

**NEW ESTATE RECORD AND BUILDERS GUIDE.**  
 ESTABLISHED MARCH 21<sup>st</sup> 1868.  
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to  
 C. W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET                      Treasurer, F. W. DODGE  
 Vice-Pres. & Genl. Mgr., H. W. DESMOND      Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1909, by The Record & Guide Co.

Vol. LXXXIV.                      OCTOBER 16, 1909.                      No. 2170

NO THINKING MAN could have mixed with the enormous crowds that flooded the streets during the Hudson-Fulton celebration without being struck by the fact that the problem of surface track congestion would during the next ten years become the most critical problem connected with the future growth and prosperity of New York City. It is absolutely essential that steps should be taken in the near future to study this problem from every point of view and to consider the most practical methods of dealing with it. The question is: How can the pressure of vehicular and pedestrian traffic, particularly during a period of public celebration or excitement, be taken care of with safety and without too much expense? The building of Subways will obviously do nothing to make this problem less acute and momentous. On the contrary, improved means of transit will, at least so far as Manhattan is concerned, tend to increase rather than diminish its difficulties. When the whole outlying district within a radius of fifteen miles from the heart of Manhattan is directly connected with the central borough by express trains, the result will be a still greater congestion of traffic, whenever and wherever there is any reason for a crowd to congregate. There are over 5,500,000 people living within this territory at the present time. In another ten years its population will be almost 7,500,000. In another twenty years it will be at least 9,500,000. Manhattan will be the place to which a large increasing proportion of these people will come for a certain proportion of their pleasures and business. In the meantime that borough will be passing through a corresponding process of local growth, in order to provide the necessary facilities to enable this crowd to amuse themselves and to transact their business. An increasingly large number of people from all over the country will be sojourning in its hotels. Its chief avenues and streets will become a solid mass of skyscrapers. The constant process of improvement and cheapening that is taking place in motor-cars will result in an increase in vehicular traffic greater in proportion than the increase in population. If it is difficult for the street system of the city to accommodate this traffic now, what will it be fifteen or twenty years from now, when that traffic will have at least doubled in amount. A man has only to recollect what has been accomplished during the past ten years in the way of building up Manhattan and of increasing the crowds of vehicles and people on its streets to understand that a corresponding process, extending over another ten years will produce a condition of congestion which will gradually become intolerable.

THE PROBLEM of dealing with this present and future congestion has never been really seriously, scientifically and comprehensively studied. Obviously, some means must be adopted to increase the capacity of the streets of Manhattan in certain central and peculiarly congested locations. But what means? Various plans have been proposed to increase the street capacity by cutting through new thoroughfares or by widening existing ones. Some of these plans must eventually be adopted, but it is becoming increasingly obvious that proposals looking towards an increase of street room in the central districts of Manhattan are becoming impracticable, because of the expense. It is still possible for the city to improve its street layout by cutting through Sixth and Seventh avenues to the south, because the property which would have to be acquired for the carrying out of such plans is not prohibitively expensive. But, manifestly,

it is no longer possible for the city to increase the area of such centres of congestion as Greeley and Longacre squares by the purchase of abutting private property. Ten years ago the expenditure might not have been prohibitive; but now, when real estate values near the most important centres of congestion, run all the way from \$100 to \$300 a square foot, it is obvious that not even New York can afford the luxury of such improvements. Yet, it is in precisely such centres of congestion as Longacre and Greeley squares that some increased street room is absolutely necessary. The question remains, then, what can be done; and assuredly this question cannot be answered without a close and comprehensive examination of the problem in all its bearings. The new Board of Estimate should cause such an investigation to be made; and the taxpayers' associations of this city should urge upon the Board the importance of such a step. The report of the Commission appointed by Mayor McClellan did not cover the necessary ground. There is no use at all in laying out a comprehensive scheme of street improvement that would cost hundreds of millions of dollars, and of shifting the responsibility upon the remote future of finding the necessary money. What the city needs to know is what can be done now or within the next fifteen years to meet the immediately critical situation? No plan or part of a plan should be approved without a careful consideration of the probable expense, and without possible means of raising the money. Such a commission is becoming an absolute necessity; and the increasingly intolerable condition of congestion will force its appointment sometime within the next few years.

WHEN SUCH A COMMISSION is appointed it will do well to consider a suggestion recently made by Mr. Theodore Starrett in a letter to The Sun. Mr. Starrett's idea is that the streets in all centres of congestion should be double decked. The idea has, of course, frequently been broached before; but it has never been embodied in what looks like a really practicable method of constructing the double-decked streets. "A continuous elevated sidewalk of glass and iron, forming a balcony at or about the level of the second story window sills, with bridges over the street crossings would," he says, "theoretically double the sidewalk capacity; but owing to the fact that the traffic would be unobstructed the pedestrian capacity of the street would be fully quadrupled." We agree with Mr. Starrett that even the briefest investigation of this idea bestows upon it some surprising advantages. It could be built piecemeal, first for a block or two at such congested points as Broadway and Forty-second street, Fifth avenue and Thirty-fourth street, Fourth avenue and Forty-second street and Broadway and Forty-second street. Gradually the system could be extended to cover the principal arteries of traffic. A balcony attached to the steel frames of the buildings, leaving the lower street level unobstructed would be the most advantageous form of these sidewalks, but in the beginning the balcony in front of old fashioned buildings could be supported by iron posts. When the pedestrian travel is diverted to the upper level, the present footways could be narrowed on all the streets, just as they have recently been narrowed on Fifth avenue. A lower sidewalk ten feet wide would be sufficient for all people who would wish to travel there; and in this way the congestion of vehicular and pedestrian traffic could be relieved at the same time. Mr. Starrett is also right in believing that double-decked sidewalks would be extremely profitable to the property owners in front of whose buildings they were placed. Instead of having only one ground floor, they would have two; and this would be an enormous advantage from the point of view of retail trade. Customers alighting from vehicles would for the most part enter below and pedestrians from above. The circumstance which contributes most to the value of real estate is the number of people who pass by it and to whom it is accessible; and this idea would increase the accessibility of all centrally situated property without in any way injuring the interests of the abutting property owners. The owners of neighboring real estate are always hostile to street widenings and extensions, because such improvements usually cause them great inconvenience and loss, and if they wish to avoid such losses in the future, they will do well to consider very seriously Mr. Starrett's suggestion. It has the unusual advantage of accomplishing a necessary public improvement, not only without hurting any individual property owner, but also with every probability of being as beneficial to the private interests affected as to those of the public.

**A**NOTHER FAMOUS NEW YORK HOTEL is coming down—the Gilsey House. The "Gilsey House" is a comparatively modern structure. Unlike the "Fifth Avenue" and the "Clarendon" it was not built before the war. It was erected in 1870, and consequently its life has not much exceeded that of one generation. Moreover, inasmuch as it has not been profitable as a hotel during the past five or six years, its prosperous period was limited to only a very little over thirty years. Among the many changes in standards that have taken place in New York during the past fifteen years, none has been more radical than the standard of hotel decoration and equipment. Beginning with the building of the Waldorf-Astoria, one new sumptuous hotel after another has been constructed; and their construction has resulted in the gradual but remorseless crowding out of the older buildings. A modest apartment hotel on a side street is now decorated with more expense and is better equipped than the Gilsey House was a generation ago. One cannot help wondering whether these newer hotels will have a longer life. How will the Waldorf-Astoria compare with the hotels that will be erected in New York twenty-five years from now? How much longer will the neighborhood of Fifth avenue and Thirty-fourth street be considered a desirable location for a hotel? It seems scarcely conceivable at present that a building such as the Waldorf-Astoria can ever be as completely superseded like the present Gilsey House, but stranger things have happened. One cannot help wondering, however, whether in case the Waldorf-Astoria is to be replaced, what kind of a building will be substituted for it? In order to make the operation profitable, it would have to be a building at least thirty-five stories high, and we doubt whether it will be legally possible to erect thirty-five story buildings much longer in New York. But perhaps the Waldorf, like the old Hotel Bristol, will be turned into an office building situated on a double-decked street and containing two tiers of shops. Two tiers of shops in such a location ought to bring in a rental twenty-five years from now equal to the gross rental of the existing building at the present time.

**B**UILDING OPERATIONS ON A CASH BASIS.—The growth of the amount of work for loft and office buildings, which is apparent to everyone, is offset by the falling off in tenement house construction. Since the first of September there have been few operations of this class started in Manhattan. In part this is owing to the disagreement still existing between the speculative operators and builders, on the one hand, and the contracting mechanics on the other. The mason contractors have made a rule that hereafter they will accept no contract for doing merely the mechanical work on a building, without furnishing any of the material required in the construction. If they cannot supply the brick, lime and cement that are to be used, they will not do the job. Heretofore many owners have been accustomed to contract directly with the dealers for the materials required, and simply to have the mason contractors put them together in the building. To this arrangement the owners or operators have not yielded; they insist on the privilege of dealing directly with the dealers, for one reason because the dealers have been more liberal than the contractors in the matter of credit. The generally liberal attitude of the dealers toward small speculative builders has heretofore encouraged a far larger amount of building than would have been the case had they insisted on business being transacted on a cash basis. If building is to be confined to a cash basis, and the operators interpret the action of the mason contractors to mean practically this, then not one-half, nor even one-quarter, as much building will be done hereafter, the operators declare. If the real-estate market were in a condition to find buyers for new houses as fast as they might be constructed, the public would be better able to weigh the value of this opinion; but as almost the opposite is true of the capacity of the market at present, the strained relations between the contractors and some operators are not of primary importance. We are inclined to believe that when the builders can readily find buyers for their buildings, they and the contractors will not be long in coming to an agreement. But in the meantime both parties are "standing pat." About forty-five per cent. of the bricklayers in New York City are idle. They have topped out all the jobs they had and are waiting for new ones. The mechanical trades which follow them in the order of construction are all still busy, and the general state of the building field is good. Brooklyn is doing twice as much as last year, and plans for between thirty and forty houses are being filed every day. Plans for 408 new buildings were filed in Queens during the month of September. In Manhattan there is marked activity in loft construction. Another new skyscraper was announced this week for 4th av. The transformation of this thoroughfare is proceeding with remarkable rapidity. Riverside Drive and Morningside Heights are getting a number of new apartment houses of the first rank. The building movement on the Heights has been one of the fine distinctions of the year.

## A NEW BUILDING MATERIAL NEEDED FOR RESIDENCES.

**O**N the part of suburban builders there is a pronounced demand for the introduction of lighter forms of fireproof construction than are now available in this territory for dwelling-house work of a speculative nature. The opportunities which would present themselves to builders who could produce a fireproof dwelling that could be marketed for seven or eight thousand dollars were typified to the writer by inquiries made this week by a Newark builder among reinforced concrete engineers and architects here. This builder, who is now well engaged with contracts of the usual order, has had a proposition made to him by a large syndicate to produce a detached dwelling of fireproof construction that can be sold at the average price which homeseekers can pay. This builder informed the Record and Guide that the forms of fireproof construction which he is acquainted are too heavy for the class of small houses which it is desired to build. He is required to show a specimen house, and if he can meet the conditions he will expect a contract to erect hundreds.

The demand seems to be for a fireproof house no more expensive than one constructed of wood. It is not a vain hope. We understand that a process has been invented by a New York engineer by which concrete can be rapidly molded into hollow tile suitable for building purposes of the kind referred to, but which has not yet been publicly offered. Hitherto concrete building blocks have been made of "dry concrete," which does not possess the mechanical strength of or the weatherproof qualities of normal concrete. The new process is said to be revolutionary in the concrete industry, as it is the only method ever devised that permits the delivery of wet-process concrete in hollow shapes from molds with speed and economy.

It can be used for foundations, floors, walls, roofs and partitions, strong, true and light, to which stucco and plaster will adhere and which can be procured at a cost that will bring the dwelling within the limit of cost heretofore mentioned, and it is said to be especially suitable for the application of stucco. Many new textures and colors are now available in stuccos, and in addition there are beautiful effects derivable from the use of color masses in faience, mosaics and other materials which are destined in time under more favorable circumstances to do wonders for suburban architecture.

## BRYANT FOUNDATIONS FINISHED.

The Foundation Company, of 115 Broadway, has completed the caisson work for the new 31-story Bryant building at Nassau and Liberty st. The caissons were sunk to a depth of 95 ft., which is said to be lower than any other building in the city save that of the Mutual Life Insurance Co., the deepest caisson of which went to a depth equal to that just reached for the Bryant structure. The company began work on this operation on May 1 and has continued work night and day. The foundations are of solid concrete without anchor rods. The W. J. Cornell Co. has the plumbing contract for this building.

**NEW BRIDGE FOR PARK AVENUE.**—In May of last year the New York Central and the Harlem railroad companies were directed to construct for public use a footbridge over its tracks on Park av at 100th st. On July 2, 1909, nothing apparently having been done by the companies looking to the construction of the bridge, the Board of Estimate adopted a resolution directing the Corporation Counsel to take such steps as might be necessary to enforce its action of May 1, 1908, if the bridge were not constructed within the proper time. An inspection by city engineers on July 26, 1909 (two days after the work was required to be completed), showed that outside of a few concrete steps and piers in the roadways, nothing had been done by the companies. In view of this fact, on July 27 the Board put the Corporation Counsel on the trail. The Corporation Counsel wrote to the railroad companies asking to be advised as to what were their intentions in the matter, and under date of August 9, 1909, received a communication from Mr. Alex. S. Lyman, general attorney for the New York Central and Hudson River Railroad Company, who stated that the completion of the structure was delayed owing to the inability of the steel company to deliver the steel necessary; that it was understood that such delivery would be made during the then current month, and that the bridge would be wholly completed and ready for use on or before September 15. In view of these facts the Corporation Counsel left it to the Board to decide whether action should be begun against the company for its failure to construct the bridge within the time stipulated. An extension of time until November 1 has been granted.

**SEVENTH AVENUE** has begun to participate in the new commercial building movement, and will get its first 12-story office and loft building as the result of the recent purchase of the southeast corner of 54th st by the Selkirk Realty Company. It is understood that an automobile agency will occupy part of the building, a fact which may be somewhat significant of a future rivalry with Broadway for this line of trade.

# CONSTRUCTION

## LAYING OUT COUNTRY ESTATES.

Landscape Architects Following in the Footsteps of Downing  
—Some of the New Places—Mr. Ramsdell's Garden.

A FAMOUS landscape architect, Mr. Downing Vaux, confirms a public impression that there is a decided revival of interest, and of actual operations as well, in the direction of large country estates and the mission of landscape architecture. What is referred to is the reverse of the fashion which for many years drew families of wealth and standing to build houses with large grounds at a limited number of socially approved watering places, as at Newport.

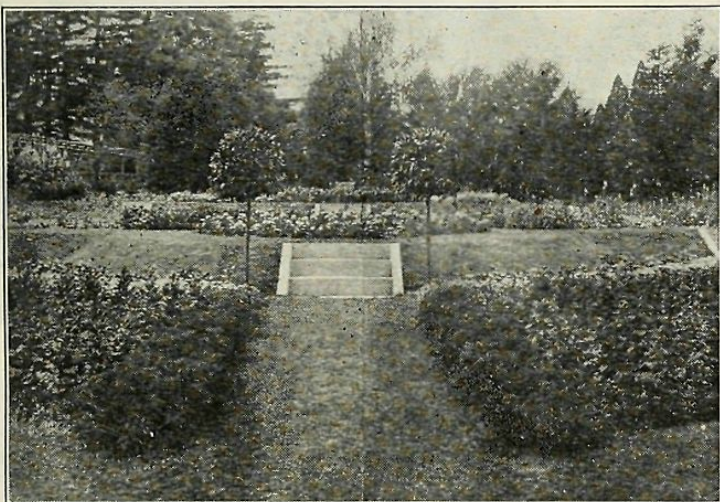
To understand the change aright, the reader should know that in the first half of the century the finest country estates on this continent were in the South. Comparatively few large places in the North were better than ordinary farms until Downing's time. Beyond the work of Andre Parmentier, a

country. A number of families long prominent in Newport society have made this change, and are back on the old place, it may be where their fathers and grandfathers lived. True, many of our first families never went to Newport, or seceded from the old home.

Indications new and strong are that more families are intending to qualify for the dignity of having suburban homes large enough and graceful enough to be called "estates." When a manor house is erected in a park having an extent of 20 to 500 acres, it is merely an incident in the layout of a whole estate, rather than the supreme thing that the villa on a scanty acre or two is. There must be a slightly outlook, preferably with water in the distance, and a background of foliage, with the conveniences of a thriving town not too far distant; and the well-bred country gentleman and his family take a genuine interest in the choice and improving activities of that town, and to some extent become part of it.

Regions within touching distance of the Metropolis where a stronger interest in country life is to be noted, are the Hudson River counties, the Connecticut shore, the Jersey coast towns, the Palisades and the Montclair region in New Jersey.

"The country spirit is having a great reawakening," remarked Mr. Vaux this week. "There is a new and wider appreciation of life out of doors, which the automobile and the motor-boat are partly responsible for. More and more people of judgment are realizing that the landscape architect is a necessity when they start to improve their grounds, and have ceased to look on him as one useful only in making pretty flower beds. The idea that he is only to be employed by the wealthy is also passing away. And the time is near those who entrust work of importance, that should be done by the landscape architect, to plausible, but untrained foremen, will be laughed at." The new homes of the Harrimans and the Rockfellers are prominent examples of recent work among many which could be mentioned. Landscape archi-



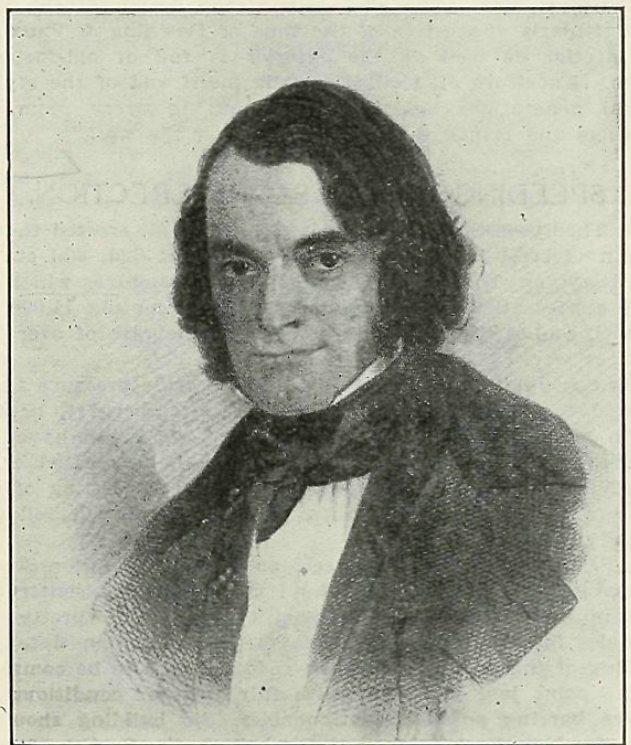
SCENE IN MR. J. A. P. RAMSDELL'S GROUNDS.  
Balmville, N. Y. Downing Vaux, Landscape Architect.

French landscape gardener, who had settled in Brooklyn, and a few English gardeners imported by wealthy landowners, there were no precedents in the North for the special architectural profession which Downing founded in America. A prevalent puritanical prejudice, of ancient New England lineage, was opposed to houses and grounds having a very ornamental quality, and this prejudice had to be rooted out.

The fancy for laying out beautiful places, which developed along the Hudson and around Boston in the forties, received encouragement from the literary leaders of the time, notably Nathaniel P. Willis and George William Curtis. The "New York Mirror" and the "Horticulturist" were their allies. Downing was the editor of the "Horticulturist" and Willis of the "Home Journal," and they were near neighbors on the Hudson, whose shores saw some of the best of the early examples of Downing's work. Willis preached that the ideal life was not wholly in the city, nor entirely in the country, but combined both city and country. Around every fair village and town on the river families of wealth and position began to settle, and for many of them Downing and his partner, Calvert Vaux, the father of the Downing Vaux of our time, laid out charming places. The movement peopled the shores of the river with representatives not only of the first families of New York, but in the summer season—this was before the Civil War—many official and ambassadorial families from Washington gravitated there, besides foremost men in the arts, literature and sciences. Thus, in one town there lived permanently the families of no less than ten admirals of the navy, attracted by beautiful surroundings and by the cultivated society to be found there.

After the war Saratoga, Balston Spa, Long Branch and Newport, chiefly, became the vogue, and the newer generation of well-to-do Americans satisfied their craving for country residence with a villa at some such fashionable resort. These were summer residences merely, palatial no doubt, but still only temporary homes, and set most often on cramped plots. They were much different from the old places, which contained many acres, with the mansions set far back among the trees and approachable only by winding drives and through massive stone gateways.

Taste for mere villas is very evidently being superseded by a new preference for the characteristic occupations of a life combining business in the city with a large estate in the adjacent



ANDREW J. DOWNING.

tectural practice is not confined to new grounds. Some of the best new work is being done on old estates. Mr. S. D. Coykendall, president of the Ulster & Delaware Railroad, and also president of the Cornell Steamboat Company, has been making fine improvements to his place in the Catskills, and the George Goulds are also taking a new interest in their estate in the same region, where their father's boyhood was spent. Mr. James A. P. Ramsdell has had considerable done to his grounds at Balmville, besides adding thirty acres. On this place is a very famous glen, which is being left in its natural state as far as possible. Mr. Aspinwall is laying out grounds and building an all-the-year house in the same neighborhood.

Calvin Tomkins, president of the Municipal Art Society, is

laying out a new place near Stony Point, and Mr. Foss's new house and grounds in course of erection at Nyack have been heretofore referred to in this paper. Hon. Seth Low, former Mayor of New York, is improving a new place at Bedford, in Westchester County. Stuyvesant Fish at Garrisons, Mr. Stillman at Cornwall, Colonel Astor at Rhinecliff, Mr. John D. Rockefeller at Tarrytown, and Mr. J. Pierpont Morgan at West Point are all taking new interest in their Hudson River homes. Mr. Astor's yacht the Nourmahal and Mr. Morgan's Corsair contributed a large measure of distinction to the up-river celebrations in honor of Hudson and Fulton.

Mrs. Harriman will hereafter make "Arden House" her all-the-year home. She will have the mansion completed from the original plans and the 42,000 acres laid out and maintained as Mr. Harriman wished. Two million dollars more is the estimate of what will be spent in improving the estate, whose payroll averages \$18,000 weekly. Carrere & Hastings are the architects.

Richard Schermerhorn, Jr., relates in the "House and Garden" for September some of the incidents in the career of Andrew Jackson Downing. He says that while it is well known that there are many places existing to-day, particularly on the Hudson, which were laid out by Downing, it is very difficult to trace them. The period of sixty years back is beyond the recollection of most persons living to-day and it is a pity that no records of importance were ever kept. Downing's most well-known work, however, was in connection with the Capitol grounds at Washington, the White House and the Smithsonian Institution, for which he made plans in 1851.

Several private estates known to have been laid out by Downing at Newburgh are described by Mr. Schermerhorn. He says of one of these, the David Barclay place: "Here we may recognize Downing's work in the well-placed clusters of large trees that give the very attractive old-fashioned house such a picturesque framing. We may also recognize the judgment with which a thick grouping of spruces was placed on the northwest side of the house to form such a desirable wind-break against the cold winter winds and also help toward the enclosing of an attractive vista from the road. The other large oaks and maples are so arranged that it surely looks as if none but an experienced hand were concerned in this. The winding driveway which approaches the residence from the main road some four hundred feet away, is graceful and picturesque and bears the stamp of professional treatment. Perhaps Downing stopped at this point, however, as there is a scarcity of group planting of shrubbery and low growing trees which is so necessary to bring out variety and enhance the charm of a place. The lawns surrounding the house are well kept and broad, but we miss the gradual blending between the works of nature and man which the landscape architect is accustomed to develop by the judicious use of shrubbery and the various horticultural aids. The character of the design of the house is particularly suggestive of the time of Downing & Vaux, and the interior as well as the exterior is full of old-fashioned charm. Furniture of decided artistic merit and of the style of several generations ago is predominant in every room, and paintings and prints of bygone days cover the wall."

### SPEEDING GIMBEL STORE ERECTION.

The Thompson-Starrett Company, 49 Wall st, erected the first column of steel for the big Gimbel store, at 32d, 33d sts and Broadway, on Tuesday. The completed structure, which will be 10 stories above and 3 below grade, will contain 11,000 tons of steel, and it is planned to erect it at the rate of over 1,800 tons per week.

This schedule, of course, will demand terrific pressure and, if adhered to, it will mean that before December 1st, next, or within about six weeks, every pound of steel will have been riveted into place, and his company will have created a new record for rapidity in steel erection. With the setting of steel under way, the numerous other lines of work will follow in logical succession.

W. S. Dinwiddie, 2d vice-president of the Thompson-Starrett Company, who is in charge of all the company's construction work in New York and adjacent cities, said: "It's pretty early to make forecasts regarding the exact completion date of a building of this magnitude, and we do not care to be committed on the point just yet. But with fair weather conditions, and always barring possible contingencies, the building should be ready for New York to shop at Gimbel's in the Spring, although our contract does not call for completion before the Fall."

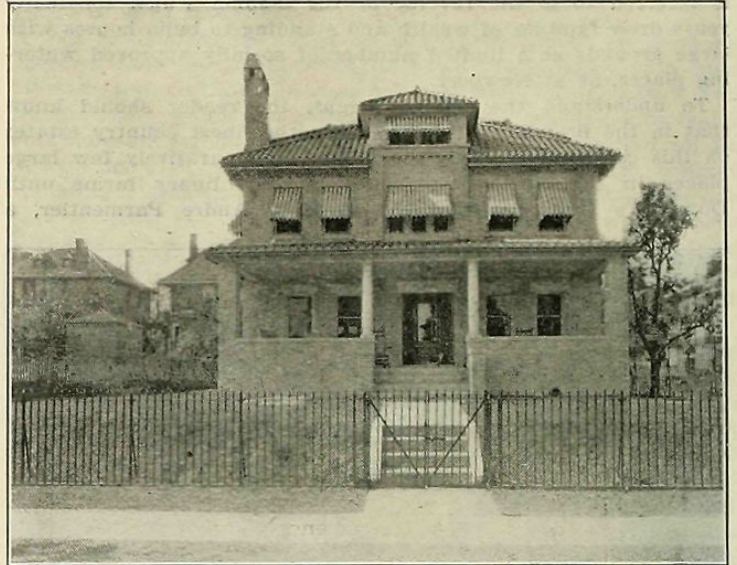
The lease to the Gimbels and the contract for the erection of the building were both signed April 23, 1909. At that date Messrs. D. H. Burnham & Co., the architects for this operation, had not started on the working plans. If, therefore, the Gimbel Building is opened to the public during April, 1910, it will mean that the drawings and specifications, and the preparation and assembling of materials for this structure—which covers 80,000 square feet and contains 27 acres of floor space—will have been performed within twelve months. About 120,000 cubic yards of rock had to be removed before the plot was ready for actual building operations. This in itself is held to be a feat in construction accomplishment, but the plans approach the realm of the stupendous when it is considered that the whole operation will be finished in twelve months.

### A HOUSE ON UNIVERSITY HEIGHTS.

The new house of Charles E. Dowdall, on University Heights, with a situation as peaceful and suburban-like as its outer form, has attracted pleasant attention from those passing on Aqueduct av. It is built of white pressed brick, and white limestone, laid with the Flemish bond, the mortar joints wide and open.

The roof is of red Spanish tile with moulded corner gutters and valleys—a fine, strong, sturdy roof, covering the house with vigorous lines and extending down below the wall summits, broken only by the chimneys and dormer windows. The broad porch also has a red Spanish tile roof, which is supported on large brick piers, and two plain columns. It has much the general character of an outdoor sitting room. The floors are of red tile.

The entrance hall is divided into two sections by columns. On the left are the library, dining-room and kitchen. The parlor is on the right. The vestibule, hall and stairway are trimmed in quartered white oak, handcraft finish; the library, dining-



RESIDENCE OF CHARLES E. DOWDALL.  
Aqueduct avenue. J. C. Niebel, Architect.

room and a den in chestnut, and also finished by the handcraft method. Parlor and bedrooms are in ivory white and old mahogany.

The library contains an ingle-nook, with built-in seats and book-cases, and a brick fireplace. The floor of the ingle-nook is raised six inches above the library floor, and faced with large red Welsh tile measuring six inches by nine inches each. The joints are made with olive green cement. The hearth of the fireplace rises four inches above the tiling, and is in red brick, laid in herring-bone fashion. The mantel is built with common Hudson River brick in large open joints. On each side of the mantel are two art windows, glazed with rondels. The ceiling is beamed and the wall wainscoted with wide boards V jointed.

The dining-room contains a square bay with a built-in seat and a fireplace. The walls are wainscoted. The general treatment of the dining-room is similar to that of the library. The ceiling is beamed.

The den is on the second floor, and is a pronounced example of the craftsman idea. The room is fitted up as an ideal smoking room and den. The rows of small windows on either side admit floods of sunshine. There are four bedrooms, a study and a bathroom.

TRADE JURISDICTION.—Mr. James Kirby, president of the building trades department of the American Federation of Labor, at the convention of that department at Tampa, Fla., on Monday, made a speech in which he showed some of the difficulties which the building trades unions have undergone during the past year. In Denver, he said, the fight between the Amalgamated Society of Carpenters and the Brotherhood of Carpenters had resulted in the almost complete disorganization of one of the best organized cities in the United States. The organization of building trades councils, he reported not to have been very much of a success in a considerable number of places and he recommended that in order to reduce to a minimum the injurious effects of friction in local labor organizations that new rules or laws be adopted to provide that all jurisdictional disputes in local building trades councils be referred at once to the president of the department, and pending his decision no one should be disturbed in the performance of work. The question of jurisdiction has at times been found exceedingly troublesome here in New York. The disputes between the marble workers and the freestone cutters are instances of the fact.

—The first monthly meeting of the American Society of Mechanical Engineers for 1909-10 was held in the Engineers' Building on Tuesday evening, October 12. A paper was presented by Professor R. C. Carpenter, of Cornell University, upon the "High-Pressure Pumping System of New York City,"

# THE AMERICAN BOY'S CHANCES.

## The Restrictions Which Trade Unions Place on the Number of Apprentices—The Reasons Therefor Explained—How a Boy Can Get a Start.

*What is to be the future of the American boy? What his means of obtaining a livelihood and discharging the duties which good citizenship imposes? In other days there was no question about a boy being permitted to settle into some good trade; the only question was as to his own preference and his fitness for the trade. We often hear boys advised to learn a trade, but when one applies for work, he finds, in the majority of cases, that no more apprentices can be taken; the union limits the number and the waiting list of applicants is a long one. What is the surplus boy to do? Is it right to deprive the American boy of the right to learn a trade?*

*The question was submitted by the Record and Guide to the chief executive of the building trades council in New York, Mr. Roswell D. Tompkins, in the form of some remarks by the secretary of an employers' association, and his answer follows:*

BY ROSWELL D. TOMPKINS.

**I**N a recent article on the labor subject, Mr. A. C. Marshall, Secretary of the Dayton (Ohio) Employers' Association, made remarks on the subject of restricting apprentices, and what he says is this: "The restrictions which trades unionism places on the number of apprentices, thereby robbing the youth of the country of their birthright—the right to follow the example of their father by learning a trade and becoming skilled mechanics—are among the abuses and crimes perpetrated in the name of organized labor. 'What can I find for my boy to do?' is the question which is asked thousands of times a day by anxious parents.

"Once a boy could be apprenticed to learn a trade—not so now. Organized Labor works the ruin of hundreds of thousands of young men by preventing them from learning a trade.

"From this class come the inmates of reform schools, work-houses, jails and penitentiaries. Depriving boys of the right to learn a trade drives them into idleness, and idleness leads to crime.

"The time is not far distant when there will be an 'open door' to all such, and it will be the door of the 'open shop.' The time is at hand when an outraged public sentiment will so influence legislation, State and National, that Organized Labor will be compelled to plead to the indictment of crime against God and mankind, preferred against it by the boyhood and motherhood of America."

Now let us go into this and see what Mr. Marshall knows, as he shows only one side of the shield. There is another side, which is seen by organized labor, and that is, "The law of supply and demand." Even in boom times there seem to be in most of the industries MECHANICS ENOUGH FOR ALL THE WORK TO BE DONE, AND OFTENTIMES THERE ARE TOO MANY.

Is there any town in the country where there are not already enough "correspondence and trade school graduates" who have been misguided into the fallacy that bricklaying, plastering, plumbing, carpentry, painting, electrical and other mechanical trades can be learned in a three-months course costing from twenty-five to one hundred dollars per trade?

Imagine a course by mail on "How to carry the Hod," for ten dollars the course. When the Secretary of the Dayton Employers' Association realizes that Organized Labor represents the brawn and muscle of the Building Trades, and that each and every one of the members has seen fit to choose his own profession, studied it as an apprentice, helper and improver, until he is to-day the master of his craft, such remarks will seem unwarranted from any man, no matter what his calling or how he earns his living, whether it be by the sweat of his brow, or by sucking the lifeblood out of unorganized labor. (The latter is generally the way the calamity howlers gets theirs.) An attack of this nature clearly shows to those who know differently that the person who writes such rot understands naught of what he speaks, and cannot be taken seriously by anyone.

### HOW TO LEARN A TRADE.

The American Boy in the Building Trades to-day has better conditions and prospects than the mechanic of to-day who twenty-five years ago was himself the "boy." Let us go over the crafts and see how a boy can learn a trade. **THE QUESTION ITSELF IS ONE OF THE MOST IMPORTANT OF THE AGE.** In old times it was not a question of a boy being able to settle into some good trade; the only question then was as to his preference and fitness. We have the "open door," not the "open shop," for bright, intelligent boys in trades, which imposes from three to five years' apprenticeship, and a helper or improver system. As the supply far exceeds the demand, a limit has to be imposed, just the same as a corporation limits the number of its directors or the Stock Exchanges limit their membership, or the Army and Navy limit their forces to a given number.

The bricklayer, carpenter, cement mason, stone-cutter, sheet-

metal worker, tilelayer, marble-cutter, boiler-maker, machinist, elevator constructor, steam-fitter, electrician, plumber and gas-fitter, roofer and waterproofer, painter, lather, mosaic-worker, plasterer, rigger, house-shorer, machine stone worker, iron-worker, engineer, marble polisher, coppersmith, tinsmith, insulators and others, all start to-day as either "apprentices" or "helpers," and advance to "improvers" or "juniors," then to full-fledged mechanics or journeymen.

Let me say right here that they are not run out of their trades like a circular off a printing-press, but when their time comes for advancement and the demand is there for their services, they advance and make room for other boys. Anxious parents who themselves never contributed any of their labor to the trades cannot expect the machanic who is the father of one, two, or a half dozen boys, to make his own sit idly down while the self-styled "anxious parents'" offspring hops in.

A boy's chances are better to-day in the Building Trades than ever, providing he is fit; but as we see so many unfit ones, who are lazier than mules, and prefer some one else to support them in idleness, what's the use of discussing such?

### WHAT A BOY CAN DO.

If a bright, intelligent boy is desirous of entering one of the crafts in the building trades, and no immediate member of the family is connected with organized labor, let this boy seek the acquaintance of any union man on any building under course of erection and ask him what the chances are for a boy entering upon the trade, and you can depend on it that the representative of organized labor will enlighten the boy.

Another aspect of the question is the large number of skilled mechanics entering this country from foreign lands. They have to be considered as a factor, and organized labor attaches them to their ranks upon application.

The phrase, to quote Mr. A. C. Marshall, "Organized Labor works the ruin of young men by preventing them learning a trade, and from this class come the inmates of workhouses, jails, etc.," is out of place; for if any young man or boy so far forgets himself as to violate the laws, it is better for organized labor that this selfsame person never should be a member. He will learn a trade in prison, and then his output will be put in competition with honest labor on the "open shop" plan, as prayed for by such employers as are always looking for cheap labor and never give a thought to "the laborer worthy of his hire." It was always thus, and no doubt will continue.

The time is not far distant when all civilized persons will realize that they are entitled to one hundred cents for one dollar's worth of labor, and not get paid at the rate of fifty cents on the dollar; for organized labor does not go into bankruptcy like many mushroom employers do. A reliable employer respects Organized Labor, and Organized Labor respects the employer and gives its labor for the rate of compensation mutually agreed upon for services rendered on the "closed shop" plan. Competition is beggarly and always has proven itself so under the "open shop" system, and as they sow let them reap.

**THE FORT GEORGE STREET RAILWAY COMPANY** by Frank Hedley, president, has requested the Board of Estimate and Apportionment to authorize the refunding of certain sums heretofore paid to the City of New York under and pursuant to a contract dated May 31, 1907, granting to the company the right to construct, maintain and operate a street surface railway on St. Nicholas av, from 190th st north along said avenue and across private property to connect with the rapid transit railway station at or near Dyckman st. The particular sums mentioned are the initial payment of \$5,000 and the security deposit of \$7,000 paid to the city in 1907. It having been determined that a rapid transit station shall be constructed at 191st st and St. Nicholas av, there is no further need for the construction of the Fort George Street Railway Company as planned. The Comptroller now has charge of the case. The Fort George Street Railway Company was organized by the Henry Morgenthau Company, which was the owner of property on both sides of St. Nicholas av, between Fairview av and 190th st. The property is situated on a high hill and the rapid transit railway passes beneath the property at a depth of about 170 feet, and as it lies about midway between the station at 181st st and that at Dyckman st, a distance of nearly a mile, it was not very accessible.

**EXCHANGE OF SEWERAGE.**—What may prevent litigation between Orange and West Orange, and incidentally make it possible for each municipality to save thousands of dollars, is a plan for an exchange of sewerage privileges which has been suggested by Judge Thomas A. Davis, as acting Town Counsel for West Orange. Eventually the two towns will be consolidated, and in a case like this co-operation would seem to be the part of wisdom.

## RESPONSIBILITY OF ARCHITECTS.

The measure of responsibility an architect assumes when he engages to superintend the construction of a building is stated in an opinion just handed down by Justice Gerard of the New York Supreme Court, First Department.

The question in the case is whether it is within the duty of an architect employed to superintend the construction and erection of a building to superintend also the work of the contractors, not merely to the end that the building shall be in accordance with the plans and specifications, but **ALSO TO THE END THAT THE OWNER SHALL NOT BE MADE LIABLE FOR DAMAGES** sustained by reason of any neglect. The names of the parties do not fully appear in the copy of the paper handed down, and only the principles of law are set forth.

Justice Gerard has overruled the demurrer of a firm of architects of this city to the counterclaim set forth in the amended answer in the case in question. The gist of the counterclaim is, briefly, that the defendants, as the owners, employed the plaintiffs as architects to prepare plans and specifications and to superintend the construction and erection of a certain building in the City of New York, and that the plaintiffs negligently suffered and permitted the contractors engaged in the construction of the building to carry on their work contrary to the laws of the State of New York, in that they negligently permitted the openings and shafts through which the hoisting apparatus, elevators and elevating machines were operated to remain unguarded; that the inclosure of such openings is usual and necessary to prevent persons from falling into the same, and it is required by the laws of the State of New York; that one George Henry W., while lawfully on the premises, fell through the shaft or opening on the fifth floor of the building and died as a result of the injuries thereby sustained; that the accident was due to the negligence of the plaintiffs in permitting such opening or shaft to remain unguarded and in permitting the contractors engaged in the construction of the building to carry out their work in a negligent and unlawful manner; that one Charles W., as administrator of the estate of said George Henry W., brought suit against the owners in the United States Circuit Court for the Southern District of New York and recovered a judgment against them for the sum of \$11,656.30, and that the defendants expended the sum of \$814.40 for attorneys' fees, witness fees and other expenses incurred by them in the defense of said action.

To this counterclaim the architects, as plaintiffs, demur. A demurrer to the counterclaim contained in the original answer was sustained by Mr. Justice Bischoff, and the plaintiffs claim that under the authority of his decision the counterclaim of the amended answer is likewise demurrable. The original answer seems to have been drawn, says Justice Gerard, as reported in the Law Journal, upon the theory that the plaintiffs had bound themselves that the contractors engaged in the construction of the building would perform their work in conformity with the requirements of the laws of the State of New York, and agreed that such contractors would use ordinary and reasonable care in the performance of their work; that is, as Justice Bischoff said, that the architects had by agreement assumed an obligation to respond to the owners for the negligence of the contractors or other persons engaged in the construction of the building. This the court said was not incidental to the services ordinarily rendered by architects in superintending the construction of a building, and that the plaintiffs in attempting to set forth the agreement, had pleaded only their conclusion.

"The counterclaim of the amended answer, however, is based on negligence. That an architect is liable to his employer for negligence in the performance of his duties is well settled, and the **DEMURRER RAISES THE QUESTION WHETHER IT IS WITHIN THE DUTY OF AN ARCHITECT EMPLOYED TO PREPARE PLANS AND SPECIFICATIONS AND TO SUPERINTEND THE CONSTRUCTION AND ERECTION OF A BUILDING**, to superintend the work of the contractors, not merely to the end that the building shall when completed be properly erected in accordance with the plans and specifications, but also to the end that **THE OWNER SHALL NOT BE MADE LIABLE FOR DAMAGES** by reason of the fact that the building is constructed in a manner prohibited by law.

"I can find no authority whatever on this question, except possibly the statement in Hudson on Building Contracts (2d ed., vol. 1, p. 51), that an architect, acting as superintendent, is bound to give all notices required by law to the local and other authorities and to adjoining owners, and that if the contractor binds himself to give all necessary notices the architect is none the less bound, as superintendent of the works, to see that the contractor does what he bargained to do, or to inform the employer if the contractor fails to do so. I do not rely on this statement, but, disregarding it, I think that it is the duty of an architect employed to superintend the construction of the building to generally represent the owner on the premises and in every way protect his interests in relation thereto with reasonable care and diligence, to see to it not only that the building is erected in accordance with the plans and specifications, but also to exercise reasonable care that the owners shall not be made liable to pay damages for personal injuries by reason of failure to comply with the requirements of the law.

"The plaintiffs also claim that the counterclaim fails to state a cause of action for the reason that it contains no allegation that

the defendants have paid the judgment recovered against them by the administrator of W—; that it is not the recovery of a judgment, but the payment thereof, which constitutes the foundation of an action for indemnity. This may be true, but it is unnecessary at the present time to decide that question, as the counterclaim alleges the expenditure of \$814.40 for the necessary expenses of the defense of the action brought against them by the administrator, and if these expenses were reasonably incurred they form a proper basis for an action (Phoenix Bridge Co. v. Creem, 102 App. Div., 354, aff'd 185 N. Y., 580). Demurrer overruled."

## CLAIMS VERIFIED.

Published below is a letter just received from one of our subscribers, which clearly demonstrates what may be accomplished by the employment of aggressive methods in connection with the use of information published in the Record and Guide each week, under the heading "Where Building Materials are Needed."

Steam and Hot Water Heating. Metal and Sheet Iron Worker.  
Office of  
A. G. BROWN,  
Plumber, Steam and Gas Fitter, Sanitary Specialties.  
239 East 42d St., Bet. 2d and 3d Aves.,

New York, Oct. 11, 1909.

To the Record and Guide Co., 11 East 24th St., New York City:  
Gentlemen—As a regular subscriber to the Record and Guide, it occurred to me that you would be interested to know how successfully I have used the information it contains each week, in getting business.

I recently finished a contract that was worth over \$2,000 to me that I obtained through following up a lead given in the Record and Guide under the heading "Where Building Materials are Needed." I would never have heard of this job had it not been for the fact that you publish such information as soon as plans are filed. While at first I was skeptical regarding my ability to get any good out of your paper, I am now thoroughly convinced of its merits.

Yours very truly,

A. G. BROWN.

Mr. Brown conducts a general plumbing, steam and gas-fitting business at 239 E. 42d st, and is prepared to give estimates on any contract in his line. His work on the contract referred to in his letter, located at 235 West 46th st, was, we are informed, so satisfactory to the owner, a prominent builder, that future contracts will be given him.

Who can say it did not pay to take a chance on investing \$8 covering a year's subscription to the Record and Guide?

