geo Schwegler. Wilkins pl, e s, 125 s Jennings st, 50x159.7x54x177. Certificate as to mort for \$5,000. Oct 7, 1909. 11:2976. nom

Streifler (Jacob) Co to Geo Schwegler. Wilkins pl, e s, 125 s Jennings st, 50x159.7x54x177. Prior mort \$48,000. Oct 7, 1909, 2 years, 6%. 11:2976. 5,000

*Strauss, Nina to Christian Biersack. Lincoln st, w s, 100 n road from West Farms to Westchester, 50x100. Oct 5, 3 years, 5 1/2%. Oct 7, 1909. 4,500

Streifler (Jacob) Co to Alphonse H Karsheid et al trustees Fredk A Karsheidt. Wilkens pl, e s, 125 s Jennings st, 50x159.7x54x 177. Oct 7, 1909, 3 years, 5%. 11:2976. 48,000

Same to same. Same property. Certificate as to above mort. Oct 6. Oct 7, 1909. 11:2976.

Schwartzreich, Louis to Wm Schwartzreich. Macy pl, No. 871, n s, 231.5 e Prospect av, 25x140. Oct 6, demand, 6%. Oct 7, 1909. 10:2688. 2,000

Sutro, Theo with Eliz Lauter. Mott av, w s, 125 s 150th st, 25x 100. Extension of \$7,000 mort until July 1, 1912, at 5%. July 20. Oct 6, 1909. 9:2347. nom

Tessier, Edw M to Richd Fensterer. Webb av, e s, 474.4 n De-voe Terrace, 25x100.7x23.11x102.9. Prior mort \$4,500. Oct 4, 1 year, 6%. Oct 7, 1909. 11:3219. 1,500

Vale Construction Co to UNION SQUARE SAVINGS BANK. In-tervale av, w s, 216 n Freeman st, 2 lots, each 50x105. Two mortgs, each \$39,000. Oct 14, 5 years, 5%. Oct 5, 1909. 11:2965. 78,000

Same to same. Intervale av, w s, 216 n Freeman st, 50x105; In-tervale av, w s, 266 n Freeman st, 50x105. Certificate as to two mortgages for \$39,000 each. Oct 4. Oct 5, 1909. 11:2965. —

Same to Manhattan Mortgage Co. Intervale av, w s, 316 n Free-man st, 50x105. Prior mort \$——. Oct 4, due, &c, as per bond. Oct 5, 1909. 11:2965. 39,000

Same to same. Same property. Certificate as to above mortgage. Oct 4. Oct 5, 1909. 11:2965. —

Wood, Marie R to Louis Eickwort. 239th st, No 321, n s, 350.1 w Marth a av, 24.11x100. P M. Prior mort \$3,000. Sept 28, due Apr 1, 1922, 6%. Oct 4, 1909. 12:3388. 2,500

Zipkes Construction Co to Henry Morgenthau Co. 163d st, s e cor Tiffany st, 108.1x100. Building loan. Oct 7, 1903, 1 year, 6%. 10:2712. 115,000

Same to same. Same property. Certificate as to above mort. Oct 7, 1909. 10:2712. —

Same to same. Same property. P M. Prior mort \$115,000. Oct 7, 1909, 3 years, 6%. 10:2712. 35,000

Zolessi, Carlo to John W Bolton. Vyse av, w s, 39.11 s 179th st, 25x100x25x100. Oct 5, 3 years, 5 1/2%. Oct 7, 1909. 11:3127. 3,000

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 30.

Mangin st, No 67. Morris Vollman agt Samuel Werner et al; Moses R Ryttenberg, att'y; Chas J Leslie, ref. (Amt due, \$8,652.70.) Amsterdam av, s e cor 214th st, 25x100. Fred-erick H Ehlen agt Arp Laue; Terry Smith, att'y; James Kearney, ref. (Amt due, \$5,-899.54.)

228th st, s s, 405 e Barnes av, 75x114. Parcel of land beg at a point 122 w Union av and 122.11 n 165th st, runs n 74.5 x w 69.5 x s 74.2 x e 69.5 to beg. James Dowds agt Geo F Schneider; Michael J Sullivan, att'y; Thomas F Grady, ref. (Amt due, \$7,509.25.)