## Building in Other Cities.

Following will be found the detailed returns of building expenditure at a number of cities for September and August this year, with the percentages of gain or loss in September from the same month a year ago, as reported to Bradstreets:

| Cities.                   | Sept., 1909. | Inc. from Sept., 1908. | Dec. 1908. | August, 1909. |
|---------------------------|--------------|------------------------|------------|---------------|
| Altoona, Pa.....          | \$66,866     | 67.0                   | ....       | \$30,070      |
| Atlanta, Ga.....          | 439,791      | .6                     | ....       | 412,259       |
| Augusta, Ga.....          | 13,905       | ....                   | 39.3       | 21,137        |
| Baltimore, Md.....        | 675,721      | 55.8                   | ....       | 237,700       |
| Bayonne, N. J.....        | 54,665       | ....                   | 34.8       | 101,015       |
| Birmingham, Ala.....      | 143,982      | ....                   | 40.7       | 165,146       |
| Bridgeport, Conn.....     | 307,335      | 58.2                   | ....       | 373,975       |
| Buffalo, N. Y.....        | 581,000      | ....                   | 9.9        | 795,000       |
| Chattanooga, Tenn.....    | 69,571       | 13.1                   | ....       | 71,419        |
| Chicago, Ill.....         | 7,720,500    | 49.9                   | ....       | 4,801,650     |
| Cincinnati, Ohio.....     | 532,420      | 47.3                   | ....       | 1,023,630     |
| Cleveland, Ohio.....      | 814,405      | ....                   | 38.8       | 1,093,130     |
| Detroit, Mich.....        | 1,078,970    | ....                   | 9.6        | 1,651,760     |
| Duluth, Minn.....         | 287,000      | ....                   | 2.3        | 293,793       |
| Elizabeth, N. J.....      | 257,215      | 46.1                   | ....       | 100,638       |
| Galveston, Tex.....       | 18,499       | ....                   | 28.0       | 8,417         |
| Hartford, Conn.....       | 328,555      | ....                   | 76.1       | 351,780       |
| Indianapolis, Ind.....    | 712,775      | 49.5                   | ....       | 1,125,884     |
| Jacksonville, Fla.....    | 185,000      | 6.9                    | ....       | 180,000       |
| Kansas City, Mo.....      | 1,021,345    | ....                   | 24.7       | 1,137,135     |
| Knoxville, Tenn.....      | 883,545      | 207.4                  | ....       | 101,315       |
| Lawrence, Mass.....       | 245,600      | 104.1                  | ....       | 241,700       |
| Los Angeles, Cal.....     | 1,375,909    | 62.3                   | ....       | 1,555,199     |
| Louisville, Ky.....       | 446,444      | 74.9                   | ....       | 253,366       |
| Lynn, Mass.....           | 204,205      | 150.5                  | ....       | 158,500       |
| Macon, Ga.....            | 38,887       | ....                   | 24.0       | 57,106        |
| Manchester, N. H.....     | 65,150       | 160.0                  | ....       | 100,510       |
| Memphis, Tenn.....        | 304,504      | ....                   | .3         | 353,311       |
| Milwaukee, Wis.....       | 972,490      | 6.8                    | ....       | 1,227,735     |
| Minneapolis, Minn.....    | 1,125,908    | 30.6                   | ....       | 1,312,520     |
| Nashville, Tenn.....      | 400,876      | 23.4                   | ....       | 136,263       |
| Newark, N. J.....         | 751,696      | 5.7                    | ....       | 715,888       |
| New Haven, Conn.....      | 201,130      | 21.2                   | ....       | 247,165       |
| New Orleans, La.....      | 596,385      | 229.3                  | ....       | 258,180       |
| Norfolk, Va.....          | 131,300      | ....                   | 18.6       | 138,175       |
| Omaha, Neb.....           | 514,275      | 8.6                    | ....       | 721,365       |
| Philadelphia, Pa.....     | 2,734,540    | 7.4                    | ....       | 6,338,875     |
| Pittsburgh, Pa.....       | 1,996,261    | 69.1                   | ....       | 1,096,301     |
| Portland, Me.....         | 73,450       | 73.8                   | ....       | 58,000        |
| Richmond, Va.....         | 233,871      | 83.4                   | ....       | 245,496       |
| Rochester, N. Y.....      | 814,889      | 55.6                   | ....       | 861,741       |
| Salt Lake City, Utah..... | 817,100      | 157.7                  | ....       | 1,715,320     |
| San Francisco, Cal.....   | 1,989,114    | ....                   | 51.8       | 2,187,079     |
| Scranton, Pa.....         | 197,097      | 74.1                   | ....       | 395,816       |
| Springfield, O.....       | 160,650      | 1,102.2                | ....       | 17,400        |
| St. Louis, Mo.....        | 1,784,059    | 20.2                   | ....       | 2,962,959     |
| St. Paul, Minn.....       | 1,036,716    | 36.5                   | ....       | 1,222,056     |
| Syracuse, N. Y.....       | 390,985      | ....                   | 6.6        | 450,720       |
| Toledo, Ohio.....         | 340,170      | 68.3                   | ....       | 146,709       |
| Troy, N. Y.....           | 87,300       | 58.0                   | ....       | 48,250        |
| Washington, D. C.....     | 1,252,028    | ....                   | 3.6        | 1,194,322     |
| Wheeling, W. Va.....      | 127,802      | 388.2                  | ....       | 55,542        |
| Wilkes-Barre, Pa.....     | 294,138      | 9.7                    | ....       | 180,800       |
| Wilmington, Del.....      | 100,345      | 28.2                   | ....       | 223,068       |

### COMPOSITE BRICK AND CONCRETE BUILDING CONSTRUCTION.

ONE obstacle in the way of securing cheapness in constructing reinforced concrete buildings is the cost of the forms, which frequently cannot be used again. Mr. F. W. Dean, mill engineer and architect, of Boston, has recently designed a number of buildings with brick walls and reinforced concrete floors and roofs which remove this obstacle and overcome the objections frequently urged against the appearance of reinforced concrete buildings unless the owners are prepared to spend sufficient money to finish them up in an attractive manner.

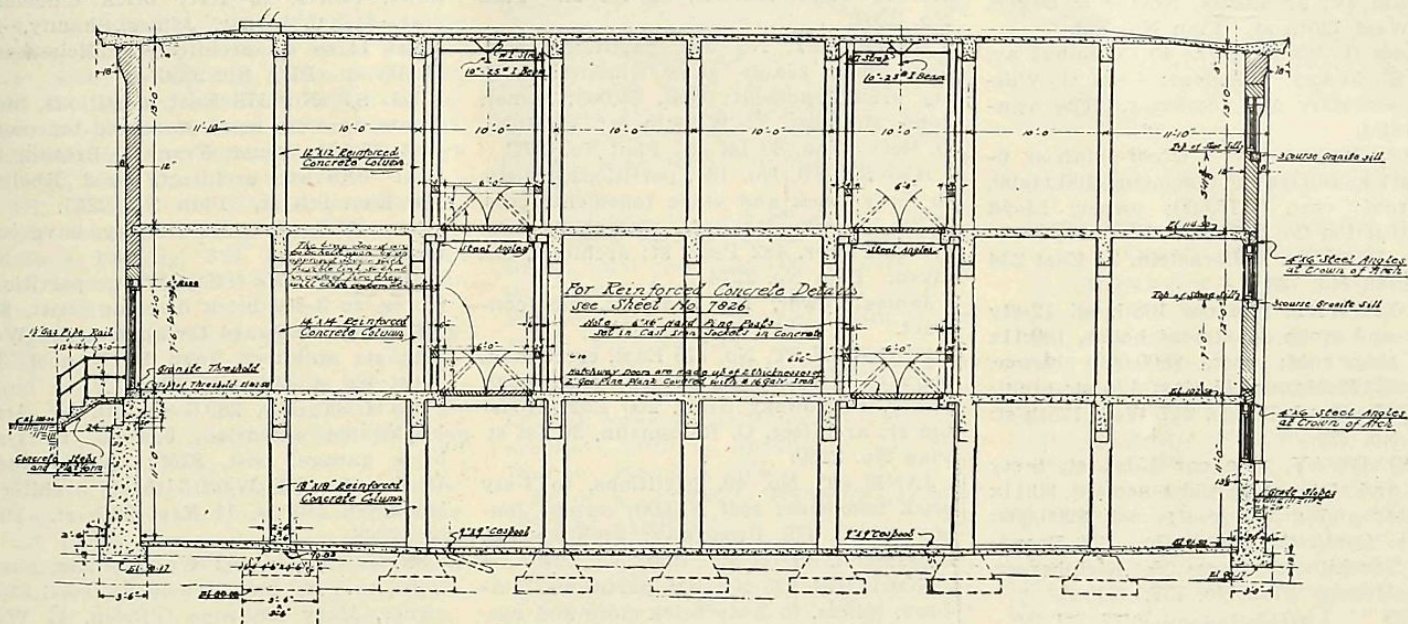
Unfortunately, this is not often done in buildings of the manufacturing type. By the use of brick walls it is, however, possible to obtain the excellent appearance of brickwork, and to do so without the use of forms. In the buildings designed by Mr. Dean the concrete girders and floor slabs are connected to the brickwork without difficulty. The result is that the advantages of a reinforced concrete building are obtained at less cost and without any special knowledge of concrete for the walls.

The accompanying illustrations show the method of construction employed by Mr. Dean. The building, 48 feet 4 inches wide

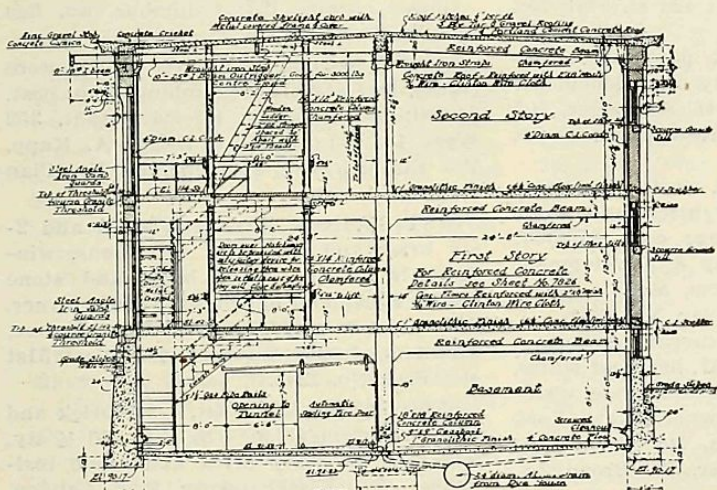
### CANADA'S CEMENT MERGER.

According to the returns made to the Dominion government by the cement manufacturers of Canada, the average price obtained by them at their works during 1908 was \$1.39 per barrel. This was the lowest price ever reported by the Canadian mills. In 1906 the average price was from \$1.65 to \$1.70, and in 1907 about \$1.60. At the beginning of the present year it was alleged by a number of manufacturers that even without any increases in price the business would be rendered even more profitable by merging the large companies into one gigantic concern so as to be able to control the price and the output. The Canada Cement Company is the result, with a capital of \$30,000,000. The new company will own and control cement-producing plants at Montreal, Lakefield, Shallow Lake, Owen Sound, Calgary, Belleville, Hull, Marlbank, Port Colborne, Exshaw and Quebec. These localities include points from the St. Lawrence River to the Rocky Mountains.

The object of the merger is to eliminate the present excessive freight charges by distributing from the plant nearest the demand of the consumer, and also to do without competitive salesmen and middlemen. The plants included in this combination are



Longitudinal Section on Line C-D  
Scale 1/4" = 1'-0"



Transverse Section on Line A-B  
Scale 1/4" = 1'-0"

by 82 feet long in outside measurement, is two stories in height, with basement. The foundations are of concrete carried well below grade, the walls above are of brick 12 inches thick between pilasters of 20 inches thickness. Floors and roof are of concrete reinforced by galvanized wire cloth. The first and second floors, 6 1/2 inches thick, including "monolithic finish," are supported by integral reinforced concrete beams running crosswise of the building.

These beams 30 inches in depth by 12 inches in thickness rest at their ends on the brick wall pilasters and at the middle are supported by reinforced concrete columns. They extend 16 inches into the pilasters and are bonded thereto by one inch parallel steel rods embedded in the walls. These rods two at each end of the beam pierce its ends at right angles. To make the bond still more secure, the longitudinal top and bottom reinforcing rods are turned at their ends.

On the sides of the building the floors butt against the brick walls, the granolithic finish filling in or smoothing over any space between the two. But at the ends these floors and the integral longitudinal hatch beams extend into and rest on the brick walls. The roof, 4 inches thick, is also reinforced with wire cloth and bonded to the walls upon which it rests. The cornice, properly reinforced, overhangs 18 inches beyond the face of the pilasters.

among the best constructed and most efficiently equipped in existence, with a capacity of 4,500,000 barrels of Portland cement annually. During 1904 Canada manufactured 908,990 barrels of Portland cement and consumed 1,694,988 barrels. Almost one-half, or 784,630 barrels, were imported. In 1908 the consumption was 3,134,338 barrels, and the output 3,495,961 barrels, while 469,849 barrels were imported, which means that there was a surplus of 831,472 barrels on hand at the beginning of the present year. This caused a general depression in the cement industry and a reduction in prices to such an extent that most of the plants were closed for the time being.

#### CONTROL OF MARKET—OVERPRODUCTION.

Inasmuch as the capacity of the output of the merger is greater by a million barrels than the annual consumption, it would appear as though the aim of the company was not only to control the output, but the market of the Dominion.

Canada is rich in the raw material—marl, limestone, etc.—that enters into the manufacture of Portland cement. Promoters have taken advantage of these opportunities, and cement plants were organized all over the country during the past decade. The result is that the production is greater than the demand, and much money has been lost by the honest stockholders, for the promoter was not always too honest. The reorganization is not only to put the industry upon a paying basis, but to aid as far as possible many localities where valuable cement plants are located and which are the main local industry.

Among the names as directors of the new company are those of several men prominent in the American cement industry—an indication that American capital is at work in Canada also.

The Bureau of Repairs and Supplies in the Police Department will spend \$525,000 this year, if it will use the whole amount of the appropriation. For the years 1906-1908 inclusive there was disbursed for repairs and supplies the sum of \$1,650,104.07, and additional liabilities incurred amounted on December 31, 1908 to \$97,381.60, a total of \$1,747,545.67. In 1906 alterations and repairs made to the plant and equipment of the police department aggregated \$58,917.77; in 1907 they amounted to \$55,274.99. Most of this work was done by contractors under open market orders. The police department is the custodian of many valuable public buildings, and is responsible for their upkeep. The department now employs only sixteen mechanics, a force wholly inadequate to perform the necessary repair work. The commissioner of police has on several occasions endeavored to secure funds for the extension of his mechanical staff, but has hitherto been practically unsuccessful. The Bureau of Municipal Research recommends that a repair force be organized of sufficient size to make all the simple repairs to furniture, fixtures and buildings, and a carefully explained and detailed request for funds for the purpose be made in the departmental estimate of 1910.

# 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.

#### Apartments, Flats and Tenements.

**BROADWAY**, s e cor 165th st, 10-sty brick and stone store and tenement, 110.11x90, plastic slate roof; cost, \$425,000; owner, The Ecullan Co., 2050 Amsterdam av; architects, Neville & Bagge, 217 West 125th st. Plan No. 732.

James G. Wallace, Jr., 45 Columbus av, Far Rockaway, president; Leon C. Wallace, secretary and treasurer. The owners build.

**AMSTERDAM AV**, s w cor 109th st, 6-sty brick and stone tenement, 100.11x90, tin roof; cost, \$175,000; owner, Lloyd Construction Co. 215 West 125th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 733.

**BROADWAY**, n e cor 108th st, 12-sty brick and stone apartment house, 100.11x115, slag roof; cost, \$800,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 729.

**BROADWAY**, n e cor 151st st, 6-sty brick and stone store and tenement, 99.11x140, tar and gravel roof; cost, \$200,000; owner, Castleton Const. Co., 128 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 737.

#### Miscellaneous.

**EAST END AV**, s e cor 81st st, 1-sty brick and stone automobile shed, 8x14; cost, \$375; owner, Fleischmann Vienna Model Bakery, premises; architect, Chris F. Lohse, 627 Eagle av. Plan No. 731.

**HESTER ST**, No. 188, 1-sty brick and stone outhouse, 10.11x9.4; cost, \$400; owner, Henrietta L. Bowen Estate, 8772 Bay 16th st, Bath Beach; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 730.

**206TH ST**, n s, 100 e 9th av, two 1-sty brick lumber sheds, 100x49.4; total cost, \$4,000; owner, S. E. Kellar & Co., 56th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 735.

**143D ST**, s s, 100 e 1st av, 1-sty frame temporary storeroom, 24x100; cost, \$2,000; owner and builder, Degnon Contracting Co., 60 Wall st. Plan No. 736.

**RIVINGTON ST**, No. 184, 1-sty brick coal and wood shed, 2.9x20.6; cost, \$500; owner, Max Wiener, 1724 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 738.

#### Dwellings.

**5TH AV**, n e cor 78th st, 3-sty and basement brick and stone residence, 72x140, slate, tile and copper roof; cost, \$365,000; owner, James B. Duke, 1009 5th av; architect, Horace Trumbauer, 57 Park av. Plan No. 734.

John T. Brady Co., 103 Park av, has contract.

#### Stables and Garages.

**102D ST**, Nos. 182-184 West, 1-sty concrete and brick garage, 40x96; cost, \$3,000; owner, Eugene Higgins, 1 Madison av; architect, M. Zipkes, 353 5th av. Plan No. 739.

#### MANHATTAN ALTERATIONS.

**DIVISION ST**, Nos. 11-11½, add 1-sty to extension, partitions, plumbing, elevator lift, to 3-sty brick dwelling and loft; cost, \$2,000; owner, Mr. Levinski, on premises; architect, David Bleier, 1768 Broadway. Plan No. 2246.

**ELIZABETH ST**, No. 86, alter girders, piers, to 6-sty brick tenement; cost, \$500; owner, Barnet Michalover, 65 Mott st; architect, O. Reissmann, 30 1st st. Plan No. 265.

**GREENWICH ST**, No. 398, windows to 4-sty brick tenement; cost, \$500; owner, Bartow S. Weeks, 240 West 73d st; architect, O. Reissmann, 30 1st st. Plan No. 2264.

**HENRY ST**, No. 223, partitions, windows, floor beams, show windows to 3-sty brick tenement; cost, \$5,000; owner, John McClure, 22 William st; architect, O. Reissmann, 30 1st st. Plan No. 2263.

**HENRY ST**, No. 134, partitions, toilets, to 4-sty brick and stone tenement; cost, \$550; owner, Mrs. A. Campbell, care James Power, 482 Pearl st; architect, not given. Plan No. 2274.

James Power, 482 Pearl st, has contract.

**HOUSTON ST**, No. 175 East, erect tank, piers to 4-sty brick factory; cost, \$300; owner, Ershowsky Bros., 200 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 2269.

**JANE ST**, No. 49, partitions, to 4-sty brick tenement; cost, \$1,000; owner, Jennie Schiff, 475 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2243.

**NORFOLK ST**, No. 100, partitions, windows, toilets, to 5-sty brick store and tenement; cost, \$1,500; owner, Wm. T. Horn Estate, 149 Broadway; architects, Ambrosius & Hess, 5-7 East 42d st. Plan No. 2261.

**RIDGE ST**, No. 136, partitions, windows, bathrooms, to 5-sty brick tenement; cost, \$3,000; owner, S. H. Schlanger, 105 Ridge st; architect, O. Reissmann, 30 1st st. Plan No. 2244.

**WALL ST**, Nos. 64-66, vault, partitions, marble floor, to 12-sty brick and stone office and bank building; cost, \$75,000; owner, Hochelaga Realty & Development Co., 31 Pine st; architects, McKim, Mead & White, 160 5th av. Plan No. 2254.

Norcross Bros. have general contract.

**WORTH ST**, Nos. 35-37, fireproof stairs, windows, to 4-sty brick and stone warehouse; cost, \$2,500; owner, New York Real Estate Association, 309 Broadway; architect, Richard Berger, 309 Broadway. Plan No. 2559.

T. Sullivan, 417 West Broadway, has plumbing; List & Rose have general contract.

**4TH ST**, No. 79 East, 2-sty brick rear extension, 15.6x12, add 2-stys to extension, partitions, fire-escapes, to 3-sty brick store and dwelling; cost, \$1,500; owner, J. Bauman & Son, 79 East 4th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2240.

**14TH ST**, Nos. 316-318 East, partitions, toilets, to 7-sty brick tenement; cost, \$2,500; owner, H. Rosenstein, 118 Park Row; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2252.

**14TH ST**, No. 608 East, partitions, toilets, skylights, plumbing, to two 4 and 5-sty brick tenements; cost, \$3,000; owner, H. Kagel, 18 East 16th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2266.

**22D ST**, No. 155 East, 1-sty brick rear extension, 10x6.10, windows, to 5-sty brick tenement; cost, \$2,000; owner, George W. O. Weinstock, 155 East 22d st; architect, Chas. E. Reid, 105 East 14th st. Plan No. 2242.

A. G. Imhof, 249 West 18th st, has contract.

**28TH ST**, Nos. 241-243 West, alter floor, runway, windows, to 4-sty brick stable; cost, \$20,000; owner, New York Transfer Co., 1354 Broadway; architect, Adolph Mertin, 33 Union sq. Plan No. 2250.

**29TH ST**, No. 412 West, partitions, windows, toilets, to 4-sty brick tenement; cost, \$1,500; owner, James Shanny, 416 West 147th st; architect, O. Reissmann, 30 1st st. Plan No. 2256.

**33D ST**, No. 173 East, partitions, store fronts, to 4-sty brick store and tenement; cost, \$5,000; owner, Frank J. Breslin, 114 East 70th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2255.

Barr & Gruber, 210 Bowery, have contract.

**34TH ST**, No. 406 West, partitions, stores, to 3-sty brick dwelling; cost, \$3,000; owner, Edward Loughman, 406 West 34th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2558.

**36TH ST**, s s, 289.6 w 10th av, 1-sty brick side extension, 33.6x42, to 1-sty brick garage; cost, \$750; owner, Ludin Realty Co., 259 West 34th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 2268.

**38TH ST**, No. 402 West, toilets, partitions, to 5-sty brick tenement; cost, \$100; owner, Mary McGrane O'Brien, 17 West 27th st; architect, Eli Benedict, 1947 Broadway. Plan No. 2251.

Chas. Lynn, 131 Columbus av, has plumbing work.

**43D ST**, No. 352 West, alter beams, store fronts, to 1-sty brick plumbing shop; cost, \$1,000; owner, Chas. H. Darmstadt, 352 West 43d st; architect, Henry A. Kapp, 203 Elm st, New Rochelle, N. Y. Plan No. 2247.

**51ST ST**, Nos. 451-453 West, 1 and 2-sty brick and basement extensions, windows, to 2 and 4-sty brick and stone parish house and hall; cost, \$7,500; owner, Church of Sacred Heart, 457 West 51st st; architect, James W. Cole, 403 West 51st st. Plan No. 2245.

**65TH ST**, No. 131 East, 1-sty brick and stone rear extension, 5.8x18.4, add ½-sty, windows, to 3-sty brick and stone residence; cost, \$5,000; owner, F. J. Landon, 131 East 65th st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 2241.

Rossell & Pfeffer, 1 Madison av, have contract.

**66TH ST**, No. 6 East, alter partitions, walls, bath fixtures, to 4-sty brick and stone dwelling; cost, \$9,000; owner, Grant B. Schley, 147 5th av; architect, Wm. C. Lewis, 200 5th av. Plan No. 2271.

Oscawana Building Co., 200 5th av, has contract.

**69TH ST**, Nos. 306-308 West, alter vent shaft, partitions, to two 5-sty brick tenements; cost, \$2,000; owner, J. Barsky, 203 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2253.

**77TH ST**, No. 329 East, skylights, to 4-sty brick tenement; cost, \$600; owner, Herman Grossman, 329 East 77th st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2275.

**128TH ST**, No. 45 East, partitions, toilets, windows, to 5-sty brick and stone tenement; cost, \$900; owner, Corporation of Trinity Church, 187 Fulton st; archi-



tect, James E. Connelly, 45 East 128th st. Plan No. 2262.

James E. Connelly, 45 East 128th st, has contract.

AV A, n w cor 12th st, toilets, partitions, to 6-sty brick tenement; cost, \$50; owner, Louis Solinsky, 45 West 25th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2273.

BOWERY, n w cor Bayard st, partitions to 1-sty brick and stone cable station; cost, \$500; owner, 3d Av. R. R. Co., 130th st and 3d av; architect, Benj. F. Hudson, 2 Ocean Parkway, Brooklyn. Plan No. 2267.

Wm. H. Markgraf, 2805 Ft. Hamilton av, Brooklyn, is lessee.

COLUMBUS AV, No. 789, alter walls to 5-sty brick and stone store and tenement; cost, \$200; owner, A. Sandberg, 2 West 117th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2270.

LEXINGTON AV, No. 123, stairs, store fronts, entrance, to 4-sty brick garage; cost, \$800; owner, Wm. Randolph Hearst, 238 William st; architect, Henry Davidson, 255 West 69th st. Plan No. 2257.

Archibald Aimers, Arch 14, Brooklyn Bridge, New York, has contract.

ST. MARKS PL, No. 14, partitions to 5-sty brick tenement; cost, \$75; owner, Ezekiel Plonsky, 374 Broadway; architect, Henry Klein, 505 East 15th st. Plan No. 2248.

3D AV, No. 2273, 1-sty brick front extension, 15x15, to 4-sty brick restaurant and meeting hall; cost, \$800; owner, Estate Wm. Jacobs, 255 West 34th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2272.

5TH AV, No. 1053, add 1-sty to extension, to 5-sty brick and stone dwelling; cost, \$3,500; owner, Geo. Leary, premises; architect, James E. Brooks, 45 Broadway. Plan No. 2260.

**PROJECTED BUILDINGS.**

**Bronx.**

**Dwellings.**

HEATH AV, w s, 25 s 230th st, seven 2-sty frame dwellings, 17.10x55, tin roof; total cost, \$38,500; owners, Metzler Building & Construction Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1096.

Harry Metzler, 66 Swinton st, President.

BOSCOBEL AV, s s, 11.9 e Plympton av, two 2-sty brick dwellings, 21x51.6, tin roof; total cost, \$6,000; owner, J. H. Jones, 950 Ogden av; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 1097.

PLYMPTON AV, e s, 123.4 s Boscobel av, two 2-sty brick dwellings, 21x51.6, tin roof; total cost, \$6,000; owner, J. H. Jones, 950 Ogden av; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 1098.

TILDEN ST, n s, 125 e Barnes av, 2-sty frame dwelling, 21x53, fireproofing roof; cost, \$5,000; owner, Deudicibus Building & Construction Co.; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 1099

Sal Deudicibus 1323 Clinton pl, president.

BOGART AV, w s, 125 n Rhineland av, 2½-sty frame dwelling, shingle roof, 21x56; cost, \$6,500; owner, Wm. L. Schaaf, 2157 8th av; architect, B. Ebeling, 1136 Walker av. Plan No. 1091.

TAYLOR AV, w s, 150 s McGraw av, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,000; owner, Thomas Hansford, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 1092.

HEATH AV, e s, 175.7 s 230th st, six 3-sty brick dwellings, tin roof, 20.10x35; total cost, \$27,000; owner, Alex. Anderson, 100 East 126th st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1093.

WALTON AV, e s, 196.10 s 184th st, 2-sty frame dwelling, tin roof, 21x50; cost,

\$5,000; owner and architect, Frank Flood, 180 Cruger av. Plan No. 1094.

GRAND AV, w s, 250 s 192d st, 2½-sty frame dwelling, shingle roof, 32x38; cost, \$8,500; owner, Thos. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 1102.

EASTERN BOULEVARD, w s, 25 s Quincy st, two 2-sty frame dwellings, tin roof, 20x46; total cost, \$9,000; owner, Anna Behrens, Quincy st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1103.

PLYMOUTH AV, e s, 175 s Middletown road, 2½-sty frame dwelling, slate roof, 21x44; cost, \$5,000; owner, Wm. Koch, Westchester; architect, Chas. R. Baxter, 3099 Middletown road. Plan No. 1105.

**Apartments, Flats and Tenements.**

PELHAM AV, n s, 50 w Hughes av, two 5-sty brick tenements, tin roof, 38.1½ x89; total cost, \$90,000; owners, Livoli Const. Co.; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1095.

Jos. Livoli, 1811 Amethyst st, president.

WASHINGTON AV, e s, 56 n Wendover av, two 6-sty brick tenements, 50x96.6, slag roof; cost, \$120,000; owner, H. M. Goldberg, 309 Broadway; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1101.

TREMONT AV, n e cor Mapes av, two 5-sty brick tenements, tin roof, 42.7x88.1, 50x90; total cost, \$125,000; owners, John W. Cornish Const. Co., 466 East 138th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1090.

187TH ST, n s, 140 w Bathgate av, 3-sty brick tenement, tin roof, 20x55; cost, \$15,000; owners, The Mountain Const. Co.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1104.

Jacob S. Frankel, Bathgate av and 188th st, president.

**Miscellaneous.**

156TH ST, n e cor Eagle av, 1-sty frame shed, 18x108.10; cost, \$2,000; owners, The Ebling Brewing Co., 760 St. Anns av; architect, Fred Hammond, 396 East 155th st. Plan No. 1100.

**Stables and Garages.**

SEDGWICK AV, w s, 141 n Bailey av, 1-sty brick garage, copper roof, 20x20; cost, \$1,200; owner, Wm. Forger, on premises; architect, Geo. W. Flagg, 347 East 195th st. Plan No. 1106.

**BRONX ALTERATIONS.**

EXTERIOR ST, w s, 160 n 138th st, raise to grade 2-sty brick office and shed; cost, \$1,000; owners, S. Trimmer & Sons, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 442.

FREEMAN ST, No. 813, 2-sty frame extension, 7x16, new partitions, &c, to 2-sty frame store and dwelling; cost, \$1,500; owner, Adolph Zankel, on premises; architect, Louis Falk, 2756 3d av. Plan No. 444.

149TH ST, No. 147, new bay window to 3-sty brick store and dwelling; cost, \$300; owner, J. P. Poir, 557 Walton av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 441.

161ST ST, No. 775, 2-sty frame extension, 10x28, to 2-sty frame dwelling; cost, \$350; owner, H. Koehn, on premises; architect, L. M. Neckermann, 1339 Bristow st. Plan No. 438.

169TH ST, s s, 49.10 e Clark av, move 2-sty frame dwelling; cost, \$1,500; owner, Mary Mulcahyon, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 440.

FULTON AV, No. 1723, 1-sty brick extension, 25x18.84, to 2-sty brick store and dwelling; cost, \$2,500; owner, David Kraus, 246 West 129th st; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 447.

MOTT AV, No. 1044, new brick front wall, etc., to 3-sty brick and frame dwelling; cost, \$300; owner, Edw. J. Dillon, on

premises; architects, Holmes & Barry, 1757 Undercliff av. Plan No. 445.

PARKER AV, w s, 56 n Westchester av, 2-sty frame extension, 18x13, and raise to grade 2½-sty dwelling and shop; cost, \$500; owner, Niccola Zaccola, 780 8th av; architect, H. W. Howard, Jr., 39 East 42d st. Plan No. 437.

POWELL AV, s s, 350 e Castle Hill av, add 1-sty on extension of 2½-sty frame dwelling; cost, \$300; owner, Kasimir Lofink, on premises; architect, Fred Hammond, 396 East 155th st. Plan No. 443.

RICHARDSON AV, n w cor 241st st, new stairs, new partitions to 1 and 2-sty frame photo studio; cost, \$1,000; owners, Fiss, Doerr & Carroll, East 24th st; architect, Wm. Thos. Mapes, 4740 White Plains av. Plan No. 446.

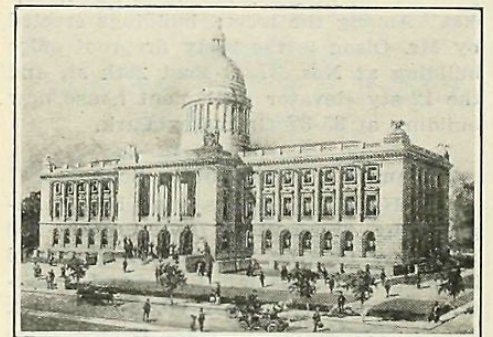
Lessees, The Powers Co., Patrick A. Powers, on premises, president.

WASHINGTON AV, Nos. 1932-1934, 2-sty brick extension, 20x18.6, to 1 and 2-sty brick garage; cost, \$3,000; owner, Alex. L. Seadale, 1929 Washington av; architect, L. Howard, 1861 Carter av. Plan No. 439.

**ADVANCE REPORTS.**

**Manhattan Builders Bid for Bergen County Court House.**

HACKENSACK, N. J.—Bids were opened at Hackensack, the county seat of Bergen county, last week, for one of the finest court houses in the United States. As designed by James Riely Gordon, architect, of 402 5th av, Manhattan, the building will be of classic style, after the Italian school—massive, graceful and conspicuous for simplicity and beauty. From an historic standpoint, the site selected has several things in its favor. It will face the "Village Green" and the First Dutch Reformed Church, long known as the "old church on the green," being the oldest church building in New Jersey. The bids submitted from four firms for the new building were lengthy affairs and had numerous items on the different parts of



the work. All submitted bids for three kinds of stone—granite, white sandstone and marble. The contestants are all well-known Manhattan contractors: Wm. H. Fissell & Co., 1133 Broadway, Manhattan, at \$497,300, were the lowest bidders. Other bidders were: The Brady Construction Co., New York, \$564,840; W. H. & F. W. Cane, New York, \$594,309; Hedden Construction Co., New York, \$626,396. Each bid was accompanied by a certified check for \$75,000. It was explained by the committee that these figures do not include grading, foundation work, sculpture nor interior finishing of different descriptions. In all probability the bid of Fissell & Co., which is for work from the lowest floor up, will bring the total cost of the new buildings up to at least \$800,000. Many of the items which are included in the base bids will be cut out or will be altered. Judging from the figures submitted, Fissell & Co. will get the contract. The building committee includes James M. Gulnac, George M. Brewster and Walter Christie, all of Hackensack. (See issue Feb. 27, 1909.)

### Proposed Hackensack High School.

HACKENSACK, N. J.—Plans have been prepared by the Board of Education at Hackensack for a modern fireproof high school building, to contain in the basement, two classrooms, one recitation room, manual training room with instructor's room, storeroom, domestic science room with kitchen and pantry, gymnasium with shower baths, locker-room with 300 steel lockers, toilets, divided for boys and girls, pupils' lunchroom, a heating and ventilating plant and a janitor's room. The main floor will provide for seven classrooms, auditorium, stage and ante-rooms, reception room; principal's offices, board room, toilets. On the second floor will be contained eight classrooms, two recitation rooms, library, teachers' rooms, toilets. The third floor will consist of eight classrooms, physical and chemical laboratories, lecture room, instructors' room, teachers' room, store-rooms, toilets. The plans show a building of brick and terra cotta with steel columns and girders to be finished with faced brick, stone and terra cotta. The cost is placed at \$285,000. No building contract has yet been awarded.

### James Riely Gordon to Plan Building for Gilsey House Site.

BROADWAY.—James Riely Gordon, architect, of 402 5th av, has been commissioned to design the plans for the new twenty-story office building, which John E. Olson, 39 East 28th st, the well-known engineer and builder, is to construct on the site of the old Gilsey House, at the northeast corner of Broadway and 29th st. The hotel occupies a plot fronting 64.5 ft. on Broadway and 148.8 ft. in 29th st. Its northerly line runs irregularly, measuring about 186 ft., while on the easterly end it is 98.9 ft. There are more than 14,000 sq. ft. or five and three-fifths lots in the plot, which will easily permit of the proposed improvement. Mr. Olson will be the general contractor, awarding all sub-contracts. The old 7-sty hotel structure was erected in 1870, and has done service for more than forty years. The amount paid for the property is said to be \$1,500,000. Among the recent buildings erected by Mr. Olson is the 9-sty fireproof office building at Nos. 37-39 East 28th st, and the 12-sty elevator apartment house now building at 35-38 Gramercy Park.

### Plans for New Public Schools.

MANHATTAN.—Plans have been completed by Architect C. B. J. Snyder, 500 Park av, for the following new school buildings in Manhattan, Bronx and Brooklyn: Public School No. 60, 5-stys, 116x181 ft., containing 64 class rooms, gymnasium, auditorium, playroom, etc., to be erected at Manhattan, Clinton, Cherry and Water sts, Manhattan. Estimated cost, \$450,000. School No. 74 (addition), containing 32 classrooms, at the northeast corner of Pleasant av and 119th st; estimated cost, \$200,000. School No. 46, 5-stys, 200x200 ft., containing 48 classrooms, at 196th st, Briggs and Bainbridge avs, Bronx, estimated cost, \$350,000. School No. 102, 5-stys, 200x100 ft., containing 44 classrooms, at Nos. 305-325 East 113th st, estimated cost, \$325,000. School No. 136 (addition) 5-stys, containing 32 class rooms, at 4th av, 40th and 41st sts, Brooklyn; estimated cost, \$200,000. Bids will be advertised for in the usual way as soon as the necessary appropriation has been granted for the work.

### Contract for Big Apartment.

PARK AV.—Wm. J. Taylor, 5-7 East 42d st, has received the general contract to erect the 12-sty fireproof elevator apartment house, 107x100 ft., which the Eight Hundred and Twenty-Nine Park Avenue Co., Matthew K. Miller, president, and

George P. Walker, secretary, 103 Park av, is to erect at the southeast corner of Park av and 76th st. The structure will be on the co-operative plan, and will be one of the finest in this city. The proposed building will not cover the whole plot, which fronts 177.2 ft. on Park av and 100 ft. in 76th st. The present houses at Nos. 823-825 are to remain, so as to provide a light and air court. The Metropolitan Life Insurance Company recently made a building loan of \$625,000 on the property. Pickering & Walker, 103 Park av are the architects, and R. F. Bolton, 527 5th av, steam, electrical and sanitary engineer. There will be apartments for forty-eight families.

### The Duke House.

5TH AV.—Modified plans for the house to be erected for James B. Duke, at the northeast corner of Fifth av and 78th st, have been filed by the architect, Horace Trumbauer of Philadelphia. The architecture is to be of the Renaissance type, with facades of ornamental brick trimmed with granite and limestone. It will have a spacious central entrance and Ionic columns at the second and third stories crowned with a decorated pediment. It will have tall casement windows finished with ornamental railings at the different stories and courts around the entrance. The main floor will be divided by a large central hall opening on one side to the dining room and library and on the other into the drawing room and music room. The revised cost of the building is \$365,000, J. T. Brady & Co., 103 Park av, have the general contract.

### Contract for Fiat Auto Plant.

POUGHKEEPSIE, N. Y.—The contract for the erection of the plant of the Fiat Automobile Co. of 1786 Broadway, Manhattan, at Poughkeepsie, has been given to the Torrington Building and Construction Co., of Torrington, Conn. The work must be completed by January 1 and the contract calls for everything but steam heating and the sprinkler. A number of changes have been made in the plans. Instead of a 2-sty structure, the buildings have been given more ground space. However, the walls will be made of sufficient strength to support two more stories when the volume of business demands the expansion. As it is there will be nearly 3,000 square feet more of space than originally planned for. Messrs. Hedman & Schoen, 25 West 42d st, Manhattan, are the architects.

### Fourth Avenue's Latest Skyscraper.

4TH AV.—The next commercial building improvement to be added to Fourth av, will be put up at the northeast corner of 4th av and 20th st. The plot measures 69 ft on the avenue and 90 ft in the street, taking in Nos. 251 to 255 4th av. The new structure will contain sixteen stories, made up of stores, offices and lofts and will have side light on both street fronts. Chas. Brogan, (Inc.) No. 27 West 20th st, is the owner and he will erect the building from plans which are now in preparation by Architects Neville & Bagge, of 217 West 125th st. The cost is estimated in the neighborhood of \$400,000. The State Realty & Mortgage Company, has made a building loan of \$281,500. Work is to be undertaken immediately.

### Eighty-Two Bungalows for Greenport.

GREENPORT, L. I.—Plans will soon be completed by Louis Chas. Maurer, architect, 1495 Broadway, Manhattan, for 82 concrete bungalows, of which ten will be erected at once. Each building will be 22 x50 ft., six rooms and bath, large veranda, wood porch columns with shingle roof. The location overlooks Gardiner's Bay and is opposite Shelter Island. A landing dock and pier will be erected for the ac-

commodation of prospective buyers on the company's property. The entire operation will involve a cost of about \$250,000. The Hudson-Fulton Construction Co., of 1493 Broadway, will erect the buildings.

### New Synagogue on Washington Heights.

161ST ST.—The Washington Heights Hebrew Congregation has purchased a plot, 50x100 ft., at Nos. 508-510 West 161st st, now covered with two dwellings. The buildings will be demolished and on the site will be erected a \$50,000 synagogue, the first structure of this type to be built on the heights. Officers of the congregation are Israel Kuttle, president; Louis Maryash, vice-president; Joseph Gottlieb, treasurer, and J. Fein, secretary. William Weiss, Alexander Gruber and Rudolph Baum are trustees.

### Big Apartment House on the Drive.

RIVERSIDE DRIVE.—The Ferguson Brothers & Forshay Engineering and Construction Company, Broadway, 180th st, will erect a 12-sty elevator apartment house at the northeast corner of Riverside Drive and 93d st, on a plot measuring 114 x152 ft. The approximate cost will total about \$1,000,000. So far as could be learned no architect has yet been selected. The same builders have put up a building at Broadway and 180th st.

### New York Architects Commissioned to Design New Fort William Henry Hotel.

LAKE GEORGE, N. Y.—The firms of H. J. Hardenburgh, of New York, and Ludlow & Peabody, of New York, have been appointed in association, to design the new fireproof hotel to take the place of the old Ft. William Henry Hotel at Lake George, which was recently destroyed by fire.

### Apartments, Flats and Tenements.

WILLIAMSBURG.—The Wechsler Construction Co. of Manhattan, has purchased a plot front of 200x100, on the west side of Lewis av, between Willoughby and Vernon av, Williamsburg. Apartment houses will be erected.

NEWARK, N. J.—Alfred Peter, architect, 238 Washington st, Newark, has prepared plans for a 4-sty brick store and flat building, to be erected at Orange and Eagle sts, Newark, for the A. Leary Co., of 3 Orange place, Newark. Estimated cost, about \$20,000.

MCCOMBS DAM ROAD.—Plans will be ready by October 25, for a 4-sty flat, 25x75 ft., brick and limestone, to be erected on McCombs Dam road, north of Anderson av, by the Jerome Building & Improvement Co., 28 Clark place, to cost \$20,000. Moore & Landsiedel, 3d av and 148th st, are making plans.

PROSPECT AV.—Moore & Landseidel, 3d av and 148th st, state that plans are ready for two 4-sty brick flats, 40x67.6, for the Frank A. Wahlig Co., 149th st and 3d av, to be erected at the southeast corner of Prospect av and 179th st, costing \$55,000; also two 4-sty flats, 37.6x68 ft., for the same owners, in the south side of 179th st, 67.6 ft. east of Prospect av, costing \$50,000. The owner builds.

### Churches.

CLINTON, N. Y.—Mallison & Soucie, of Medina, have secured the contract to erect the Roman Catholic Church at Clinton, to cost \$50,000.

BUFFALO, N. Y.—It is reported that an edifice is to be erected for the members of the St. Gerald's Church at Bailey and Delavan avs. Rev. Wm. H. Schreck is pastor. Estimated cost, \$150,000.

BUFFALO, N. Y.—The St. Stephen's Evangelical Church Society, of Buffalo, Rev. Gustave Reuckert, pastor, 308 Adams st, will build a church of stone

and brick at the corner of Peckham and Adams st. Plans are in preparation.

**ATHENS, GA.**—The firm of Ludlow & Peabody, 12 West 31st st, New York, has been selected as architects of the new building for the St. Paul's Memorial Church at the University of Georgia, Athens, Ga. The edifice will be designed in the Colonial style.

**BROOKLYN.**—The United Presbyterian Church of East Brooklyn, has awarded to R. M. Van Gaasbeek, 126 Carlton av, Brooklyn, the general contract to erect its new church edifice, 1-sty and basement, 41x85 ft., brick, terra cotta and bluestone, at the northeast corner of Enfield st and Etna av. Plans are by La Vello & McGlashan, 28 East 23d st. Seating capacity, about 500; cost, \$20,000.

**BROOKLYN.**—Peter Guthy, 924 Broadway, Brooklyn, has received the general contract to erect the 2-sty brick and limestone synagogue, 50x100 ft., on the north side of Putnam av, near Reid av, for the Schaare Zodek Congregation. Hedman & Schoen, 25 West 42d st, Manhattan, are the architects. Seating capacity, 1,000; estimated cost, about \$30,000. Max Riess, of Stuyvesant av and Van Buren st, Brooklyn, is president.

**Dwellings.**

**PATCHOGUE, L. I.**—C. T. Hawkins, Rose, av, Patchogue, has received the contract to erect a 2-sty frame residence, 20x35 ft., for S. Gottlieb, at Patchogue.

**BAYSHORE, L. I.**—Euell & Euell, architects, 36 Manhattan st, Manhattan, have prepared plans for ten bungalows and ten dwellings to be erected by the Reliance Co., of 36 Manhattan st, at Bayshore.

**BROOKLYN.**—The Newelo Construction Co., of Brooklyn, has purchased a plot of twenty-seven lots on West Fourth and Fifth sts, Brooklyn. The property is to be improved immediately with twenty-seven two-family houses.

**HEATH AV.**—The Metzler Building & Construction Co. will erect seven 2-sty 2-family dwellings, 17.10x55 ft., on the west side of Heath av, 25 ft. south of 230th st, to cost \$5,000 each. Moore & Landsiedel, 3d av and 148th st, have completed plans.

**HARTFORD, CONN.**—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a new residence to be erected by Chas. E. Bond. Frame and stucco, 40x75 ft., hardwoods, steam heat, tile roof, gas and electric lights, mantels, fireplaces, etc.

**KINGS HIGHWAY.**—Contracts have been awarded to a Bronx builder by the New York-Pennsylvania Real Estate Associates for Improvements costing \$250,000 on the Van Wyck and Campbell estates, on King's Highway, between Flatbush and Nostrand avenues, Brooklyn, which were purchased by the company a few months ago from interests identified with the United States Realty Company. E. J. McCormack, 38 Park Row, is the secretary of the company.

**Factories and Warehouses.**

**LYONS, N. Y.**—The Lyons Printing Co. is said to have closed arrangements for the erection of a large printing plant. The building will be 1-sty, of cement.

**HASTINGS-ON-HUDSON.**—The Hastings Pavement Co., 25 Broad st, New York City, will erect two fireproof steel and brick factory buildings, 2-stys, 52x200 and 36x60 ft, to cost a total of \$25,000, at Hastings.

**BROOK AV.**—Plans are being prepared by Euell & Euell, architects, 36 Manhattan st, for a 10-sty storage warehouse, 100x100 ft., to be erected at the northeast corner of Brook av and 161st st, Bronx, by a Dr. Nelson Smith.

**BETHLEHEM, PA.**—It is stated that the Bethlehem Steel Corporation has prepared plans for construction work which will involve an outlay of \$6,000,000. The

company will build two blast furnaces in addition to the one in course of construction.

**BOSTON, MASS.**—The Boston Elevated Ry. Co., John W. Corning, Elec. Engr., is planning to build a sub-station in the Forest Hills district, at the intersection of Washington and Bray sts, to be used in supplying power to the Forest Hills elevated railway extension.

**BRIDGEPORT, CONN.**—The Weidlich Bros. Mfg. Co., of Bridgeport, is having plans prepared for the erection of a new plant on the site which was purchased some time ago. The details will be given out later, but it is reported that the main building will be 2-stys, of brick, about 140 ft. in length.

**HARTFORD, CONN.**—The B. H. Hibbard Co., 162 Main st, New Britain, will erect a factory in Pliney st, Hartford, for the Sachs Co. Brick, heavy mill construction, 48x153 ft. The plumbing, heating and electric work will be ready for estimates in about a week. George B. Allen is architect.

**BUFFALO, N. Y.**—H. Osgood Holland, architect, 417 Mutual Life Building, has prepared plans for a 5-sty and basement factory, 45x110 ft., brick and steel, fire-proof, with electric elevator, to be erected at 10th, Division and Elm sts by Nathan Gutman & Co., 56-58 Pearl st. The owner will receive bids at once.

**SYRACUSE, N. Y.**—Danson Bros., 526 Kirk Building, Syracuse, have received the masonry and Henry Funda, 551 North Geddis st, the carpenter work, for the warehouse and factory, including boiler rooms, which John R. Clancy, 819 West Genesee st, Syracuse, is to erect at Sand st and Belden av, at a cost of \$50,000.

**WINSTED, CONN.**—Architect E. E. Benedict, of Waterbury, has prepared plans for an addition to the plant of the Winsted Hosiery Co. The addition will be built of brick, 32x90 ft., 4-stys. D. S. Waldron has the contract for the foundation work. The contract for the superstructure will not be let until spring.

**ELIZABETH, N. J.**—Capitalists are seeking a site of 60,000 sq. ft. for the establishment of a stove foundry which would employ anywhere from 300 to 600 mechanics. An Eastern concern, through David Neefus, Jr., of Elizabeth, is in quest of a site, having heard of Elizabeth's desirability as a manufacturing centre.

**BUFFALO, N. Y.**—Robert J. Reidpath, architect, Builders' Exchange, is preparing plans for a wholesale grocery fireproof warehouse, 5-stys, 80x100 ft., of brick and steel or reinforced concrete (fireproof) to be erected at the corner of Perry and Illinois sts, by the S. M. Flickinger Co., S. M. Flickinger, president, 110-116 Michigan st.

**NEW HAVEN, CONN.**—The three buildings for the Winchester Repeating Arms Co., New Haven, Conn., under construction by the Aberthaw Construction Co., Boston, Mass., are practically completed. The contract for the heating has just been let, and as soon as the windows are hung the buildings will be put under heat and the floors laid as soon as the concrete is dry.

**TONAWANDA, N. Y.**—The McKinnon Chain Co. is the name of a \$1,000,000 concern which has purchased five acres of property on the east bank of the Elliott Creek south of Fremont st. L. E. McKinnon, of Boston, is president. One large factory, 80x300 ft., is to be constructed immediately. A transformer power plant is to be erected also. Both structures will be of steel and brick with concrete roofs. The company is to manufacture all kinds of chains, using electric power for welding. Morris & Allen, of Buffalo and North Tonawanda, has the contract.

**BUFFALO, N. Y.**—The Pierce Arrow Motor Car Co., Buffalo, N. Y., having



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

**RAYMOND CONCRETE PILE COMPANY**

NEW YORK, 140 Cedar Street  
CHICAGO, 135 Adams Street  
PITTSBURGH, Union Bank Building  
PHILADELPHIA, Land Title Building  
BALTIMORE, Pratt and Concord Sts.  
ST. LOUIS, 620 Chestnut Street  
NEW ORLEANS, 204 Ferrin Bldg.

**HOUGHTALING & WITTPENN**

*Impervious Face Bricks*  
ALL COLORS

44 EAST 23d ST., NEW YORK  
Telephone, 1154 Gramercy

**WHITNEY-STEEN CO. ENGINEERS CONTRACTORS & BUILDERS**  
135 BROADWAY, N.Y.  
NEW YORK, HARTFORD, SALT LAKE, DENVER

**THE QUAY ENGINEERING CO.**  
Tel. 2405 Mad. Sq. 1123 BROADWAY, N. Y.  
CONTRACTING AND CONSULTING ENGINEERS

|                                                                                                                      |                                                                               |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Manufacturers' Agents<br>NEW YORK BLOWER CO.<br>Traveling Stairways<br>Baggage & Freight Carriers<br>Revolving Doors | For Mechanical<br>Equipment, Power<br>Plants, Heating, Ventilating, Plumbing. |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|

**CONTRACTORS FOR TOWEL SERVICE**  
to tenants of the better office buildings  
**Peerless Towel Supply Company**  
No. 99 CHAMBERS STREET, N. Y.

**HALF THE WORRY OF A CONTRACTOR**  
IS IN WAITING FOR LUMBER AND MATERIALS  
15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK  
SAW, PLANING AND MOULDING MILLS  
**F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J**

**FIRE!**  
We make a specialty of hurry work for fire jobs. Odd sizes made up at short notice  
Complete line of T. H. D. Law Supplies. Prices right.  
**FRED. C. SUMNER,** 246-248 Canal Street  
WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

sold its output for the year 1910, is using every endeavor to increase its manufacturing facilities. For this purpose it has placed with the Aberthaw Construction Co., Boston, Mass., a rush order for a storage building 300 ft. long by 60 ft. wide, 4-stys, along with a sawtooth addition to manufacturing building and a covered passageway connecting the storage building with the body building. The builders are under contract to deliver this building in short order, and are accordingly sending a large equipment of plant to Buffalo.

#### Halls and Clubs.

NEWPORT, R. I.—The army and navy committee of the Y. M. C. A. announces that it has received a gift of \$250,000, the donor's name not to be given at present. The money is to be used toward building an army and navy building like the one at Brooklyn. Work will be started shortly.

GLEN COVE, L. I.—Jacob Dall Construction Co., 10 East 23d st, Manhattan, has received the general contract to erect the Nassau County Club House at Glen Cove, to cost \$100,000. Brick, stone and stucco, 2½-stys, 100x178 ft. Woodruff Leeming, 20 Broad st, Manhattan, has prepared plans.

NEW BRITAIN, CONN.—Preliminary plans have been prepared by Max J. Unkelbach and Delbert K. Perry, associate, of New Britain, for a new club house which the Maple Hill Betterment and Improvement Association contemplates building at Maple Hill. Dr. A. B. Johnson is one of the committee and has given the site.

#### Hospitals and Asylums.

HOLYOKE, MASS.—The Board of Health is taking steps for the erection of an Isolation Hospital in Cherry st, Holyoke.

CAMDEN, N. J.—Dr. H. H. Davis has been appointed by the Board of Health to recommend an architect to prepare plans for a municipal hospital, to cost about \$50,000.

LONG BRANCH, N. J.—The Monmouth Memorial Hospital is to erect a Nurses Home and a steam heating plant independent of the main building. Mrs. William D. Harper is superintendent of the hospital.

WATERBURY, CONN.—The directors of the Waterbury Hospital Association has awarded the general contract for the new Waterbury Hospital to Tracy Bros., of Waterbury. The total cost is \$250,000.

#### ADD SCHOOLS AND COLLEGES.

PEEKSKILL, N. Y.—Cram, Goodhue & Ferguson, architect, 170 5th av, Manhattan, have completed plans and taken estimates on the general contract for the fireproof brick convent school, for the sisters of St. Mary, at Peekskill, to cost \$200,000.

NEW HAVEN, CONN.—Arrangements are being made for the installation at the New Haven Hospital of a new refrigerating and power plant. As yet no engineer has been selected for the work, which will be in charge of Dr. H. T. Summersgill, the superintendent. The cost will be about \$25,000.

#### Miscellaneous.

ROCHESTER, N. Y.—Another power plant is to be built by the Rochester Railway & Light Co. in Litchfield st. Leon Stern is architect and Henry Lampert the contractor.

CAMBRIDGE, MASS.—The work of rebuilding the old Cambridge gymnasium destroyed by fire last May, starts soon. Building will be 4-stys, 88x75, and cost over \$40,000. Bids will be called for within another week.

NYACK, N. Y.—At a special meeting at Nyack, the proposition to appropriate

\$10,000 to erect a new building to be occupied by Jackson Hose Co., Jackson Engine Co., Chelsea Hook and Ladder Co., and also as a corporation room, was carried by a vote of 101 to 28.

CHATHAM, N. Y.—The Feeney & Sheehan Building Co., of Albany, N. Y., has received the general contract to erect the Morris Memorial Library, at Chatham, N. Y., to cost about \$35,000. Jackson & Rosencrans, 1328 Broadway, Manhattan, are the architects, and Paul J. Piatti, 47 West 34th st, heating engineer. Mrs. George L. Morris, of Chatham, is the donor.

#### Office and Loft Buildings.

SPRINGFIELD, MASS.—Bids have been received for the new office building to be erected in West State st for the Springfield Gas Light Co. It will be 62x81 ft., of red brick with limestone trim. Winslow, Bigelow & Wadsworth, of Boston, are the architects.

EAST HOUSTON ST.—Bids will be received by Minsky & Engel, owners, 236 Eldridge st, for the 7-sty store and loft building, 100x94 ft., to be erected at Nos. 139-141 East Houston st, at a cost of \$100,000. F. A. Minuth, 425 5th av, has prepared plans.

BROOKLYN.—Louis C. Maurer, 1495 Broadway, Manhattan, is preparing plans for alterations to the loft building 713 Herkimer st, Brooklyn, a 3-sty brick extension, 25x75 ft., plastic slate roof and an electric elevator will be installed. Henrietta Hall, care of the architect, is the owner.

52D ST.—Demsler & Stevenson, 225 5th av, have just received the mason work for the 12-sty loft building, 50x90 ft., to be erected in the south side of 52d st, 150 ft. east of 7th av, for Michael Coleman, appraiser, of 120 Broadway. Estimated cost is \$600,000. Schwartz & Gross, 347 5th av, are the architects.

NEWARK, N. J.—The 3-sty brick and limestone store, office and hall building, 67x95 ft., which Edward T. Ward, 1 Stratford pl, Newark, will erect at the northwest corner of Orange and 7th sts, Newark, to cost about \$40,000, has been awarded to Frederick Kilgus, 13 South 6th st, Newark. P. Charles, Union Bldg., Newark, is the architect. Aaron Ward & Sons, grocers, Broad and Marshall sts, has leased a part.

#### Schools and Colleges.

NEW BRUNSWICK, N. J.—Plans are now ready by Franklin & Ayres, 156 5th av, Manhattan, for the chemistry building, 2-stys, 35x100 and 50x50 ft, for Rutgers College at New Brunswick, to cost \$50,000. Osborn, Rea & Co., 241 West 41st st, Manhattan is steam engineer. No contract has yet been issued.

EAST HARTFORD, CONN.—F. W. Whiton, of Hartford, has completed plans and estimates will be received by J. B. Andross for the addition to the school house in the Second North School District, East Hartford.

PLAINFIELD, N. J.—James G. Rogers, architect, 11 East 24th st, Manhattan, has taken figures from Newark builders on the general contract for the 2-sty 8-room brick and concrete fireproof school, 62x90 ft., for the Board of Education, Plainfield, to cost about \$45,000.

JAMESTOWN, N. Y.—The Jamestown Board of Education has purchased a building site on Euclid av, near Lake View av, for the purpose of erecting a new district school house at a cost of about \$50,000. Address chairman Board of Education, Jamestown, N. Y.

NEWARK, N. J.—The Board of Education has awarded the contract for building the New East Side Commercial and Manual Training High School to Freder-

ick Kilgus, of Newark, his figure being \$245,845. E. F. Guilbert, of 43 Carlton st, Orange, is supervising architect.

STRATFORD, CONN.—The town has voted to appropriate additional funds for the erection of the school in the Centre district, and it is probable that contracts will be awarded at once. The plans are by Beckwith & Jackson, of Bridgeport.

SYRACUSE, N. Y.—Rev. James P. Magee, rector of St. Patrick's Roman Catholic Church, 209 Schuyler st, has let the general contract to Delimonic Bros., 901 Danforth st, for erection of St. Patrick's school in Schuyler st. Cost, \$50,000. Norrick & Randall, of Syracuse, are architects.

YORKTOWN, N. Y.—The State is soon to establish a New York Training School for Boys, for which a site has been acquired at Yorktown, Westchester County, on the south shore of Mohansic Lake. The committee is composed of Dennis McCarthy, of Syracuse; Homer Folks and Newbold Morris, of New York. The commission has acquired a 500-acre site. The total estimated cost will be between \$1,100,000 and \$1,200,000.

LYNBROOK, L. I.—Richard Carman, Myrtle av, Jamaica, L. I., has received the general contract to erect a 2-sty brick and limestone school, 100x60 ft., for the Board of Education of Nassau County, at Lynbrook, to cost about \$30,000. W. H. Spaulding, 34 Bergen av, Jamaica, L. I., is the architect. The Mutual Engineering and Construction Co., 548 West 23d st, Manhattan, are the steam and ventilating engineers. There will be eight class rooms and assembly hall, seating 400.

#### Contracts Awarded.

70TH ST.—The general contract has been awarded to J. B. Acken, 25 West 42d st, for \$20,000 worth of alterations to the residence of C. L. Atterbury, of 23 East 62d st, at No. 131 East 70th st. Plans were prepared by G. Atterbury, 20 West 43d st.

TOMPKINSVILLE, S. I.—The Raymond Concrete Pile Company, of New York and Chicago, has the contract for concrete piles and foundations of stores 24 and 25, to be erected at Tompkinsville, S. I., for the American Bank & Trust Company. Concrete Steel Company, engineers.

30TH ST.—Murphy Bros., 489 5th av, have received the general contract for extensive interior changes to the cafe and restaurant Nos. 30-34 West 30th st, through to 1214 Broadway, for August Janssen on premises. B. H. Simonson, 315 5th av, prepared the plans. Estimated cost is \$20,000.

BROOKLYN.—The carpenter contract has been awarded to Joseph Kist, 932 Metropolitan av, Brooklyn, for extensive alterations to St. Catherine's Hospital, Bushwick av and Teneyeck st, Brooklyn, from plans by F. J. Berlenbach, 260 Graham av. H. Veit, 258 Devoe st, Brooklyn, is general contractor.

LONG ISLAND CITY.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the contract for roofing and metal work on St. Patrick's R. C. Church, Long Island City; also, the waterproofing on the new Lyceum, Leonard st, Brooklyn, for the parish of St. Anthony's R. C. Church.

3D AV.—Wm. Sommerville, 317 East 122d st, has the general contract, and J. H. Deeves & Bro., 103 Park av, the masonry, for the extension to the store and loft building, Nos. 2211-2217 3d av, for Edward Callan, on premises. B. & J. P. Walther, 147 East 125th st, are the architects. Estimated cost, \$75,000.

AV A.—Michael Wielandt, 166 East 23d st, has received the mason work for the 3-sty brick stable and warehouse, 90x90 ft., for John N. Brookman, of 88 Wall st, to be erected at 322 Av A, costing

\$20,000. C. H. Chamberlain, First National Bank Building, Yonkers, N. Y., is architect. Paul Hollmann, 160 E 66th st, is general contractor.

TACOMA, WASH.—The Thompson-Starrett Co., of 49 Wall st, New York, announces that it has signed contracts for the erection of a 90x100 ft 6-sty and attic bank and office building at Tacoma, Wash. The contract calls for completion by May 15, 1910, at a cost between \$200,000 and \$225,000. It will be of steel skeleton and reinforced fireproof concrete arch construction. The exterior will be of pressed brick and architectural terra cotta.

EAST BOSTON, MASS.—The Hennebique Construction Co., 1170 Broadway, has obtained the contract, amounting to \$300,000, to build two reinforced concrete cotton mills at East Boston, Mass., for the Maverick Mill Corporation. One of the buildings will be 3-stys in height and 530x130 ft. in size, while the other will be 2-stys in height and cover a ground area 230x220 ft. The Hennebique Co. will also build for the same concern an office building and power house. The details of the contract for the latter buildings have not yet been arranged.

#### Bids Opened.

LANCASTER, O.—The supervising architect opened bids Oct. 6, for constructing a U. S. post office at Lancaster, O. Jas. De Vault & Son, Canton, O., \$58,500 (low bid).

FORT TERRY.—Bids were opened in the office of the constructing quartermaster, Oct. 8, for the construction of a crematory and building at Fort Terry, Plum Island. The following bids were submitted: Morse-Boulger Destruction Co., New York, \$3,750 (low bid). Other bidders were: The Destructor Co., of New York, Dickson Engineering and Construction Co., of Toledo, O., The G. and W. Manufacturing Co., of New York, C. E. Currier of Boston submitted bid for building only.

FREDERICKSBURGH, VA.—Bids were opened Oct. 4 by the supervising architect of the Treasury Department for reconstructing the U. S. post office at Fredericksburgh, Va.: A. B. Stannard, 1123 Broadway, Manhattan, \$49,600, put in the lowest bid. Other bidders were: Fancher & Driscoll, Canastota, N. Y.; Newport Construction and Engineering Co., Newport News, Va.; D. J. Phipps, Newport News, Va.; Jones & Adams, Lynchburgh, Va.; Joseph Seay & Co., Petersburg, Va.; Wm. M. Seay, Lynchburgh, Va.; E. G. Heflin, Fredericksburgh, Va.

WASHINGTON, D. C.—The following bids were opened Oct. 4 by the secretary of the Interior Department, Washington, D. C., for constructing an additional wing to the Freedmen's Hospital, Washington, D. C.: Page Construction Co., Washington, D. C., \$68,000 (low bid). Other bidders were: H. Probst, New York; Boyle Robertson, Washington; Gormley & Pointer, Washington; Cramp & Co., of Philadelphia; W. P. Lipscomb, Washington; W. H. McCray, Washington; Oseawana Building Co., New York; the Newport Contracting and Engineering Co., Newport News, Va.; George E. Wyne, Washington, D. C.; Tnos. H. Melton, Washington, D. C.

#### Municipal Work.

MANHATTAN.—Estimates will be received by the Commissioner of Bridges Thursday, Oct. 21, for furnishing and delivering creosoted yellow pine plank to the Brooklyn Bridge.

MANHATTAN.—The Commissioner of Docks will open bids Monday, Oct. 18, for furnishing and delivering iron, steel, machinery and miscellaneous tools and supplies and divers' supplies.

CHATHAM, N. Y.—Williams, Proctor & Potts, 17 Battery pl, New York, have prepared plans and bids will probably be received in January for a sewer system and disposal works for Chatham.

BRONX.—Bids will be received by the Superintendent of School Buildings, Monday, Oct. 18, for the erection of new iron railings, folding gates, etc., at Public School 27, St. Ann's av, 147th and 148th sts, Bronx.

MANHATTAN.—The President of the Board of Trustees Bellevue and Allied Hospitals, No. 411 East 26th st, will open bids on Tuesday, Oct. 19, for repairs and alterations to the present steam heating apparatus of the Mills Training School of Bellevue Hospital.

OTISVILLE, N. Y.—The Department of Health will open bids on Tuesday, Oct. 19, for labor and materials necessary or required to lay a composition fireproof flooring and wainscoting in the several rooms of the dining hall pavilion at the Tuberculosis Sanatorium at Otisville, Orange County, N. Y.

(Continued on page 716.)

#### Brief and Personal.

The Building Material Exchange observed Columbus Day and the Vesey st mart was closed all day Tuesday.

Maximilian Zipkes, architect, formerly of 353 5th av, announces the removal of his offices to the Terminal Building, No. 103 Park av, Suite 504.

William J. Tully, who was attorney to the Association of Life Insurance Presidents, was appointed on October 5 to the new office of general solicitor of the Metropolitan Life Insurance Company.

"When the Italians quit work, other nationalities take a day off to see them celebrate." That is what Irvin Cobb said, and Columbus Day in the construction world shows that the jest has some merit in truth.

Mr. A. W. K. Billings, who has been engaged in engineering work in Cuba during the past 10 years, has joined the staff of J. G. White & Company, 43 Exchange Place, as acting manager of the engineering department.

Beverly S. King and Harry L. Walker, architects, have associated under the firm name of King & Walker, and opened offices in the Terminal Building, 41st st and Park av. Mr. King was formerly a member of the firm of Whitfield & King.

The South Carolina Lumber Co., of Marion, S. C., has established an office at No. 1 Madison av. This company is capitalized at \$525,000 and Charles E. Gill, of Wausau, Wis., is president and L. D. Lide, of Marion, S. C., is secretary.

Dr. William H. Tolman, Director of the Museum of Safety and Sanitation, New York City, will deliver, under the auspices of the Liability Insurance Association, an illustrated lecture at the Hotel Astor, New York City, at 2 o'clock in the afternoon of October 20, 1909.

Bricklayers are following closely behind Post & McCord's men in the erection of the steel frame of the new Fidelity & Casualty annex at Temple pl and Liberty st. The steel men were at the 14th floor, with the bricklayers coming into the 13th on Monday. This is another of the Andrew J. Robinson Company jobs.

New lumber companies in town are Caskey & Fisher, of 129 West 125th st, and E. E. Eaton, at No. 1 Madison av. Mr. Caskey of the former concern is a brother of C. R. Caskey of Holcomb & Caskey Lumber Co. Mr. Eaton deals in hardwoods, white pine, short and long leaf yellow pine, hemlock and spruce.

Hildreth & Co., 113 Broadway announce that they have associated with them Mr. Charles S. Landers, Assoc. M. Am. Soc. C. E., formerly with the Foundation Company on the Singer, U. S. Realty, Royal

Insurance and other buildings, and that in connection with the inspection of structural steel and cement, will undertake more actively the inspection of important foundations, especially those constructed by the pneumatic method.

Anticipation far exceeded realization in the matter of beacon fires along the Hudson last Saturday night. There is a remarkable unanimity all along the river that the public got "stung" in this particular. The steamer Mary Powell, with a party of friends, searched from Rondout to Haverstraw for gorgeous mountain fires, but found none of consequence. Old-fashioned bonfires would have made a bigger blaze than the peat, which is used for heat, rather than for light.

Mr. Francis Wiley Jones, a past vice-president and charter member of the Institute of Electrical Engineers who resigned from the Postal Telegraph Company two years ago, has recently become a resident of Spring Valley, N. Y., where he is living in retirement after 48 years of active service in the operation of the electric telegraph. Mr. Jones has received about 40 patents in the United States and Canada since 1877, many of them for important improvements in multiplex telegraphy since extensively used.

At the closing session in Philadelphia this week, of the convention of the National Paint, Oil and Varnish Association the railroads were criticised for an alleged movement to raise freight rates. A resolution of protest was adopted. The following officers were elected: President, M. S. Platt, Warren, Ohio; first vice-president, L. T. Minehardt, Denver; second vice-president, George C. Morton, Boston; secretary, L. L. Drake, Chicago; treasurer, J. Gordon Taylor, Cincinnati, and auditor, Edward T. Longstreth, Philadelphia.

"In the New York correspondence in this month's Typographical Journal is a story of the annual outing of the C. J. O'Brien Employees' Co-Operative Association. Mr. O'Brien was one of the organizers and is an active member of the New York branch of the Printers' League of America, and the eminent fairness he displays in dealing with his employes is worthy of emulation by others. He is also a member of Typographical Union No. 6, and has been for twenty years."—Typographical Journal. Mr. O'Brien is the Record and Guide printer.

The first Columbus Day decoration of the Slater Buildings, in 42d st, opposite the New Public Library and the Court of Honor, is helped by the notable Italian frescoes done on the fronts for the Hudson-Fulton celebration. The scheme planned and executed by Joseph P. McHugh & Co., includes a plastic replica of an old Genoese medallion of Columbus as a central feature of the balcony enrichment; Roman palms, laurel wreaths and garlands are outlined against a graceful drapery of antique Spanish damask in dull gold and old red colorings, showing at intervals the flat balustrade of the balcony in laurel green and Roman gold.

Secretary Ralph W. Pope, of the American Institute of Electrical Engineers, accompanied by Past President Charles F. Scott and Vice President Paul M. Lincoln, have returned from a visit to the Pacific coast. He attended a joint meeting of the Seattle Section and the Northwest Electric Light and Power Association at the Alaska-Yukon-Pacific Exposition on September 7, 8, and 9. On September 11, Mr. Pope visited the Portland, Oregon, Section, on September 15 and 16 the San Francisco Section, and, one week later, the Los Angeles Section. He will visit the St. Louis Section on October 9, stopping en route from Los Angeles at Stanford University, Visalia, Salt Lake City, and Denver. An extended account of this tour will appear in the November Proceedings of the Institute.

# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Market Brisk and Steady.

Building material men looked upon the effort to make Columbus Day a holiday as an annoyance. They considered that in view of the events of the last few weeks there have been holidays enough. In consequence, operations were not halted to any extent. Skilled laborers continued in most instances while the unskilled men paraded. Good weather helped to make the market brisk and steady. Hudson River brick had a good demand while contracts kept Raritans on the move. Cement was a little easier. Iron stood firm with rising tendency, while structural steel began to follow tin sheets in something like famine conditions. Sheet metals held strong and aimed upward. Lumber was steady at firm prices, the retailers ordering liberally and the wholesalers stacking. Stone was the most optimistic of the materials. An increasing demand has followed the celebration days and retailers no longer find themselves "bumping along on the bottom." Collections, however, are still slow with them. Announcement was made that retailers need look for no increase in prices before Jan. 1. Exchange sales were brisk this week, although only part week could be counted, the doors being closed on Tuesday. Suburban business is holding neighboring material men well and most of them are stacking brick.

### Brick Finds Good Demand.

Brick had a good demand. Sales were quick at from \$5.25 to \$5.75 although three-eighths to a half ruled. Toward the week end trade was brisk. Monday opened fair and Tuesday was a strong day despite the fact that it was a legal holiday. Cargoes unloaded slowly that afternoon because most of the Italian laborers quit work to march. This did not interfere with many jobs as contractors figured on little trucking on account of the blockade of streets and the fact that unskilled labor would not be available; and carted heavily on Monday.

Wednesday consequently fell away in sales, but they improved as the week wore on. That the demand for Hudson rivers is good—no more and no less—is shown by last week's transactions: Holdovers, Oct. 2, 16; arrived, 68; total, 84. Sold, 79. Holdovers Oct. 11, 5. The transactions for this week on the whole were normal.

### FROST NIPS SOME YARDS.

Several Haverstraw yards closed and several more will shut down to-day. Ice formed on Tuesday night in Fishkill. Each section is sending in its quota of brick, but this is true mostly in the up-river districts, where the shipments are heavier. Some of the most important yards, such as the Hammond establishment, will remain open for some time. Some of the Haverstraw yards will close down this week.

### LITTLE STACKING IN CITY.

Despite the fact that the making season is rapidly drawing to a close, few of the dealers here are stacking to anything like the extent they did a year ago. This is accepted as an indication that the biggest contractors do not expect much work to come out before early spring, March, for instance. Interviews with several leading architects indicated that work in hand will not be ready to go ahead with until the end of January anyway. The dealers report a good demand which they describe as being requirements for average work only. We find that contractors are optimistic and expect next year to be

a banner one. Present consumption is fluctuating but the movement is for a good winter.

### RARITANS HELD BY CONTRACTS.

With only a slight improvement in the market for Raritan River hards the yards of Sayre & Fisher are being kept busy with contract work. The present quotations are \$5.25 to \$5.75 with \$5.50 ruling. Most of the contracts are for suburban operations in four of the boroughs of New Jersey. Newark is taking large quantities and most of the shipments now are to suburban dealers who are storing in expectation of a busy winter. No announcement is made as to when the Raritan River yards will shut. The disposition is to keep open as long as possible to take care of contracts it has on hand.

### BARTLETT SALE POSTPONED.

The eyes of the brick makers all along the Hudson have been riveted upon the Bartlett brick yards which were to have been sold at a receiver's sale on Saturday at noon in Newburgh. At the last moment application was made to postpone the sale for thirty days, which will schedule the transfer to take place at the Newburgh courthouse at noon November 9. It is understood that negotiations are on foot for an amicable adjustment of the difficulties involved.

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

|                                  | Per M.  |        |
|----------------------------------|---------|--------|
| Hudson River, Common.....        | \$5.25@ | \$5.75 |
| 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.

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

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

### SAND, GRAVEL, GRIT.

| 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.   |

### Rosendale Business Picking Up.

The reduction in price of Rosendale or Natural cement reported in this department several weeks ago and since continued, has resulted in improved business in the last fortnight. No change has been made in grade nor in manufacture, the cut having been due indirectly to competition with Pennsylvania natural cement. Rosendale has not been as low as 80 cents in many years.

### HALTING PLANS HURT CEMENT.

Every passing week there is a greater tendency to hold off new work until

spring, or at least until the first of the year, and in consequence there has been a large falling off in volume of local cement business. A possibility of a restoration of better prices by the North American Portland Cement Company is as remote as ever. The opinion was voiced by a member of the Building Material Exchange, on Monday, that while the Fall is showing fair business, the winter will be dull for no other reason than that operators will not go ahead with work for which plans have been filed.

### CEMENT.

|                                                                                                                        |        |
|------------------------------------------------------------------------------------------------------------------------|--------|
| Portland, Domestic, in cloth.....                                                                                      | \$1.43 |
| Rosendale or Natural, per bbl.....                                                                                     | .80    |
| All Standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.) |        |

### Manufacturers' Quotations:

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

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

### Pig Iron In Fluctuating Market.

The week in pig iron opened laggardly, but on Tuesday, a quasi-holiday, greater strength developed. This continued during the remainder of the week.

Inquiries were fairly plentiful, but some of the furnaces have reached the stage where they will not take any more business under first half except for those firms who buy prompts, and who are willing to pay the full price asked by holders. Basic is not available for this year's delivery, and only at \$18.50 Delaware, for next year's shipments. Buffalo is selling into the first half, but Pennsylvania is taking only first quarter business.

There is still some pig iron being imported, the United States Cast Iron Pipe Co. having two boats on the way from Middleborough, England, at this time. Prices stand on last week's quotations, but it is admitted by well-posted iron men that \$20 iron is not far off, despite the advantage at present enjoyed by foreign producers. The demand is best illustrated by the purchase of 46,000 tons of Bessemer by the Cambria Steel Co. last week which cleaned out the valley furnaces of that grade. A shortage that has a leaning toward famine conditions is looked for by Bessemer interests in Pittsburgh. New records are being made in this commodity each month, the situation being quite unprecedented.

### GREAT SCARCITY OF TIN PLATES.

There is a continuing scarcity of tin plates, and conditions are bordering upon famine in this product. Many jobbers are out of sizes and cannot fill orders except in odds, and even in these their resources are limited. Some of the larger companies are scouring the country, not to mention the city, for plates. Prices are no object. The Steel Corporation is four months behind its deliveries and is not making much progress in catching up. Some of the big consumers are cutting waste.

The situation is serious, but while it will have a subsequent effect upon building, there is no need for apprehension at present. Flashings come under the head of tern plates upon which deliveries are being made, although slowly, and prices have an upward tendency. Roofing may feel the rub later, but for the present the local jobbers are looking out for them with the supplies they have at their com-

mand, providing, of course, they are regular customers.

**BUILDERS SAFE UNTIL DECEMBER.**

We warn builders contemplating the use of large quantities of tin to order now; first, because prices will go very much higher after December, and second, because in that month canners will buy their stock for next year's fruit season, and the mills will have all they can do to meet this demand, following the delays and backward deliveries of the first three-quarters of this year.

**CAUSE OF PRESENT STRINGENCY.**

Present conditions are a fulfillment of the Record and Guide's prophesy made in June just before the big strike at the tin mills. We advised buying then. Some did and are safe now. After the mills shut down, the final revision of the tariff brought returned confidence, and business that had been held back came in with a rush. Prices advanced and still the volume increased. Instead of a Summer lull, as was the case with other building material markets, sheets held firm, sustaining every advance. Even when the quotations were marked up 10 per cent. it failed to check the buying, and the mills were swamped. In consequence the mills to-day have more specifications in hand than they can dispose of before the first of the year at the very earliest.

**STRUCTURAL FEELING BOOM.**

The first hint of a visitation of sheet-metal conditions upon structural steel is in the present scarcity of soft steel bars. The recent rise has not checked business, but on the other hand the demand is rapidly exceeding the supply. The mills are filled to from 85 per cent. to full capacity and are not making scheduled shipments. There is no question that the present boom will be reflected in early building activity in this city, as nearly all the fabricating plants are filling up with small business, large quantities of which always presage large tonnages to follow.

**IMPORTATIONS NOT A MENACE.**

While there is no reason to doubt that higher prices in this material will come before Spring, there is little likelihood of importations cutting a wide swath in structural steel. It might be brought in cheaper, but few builders care to take the risks involved. If foreign shapes are not up to specifications, they cannot be shipped back. They are practically unsalable here and duplication cannot be insisted upon for rectification. Delays are costly. It is therefore probable that better prices will prevail and that most of this business will be held in American mills.

**Northern:**

|                                  |          |         |
|----------------------------------|----------|---------|
| No. 1 x Jersey City.....         | \$19.20@ | \$19.70 |
| No. 2 Foundry x Jersey City..... | 18.70    | 19.20   |
| No. 2 plain .....                | 18.20    | 18.70   |

**Southern:**

|                                   |       |       |
|-----------------------------------|-------|-------|
| No. 1 Foundry, steamship dock.... | 19.25 | 19.50 |
| No. 2 Foundry, spot.....          | 18.75 | 19.00 |
| No. 3 Foundry .....               | 18.25 | 18.50 |

**STRUCTURAL STEEL.**

|                                            |        |        |
|--------------------------------------------|--------|--------|
| Nominal prices f. o. b. dock, N. Y.        |        |        |
| Beams and Channels, 15-in. and under ..... | \$1.61 | \$1.66 |
| Angles .....                               | 1.61   | 1.66   |
| Tees .....                                 | 1.66   | 1.71   |
| Zees .....                                 | 1.66   | 1.71   |

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

|                               |        |       |
|-------------------------------|--------|-------|
| <b>ROUND AND SQUARE IRON.</b> |        |       |
| 1 to 1 1/2, base price .....  | 1.90   |       |
| 3/4 and 7/8 in. ....          | 1-10c. | extra |

|                                               |       |       |
|-----------------------------------------------|-------|-------|
| <b>FLAT IRON.</b>                             |       |       |
| 1 1/2 to 4 in. x 5/8 to 1 in., base price.... | 1.90  |       |
| 1 1/2 to 4 x 3/4 x 5-16.....                  | 2-10c | extra |
| 2 to 4 in. x 1 1/2 to 2 in. ....              | 5-10c | extra |
| 4 1/2 to 6 in. x 1 1/4 to 1 1/2.....          | 4-10c | extra |

|                                          |        |      |
|------------------------------------------|--------|------|
| Norway Bars .....                        | 3.30   |      |
| Norway Shapes .....                      | 3.30   |      |
| Burden Best Iron .....                   | \$3.15 | base |
| Burden H. B. & S. ....                   | \$2.95 | base |
| Machinery Steel, Iron Finish, base....   | 1.90   |      |
| Soft Steel Bars, base or ordy. sizes.... | 1.90   |      |
| Tool Steel, regular quality.....         | 7.00   |      |
| Tool Steel, extra quality.....           | 13.00  |      |

**SOFT STEEL SHEETS.**

|                       |      |
|-----------------------|------|
| 1/4 and heavier ..... | 2.20 |
| 3-16 .....            | 2.30 |
| No. 8 .....           | 2.40 |

|                       |      |  |
|-----------------------|------|--|
| <b>Blue Annealed.</b> |      |  |
| No. 8.....            | 2.40 |  |
| No. 10.....           | 2.40 |  |
| No. 12.....           | 2.45 |  |
| No. 14.....           | 2.50 |  |
| No. 16.....           | 2.60 |  |

|              |              |           |
|--------------|--------------|-----------|
|              | One Pass,    | Cleaned   |
|              | Cold Rolled, | American. |
| No. 16 ..... | \$2.60       | \$3.40    |
| No. 18 ..... | 2.75         | 3.45      |
| No. 20 ..... |              |           |
| No. 22 ..... | 2.80         | 3.50      |
| No. 24 ..... |              |           |
| No. 26 ..... |              |           |
| No. 27 ..... | 2.90         | 3.55      |
| No. 28 ..... | 3.00         | 3.50      |

|                                         |         |        |
|-----------------------------------------|---------|--------|
| <b>GENUINE IRON SHEETS.—Galvanized.</b> |         |        |
| Nos. 22 and 24.....                     | per lb. | \$5.75 |
| " 26 .....                              | " "     | 6.25   |
| " 28 .....                              | " "     | 7.25   |

|                                                                                                                                                                                                                                                                                                                                   |         |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| <b>TERNE PLATES.</b>                                                                                                                                                                                                                                                                                                              |         |         |
| N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.: |         |         |
| About 40-lb. coating.....                                                                                                                                                                                                                                                                                                         | @       | \$17.30 |
| About 30-lb. coating.....                                                                                                                                                                                                                                                                                                         |         | 15.20   |
| About 20-lb. coating.....                                                                                                                                                                                                                                                                                                         |         | 13.50   |
| About 15-lb. coating.....                                                                                                                                                                                                                                                                                                         | \$10.90 | 11.45   |
| About 8-lb. coating.....                                                                                                                                                                                                                                                                                                          |         | 8.30    |

|                  |        |       |
|------------------|--------|-------|
| <b>PIG LEAD.</b> |        |       |
| Ton lots .....   | 4 7/8@ | 5     |
| Less .....       | 5      | 5 1/2 |

|                        |         |       |
|------------------------|---------|-------|
| <b>ZINC.</b>           |         |       |
| Sheet, cask lots ..... | per lb. | 8 1/4 |
| Sheet .....            | per lb. | 8 3/4 |

**Lumber Situation Satisfactory.**

Lumber, on the whole, is doing well for this season of the year. The yards are replenishing their stocks by schooner and rail and are stacking heavily for the winter. The retailers are busy, they say, and have been drawing heavily on the wholesalers. Hardwoods are holding their own and the mills are hurrying orders as fast as possible, but they are unable to meet the business in the volume it has come in of late. As an indication of the trouble that some of the Southern lumber yards have had in getting water power, which has hampered some of them considerably, the Strasburg Manufacturing Co., which has an office at 12 West 31st st, where E. P. Gebhard is the local representative, is planning to install a water system of its own. Mr. Gebhard has been in Strasburg, West Virginia, all week, looking after the engineering features of the work. Prices for various grades stand as quoted:

|                                                                                                                                                                                                                            |          |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| <b>LUMBER.</b>                                                                                                                                                                                                             |          |         |
| 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. |          |         |
| <b>SPRUCE (Eastern; Random Cargoes.)</b>                                                                                                                                                                                   |          |         |
| 2 inch cargoes .....                                                                                                                                                                                                       | \$22.00@ | \$25.00 |
| 6 to 9 inch cargoes.....                                                                                                                                                                                                   | 23.00    | 25.00   |
| 10 to 12 inch cargoes .....                                                                                                                                                                                                | 26.00    | 28.00   |

|                                |      |      |
|--------------------------------|------|------|
| <b>LATH.</b>                   |      |      |
| 1 1/2 in. round wood lath..... | 3.50 | 3.60 |
| Eastern spruce, slab.....      | 3.75 | 4.00 |

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

|                                                    |          |         |
|----------------------------------------------------|----------|---------|
| <b>WHITE PINE.</b>                                 |          |         |
| (Rough or dressed.)                                |          |         |
| Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet ..... | \$94.00@ | \$95.00 |
| Selects, 4-4 .....                                 | 82.00    | 84.00   |
| Selects, 5-4 .....                                 | 82.00    | 84.00   |
| Selects, 6-4 .....                                 | 83.00    | 84.00   |
| Selects, 8-4 .....                                 | 82.00    | 84.00   |
| Shelving, No. 1, 1 x 10 in. ....                   |          | 47.00   |
| Shelving, No. 2, 1 x 10 in. ....                   | 40.00    | 41.00   |
| Cutting up, 5-4, 6-4, 8-4, 1sts....                | 57.00    | 62.50   |
| Cutting up, 5-4, 6-4, 8-4, 2ds....                 | 46.50    | 52.50   |
| No. 1 Dressing boards.....                         | 47.00    | 50.00   |
| 5-4, 6-4, 8-4.....                                 | 54.00    | 56.00   |

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

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

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

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

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

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

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

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

|                                                 |         |  |
|-------------------------------------------------|---------|--|
| <b>PRICES.</b>                                  |         |  |
| Clear quarter sawn White Oak.....               | \$84.00 |  |
| Clear quarter sawn Red Oak.....                 | 84.00   |  |
| Select quarter sawn Red and White Oak..         | 55.00   |  |
| Clear plain sawn White Oak.....                 | 55.00   |  |
| Clear plain sawn Red Oak.....                   | 55.00   |  |
| Select grade Red and White Oak.....             | 45.00   |  |
| No. 1 Common Red and White Oak.....             | 33.00   |  |
| No. 2 Common or Factory Red and White Oak ..... | 23.00   |  |

|                                    |         |                |
|------------------------------------|---------|----------------|
| <b>SHINGLES.</b>                   |         |                |
| (New York Lighterage Limits.)      |         |                |
|                                    |         | Per M. pieces. |
| 6 x 18 No. 1 Heart Cypress.....    | \$8.00@ | ....           |
| 6 x 18 No. 1 Primes for A's.....   | 7.50    | ....           |
| "Perfection" 18 in. Red Cedar..... | 4.50    | 4.75           |
| "Eureka" Red Cedar.....            | 4.15    | ....           |
| Extra Clears, 4-in. Count.....     | 3.60    | 3.65           |

**Stone Shows Great Improvement.**

Stone had an active market. Big contracts are about to be let and the disposition this week was that of optimism. Arlando Marine, a wholesaler in building stone and marble, is so confident in what the local market has in store for the stone men next year that he has ordered 50,000 cu. ft. rough stone to be delivered in this quarter. Other stone men have made large requisitions on the quarries but few equal or exceed the above figure.

**PRESENT PRICES TO STAY UNTIL JAN. 1.**

Although the stone market is improved and has shown a better tendency since the mid-summer slump the Record and Guide is able to assure retailers that they can rely upon present prices remaining until Jan. 1. Conservatism will at that time undoubtedly prevail.

The quarrymen feel that with building material in general moving up and in consideration of the fact that since the panic no material advancement has been made in building stone as has been the case with other materials, they are entitled to some of the boom business that is expected to come next year.

**RETAILERS SLOW TO RECOVER.**

It has been said that when hard times come, it is always the last man who feels it who gets it the hardest. This is undoubtedly true in the building stone market. The cutters felt the pinch the hardest and while other building material people have gotten out of the slough of despond and have felt the improved building conditions of summer and fall the stone men are just getting back into deep water after a hard fight for nearly eighteen months. Many wholesalers are carrying along accounts which, while perfectly good, are slow, simply because money is tight among the retailers, who find themselves obliged to immediately plunge into the big operations of the pre-boom season after a season of reaction and slow collections.

**MERELY FOLLOWING SLATE.**

Stone is following the lead of slate. Slate cut first, then stone came down. It was only recently that the Record and Guide announced an advance in the price of roofing slate and since that has been well sustained it is said that the stone quarrymen at their January meeting will take similar action and possibly advance some kinds of slate some more.

**MAY SELECT MARBLE.**

The Record and Guide is informed that marble will probably be selected as the material of construction for the Bergen County Court House, at Hackensack.

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

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

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

|                                 |         |        |
|---------------------------------|---------|--------|
| Genuine No. 1 Bangor.....       | \$5.00@ | \$6.00 |
| No. 1 Chapman.....              | 5.25    | 6.00   |
| No. 1 Red.....                  | 10.00   | 12.00  |
| Brownville and Monson Maine.... | 6.50    | 8.00   |
| Peach Bottom .....              | 6.90    | 7.50   |
| Unfading Green .....            | 5.00    | 6.25   |

### Thatcher Heating Surface Enlarged.

Attention is invited by the Thatcher Furnace Co. to its "Progress" Boiler, in which, through slight changes in formation, the already large heating surface has been materially increased. The result of a careful and scientific test shows, in the 36 different sizes, conservative ratings in direct heating power of from 525 to 15,000 sq. ft. in steam and from 850 to 24,000 in hot water. Special attention is called to its "D" series, ranging in capacity from 6,000 to 24,000 sq. ft., which may be used as a single boiler or by simply closing the proper cut-off valve operated as two separate boilers, each independently of the other. This is a new and economical feature in large boiler construction, and full information will be cheerfully furnished to architects, heating engineers and steam fitters by writing the manufacturers, The Thatcher Furnace Co., 110-116 Beekman st, New York, or 154 Lake st, Chicago.

### How Concrete Withstood a Hurricane.

When the daily papers reported the big West Indian hurricane this week railroad men at once inquired what effect the big storm had had upon the concrete spans carrying the Florida East Coast Railway Company's trains from the mainland out to the Keys. Quite as anxious were the officials of that railroad to know how the concrete structure had withstood the battering of the waves and the ramming of wreckage against the structure practically along its entire length. Engineers' reports received by local officials of the road stated that the structure itself was undamaged although the waves swept over it higher than the roofs of the cars.

The great viaducts, built, by the way, with Alsen's American and German Portland cement, upon coral reefs, stood unscathed, while the storm leveled almost every structure in the little town of Key West. There was some loss of life among laborers extending the viaduct over the final stretch to Key West, but the only property loss reported was a tug boat. Reports received by the local officials are still meagre. This is the second severe storm that the structure had withstood. While the viaduct was only half built a storm swept over the Gulf and killed 138 men at work on the moulds and destroyed all equipment, but the structure itself stood fast.

This company is also supplying its cement for the Wallkill syphon that will bring water from the Ashokan dam under the Hudson River to this city. More than 100,000 barrels of Alsens' have been used so far in the work, some idea of which may be gained by the statement that the duct is 17 ft. in circumference and built entire of concrete. Alsens' has more hydraulic work on hand now than any other kind. Its product is known to have exceptional water resisting qualities.

### Alpha Cement Purchases Verified.

Positive verification was obtained this week of the purchase recently by the Alpha Portland Cement Company of the plant of the Catskill Portland Cement Co., at Catskill-on-the-Hudson. This places the Alpha in line with the Atlas and Alsen (American) Portland cement companies, which have important properties up the river. There are one or two other companies that have acquired property of late along the tidewater route, but as they are situated some distance from the river itself it is not considered probable that they will build at once.

It was stated that the Catskill plant will continue as heretofore, only under the control of the Alpha Company, which will also continue to operate its Lehigh Valley mills. The movement was said to have been

prompted by the general awakening of the Portland cement companies to the desirability of the Hudson valley as a cement-producing district. While the cost of coal will be a little more than from the mines to the Lehigh mills, the saving in freight on the finished product to this market will overbalance that objection.

Another incentive for the general rush into the New York State field is that public works are taking large quantities of Portland cement, which has been supplied almost exclusively heretofore by companies comparatively near the operations, such as the Alsen and the Glens Falls companies.