Oct. 1.

182d st, s s, 4.3 e Washington av, 18x69.3x 18.3x89.5. Lillian O Shift agt Hillside Realty & Construction Co; Bloomfield Littell, att'y; Chas L Hoffman, ref. (Amt due, \$8,299.85.) 114th st, n s, 100 e Amsterdam av, 50x100.11. Benjamin Parr agt Edward Edgar et al; David B King, att'y; Henry A Friedman, ref. (Amt due, \$26,993.06.)

Oct. 2.

Cannon st, No 2. Geo F Anger agt Sam Katz et al; Miller & Bretzfelder, att'ys; Waldeman F Timme, ref. (Amt due, \$8,456.34.)

Oct. 4.

40th st, s s, 250 e Madison av, 25x98.9. County Holding Co agt Thos A McIntyre et al; Merril & Rogers, att'ys; Noah A Stancliffe, ref. (Amt due, \$106,419.93.)

120th st, n s, 150 w 1st av, 37.6x100.11. Fred-erick Latner agt Joseph Liebling; Martin H Latner, att'y; Jacob S Strahl, ref. (Amt due, \$7,860.)

86th st, No 340 East. Abraham Leipzig agt Joseph Manganaro et al; Jacobs & Livingston, att'ys; R Burnam Moffat, ref. (Amt due, \$8,770.94.)

Oct. 5.

Hoe av, No 1165. Geo J Palmer agt Nicholas Hashagen, Jr, et al; J Homer Hildreth, att'y; Harold C Kneappel, ref. (Amt due, \$1,747.50.) Sheriff st, w s, 120 n Delancey st, 40x90. Julia D Sturges agt Mendel W Greenberg et al; S P Sturges, att'y; Peter L Mullaly, ref. (Amt due, \$18,700.55.)

17th st, s s, 288 e Av B, 25x92. Wilson M Powell, Jr, agt Louis Minsky; Wilson M Pow-ell, att'y; Richard H Clarke, ref. (Amt due, \$15,485.63.)

Story av, No 2159. Josephine Kassler agt Jacob Kassler et al; partition; att'y, M C Gross. Oct. 5 and 6.

No Lis Pendens filed these days. Oct. 7.

97th st, No 135 West. Lexington av, Nos 220 & 222. 50th st, No 248 East. 2d av, No 532. 24th st, No 313 East. 1st av, w s, 50.7 s 102d st, 50x100. Joseph E Dempsey et al agt Isabella Dempsey et al; partition; att'ys, W F Clare. 8th av, No 2055. Stephen Machinski agt Rivers Estate et al; specific performance; att'ys, Co-hen Bros. 97th st, 135 West. Lexington av, Nos 220 & 222. 50th st, No 248 East. 2d av, No 532. 24th st, No 313 East. 1st av, w s, 50.7 s 102d st, 50.4x100. John M Dempsey agt Isabella Dempsey et al; counter-claim; att'y, W B Marx.

Oct. 8.

Belmont av, e s, 150 n 183d st, 50x100. Max Germansky agt Isaac Brummer; specific per-formance; att'y, I Scherer.

FORECLOSURE SUITS.

Oct. 2.

Lot 57, map of 160 lots, 23d Ward, property of Maximilian Morgenthau, Bronx. Edwin C Worms agt Emerence K Ager; att'y, J A Kohn.

Wadsworth av, n w cor 183d st, 74.11x50. Mayer S. Auerbach agt Augustus V H Ellis et al; att'y, M Stern.

Oct. 4.

1st st, s s, lots 643 & 644, map of Laconia Park, Bronx. Francis C Elgar agt Benjamin Jaffe; att'y, R A B Dayton.

65th st, No 429 East. Lucius H Beers agt Ben-jamin Jackerson et al; att'y, H deF Baldwin.

154th st, No 269 West. Wm F Kuntz agt Frank Bach et al; att'ys, Cooper & Baer.

73d st, Nos 511 & 513 East. D Comyn Moran et al recrvs agt Ruben Rubenstein et al; att'ys, Bowers & Sands.

Audubon av, n e cor 182d st, 79.9x70. Fred-erick S Isaac agt Isaac Marcuson et al; att'y, L F Doyle.

Oct. 5.