"Are not the subsidiary companies of the North American Portland Cement Company preparing to develop their export business?" was the question asked a gentleman well posted in cement affairs this week. The fact was suggested that perhaps it had been found desirable to find an outlet for the overproduction at certain mills. It was also asked if perhaps the big companies were preparing to take advantage of the South American and Oriental trade that might be opened up to the American Portland cement companies upon the completion of the Panama Canal five years hence.

"It is possible," was the guarded reply, "but not probable. Home consumption under normal conditions can take care of the output of the American mills, but until recently conditions have not been normal. As for developing the export business, it may come later, but not at present. There is room enough for development here. The advertising being done by various companies indicates that that fact is generally recognized.

"In the Orient the Japanese cement can beat the American product in an open market. In competition with the highest grade of German cement, it holds a lead in quality and price, the latter because of cheaper labor. Some of it is fighting for a foothold on the Pacific slope of our own country to-day, and is giving satisfaction. It is therefore improbable that an outlet for future overproduction in American mills can be found in China or Japan."

In connection with the sale of the Catskill plant, a local cement authority has received a letter from J. W. Kittrell, secretary and treasurer of the retiring concern, which is characteristic of the Annapolis engineer and builder of the big works. Part of the missive follows:

"I shall not butt into the cement business again. I am looking about for something easier that will take a lot of heavy standing around. I hope to have time to visit you once in a while so as to give you an opportunity of singing your song of woe, as I will enjoy it very much hereafter on account of its being a solo and not a duet."

Mr. Kittrell has been a familiar figure and highly respected by every one in cement circles for years because of his quiet, retiring manner and keen humor, yet aggressive in business affairs. He has many friends in this city.

### Guarding Against Ice Lawsuits.

The recent cold snap has forcibly brought to property owners' attention the desirability of looking to vestibule approaches, steps exposed to the weather and incline passageways, to guard against lawsuits arising from pedestrians falling and injuring themselves when the ice and snow comes. The Murray and Jacobs Manufacturing Co., of 141 West 36th st, is out with an improved stair tread, made of gray iron in the surface of which is cast a fine grade of corundum, or "Alundum," as it is known in the trade. It has greater strength, it is said, than carborundum, but is equally hard, enabling it to withstand the constant wear of scraping shoes.

It is said that alundum surfaced cast

iron is ideal for stair tread use, railway coach door sills, car steps, platforms, running boards for moving machinery and elevator door approaches and, in fact, any place where non-slipping surfaces are desirable. The Murray & Jacobs device is known as the "Perfection" tread. It is distinctive in that the non-slipping feature is flush with the nosing of the step, thus insuring against slipping while descending. This company also makes removable "Alundum" surfaced buttons for use between the glass discs of vault lights.

### Activity of the Perlman Iron Works

The Perlman Iron Works (Inc.), manufacturers and designers of high-grade architectural iron doors, windows, cagings, elevator doors and decorative shafts, etc., has been having a remarkably busy Fall and contracts now in hand are sufficient to warrant expectations of a busy Winter and Spring. Some of the recently completed contracts that have been turned out at the shop at 1357 West Farms road, follow:

The 13-sty fireproof elevator apartment house on the northwest corner of 113th st and Riverside Drive, Bing & Bing, owners, and Schwartz & Gross, architects. The 6-sty fireproof elevator apartment, northwest corner 151st st and Broadway, B. Crystal & Son, owners, Gaeton Ajello, architects. And a private residence at 22 West 56th st, S. Fridel, owner; L. Kantor & Co., general contractors, and H. A. Jacobs, architect.

Those that it has now on hand are two 12-sty fireproof elevator apartments on the north side of 110th st, between Broadway and Amsterdam av, Bing & Bing, owners, and Schwartz & Gross, architects. The 8-sty fireproof elevator apartment house, north side of 111th st, between Broadway and Riverside Drive, Harvard Realty Construction Co., owners, and William L. Rouse, architect. The 8-sty fireproof elevator apartment house on the north side of 112th st, between Broadway and Amsterdam av, Hennessey Realty Co., owners; Schwartz & Gross, architects. The 8-sty fireproof elevator apartment house on the north side of 115th st, between Riverside Drive and Broadway, the Alcazar Realty Co., owners, and William L. Rouse, architect. And the 9-sty elevator apartment house, Riverside Drive, north of 116th st, B. Crystal & Son, owners; Gaeton Ajello, architect.

### Inspects Water Meters and Saves Money.

The Water Supervision Co., of 3 Park Row, has a proposition to offer owners of buildings, whether they are large or small, that means money in their pocket. It stops leakages and sees that the meter is doing what it should do. The company is in its third year, and the thousands of letters in its files from satisfied customers is proof positive that it does what it agrees to do—save owners money. Only experts are employed, and they keep track of the building's entire water service.

### Preserving Blueprints.

In order to preserve blueprints, which are apt to fade when brought into the sunlight, or even in a strong light, without being in the direct sunlight, the following remedy is recommended by the American Machinist: Expose the prints until badly burned and then wash in clear water until all emulsion is removed. While still wet lay prints, with the blue side up, on a smooth surface, and by means of a paint brush cover the print smoothly with peroxide of hydrogen. This will bring out the background very blue and the lines perfectly white, and make a print that will not fade to any extent in the sunshine.





# REAL ESTATE



## REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

### MANHATTAN AND THE BRONX.

| CONVEYANCES.                                              |           | 1909.               |                                                           | 1908.               |  |
|-----------------------------------------------------------|-----------|---------------------|-----------------------------------------------------------|---------------------|--|
|                                                           |           | Oct. 8 to 14, inc.  |                                                           | Oct. 9 to 15, inc.  |  |
| Total No. for Manhattan                                   |           | 115                 | Total No. for Manhattan                                   | 186                 |  |
| No. with consideration                                    |           | 10                  | No. with consideration                                    | 23                  |  |
| Amount involved                                           | \$480,900 |                     | Amount involved                                           | \$1,350,560         |  |
| Number nominal                                            |           | 105                 | Number nominal                                            | 163                 |  |
|                                                           |           | 1909.               |                                                           | 1908.               |  |
| Total No. Manhattan, Jan. 1 to date                       |           | 8,495               | Total No. Manhattan, Jan. 1 to date                       | 7,545               |  |
| No. with consideration, Manhattan, Jan. 1 to date         |           | 686                 | No. with consideration, Manhattan, Jan. 1 to date         | 552                 |  |
| Total Amt. Manhattan, Jan. 1 to date                      |           | \$40,138,731        | Total Amt. Manhattan, Jan. 1 to date                      | \$29,869,731        |  |
|                                                           |           | 1909.               |                                                           | 1908.               |  |
| Total No. for the Bronx                                   |           | 118                 | Total No. for the Bronx                                   | 128                 |  |
| No. with consideration                                    |           | 12                  | No. with consideration                                    | 5                   |  |
| Amount involved                                           | \$114,725 |                     | Amount involved                                           | \$54,430            |  |
| Number nominal                                            |           | 106                 | Number nominal                                            | 123                 |  |
|                                                           |           | 1909.               |                                                           | 1908.               |  |
| Total No., The Bronx, Jan. 1 to date                      |           | 5,756               | Total No., The Bronx, Jan. 1 to date                      | 6,053               |  |
| Total Amt., The Bronx, Jan. 1 to date                     |           | \$3,232,597         | Total Amt., The Bronx, Jan. 1 to date                     | \$4,239,381         |  |
| <b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>  |           | <b>14,251</b>       | <b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>  | <b>13,598</b>       |  |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> |           | <b>\$43,371,328</b> | <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$34,109,112</b> |  |

### Assessed Value Manhattan.

| 1909.                                       |               | 1908.                                       |               |
|---------------------------------------------|---------------|---------------------------------------------|---------------|
| Oct. 8 to 14, inc.                          |               | Oct. 9 to 15, inc.                          |               |
| Total No. with consideration                | 10            | Total No. with consideration                | 23            |
| Amount involved                             | \$480,900     | Amount involved                             | \$1,350,560   |
| Assessed value                              | \$381,000     | Assessed value                              | \$1,236,300   |
| Total No. nominal                           | 105           | Total No. nominal                           | 163           |
| Assessed value                              | \$5,621,800   | Assessed value                              | \$8,373,800   |
| Total No. with consid., from Jan. 1 to date | 686           | Total No. with consid., from Jan. 1 to date | 552           |
| Amount involved                             | \$40,138,731  | Amount involved                             | \$29,869,731  |
| Assessed value                              | \$32,452,200  | Assessed value                              | \$24,040,900  |
| Total No. nominal                           | 7,889         | Total No. nominal                           | 5,993         |
| Assessed value                              | \$425,765,220 | Assessed value                              | \$355,261,100 |

### MORTGAGES.

| 1909.                                                     |             | 1908.                                                     |                      |
|-----------------------------------------------------------|-------------|-----------------------------------------------------------|----------------------|
| Oct. 8 to 18, inc.                                        | Manhattan.  | Oct. 9 to 15, inc.                                        | Manhattan.           |
| Total number                                              | 94          | Total number                                              | 101                  |
| Amount involved                                           | \$2,916,278 | Amount involved                                           | \$510,503            |
| No. at 6%                                                 | 41          | No. at 6%                                                 | 49                   |
| Amount involved                                           | \$1,239,778 | Amount involved                                           | \$284,601            |
| No. at 5 1/2%                                             | 1           | No. at 5 1/2%                                             | 16                   |
| Amount involved                                           | \$7,500     | Amount involved                                           | \$94,275             |
| No. at 5%                                                 | 15          | No. at 5%                                                 | 9                    |
| Amount involved                                           | \$700,500   | Amount involved                                           | \$29,050             |
| No. at 4 3/4%                                             |             | No. at 4 3/4%                                             |                      |
| Amount involved                                           |             | Amount involved                                           |                      |
| No. at 4 1/2%                                             | 20          | No. at 4 1/2%                                             | 3                    |
| Amount involved                                           | \$685,500   | Amount involved                                           | \$50,999             |
| No. at 4%                                                 | 1           | No. at 4%                                                 |                      |
| Amount involved                                           | \$8,000     | Amount involved                                           |                      |
| No. with interest not given                               | 16          | No. with interest not given                               | 27                   |
| Amount involved                                           | \$295,000   | Amount involved                                           | \$102,577            |
| No. above to Bank, Trust and Insurance Companies          | 32          | No. above to Bank, Trust and Insurance Companies          | 9                    |
| Amount involved                                           | \$771,000   | Amount involved                                           | \$56,800             |
|                                                           |             | 1909.                                                     |                      |
| Total No., Manhattan, Jan. 1 to date                      |             | Total No., Manhattan, Jan. 1 to date                      | 7,338                |
| Total Amt., Manhattan, Jan. 1 to date                     |             | Total Amt., Manhattan, Jan. 1 to date                     | \$244,469,671        |
| Total No., The Bronx, Jan. 1 to date                      |             | Total No., The Bronx, Jan. 1 to date                      | 5,601                |
| Total Amt., The Bronx, Jan. 1 to date                     |             | Total Amt., The Bronx, Jan. 1 to date                     | \$80,529,345         |
| <b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> |             | <b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> | <b>13,359</b>        |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> |             | <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$254,069,445</b> |

### EXTENDED MORTGAGES.

| 1909.                                                     |             | 1908.                                                     |                     |
|-----------------------------------------------------------|-------------|-----------------------------------------------------------|---------------------|
| Oct. 8 to 14, inc.                                        | Manhattan.  | Oct. 9 to 15, inc.                                        | Manhattan.          |
| Total number                                              | 27          | Total number                                              | 13                  |
| Amount involved                                           | \$1,360,500 | Amount involved                                           | \$136,425           |
| No. at 6%                                                 | 3           | No. at 6%                                                 |                     |
| Amount involved                                           | \$11,000    | Amount involved                                           |                     |
| No. at 5 1/2%                                             |             | No. at 5 1/2%                                             |                     |
| Amount involved                                           |             | Amount involved                                           |                     |
| No. at 5%                                                 | 12          | No. at 5%                                                 | 10                  |
| Amount involved                                           | \$391,500   | Amount involved                                           | \$125,425           |
| No. at 4 3/4%                                             | 1           | No. at 4 3/4%                                             |                     |
| Amount involved                                           | \$21,000    | Amount involved                                           |                     |
| No. at 4 1/2%                                             | 10          | No. at 4 1/2%                                             |                     |
| Amount involved                                           | \$917,000   | Amount involved                                           |                     |
| No. at 4%                                                 | 1           | No. at 4%                                                 |                     |
| Amount involved                                           | \$20,000    | Amount involved                                           |                     |
| No. with interest not given                               |             | No. with interest not given                               | 3                   |
| Amount involved                                           |             | Amount involved                                           | \$11,000            |
| No. above to Bank, Trust and Insurance Companies          | 8           | No. above to Bank, Trust and Insurance Companies          | 1                   |
| Amount involved                                           | \$1,041,500 | Amount involved                                           | \$15,000            |
|                                                           |             | 1909                                                      |                     |
| Total No., Manhattan, Jan. 1 to date                      |             | Total No., Manhattan, Jan. 1 to date                      | 1,437               |
| Total Amt., Manhattan, Jan. 1 to date                     |             | Total Amt., Manhattan, Jan. 1 to date                     | \$68,862,557        |
| Total No., The Bronx, Jan. 1 to date                      |             | Total No., The Bronx, Jan. 1 to date                      | 445                 |
| Total Amt., The Bronx, Jan. 1 to date                     |             | Total Amt., The Bronx, Jan. 1 to date                     | \$3,672,670         |
| <b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> |             | <b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> | <b>1,882</b>        |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> |             | <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$72,535,227</b> |

### PROJECTED BUILDINGS.

| 1909.                              |                      | 1908.                              |                     |
|------------------------------------|----------------------|------------------------------------|---------------------|
| Oct. 9 to 15, inc.                 |                      | Oct. 10 to 16 inc.                 |                     |
| Total No. New Buildings:           |                      | Total No. New Buildings:           |                     |
| Manhattan                          | 12                   | Manhattan                          | 5                   |
| The Bronx                          | 27                   | The Bronx                          | 62                  |
| Grand total                        | 39                   | Grand total                        | 67                  |
| Total Amt. New Buildings:          |                      | Total Amt. New Buildings:          |                     |
| Manhattan                          | \$1,975,275          | Manhattan                          | \$961,100           |
| The Bronx                          | 474,700              | The Bronx                          | 441,950             |
| Grand total                        | \$2,449,975          | Grand total                        | \$1,403,050         |
| Total Amt. Alterations:            |                      | Total Amt. Alterations:            |                     |
| Manhattan                          | \$95,625             | Manhattan                          | \$111,910           |
| The Bronx                          | 11,250               | The Bronx                          | 12,625              |
| Grand total                        | \$106,875            | Grand total                        | \$124,535           |
| Total No. of New Buildings:        |                      | Total No. of New Buildings:        |                     |
| Manhattan, Jan. 1 to date          | 832                  | Manhattan, Jan. 1 to date          | 504                 |
| The Bronx, Jan. 1 to date          | 1,899                | The Bronx, Jan. 1 to date          | 1,402               |
| <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>2,731</b>         | <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>1,906</b>        |
| Total Amt. New Buildings:          |                      | Total Amt. New Buildings:          |                     |
| Manhattan, Jan. 1 to date          | \$110,448,872        | Manhattan, Jan. 1 to date          | \$62,167,371        |
| The Bronx, Jan. 1 to date          | 30,879,985           | The Bronx, Jan. 1 to date          | 12,869,075          |
| <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>\$141,328,857</b> | <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>\$75,036,446</b> |
| Total Amt. Alterations:            |                      | Total Amt. Alterations:            |                     |
| <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>\$10,396,572</b>  | <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>\$9,453,067</b>  |

### BROOKLYN.

#### CONVEYANCES.

| 1909.                                              |                     | 1908.                                              |                     |
|----------------------------------------------------|---------------------|----------------------------------------------------|---------------------|
| Oct. 7 to 13, inc.                                 |                     | Oct. 8 to 14, inc.                                 |                     |
| Total number                                       | 505                 | Total number                                       | 558                 |
| No. with consideration                             | 22                  | No. with consideration                             | 20                  |
| Amount involved                                    | \$330,610           | Amount involved                                    | \$157,403           |
| Number nominal                                     | 483                 | Number nominal                                     | 538                 |
| <b>Total number of conveyances, Jan. 1 to date</b> | <b>21,692</b>       | <b>Total number of conveyances, Jan. 1 to date</b> | <b>21,199</b>       |
| <b>Total amount of conveyances, Jan. 1 to date</b> | <b>\$11,140,913</b> | <b>Total amount of conveyances, Jan. 1 to date</b> | <b>\$14,571,769</b> |

#### MORTGAGES.

|                                                  |                     |                                                  |                     |
|--------------------------------------------------|---------------------|--------------------------------------------------|---------------------|
| Total number                                     | 492                 | Total number                                     | 488                 |
| Amount involved                                  | \$1,937,193         | Amount involved                                  | \$1,641,608         |
| No. at 6%                                        | 256                 | No. at 6%                                        | 279                 |
| Amount involved                                  | \$751,778           | Amount involved                                  | \$696,494           |
| No. at 5 1/2%                                    |                     | No. at 5 1/2%                                    |                     |
| Amount involved                                  |                     | Amount involved                                  |                     |
| No. at 5%                                        | 62                  | No. at 5%                                        | 186                 |
| Amount involved                                  | \$293,310           | Amount involved                                  | \$821,700           |
| No. at 4 3/4%                                    |                     | No. at 4 3/4%                                    |                     |
| Amount involved                                  |                     | Amount involved                                  |                     |
| No. at 4%                                        | 143                 | No. at 4%                                        | 21                  |
| Amount involved                                  | \$696,530           | Amount involved                                  | \$64,225            |
| No. at 3 1/2%                                    | 2                   | No. at 3 1/2%                                    |                     |
| Amount involved                                  | \$90,000            | Amount involved                                  |                     |
| No. at 3%                                        | 1                   | No. at 3%                                        | 1                   |
| Amount involved                                  | \$2,700             | Amount involved                                  | \$2,500             |
| No. with interest not given                      | 28                  | No. with interest not given                      | 21                  |
| Amount involved                                  | \$132,875           | Amount involved                                  | \$56,689            |
| <b>Total number of Mortgages, Jan. 1 to date</b> | <b>21,122</b>       | <b>Total number of Mortgages, Jan. 1 to date</b> | <b>20,159</b>       |
| <b>Total amount of Mortgages, Jan. 1 to date</b> | <b>\$84,170,603</b> | <b>Total amount of Mortgages, Jan. 1 to date</b> | <b>\$74,119,621</b> |

### PROJECTED BUILDINGS.

| 1909                                               |                     | 1908                                               |                     |
|----------------------------------------------------|---------------------|----------------------------------------------------|---------------------|
| Oct. 8 to 14, inc.                                 |                     | Oct. 9 to 15, inc.                                 |                     |
| No. of New Buildings                               | 194                 | No. of New Buildings                               | 257                 |
| Estimated cost                                     | \$1,003,675         | Estimated cost                                     | \$1,647,335         |
| Total Amount of Alterations                        | \$94,150            | Total Amount of Alterations                        | \$41,105            |
| <b>Total No. of New Buildings, Jan. 1 to date</b>  | <b>8,529</b>        | <b>Total No. of New Buildings, Jan. 1 to date</b>  | <b>4,616</b>        |
| <b>Total Amt. of New Buildings, Jan. 1 to date</b> | <b>\$46,539,986</b> | <b>Total Amt. of New Buildings, Jan. 1 to date</b> | <b>\$27,675,021</b> |
| <b>Total Amount of Alterations, Jan. 1 to date</b> | <b>\$3,660,111</b>  | <b>Total Amount of Alterations, Jan. 1 to date</b> | <b>\$4,658,219</b>  |

### QUEENS.

#### PROJECTED BUILDINGS

| 1909                                               |                     | 1908                                               |              |
|----------------------------------------------------|---------------------|----------------------------------------------------|--------------|
| Oct. 8 to 14, inc.                                 |                     | Oct. 9 to 15, inc.                                 |              |
| No. of New Buildings                               | 76                  | No. of New Buildings                               | 113          |
| Estimated cost                                     | \$291,300           | Estimated cost                                     | \$349,485    |
| Total Amount of Alterations                        | \$20,320            | Total Amount of Alterations                        | \$16,975     |
| <b>Total No. of New Buildings, Jan. 1 to date</b>  | <b>3,626</b>        | <b>Total No. of New Buildings, Jan. 1 to date</b>  | <b>.....</b> |
| <b>Total Amt. of New Buildings, Jan. 1 to date</b> | <b>\$13,158,430</b> | <b>Total Amt. of New Buildings, Jan. 1 to date</b> | <b>.....</b> |
| <b>Total Amount of Alterations, Jan. 1 to date</b> | <b>\$614,986</b>    | <b>Total Amount of Alterations, Jan. 1 to date</b> | <b>.....</b> |

## THE WEEK.

WHILE the week was very dull, there being a total of only thirty-seven sales reported, there is a distinctly good tone to the market, and there have been a number of transactions closed which the brokers are not at liberty to report, one being a high-class dwelling which sold for close to \$400,000. In the midtown section, the Success Building, at 29 and 31 East 22d st, the plot at 24 and 26 West 25th st, and the Gilsey House plot at the northeast corner of Broadway and 29th st, the last two for improvement with modern buildings, were among the sales reported.

The hearing before a committee of the Board of Estimate on Wednesday to consider the project of widening 32d st, from Broadway to 7th av, developed a number of important suggestions which are of interest to the entire midtown section.

Patrick F. McGowan, president of the Board of Alderman, suggested the abandonment of Greeley square, holding that its usefulness as a park was at an end and that the traveling public needed the space. The suggestion in connection with the widening of 32d st is of importance, and property owners in the entire district would do well to give this project a little attention.

The sale of the southeast corner of 7th av and 54th st for improvement with a 12-sty loft and office building, and the announcement that it had been leased from the plans to an Eastern automobile concern, marks the first important move of that industry from the centre established along Broadway. From the West Side and Washington Heights there were several sales, the most important being the sale of the large plot at the north corner of Riverside Drive and 93d st for improvement with a 12-sty apartment house.

## THE AUCTION MARKET

**L**EGAL SALES, with one exception, made up the budget for the week's auction market, these being scheduled for the 12th, 14th and 15th. That by Samuel Marx on the 12th was adjourned for one month. On the 14th Joseph P. Day offered eight parcels, seven of which were sold to parties in interest, and one, Morris av, 2349, was adjourned to November 11. No. 14 1st av, offered by L. Phillips & Co., was sold for \$39,500, and Charles A. Berrian sold 311 East 106th st to the plaintiff for \$17,725.

### AUCTION SALE OF OAKDALE WATER FRONT.

Real property on the South Shore, east of Babylon, close to the railroad station is considered a far better proposition now than in the past—the flow of prosperous people to the waterfront, located near New York, is strong. Subways and river tunnels have never yet failed to bring tremendous advantages to property along their lines of transit—trains will be running from the Pennsylvania station at 8th av and 34th st in the early part of February, and the running time to Oakdale will be cut down to about 50 minutes. Some of the finest estates are to be found at Oakdale, located amid charming surroundings.

Magnificent in both area and development, all land ownerships in Oakdale are carefully restricted and its character as a high-class residential section can never be destroyed.

Bryan L. Kennelly is to conduct the sale at 14 Vesey street on Thursday, October 21, at noon. The south bound of property is at high water mark—the shore is high, dry and level—interior plots carry shore rights in perpetuity. Sixty per cent of the purchase price may remain on mortgage for three years at 4 per cent, with titles guaranteed.

### TAXPAYERS' ALLIANCE.

A regular monthly meeting of the Taxpayers' Alliance of the Bronx was held on Wednesday evening, October 13, in the Bronx Masonic Temple, Washington av and 177th st, President Hottenroth in the chair.

The Committee on Transportation, consisting of W. W. Niles, chairman, Harry Robitzek, Douglas Mathewson and President Hottenroth, reported that the New York Central R. R. Co. and the New York & Harlem R. R. Co. had answered the complaint lodged by this association with the Public Service Commission.

The railroads' defense is that to increase the number of trains at present would interfere with the work being done on their terminals. Also that this matter is not within the jurisdiction of the Public Service Commission, but should be taken before the Interstate Railroad Commission.

Mr. Niles made a plea for subscriptions so that the Alliance would have the necessary funds to prosecute the case when it comes up early in November.

The invitations issued by the Alliance to candidates for Borough President on the various tickets to be present at the meeting and declare themselves, was accepted by Cyrus Miller, the Republican candidate, who made an address.

Louis F. Haffen and Arthur F. Murphy sent letters in which they promised to do everything in their power in the interest of the taxpayers in the event of their election.

The Committee on Legislation reported that they would appear before the Charter Legislative Committee in February. They will also attend the hearings on the city budget.

The Committee on Parks reported that they had conferred with the Hudson-Fulton Committee and the Bronx Zoological Society for the purpose of obtaining the Half-Moon and the Clermont for the lake in Bronx Park. Secretary Harry Robitzek read a paper on the "Business and Manufacturing Opportunities of the Borough of the Bronx."

**TAXES A LIEN.**—Taxes became a lien on property on the first Monday of this month. Certiorari proceedings must be begun before the first day of November.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

**BARROW ST.**—The Duross Company has sold for Elizabeth Lahey to Elizabeth Fehberry, 63 Barrow st, a 3-sty house, on lot 17x26.9.

**14TH ST.**—Duross Co. have sold 211 West 14th st, a 4-sty and basement high stoop brownstone house on lot 25x120.

**22D ST.**—N. A. Berwin & Co. and M. J. Coniffe sold for the Brunswick Realty Co. to an investor the 12-sty mercantile building 29 and 31 East 22d st, on a lot 52x100. The entire building is leased to the Success Publishing Co. for a period of 10 years at a rental graduating from \$22,500 to \$25,000 and taxes per annum. There is also a 10 years' renewal clause in the lease, which calls for a yearly net rental of \$27,500. The sellers in the present deal acquired the plot from Albert Cavanagh on May 1, 1907, and built the present building at a cost of \$250,000 from plans drawn by Fredk. C. Zobel. On April 9, 1908, the Prudential Ins. Co. of America made a loan of \$215,000 for 5 years at 5½%. The property is held at \$450,000.

**23D ST.**—The Slavonic Immigrant Society has bought from Mrs. Emma G. Hupfel the dwelling 436 West 23d st, 25x98.9, opposite London Terrace. The Douglas Robinson-Charles S. Brown Company negotiated the deal.

**25TH ST.**—Benjamin Altman and Moran Bros. have sold 24 and 26 West 25th st, two 4-sty and basement dwellings, on plot 50x98.9, opposite Trinity Chapel. The property is just west of the Arlington Hotel and the Hoffman House, and is understood to have been sold for \$170,000. The Realty Holding Co. is reported to have made the purchase for a 12-sty loft building improvement.

**37TH ST.**—Mrs. Caroline Schumacher has sold to Charles Dinkel, of 692 Tenth av, through George Kern, the property No. 437 West 37th st, consisting of two brick buildings, 3-story front and two-story rear, on a plot, 25x98.9. This is the first time the property has been transferred since it was built, which was in the year 1870. The ground floor of the front building and the rear building are used for business purposes, the rest as a dwelling. The price was \$16,250. Four years ago this property could have been sold for \$18,000 and this price was offered on several occasions.

### Gilsey House Site to be Improved.

**BROADWAY.**—H. H. Fuller Realty Co. have sold to John E. Olson, the plot at the northeast corner of Broadway and 29th st, known as the Gilsey House. This property has a frontage of 65 feet on Broadway, running back 148 feet on 29th st, and is 98.9 feet deep on its easterly line. It is irregular in shape, but contains approximately 14,000 sq. ft.

The Gilsey House, one of the best known hotels in the country and one of New York's old landmarks, was erected some forty years ago, and has been run under various managements since that time.

Mr. Olson, the purchaser, who has operated extensively in this section contemplates improving the property with a 20-story office building from plans by James Riley Gordon. Some of Mr. Olson's recent building operations include the 12-story building at 41-43 West 25th st, the 9-story office building at 37-39 East 28th st, the Gramercy Park Apartments which he has just completed, the 12-story Langsdorf building, 100x100 feet, at the southeast corner of Spring and Crosby sts, and he is also building a 12-story office building on 45th st, between 6th av and Broadway.

The Gilsey House property has been held at \$1,500,000, and is considered one of the most desirable and available Broadway corner plots for improvement in this section.

### Seventh Avenue Plot Sold.

**7TH AV.**—Cammann, Voorhees & Floyd and Frank E. Malone sold for the 7th Avenue and 54th Street Corporation, of which Carlisle Norwood is president, to Charles H. Hanson the group of six 3-story and basement dwellings known as 162 and 172 West 54th st, and the 5-story flat house at 829 7th av, comprising a plot 100.5x100 at the southeast corner of 7th av and 54th st. The sellers acquired the property from the Mills estate last July, and have been holding it at \$280,000. It is understood the selling price is close to that figure. The land is assessed at \$216,000 and land and buildings at \$228,000.

**9TH AV.**—Mary H. Wright has sold 465 9th av, a 3-story building, on lot 20 by 65.

**9TH AV.**—Seaman Brothers have sold 511 9th av, a 3-story building on lot 24.8 by 100.

### NORTH OF 59TH STREET.

**63D ST.**—Clifford N. Shurman has sold for William Rau to the C. N. Shurman Investing Co., 133 West 63d st, a 4-story dwelling, on lot 18.6x100.5. The buyer gives in part payment the Roses, at the corner of Dearborn rd and Bridleway, Palisade, N. J., 150x150.

**71ST ST.**—Ernest N. Adler has sold for the David Meyer Brewing Co. to Jos. Dudek and others, 341 East 71st st, a 5-sty tenement with store, on lot 25x100.4.

**71ST ST.**—Ernest N. Adler has sold for the David Meyer Brewing Co. to Joseph Dudek and others 324 East 71st st, a 5-sty tenement with store, on lot 25x100.4.

**84TH ST.**—James K. Holly has resold for a client to Roane Bros, the 5-sty flat 156 West 84th st, on lot 27.6x102.2, between Columbus and Amsterdam av.

**86TH ST.**—Philip Jeselson sold for Rodolfo G. Barthold to a client for occupancy 104 West 86th st, a 4-sty and basement high stoop brownstone front dwelling, with 3-sty extension, on lot 20x100.

**127TH ST.**—Israel Lippman has bought from John C. Orr & Co., lumber merchants of Greenpoint, a plot of 8 lots on the north side of 127th st in the block bet Broadway and Riverside Drive. The property has a frontage of 200 ft. and a depth of 150 ft. It begins at a point about 192 ft. west of Broadway and runs west almost to the Drive. The site will be improved with two 8-sty elevator apartment houses.

**128TH ST.**—Jacob Bernstein has sold for the Sun Construction Co. (Benjamin Nieberg, President), to John H. Scudder, 64 to 68 East 128th st, a 6-story flat, 56.3 by 99.11.

**133D ST.**—John M. Royall has sold for Morris Bloch the 5-sty triple flat 123 West 133d st, on lot 27x100.

**134TH ST.**—Chas. I. Fleck & Co. have sold for Wm. M. Moore 508 West 134th st, a 5-sty new law house, on plot 40x99.11.

**146TH ST.**—Millard Veit has bought from Abraham Nelson 307 West 146th st, cor of Bradhurst av, a 5-sty triple flat, on lot 25x75.

161ST ST.—Louis Becker sold for George M. Fishel & Son, the two dwellings 508-510 West 161st st, on a plot 50x100. The purchasers who are the Washington Heights Congregation will demolish the buildings and erect on the plot a \$50,000 synagogue, plans for which have already been drawn. It will be the first edifice of its kind to be built on Washington Heights. The following are the officers of the congregation: President Israel Kuttie; Vice-President, Louis Meryash; Treasurer, Joseph Gottlieb; Secretary, Jon Fein; Trustees, William Weiss, Rudolph Baum and Alexander Gruber.

180TH ST.—A. Reinlieb has sold for Ferguson Brothers & Forshay the 5-story apartment house known as the Kingsley at 712 and 714 West 180th st, to S. Elkin. The sale of the similar adjoining house known as the Stanley, to Mr. Elkin, was reported on Saturday. Ferguson Brothers & Forshay have now closed out the row of three houses which they recently completed on the south side of 180th st, bet Broadway and Fort Washington av.

180TH ST.—Jas. K. Holly has resold for E. H. Kruse the Ardsley, a 5-sty apartment house, on plot 58.4x100, at 720 and 722 West 180th st. Mr. Kruse purchased the property last week from the builders, Ferguson Bros. & Forshay.

206TH ST.—Chas. Griffith Moses & Brother have sold for Albert G. Poirey, the four lots on the south side of 206th st, 100 feet West of 9th av. Size, 100x99.11.

AMSTERDAM AV.—William Kennelly, Jr., has sold to James S. Shea, 471 Amsterdam av, a 5-sty flat, 26 by 100 at the northeast corner of 83d st.

#### Dacona Hall Sold.

CLAREMONT AV.—Taylor, Sherman Co. have sold the Dacona Hall, southwest corner of Claremont av and 122d st, a new 6-sty elevator apartment building, 100x100, for the Dacon Realty Co. to an investor, for about \$300,000. This building is built on the newest plan, having safes and telephones in each apartment and mail chutes.

LENOX AV.—Philip Krauss has bought from the estate of Ann R. Howard 220 Lenox av, a 4-story dwelling, on lot 22.8 by 100, north-east cor of 121st st.

MORNINGSIDE PARK.—The Gem Realty Co. has resold 6 Morningside Park East, a 5-sty apartment house, on plot 43.6x79.2x irreg, bet 114th and 115th sts. The sellers purchased the property about 3 weeks ago from John Colton.

RIVERSIDE DRIVE.—Arnold, Byrne & Baumann have sold for Samuel G. Bayne, President of the Seaboard National Bank, to Ferguson Bros. & Forshay Engineering & Construction Co., the north-east cor of 93d st and Riverside Drive, a plot 114x152. The purchasers will immediately commence the erection of a 12-sty fireproof apartment house, the entire operation involving the expenditure of about \$1,000,000.

RIVERSIDE DRIVE.—The Ulysses apartment house, a 6-story structure at 532 to 536 Riverside Drive, on plot 80 by 95, has been sold by the St. Paul's Construction Company to Joshua T. Butler, who is said to represent a Boston capitalist.

#### BRONX.

184TH ST.—The estate of Ellen Cahan sold to Francesco Ferracci the lot 25x125.2x32.1x125, in the north side of 184th st, 245.11 ft. west of Southern Boulevard, for \$2,300.

ARTHUR AV.—F. J. Wood sold for a client to a Mr. McFadden for occupancy, the one family dwelling with barn on rear, located on the west side of Arthur av, about 62 south of 179th st, on plot 25.6x97.

CAMBRELING AV.—E. Lowenthal & Son have sold for James G. Berry to Carl Eichorst the plot, 50 by 100, on the east side of Cambreling av, 100 feet south of Crescent av.

COSTER ST.—The Mulhall Realty Co. has sold to James Regan 720 Coster st, a 2-sty frame dwelling, 18.9 by 100, one of a row of eight houses recently completed by the sellers in the Hunt's Point section of the Bronx, near the American Bank Note Company's new plant.

#### LEASES.

Duross Company have leased for Nelson H. Crane the grade floor of 209 West 14th st, to the George M. Russey Shade Co., who will use same for show and sales room.

Augustus H. Ivins & Co. have leased the property 505 to 513 West 32d st, containing approximately 50,000 sq. ft. to F. Mohr & Co., Furniture Manufacturers, for a term of years at a total rental of \$300,000.

The United Merchants' Realty and Improvement Company has leased to the Emerson Shoe Company the store at the northwest cor of 40th st and Broadway for a term of twelve years at an aggregate rental of \$135,000.

S. Osgood Pell & Co. have leased to R. Livingston Beeckman for the spring season the Charles T. Barney estate in the Wheatley Hills, Roslyn, L. I. This is the property now occupied by Mrs. W. K. Vanderbilt, Jr., under a lease negotiated by the same brokers.

W. M. Benjamin reports the following leases for the Stevens estate to S. Waxenbaum, 124 Stanton st, for a term of 21 years; 535 West 142d st, for Joseph Walker, Jr., to Dr. Cleveland Ferris and in conjunction with Richard Collins, 137 East 74th st, for Dr. E. L. Keyes.

Taylor, Sherman Company have rented the 23 foot dwelling 9 East 55th st, for a term of years. Also have leased for a term of years the 1st living apartment in the Bowe & Seligman Building, 59 West 53d st. This building has been remodelled. Bowe & Seligman are to occupy the first two floors for their livery tailoring business.

Geo. R. Read & Co. reports the following leases: Parlor floor at 4 East 30th st; for Mrs. Henrietta Constable, the dwelling at 15 East 83d st; for S. C. Henning, 110 East 55th st; for George Nicholas, part of 9 West 35th st; for Shubert-Anderson Co., the cafe in the Hippodrome to William Washer, and for the estate of Geo. W. Bassett, store and basement at 49 Barclay st.

Duross Co. have leased to the "Charles W. Knight Home" a 3-sty and basement, high stoop dwelling, 239 West 4th st, size 20x80, for George Jeremiah for a term of years. The Home will be used as the headquarters for settlement educational work, which has been heretofore carried on in co-operation with the Judson Memorial Baptist Church, at 55 Washington Square South, through the kindness of Dr. Judson.

Michael Coleman has leased from the plans the 12-sty store and loft building which he is erecting on a plot, 150 by 100, at 136 to 146 West 52d st, just east of 7th av. The lessee is Frank M. Randall, a dealer in furniture, who has obtained a lease for a term of twenty years at an aggregate net rental of approximately \$1,000,000 for the term. Mr. Randall will occupy three of the upper floors for his business and sublet the store and basement and remaining lofts.

Frederick Fox & Co. report the successful termination of negotiations for the rental of two entire floors, containing about 70,000 sq. ft., in the Peter Cooper Buildings, which are now in course of construction on the easterly side of 4th av, including both the northeast cor of 27th st and the southeast cor of 28th st. Jas. R. Keiser, speaking for the lessee, Jas. R. Keiser, Inc., has stated that after many months of thorough consideration of the question of locating a large manufacturing business in New York, the conclusion was reached that the Peter Cooper Buildings offered most that was desirable and necessary for this purpose. 4th av, with its great width and convenience to all lines of traffic make an ideal site for a large business building, and the convenience for visiting buyers and the small army of workers who have to reach the building each day, were and had to be considered in the selection of a permanent home.

#### SUBURBAN.

The C. N. Shurman Investing Company has bought from John B. Gilhooly his property, Edgewood, at Pelham, N. Y., at the corner of Central and Maple avs.

E. Sharum sold for the C. N. Shurman Investing Company to John F. Fox, the Hotel Kenmore at Saratoga Springs, corner Broadway and Van Dam st, a 3-story structure containing 52 rooms and completely furnished.

The Emma Morrison farm comprising 23 acres and a 10-room house on Fort Hill av at Scarsdale, N. Y., has been sold to New York buyers by Angell & Co. The site commands magnificent views of the sound and the Palisades.

Adolph Weiss has sold the Hotel Monitor at Liberty, N. Y., a 3-sty building, containing about 60 rooms, and surrounded by 3 acres of ground and several outbuildings. The buyer is a New Yorker, who gave in part payment a tract of land in the Jersey suburbs.

#### REAL ESTATE NOTES

Harry Sugarman and Edward A. Kahn have opened a suite of offices at 302 Broadway, under the firm name of Sugarman & Kahn, where they will transact a general real estate business, making mortgage loans a specialty.

The American Mortgage Company has made two building loans to the Furlong-Tompkins Company—one of \$70,000 on the southeast corner of Bathgate av and 187th st, 154.2x90, and another of \$55,000 on the southwest corner of Lorillard pl and 187th st, 125.7x90.

The opening of the real estate class for the season of 1909-10, of the Y. M. C. A., was held in the Auditorium, No. 318 West 57th st, on Tuesday, Oct. 12, 1909, at 8 o'clock. Francis E. Ward presided. The speakers of the evening were Joseph P. Day, subject, "Use of Real Estate and Brokerage as a Business;" E. A. Treadwell, "The Management of Real Estate as a Business;" Robert E. Simon, "Real Estate Operating as a Business;" E. B. Boynton, "The Development of Real Estate as a Business."

#### UNCLASSIFIED SALES

The total number of sales reported is 34, of which 11 were below 59th st, 19 above, and 4 in the Bronx. The sales reported for the corresponding work last year were 57, of which 51 were below 59th st, 22 above, and 13 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 94, as against 149 last week, and in the Bronx 125, as against 141 last week. The total amount involved is \$3,930,235, as against \$5,911,513 last week.

The amount involved in the auction sales this week was \$394,803, and since January 1, \$49,682,141. Last year the total for the week was \$2,768,643, and from January 1, \$47,039,532.

177TH ST.—Max Marx is reported to have resold the 5-sty apartment house at 655 West 177th st, on plot 70x89.11. The house was recently sold by Kuhn & Lawson.

GREAT JONES ST.—E. H. Ludlow & Co. have sold for the Booth estate to clients of Robert Colgate & Co. the two 7-sty loft buildings 46 and 55 Great Jones st, between Lafayette st and Bowery. The buildings are on lots 22.2x90 and 26.10x100, respectively.

ELECTRIC PROTECTION.—The Electric Protection Company of New York, by its president, Mr. Alfred Goldstein, has petitioned the Board of Estimate for the right or franchise to construct and maintain wires and other conductors with necessary poles, pipes, conduits and appliances in the streets and avenues of the city for the purpose of electrical operation of electrical call boxes in connection with telephones, telegraph and other systems for providing calls and signals for electric protection service. This company was incorporated in May, 1909, and as yet possesses no franchise of any description from the city. It has, however, obtained permits from the Fire Commissioner for the right to locate its registers for recording automatic fire alarm signals in the central offices of the Fire Alarm Bureaus in the Boroughs of Manhattan and Brooklyn; such permits, however, being subject to the granting of a franchise for the use of streets to the company by the Board.

# WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J.

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

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

## Gulick-Halle Company

2872 Broadway (at 111th St.)

Specialists in Productive Management of Income Properties

WANT the ONE BEST BROKER on West Side properties, and offer favorable, participative contract. Communications confidential.

## BROKERS

Will build to suit, for publisher or other commercial purpose, on plot fronting on 42d St., between 8th and 9th Aves.; size of building to suit tenant; full commission will be paid. For particulars apply Alfred M. Rau, 135 Broadway.

WE WILL PAY 10 CENTS each for copies of the following issues of the Record and Guide, delivered at our office in good condition New York edition, No. 2028; Brooklyn edition, 26, 28, 31, 40, 57, 61, 66, 73, 80, 81, 82, 85, 88, 89, 98, 100, 101, 104, 105, 116, 118, 119, 120, 121. RECORD AND GUIDE CO., 11 East 24th St., New York.

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.

WANTED—C. E. graduate of large Eastern university desires a position with a real estate concern engaged in developing property; eight years' experience in general engineering; now chief engineer of development company; first-class references. Apply BOX 5, Record and Guide.

Water Front to Lease.

Foot East 37th St.

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

WILL GIVE AWAY \$20,000 double wall vault and safe; parties to remove same from building. C. KRIESEL, 908 Third Avenue.

The importance and wide influence of the

## RECORD AND GUIDE

has become so thoroughly recognized that it is admittedly the *Strongest and Most Valuable Advertising Medium* published in the interest of Real Estate and Building.

## Lawyers Title Insurance & Trust Company

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

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

160 Broadway, New York

188 Montague Street, Brooklyn.

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

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

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

### OFFICERS:

**EDWIN W. COGGESHALL, President and General Manager.**  
 LOUIS V. BRIGHT, } Vice-Presidents. FERBERT E. JACKSON, Comptroller.  
 THORWALD STALLKNECHT, } WALTER N. VAIL, Secretary.  
 ARCHIBALD FORBES, Treasurer. LEWIS H. LOSEE, Asst. Genl. Manager.  
 U. CONDIT VARICK, Asst. Treasurer.  
 DAVID B. OGDEN, Counsel. 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.

## OAKDALE WATER FRONT AT AUCTION

No argument is needed to prove that Oakdale Water Front property is a desirable purchase. The location, elevation, transportation and sporting facilities are unexcelled elsewhere—climatic conditions are ideal, the shores of Great South Bay and Great River are only 10 minutes' walk from the Oakdale Station and within 6 minutes' run of the Motor Parkway Terminal at Lake Ronkonkoma.

The recent sale of the Lord Estate of 10 acres at Lawrence on the Rockaway shore at \$18,000 per acre (vacant land) has again confirmed in the most impressive way the fact that property on the water front within an hour's ride of New York is the most profitable of its kind in the country.

A remarkable opportunity is offered and parties will be greatly repaid in attending the auction sale of attractive water front adjoining "Idle Hour," the home of W. K. VANDERBILT.

**Scheduled for Thursday, Oct. 21st, at 12 o'Clock, in 14 Vesey St., New York**

**60 per cent. may remain on mortgage for 3 years at 4%, with title guaranteed.** Interior plots on Lakeside Drive and Peperidge Road, near the shore, carry water rights in perpetuity.

**BRYAN L. KENNELLY, Auctioneer, 156 Broadway**

## REAL ESTATE SALESMAN

of ability who thoroughly understands how to sell Manhattan property, can learn of an opening with established Downtown concern. The right man will be given an unusual opportunity. We want a man who has done business successfully, looking for broader field.

Address EXPERIENCE, Box 15, Record & Guide Office.

## Principles of City Land Values

By RICHARD M. HURD, President of the Lawyers' Mortgage Insurance Co., of New York

Size, 6 x 9½ inches, 160 pp., bound in cloth, fully illustrated

Price, \$1.50. Postage, 15 cents

This is the first book written on this most important subject. As the title indicates, it deals with the fundamental influences which determine urban values. The position which the author occupies has given him unusual facilities for collecting and classifying the necessary data

RECORD AND GUIDE

Madison Square: 11-15 East 24th Street, New York City

# 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 18.

Grote st, closing, from East 182d st to the Southern Boulevard; 1 p. m.  
178th and 179th sts, opening, from Haven av to Buena Vista av; 3 p. m.  
West Farms road, opening, from Bronx River to Westchester Creek; 3 p. m.  
Leland av, opening, from Westchester av to Ludlow av; 2 p. m.  
Matthews av, opening, from Burke av to the Boston road; 3 p. m.  
Castle Hill av, opening, from West Farms road to Public pl; 11 a. m.  
Jerome av, opening, from Cameron pl to East 184th st; 11 a. m.  
Glebe av, opening, from Westchester av to Overing av; 12 a. m.