9th st, s s, 329 w 2d av, 21x75. Henrietta Low-enstein extrx agt Breslin Realty Co; att'ys, Spiro & Wasservogel.

73d st, n s, 135.6 e Av A, 75x102.2; two actions. Lincoln Trust Co agt Ruben Rubenstein et al; att'ys, Bowers & Sands.

10th st, Nos 412 & 414 East. David Gordon agt Nathan Schwartz et al; att'ys, Engel Bros.

109th st, No 110 East. Martha Blanke agt Sigmund Lissner et al; att'y, M Arens.

Canal st, n s, 55.11 e Sullivan st, 22x82.1x irreg. Henry H Jackson agt Geo W Rumbold; att'y, S H Jackson.

Lexington av, Nos 1584 to 1588. Max Levin agt Tessie Goldberg et al; att'ys, Manheim & Manheim.

5th av, No 2199. Bernheimer & Schwartz Pil-sener Brewing Co agt Angelo Marino et al; att'ys, Rose & Putzel.

10th st, No 325 East. Jacob Larchan agt Sam-uel Tuchfeld et al; att'ys, Engel Bros. Oct. 6.

66th st, Nos 348 to 352 East. 80th st, Nos 218 and 220 East. Susan Van Praag agt Henry Rockmore et al; att'ys, Eisman, Levy, Corn & Lewine.

Concord av, w s, lot 142, map of East Morrisa-nia, 50x100. Isaac J Brown agt Theresa De Rosa et al (amended); att'y, H Fluegelman.

Anthony av, n w cor 174th st, 135.7x88.11. Vin-zenzo Conforti agt Ekwanoak Realty Co et al; att'ys, Freyer, Hyman & Jarmulowsky.

Lots, C & D, plot 41, map of Arden property, Bronx. Wm W Strasser agt Rose Cleary et al; att'y, A L Strasser.

Sullivan st, Nos 125 and 127. Francis Hoffman agt Julia Piance et al; att'ys, Davis & Kauf-mann.

8th st, s s, 130 w Av B, 50x126x irreg, Bronx; two actions; August J Fretel agt Caroline Keller et al; att'y, C P Hallock.

Wadsworth av, n w cor 183d st, 74.11x50; May-er S Auerbach agt Augustus V H Ellis et al; att'y, M Stern.

129th st, No 304 West. Lillie B Lilienthal agt Clarence Wollner et al; att'y, S Wechsler.

2d av, w s, 75.6 s 118th st, 25.2x110; Lillie B Lilienthal agt Jacob Sherman et al; att'y, S Wechsler.

115th st, No 460 East. Emanuel Arnstein et al agt Samuel C Baum et al; att'y, S Levy.

Oct. 7.

137th st, n s, 62.6 w 5th av, 37.6x99.11. John Staudt, ex'r agt Samuel Schenker et al; att'y, G Lange, Jr.

Randall av, n s, 50 w Coster st, 50x100. East Bay Land & Improvement Co agt Charles Al-brecht; att'y, R C Dorsett.

184th st, s s, 90 w Grand av, 40.2x59.10x irreg; two actions. Henrietta S. Wallace agt Herbert Aldhous et al; att'y, L H Rogers, Jr.

28th st, n s, 155.10 e 3d av, 37.6x98.8. Bella Hillman agt Jacob Schwartz et al; att'ys, Kantrowitz & Esberg.

Intervale av, s e s, intersec w s Fox st, 97.11 x27.1x irreg. Adelia A Carpenter, trustee, agt Ernest F Luhrsen et al; att'y, W M Powell.

20th st, n s, 186.11 w 1st av, 35.8x92. Henry H Jackson agt Max Schein; att'y, S H Jackson.

50th st, n s, 55.7 e 1st av, 19.5x100.5. Julia D Heimemann agt Lena Kaufman et al; att'ys, Heymann & Herman.

Av A, s w cor 18th st, 46x94. Union Trust Co of N Y agt Isaac Portman et al; att'ys, Miller, King, Lane & Trafford.

106th st, Nos 215 & 217 East. Samuel C Wolf-stein et al agt Morris S Rubin et al; att'ys, Kantrowitz & Esberg.

3d av, No 807. Robert Main agt Hermance Von Wien et al; att'ys, Alexander & Ash.

Oct. 8.

103d st, Nos 311 & 313 East. Gertrude K Bren-nan agt Angela M Milano et al; att'y, A L M Bullowa.

51st st, Nos 222 & 224 East. Margaret Jaeger agt Abraham Drimmer et al; amended; att'ys, Davis & Kaufmann.

Lot 275, map of Village of Wakefield, Bronx. Frank E Duffield agt Agnes L Lester; att'y, E Sweeney.

Lots 391 & 396, mortgage map of Arden prop-erty, Bronx; two actions. Annie V Taylor agt Wm H Myers et al; att'ys, De La Mare & Morrison.

ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

Lots Nos 201, 202, 236 & 237, map of 336 lots of property of Sisters of Charity, Bronx. Chas V Gabriel agt Chas E Stahl et al; att'y, B E Rabell.

8 Cary, Albert A-J E Michel.....225.67
8 Cohen, Benjamin-A Levy.....212.81
8 Carl, John H-H G Grissler.....430.88

4 Hochstadter, Adele or Buser-N Y Telephone Co.....45.43
4 Heuman, Geo M-the same.....26.33
4 Hamm, Henry-J Dean.....122.66

JUDGMENTS

In these lists of judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The judgments filed against corporations, etc., will be found at the end of the list.

Oct.
4 Altman, Henry-F N DuBois et al..1,765.49
4 April, Israel-A Fisher.....196.50
4 Abell, James M-Acker, Merrall & Condit Co.....606.31

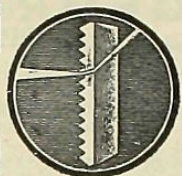
8 Caryl, Albert A-J E Michel.....225.67
8 Cohen, Benjamin-A Levy.....212.81
8 Carl, John H-H G Grissler.....430.88
8 Cannon, W Frank-S A C & H M Hall Realty Co.....303.81

4 Hochstadter, Adele or Buser-N Y Telephone Co.....45.43
4 Heuman, Geo M-the same.....26.33
4 Hamm, Henry-J Dean.....122.66
4 Hagerty, John J-Pinelawn Cemetery.....costs, 17.67

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Oct. 6.

Amsterdam av, s w cor 109th st, 100x100.
Lawyers Title Ins & Trust Co loans Lloyd
Construction Co to erect a 6-sty apartment;
— payments200,000

Oct. 7.

157th st, s s, 214.3 w Broadway, 112.6x99.11.
Max Marx loans William Kuhn & John Law-
son to erect a —sty building; — payments.
.....85,000
Tiffany st, s e cor 163d st, 100x108x irreg.
Henry Morgenthau Co loans Zipkes Con-
struction Co to erect a 6-sty apartment; 14
payments115,000

Oct. 8.

167th st, s s, 113.4 w Hall pl, 75x146.11x
irreg. Prospect Investing Co loans Isaac
Brown to erect two 5-sty apartments; 14
payments60,000

SATISFIED MECHANICS' LIENS.

Oct. 2.

26th st, Nos 22 and 24 East. Manhattan Sand
Co agt Charles Kaye et al. (Sept 29, 1909)
.....\$178.00

Oct. 4.

55th st, Nos 234 & 236 East. Henry Mock
& Co agt Joseph Doelgers Sons et al. (Feb
9, 1909)210.00
16th st, No 321 West. Benjamin Danker agt
Joseph L Buttenwieser et al. (Aug 18,
1909)24.00
122d st, No 231 East. David Mark agt Isaac
Kahn et al. (Sept 22, 1909)47.00
81st st, n s, 330 e 3d av. David Mark agt
Isaac Kahn et al. (Sept 22, 1909)28.00
174th st, n s, 100 w Amsterdam av. Helene
Realty & Construction Co agt Kelsarge
Realty Co. (Sept 14, 1909)134.75
Concourse, e s, 150 n Burnside av. Antonio
Cassetta agt Gurlitt-Manning Co et al.
(Sept 10, 1909)420.00

Oct. 5.