Tuesday, October 19.

East 141st st, opening, from Park av to Rider av; 10 a. m.  
West 231st st, opening, from Bailey av to Riverdale av; 2 p. m.  
Cornell av, opening, from White Plains road to the bulkhead line of Bronx River; 11 a. m.  
Rosedale av, opening, from Gleason av to West Farms road; 12 a. m.  
Public Park, opening, bounded by Southern Boulevard, Crotona av and Pelham av; 3 p. m.  
Cruger av, opening, from Williamsbridge road to South Oak Drive, and from South Oak Drive to Gun Hill road; 11 a. m.

Wednesday, October 20.

Fox st, opening, from Longwood av to Intervale av; 2 p. m.  
Benson av, opening, from West Farms road to Lane av; 3 p. m.  
2d and 3d (new) sts, opening, north of 181st st, from Broadway to Overlook Terrace; 10 a. m.  
Unnamed st, opening, located abt 1,500 ft. north of 181st st, and from Fort Washington av to Northern av; 10 a. m.  
Austin pl, opening, from St Josephs st to East 149th st; 4 p. m.

Friday, October 22.

Zerega av, opening, from Castle Hill av near Hart st to Castle Hill av near West Farms road; 1 p. m.  
Boston road, opening, from White Plains road to northern boundary of city; 1 p. m.

##### AT 258 BROADWAY.

Monday, October 18.

Westchester av, rapid transit; 10.30 a. m.  
Bulkhead, Piers 52, 53, East River; 11 a. m.

Tuesday, October 19.

Pierce av, school site; 2 p. m.  
Loop No. 2, rapid transit; 3 p. m.  
Loop No. 1, rapid transit; 4 p. m.

Wednesday, October 20.

Pier 36; 10.30 a. m.  
Westchester av, rapid transit; 10.30 a. m.  
120th st, dock; 1 p. m.  
Onderdonk av, school site; 3 p. m.

Thursday, October 21.

Brooklyn Bridge arches; 2.30 p. m.

Friday, October 22.

Westchester av, rapid transit; 10.30 a. m.  
New st, adjoining Manhattan Bridge; 3 p. m.

#### BY THE BOARD OF ESTIMATE AND APPORTIONMENT IN OLD COUNCIL CHAMBER, CITY HALL.

October 22.

175th st, change of grade, between Monroe av and Topping av, at 10.30 a. m.  
253d st, change of lines of street system in area bounded by 253d st, Av Von Humboldt, Mosholu av and Broadway, 10.30 a. m.  
Barnes av, opening from Williamsbridge rd to Tilden st, 10.30 a. m.  
Bronxwood av, opening from Burke av to Gun Hill rd, 10.30 a. m.  
Wallace av, opening from Williamsbridge rd to Gun Hill rd, 10.30 a. m.

The Commissioners of the Sinking Fund, will sell on October 21 at 11 a. m. in Room 141, No. 280 Broadway, the lease of the land on north side of 151st st, 200 ft. east of Amsterdam av, size 100x99.11. The lease is for six years and six months, from Nov. 1, 1909, and the upset price is \$500.

#### CONDEMNATION PROCEEDINGS.

Gouverneur Slip Pier.—Commissioners George H. Engel, Nathan Fernbacher and Samuel Sanders, give notice that their final report in the above proceeding will be presented to the Supreme Court for confirmation October 20.

St. Nicholas Park.—From its southeast line, n cor 230th st, to southerly line opposite 128th st. Supplemental bill of costs will be presented to the Supreme Court for taxation October 25 by James T. Meehan, George W. O'Brien and Francis O'Neill, Commissioners of Estimate.

180TH ST.—Opening from Bronx River to West Farms rd. The bill of costs in the above entitled proceeding will be presented to the Supreme Court for taxation October 22.

#### BOARD OF ASSESSORS.

153D ST.—Regulating, etc., from Broadway to Riverside Drive Extension.

153D ST.—Sewer from Broadway to Riverside Drive.

118TH ST.—Sewer, between 3d and Lexington avs.

MARCY PL.—Regulating, etc., from Grand Boulevard and Concourse to Jerome av.

EMMET ST.—Sewer from Pelham av to point 100 feet northerly therefrom.

The Board of Assesors give notice to all persons whose interests are affected by the above proposed assessment, that objections may be made in writing to the Board, No. 320 Broadway, on or before November 9.

#### RESPONSIBILITY IN APARTMENT HOTELS.

The Appellate Division of the Supreme Court, First Department, is being asked, in the case of Ralph H. Booth vs. Edward H. Litchfield, to decide upon the question of the liability of the proprietor of an apartment hotel for the property of a tenant on quest, as the case may be.

Attorney William C. DeWitt of Brooklyn, counsel for the defendant, asserts that the common-law liability, that of an insurer, existing as to an innkeeper and his guest, was not applicable to the case, inasmuch as the defendants were not inn or hotel keepers and the plaintiff was not a guest.

The plaintiff occupied an apartment, in an apartment hotel, which had been loaned or sublet to him by a friend, the permanent occupant. The clerk of the house took charge of certain valuables for the plaintiff but gave them up to a messenger, who said he came from the plaintiff, but who was in fact a thief.

Further, Counsellor DeWitt contends that Booth is neither a tenant nor a guest of the defendant, having paid nothing for the accommodation of services enjoyed by him, so that at most the proprietor was merely a gratuitous bailee, under the duty of exercising only slight care and liable only for gross negligence.

The decision of the Appellate Division is awaited. The case has just been argued before the Appellate Division of the Supreme Court on an appeal taken by the defendants from a determination of the Appellate Term of the Supreme Court affirming a judgment of the City Court for \$764 in favor of the plaintiff.

The final decision will settle a long disputed question. The courts thus far have held in effect in such a case the house accepts responsibility when the trust is accepted.

#### CONGRESS OF TAXPAYERS.

A regular meeting of the Congress of Taxpayers was held at the association room, No. 165 Broadway, on Wednesday afternoon, Oct. 13, 1909. A resolution was passed recommending the various associations of the Congress to endorse the candidacy of Judge Gaynor for Mayor.

#### A CALL TO MERCHANTS.

Chas. Reid, secretary of the North Side Board of Trade, Harry Robitzek, secretary of the Taxpayers' Alliance of the Bronx, and John W. Dunn, the merchant, have called a meeting to be held in the rooms of the North Side Board of Trade, Carr Building, 138th st and Mott av, on Tuesday evening, Oct. 19, to form a Retail Merchants' Association in Bronx Borough. The object of the association will be to promote the business interests in the section. All merchants are invited to be present.

## WHY SEVENTH AVENUE SHOULD BE EXTENDED.

A SPECIAL MEETING of the Greenwich Village Public Service Committee was held on Wednesday evening, Oct. 13, at 297 West 11th st. The object of the meeting was to start a vigorous campaign in favor of the southerly extension of 7th av. It was decided to send to all taxpayers of the West Side the following letter:

"Look upon the map of Greenwich Village boundary, including from 14th to Canal st, with Hudson st to the west and Broadway to the east. Bearing this in mind, you will at once recognize at a glance how we are hemmed in on all sides without an outlet. A north and south thoroughfare piercing our congested district, where none now exists, with our unfrequented streets following the 'cow paths' as the village was laid out one hundred years ago. We have honestly paid our taxes in improving the city up to us, and then it jumped over us, and we still continued to do our share beyond, and in the outlying boroughs. Not only have we done this, but we have equally contributed to the building of the bridges that span our rivers, staring us in the face as monumental gallows of our suicide to take from us, and sink us, and sink us into further decay.

"The tunnels and subways that we have helped to build, stand forth as sacred emblazoned epithets, over the silent vaults that are burying us, and yet, withal, in our cry of abject despair to do, and stem the tide that is enveloping us, there seems none to help or hear.

"We are asked to bear our burdens alone; why draw the line upon us, and single us out as a helpless target of indifference and humiliation? Does not the Golden Rule work honestly both ways? What man dare rise to say, after what we have done in all those years, to help this and outlying boroughs, that they are not equally bound to help us in return?

"We are the most centrally located section in the Borough of Manhattan, with the business section to the south, the hotel, shopping and life district to the north, and the great steamship docks to the west.

"We ask that 7th av be extended, to give us a north and south outlet, that business can be done, that we may be able to retain and increase our population, for by this improvement we would make room for five hundred thousand more people, a noteworthy fact to be considered. Seventh av is our widest central av, and but little used, winding up against a brick wall at West 11th st. With the Pennsylvania tunnel station at 32d st, within a few months dumping three hundred thousand people upon 7th av, it speaks at once for the imperative and immediate need of extension. Even the smallest of cities see to it that they have open streets and the best car service to accommodate the public.

"What has this city done, what does it offer to relieve this inevitable congestion? What can relieve it but a 7th av extension? We have gone back, and our property value decreased one-quarter, in the past thirty years, whilst most of the other sections have increased from one to a hundred fold. We are over-taxed far more than we can sell for in the open market. Is this discrimination right?

"The extension of 7th av is not a local improvement, but a general one, benefiting the city at large. The cost of this improvement would pay for itself in about five years. The 8th and 9th Wards pay taxes alone on two hundred millions of property. This improvement would be one of the greatest for benefits to be derived in the history of our great city."

## RIVERSIDE AND MORNINGSIDE.

The regular monthly meetings of the Riverside and Morningside Heights Association will be held at 8 o'clock Monday evening, Oct. 18, 1909, at the Hotel Marseilles, Broadway and 103d st.

These are very interesting sections of the city, and Morningside Heights especially is having a large development.

Residents of the vicinity are desirous that the city should retain the piers and floats now at the foot of 110th st for a permanent public landing-place for yachts. This refers in part to the "Water-Gate" used during the Hudson-Fulton celebration. A permanent landing-place for small boats, with the connecting bridge over the railroad tracks, would be a fine convenience.

## STREET WIDENING PROTEST.

The proposal to widen 32d st from 6th to 7th av on account of the great increase of the traffic expected after the opening of the Pennsylvania terminal in 7th av met with a sudden check this week.

Some 100 property owners or their representatives gathered in the Council Chamber at the City Hall at the adjourned hearing by a sub-committee of the Board of Estimate, consisting of Comptroller Metz, President McGowan, of the Aldermen, and Borough President Ahearn.

It was clear from the start that the proposal was unpopular and many objections were raised. At length Comptroller Metz seized on a suggestion that all that was necessary might be accomplished by revoking on 31st, 32d and 33d sts the stoop and area privileges, as has been done on 5th av, and the hearing was adjourned to permit the sub-committee to visit the locality and determine what proposal was the most feasible.

## WHAT CONSTITUTES A WORKING DAY.

Editor of the Record and Guide:

Dear Sir: The legal snag which our association has recently run across is "what constitutes a working day" as it is termed in a contract, between the city and the contractor (oftentimes a favored one), for city work, especially for widening, regulating and grading of the thoroughfares.

The property owners of the East Bronx, due to their small population, are at the mercy of the politicians, who have asked money for improvements to be applied where it will go the most good to their organizations, and oftentimes the least good to the taxpayer, who, after all is said, foots the bills. In order to protect themselves they have asked the borough officials to define for them what is a legal working day, and they have evaded the issue by stating that they do not answer legal questions. The same question was sent to the Corporations Counsel's office, but they have ignored it.

The only attempt to define a legal working day on a proceeding for regulating and grading of a street, was defined as a day on which an inspector on the pay roll of the city of New York has been over the work, and this decision was handed down by the court.

Is it any wonder that nothing can be accomplished, and that every time you bring it home to the delinquent contractors there is always a loophole for their easy escape?

This problem ought to be given due consideration by other property owners' associations.

LEON G. LOSERE,

Chairman Press Committee Mapes Estate Property Owners' Protective Association.

## HOUSE AND REAL ESTATE OWNERS.

The regular monthly meeting of the House and Real Estate Owners' Association, 12th and 19th Wards, was held at Central Turn Hall, 85th st and Lexington av, on Friday, Oct. 8. President Beck has appointed a committee to attend all budget hearings. The following members were elected as delegates to represent the association in the United Real Estate Owners' Association for 1910: Adolph Bloch, Henry Bloch, George H. Beck, J. Fred Boss, Michael Carew, Joseph Ceyka, P. M. Clear, Herman Eisenkramer, Edward Engel, Charles W. Eidt, Frank Eberhart, Henry Hersh, Geo. H. Heddeshheimer, Jacob Heil, William H. Mehlich, Louis Moeschen, Arthur G. Muhlker, Adolph E. Nast, Charles Sayer, B. H. Strauss, Charles H. Schnelle, Fred Schwegler, Rudolph Troest, John Volz, H. G. Wynn, Samuel Wollheim.

After the written business of the meeting had been disposed of, the chair introduced Deputy Tenement House Commissioner Abbott, who spoke at length on the subject of Tenement Houses.

## 18TH AND 21ST WARD TAXPAYERS.

The regular monthly meeting of the Taxpayers' Association of the 18th and 21st Wards will be held on Wednesday, Oct. 20, 1909, at 8 P. M., at 192-4 3d av.

## THE "HOFMAN" RULE.

ITS APPLICATION IN VALUING A CITY LOT THAT IS CUT.

We are requested so frequently to answer the question, "What is the Hofman Rule?" that we do so now in our columns.

The scale became known as the "Hofman Rule" through Judge Murray Hofman publishing it in his "Digest of the Charters, Statutes and Ordinances of the City of New York" in 1866.

The rule is based on a lot with 25 feet frontage and a depth of 100 feet. The lot is divided into cross strips, the first one ten feet wide and the others five feet each. On this basis the value of the lot by strips would be as follows:

|                                           |
|-------------------------------------------|
| 25x 10 feet, 16 per cent. of full lot.    |
| 25x 15 feet, 23.50 per cent. of full lot. |
| 25x 20 feet, 31 per cent. of full lot.    |
| 25x 25 feet, 37 per cent. of full lot.    |
| 25x 30 feet, 44 per cent. of full lot.    |
| 25x 35 feet, 50 per cent. of full lot.    |
| 25x 40 feet, 56 per cent. of full lot.    |
| 25x 45 feet, 61.50 per cent. of full lot. |
| 25x 50 feet, 67 per cent. of full lot.    |
| 25x 55 feet, 71.50 per cent. of full lot. |
| 25x 60 feet, 76 per cent. of full lot.    |
| 25x 65 feet, 80 per cent. of full lot.    |
| 25x 70 feet, 84 per cent. of full lot.    |
| 25x 75 feet, 87.50 per cent. of full lot. |
| 25x 80 feet, 91 per cent. of full lot.    |
| 25x 85 feet, 93.50 per cent. of full lot. |
| 25x 90 feet, 96 per cent. of full lot.    |
| 25x 95 feet, 98 per cent. of full lot.    |
| 25x100 feet, 100 per cent. of full lot.   |

BARGE CANAL TERMINAL.—Lewis Nixon, the ship builder, who is chairman of the canal committee of the Staten Island Chamber of Commerce, suggested the purchase of the waterfront extending from the government reservation at Fort Wadsworth to New Dorp as a terminal for the business of the new State Barge Canal. The barges from the canal will need a place where they can transfer their cargoes to ocean lines. Mr. Nixon believes the land necessary for the development of this plan would not cost more than a million dollars, and that the plan is the simplest one and the location ideal for a terminal to serve the best interests of all concerned.

## LAW DEPARTMENT

## AN ARCHITECT'S FEE—HOW TO COLLECT.

To the Editor of the Record and Guide:

Which is the best way for an architect to collect his professional fee from an owner or builder? Can he put a mechanic's lien on the building, or should he take the regular course of law, by bringing a suit and recovering by judgment?

Answer.—A mechanic's lien may be filed to cover such services as have enhanced the value, such as overseeing, erection, etc., but not for drawing plans; and a regular suit for value of services rendered can, of course, be brought.—Ed.

## "RENT—COUNTERCLAIMS."

To the Editor of the Record and Guide:

Can a tenant put in a counterclaim of failure of landlord to make repairs, as a defense to a dispossess proceeding?

Answer.—This is one of the most difficult of modern lease questions to answer. Of late the habit on the part of defendants to do this very thing has become quite general, and the courts in a seeming change of attitude towards the question, in an effort to try everything at issue between the parties, in one action, have in many cases sustained it. This to us seems a wrong attitude, as the summary process is in the nature of a proceeding, not an action for the trial of issues between the parties,—and depending for its basis on the one simple state of facts—rent due and unpaid.

For the same reason that questions of title involved cannot be settled in such a proceeding, so also should other issues between the parties be relegated to the general courts of adjudication in proper actions.

It seems to us that when a tenant does not pay rent the statutory summary remedy was introduced to restore possession to a landlord, leaving money questions and damages to actions at law for their settlement.

In a summary proceeding brought and defended on much the same points involved in the query, the Appellate Division in reviewing the two defenses put in, one for failure to make alleged promised repairs before beginning of the lease, and the other for similar failure to make repairs afterward during the lease on the occurrence of a fire, approved the refiction of the first as a defense by the trial court upon the ground that the tenant knowing the repairs had not been made, still entered upon the premises and began the lease.

The second defense was also disposed of and refused on the ground that the landlord had not agreed to make any repairs during the term, and if the fire had not caused damage enough to justify the tenant in quitting the premises, as shown by the fact that the tenant did not leave, he could not stay in and refuse to pay rent.—Ed.

## "THE REVOLUTIONARY AEROPLANE."

In this somewhat startling title no intent is had to classify the coming air machine with our sister South American republics, nor to cast any slurs upon the early tendencies of the Wright Bros.' and other aeroplanes to "turn turtle."

These preliminaries settled, we turn to our title and its relative definition with respect to a bearing the Record and Guide and its readers are all most interested in: the apparent coming invasion of the rights of ownership in land, and the dominion of its owner—"Cupis est solum, epis est ad coelum," whose is the soil, his is to the heavens," or as Pope would probably translate with freer hand, "whose is the earth, his are the stars." For such was the free-handed interpretation early given in the English law to the lavish grants of the "Conqueror" to his aiding and abetting Barons and "help-me-eats." At all events there is even now no more settled doctrine in the real estate law than that "Land has legally an indefinite extent upwards as well as downwards." (Gerard on "Titles to Real Estate," p. 100.)

And carried to its most ridiculous extent, as in the allegories and parables of some of our later-day reformers, the time is within estimation, if not approximation, when the lucky survivor of the fittest (probably a corporation as most fully realizing the term) shall say to all the rest of his (or its) fellows "Get off my earth."

We had not looked for the coming of the airship before the advent of such a day in history, "necessity being generally the mother of invention," but the issue has been forced upon us, right here and now, for the airship has really come, and apparently to stay! Its early arrival, at any rate, removes from us the dread of the above possible threat, and on the authority of our worthy contemporary, the New York Herald, our "martian" neighbors have already apparently "taken to the air."

We, too, can now less excitedly discuss what we shall do when the timber and coal are all gone, petroleum and "Standard Oil," things of the past, and the world really (as Edward Atkins and other statisticians would long have had us believe), but one day removed from starvation.

But serlatim (seriously), to return to our subject and its present-day applications, the coming of the airship is bound to produce some commotion in land owners the world over, from John Bull who fears invasion of his tight little island, the German who dreads the French air "ships which pass in the night" his frontiers, Uncle Sam, and Loeb, who fear the failure of higher tariffs to fully protect the Canadian or even ocean boundaries from air-smuggling inventions, down to the simple-life flat owner who may not tolerate with impunity, while a court shall be there to prevent the taking of his wind, light, or sunshine, by any passing airship, without due compensation.

With a reckless disregard of consequences that might later flow from so sweeping an ownership of land, as that at first given to tenures of land, as above quoted, the courts have ever since had to deal; and by "distinguishing" in new cases, from old precepts and decisions (a favorite method with courts, which hate "to retire" other than gracefully), to limit and curtail the sweeping and almost limitless "up and down" of early delimitation of land tenure.

Had the early generosity of grant not been so boundless, and Government really not been construed in such courtly fashion, as giving with the grant of land to the individual more than a right to occupy surface according to his then needs, going beyond, on permission only, and further franchise, the need of a dictator would not have been felt a few years ago to save the coal-barons and their serfs from cutting us off, between them, from the needed coal deposits, or restrain the city corner lot owner from crying out at the really logical injustice under the old theory of restricting him in the number of stories to which he may aspire in his modern tower of Babel!

But the mischief was done in the early court declarations, and as with the old English principle of "every man's house his castle," a similar back track had to be taken in logic, concealed beneath the cloak of Progress.

By the theory and shibboleth that "every man must so use his own as not to injure his neighbor," and under the doctrine of "Police Power," the retreat to a saner basis of ownership and enjoyment of land has been reached.

In this country States have been deprived of their bitterly fought-for sovereignty over navigable waters within their territory, by extended "interstate commerce" and "navigable waters" constructions of the National Constitution; and prices for products may be yet regulated as desired by our growing Socialist brother, through the same first-mentioned doctrine—we wonder how he would like a similar involuntary application of the principle of wages!—Likewise in individual land tenures the restriction of private dominion has been carried along, regulating the depth of building below the surface, the undue absorption first of underground springs of water found there, and later of seeping mineral waters, the appropriation as a private right of sloping veins of mineral deposit (even within one's own boundaries), of drifts originating in other property; while the uses to which surface land may be restricted, as well as the height, character and materials of construction thereon are being rapidly provided for by the other court theory and principle, "Police Power."

Once relegated, where it really belongs, to the scrap heap of legal maxims, the municipalities, nations and other forms of governmental control will find no more difficulty in dealing with the private ownership of "air supported by land," than did the United States Supreme Court with the now-seen-to-be ridiculous (but then believed justifiable) claim of the State of New York, just 100 years ago, to issue letters-patent to Robert Fulton and the Livingstons, for the sole rights to traverse the waters of the State (and incidentally of New Jersey, too), in steamboats.

As fared State ownership of land covered by water then, when confronted by the majesty of the National Government, so will fall all claim of private ownership in air above land before the majesty of the law as represented by "Aeroplane Permit No. 91,123, N. J." of the State or Municipal Licensing Bureau.

In fact the first attempt to put a speed limit on airships in this country was recorded when a young inventor who has built a sixty-foot aeroplane with the aid of local capital, took his machine to the lake shore, where a Justice of the Peace informed him that he would arrest him if in his experiments his aeroplane exceeded twenty miles an hour.

Not that the regulation of them and the holding of them to accountability will not be strict, and probably as in the case of the automobile, at first even harsh, but as regards trespass on the dominion of the owner of private land, as free from responsibility as the bird that flies!

Later, the same transition from municipal to State regulation will follow as the State highway, the farmers' lanes; and by similar process, the public highway of the air, over land, once wrested from the individual through the media of the municipality and the State, will as "Aerial Demesne" follow the theory of "Navigable Waters" into the jurisdiction of Interstate Commerce, and the Supreme Court of the United States. There, like corporations, incomes and successions, the system may readily be connected into a productive support of high-flying administrations and Congress, of which the present woe-begone taxpaying individual has not yet even dreamed!

# THE TITLE INSURANCE CO., OF NEW YORK

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

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

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

## VOLUNTARY AUCTION SALES.

Oct. 20.

BRYAN L. KENNELLY.

76th st, No 327 W, 22x102.2, 4-sty brk and stone dwelling.

## ADVERTISED LEGAL SALES.

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

Oct. 16.

No Legal Sales advertised for this day.

Oct. 18.

148th st, No 367, n s, 100 e Courtlandt av, 25x105.3, 6-sty brk tenement and store. Wm W Moore agt Wm M Small et al; Scharps & Scharps, att'ys, 32 Broadway; Morris Koelnig, ref. (Amt due, \$1,673.36; taxes, &c, \$921.50; sub to a mort of \$30,000.) Mort recorded Oct 15, 1906. By James L Wells.

1st av, No 73, w s, 72.1 n 4th st, 24.2x100.1x24.1 x100, 5-sty brk tenement and store. Tillie Klingenstein et al, exrs, &c, agt Meyer Frankel et al; M S & I S Isaacs, att'ys, 52 William st; Percival H Gregory, ref. (Amt due, \$13,012.52; taxes, &c, \$579.40.) By Joseph P Day.

Madison st, No 350, s s, 216.5 e Scammel st, 23.6x95.1, 5-sty brk tenement and store. Edmund Bittiner agt Samuel Lippman et al; Aaron Morris, att'y, 234 Broadway; Meyer Auerbach, ref. (Amt due, \$5,996.64; taxes, &c, \$884; sub to a mort of \$18,000.) By Joseph P Day.

De Milt av, [n w cor Sound View pl, 100x100, Sound View pl] Wakefield. Eugene L Brisach agt Edw D Smith et al; Stephen J Stillwell, att'y, 261 Broadway; James T Brady, ref. (Amt due, \$2,452.60; taxes, &c, \$203.99; sub to a mort of \$1,200.) By Joseph P Day.

Oct. 19.

Goerck st, Nos 152 to 158, on map Nos 148 to 162.

Houston st, Nos 488 & 490. 3d st, Nos 396 & 398, on map Nos 490 to 496. n e cor Houston st, runs n 181.1 to 3d st, x e 45.4 x s 94.3 x e 45 x s 81 x w 90 to beg, three 6-sty brk tenements and stores.

Houston st, Nos 496 to 498, on map Nos 502 & 504, n s, 135 e Goerck st, 45x81, 6-sty brk tenement and stores.

Sada Makler agt M Fine Realty Co et al; Myers & Schwersenski, att'ys, 299 Broadway; Wm B Ellison, ref. (Amt due, \$12,630.43; taxes, &c, \$4,386; sub to six mortg aggregating \$231,200.) Mort recorded Oct 16, 1907. By Joseph P Day.

Attorney st, No 122, e s, 100 n Rivington st, 30 x100, 5-sty brk tenement and stores. Harris

B Greenberg agt Joseph L Weber et al; Kantowitz & Esberg, att'ys, 320 Broadway; Chas M Beattie, ref. (Amt due, \$4,401.21; taxes, &c, \$787.03; sub to a prior mort of \$37,000.) Mort recorded Jan 18, 1909. By Joseph P Day.

Gouverneur st, No 60, e s, 78.5 n Cherry st, 25x79.9x25x79.6, 4-sty brk tenement and store and 4-sty brk tenement in rear. John A Weekes agt Annie Cohen et al; Weekes Bros, att'ys, 45 William st; Robert A Maddock, ref. (Amt due, \$6,155.63; taxes, &c, \$575; sub to a first mort of \$15,000.) Mort recorded Aug 24, 1906. By Joseph P Day.

Villa av, No 3185, w s, 138.4 s Van Courtlandt av, 50x100, 3-sty frame dwelling and 2-sty frame building in rear. Emanuel Arnstein et al exrs, &c, agt Agnese Pistone et al; Samuel Levy, att'y, 128 Broadway; Percival Wilds, re f. (Amt due, \$4,371.14; taxes, &c, \$104.08.) Mort recorded Oct 6, 1908. By Samuel Goldsticker.

113th st, No 310, s s, 150 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. Mary J Kissam agt Annie Fay et al; Gannon, Seibert & Riggs, att'y, 2 Rector st; Alexander Brough, ref. (Amt due, \$8,146.57; taxes, &c, \$19.35.) Mort recorded Nov 29, 1901. By Samuel Marx.

Oct. 20.

Goerck st, No 8, e s, 125 s Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Thomas W Jeralds agt Isadore M Levy et al; Crane & Lockwood, att'ys, 46 Wall st; Geo W Collins, ref. (Amt due, \$21,039.05; taxes, &c, \$630.) Mort recorded July 5, 1906. By Chas A Berrian.

Oct. 21.

102d st, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. Elizabeth Silberhorn agt Josef Gertner et al; Geo H Hyde, att'y, 51 Chambers st; Chas M Beattie, ref. (Amt due, \$16,040; taxes, &c, \$1,075.) Mort recorded Nov 9, 1904. By Edw C Martin.

Oct. 22.

Mangin st, No 67, w s, 125 s Rivington st, 25x99, 5-sty brk tenement. Morris Vollman agt Israel Dachs et al; Moses R Ryttenberg, att'y, 135 Broadway; Chas J Leslie, ref. (Amt due, \$10,266.59; taxes, &c, \$522.85.) Mort recorded May 29, 1905. By Joseph P Day.

Robbins av, Nos 447 & 449, w s, 375 s 147th st, late Lexington av, 50x144.5x50.6x151, 3-sty frame tenement and store, 2-sty brk tenement in rear and 1-sty frame stable. Naphthalie Widow & Orphan Benevolent Society agt Eugene Hess et al; Jacob Gordon, att'y, 346 Broadway; Dudley F Malone, ref. (Amt due, \$6,493.43; taxes, &c, \$2,500.) Mort recorded Sept 6, 1894. By Joseph P Day.

Oct. 23.

No Legal Sales advertised for this day.

## THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET

Works: { West 33d Street NEW YORK  
West 32d Street Tel., 1085 Murray Hill

Oct. 25.

Madison st, No 397, n s, 100 e Jackson st, 25x37.2x25x38.10, 5-sty brk tenement and store. Edmund Bittiner agt Pauline Cahn et al; Aaron Morris, att'y, 234 Broadway; Benno Lewinson, ref. (Amt due, \$2,833.84; taxes, &c, \$270; sub to a first mort of \$10,000.) Mort recorded Oct. 4, 1905. By Joseph P Day.

## PROPOSALS.

Springfield, Mass., October 14, 1909  
MUNICIPAL BUILDINGS, SPRINGFIELD,  
MASSACHUSETTS.

SEALED PROPOSALS will be received, in duplicate, by the Municipal Building Commission, in the Common Council Room, Municipal Building, Pynchon Street, Springfield, Massachusetts, until three o'clock P. M., on the 25th day of October, 1909, and thereafter opened, for the excavation, concrete footings, waterproofing, grillage beams; also foundation walls, and steel work of tower, both up to grade, for the Auditorium and Tower of the new Municipal Buildings to be erected by the City of Springfield on Court Street, facing Court Square, in the City of Springfield, State of Massachusetts.

Copies of the drawings and specifications may be seen at the Municipal Building, Springfield, Massachusetts, or at the offices of the architects, Pell & Corbett, No. 122-124 East 25th Street, New York City, or may be obtained by application to either of the above parties.

The Commission reserves the right to reject any or all bids and waive any informalities in any proposal.

A charge of \$5.00 will be made on each set of plans and specifications delivered.

A certified check in the sum of five per cent. (5%) of the amount of the proposal, drawn to the order of the Owners, must accompany each proposal, and the proceeds of such check will become the property of the Owners if, for any reason, the bidder, after the bids are opened, withdraws from the competition, or refuses to execute the contract and bond, in the event of the contract being awarded to him. Checks submitted by the unsuccessful bidders will be returned after the signing of the contract and the approval of the bond executed by the successful bidder. The Owners will be responsible for all checks while same are in their possession.

The successful bidder must furnish a satisfactory Corporate bond.

GEORGE DWIGHT PRATT,  
Chairman;  
WALTER H. WESSON,  
WILLIAM G. McKECHNIE,  
WILLIAM E. SANDERSON,  
GEORGE D. CHAMBERLAIN,  
FRANK E. STACY,  
J. FRANK DRAKE,  
Municipal Building Commission.

# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 30 to October 14, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF BROOKLYN.

17TH WARD, SECTION 9. ECKFORD STREET—SEWER, between Engery and Manhattan avenues. NORMAN STREET—OUTLET SEWER, between Norman and Nassau avenues. 22D WARD, SECTION 4. SEWER BASIN at the east corner of 10TH STREET AND 2D AVENUE. 24TH WARD, SECTION 5. SEWER BASIN at the southeast corner of ST. MARKS AVENUE AND ROGERS AVENUE. 25TH WARD, SECTION 6. SEWER BASIN at the northeast corner of GATES AND REID AVENUES. SEWER BASIN at the southwest corner of HALSEY STREET AND HOWARD AVENUE. 28TH WARD, SECTION 11. SEWER BASINS at the south and east corners of HAMBURG AVENUE AND GROVE STREET. 29TH WARD, SECTION 16. SEWER BASINS at the northeast and northwest corners of DORCHESTER ROAD AND WESTMINSTER ROAD. 30TH WARD, SECTION 17. SEWER BASINS at the north and east corners of BAY RIDGE AND 10TH AVENUES. 47TH STREET—SEWER, between New Utrecht and 12th avenues, and 47TH STREET—OUTLET SEWER, between 12th and 13th avenues.

HERMAN A. METZ, Comptroller.  
City of New York, September 28, 1909. (13803)

## 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 MANHATTAN.

List 246, No. 1. Regulating, grading, curbing and flagging and constructing masonry wall in West One Hundred and Fifty-third street, from Broadway to Riverside drive extension.

List 700, No. 2. Alteration and improvement to sewer in One Hundred and Eighteenth street, between Third and Lexington avenues.

List 704, No. 3. Sewer in West One Hundred and Fifty-third street, between Riverside drive and Broadway.

### BOROUGH OF THE BRONX.

List 318, No. 4. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Marcy place, from the Grand Boulevard and Concourse to Jerome avenue; together with a list of awards for damages caused by a change of grade.

List 709, No. 5. Sewer in Emmet street, from Pelham avenue to a point 100 feet northerly therefrom.

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 9, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.  
ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,  
Board of Assessors.

WILLIAM H. JASPER, Secretary.  
No. 320 Broadway, City of New York, Borough of Manhattan, October 8, 1909. (13817)

## 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 THE BRONX.

List 325, No. 1. Paving with asphalt block pavement and curbing where necessary East One Hundred and Seventieth street, between Franklin avenue and Boston road.

List 707, No. 2. Sewer and appurtenances in Albany road, between West Two Hundred and Thirty-fourth street and West Two Hundred and Thirty-eighth street.

List 712, No. 3. Paving with asphalt blocks and curbing where necessary East One Hundred and Thirty-seventh street, from Southern Boulevard to Willow avenue.

List 717, No. 4. Paving with asphalt blocks and curbing where necessary East One Hundred and Eighty-sixth street, from Third avenue to Park avenue.

List 713, No. 5. Sewer and appurtenances in East One Hundred and Thirty-ninth street, between Cypress avenue and a point about 197 feet westerly therefrom.

List 714, No. 6. Sewer and appurtenances in East One Hundred and Forty-seventh street, between Robbins avenue and St. Marys Park.

List 576, No. 7. Temporary sewer in Flushing avenue, from the Brooklyn Borough line to Atlantic street, Second Ward.

### BOROUGH OF RICHMOND.

List 493, No. 8. Temporary combined sewer in Richmond terrace, from Harbor road to a point about 230 feet east of Van Pelt avenue; in Central avenue, from a point about 710 feet south of Erastina place to Richmond terrace; in Union avenue, from a point about 200 feet south of Forest avenue to about low-water mark, with a separate sanitary outlet thence to pier line.

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 16, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.  
ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,  
Board of Assessors.

WILLIAM H. JASPER, Secretary.  
No. 320 Broadway, City of New York, Borough of Manhattan, October 15, 1909. (13904)



**AUCTION SALES OF THE WEEK.**

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 15, 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.

- \*Riverside Drive, No 149, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, \$68,282.42; taxes, &c, \$3,068.63.) Martin D Wyly.....\$62,500
- \*St Anns av, Nos 202 and 204, e s, 85 s 137th st, runs e 102.8 x s 10 x w - x s 30 x w 101.7 x n 40 to beginning, 6-sty brk tenement and stores. (Amt due, \$8,279.55; taxes, &c, \$3,242.21; sub to a mort of \$35,000.) Geo S Runk.....47,000
- \*St Anns av, Nos 206 and 208, e s, 45 s 137th st, 40x102.8x40x103.10, 6-sty brk tenement and stores. (Amt due, \$8,271.04; taxes, &c, \$3,243.13; sub to a first mort of \$35,000.) Geo S Runk.....46,400
- \*St Anns av, No 210 s e cor 137th st, 45x103.10x-x105.1, 6-sty brk tenement and stores. (Amt due, \$14,612.12; taxes, &c, \$4,635.23; sub to a first mort of \$50,000.) Geo S Runk.....69,200
- Morris av, No 2349 w s, 250 s 184th st, 75x204.1 to Walton av, x75x Walton av 203.9, 3-sty frame dwelling and 1-sty frame stable and vacant. (Amt due, \$3,218.51; taxes, &c, \$900; sub to two mortgages aggregating \$10,000.) Adj to Nov 11.....
- 4th st, No 76, or Washington sq, No 54 s w cor Wooster st, 14x56.5, 3-Wooster st, No 247 | sty brk tenement and store. (Partition.) August Flattau.....18,350
- Clay av, No 1773 w s, 145 s 175th st, runs s 50 x w 190 to Topping Topping av, x n 49.6 x e 45 x n .06 x e 145 to beg, 2 and 3-sty frame dwelling, 2-sty frame stable and vacant. Amt due, \$11,624.33; taxes, &c, \$400.77.) Frank Gass.....12,500
- \*Mead av, No 633, n s, 205.2 w Unionport road, 25x100, Van Nest. (Amt due, \$2,721.60; taxes, &c, \$551.93; sub to a first mort of \$4,500.) Michael Policastro.....6,000
- Jumel pl, e s, 238.7 s Edgecombe road, 50x90, vacant. (Voluntary.) Adj to Oct 26.....
- Jumel pl | w s, 63.8 s Edgecombe road, runs s 25 x w 100 x n Edgecombe road | 172 to Edgecombe road, x e and s e 65.2 x s 105.6 x e - to beg, vacant. (Voluntary.) Adj to Oct 26.....
- 97th st, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$2,816.13; taxes, &c., \$1,183.29; sub to a first mort of \$17,000.) Jacob K Simon, party in interest.....17,733

- BRYAN L. KENNELLY.  
Union av, w s, 26.7 n 168th st, 40x96, vacant. (Receivers Sale.) Emanuel G Boch.....6,050
- \*Mangin st, No 29, w s, 150 n Broome st, 25x 100, 7-sty brk loft and store building. (Amt due, \$14,717.50; taxes, &c, \$575; sub to a first mort of \$20,000.) Annie Koplik.....23,415
- CHARLES A. BERRIAN.  
\*106th st, No 311, n s, 200 e 2d av, 25x100.11, 4-sty brk tenement and store. (Amt due, \$4,892.19; taxes, &c, \$700; sub to mort of \$12,000.) Gertrude K Brennan.....17,725

L. J. PHILLIPS & CO.

- 1st av, No 14, e s, 24.6 n 1st st, 32.6x70, 5-sty brk tenement and stores. Amt due, \$11,583.58; taxes, &c, \$645.02; sub to mort aggregating \$37,500.) Ray Kirshbaum, party in interest.....39,500

HERBERT A. SHERMAN.

- 213th st, n s, 200 w Maple av, 100x100.....
- 213th st, n s, 100 e White Plains rd, 19x100, Wakefield.....
- (Amt due, \$9,550.15; taxes, &c, \$4,522.47.) Sound Realty Co.....20,000

REFEREE'S SALES.

(On the Premises.)

- Syracuse av | s e cor Walnut st, runs s 400 x e 125 x s 96 x e 125 to Walnut st | Chestnut st, x n 200 x w 125 x n 325 to Syracuse av, x Chestnut st | w 100 to beg, Edenwald. (Amt due, \$—; taxes, &c, \$—.) James W McElhinney.....6,180
- Walnut st, e s, 400 s Syracuse av, 92x125, Edenwald. (Amt due, \$—; taxes, &c, \$—.) W W Taylor, party in interest.....1,125
- Central av | s e cor St Agnes av, 100x100.....
- St Agnes av | .....
- Seaview av, w s, 175 s Central av, 25x100.....
- Briggs av | s w cor Westchester av, runs s 145.1 x w 181.2 to Westchester av | Western av, x n 125 to Westchester av, x e 108.6 to beginning.....
- Central av | n e cor Lorillard av, 110x475 to Pelham River, x 465, Lorillard av | Baychester.....
- (Amt due, \$6,904.86; taxes, &c, \$900.) Adj to Oct 30, at 11 o'clock a. m.....
- Syracuse av | s e cor Chestnut st, 100x100, Edenwald. (Amt due, \$907.39; Chestnut st | taxes, &c, \$170.) W W Taylor.....1,125

|                                 |              |
|---------------------------------|--------------|
| Total .....                     | \$394,803    |
| Corresponding week, 1908.....   | \$2,768,643  |
| Jan. 1, 1909, to date.....      | \$49,682,141 |
| Corresponding period, 1908..... | 47,039,532   |

# REAL ESTATE RECORDS

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

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

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

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

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

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

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

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

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

## CONVEYANCES

October 8, 9, 11, 13 and 14. (No. 94.)

### BOROUGH OF MANHATTAN.

- Academy st, w s, 100 s Seaman av, 50x157.3x50.7x165.1, 2-sty frame dwelling and 1-sty frame stable in rear. Emma B and John Lever to Augustus Kranich. Oct 7. Oct 8, 1909. 8:2237—38 and 39. A \$7,000—\$8,800. other consid and 100
- Allen st, No 101, w s, abt 50 s Delancey st, 25x87.6, 5-sty brk tenement and store. Aaron Zwerdling to Charles Rubinger. Mt \$36,325. Oct 13. Oct 14, 1909. 2:414—20. A \$23,000—\$36,000. other consid and 100
- Broome st, No 99, s s, abt 75 w Sheriff st, 25x75, 5-sty brk tenement and store. Clara H Gettner to Morris Steinberg. 1/2 right, title and interest. All liens. Sept 16. Oct 9, 1909. 2:336—44. A \$16,000—\$23,000. nom
- Canal st, No 389, n s, about 58 e Thompson st, 21.3x77.2x21.7x77, 4-sty brk tenement and store. John Ranft to Missionary Society of the Most Holy Redeemer in State of N Y. Mort \$8,000. Feb 4. Oct 9, 1909. 1:227—5. A \$15,000—\$19,500. other consid and 100
- Division st, Nos 13 and 13 1/2, s s, abt 140 e Catharine st, 25 x 1/2 blk, 6-sty brk tenement and stores.
- East Broadway, No 26, n s, about 130 e Catharine st, 25x 1/2 blk, 6-sty brk tenement and stores. Chas A Friedenber to Israel Spingarn. Mort \$54,000. Oct 8. Oct 9, 1909. 1:281—11 and 59. A \$37,000—\$60,000. other consid and 100
- Gansevoort st, Nos 94 to 98, s s, 125 e West st, 60x84.6x60x83.6, three 3-sty frame tenements and stores. Abraham DuBois to Henry P and Geo K Kirkham. Mort \$17,000. Oct 14, 1909. 2:643—11 to 13. A \$34,500—\$36,000. other consid and 100
- Houston st, No 74 | n s, 152.6 w Bowery, 20 to Elizabeth Elizabeth st, Nos 282 and 284 | st x71.11x23.1x74, 6-sty brk tenement and stores. Nicola Sarconi to John Focarile. Mort \$46,800. Oct 10, 1908. Oct 8, 1909. 2:521—93. A \$25,000—\$52,000. other consid and 100
- Houston st, No 470, n s, 25 e Lewis st, 25x68, 5-sty brk tenement and store. Emilie Wood and ano to Annie Shifter. Mort \$26,050. Oct 11. Oct 13, 1909. 2:356—26. A \$16,000—\$24,000. other consid and 100
- Houston st, Nos 139 to 145, s s, 50 w Eldridge st, runs s 100 x w 84.2 x n 26 x w 16 x n 74 to st x e 100.2 to beginning, 1-sty brk church and one 3 and one 5-sty brk tenements and stores.