28th st, No 34 East. Geo D Hilyard agt Mrs
J H Olmstead et al. (Jan 31, 1890)...71.27
48th st, No 246 West. Frank J Tyler agt J
Kulamji et al. (June 12, 1909)19.50
2Matilda st, e s, 200 s 239th st. J A Mahl-
stedt Lumber & Coal Co agt Fox Muller
Realty & Construction Co et al. (Aug 25,
1909)2,598.00
3Same property. Same agt same. (Sept 17,
1909)1,887.52
189th st, s s, whole front between Belmont
& Hughes av. Antonio Spadaccini agt
East 189th Street Building & Construction
Co et al. (Sept 1, 1909)2,309.00
286th st, Nos 340 to 346 West. Bockman &
Shepard agt Harry Schiff et al. (Sept 15,
1909)1,924.81

Oct. 6.

Riverside Drive, Nos 534 or 528. Philip Stein
agt St Paul Construction Co et al. (Aug
16, 1909)1,818.00

Oct. 7.

178th st, n s, 100 w St Nicholas av. G H
Gerard Son & Co agt Alcazar Realty Co et
al. (Oct 5, 1909)1,325.00
7th st, No 241. Orda & Silk agt David Good-
man et al. (Aug 13, 1909)507.35
25th st, No 327 East. Adolf Goldstein et al
agt Marcus Wril et al. (July 18, 1907)...97.00
2Edgecombe av, s w cor 150th st. Corrier
Construction Co agt Emanuel Doctor et al.
(Sept 15, 1909)1,550.00

Oct. 8.

7th st, No 241 East. Barnet Rosenstein agt
David Goodman et al. (Sept 1, 1909)...92.00
Broadway, Nos 3099 & 4001. Isadore W Horn
agt Mitow Realty Co et al. (Sept 21, 1909)
.....400.00
189th st, s s, whole front between Belmont
& Hughes av. John Bell Co agt East 189th
Street Building & Construction Co et al.
(Sept 21, 1909)2,596.00

1Discharged by deposit.

2Discharged by bond.

3Discharged by order of Court.

ATTACHMENTS.

Sept. 30.

Paul, Frank; Coeur D'Alene North Fork Min-
ing & Smelting Co; \$15,000; O B Bergstrom.

Oct. 1.

No Attachments filed this day.

Oct. 2.

Ward, Frederick W; Robert L Linton; \$7,935.09;
Norman & Kahn.

Oct. 3 and 4.

No Attachments filed these days.

Oct. 5.

Gilbert Transportation Co; Fields S Pendelton;
\$1,620; H W Goodrich.
Same; Fields S Pendelton et al; \$1,080; H W
Goodrich.
Same; Edwin S Pendelton et al; \$1,753; H W
Goodrich.
St John, Harry Maxwell; Egbert B Perry;
\$2,813; Macdonald & Bostwick.

Oct. 6.

No Attachments filed this day.

CHATTEL MORTGAGES.

Oct. 1, 2, 4, 5, 6 and 7.

AFFECTING REAL ESTATE.

Groenman, M or Gorman. 1278 Lexington av
..H Boas. Electrical Fixtures. \$100
Mitow Realty Co. 60 Liberty, Brooklyn..
F S & D Co. Contract. Fireproof Doors. 562
Mortimer, T. 163d st and Broadway..Roeser
& Sommer Co. Gas Fixtures. 100
Weisman & Herman. Fox st and 163d st..
Raisler H Co. Heating Plant. 6,150

REAL ESTATE NOTES.

(Continued from Page 656.)

Gibbs & Kirby have removed their Washington Heights office
to 4223 Broadway, northwest corner of 179th st.

Max Marx has made a building loan of \$85,000 to Kuhn &
Lawson on the property on the south side of 157th st, 214.8 ft.
west of Broadway, 112.6x99.11.

The first regular fall meeting of the West End Association will
be held at Hotel St. Andrew, West 72d st, corner of Broadway,
on Monday, Oct. 11, 1909, at 8.30 o'clock P. M.

The City Mortgage Company has made a building loan of
\$60,000 to the East Twenty-ninth Street Company on its prop-
erty on the north side of 29th st, 200 feet east of 2d av.

The McKeon Realty Co. has secured a building loan of \$47,-
500 from the North American Mortgage Co. on the property,
49.10x92, on the south side of 19th st, 358 feet west of 9th av.

The Zipker Construction Company has secured from the Henry
Morgenthau Company a building loan of \$115,000 on the property
at the southeast corner of Tiffany and 163d sts, 100x103 and
irregular.

The Central Building Improvement Co. has made a building
loan of \$117,600 to the Castleton Construction Co. on the prop-
erty, 99.11x150, at the northeast corner of Broadway and 151st
st.

The Lloyd Construction Company has secured a building loan
of \$200,000 from the Lawyers' Title Insurance and Trust Co. on
the property at the southwest corner of Amsterdam av and
100th st, 100x100.

Edwin T. Greaves has been appointed receiver of the rents
of 218 and 220 East 80th st, tenements, pending a suit brought
by Susan Van Praag against Henry Rockmore and others to
foreclose a mortgage of \$12,000.

William P. Hyde took title on Monday from the New York
Public Library, Lenox, Astor and Tilden Foundations, to the
plot in the north side of 70th st, 148 feet west of Madison av,
30x100.5. A purchase money mortgage of \$110,000 for three
years at four and one-half per cent was also recorded.

The New York Press Club obtained permission from Supreme
Court Justice Blanchard to mortgage its new club house, at
Spruce and William sts, to the Seamen's Bank for Savings for
\$130,000, the mortgage to run for five years and bear five per
cent interest. The club intends to use the money to pay off its
outstanding obligations.

At a meeting of the directors of the Alliance Realty Com-
pany, held yesterday, a quarterly dividend of 2 per cent. was
declared, payable Oct. 15, to stockholders of record on Oct. 9.
The capital of the company is \$2,000,000, the net earnings
for the nine months ending Sept. 30, 1909, were \$177,026, and
the undivided profits on the same date were \$1,103,706.

W. H. Britigan has joined the office force of Joseph P. Day.
Mr. Britigan has been connected for some time with the Metro-
politan Life Insurance Co. in the office of its comptroller, Walter
Stabler, and as educational director was largely responsible for
the success of the classes in real estate connected with the West
Side Branch of the Young Men's Christian Association.

To protect themselves against speculators who buy big tracts
of land without putting up a dollar and build rows of houses
on nerve, contractors and dealers in building materials or-
ganized the Building Contractors' and Materialmen's Associ-
ation, with headquarters at No. 220 Broadway. Such specu-
lators operate through dummy corporations. The new association
will keep a careful record of all such transactions and retain
lawyers to prosecute frauds.

Shepard K. De Forrest and others conveyed, this week, to
the De Forrest estate, a corporation, for a stated consideration
of \$320,500, 118 East 36th st, 25x98.9, subject to a mortgage
of \$25,000; also the property in the north side of 27th st, 70 ft.
east of 3d av, 53.4x98.9, subject to a mortgage of \$60,000; also
the southwest corner of 4th av and 31st st, 63.2x60; also the
plot in the south side of 31st, 60 ft. west of 4th av, 20x63.2,
and the plot in the north side of 30th st, 48.6 ft. west of 4th av,
74x31.6.

Charles Warren Trembly, the factory and waterfront special-
ist, of 5 Cortlandt st, in addition to the sale of an industrial
building in Hoboken to a Western coffee company, as men-
tioned in the Record and Guide (Sept. 25, page 575) has just
leased for one year, with option to purchase, a 3-sty brick fac-
tory, 50x200, and tower, with a large plot of ground, at Asbury
Park, N. J., for the M. L. Bamman Co., of 86 Worth st. The
company plans to erect additional buildings and install heavy
machinery.

For the improvement of the site now occupied by the Claren-
don Hotel, at the southeast corner of 4th av and 18th st, with
a 20-sty store, office and loft building, Henry Corn has obtained
a loan of \$1,200,000 from the Metropolitan Life Insurance Co.
The loan is for a period of ten years and bears six per cent.
interest during the period of construction and five and one-
half until October 1, 1914, and five per cent. for the balance
of the term. The property was transferred on Monday to Mr.
Corn by Alice D. Weekes, as executrix, for a stated considera-
tion of \$550,000.

—There are in America many instances of the use of tile or
ceramic mosaics on the exterior of concrete buildings, and in
every city in which the experiment is tried, it has soon a host
of imitators. The same kind of decoration is equally applicable
to buildings of brick, stone, or of any other inorganic material.