- German Evangelical Mission Church of N Y to Louis Minsky. Sept 4. Oct 13, 1909. 2:422—49, 50 and 53. A \$25,500—\$32,000 and exempt. 96,000
- Houston st, No 470, n s, 25 e Lewis st, 25x68, 5-sty brk tenement and store. Annie Shifter to Eva Walk. All liens. Oct 11. Oct 14, 1909. 2:356—26. A \$16,000—\$24,000. nom
- Mercer st, No 235 (209), w s, abt 125 s 3d st, 25x100, 6-sty brk loft and store building. FORECLOS, Oct 6, 1909. Francis W Pollock referee to Amanda A Tiger. Oct 11, 1909. 2:533—21. A \$29,000—\$48,500. 2,500 over and above mort for 45,000
- Oliver st, No 42, e s, 58.8 s Madison st, 30.1x72.2x29.9x75, 5-sty brk tenement and store. FORECLOS, Sept 21, 1909. Paul Crandell referee to Abr A Silberberg. Oct 7. Oct 8, 1909. 1:278—53. A \$14,500—\$27,000. 1,000
- Perry st, No 137, n s, 130.3 e Washington st, 25x98.6x25x98.10, 5-sty brk tenement. Realty Federation of N Y to August Knoepfel. Correction deed. July 13. Oct 8, 1909. 2:633—31. A \$11,000—\$28,000. exch and 100
- Roosevelt st, Nos 71 to 75 | s w cor Oak st, 75.6x76.4x75.5x77.11, Oak st, Nos 13 and 15 | four 5-sty brk tenements and stores 1:112—26 to 29. A \$46,500—\$74,000.
- Pearl st, No 432, e s, abt 55 n Madison st, 25x120.11x25x123.9 s s, 5-sty brk tenement and store. 1:118—3. A \$19,000—\$38,000.
- Rosario Lentino, of Brooklyn, to Caterina Lentino of Brooklyn, All liens. Feb 3. Oct 14, 1909. 1:110. nom
- Reade st, No 18, on map Nos 16 and 18 | n s, abt 20 w Elm st, 32x Manhattan pl | - to s s Republican alley or Manhattan pl, 5-sty stone front loft and store building. Josephine A Pfender and Benj C Sears EXRS &c Adolph Pfender to Adolph, Wm S, Josephine, Sarah S and Fredericka Pfender HEIRS &c of Adolph Pfender. B & S. Feb 14, 1889. Oct 13, 1909. 1:154—24. A \$55,000—\$65,000. nom
- Vandewater st, No 36, s s, 107.3 w Pearl st, 17.1x50.2x14.1x n 21.10 x e 2.9 x n 28.2 to beginning, 2-sty brk loft building. Amor Realty Co to Fredk W Crawford of Jersey City, N J. Morts \$8,300. Oct 8. Oct 11, 1909. 1:113—14. A \$5,000—\$7,500. nom
- Washington st, No 188, w s, 52.4 s Fulton st, runs s 17.8 x w 48 x n 16.5 x e 8 x e 38 to beginning, 4-sty brk loft and store building. Philip B Cooper to Stuart Cooper, of Pulaski, Va. 1/4 part. Feb 23. Oct 14, 1909. 1:82—21. A \$12,700—\$14,500. nom
- Water st, No 641 (565), s s, abt 180 e Gouverneur slip, 24.11x70x 24.10x70, 2-sty brk tenement. Robert Connor to Alfred B Mac-lay. May 11. Oct 11, 1909. 1:243—110. A \$6,000—\$7,000. nom
- 13th st W, Nos 302 and 304, s s, 56.9 e 4th st, 56.6 to point 33.5 w 8th av, x14.4x49.7x41.5, 3-sty brk loft and store building. Hermann or Herman Elkan to Wm R Rose. Morts \$26,000 and all liens. Sept 24. Oct 8, 1909. 2:616—44. A \$14,000—\$19,000. other consid and 100

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

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

15th st W, No 139, n s, 350 e 7th av, 20x103.3, 3-sty and base- ment brk dwelling. Mary J M Byrnes to Thos W Tovey. B & S. Aug 31. Oct 11, 1909. 3:791-19. A \$13,000-\$16,000. 16,000

referee to Henry T Carey. Mort \$62,000. Sept 27. Oct 13, 1909. 4:1164-4. A \$35,000-\$60,000. 70,000

# Ramsdell's Metallic Wash Tub Covers

(PATENTED)

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

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

129th st W, No 58, s s, 110 e Lenox av, 25x99.11.  
 129th st W, s s, 109.10 e Lenox av, strip, 0.1½x99.11.  
 5-sty brk tenement.  
 Oscar Schein to Rebecca Guggenheim. Mort \$26,000. Oct 4.  
 Oct 13, 1909. 6:1726-67. A \$12,000-\$28,500.  
 other consid and 100

130th st W, No 508, s s, 175 w Amsterdam av, 25x74.11, 5-sty  
 brk tenement. Nathan Siff to Rosie Cohn of Brooklyn. Mort  
 \$20,000. Mar 3. Oct 11, 1909. 7:1984-40. A \$7,300-\$18,-  
 000.  
 other consid and 100

130th st W, No 506, s s, 150 w Amsterdam av, 25x74.11, 5-sty brk  
 tenement. Sarah Polowitz to Abram Arelik of Brooklyn, N Y.  
 Mort \$20,000. Feb 2. Oct 11, 1909. 7:1984-39. A \$7,300-  
 \$18,000.  
 other consid and 100

131st st W, No 240, s s, 375 e 8th av, 17.10x99.11, 2-sty and  
 basement frame dwelling. Edw J Welling to Emma Chappell.  
 Mort \$5,000. Oct 9, 1909. 7:1936-49. A \$7,000-\$8,000.  
 other consid and 100

133d st W, No 54, s s, 277 e Lenox av, 16x99.11, 3-sty and base-  
 ment brk dwelling. FORECLOS, Sept 22, 1909. Elek J Ludvigh  
 ref to Mutual Life Ins Co. Sept 29. Oct 8, 1909. 6:1730-60½.  
 A \$6,500-\$9,000. 7,400

136th st W, No 161, n s, 175 e 7th av, 12.6x99.11, 4-sty brk dwell-  
 ing. Metropolitan Trust Co as GUARDIAN Cath M Sanders to  
 Catharine M Sanders. B & S. Oct 6, 1902. Oct 8, 1909. 7:-  
 1921-9½. A \$5,500-\$9,500. nom

136th st W, No 510, s s, 212.6 w Amsterdam av, 37.6x99.11, 6-  
 sty brk tenement. Eleanor Tobiesen to Simon Gottschall and  
 Henry Kamsler. Mort \$45,000. Oct 1. Oct 8, 1909. 7:1988-  
 115. A \$15,000-P \$45,000. 100

Same property. Release mort. Annie Levy to same. Oct 8, 1909.  
 7:1988. nom

139th st W, s s, 175 w Broadway, 125x99.11, vacant. Penco Realty  
 Co to West One Hundred and Thirty-ninth Street Realty Co.  
 Mort \$50,000. Oct 14, 1909. 7:2087-41 and 42. A \$43,000-  
 \$43,000. nom

151st st W, s s, 125 w Broadway, 100x99.11, 1-sty frame buildings  
 and vacant. Adolph Lewisohn to the Hebrew Sheltering Guardian  
 Society of N Y (Orphan Asylum), a corpn. Oct 14, 1909. 7:2097-  
 40. A \$18,000-\$18,000. nom

170th st W, n s, 95 w Fort Washington av, 100x97.6, vacant.  
 Augustus Kranich to Cliff Construction Co. Mort \$18,000. Oct  
 7. Oct 8, 1909. 8:2139-183. A \$18,000-\$18,000.  
 other consid and 100

178th st W, Nos 710 to 716 | s s, 136.11 w Broadway, runs s  
 177th st, Nos 713 to 719 | 129.2 x w 6.10 x s 125.10 to n s  
 177th st, x w 104.10 x n 125.11 and 129.3 to s 178th st, x e  
 100 to beginning, two 6-sty brk tenements. George Schuck et  
 al to The Schuck Realty and Construction Co. B & S. Mort  
 \$47,000. Sept 20. Oct 14, 1909. 8:2176-part lot 77. A \$-  
 \$-. other consid and 100

179th st W, Nos 531 and 533, n s, 100 w Audubon av, 50x100, 5-sty  
 brk tenement. Hayman Wallach and Nathan Reiser et al to  
 Wallach Reiser & Co, a corpn. Mort \$53,500. Sept 18. Oct  
 8, 1909. 8:2153-55. A \$13,000-\$-. nom

187th st W, No 655, n s, 111.8 w Wadsworth av, 16.8x94.11, 3-sty  
 frame dwelling. Rosina Ebner of Brooklyn to Mary Ebner of  
 Brooklyn. Oct 6. Oct 11, 1909. 8:2170-27. A \$3,000-\$4,500.  
 nom

187th st W, No 531, n s, 57 e Audubon av, 19x94.10, 3-sty brk  
 dwelling. Jennie B Davis to Ella V Greene of Monmouth Co,  
 N J. Mort \$7,500. June 10. Oct 14, 1909. 8:2159-4. A \$5,-  
 000-\$10,000. 6,000

Av B, No 145, e s, 23.3 n 9th st, 23x70, 4-sty brk tenement. Tooby  
 Cisin to the Young Women's Settlement. Mort \$15,000. Oct 14,  
 1909. 2:392-2. A \$17,000-\$22,000. other consid and 100

Audubon av | n w cor 180th st, 100x100, vacant. Mabel K White-  
 180th st | man to Lorenz F J Weiher and Reba E his wife  
 tenants by entirety. All liens. Oct 4. Oct 11, 1909. 8:2153-  
 77 and 80. A \$40,000-\$40,000. other consid and 100

Audubon av | n w cor 180th st, 100x100, vacant. Reba E wife Lo-  
 180th st | renz F J Weiher to Mabel K Whiteman, of Brooklyn.  
 Q C. Oct 4. Oct 8, 1909. 8:2153-77 and 80. A \$40,000-\$40,-  
 000. nom

Amsterdam av, Nos 1619 to 1625 | n e cor 140th st, 99.11x40, 7-  
 140th st, No 477 | sty brk tenement and stores.  
 Isaac Schlesinger to Harvey S Johnston. Mort \$98,000. Oct  
 8, 1909. 7:2057-29. A \$27,000-\$77,000. other consid and 100

Bradhurst av, No 82 | n e cor 146th st, 25x75, 5-sty brk tenem't.  
 146th st, No 307 | Abraham Nelson to Millard Veit. ½ part.  
 All title. Mort \$22,000. Oct 1. Oct 8, 1909. 7:2045-27. A  
 \$7,000-\$26,000. other consid and 100

Broadway | s w cor 169th st, 90x150, 6-sty brk tenement.  
 169th st, No 600 | Bingham Realty Co to Hugh J Lawler. Mort  
 \$250,000 and all liens. Oct 5. Oct 13, 1909. 8:2138-part lot  
 102. A \$-\$. other consid and 100

Broadway, late | n w cor 170th st, runs w 638.10 to e s Fort  
 Kingsbridge road | Washington av, x n 195.2 to s 171st st, x e  
 Ft Washington av | 536.2 to Kingsbridge road, x s 216.4 to begin-  
 170th st | ning, vacant. Eliz S Potter to Robert S Clark,  
 171st st | of Cooperstown, N Y. ½ part of right, title  
 and interest. C a G. May 25, 1905. Oct 8, 1909. 8:2142-1.  
 A \$305,000-\$305,000. other consid and 100

Broadway | n e cor 165th st, runs n 219.6 to s 166th st, x  
 St Nicholas av | e 122.8 to w s St Nicholas av, x s 283.10 to n  
 165th st | s 165th st, x w 268.7 to beginning, vacant. The  
 166th st | New York Institution for the Blind to The Realty  
 Co of America. B & S. Sept 29. Oct 8, 1909. 8:2124-43. A  
 \$170,000-\$170,000. other consid and 100

Claremont av, No 194 | s e cor 127th st, 119.8x100, 6-sty brk tene-  
 127th st, Nos 604 to 610 | ment and stores. John N Scatherd to  
 Batavia & N Y Woodworking Co. C a G. Oct 8. Oct 8, 1909.  
 7:1993-96. A \$80,000-\$235,000. nom

Madison av, Nos 1440 to 1448 | n w cor 99th st, 100.11x120, 7-sty  
 99th st, Nos 25 to 33 | brk tenement and stores. Cornelius  
 R Lowe or Love of Brooklyn to Samuel Love of Brooklyn. Mort  
 \$240,000. Oct 6. Oct 13, 1909. 6:1605-17. A \$110,000-\$275,-  
 000. nom

Madison av, No 1841, e s, 17.9 n 120th st, 16x83, 3-sty stone front  
 dwelling. Willy Rieser to Rhoda Rieser. Mort \$13,500. Mar  
 31. Oct 13, 1909. 6:1747-1½. A \$11,000-\$15,000. nom

Park av, Nos 1982 to 1986, w s, 24.10 n 133d st, 75.7x86, three  
 5-sty brk tenements and stores. Julie Fleischman to Samuel  
 Schendel. Q C and correction deed. Oct 6. Oct 8, 1909. 6:-  
 1758-34 to 36. A \$21,000-\$54,000. nom

Park av, No 76, w s, 98.9 n 38th st, 25x100, 5-sty brk dwelling.  
 Geo S Edgell and Austin Corbin EXRS & Austin Corbin to Geo  
 W Perkins. Oct 8. Oct 11, 1909. 3:868-40. A \$75,000-\$108,-  
 000. 135,000

St Nicholas av, No 738, e s, 20 s of c l 147th st (closed), 17x70 to  
 c l Old Kingsbridge road (closed).

St Nicholas av, rear of No 738, begins at s e cor of No 738 St  
 Nicholas av, at point 452.8 n 145th st, and at c l of an old road  
 formerly existing, runs e to point 100 e St Nicholas av, x n 17  
 x w —to n e cor of said No 738 St Nicholas av and 469.8 n  
 145th st, x s along rear of said premises and along c l said old  
 road, —to beginning, both parcels as above are 17x100, vacant.  
 Effingham M Van Buren to Sarah C Gillingham, of Brooklyn.  
 Mort \$10,000. Oct 11. Oct 14, 1909. 7:2053-60. A \$6,800-  
 \$15,500. nom

West End av, No 215, w s, 25.5 s 70th st, 25x100, 5-sty brk stable.  
 The Tailor Co to The Fiftieth Street Co, a corpn. Mort  
 \$21,000. Sept 15. Oct 8, 1909. 4:1181-35. A \$13,000-\$28,-  
 000. nom

West End av, No 355, w s, 158.4 n 76th st, runs w 55.5 x n 9.8 x n  
 e 6.5 x e 11.6 x n 6.6 x e 40 to av x s 21.6 to beginning, 4-sty  
 and basement brk dwelling. Blakeslee Barnes to Aida C Barnes.  
 ¼ part. All title. All liens. Oct 4. Oct 11, 1909. 4:1185-74.  
 A \$13,000-\$22,000. nom

West End av, Nos 210 and 212, e s, 125.5 n 69th st, 50x82, two  
 5-sty brk tenements and stores. Lillian E Selby to Strand Real-  
 ties. Mort \$46,000. Oct 1. Oct 11, 1909. 4:1161-62 and 63.  
 A \$24,000-\$48,000. other consid and 100

1st av, No 2157, w s, 125.10 s 112th st, runs w 92.10 x n w 0.11  
 x n 17.2 x e 100 to av x s 25 to beginning, 3-sty brk tenement  
 and store. Peter Marine to Mary Marine. All liens. Oct 11.  
 Oct 13, 1909. 6:1683-26. A \$10,000-\$20,000.  
 other consid and 100

1st av, No 14, e s, 24.6 n 1st st, 32.6x70, 5-sty brk tenement and  
 stores. FORECLOS, Oct 14, 1909. Maurice S Cohen ref to  
 Ray V Kirshbaum. Mort \$37,500. Oct 14, 1909. 2:429-2.  
 A \$27,000-\$40,000. 1,000

2d av, No 742, e s, 24.8 s 40th st, 24.8x100, 5-sty brk tenement  
 and store. Henry W Lein to Irene B Morgan. Mort \$30,000.  
 Oct 14, 1909. 3:945-54. A \$12,500-\$28,000.  
 other consid and 100

4th av, Nos 253 and 255, e s, 23 n 20th st, 46x90, two 4-sty brk  
 tenements and stores. Adam C King to Holland Holding Co.  
 Mort \$69,000. July 31. Oct 8, 1909. 3:876-2 and 3. A \$82,-  
 000-\$90,000. other consid and 100

4th av, Nos 251 to 255 | n e cor 20th st, 69x90, three 4-sty brk  
 20th st, No 101 | tenements and stores. Holland Hold-  
 ing Co to Charles Brogan, Inc, a corpn. Mort \$206,500. Oct  
 1. Oct 8, 1909. 3:876-1 to 3. A \$143,000-\$157,000.  
 other consid and 100

5th av, No 2040 | s w cor 126th st, 20.10x85, 4-sty and basement  
 126th st, No 2 | stone front dwelling. Chas M Rosenthal to  
 Minnie Rose. B & S. Mort \$34,000 and all liens. Oct 8. Oct  
 9, 1909. 6:1723-40. A \$25,000-\$36,000. other consid and 100

7th av, Nos 2207 and 2209, e s, 45.11 s 131st st, 54x100, two 5-  
 sty brk tenements and stores. Edward A Bonn to Frederic Bier-  
 hoff 58-100 parts and L Kelcey Posner 42-100 parts. Mort  
 \$70,000. Oct 7. Oct 8, 1909. 7:1915-63 and 64. A \$36,000-  
 \$78,000. 100

7th av, No 2284, w s, abt 35 n 134th st, —x—, 3-sty brk tenement  
 and store. Edwin A Becker owner authorizes Wm H Lang to sell  
 above for \$9,500. Oct 11. Oct 13, 1909. 7:1940-30. A \$8,000  
 —\$11,000.

7th av, No 2522 | n w cor 146th st, 26.6x100, 5-sty brk tenement  
 146th st, No 201 | and stores. Patrick F Dickinson to Geo A An-  
 drews of Brooklyn. Mort \$30,000. July 13. Re-recorded from  
 July 21, 1909. Oct 14, 1909. 7:2032-29. A \$21,000-\$42,000.  
 100

8th av, Nos 2292 and 2294, e s, 25.11 n 123d st, 50x100, two 4-sty  
 brk tenements and stores. Joseph T B Jones to Otilie M Bosch-  
 en, Henry O Heuer, Albertine M Melius and Diedrich Heuer  
 EXRS & Henry Heuer. Mort \$54,800. July 30. Oct 13, 1909.  
 7:1929-2 and 3. A \$38,000-\$50,000. other consid and 100

10th av, No 510, e s, 74.1 s 39th st, 24.8x100, 5-sty brk tenement  
 and store. Henry Nechols to Pauline wife Henry Nechols. ½  
 part. All title. Mort \$31,700. Oct 4. Oct 11, 1909. 3:736-  
 67. A \$15,000-\$23,000. nom

10th av, No 253, w s, 20 s 25th st, 19.6x75, 4-sty brk tenement and  
 store. Theo C Boenau et al all of Brooklyn to The Boenau Real-  
 ty Co. All liens. Oct 11. Oct 14, 1909. 3:696-37. A \$8,500  
 —\$12,000. other consid and 100

10th av, No 339, n w s, 49.4 s w 30th st, 24.8x100, 4-sty brk tenement  
 and store. Theo C Boenau et al all of Brooklyn to The  
 Boenau Realty Co, a corpn. All liens. Oct 11. Oct 14, 1909.  
 3:701-40. A \$12,000-\$15,500. other consid and 100

10th av, No 453, w s, 24.8 n 35th st, 24.8x100, 4-sty brk tenement  
 and store. Theo C Boenau et al all of Brooklyn to The Boenau  
 Realty Co. All liens. Oct 11. Oct 14, 1909. 3:707-32. A  
 \$15,000-\$21,000. other consid and 100

11th av, No 582, e s, 60.5 s 44th st, 20x65, 4-sty brk tenement and  
 store. May Feeney to Julius Bruneman. B & S and C a G. Mort  
 \$10,000. Oct 11. Oct 13, 1909. 4:1072-63½. A \$6,000-\$9,-  
 000. other consid and 100

### MISCELLANEOUS.

Assignment of interest in estate of Dyckman Odell, dec'd. Agree-  
 ment and declaration by Lauretta Odell widow et al, all of Green-  
 burgh, N Y, as HEIRS & c of Dyckman Odell that it was not the  
 intention of Dyckman Odell to dispose of any right, title and in-  
 terest which he had in property and estate of his sister, Margaret  
 King, dec'd, late of Montgomery, Orange Co, N Y, and that all  
 interests therein shall be administered by the EXRS of the will  
 of Dyckman Odell and shall be distributed as though Dyckman  
 Odell had died intestate. Mar 19, 1907. Oct 13, 1909.

Certified copy adjudication of bankruptcy and order of reference in  
 matter of David Shuldiner bankrupt. Aug 10. Oct 13, 1909.  
 Miscel.

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

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

Order of court approving bond of Francis L Kohman as TRUSTEE for \$30,000 in matter of David Shuldiner bankrupt. Sept 20. Oct 13, 1909. Power of attorney. Florence H Matthews to John B Pine. Aug 27. Oct 11, 1909. P A. Power of attorney. Brainard T Norris to Thos K Norris of Cortland, N Y, and Edward Norris of Brooklyn, N Y. Oct 13, 1909. Power of attorney. Christine J Turney (Beard) to Chas S Mackenzie. Sept 17. Oct 14, 1909. General release. Jacob Ruppert to August Miller. Sept 27. Oct 13, 1909. 150

BOROUGH OF THE BRONX.

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

\*Bronx Terrace, e s, abt 224 s 224th st, and being lot 1171 map Wakefield, 109.6x105. Release mort. N Y Co-operative Building & Loan Assoc to Robt F Johnston. Sept 24. Oct 11, 1909. 1,150

Dawson st, No 668, s s, 323.4 w Leggett av, 16.8x130.8x16.8x131.5, 2-sty frame dwelling. James B Ryan to Barbara Weber. Mort \$3,000. Oct 13. Oct 14, 1909. 10:2686. other consid and 100

German pl, e s, 100.1 n 157th st, all that portion conveyed to party 1st part by party 2d part, which lies n of above line, which line is the s line of premises conveyed by De Hart to Jennings by deed recorded June 30, 1898. Conrad Tisch to Helene Trattner. Q C. Oct 8, 1909. 9:2360. 1

German pl, No 766, e s, 75.1 n 157th st, 25x82.7x25x81.4, 4-sty brk tenement. Conrad Tisch to Gottlieb Sommerhalder. Oct 7. Oct 8, 1909. 9:2360. other consid and 100

German pl, No 766, e s, 79.1 n 157th st, 25x82.6x25x77.9, 4-sty brk tenement. Helene Trattner to Conrad Tisch. B & S. Sept 18. Oct 8, 1909. 9:2362. nom

German pl, No 760 | n e cor 157th st, 25x78.11x25x77.9, 157th st, Nos 511, old No 751 | 4-sty brk tenement and store. Cornelius Daniels et al to Chas Fischel. Mort \$18,000. Oct 11. Oct 13, 1909. 9:2360. nom

Jennings st, Nos 902 to 906, s s, 126 w Southern Boulevard, 52x 128.8x40x126.4, three 2-sty frame dwellings. Wm R Rose to Wm H Taubert of Mt Vernon, N Y. Sept 30. Oct 14, 1909. 11:2976 other consid and 100

\*Logan st, n s, 100.10 w Maple av, runs n 50 x e 0.10 x n 50 x w 25 x s 100 to st, x e 24.2, Williamsbridge. Antonio D'Angelo to Maria A wife of Antonio D'Angelo. Morts \$10,000. Sept 16. Oct 14, 1909. other consid and 100

Lyman pl | e s, at n w s Stebbins av, runs n along pl 152.7 x e Stebbins av | 129 to Stebbins av x s w 197.9 to beginning, gore, vacant. Lawyers Title Ins & Trust Co to Frank A Ten Brook. Oct 8. Oct 11, 1909. 11:2970. nom

\*Leland st, e s, 59.7 n Davis st, and being lot 153 map (No 1097) of 170 lots Siems estate, 25x100. Giuseppe Golio to Felicia Golio. Oct 9, 1909, probably meant for 1909. Oct 11, 1909. nom

Minford pl, No 1525, w s, 34 n 172d st, 33x67, 4-sty brk tenement. Moorehead Realty and Construction Co to Louis Grimm. Mort \$14,000. Oct 4. Oct 8, 1909. 11:2977. other consid and 100

\*Matilda st, e s, 475 s 237th st, 50x100, Eastchester. Matilda Realty & Construction Co to Charles Dammeyer. Mort \$4,630. Oct 5. Oct 11, 1909. other consid and 100

\*Ruskin st | e cor Maple av, 58.6x47.7x74.9x51.5, Williamsbridge. Maple av | Antonio D'Angelo to Maria A wife Antonio D'Angelo. Morts \$13,000. Sept 16. Sept 13, 1909. other consid and 100

\*Wright st, w s, lot 107, map (No 1064) of 107 lots, Hudson Park, 26.4x100x38.10x96.8. Luigi Torreggiani to Itale De Palma. Mar 8. Oct 13, 1909. nom

\*Washington st, e s, — n Railroad av, 25x100, and being lot 228, map (No 222) of sec 4, St Raymond Park, formerly lot 452, map of Unionport. Frank Gregor, Jr to Frank Gregor. All title. B & S. Oct 11. Oct 13, 1909. nom

\*Willow lane, w s, 175.5 n Eastern Boulevard, 25.9x100x25x100, Tremont Terrace. Bankers Realty & Security Co to Mary Rosenzweig. All liens. Sept 9. Oct 9, 1909. 100

\*2d st, s s, 50 e Av D, 50x152.7x50x154.8, Unionport. Tremont av, lot 163 map 370 lots McGraw estate near Van Nest Station, except part for av. Chas E Nance to Rose E Nance. B & S. Oct 4. Oct 8, 1909. other consid and 100

\*4th st, s s, 205 e Av C, 50x108. Av C | n w cor 4th st, 108x100, Unionport. 4th st | Jacob Kassler to Jacob Koch. Jan 23. Oct 8, 1909. other consid and 100

\*4th st, Nos 32 and 34, n s, 50x114, Williamsbridge. John Popp to Frank Gass. Mort \$9,500. Oct 11, 1909. other consid and 100

\*4th st, Nos 32 and 34, n s, 50x114. FORECLOS, Oct 7, 1909. Theo K McCarthy referee to John Popp. Mort \$9,500. Oct 11, 1909. 1,000

137th st, No 373, old No 627, n s, 181.6 w Willis av, 25x100, 5-sty brk tenement. Richard Krother to Frank Krother. Mort \$14,250. Oct 2. Oct 11, 1909. 9:2300. other consid and 100

137th st, No 375, old No 629, n s, 156.6 w Willis av, 25x100, 5-sty brk tenement. Richard Krother to Frank Krother. Mort \$17,000. Oct 2. Oct 11, 1909. 9:2300. other consid and 100

137th st, No 626, s s, 214.5 w Cypress av, and 562.6 w Home av, 37.6x100, 5-sty brk tenement and stores. FORECLOS, Oct 5, 1909. James Kearney ref to Josephine E Carpenter TRUSTEE Franklin E James. Oct 5. Oct 14, 1909. 10:2549. 32,000

Same property. Josephine E Carpenter TRUSTEE Franklin E James to Wm B Thompson, Boro of Queens. Oct 5. Oct 14, 1909. 10:2549. 32,000

\*Same property. Barney Shanley to Otto von Dwingelo and Louise his wife, tenants by entirety. Oct 13. Oct 14, 1909. other consid and 100

139th st, No 426, s s, 225 e Willis av, 25x100, 5-sty brk tenement. Frederick Lange to Herman Leis. Mort \$10,000. Oct 4. Oct 13, 1909. 9:2283. other consid and 100

147th st | n e s, 155 e Robbins av, 75 to Concord av x79, Concord av, No 495 | except part for Concord av, 3-sty frame dwelling and vacant. Moorehead Realty and Construction Co to Louis Grimm. Mort \$3,000. Oct 4. Oct 8, 1909. 10:2579. other consid and 100

149th st, No 450 (724), s s, 125 w Clifton av and abt 115 w Brook av, 25x100, except part for st, 2-sty frame dwelling. Wilhelmina Zimmermann widow to Albert Zimmermann. B & S. All title. Apr 7. Oct 14, 1909. 9:2293. nom

151st st, Nos 403 and 405, n s, 20 e Melrose av, runs n 12.2 x w 0.3 x n 55.2 x e 0.6 x n 47 x e 50 x s 114.4 to st, x w 50 to beginning, two 3-sty brk dwellings. Magdalena Messerschmitt to William Seitz. 1/2 part. All liens. July 9, 1907. Oct 8, 1909. 9:2374. other consid and 100

152d st, No 759, n s, 100 w Wales av, runs n 86.7 x n w 28.9 x s 100.10 to st x e 25 to beginning, 4-sty brk tenement. FORECLOS, Sept 21, 1909. J C Julius Langbein referee to Jacob B Kaplan. Oct 11, 1909. 10:2644. 5,025 over and above 1st mort for 10,500

172d st, No 891, n s, 67 w Minford pl, 33x100, 4-sty brk tenement. Moorehead Realty and Construction Co to Louis Grimm. Mort \$15,000. Oct 4. Oct 8, 1909. 11:2977. other consid and 100

176th st, Nos 658 and 660 | s e cor Belmont av, runs s 115.5 x e 100 Belmont av | x n 25 x w 25 x n 90.3 to s s 176th st, x w 75 to beginning, except the two frame dwellings thereon to be removed. Alice Titus to John McNulty. Mort \$5,000 and all liens. Oct 11. Oct 13, 1909. 11:2945. nom

176th st, late Woodruff av, s s, 100 w Crotona av, late Grove st, 25x100, except part for 176th st, vacant. Bridget Kilkenny to John McNulty. Oct 11. Oct 13, 1909. 11:2945. other consid and 100

179th st No 221, n s, 100 w Anthony av, 50x90, except part for st, one 3 and one 2-sty frame dwellings. Josephine Runde to Eliz J Stancliffe and Ida H Mulgannon. Mort \$5,000. Oct 13, 1909. 11:2812. nom

184th st | n w s, 131.4 s w Fordham road, runs s w 75 x n w Fordham road | 56.7 x n 67.9 to Fordham road x e 22.3 x s e 40.8 to beginning, and being lots 202 and 203 amended map Cammann estate at Fordham Heights, except part for 184th st, vacant. FORECLOS, Mar 26, 1909. Henry N Steinert referee to Laura V Woolley. Mort \$7,000. Apr 1. Oct 14, 1909. 11:3235. 12,000

184th st, n s, 245.11 w Southern Boulevard, 25x125.2x32.1x125, vacant. CONTRACT. The Estate of Ellen Gahan with Francesca Ferracci. Aug 5. Oct 11, 1909. Contracts. 2,300

187th st, late Jacob st | s e cor Bathgate av, late Elizabeth st, Bathgate av | runs e 200 to w s Lorillard pl or st x s Lorillard pl | 155 x w 100 x s 25 x w 100 to e s Elizabeth st x n 184 to beginning, except parts for 187th st, Lorillard pl and Bathgate av, 3-sty frame dwelling and vacant. Alice C wife Richard Furlong to Furlong-Tompkins Co, a corpn. Oct 2. Oct 11, 1909. 11:3055. nom

188th st, No 446 (718), s s, 51.10 e Park av, 23.2x100, 2-sty frame dwelling. Harry Lotwin to Thomas Cameron. Mort \$3,000. Oct 9. Oct 13, 1909. 11:3041. other consid and 100

188th st, No 448, s s, 75 e Park av, late Vanderbilt av, 25x100, 2-sty frame dwelling. Thomas Connolly to Katie A Dunn. Oct 11. Oct 14, 1909. 11:3041. other consid and 100

\*216th st | being strip lying in front of lots 29, 30 and 59 Olinville av | map Olinville. Sarah A Briggs to Maurice Bronx Boulevard | Sternbach. Q C. All title. May 6. Oct 11, 1909. nom

\*218th st, No 740 East, s s, 47x114, Wakefield. Bertha Carpenter to Bertha Mayer. Mort \$2,500. Oct 11. Oct 13, 1909. nom

\*221st st, late 7th st, s s, 305 e 2d st and being west 1-3 of lot 956 map Wakefield, 33.4x114. Agnes F Thompson to Barney Shanley. Q C. Oct 9. Oct 14, 1909. nom

\*225th st, s s, 403.2 e Paulding av, 50x109.6. Annie Davis to Melrose Realty Co. Mort \$800. Sept 28. Oct 8, 1909. other consid and 100

\*225th st, s s, 403.2 e Paulding av, 50x100.6. Melrose Realty Co to Giuseppe Torino. Mort \$800. Oct 7. Oct 8, 1909. other consid and 100

\*229th st, late 15th av, n s, 255 e 2d st, and being east 1/2 lot 984 map Wakefield, 50x114. Laura C Phelan to Phelan Bros Construction Co. Mort \$2,000. April 23. Re-recorded from Sept 23, 1909. Oct 14, 1909. 100

\*230th st (16th av), s s, abt 75 e White Plains road, and being lot 665 and east 5 ft of lot 706 map of Wakefield, 105x114. Stella R Hennekens to Eleanor F O'Connell. Q C. Apr 29. Oct 11, 1909. nom

\*233d st, s s, 167.4 w Kingsbridge road, and being lot 18 map (No 876) of 250 lots of Thompson-Rose Estate, 25x100. Henry Rampone, EXR, Carlo or Charles Rampone to Maria Rampone, widow. Oct 9. Oct 13, 1909. 1,000

\*235th st (21st st), s s, 165.7 e Carpenter av, 20x114.6. 235th st, s s, 185.7 e Carpenter av, 21.4x114.6, Wakefield. Germanysky Construction Co to Max Krupin. Morts \$9,000. Oct 13. Oct 14, 1909. nom

\*235th st (21st st), n s, 305 e 2d st and being lot 927 map No 143 in Westchester Co of Wakefield, 100x114. Max Krupin to Germanysky Construction Co. Mort \$2,600. Oct 13. Oct 14, 1909. nom

241st st, n s, 335 e Katonah av, 50x100, vacant. Release mort. Grace T Ely to Bronx Heights Land Co. Oct 1. Oct 8, 1909. 12:3390. 850

242d st, s s, 85 w Corlear av, runs s along e s of former Free Landing road, 811.1 to c 1 Tibbitts Brook, near Town Landing Bridge, x w 50 x n w 50 to w s said Free Landing road, x n 590 x w 10 to s e 242d st, x n e 245 to beginning, contains 89-100 acres, being a strip formerly known as the "Free Landing road," vacant. Augustus Van Cortlandt to Interborough Rapid Transit Co. B & S. Sept 29. Oct 14, 1909. 13:3414. 100

261st st, n s, 25.7 w Fieldston road, 25.7x110.6x25x104.11, vacant. James P Morrison to Emile Brunel. Oct 13. Oct 14, 1909. 13:3423. 100

\*Av D | s w cor 10th st, 108x105, Unionport. Foreclos, Sept 8, 1909. 10th st | James Kearney ref to Edward A Schill. Oct 8, 1909. \$500 over and above 1st mort of 3,000

\*Amundson av, w s, 375 s Nelson av, 50x100. Land Co C of Edenwald to John McNamara of Brooklyn. July 15. Oct 8, 1909. nom

Brook av, No 373, w s, 50 s 143d st, 25x90, 4-sty brk tenement and store. FORECLOS, Sept 23, 1909. Norman J Marsh ref to Wm A Weber. Mort \$12,000 and all liens. Oct 7. Oct 8, 1909. 9:2287. 4,000



# WATER-FRONT PROPERTIES

## FACTORIES, FACTORY SITES

### FLOYD S. CORBIN, 10 Wall St.

Telephone 1094 Rector

- \*Bronx Boulevard | n e cor 216th st, runs n 200 x e 100 x s 100  
216th st | x e 100 to w s 2d av, x s 100 to n s 216th  
2d av | st, x w 200 to beginning, Olinville. Maurice  
C Sternbach to Vari Lace Mfg Co, a corpn. B & S. Mort \$15,-  
000. Oct 8, 1909. other consid and 100
- Bailey av, e s | and being lots 1 and 2 map (No 1187) on 272  
Sedgwick av, w s | lots Bailey Estate at Kingsbridge, 55x69.4 to  
Sedgwick av x 11.7x48.6, vacant. August Nelson to Gould H  
Bull. Mort \$10,000. Sept 30. Oct 9, 1909. 11:3237,  
other consid and 100
- \*Bronxwood av, s e cor 225th st, —x134.2x55.3x125, and being  
lot 226 map (No 1114A) of 329 lots part Schieffelin estate.  
Warren E Sammis to H Francis Jaeckel, Jr. Mort \$1,855  
and all liens. Oct 7. Oct 8, 1909. other consid and 100
- \*Carpenter av, e s, 175 n 234th st, 27x105.5, Wakefield. Joseph  
L Marcus to Chas D Barry. Sept 22. Oct 8, 1909. nom
- \*Cottage Grove av, w s, 219 s Guerlain pl, 25x100, Van Nest,  
John S Mapes to Mary Baker of Westchester, N Y. June 25,  
1889. Oct 8, 1909. 600
- \*Cottage Grove av, w s, 169 s Guerlain pl, 50x100, Van Nest.  
John S Mapes to Annie E Sloane, N Y, and Mary Baker of  
Westchester, N Y. June 24, 1889. Oct 8, 1909. 1,200
- \*Crosby av, e s, 150 s Waterbury av, 25x100. William McGrath  
to Hudson P Rose Co. All liens. June 8. Oct 9, 1909. nom
- \*Carpenter av, e s, 50 n 234th st, 25x105.5, Wakefield. Joseph L  
Marcus to Chas D Barry. Sept 22. Oct 11, 1909. nom
- College av, No 1027, w s, 62.6 n 165th st, runs n 21.6 x w 92.6 x s  
9 x e 7.6 x s 12.6 x e 85 to beginning.
- College av, No 1029, w s, 84 n 165th st, 22x92.6.
- College av, No 1033, w s, 128 n 165th st, 22x92.6.  
three 3-sty brk dwellings.  
Everett Jacobs to Westown Realty Co. Mort \$26,500. Sept 29,  
Oct 11, 1909. 9:2437. other consid and 100
- College av, No 1045, w s, 260 n 165th st, 22x92.6, 3-sty brk dwell-  
ing. Moey K Lindner to Westown Realty Co, a corpn. Sept 18,  
Oct 11, 1909. 9:2437. other consid and 100
- \*Castle Hill av, w s, 525 s Green lane, and being lot 91 map (No  
957) of 120 lots Daily estate, 25x105.2. Giuseppe Golio to Felicia  
Golio. All liens. Oct 9, 1900(?), probably meant for 1909. Oct  
11, 1909. nom
- Clay av | n w cor 165th st, runs n 49.11 x w 100 x n 39.1 x w  
Teller av | 107.7 to e s Teller av, x s 89 to 165th st, x e 209 to  
165th st | beginning, vacant. Ernest Wenigmann to Wenigmann  
Construction Co. All liens. Sept 18. Oct 13, 1909. 9:2428,  
other consid and 100
- Clay av | n e cor 166th st, 568.5 to s s 167th st, x80, vacant.  
166th st | Augusta M de Peyster to Albert J Schwarzler. All  
167th st | liens. Oct 12. Oct 13, 1909. 9:2426.  
other consid and 100
- Same property. Release mort. Augusta M de Peyster to Ella  
de P Shoemaker. Oct 12. Oct 13, 1909. 9:2426. nom
- Same property. Ella de P Shoemaker to Augusta M de Peyster, of  
Lakewood, N J. Oct 12. Oct 13, 1909. 9:2426. nom
- \*Clasons Point road, s w s, lot 5 map Clasons Point, except part  
for road, contains 1 51-100 acres. Michael F Lyons to Oscar  
H Baumann and Selma I A Ehler. Morts \$10,224. Sept 28.  
Sept 29, 1909. Corrects error in issue of Oct 2, when grantees  
name was Eher. 100
- Creston av, w s, 93 s 183d st, 100x120, vacant. Cath T Greer  
and ano to Walmaur Realty Co, a corpn. Oct 13. Oct 14, 1909.  
11:3171. other consid and 100
- \*Edwards av, e s, 350 n Marrin st, and being lots 120 to 122 map  
(No 401) of Seton Homestead at Westchester, 75x100x—  
Chas E Nance to Mary F McGrail. B & S. All liens. Oct 4.  
Oct 8, 1909. other consid and 100
- \*Fort Schuyler road, w s, 165 s of an unnamed st, and being lot  
7 map (No 1084 in Westchester Co) of Seton Homestead at  
Westchester, 25x— Susan Bannon to Rose A Carraher. All  
title. Q C. Aug 31. Oct 9, 1909. nom
- Fieldston av or road | s w cor 255th st, runs s 100 x w 163.10 to  
255th st | stone wall boundary of the old Berrien  
estate, x n 100 to st x e 153.8 to beginning, 2-sty frame dwell-  
ing and vacant. Wm E Berrien et al HEIRS & Nicholas Ber-  
rien to Louis Stone, of Mt Vernon, N Y. Oct 8, 1909. 13:3421.  
other consid and 100
- Fordham road, No 122, s s, 28.8 n and w from s end of a curve the  
radius of which is 15 w Andrews av, 21.6x102.11x18.4x114.1, 3-  
sty brk dwelling. Fordham Construction Co to Robert W Ma-  
loney. Mort \$7,000. Oct 11. Oct 13, 1909. 11:3225. nom
- Same property. Release mort. Herman Asher to Fordham Con-  
struction Co. Oct 11. Oct 13, 1909. 11:3225. nom
- Same property. Release mort. Same to same. Oct 11. Oct 13,  
1909. 11:3225. 2,500
- Same property. Release mort. N Y Trust Co to same. Oct 11.  
Oct 13, 1909. 11:3225. other consid and 100
- Fieldstone road, proposed w s, at s s proposed 256th st, deed reads  
plot begins at n w cor Berrien estate, conveyed to Nicholas Ber-  
rien et al by deed dated Jan 10, 1852, at boundary line bet Ber-  
rien estate and Babcock estate with boundary line bet Berrien  
estate and Thorn & Co estate, runs s 126.1 x e 150 x n along  
stone wall bet Berrien and Camp estates 144.10 x w 141.1 to be-  
ginning. Wm E Berrien et al HEIRS & Nicholas Berrien to  
Louis Stone of Mt Vernon, N Y. Oct 8, 1909. 13:3421.  
other consid and 100
- Forest ave s, 370.2 n 161st st, a strip, runs e — to w s Tinton av  
Tinton av | at point 371.11 n 161st st x n 7.11 x w — to Forest  
av x s 8 to beginning, vacant. Henry L Morris and ano as TRUS-  
TEES & Gouverneur Morris dec'd to John W Decker. All title.  
Q C. Oct 4. Oct 11, 1909. 10:2658. 55
- Forest av, Nos 1102 and 1104, e s, 125 n 166th st, 37x102.8 with  
strip in front formerly in bed of Forest av, two 2-sty frame  
dwellings. T Jennie Buffington to Elmer T Buffington. ½  
part. Morts \$13,200. Oct 2. Oct 8, 1909. 10:2661. nom
- \*Gleason av, n e cor 171st st, 100x100.  
175th st, w s, 106 s Gleason av, 50x100.  
John J Greene to D J Dillon Co. Mort \$3,490. Oct 7. Oct  
8, 1909. nom
- \*Grace av, e s, 200 n Lyon av, 50x130, Westchester. Minnie C  
Coryell to Frank Coryell her husband. Oct 4. Oct 11, 1909.  
other consid and 100
- \*Gifford av, n s, 305.8 e Balcom av, 25x100. Harry Metzler to  
Eugenie M wife Chas Peterson. Mort \$2,750. Oct 11. Oct  
13, 1909. 100
- \*Grace av, e s, abt 467 s 22d st, and being lot 94 map (No  
1208) of Bronx Terrace, 25x95. Irving Realty Co to Marie  
Miller. Oct 11. Oct 13, 1909. other consid and 100
- \*Grace av, w s, 144 n Westchester av, and being lot 32 block B  
map No 1119 in Westchester County of Dore Lyons property at  
Westchester, 25x100. Adam Mink to Hugo C Cook. ½ right,  
title and interest. All liens. Oct 13. Oct 14, 1909.  
other consid and 100
- Heath av, w s, 55 s from e l 230th st, runs w 90 x s 125 x e 90 to  
av, x n 125 to beginning, vacant. Eugenie M Peterson to Harry  
Metzler. ½ part. Morts \$11,000. Oct 11. Oct 13, 1909.  
12:3260. other consid and 100
- Jerome av, Nos 2383 to 2387½, w s, 100 n 184th st, 50x100, part  
1-sty brk store. Release mort. Anne E Levey et al EXRS & c of  
Isaac Levy or Levey to Henry U Singhi. Sept 17. Oct 11, 1909.  
11:3199. 8,750
- \*Kossuth av, n s, 25 w Matilda st, and being ½ lot 59 map South-  
Washingtonville, 25x100. FORECLOS, June 29, 1909. Alger-  
non S Norton referee to Patrick O'Rourke. July 16. Oct 9,  
1909. 800
- Lafontaine av, w s, 97.6 s 179th st, 75x100, vacant. FORE-  
CLOS, Sept 23, 1909. Charles Stein referee to Mutual Life Ins  
Co of N Y. Oct 7. Oct 9, 1909. 11:3061. 9,250
- \*Lorillard av | n w cor Central av, 50x98x—x110.  
Central av |  
Balchester av | n e cor Central av, 50x80.  
Central av |  
Seaview av | s w cor Central av, runs w 50 x s 200 to Agnes av,  
Central av | x e 25 x n 100 x e 25 x n 100.  
Agnes av |  
Briggs av | n s, lot 14 map Pelham Park, 29x44.5x25x29.8.  
Baychester av |  
Baychester av | s w cor Westchester av, runs w 50 x s 80 x e 25 x  
Westchester av | s 100 to Lawrence av, x e 25 x n 180 to beg.  
Lawrence av |  
Seaview av, n s, 50 w Central av, 125x100.  
Seaview av, n s, 75 e Westchester av, 225x100.  
Lawrence av | n s, 225 e Central av, 25x200 to Baychester av.  
Baychester av |  
Lawrence av | n s, 25 w Central av, 25x100 to Agnes av.  
Agnes av |  
Lawrence av | n s, 75 w Central av, 25x100 to Agnes av.  
Agnes av |  
Lawrence av | n s, 100 w Central av, runs w 75 x n 63.8 to Briggs  
Agnes av | av, x n e 71.6 to Agnes av, x e 13.5 x s 100 to beg.  
Briggs av |  
Seaview av, n s, 25 e Central av, 25x100.  
and being lots 1 and 2 block 30; lots 20 and 21 block 17; lots 2,  
5, and 6 block 28; lot 14, block 25; lots 1, 5 and 6 block 33; lots  
3, 4, 29 to 37 and 40 to 42 block 29; lots 2, 4, 40 to 42 block 25;  
lots 10 and 29 block 16; lot 21 block 20 at Baychester on map  
(No 599 in Westchester Co), of Pelham Park, except parts for  
sts.  
FORECLOS, Oct 1, 1909. Henry G K Heath ref to Walter W  
Taylor. All liens. Oct 1. Oct 14, 1909. 5,400
- Marmion av, No 1883, w s, 100 n 176th st, 46x121x44.6x121, 2-  
sty frame dwelling. Herman N Freedman to Emily Z Linton.  
Oct 7. Oct 8, 1909. 11:2954. other consid and 100
- Martha av | n e cor 241st st, runs e 141.6 x n w 162.4 to e s of  
241st st | av, x s 79.8 to beginning, 1-sty frame building and  
vacant. Emma Dilberger to Francis P J Moore. Morts \$1,-  
661.25. Oct 7. Oct 8, 1909. 12:3394. other consid and 100
- \*Newell av, e s, 175 n Elizabeth st, 25x125, Olinville. Robt F  
Johnston to Annie I wife Robt F Johnston. Oct 2. Oct 11, 1909.  
nom
- Plympton av, e s, 98.4 s Boscobel av, runs s 25 x e 49.10 x n e  
72.3 to Boscobel av x n 25 x w 59.3 x w 36.11 to beginning,  
vacant. Anna M Hitsch to Bernhardt C Wenke. Mort \$1,500.  
Oct 6. Oct 9, 1909. 9:2521. 100
- Plympton av, e s, 123.4 s Boscobel av, runs s 50 x e 75.10 x n e  
12.11 x n 25 x e 12.11 x n 25 x w 49.11 to beginning, vacant.  
Boscobel av, w s, 82.9 n Nelson av, runs n 50 x w 72.3 x s 25 x w  
12.11 x s 25 x e 85.3 to beginning, vacant.  
Whitehall Realty Co to Kemp-Jones Realty Co. Mort \$3,360.  
Oct 8, 1909. 9:2521. other consid and 100
- \*Plymouth av, e s, 125.10 s Middletown road, 125x100, and being  
lots 57 to 61 map (No 1354) of 214 lots Koch homestead at  
Westchester. William Koch to Fredk W Koch. Q C. Oct 9.  
Oct 11, 1909. nom
- Park av, No 4249 | s w cor 178th st, 41.6x79.10, 4-sty brk tene-  
178th st, No 422 | ment. Ford-Webster Construction Co to  
Moser Arndtstein. Mort \$25,000. Oct 8. Oct 11, 1909. 11:3027.  
nom
- Plympton av, w s, 80 n 169th st, 25x75x25.5x70.7, and being lot  
18 parcel 12 map subdivision estate Wm B Ogden at Highbridge  
filed May 24, 1907, vacant. PARTITION, Mar 25, 1909. Wilbur  
Larremore referee to Conrad Alheidt. Oct 13. Oct 14, 1909.  
9:2522. 1,450
- Pelham av, n s, 1378 w from Bronx River, and also 146.11 w  
Southern Boulevard, runs n e 162.8 x n 7.11 x s w 168.7 to av,  
x s e 5.4 to beginning, vacant. Stephen C Powell to Annie  
Smith. Q C. Sept 29. Oct 8, 1909. 12:3273.  
other consid and 100
- \*Pilgrim av, e s, 86 n Liberty st, 25x100, and being lot 240, map  
of 473 lots of Haight Estate. Henry Storck to Antonio Lavore-  
rio. Oct 11. Oct 13, 1909. nom
- Park av, late Park av West, No 4509, w s, 259.5 s 183d st, 24x  
S1.11x24x81.5 2-sty frame dwelling. Josephine Runde to Eliz J  
Staneliffe and Ida H Mulgannon. All liens. Oct 8. Oct 13,  
1909. 11:3030. nom
- Robbins av, No 650, s e s, 50 s w 152d st, 50x105, except part for  
av, 2-sty brk dwelling, 2-sty frame dwelling in rear and vacant.  
Joseph Kaplan et al to The Froma Realty Co. Mort \$8,500 and  
all liens. Oct 6. Oct 11, 1909. 10:2643. other consid and 100
- Steuben av, e l, 130 n e l 210th st, runs w 130 x n 25 x e 130 to e  
l Steuben av x s 25 to beginning, except part for av.
- Steuben av, e l, 155 n e l 210th st, runs w 130 x n 25 x e 130 to e  
l Steuben av x s 25 to beginning, except part for av, vacant.  
James B Powers to Jos A Powers. Mort \$6,100. Oct 8. Oct  
9, 1909. 12:3327. nom
- St Anns av | s w cor 149th st, 84.11x149.4, vacant. Louis Grimm to  
149th st | Moorehead-Realty and Construction Co. Mort \$30,-  
000. Oct 4. Oct 8, 1909. 9:2275. other consid and 100

# DEEP WATER FRONT

## FREE LIGHTERAGE AND RAIL FACTORIES, FACTORY SITES, WATER POWERS

Tel. 5307 CORT.

CHARLES W. TREMBLEY, 171 Broadway, New York

Tinton av, late Beach av | s w cor 150th st, 124.5x19.6, 2-sty frame  
150th st, No 798 | dwelling. Sincera wife Emanuele Li-  
guori to Belle Robins. Mort \$2,000. July 11, 1907. Oct 11,  
1909. 10:2653. nom

Tinton av, late Beach av | s w cor 150th st, 124.5x19.6, 2-sty frame  
150th st, No 798 | dwelling. Belle Robins to Liguori  
Realty Co. Oct 9. Oct 11, 1909. 10:2653. other consid and 100

Tremont av, s s, 500 w Jerome av, runs s — to point 375.5 n 176th  
st, x e 40 x n — to av, x w — to beginning, vacant. Grant and  
perpetual right of way. Leo M Klein to William R Lowe Co.  
All liens. Aug 16. Oct 14, 1909. 11:2867. nom

\*Town Dock or Eastchester Landing road, n e s, in line of lands  
J H Hart, runs s e along road 199.2 to land E DeWitt estate,  
x e 54.6 x n e 18.5 x n 21.4 to centre of ditch and land of  
Hart, x w 7.2 and 369.3 to beginning. Hannah George et al to  
Patrick H Whalen. July 20, 1908. Re-recorded from April 23,  
1909. Oct 8, 1909. other consid and 50

Vyse av, No 1314, e s, 125 n Freeman st, 25x100, 2-sty frame  
dwelling and 2-sty frame building in rear. Mort \$3,500.  
Hoe av, e s, 100 s 172d st, 50x100, vacant. Mort \$500.  
Minnie C Coryell to Frank Coryell her husband. Oct 4. Oct  
11, 1909. 11:2988-2994. other consid and 100

Valentine av, Nos 2896 and 2898, s e s, 455.9 n e 198th st, late  
Travers st, 50x97.9x50x97.11, two 2-sty brk dwellings. Peter  
McBride to Stephen McBride. May 19. Oct 11, 1909. 12:3302.  
other consid and 100

Valentine av, Nos 2900 and 2902, s e s, 505.9 n e 198th st, late  
Travers st, 50x98.10x66x97.9, two 2-sty brk dwellings. Peter Mc-  
Bride to Stephen McBride. May 19. Oct 11, 1909. 12:3302.  
other consid and 100

Washington av, No 1719, w s, 100 s 174th st, 50x175, except part  
for av, 2-sty frame dwelling. James C H White to The Brand  
& Silverstein Iron Works. All liens. Oct 13. Oct 14, 1909.  
11:2906. 100

Washington av, s e s, abt 100 s 183d st, and being lot 113 map in  
partition of Thomas Bassford at Fordham, 50.9x112.8x50x118,  
s w s, except part for av, vacant. Edwin C Andrews of Buffalo,  
N Y, to Builders & Contractors Corp. Mort \$5,000 and all liens.  
Sept 14. Oct 8, 1909. 11:3050. other consid and 100

Same property. Builders & Contractors Corp to Michl J Kelly.  
Mort \$5,000. Oct 8, 1909. 11:3050. 100

\*Wright av, w s, 400 s Randall av, 25x100. Land Co C of Eden-  
wald to Thos F Connors, Jr. Sept 25, 1908. Oct 8, 1909. nom

Woodycrest av, e s, 50 s 166th st, 50x100, 5-sty brk tenement.  
Bagot Realty Co to Elizabeth J Bagot 3-8 parts, Mary J Hind-  
ley 3-8 parts, and Alice J Harris 2-8 parts. All liens. Aug  
12. Oct 8, 1909. 9:2509. other consid and 1,500

Washington av, Nos 1676 and 1678 | n e cor 173d st, 50.8x110,  
173d st, No 481 | except part for av, 6-sty  
brk tenement and stores. Louis E Kleban to Wm H Kirchner.  
Mort \$51,000. Oct 8, 1909. 11:2915. other consid and 100

West Farms road, No 1162, s e s, 271.8 s w Longfellow av, runs  
s w 22.11 x s e 70.8 x e 21.7 x n e 10.4 x n w 90.11 to begin-  
ning, 2-sty frame dwelling. Cath A La Velle to Margaret  
O'Keeffe. Mort \$5,250. Oct 13, 1909. 10:2754. nom

West Farms road, No 1162, s e s, 271.8 s w Longfellow av, runs  
s w 22.11 x s e 70.8 x e 21.7 x n e 10.4 x n w 90.11 to beginning,  
2-sty frame dwelling. Release mort. Margaret Knox to Cath-  
arine A La Velle. Q C. Oct 9. Oct 13, 1909. 10:2754. 1,000

\*Westchester av, s s, 89.4 w Ferris pl, 25x21.9x25x22.11. Marcus  
Nathan to Thomas Masterson. Sept 29. Oct 13, 1909. nom

\*Westchester av, e s, 89.4 s Ferris pl, 25x—x21.9x—. Thomas Mas-  
terson to Marcus Nathan. Q C. Sept 29. Oct 13, 1909. nom

Washington av, Nos 1676 and 1678 | n e cor 173d st, 50.8x110, except  
173d st, No 481 | part for av, 6-sty brk tene-  
ment and stores. Wm H Kirchner to Wm A Riley and Lorenzo  
Scinto. Oct 8. Oct 9, 1909. 11:2915. 100

Williamsbridge road | n e cor 196th st, late Ridge st, 330.10x178.6  
196th st | to Briggs av, late 1st av, x390 to Ridge st  
Briggs av | x196 to beginning, vacant. Richard L  
Howell son and heir of Eliza D and Richard S Howell dec'd to  
Howard Haviland of Brooklyn. Q C. Oct 5. Oct 14, 1909. 12:-  
3301. nom

3d av, No 2835 | s w cor 149th st, 42.11x—. Power of  
149th st, Nos 632 and 634 | attorney to collect rents of above  
premises. Henry L Morris to J Clarence Davies. Sept 15. Oct  
11, 1909. P A.

3d av, No 3428, e s, 150 n 166th st, 25x104.6x23.6x102.6, 3-sty  
frame tenement and store. Robt I Brown to Walter E and Wm I  
Brown. Feb 15, 1905. Re-recorded from Feb 16, 1905. Oct 14,  
1909. 10:2608. other consid and 100

\*4th av, w s, 254.7 n Randall st, 73.9x44.11x71.8x60.6, Laconia  
Park. Frank Cardone to Daniel Cardone. Oct 11, 1909. 100

\*Lots 6, 7, 11, 12, 50, 61, 62 and 219 map No 1208 of Bronx Ter-  
race. Release mort. Kassel Edelson to Irving Realty Co. Sept  
29. Oct 14, 1909. nom

\*Lots 9, 10, 48, 49 and 50, 36, 40, 41, 71 to 75, 88, 92, 93, 95, 96,  
99, 157, 158, 172 to 174, 153, 154 and 219 same map. Release  
mort. The Crawford Real Estate and Building Co to same. Sept  
15. Oct 14, 1909. 8,975

Bronx River, former c l, begins at s e cor lot 11, map (No 281) of  
Hyatt farm, near Woodlawn Station, runs s w along river, 25.6  
x n w 66.6 to present c l of river, x n e 25.5 x s e 68.10 to be-  
ginning, contains 1,691 sq. ft. Isidor and Nathan Straus, firm  
R H Macy & Co to N Y C & H R R R Co. May 7. Oct 11, 1909.  
12:3401. nom

Old creek, c l, at n w line of Hyatt farm and 100 e Martha av, and  
57 n e 240th st, runs n e 84 to c l of blk bet 240th and 241st sts,  
x w 65 x s 56 to beginning, vacant. Release mort. Grace T Ely  
to Bronx Heights Land Co. Sept 30. Oct 11, 1909. 12:3394. 255

Delancey st, n e cor Essex st, store and basement. Meyer Vesell  
and ano to Aris Takis and ano; 10 years, from Oct 1, 1909. Oct  
13, 1909. 2:353.....4,000 to 5,500

Same property. Assign lease. Aris Takis and ano to Bill Pappas.  
1-3 part. Sept 1. Oct 13, 1909. 2:353.....nom

Elizabeth st, No 237, store and basement. Celestine De Marco  
to Stefano Leto and ano; 5 years, from Oct 1, 1908. Oct 11,  
1909. 2:508.....1,080

Greenwich st | n w cor Perry st, store, &c. Assign lease. Owen  
Perry st | Treanor to H Koehler & Co. Oct 15, 1908. Oct  
11, 1909. 2:633.....nom

Same property. Assign lease. H Koehler & Co to Martin P Ryan.  
Oct 7, 1909. Oct 11, 1909. 2:633.....nom

Hester st, Nos 197 and 199, all. John Oliva to Concetta Gulli; 5  
years, from Oct 1, 1909. Oct 8, 1909. 1:236.....8,700

Spring st, No 264, store. Becker Realty Co to Anthracenol Wood  
Preserving Co; 3 years, from Oct 15, 1909. Oct 14, 1909. 2:-  
579.....1,200

Stanton st, No 124, n w s, 25 from n e cor Essex st, and Stanton  
st, runs n e 98 x s e 25 x s w 98 x n w along Stanton st 25 to  
beginning, the lot. Eliz W Stevens and ano to Syma Waxen-  
baum; 21½ years, from Nov 1, 1909. Oct 8, 1909. 2:355.....  
taxes, &c, and 1,400

Union sq, No 42, basement. Thos J Powers, Jr, and ano to Peter  
Neckles and ano; 5 years, from Sept 1, 1908. Oct 14, 1909. 3:-  
871.....1,500 to 2,100

West st, No 140. Assign lease. John P Bradley to Harvey L  
Leach. Oct 6. Oct 11, 1909. 1:84.....nom

West st, No 140, all. Catherine Steljes and ano EXRS &c Martin  
Steljes to John P Bradley; from Sept 10, 1909, to Sept 1, 1914.  
Oct 11, 1909. 1:84.....1,735 to 2,200

Wooster st, No 220, basement store. Ida Stern to David Jaeger  
and ano; 2 years, from Oct 1, 1909. Oct 13, 1909. 2:534.....600

4th st, No 196, s s, 122.6 e Av A, 22.6x96.2 the lot. James R  
Roosevelt et al TRUSTEES will Wm Astor for benefit John J As-  
tor to John Baierlein; 20 years, from May 1, 1907. Oct 14, 1909.  
2:399.....taxes, &c, and 1,100

4th st, No 196, s s, 122.6 e Av A, 22.6x96.2. Assign lease. John  
Baierlein to Frederick Benzer. Mar 2. Oct 14, 1909. 2:399 nom

Same property. Assign lease. Frederick Benzer to the Mission-  
ary Society of the Most Holy Redeemer. Mar 2. Oct 14, 1909.  
2:399 nom

4th st, No 194, s s, 100 e Av A, 22.6x96.2, the lot. James R Roose-  
velt et al TRUSTEES Wm Astor for John J Astor to John Baier-  
lein; 20 years, from May 1, 1907. Oct 14, 1909. 2:399.....  
taxes, &c, and 900

Same property. Assign lease. John Baierlein to Frederick Benzer.  
Mar 2, 1909. Oct 14, 1909. 2:399.....nom

Same property. Assign lease. Frederick Benzer to the Missionary  
Society of the Most Holy Redeemer. Mar 2. Oct 14, 1909. 2:-  
399.....nom

5th st, No 703 East, n e cor Av C, 7 rooms on 1st floor. Isaac  
Blumberg to Israel A Backal; 3 years, from Oct 1, 1909. Oct  
8, 1909. 2:375.....600

18th st, No 225, n e s, 280 n w 2d av, 23x92, the lot. Rutherford  
Stuyvesant to Mary E Henschel; 21 years, from Nov 1, 1907.  
Oct 13, 1909. 3:899.....taxes, &c, and 850

18th st, Nos 206 to 210 West. Assign lease. Wm Cogswell HEIR  
Ella C Bindrim to Katherine Thompson. All title. Feb 28,  
1908. Oct 13, 1909. 3:767.....nom

19th st, No 422, s s, 281.3 w Av A, 25x92. Assign lease. John L  
Krauch EXR Jacob Gundacker to Katie Stroh et al and Daniel  
Gundacker as ADMR Edward Gundacker dec'd. All title. Oct  
8. Oct 9, 1909. 3:950.....order of court

19th st, No 420, s s, 306.3 w Av A, 25x92. Assign lease. John L  
Krauch EXR Jacob Gundacker to Katie Stroh et al and Daniel  
Gundacker as ADMR Edward Gundacker dec'd. All title. Oct 8.  
Oct 9, 1909. 3:950.....order of court

24th st, No 480, s w s, 18.6 s e 10th av, 17.6x80, the lot. Kath  
E Moore to Amelia B Miller; 21 years, from May 1, 1908 (with  
option of renewal). Oct 8, 1909. 3:721.....taxes, &c, and 300

24th st, No 480, s w s, 18.6 s e 10th av, 17.6x80. Consent to as-  
sign lease. Kath E Moore to Amelia B Miller and James E  
Mitchell. April 30, 1908. Oct 8, 1909.....

Same property. Assign lease. James E Mitchell to Amelia B  
Miller. Apr 30, 1908. Oct 8, 1909. 3:721.....nom

27th st, No 34 West, all. Alex H Pincus et al to Joseph Naftolo-  
witz; 10½ years, from Nov 1, 1909. Oct 9, 1909. 3:828.....  
4,200 and 4,500

31st st, No 44 East. Subordination agreement of lease to mort for  
\$70,000. Martha S and Emile J Wittnauer and Annie S Tuthill  
with N Y Life Ins Co. Aug 19. Oct 11, 1909. 3:860.....nom

36th st, No 309 West, all. Louis Westphal et al EXRS Paul West-  
phal to Ignatz and Herman Kandel; 3 years, from Oct 1, 1908.  
Oct 11, 1909. 3:760.....1,020

44th st, No 237, n s, 300 e 8th av, 20x100.5. Assign lease. Mari-  
etta W Hotchkiss to Arthur S Williams. B & S. Sept 30. Oct  
13, 1909. 4:1016.....other consid and 100

47th st, Nos 124 and 126, s s, 475 e 7th av, 37.6x100.5. Leasehold.  
Thomas F Foley as Sheriff, sale under execution June 24, 1908,  
to Pearce & Davis. All title which Eliz G Weidemeyer the de-  
fendant had on Mar 30, 1908. Oct 6, 1909. Oct 11, 1909. 4:999.  
1,000

48th st, No 520 West, all. National Gum and Mica Co to Illu-  
strated Postal Card and Novelty Co; 5 years, from Feb 1, 1910. Oct  
14, 1909. 4:1076.....taxes, &c, and 7,000

52d st, Nos 351 to 355, n s, 245 e 9th av, 60x100.5. Subordination  
of lease to 2 morts for \$90,000. O R Weiss Realty Co to Otto  
Strack. Sept 24, 1909. Oct 8, 1909. 4:1043.....nom

64th st, No 120 East. Assign lease. Helen Henderson to Chas  
T Bower. Sept 11. Oct 14, 1909. 5:1398.....20,000

65th st, No 433 East, all. Isaacs Realty Co to Jos Lichtenstein;  
3 years, from Oct 1, 1909. Oct 9, 1909. 5:1460.....3,440

65th st, No 421 East, all. Isaacs Realty Co to Joseph Lichten-  
stein; 3 years, from Oct 1, 1909. Oct 9, 1909. 5:1460.....4,000

65th st, No 425 East, all. Isaacs Realty Co to Joseph Lichten-  
stein; 3 years, from Oct 1, 1909. Oct 9, 1909. 5:1460.....3,344

67th st, No 39 West, part of 4th floor west, with mezzanine floor.  
Colonial Studios, a corp, to Fredk V Baker; 20 1-12 years, from  
Aug 5, 1907. Oct 13, 1909. 4:1120.....1,400

### LEASES

October 8, 9, 11, 13 and 14.  
BOROUGH OF MANHATTAN.

Barrow st, No 24, s s, 25x90. Surrender lease. Carlo Aurora to  
Blake & Williams. Feb 8, 1909. Rerecorded from Feb 8, 1909.  
Oct 9, 1909. 2:591.....nom

# THE GEORGE A. JUST CO. IRON WORK

## 239 VERNON AVENUE FOR BUILDINGS

### LONG ISLAND CITY NEW YORK

86th st, n s, bet Lexington and 3d avs, the "Yorkville Theatre," all. The Eighty-sixth Street Theatre Co to International Vaudeville Co; 5 years, from Oct 11, 1909 (5 years renewal at \$27,500). Oct 14, 1909. 5:1515.....25,000

96th st, No 330 West, all. Sydney A Williams to Gebhard Ratz; 7 years, from Jan 1, 1909. Oct 14, 1909. 4:1253.....1,800

114th st, No 429 East. Assign lease. Pasquale Marmo to John D Haase. Oct 13, 1909. 6:1708.....nom

114th st, No 429 East. Re-assign lease. John D Haase to Pasquale Marmo. All title. Mort \$1,525. Oct 14, 1909. 6:1708.....nom

161st st, Nos 512 and 514 West, all. Mary K Young et al to Nicholas Henry and Geo A Payne; 3 9-12 years, from Aug 1, 1908, privilege of renewal. Oct 14, 1909. 8:2119.....2,500

Av A s w cor 5th st, store and floor above. Fredericka Fennell to 5th st Max Biermann; 10 8-12 years, from Sept 1, 1909. Oct 11, 1909. 2:432.....2,400 and 2,650

Av B, No 52, s w cor 4th st, store and basement. Fanny L Levy to Morris Dolgin; 3 years, from May 1, 1909. Oct 14, 1909. 2:399.....1,020

Amsterdam av, No 114 s w cor 65th st, all. John McGowan to 65th st Peter J Egan; 5 years, from Oct 1, 1909. Oct 11, 1909. 4:1156.....1,800

Amsterdam av, No 832, store, &c. Edward Marx to Edwin B Webber; 5 1-12 years, from Sept 1, 1909. Oct 9, 1909. 7:1872.....780

Bowery, No 23. Re-assign lease. John D Haase to John W Hahne and James Marshall. Mort \$2,540. Oct 8, 1909. 1:289.....nom

Bowery, No 139, north store, also south apartment on 1st and 2d floors. Michele Auleta and ano to Giovanni Mical; 3 years, from May 1, 1909. Oct 13, 1909. 2:423.....1,200

Columbus av, No 934, s w cor 106th st. Reassign lease. Davies J Marshall to Frederick Michaelis. All title. Mort \$2,000. Oct 13, 1909. 7:1860.....nom

Columbus av, Nos 884 to 892, rear of 2d floor. Bartholomew M O'Connor to Franklin G Eddy; 4 1/2 years, from Nov 1, 1909. Oct 13, 1909. 7:1858.....1,500 and 1,650

Columbus av, No 805, two stores and 1st floor, n s. Joseph Kopperl and ano EXRS Wm Steiner to Antonio Oneto; 3 years, from May 1, 1910. Oct 8, 1909. 7:1835.....2,040

Columbus av, No 805, north store, &c. Antonio Oneto to Ignatz Hertz; from Feb 1, 1910, to Apr 30, 1913. Oct 11, 1909. 7:1835.....900

Columbus av, No 934, s w cor 106th st. Assign lease. Frederick Sullau to Frederick Michaelis. All title. Mort \$3,048.02. Apr 14, 1906. Oct 11, 1909. 7:1860.....nom

Same property. Assign lease. Frederick Michaelis to Davies J Marshall. Mort \$2,000. Oct 9, 1909. Oct 11, 1909. 7:1860.....nom

Lenox av, e s, 4th store s of 139th st, also basement under same. Meyer Frank to Henry Meyer; 5 years, from Jan 1, 1909. (Re-recorded from Mar 27, 1906.) Oct 8, 1909. 6:1736.1,100 and 1,200

Same property. Assign lease. Henry Meyer to Joseph Einstein. All title. Oct 6. Oct 8, 1909. 6:1736.....nom

Manhattan av | n e cor 109th st, runs n 145.11 to s s Cathedral Parkway | ral Parkway x e 236.10 to the curve x166.4 to s 8th av x s 62 to n s 109th st x w 370 to beginning, all. Helen H Jenkins and ano HEIRS Marcellus Hartley to Martin G Ferguson and Saml I Ferguson; 17 years, from Aug 1, 1909. Oct 11, 1909. 7:1845. Taxes, &c, and \$6,500 and \$7,000 for 1st 2 years and thereafter.....16,000

West End av, No 204, store. Ernst L Kahn to Chas Krey; 5 years, from Aug 1, 1909. Oct 11, 1909. 4:1161.....1,040 and 1,200

1st av, No 175, all. Chas A Kohl to Joseph Pernicciaro; 4 years, from Mar 1, 1909. Oct 13, 1909. 2:452.....1,600

1st av, No 934, store and basement. Ignatz Krawiec to Louis Salomon; 10 years, from Nov 1, 1909. Oct 11, 1909. 5:1363.....1,020 and 1,140

1st av, No 934. Cancellation of lease. Ignatz Krawiec with Bertha Stephan. Oct 9. Oct 11, 1909. 5:1363.....nom

1st av, No 1299, store, &c. Mary McCormick and ano to William Kroupa; 5 years, from Nov 1, 1909. Oct 14, 1909. 5:1444.....1,200

2d av, No 105, store and basement. Marks Levy to Abraham Zwecker and ano; from July 30, 1909, to Oct 1, 1912. Oct 14, 1909. 2:462.....1,200 and 1,800

2d av, No 2367, w s, 100.11 s 122d st, 35x82.7. Assign lease. Jacob Beyerle to Peter Geissler. Oct 1. Oct 11, 1909. 6:1786.....nom

2d av | n e cor 10th st, 25x105, leasehold. Aaron Avrutis to Rose 10th st Trachman. Mort \$55,670. Oct 11. Oct 13, 1909. 2:452.....other consid and 100

3d av, No 643, two stores and basement. Francis J Mulvey to Simon Kohn. Oct 15, 1909, to May 1, 1912. Oct 13, 1909. 5:1315.....1,440

3d av | begins 112th st, s s, 53.4 w 3d av, runs w 46.7 x s 100.10 112th st | x e 100.10 to w s 3d av x n 25 x w — x n — to beginning, all. Henry Morris et al to Regal Amusement Co; 5 years, from Nov 1, 1908. Oct 8, 1909. 6:1639.....4,000 to 4,500

4th av, No 431, "Aldine Hotel." Harry C Hallenbeck to Wm H Grosscup, from Dec 1, 1905 to Jan 1, 1911 (5 years renewal at \$9,500). Oct 8, 1909. 3:885.....9,000

5th av, Nos 1480 and 1482 | n w cor 119th st, 28x55.6x42.7x53.7, 119th st | Subordination of lease to mort. Henry Daubert with Emigrant Industrial Savings Bank. Oct 8, 1909. 6:1718.....nom

6th av, No 232, all. Andrew Phillips to Arthur L Braus; 5 years, from May 1, 1911. Oct 14, 1909. 3:817.....9,000

7th av, No 740 | s w cor 49th st, all. Anna Rose et al TRUSTEES, &c, of Rosalinda H Moller and ano to James Downey; 5 years, from May 1, 1909. Oct 13, 1909. 4:1020.....3,000 and 3,500

8th av, No 2303, south store and basement. Universal Operating Co to Joe Bayer; 2 8-12 years and 15 days, from Aug 15, 1909. Oct 13, 1909. 7:1950.....1,020

8th av, No 2503, south store, &c. Annie Waters to John Ferri; 3 years, from Sept 1, 1907. Oct 8, 1909. 7:1959.....720

South side and entire surface of pier at foot East 11th st, with right to erect ferry racks along n s of pier at foot of East 10th st. The City of N Y (by Commr of Docks) to Sarah Williams and Anna F Wright ADMRS of Geo Law decd; 10 years, from Aug 1, 1909. Oct 14, 1909. 2:367 and 368.....4,000

South side of pier foot East 32d st, East River. The City of N Y (by Commissioner of Docks) to Burns Bros; 5 years, from July 1, 1909. Oct 14, 1909. 3:963.....1,500

The bulkhead bet 5th and 6th sts, East River; also strip of upland 40 ft wide x 194 in length adj said bulkhead. Nesmith & Constantine Co to Independent Consumers Ice Co, Inc; from Nov 1, 1909, to April 30, 1915. Oct 13, 1909. 2:361.....2,500

#### BOROUGH OF THE BRONX.

174th st, No 465 East. Subordination of lease to mort. Max Ingerman with Lawyers Title Ins & Trust Co. Oct 2. Oct 11, 1909. 11:2907.....nom

Brook av, No 422, two stores, basement and 4 rooms on 2d floor. Kalman and Jacob Silverman to Louis Epstein; 5 years, from Dec 1, 1909. Oct 13, 1909. 9:2271.....1,200

Courtlandt av, No 766, store. Joseph J Lese to Henry Ehrlich; 3 years and 1 month, from Oct 15, 1908. Oct 14, 1909. 9:2403.....240 and 300

\*Fort Schuyler road, No 1615, store. Geo A Cambeis to Giacinto Lagonia; 3 years, from Mar 1, 1909. Oct 11, 1909.....300 to 600

Southern Boulevard, No 1765. Subordination of lease to mort for \$22,500. Thos P Concannon with Title Guarantee & Trust Co. Oct 2. Oct 11, 1909. 11:2940.....nom

Southern Boulevard, No 1019, store, &c. The Gaines-Roberts Co to Frederick Haas; 5 years, from Nov 15, 1909. Oct 8, 1909. 10:2725.....780 to 960

Southern Boulevard, No 1765, store, &c. The Moorehead Realty & Construction Co to Thos P Concannon; 6 8-12 years, from Sept 1, 1909. (Re-recorded from Aug 26, 1909.) Oct 13, 1909. 11:2940.....600 to 1,080

Southern Boulevard, No 1765. Assign lease. Thos P Concannon to William Zoll. Mort \$4,000. Oct 13, 1909. 11:2940.....nom

Southern Boulevard, No 1765. Re-assign lease. Wm Zoll to Thos P Concannon. Mort \$4,000. Oct 14, 1909. 11:2940.....nom

\*Lots BB, BC and AQ and lot 421 map of Washingtonville. Assign tax leases of the sale of Oct 1, 1895. John Clarey, Jr, to Wm W Penfield. All title. Oct 8. Oct 14, 1909.....nom

## MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

October 8, 9, 11, 13 and 14.

#### BOROUGH OF MANHATTAN.

Avrutis, Aaron with Anna Newman and Rose Trachman. 10th st, No 201 East. Subordination agreement and consent to same. Oct 11. Oct 13, 1909. 2:452.....nom

Avrutis, Aaron with Julius Warshawsky guardian Philip Warshawsky. 10th st, No 201 East. Subordination agreement. Oct 11. Oct 13, 1909. 2:452.....nom

Bohemian Real Estate Assoc of Winfield, L I, to Frank Dvorak et al. 1st av, Nos 1841 to 1847, n w cor 95th st, No 339, 100.8x80x100x—. Oct 8, 3 years, 6%. Oct 11, 1909. 5:1558.....6,500

Bangs, Geo D of Huntington, L I, to Wm A Pinkerton. 162d st, No 431, n s, 375.6 e Amsterdam av, 18.6x112.6. Oct 9, 1909, demand, 5%. Oct 11, 1909. 8:2110.....3,000

Baptist Church of the Redeemer to Edgar S Appleby and ano. 135th st, No 184, s s, 125 e 7th av, 25x99.11. Oct 11, 1909, 3 years, 5%. 7:1919.....16,000

Same to same. Same property. Certificate as to above mort. Oct 11, 1909. 7:1919.....

Barker, Madelaine E of Huntington, L I, to Leontine Platky et al exrs, &c, Adolph Platky. 85th st, No 335, n s, 335 w West End av, 20x102.2. P. M. Prior mort \$15,000. Oct 8, 2 years, 6%. Oct 9, 1909. 4:1247.....6,500

Brigante (Michael) Co to ITALIAN-AMERICAN TRUST CO of the City N Y. Mulberry st, Nos 186 and 188, e s, 131.3 n Broome st, 48.7x100.1x35.8x99.3. Building loan. Oct 8, demand, 6%. Oct 9, 1909. 2:480.....40,000

Same to same. Same property. Certificate as to above mort. Oct 8. Oct 9, 1909. 2:480.....

Barnes, Aida C to Sara Freudenburg. West Washington pl, No 83, n s, 102.8 e 6th av, 22x97. Prior mort \$27,000. Oct 6. 1 year, 6%. Oct 8, 1909. 2:552.....3,500

Bent, Richard M to BANK FOR SAVINGS in City of N Y. 115th st, Nos 56 and 58, s s, 200 e Lenox av, 2 lots, each 27x100.11. Two morts, each \$12,000. Oct 8, 1909, 5 years, 4 1/2%. 6:1598.....24,000

Brogan (Charles) Inc, a corpn, to State Realty & Mortgage Co. 4th av, Nos 251 to 255, n e cor 20th st, No 101, 69x90. Oct 1. 1 year, 6%. Oct 8, 1909. 3:876.....200,000

Brogan (Charles) Inc, to State Realty & Mortgage Co. 4th av, Nos 251 to 255, n e cor 20th st, No 101, 69x90. P. M. Prior mort \$200,000. Oct 1, 1 year, 6%. Oct 8, 1909. 3:876.....81,500

Same to same. Same property. Certificate as to above mortgage. Oct 1. Oct 8, 1909. 3:876.....

Bishop, Sarah A, of Philadelphia, Pa, to MUTUAL LIFE INSURANCE CO of N Y. 123d st, No 131, n s, 345 w Lenox av, 15x100.11. Prior mort \$——. Oct 6, due &c as per bond. Oct 8, 1909. 7:1908.....2,000

# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze

AND

# IRON WORK

- Barnes, Aida C to EQUITABLE LIFE ASSUR SOC of the U. S. 20th st, No 261, n s, 95.9 e 8th av, 16x83.10. Oct 9, due Jan 1, 1913, 4½%. Oct 11, 1909. 3:770. 6,500
- Boldt, Geo C Jr to Emily A Lawrence. Park av, No 81, n e cor 39th st, 19.9x80. P M. July 1, 3 years, 4½%. July 2, 1909. 3:895. Corrects error in issue of July 10, when description of property was 4th av, n e cor 39th st. 88,000
- Beers, John W to TITLE GUARANTEE AND TRUST CO. Manhattan av, No 501, w s, 33.5 s 121st st, 15x80. Prior mort \$2,250. Oct 13, due, &c, as per bond. Oct 14, 1909. 7:1947. 7,000
- Clemens, Peter and John Rollmann with METROPOLITAN LIFE INS CO. 135th st, No 624, s s, 525 w Broadway, 75x99.11. Extension of \$95,000 mort until Nov 1, 1912, at 5%. Oct 4. Oct 13, 1909. 7:2001. nom
- Crecco, Antonio to Chas H Voorhees. Sullivan st, No 39, s e s, 202 s Broome st, runs s e 86 to alley 10 ft wide, x n e 34 x n 10.7 x w 11.5 to s s Watts st, x w 71.7 to Sullivan st, x s w 18.3 to beginning. Oct 11, 3 years, 5%. Oct 14, 1909. 2:476. 45,000
- Same to Lion Brewery. Same property. Oct 13, demand, 6%. Oct 14, 1909. 2:476. 8,500
- Callanan, Laurence J to DRY DOCK SAVINGS INSTITUTION. 11th st, Nos 68 and 70, s s, 143.7 e 6th av, runs e 35.3 x s 91.10 x w 57.8 x n 60.4 x w 4.1 x n e 43.6 to beginning. Oct 8, 1909, due, &c, as per bond. 2:574. 10,000
- Cushman, Lorimer A to SEAMEN'S BANK FOR SAVINGS in City N Y. Lawrence st, Nos 34 to 44, s s, 268.6 e Amsterdam av, 122.11x100x122.8x100. Oct 8, 1909, 5 years, 5%. 7:1966. 75,000
- Coyle, Catherine A to EMIGRANT INDUSTRIAL SAVINGS BANK. 31st st, No 215, n s, 400 w 2d av, 18.9x98.9. Oct 13, 1909, 4 years, 4½%. 3:912. 8,000
- Di Giacomo, Maria A to John Gillespie and ano. Sullivan st, No 136, w s, 100 n Prince st, 25x100. Prior mort \$12,250. Oct 11, 1 year, 6%. Oct 13, 1909. 2:518. 600
- Drosin, Jacob with Estelle Scholle guardian Norman H Scholle. Madison av, No 1592. Subordination agreement. Oct 9. Oct 13, 1909. 6:1612. nom
- Drosin, Jacob to Hannah Silverstone. Madison av, No 1592. Subordination agreement. Oct 9. Oct 11, 1909. 6:1612. nom
- Decker, Mabel G to Herbert Raubitschek. 57th st, No 19, n s, 72 w Madison av, 23x100.5. Prior mort \$—. Oct 9, 1909, due Apr 9, 1911, 6%. 5:1293. 10,000
- Daly, Daniel of Brooklyn, to TITLE GUARANTEE & TRUST CO. 3d av, Nos 427 and 429, s e cor 30th st, Nos 202 and 204, 49.4x 110. July 20, due &c as per bond. July 21, 1909. 3:910. Corrects error in issue of July 24, when description of property was 3d av, Nos 427 and 429, s e cor 3d st, &c. 23,000
- Eight Twenty Three Park Av Co with Salo Cohn. Park av, Nos 823 and 825. Agreement modifying terms of mortgage. Aug 30. Oct 8, 1909. 5:1410. nom
- Earley, Edward to EMIGRANT INDUSTRIAL SAVINGS BANK. 19th st, No 270, s s, 170 e 8th av, 20x93.8. Oct 11, 1909, 3 years, 4½%. 3:768. 11,000
- Egan, Peter J to Lion Brewery of N Y City. Amsterdam av, No 114, s w cor 65th st, Saloon lease. Sept 30, demand, 6%. Oct 11, 1909. 4:1156. 4,710.82
- EAST RIVER SAVINGS INST with Isidore Broadman. 3d av, No 1753, e s, 25.7 n 97th st, 24.10x90x25.2x90. Extension of \$17,000 mort until Nov 1, 1914, at 5%. Oct 13, 1909. 6:1647. nom
- Erreger, Geo C with Seymour Realty Co. 118th st, No 17, n s, 285 w 5th av, 25x100.11. Subordination agreement. Sept 28. Oct 14, 1909. 6:1717. nom
- Fellman, Anna with Gustav Kaufmann. 87th st, No 19 West. Extension of \$22,000 mort until Oct 1, 1912, at 4½%. Oct 13, 1909. 4:1201. nom
- Feinberg, Benj with Abraham Winetsky and Risse Glaubman. 103d st, Nos 218 and 220 East. Extension of 2 morts for \$4,000 each until May 1, 1915, at 6%. Oct 11. Oct 13, 1909. 6:1652. nom
- Frank, Louis with Sarah B Reynolds individ and as committee Cath T Blessing. 127th st, No 28 East. Extension of \$7,000 mort until Nov 1, 1914, at 4½%. Sept 29. Oct 13, 1909. 6:1751. nom
- Feuerstein, Henry of Malden, Mass, to Maurice Gross. 57th st, No 539, n e s, 450 w 10th av, 25x100. Prior mort \$—. Oct 11, 1909, due Apr 15, 1911, 6%. 4:1086. 2,000
- Gledhill, Ellen with Harriet S James. 34th st, No 357 West. Extension of \$21,000 mortgage until June 22, 1912, at 5% for first year and 4¼% for remaining 2 years. Sept 21. Oct 8, 1909. 3:758. nom
- Gatling, Winifred W with Lawyers Mortgage Co. 180th st, Nos 703 to 707 West. Agreement as to share ownership in mort. Oct 5. Oct 11, 1909. 8:2176. nom
- Galvin, Margt E to S Charles Welsh. 173d st, No 503, n s, 35 w Amsterdam av, 19x100. Oct 11, due &c as per bond. Oct 13, 1909. 8:2130. 10,000
- Goldstein, Bertha wife of Harry to NEW YORK SAVINGS BANK. 137th st, No 117, n s, 250 w Lenox av, 25x99.11. Oct 14, 1909, due, &c, as per bond. 7:2006. 19,000
- Gearon, Wm E to W Irving Clark. Madison av, No 2082, n w cor 131st st, No 27, 25x75. Oct 8, 5 years, 5%. Oct 14, 1909. 6:1756. 28,000
- Same and Emeline Evans with same. Same property. Subordination agreement. Oct 8. Oct 14, 1909. 6:1756. nom
- Hand, Eleanor A M to LAWYERS TITLE INS AND TRUST CO. 78th st, No 307, n s, 83.2 w West End av, 16.4x102.2. Oct 13, 3 years, 4½%. Oct 14, 1909. 4:1186. 8,000
- Humphreys, Geo J to Samson Mayer. 6th av, No 476, e s, 43.5 s 29th st, 20x75. Prior mort \$75,000. Oct 14, 1909, due Jan 1, 1911, 6%. 3:830. 5,000
- Hartshorn, A Harding to Benj Parr and ano trustees Susan P Lilienthal. 22d st, No 41, n s, 150 w 4th av, 25x98.9. P M. Oct 14, 1909, 3 years, 5%. 3:851. 50,000
- Healey, John with Geo B Phelps guardian Carter Phelps. 113th st, Nos 245 and 247, n s, 375 w 7th av, 50x100.11. Extension of mortgage for \$60,000 to Aug 19, 1912, at 4½%. Oct 5. Oct 8, 1909. 7:1829. nom
- Horton, James M with Isaac Schlesinger. Amsterdam av, n e cor 140th st; Amsterdam av, s e cor 141st st. Agreement as to payment of 2 mortgages, &c. Oct 7. Oct 8, 1909. 7:2057. nom
- Holland Holding Co to Adam C King. 4th av, Nos 253 and 255, e s, 23 n 20th st, 46x90. Prior mort \$69,000. Oct 8, 1909, due Apr 1, 1911, 6%. 3:876. 55,000
- Horton, James M to Isaac Schlesinger. Amsterdam av, Nos 1619 to 1625, n e cor 140th st, No 477, 99.11x40; Amsterdam av, Nos 1627 to 1633, s e cor 141st st, No 476, 99.11x35. Certificate as to payment of \$2,500 on account of 2 morts. Oct 7. Oct 8, 1909. 7:2057. 4,348
- Hesse, David C to A Gertrude Cutter. 47th st, No 105, n s, 40 w 6th av, 20x80. Oct 11, 1909, 5 years, 4½%. 4:1000. 36,000
- Hallinan, Wm T to Lion Brewery. 6th av, No 483, s w cor 29th st, —x—. Saloon lease. Oct 8, demand, 6%. Oct 13, 1909. 3:804. 4,348
- Iroquois Realty Co with UNITED STATES TRUST CO of N Y. 44th st, Nos 47 to 53, n s, 261.8 e 6th av, 70.10x100.5. Extension of mortgage for \$275,000 to Nov 1, 1914, at 4½%. July 29. Oct 8, 1909. 5:1260. nom
- Jacob, Charles with Frank Valente exr Elise Zanmatti. Bleecker st, No 181. Extension of 2 morts, for \$6,000 each until July 7, 1912, at 5%. July 7. Oct 13, 1909. 2:540. nom
- Jones (Chas E) Co to Thos G Field trustee Henry Weil. 134th st, No 524, s s, 524.3 w Amsterdam av, 43.9x99.11. Oct 13, 1909, 5 years, 5%. 7:1987. 48,000
- Same to same. Same property. Consent to above mort. Oct 8. Oct 13, 1909. 7:1987. —
- Same to same. Same property. Certificate as to above mort. Oct 8. Oct 13, 1909. 7:1987. —
- Same to Abel King and ano. Same property. Prior mort \$48,000. Oct 13, 1909, due Feb 20, 1910, 6%. 7:1987. 7,000
- Same to same. Same property. Certificate as to above mort. Oct 13, 1909. 7:1987. —
- Jarvis, Nathan S to EMIGRANT INDUSTRIAL SAVINGS BANK. St Nicholas Terrace, No 6, e s, 78.9 n 127th st, 38.7x80. Oct 13, 5 years, 4½%. Oct 14, 1909. 7:1954. 22,500
- Kent, Thomas B to DRY DOCK SAVINGS INST. 65th st, No 52, s s, 260 e Madison av, 20x100.5. Prior mort \$30,000. Oct 14, 1909, due, &c, as per bond. 5:1379. 10,000
- Kirkham, Henry P and Geo K to American Mortgage Co. Gansevoort st, Nos 94 to 98, s s, 125 e West st, 60x84.6x60x83.6. P M. Oct 14, 1909, 3 years, 4½%. 2:643. 30,000
- Kranich, Augustus to John Lever. Academy st, w s, 100 s Seaman av, 50x157.3x50.7x165.1. P M. Oct 7, 3 years, 5%. Oct 8, 1909. 8:2237. 8,000
- Kahn, Barbara widow to N Y Protestant Episcopal Public School. Lisenard st, No 8, s s, 60.2 e West Broadway, 20.9x69x20.6x69. All title to alley on west. Oct 11, 1909, 5 years, 4½%. 1:192. 22,000
- Katz, Herman and Ephraim to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 2138, s w cor 166th st, Nos 500 and 502, 25x 100. Oct 8, due, &c, as per bond. Oct 11, 1909. 8:2123. 35,000
- Krauss, Philip to John W Barr, Jr. 37th st, No 140, s s, 196 e 7th av, 14x98.9, with all title to strip 0.8 on w s. P M. Prior mort \$10,000. Oct 11, due Apr 11, 1911, 6%. Oct 13, 1909. 3:812. 10,000
- LAWYERS TITLE INS & TRUST CO with Wm M Moore Co. 141st st, s s, 100 w Amsterdam av, 25x99.11. Extension of \$25,000 mort until Oct 1, 1914, at 5%. Oct 1. Oct 8, 1909. 7:2072. nom
- Love, Samuel of Brooklyn, N Y, to William Crawford. Madison av, Nos 1440 to 1448, n w cor 99th st, Nos 25 to 33, 100.11x120. Oct 11, 4 months, —%. Oct 13, 1909. 6:1605. 35,000
- Lowden, Eliza J wife of James M, of Brooklyn, N Y, to GREENWICH SAVINGS BANK. 15th st, Nos 143 and 145, n s, 290 e 7th av, 40x103.3. Building loan. Oct 14, 1909, due, &c, as per bond. 3:791. 55,000
- Lawyers Mortgage Co with N Y LIFE INS CO. Broadway, s e cor 136th st, 99.11x105. Agreement as to share ownership in bond and mort. Oct 7. Oct 14, 1909. 7:1988. —
- Moller, Chas G with Dunham and Candace Wheeler. 27th st, No 124, s s, 125 w Lexington av, 25x98.9. Extension of mort for \$3,000 to Oct 14, 1911, at 6%. Oct 14, 1909. 3:882. nom
- Meuser, Fredericka with Emanuel S Ullmann. 20th st, No 23, n s, 445 w 5th av, 25x92. Extension of 2 morts for \$25,000 and \$20,000 respectively until Oct 22, 1912, at 4% and 5%. Oct 13. Oct 14, 1909. 3:822. nom
- Morgan, Irene B to Henry W Lein. 2d av, No 742, e s, 24.8 s 40th st, 24.8x100. Oct 14, 1909, due May 15, 1912, 6%. 3:945. 2,750
- Middle-Town Realty Co to American Mortgage Co. 119th st, No 132, s s, 265 e Park av, 20x100.11. P M. Oct 11, 3 years, 5%. Oct 14, 1909. 6:1767. 16,500
- Same to Candee, Smith & Howland Co. Same property. Prior mort \$16,500. Oct 14, 1909, 3 years, 6%. 6:1767. 6,500
- Same to same. Same property. Certificate as to above mort. Oct 14, 1909. 6:1767. —
- Malzone, Faust D, of Brooklyn, N Y, to John Stemme. Mott st, No 133, w s, abt 175 n Hester st, 25x100. Oct 13, 5 years, 5%. Oct 14, 1909. 1:237. 21,000
- Murphy, James to EMIGRANT INDUSTRIAL SAVINGS BANK. Bowery, No 116, w s, 56.3 s Grand st, 25x100. Prior mort \$15,000. Oct 11, 3 years, 4½%. Oct 14, 1909. 1:239. 3,000
- Muller, Chas to New York Bible & Common Prayer Book Society, a corpn. 57th st, No 143, n s, 83 e Lexington av, 17x80.5. Oct 8, 1909, 3 years, 4%. 5:1312. 8,000
- Mead, Robert G Jr trustee of Gertrude Mead with The Century Mortgage Co. 135th st, No 604 West. Participation agreement. Oct 8. Oct 9, 1909. 7:2001. —
- Miller, Adolph S to Henry Hirsch. 40th st, No 336, s s, 150 w 1st av, 25x98.9. Prior mort \$16,000. Oct 8, due Dec 1, 1913, 6%. Oct 9, 1909. 3:945. 6,000
- Montross Bond & Realty Co with UNION DIME SAVINGS BANK. 77th st, Nos 50 to 58, s s, 50 e Columbus av, 100x102.2. Extension of \$450,000 mort until May 1, 1914, at 4½%. Aug 11. Oct 8, 1909. 4:1129. nom
- Mann, Frances S to Kezzie Vickers. 64th st, No 149, n s, 336 e Amsterdam av, 18x100.5. Extension of \$15,000 mort until Sept 12, 1912, at 5%. Oct 4. Oct 8, 1909. 4:1136. nom
- McCabe, Edw J with EMIGRANT INDUSTRIAL SAVINGS BANK. 31st st, No 215, n s, 400 w 2d av, 18.9x98.9. Subordination agreement. Oct 11. Oct 13, 1909. 3:912. nom



# JOHN C. ORR CO., India, Java and Huron Sts. and East River SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS

Telephone  
948 Greenpoint

- Murray, Mary wife Patk J and U S Mail & General Express Co to METROPOLITAN SAVINGS BANK. 6th st, No 807, n s, 125 e Av D, 24.11x90.10. Oct 9, 5 years, 5%. Oct 11, 1909. 2:363. 14,000
- Same and Julius J Kauder and Fanny Henne with same. Same property. Subordination agreement. Oct 9. Oct 11, 1909. 2:363. nom
- Minsky, Louis to TITLE INS CO of N Y. Houston st, Nos 139 to 145, s s, 50 e Forsyth st, runs s 74 x e 16 x s 26 x e 84.2 x n 100 to st x w 102.2 to beginning. P M. Oct 11, 1 year, 5½%. Oct 13, 1909. 2:422. 75,000
- Moore, Mary to Nathaniel N Shire and ano. 118th st, No 404, s s, 108.2 e 1st av, 14x100.11. June 29, 1909, 1 year, 6%. 6:1711. Corrects error in issue of July 3, when side of st was n s. 1,000
- Needham, Chas A to Geo G Needham. 19th st, No 218, s w s, 369 n w 2d av, 20.6x92. July 7, 3 years, 4%. July 8, 1909. 3:899. Corrects error in issue of July 10, as to description of property and blk. 3,000
- Nethul Realty Co with METROPOLITAN LIFE INS CO. Claremont av, No 180, n e cor 125th st, 100x100. Extension of \$155,000 mort until Nov 1, 1914, at 5%. Oct 11, 1909. 7:1993. nom
- Noone, Philip J to Milton Mayer. 7th av, No 431. Leasehold. Sept 14, demand, 6%. Oct 13, 1909. 3:800. 1,300
- Oakley, Robert H as trustee Thos F Cock with Sigmund Ashner. 94th st, Nos 341 and 343 East. Extension of mort for \$27,000 to Oct 13, 1910, at 5%. Oct 13. Oct 14, 1909. 5:1557. nom
- Pope, Sylvester et al trustees Josephine L Peyton with Larimer A Cushman Baking Co. Amsterdam av, No 856, s w cor 102d st, No 200 W, 25.11x82.7 to e s Old Bloomingdale road, x28x93.4. Extension of \$35,000 mort until Aug 11, 1912, at 4½%. Sept 24. Oct 13, 1909. 7:1873. nom
- Paterno Bros, a corpn, to City Mortgage Co. Rivedside Drive, No 440, n e cor 116th st, 107.6x181.7 to Claremont av, x s and w — to tangent point in n s 116th st, x w 62.5 to beginning. Building loan. June 10, demand, 6%. Oct 8, 1909. 7:1990. 550,000
- Same to same. Same property. Certificate as to above mortgage. June 11. Oct 8, 1909. 7:1990. —
- Prime, Fredk Jr and LAWYERS TITLE INS & TRUST CO trustee Fredk Prime with Gertrude Isaacs. Mott st, No 12, e s, 146.7 n Park row, 12.6x26.4x16.6x30.6. Extension of \$4,500 mort until Sept 1, 1914, at 5%. Oct 9, 1909. 1:162. nom
- Rennard, Mary T wife John C with BOWERY SAVINGS BANK. 73d st, No 302 West. Extension of \$20,000 mort until Sept 27, 1914, at 4½%. Sept 27. Oct 8, 1909. 4:1184. nom
- Realty Co of America to Franklin Pettit. Broadway, n e cor 165th st 219.6 to 166th st x 122.8 to St Nicholas av x 283.10 to 165th st, x 268.7 to beginning. P M. Prior mort \$300,000. Oct 8, 1909, due Dec 1, 1910, 6%. 8:2124. 50,000
- Realty Co of America to N Y Institution for the Blind. Broadway, n e cor 165th st, 219.6 to 166th st, x 122.8 to St Nicholas av, x 283.10 to 165th st, x 268.7 to beginning. P M. Sept 29, due Sept 1, 1912, 5%. Oct 8, 1909. 8:2124. 300,000
- Ripley, Mary B guardian Henry B H Ripley with John McKee. 2d av, No 2389. Extension of \$15,000 mort until Mar 1, 1912, at 5%. Oct 8, 1909. 6:1787. nom
- Roeser, Louis to TITLE GUARANTEE & TRUST CO. 9th av, No 117, w s, 52.10 n 17th st, 26.1x100. Oct 8, 1909, due, &c, as per bond. 3:715. 20,000
- Robertson, Donald with TITLE GUARANTEE & TRUST CO. Amsterdam av, No 2138, s w cor 166th st, Nos 500 and 502, 25x100. Subordination agreement. Oct 11, 1909. 8:2123. nom
- Rothman, Jacob of Brooklyn to Tobias Dann. 11th st, No 537, n e s, 445.6 s e Av A, 25x103.3. Prior mort \$28,000. Oct 11, 3 yrs, 6%. Oct 13, 1909. 2:404 and 405. 7,000
- Ratz, Gebhard to Lion Brewery. 96th st, No 330 West. Saloon lease. Oct 9, demand, 6%. Oct 13, 1909. 4:1253. 5,280.23
- Rosenbluth, Emma to Josephine Stein. 1st av, No 1035, w s, 30.2 s 57th st, 28x75. Oct 11, due, &c, as per bond. Oct 14, 1909. 5:1349. 23,000
- Rosenfeld Realty Co to POUGHKEEPSIE SAVINGS BANK. 2d av, Nos 156 to 160, s e cor 10th st, Nos 198 to 204, 65.7x125. Prior mort \$85,000. Oct 11, due, &c, as per bond. Oct 14, 1909. 2:451. 30,000
- Same to same. Same property. Certificate as to above mort. Oct 11. Oct 14, 1909. 2:451. —
- Same and Jacob Horowitz and Ignatz H Rosenfeld with same. Same property. Subordination agreement. Oct 11. Oct 14, 1909. 2:451. nom
- Rosenfeld Realty Co to POUGHKEEPSIE SAVINGS BANK. 2d av, No 158½, s e cor 10th st, No 196, 13.3x41. Supplemental to mort for \$85,000 made by Rosenfeld to TITLE GUARANTEE AND TRUST CO. Recorded Sept 15, 1904. Oct 11. Oct 14, 1909. 2:451. nom
- Sulzberger, Myron to Alfred M Heinsheimer et al as trustees of Louis A Heinsheimer for Natalie Heinsheimer. 72d st, No 240, s s, 183.4 w 2d av, 16.8x102.2. P M. Oct 4, due Oct 1, 1914, 4½%. Oct 14, 1909. 5:1426. 10,000
- Same to the Slavic Alliance of New York. Same property. P M. Prior mort \$10,000. Oct 4, 3 years, 6%. Oct 14, 1909. 5:1426. 4,000
- Smith, Edgar M to Ralph L Spotts. 32d st, No 144, s s, 455 w 6th av, 20x49.1x20x49. P M. Prior mort \$30,000. Sept 9, due Jan 30, 1911, 6%. Oct 14, 1909. 3:807. 20,000
- Strayer, John W, of Morsemere, N J, to Seymour Realty Co. 118th st, No 17, n s, 285 w 5th av, 25x100.11. Sept 28, 5 years, 4½%. Oct 14, 1909. 6:1717. 22,000
- Schnugg, Francis J, Anna M Klemann and Maria A Koch, exrs, &c, John Schnugg to Trustees of Columbia College in City N Y. Lenox av, Nos 134 to 142, s e cor 117th st, No 68, 100.11x125. Oct 8, 1909, 5 years, 4½%. 6:1600. 200,000
- Stark, Isaac with Mine Goldsmith. 5th st, No 433 East. Extension of mort for \$16,000 to Nov 4, 1914, at 4½%. Oct 5. Oct 8, 1909. 2:433. nom
- Simon, Louise wife of and Julius with Ferdinand Munch Brewery. Eldridge st, No 201, w s, 150 n Rivington st, 25x100. Agreement to execute two indemnity agreements for \$1,800 each to procure liquor tax certificates for Jacob Simon at 98 Lexington av and the other for Geo E Pieris at 200 St Nicholas av. Sept 11, Oct 8, 1909. 2:421. nom
- Sellew, Frederic S to Edwin R Holden. 79th st, No 78, s s, 41 w Park av, 17x92.2. Oct 8, 1 year, 6%. Oct 9, 1909. 5:1393. 10,000
- Schmidt, Chas V to GERMAN SAVINGS BANK. St Nicholas av, Nos 1381 and 1383, n w cor 179th st, No 601, 50x100. Oct 11, 1909, due Nov 1, 1914, 4½%. 8:2162. 70,000
- Six & Eight West Twentieth St Co with Wm L Condit. 20th st, Nos 6 and 8 West. Agreement modifying rate of interest. Feb 20, 1908. Oct 13, 1909. 3:821. nom
- Stewart, Mary C to Eliz J Webb. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. Oct 1, due Nov 1, 1909, 6%. Oct 13, 1909. 4:998. 10,000
- St Regis House to EMIGRANT INDUSTRIAL SAVINGS BANK. 140th st, Nos 620 and 622, s s, 200 w Broadway, 125x99.11. Prior mort \$20,000. Oct 8, 1909, 3 years, 4½%. 7:2087. 15,000
- Segelbohm, Louis to STATE BANK. Av D, Nos 29 and 31, w s, 70.4 s 4th st, runs s 39.7 x w 100 x n 22 x e 19 x n 17.7 x e 81 to beginning. Prior mort \$—. Sept 20, due Mar 20, 1911, 6%. Oct 11, 1909. 2:373. 3,500
- Thedford, Geo W to NEW YORK SAVINGS BANK. 109th st, No 144, s s, 150 e Amsterdam av, 25x100.11. Oct 8, 1909, due, &c, as per bond. 7:1863. 21,000
- Tyrrell, Eliz and Mary of Rahway, N J, to EMIGRANT INDUSTRIAL SAVINGS BANK. 119th st, n w cor 5th av, Nos 1480 and 1482, 53.7x42.7x55.6x28. Oct 8, 1909, 5 years, 4½%. 6:1718. 8,500
- Twenty-Nine Union Square Co to BANK FOR SAVINGS in City N Y. Union sq W, No 29, s w cor 16th st, 32.6x144.10. Prior mort \$187,000. Oct 8, 1909, due, &c, as per bond. 3:843. 8,000
- Same to same. Same property. Certificate as to above mortgage. Oct 8, 1909. 3:843. —
- Toplitz, Harry L to Wm A Campbell. 59th st, Nos 15 to 19, n s, 250 e 5th av, 75x100.5. Prior mort \$200,000. Oct 11, 1909, 1 year, 6%. 5:1374. 20,000
- Trachman, Rose to Aaron Avrutis. 2d av, No 158, n e cor 10th st, Nos 201 and 203, 25x105. Leasehold. All title. P M. Prior mort \$—. Oct 11, due Feb 1, 1910, 6%. Oct 13, 1909. 2:452. 1,590
- Trustees of The Elberon Memorial Presbyterian Church of Elberon, N J, with Conrad and Sophie Ludwig. 2d av, No 1573. Extension of \$9,000 mort until Oct 3, 1914, at 5%. Aug 6. Oct 14, 1909. 5:1527. nom
- Trustees of The Elberon Memorial Presbyterian Church of Elberon, N J, with Thos J Fogarty. 71st st, No 251 West. Extension of \$15,000 mort until Sept 10, 1914, at 4½%. July 26. Oct 14, 1909. 4:1163. nom
- Tomakawk Realty Co to Robt M Silverman. Broadway, s e cor 163d st, 99.11x100. Prior mort \$170,000. Oct 11, 3 years, 6%. Oct 14, 1909. 8:2122. 35,000
- Same to same. Same property. Certificate as to above mort. Oct 13. Oct 14, 1909. 8:2122. —
- Trustees of The Elberon Memorial Presbyterian Church of Elberon, N J, with Gottfried Piel. 90th st, No 72 West. Extension of \$17,000 mort until Sept 13, 1913, at 4½%. Sept 22. Oct 14, 1909. 4:1203. nom
- 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. Reprinted from last issue, when amount of mortgage was indistinct. gold bonds, 100,000
- Urban, Adolph H to Johanna H Seebeck. 85th st, No 65, n s, 210 w Park av, 25.6x102.2. Prior mort \$22,000. Oct 11, 1909, 2 years, 6%. 5:1497. 5,000
- U S Mail & General Express Co to METROPOLITAN SAVINGS BANK. 6th st, No 807, n s, 125 e Av D, 24.11x90.10. Certificate as to mort for \$14,000. Sept 20. Oct 11, 1909. 2:363. —
- Vickers, Kezzie to Henry A Casson. 64th st, No 149, n s, 336 e Amsterdam av, 18x100.5. Prior mort \$—. Oct 1, due, Feb 1, 1911, 6%. Oct 8, 1909. 4:1136. 2,300
- Veit, Millard to Valentine Gumprecht. Bradhurst av, No 82, n e cor 146th st, No 307, 25x75. Prior mort \$22,000. Oct 1, 2 years, 6%. Oct 8, 1909. 7:2045. 1,900
- Vanderbilt Tile Co to Aurelia Boland. 160th st, No 558, s s, 125 e Broadway, 50x90.11. Prior mort \$50,000. Oct 11, 3 years, 6%. Oct 13, 1909. 8:2118. 10,000
- Von Inten, Rebecca W with Benj Harris and Edw A Isaacs. Park av, No 1648, w s, 100.10 n 116th st, 24.10x90. Extension of \$17,000 mort until Aug 25, 1914, at 5%. May 27. Oct 11, 1909. 6:1622. nom
- Vogel, Frederick to N Y SAVINGS BANK. 31st st, No 324, s s, 305 w 1st av, 20x98.9. Oct 13, 1909, due &c as per bond. 3:936. 8,000
- Vigilant Development Co to TITLE GUARANTEE AND TRUST CO. Certificate as to mort for \$6,000 on property at Valley Stream, Nassau Co, N Y. Oct 11. Oct 14, 1909. —
- Van Bergen, Chas to U S TRUST CO of N Y. Washington pl, No 5, n e s, 52 s e Mercer st, —x91.7x52x91.8. Oct 2, 3 years, 4½%. Oct 14, 1909. 2:547. 75,000
- Vingelli, Rosina to American Mortgage Co. 109th st, No 328, s s, 357 e 2d av, 25x100, with all title to strip between above and e l of block. Oct 13, 5 years, 5%. Oct 14, 1909. 6:1680. 16,000
- Wheeler, Dunham and Candace to Chas G Moller. 27th st, No 124, s w s, 125 w Lexington av, 25x98.9. Prior mort \$13,000. Oct 14, 1909, 2 years, 6%. 3:882. 2,500
- West One Hundred and Thirty-ninth Street Realty Co to Penco Realty Co. 139th st, s s, 175 w Broadway, 125x99.11. P M. Prior mort \$50,000. Oct 14, 1909, demand, 6%. 7:2087. 25,000
- Wittnauer, Emile J and Martha S to N Y LIFE INS CO. 31st st, No 46, s s, 115 w 4th av, 17.6x98.9; 31st st, No 44, s s, 132.6 w 4th av, 17.6x98.9. Aug 5, due June 1, 1914, 4½%. 3:860. 70,000
- Same to John Ingle Jr. Same property. Prior mort \$70,000. Aug 5, due Apr 5, 1911, 6%. Oct 8, 1909. 3:860. 7,500
- Westown Realty Co to TITLE INSURANCE CO of N Y. 37th st, No 255, n s, 166.8 e 8th av, 16.8x98.9; 37th st, No 257, n s, 150 e 8th av, 16.8x98.9. Prior mort \$14,000. Oct 1, 3 years, 5%. Oct 8, 1909. 3:787. 15,000
- Same to same. Same property. Certificate as to above mortgage. Sept 30. Oct 8, 1909. 3:787. —
- Wallach, Reisler & Co to Eliz H Gates. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. Oct 7, 5 years, 5%. Oct 8, 1909. 8:2153. 45,000
- Same to same. Same property. Certificate as to above mortgage. Oct 7. Oct 8, 1909. 8:2153. —

# KING'S WINDSOR CEMENT

For PLASTERING WALLS AND CEILINGS

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

J. B. KING & CO., 17 State Street, New York

Wallach, Reisler & Co and STATE BANK with Eliz H Gates. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. Subordination agreement. Oct 2. Oct 11, 1909. 8:2153. nom  
Wallach, Reisler & Co to London Realty Co. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. Prior mort \$54,000. Oct 1, 3 years, 6%. Oct 11, 1909. 8:2153. 3,500  
Weilerstein, Fannie to Estelle Scholle guardian for Norman H Scholle. Madison av, No 1592, w s, 25.11 s 107th st, 25x100. Oct 5, 5 years, 4½%. Oct 11, 1909. 6:1612. 24,000  
Same to Hannah Silverstone. Same property. Prior mort \$24,000. Oct 11, 1909, 4 years, 6%. 6:1612. 4,000  
Wagner, Katharina widow to DRY DOCK SAVINGS INSTN. 1st av, No 40, e s, 83.9 s 3d st, 20.1x81.1x20.9x84.5. Oct 13, 1909, due &c as per bond. 2:430. 2,000

## BOROUGH OF THE BRONX.

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

Ament, Robert S to BRONX SAVINGS BANK. Bush st, s s, 116 w Grand Boulevard and Concourse, 2 lots, each 23.6x75. Two mortg, each \$5,000. Oct 8, 1909, due &c as per bond. 11:2808. 10,000

Alheidt, Conrad to Wilbur Larremore referee. Plympton av, w s, 80 n 169th st, 25x75x25.5x70.7, and being lot 18 parcel 12 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Oct 13, 2 years, 5%. Oct 14, 1909. 9:2522. 1,015

Bull, Gould H to August Nelson. Bailey av, e s, Sedgwick av, w s, and being lots 1 and 2 map 1187 of Bailey estate, 55x69.4 to Sedgwick av x41.7x48.6. P M. Prior mort \$10,000. Oct 6, due &c as per bond. Oct 9, 1909. 11:3237. 2,500

Buckbee, Geo E with BRONX SAVINGS BANK. Bush st, s s, 116 w Grand Boulevard and Concourse, 2 lots, each 23.6x75. Two subordination agreements. Oct 8, 1909. 11:2808. nom

Bronxland Realty Co with Martha C Tiemann. Bryant av, w s, 165.3 s Garrison av, 25x100. Subordination agreement. Oct 8. Oct 11, 1909. 10:2761. nom

Same with Julia A Tiemann. Bryant av, w s, 190.3 s Garrison av, 25x100. Subordination agreement. Oct 8. Oct 11, 1909. 10:2761. nom

BRONX BOROUGH BANK with FARMERS LOAN & TRUST CO. Van Cortlandt av, n s, at s e s Grand Boulevard and Concourse, 251.2 to Mosholu Parkway, x n w 369.11 to Concourse, x s w 235.11 to beginning. Subordination agreement. Oct 8. Oct 11, 1909. 12:3323. nom

Brunel, Emile to James P Morrison. 261st st, n s, 26.7 w Fieldston road, 25.7x104.11x25x110.6 w s. P M. Oct 13, 3 years, 5%. Oct 14, 1909. 13:423. 500

Brand & Silverstein Iron Works, a corpn, to Jas C H White. Washington av, w s, 100 s 174th (12th) st, 50x175, except part for av. P M. Oct 13, due Oct 5, 1912, 5%. Oct 14, 1909. 11:2906. 9,000

Bornhoeft, Edw to EMIGRANT INDUST SAVINGS BANK. Forest av, e s, 196 s Home st, runs e 107.3 x n 57 x e 49.11 x s 117 x w 157.3 to av, x n 60 to beginning. Oct 14, 1909, 3 years, 5%. 10:2661. 12,000

Baum, Ludwig H to Chas Liedt. Katonah av, w s, 75 n 237th st, 25x85. Oct 13, 2 years, 6%. Oct 14, 1909. 12:3378. 800

Bruner, Bella individ and as guardian Fredk Bruner with Antonie Eichelberg. 169th st, Nos 924 and 926 East. Extension of \$7,625 mort until Nov 1, 1914, 5%. Oct 11. Oct 14, 1909. 10:2718. nom

Corbett, James C to Sarah E Fernald and ano exrs, &c, Francis P Fernald. Elton av, n s, 63.8 w 162d st, runs w 31.10 x n w 105.4 x n e 25 x s e 124.8 to beginning. Oct 14, 1909, 5 years, 5%. 9:2383. 5,000

Chester Construction Co to Julia A Tiemann. Bryant av, w s, 190.3 s Garrison av, 25x100. Certificate as to mort for \$7,000. Oct 5. Oct 11, 1909. 10:2761. —

Same to Martha C Tiemann. Bryant av, w s, 165.3 s Garrison av, 25x100. Certificate as to mort for \$7,000. Oct 5. Oct 11, 1909. 10:2761. —

Chester Construction Co to Julia A Tiemann. Bryant av, w s, 450 n Seneca av, 25x100. Oct 8, 1909, 5 years, 5%. 10:2761. 7,000

Same to Martha C Tiemann. Bryant av, w s, 475 n Seneca av, 25 x100. Oct 8, 1909, 5 years, 5%. 10:2761. 7,000

Central Bronx Realty Co to Addie B Clark. Tiebout av, e s, 103.3 n 189th st, 3 lots, each 31x100. Three mortg, each \$4,000. Three prior mortg \$12,000 each. Oct 7, due Apr 1, 1912, 6%. Oct 8, 1909. 11:3025. 12,000

Same to same. Same property. Three certificates as to above mortg. Oct 7: Oct 8, 1909. 11:3023. —

Cameron, Thomas to Sadie Nelson. 188th st, No 446, s s, 51.10 e Park av, 23.2x100. P M. Prior mort \$3,000. Oct 9, due, &c, as per bond. Oct 13, 1909. 11:3041. 3,400

\*Dillon (D J) Co to Mathias Haffen. Gleason av, n s, 75 e 171st st, 25x100; Gleason av, n e cor 171st st, 50x100. Oct 7, due &c as per bond. Oct 8, 1909. 2,000

\*Same to same. Same property. Certificate as to above mort. Sept 2. Oct 8, 1909. —

\*Decker, Bridget A and Emma A Wolfrath to Louis Diebold exr Friedericke Diebold. 8th st, s s, 230 w Av C, 25x100. Oct 7, 3 years, 6%. Oct 8, 1909. 1,500

\*Dammeyer, Charles to Matilda Realty & Construction Co. Matilda st, e s, 475 s 237th st, 50x100. P M. Prior mort \$4,000. Oct 5, due &c as per bond. Oct 11, 1909. 3,370

De Blasi, Alfonso to Emilie Meese. Honeywell av, w s, 142.2 n 180th st, 42x140.3; Honeywell av, n w s, 221 n 180th st, late Samuel st, 22x150. Prior mort \$—. Oct 7, due Sept 18, 1914, 5%. Oct 11, 1909. 11:3124. 2,500

Drechsler, Abraham to LAWYERS TITLE INS & TRUST CO. Prospect av, e s, 87.3 s Longwood av, 37.6x110.5x40x124.6. Oct 11, 1909, 5 years, 5%. 10:2688. 27,000

Di Benedetto Realty Co to Solomon C Powell. Grote st, n s, 108 e Prospect av, 31.1x119.7x22.9x119.10. Prior mort \$—. Oct 11, demand, 6%. Oct 14, 1909. 11:3113. 1,000

EAST RIVER SAVINGS INSTN with Moses Loewenstein. St Anns av, No 311, w s, 100 s 142d st, 25x103.3. Extension of \$15,000 mort until Nov 1, 1914, at 5%. Oct 6. Oct 9, 1909. 9:2268. nom

\*Flood, Frank to Warren J Mitchell. 172d st, e s, 256 s Gleason av, 25x100. Prior mort \$3,500. Oct 7, due &c as per bond. Oct 8, 1909. 1,000

Flohr, Henry J with Martha H Day. Southern Boulevard, Nos 163 and 171. Extension of 2 mortg, aggregating \$50,000 until Nov 1, 1912, at 5%. Oct 6. Oct 9, 1909. 10:2564. nom

Furlong-Tompkins Co to American Mortgage Co. Lorillard pl, s w cor 187th st, 125.7x90. Building loan. Oct 11, 1909, 1 year, 6%. 11:3055. 55,000

Same to same. Same property. Certificate as to above mort. Oct 9. Oct 11, 1909. 11:3055. —

Same to same. Bathgate av, s e cor 187th st, 154.2x90x152.5x90. Building loan. Oct 11, 1909, 1 year, 6%. 11:3055. 70,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 11, 1909. 11:3055. —

Friedrich, John with John Moser and Frederick Ernst. 158th st, n e s, 250 n w Elton av, 25x100. Extension of mort for \$4,000 to Oct 2, 1914, at 5%. Oct 1. Oct 9, 1909. 9:2380. nom

Froma Realty Co to Jos Kaplan and ano. Robbins av, No 650, s e s, 50 s w 152d st, 50x105, except part for av. P M. Prior mort \$—. Oct 8, 1 year, 6%. Oct 11, 1909. 10:2643. 4,600

Flisser, Adolph to LAWYERS TITLE INS & TRUST CO. Washington av, n w cor 174th st, 25x90. Oct 9, 5 years, 5%. Oct 11, 1909. 11:2907. 18,000

Fordham Construction Co to TITLE GUARANTEE & TRUST CO. Fordham road, No 122, s s, 28.8 n and w from s end of curve where s s Fordham road joins w s Andrews av, 21.6x112.1x18.4x114.1. Oct 11, due, &c, as per bond. Oct 13, 1909. 11:3225. 7,000

Same to same. Same property. Certificate as to above mortgage. Oct 11. Oct 13, 1909. 11:3225. —

\*Goergen, John and Fred O Knapp with Charles Massoth. 237th st, n s, 24 w Byron st, and being lot 27 blk 5 map Whitehall Realty Co, 24.7x89.7x24.4x93.1. Extension of \$3,500 mort until Sept 14, 1912, at —% as per bond. Oct 13. Oct 14, 1909. nom

\*Gambel, Fredk with Chas Massoth. 237th st, n s, 48 w Byron st, and being lot 28 blk 5 map Whitehall Realty Co, 24.7x92.1x24.4x96.9. Extension of \$3,500 mort until Sept 14, 1912, at —% as per bond. Oct 13. Oct 14, 1909. nom

Gambetzky, Samuel to William Seitz. Clay av, No 1061, w s, 300 n 165th st, 25x100. Oct 7, demand, 5%. Oct 8, 1909. 9:2429. 600

Garrett, Annie to Alice K Sawin. Ryer av, No 2080, n e cor 180th st, ——. Oct 8, 1909, due &c as per bond. 11:3144 and 3149. 5,000

Greenwich Mortgage Co with American Mortgage Co. 147th st, s s, 315 w Brook av, 50x100. Subordination agreement. Oct 8. Oct 11, 1909. 9:2291. nom

Goldberg, Jacob and Max Smith to Noel B Sanborn et al trustees Isaac Green Pearson. Macy pl, n w cor Hewitt pl, 25x100. Oct 7, 5 years, 5%. Oct 14, 1909. 10:2688 and 2695. 26,500

Gottschalk, Mary to HARLEM SAVINGS BANK. Prospect av or Napier st, n w cor Ewen pl, or Willard st or 235th st, 50x100. Oct 13, 3 years, 5%. Oct 14, 1909. 12:3364. 4,000

Same to Francis S Valles. Same property. Prior mort \$4,000. Oct 13, 1 year, 6%. Oct 14, 1909. 12:3364. 500

Goldberg, Jacob and Max Smith to Sol Goldberg. Macy pl, n w cor Hewitt pl, 25x100. Prior mort \$26,500. Oct 7, 4 years, 6%. Oct 14, 1909. 10:2688 and 2695. 6,000

\*Germansky Construction Co to Max Krupin. 235th st, n s, 305 e 2d st and being lot 927 map Wakefield. Oct 13, 1 year, 6%. Oct 14, 1909. 311

Heydt, Helene with Ellen Kearns. 145th st, n s, 100 e Brook av, 25x100. Extension of \$8,000 mort until July 1, 1912, at 5%. July 1, 1909. 9:2272. Corrects error in issue of July 3, when description of property was w of Brook av. nom

Jorgensen, Chas G to TITLE GUARANTEE & TRUST CO. Hoe av, w s, 83.7 n Freeman st, 50x100. Oct 8, 1909, due, &c, as per bond. 11:2980. 34,000

Joseph, Enos F to DOLLAR SAVINGS BANK of City N Y. 179th st, n s, 120.2 e Mapes av, 25x103.1. Oct 14, 1909, due Dec 1, 1910, 5%. 11:3108. 3,000

\*Krupin, Max to Germansky Construction Co. 235th st, s s, 185.7 e Carpenter av, 20.4x114.6, Wakefield. P M. Oct 13, 2 years, 6%. Oct 14, 1909. 1,000

Kirchner, Wm H to Louis E Kleban. Washington av, Nos 1676 and 1678, n e cor 173d st, No 481, 50.8x110, except part for av. P M. Prior mort \$51,000. Oct 8, 1909, due April 8, 1914, 6%. 11:2915. 10,000

Kuhn, August to Anna C Edwards and ano. Jerome av, w s, 350 n 184th st, 76.9x100x77.11x100. Oct 11, 1909, 3 years, 5%. 11:3199. 11,000

Kelly, Michl J to Builders & Contractors Corpn. Washington av, s e s, abt 100 s 183d st, and being lot 113 map land of heirs of Thos Bassford, 50.9x112.8x50x118, except part for av. Oct 8, 1909, due Dec 7, 1909, 6%. 11:3050. 1,000

\*Kraft, Anna to Francis S Phraner trustee Mary M Stone. Parker av, n e s, at line bet lots 37 and 38, runs n w 25 x n e 21.1 x e 50.2 x s w 64.3 to beginning, being part of lot 38, map No 277 of St Raymonds Park; also lot 50 map No 957 of 120 lots Daily Estate. Oct 13, 1909, due Dec 1, 1912, 5½%. 4,500

LAWYERS TITLE INS & TRUST CO with Caroline G Storey. Creston av, w s, 114.2 n 190th st, 71.9x146.5x73.10x149.1. Extension of \$10,000 mort until Sept 30, 1912, at 5%. Oct 14, 1909. 11:3175. nom

Lenniger, Paul to HARLEM SAVINGS BANK. Stebbins av, n w s, 108.3 s w Home st, 18.3x66.6x18.5x68.11. Oct 14, 1909, 1 year, 5%. 10:2693. 500

Lowe (William R) Co to Fredk G Mead and ano trustees Robert G Mead. Tremont av, s w cor Grand av, runs s 59.7 x w 71 to Tremont av, x n e 92.7 to beginning; also perpetual right of way to pass through premises on Tremont av, s s, 540 w Jerome av, runs s 128.3 x e 80 x n — to av, x w — to beginning. Prior mort \$15,000 on this and adjoining property. Aug 16, 3 years, 5%. Oct 14, 1909. 11:2867. 13,000

Same to same. Same property. Certificate as to above mort. Aug 18. Oct 14, 1909. 11:2867. —

Same to Century Mortgage Co. Grand av, w s, 93.3 s Tremont av, 35x75.3x35x73.6; also a perpetual right of way to pass through said premises on Tremont av as above. Prior mort as above. Aug 16, 3 years, 5%. Oct 14, 1909. 11:2867. 9,000

Same to same. Same property. Certificate as to above mort. Aug 18. Oct 14, 1909. 11:2867. —

# DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

**E. THIELE, Sole Agent,  
99 John St., New York.**

Same to Eugene H Hatch. Grand av, w s, 59.3 s Tremont av, runs s 34 x w 73.6 x n 33.2 to s s Tremont av, x n e 1.4 x e 71; also perpetual right of way to pass through said premises on Tremont av as above. Prior mort as above. Aug 16, 3 years, 5%. Oct 14, 1909. 11:2867. 9,000

Same to same. Same property. Certificate as to above mort. Aug 18. Oct 14, 1909. 11:2867. —

Same to David Blitzer. Tremont av, s w cor Grand av, runs s 128.3 x w 75 x n 66.3 to Tremont av, x e 93.11 to beginning. Prior mort \$36,978.53. Oct 14, 1909, due April 15, 1910, 6%. 11:2867. 5,500

Same to same. Same property. Certificate as to above mort. Oct 14, 1909. 11:2867. —

Lesley, Mary S to Allen R Taylor and ano. 227th st, late Sidney st, s w s, 70.5 n w Arlington av, late Troy st, 47.4x175. Prior mort \$—. Jan 2, 1 year, —% as per bond. Oct 11, 1909. 13:3407. 1,000

Linton, Emily Z to Herman N Freedman. Marmion av, No 1883, w s, 100 n 176th st, 46x121x44.6x121. P M. Prior mort \$—. Oct 7, 3 years, 4½%. Oct 8, 1909. 11:2954. 6,000

Leib, Herman to Frederick Lange. 139th st, s s, 225 e Willis av, 25x100. P M. Prior mort \$10,000. Oct 4, due Oct 1, 1915, 5%. Oct 9, 1909. 9:2283. 8,500

\*Lagonia, Giacinto to Lion Brewery. Fort Schuyler road, No 1615, Saloon lease. Oct 1, demand, 6%. Oct 11, 1909. 351,49

Leitner, Jacob to THE FARMERS LOAN & TRUST CO. Van Courtlandt av, n e cor Grand Boulevard and Concourse, runs e 251.2 to s w s Mosholu Parkway x n w 369.11 to e s said Concourse x s 235.11 to beginning. Oct 9, due Oct 11, 1911, —%. Oct 11, 1909. 12:3323. 15,000

Larimer Realty Co to Edw McK Whiting guardian John S Wilson. Aqueduct av East, e s, 60.7 s 184th st, 20.4x53.1x20.1x49.10. Oct 11, 3 years, 5½%. Oct 15, 1909. 11:3212. 4,000

Same to same. Same property. Certificate as to above mortgage. Oct 11 Oct 13, 1909. 11:3212. —

Laemmlle, George to EMIGRANT INDUSTRIAL SAVINGS BANK. Prospect av, w s, 33.10 n 163d st, 37.6x106. Oct 13, 1909, 3 years, 4½%. 10:2678. 5,000

Lowe (Wm R) Co, a corpn, and Leo M Klein and Samuel Jackson with The Century Mortgage Co and Eugene H Hatch and Fredk G and Robt G Mead Jr as trustees Robt G Mead. Tremont av, s w cor Grand av, runs s 128.3 x w 75 x n 66.3 to av x e 99.11 to beginning. Subordination agreement. Aug 16. Oct 14, 1909. 11:2867. nom

Murphy, Mary with James B Ryan. Dawson st, s s, 323.4 w Leggett av, 16.8x130.8x16.8x131.5. Extension of \$3,000 mort until May 18, 1912, at 5%. Oct 13. Oct 14, 1909. 10:2686. nom

\*Marrin, Emily F to Mary Keenan. Lot 577 map No 401 of Seton homestead. Sept 25, 3 years, 6%. Oct 13, 1909. 1,000

\*Milone, Rachel wife Antonio B Milone to Mary D Nesmith. Byron st, s e cor Kossuth av, 168.5x56.10x155.4x99.4, South Mt Vernon. Oct 11, due, &c, as per bond. Oct 13, 1909. 550

McNulty, John to Alice Titus. Belmont av, e s, 115.5 s 176th st, runs e 100 x n 25 x w 25 and 75 to av, x s 25 to beginning. P M. Oct 11, 1 year, 5%. Oct 13, 1909. 11:2945. 1,000

\*Metzler, Harry to Julius Wolf. Swinton av, e s, 100 n Eastern Boulevard, 25x100. Prior mort \$2,750. Oct 9, 1 year, 6%. Oct 13, 1909. 500

\*Masterson, Thomas to Katie C Rogers guardian Mildred M Rogers. Westchester av, s s, 89.4 w Ferris pl, 25x21.9x25x22.11; also lots 30 and 31 map No 1116 in partition land of heirs Capt Cornell Ferris. Oct 8, 3 years, 5%. Oct 13, 1909. 10,000

McNulty, John to Bridget Kilkenny. 176th st, late Woodruff av, s s, 100 w Crotona av, late Grove st, 25x100, except part for 176th st. P M. Oct 11, due, &c, as per bond. Oct 13, 1909. 11:2945. 2,500

\*Miller, Marie to Crawford Real Estate & Building Co. Grace av, e s, abt 467 s 222d st, and being lot 94 map No 1208 Bronx Terrace, 25x95. P M. Oct 11, due Aug 1, 1912, 5%. Oct 13, 1909. 300

Marx (John) Construction Co to Sophie Knepper. Washington av, w s, 100 s 169th st, 35x150, except part for av. Prior mort \$—. Sept 22, due &c as per bond. Oct 11, 1909. 9:2390. 1,230

Merboth, Albert to Geo W L Curtis of Northampton, Mass. Clinton av, w s, 251.8 n Tremont av, 16.8x100. Prior mort \$2,000. Sept 28, due &c as per bond. Oct 9, 1909. 11:3092. 600

Meyer, Abe and Nathan L Glauber to Jonas Meyer. 141st st, No 668, s s, 553 e Willis av, 38.6x100. Prior mort \$29,000. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2285. 2,000

Moorehead Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 149th st, s s, 112.4 w St Ann's av, 37x84.11. Building loan. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2275. 26,000

Same to same. 149th st, s s, 75.10 w St Ann's av, 36.6x84.11. Building loan. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2275. 26,000

Same to same. 149th st, s s, 39.4 w St Ann's av, 36.6x84.11. Building loan. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2275. 26,000

Same to same. St Ann's av, s w cor 149th st, 84.11x39.4. Building loan. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2275. 38,000

Same to same. St Ann's av, s w cor 149th st, 84.11x149.4. Certificate as to four mortgages aggregating \$116,000. Oct 4. Oct 8, 1909. 9:2275. —

Mulhall Realty Co to TITLE GUARANTEE & TRUST CO. Coster st, Nos 710 to 716, e s, 100 n Spofford av, 5 lots, each 18.9x100. 5 mortgages, each \$4,200. Oct 8, 1909, due &c as per bond. 10:2764. 21,000

Same to same. Same property. Five certificates as to above mortgages. Sept 29. Oct 8, 1909. 10:2764. —

Same to same. Coster st, e s, 193.9 n Spofford av, runs e 100 x n 9.7 x n w 10.4 x w 95.4 to st, x s 18.9 to beginning. Oct 8, 1909, due, &c, as per bond. 10:2764. 4,200

Same to same. Same property. Certificate as to above mortgage. Sept 29. Oct 8, 1909. 10:2764. —

Same to same. Coster st, e s, 212.6 n Spofford av, 18.9x85.10x21x95.4. Oct 8, 1909, due, &c, as per bond. 10:2764. 4,000

Same to same. Same property. Certificate as to above mortgage. Sept 29. Oct 8, 1909. 10:2764. —

Same to same. Coster st, e s, 231.3 n Spofford av, 18.9x76.4x21x85.10. Oct 8, 1909, due, &c, as per bond. 10:2764. 4,000

Same to same. Same property. Certificate as to above mortgage. Sept 29. Oct 8, 1909. 10:2764. —

Massett, Cath to HARLEM SAVINGS BANK. Concord av, No 422, e s, 150 s 145th st, late Elm st, 25x100. Oct 8, 1909, 1 year, 5%. 10:2577. 700

\*Mazza, Louis to Marie Mohlenkamp. Columbus av, s s, 25 e Van Buren st, 25x100. Prior mort \$3,500. Oct 8, due July 1, 1912, 6%. Oct 9, 1909. — 1,700

Murphy, Mary with John J Bresnan. Dawson st, s s, 323.4 w Leggett av, 16.8x130.8x16.8x131.5. Subordination agreement. Oct 13. Oct 14, 1909. 10:2686. no n

McNulty, Catherine to TITLE GUARANTEE AND TRUST CO. Crotona av, No 1985, w s, 100 s 179th st, 37.6x111.7x39.1x122.9. Oct 14, 1909, due &c as per bond. 11:3079. 26,000

Same to same. Crotona av, No 1983, n s, 137.6 s 179th st, 37.6x100.5x39.1x111.7. Oct 14, 1909, due, &c, as per bond. 11:3079. 25,000

Nelson, August to TITLE GUARANTEE & TRUST CO. Bailey av, e s, Sedgwick av, w s, and being lots 1 and 2 map No 1187 of Bailey estate, 55x69.4 to Sedgwick av x41.7x48.6. Oct 6, due &c as per bond. Oct 9, 1909. 11:3237. 10,000

\*Neubarth, Chas G to DOLLAR SAVINGS BANK of City N Y. 12th st, n s, 105 e Av D, and adj lot 323, runs n 108 x e 50 x s 108 to st x w 50 to beginning, being part of lot 325 map Unionport. Oct 13, 1909, due Dec 1, 1912, 5%. 2,300

O'Keefe, Margaret to Cath A La Velle. West Farms road, No 1162, s e s, 271.8 s w Longfellow av, runs s w 22.11 x s e 70.8 x e 21.7 x n e 10.4 x n w 90.11 to beginning. P M. Prior mort \$5,250. Oct 13, 1909, 4 years, 6%. 10:2754. 2,000

\*O'Connor, Bridget M wife Maurice to Louis Viala. 213th st (Arthur av), n s, 400 w 5th av, 50x100, Westchester. Sept 30, due Jan 1, 1913, 5½%. Oct 9, 1909. 3,500

Patten, Wm S with Addie B Clark. Tiebout av, e s, 103.3 n 189th st, 3 lots, each 31x100. Three subordination agreements. Oct 7. Oct 8, 1909. 11:3023. nom

Powers, Joseph A to James B Powers. Steuben av, e l, 130 n w of e l 210th st, runs w 130 x n 25 x e 130 to e l of av x s 25 to beginning; Steuben av, e l, 155 n from e l 210th st, runs w 130 x n 25 x e 130 to e l of av x s 25 to beginning, except parts for av. Oct 8, due &c as per bond. Oct 9, 1909. 12:3327. 3,500

Proppe, Mary of Paterson, N J, to TITLE GUARANTEE & TRUST CO. 169th st, No 862, s s, 129.8 e Prospect av, runs s 60.3 x e 1 x s 13.3 x s 74.3 x n 143.6 to st x w 25 to beginning. Oct 11, 1909, due &c as per bond. 10:2694. 5,000

\*Peterson, Eugenie M to Harry Metzler. Gifford av, n s, 305.8 e Balcom av, 25x100. Oct 11, 2 years, 6%. Oct 13, 1909. 800

Pirk, Amalia to Milton P Day. 181st st, s s, 102.1 e Crotona av, 32.2x140.2. Prior mort \$10,500. Sept 27, 1 year, 6%. Oct 14, 1909. 11:3096. 2,500

\*Phelan Bros Construction Co to Manhattan Mortgage Co. 229th st, n s, 255 e Carpenter av, two lots, each 25x114. Two mortgages, each \$4,200. Two prior mortgages, each \$—. Oct 13, due, &c, as per bond. Oct 14, 1909. 8,400

\*Same to same. Same property. Two certificates as to above mortgages. Oct 13. Oct 14, 1909. —

Pletscher, Martin to Werner Marty. Bryant av, e s, 100 s Garrison av, 22.5x100. Prior mort \$7,500. Sept 30, due July 1, 1910, 6%. Oct 13, 1909. 10:2761. 2,500

Quinn, John to TITLE GUARANTEE & TRUST CO. Rogers pl, No 937, w s, 200.6 n Westchester av, 16.8x74x16.8x74.3. Oct 9, due &c as per bond. Oct 11, 1909. 10:2698. 1,350

\*Rose (Hudson P) Co with Frank N Waterman. Eastchester road, e s, abt 555 s Saratoga av, 25x122.6x25x123, and being lot 7 map 327 lots Hunter estate. Subordination agreement. Oct 8. Oct 9, 1909. nom

Riley, Wm and Lorenzo Scinto to Wm H Kirchner. Washington av, Nos 1676 and 1678, n e cor 173d st, No 481, 50.8x110, except part for av. Prior mort \$—. Oct 8, due Mar 1, 1910, 6%. Oct 9, 1909. 11:2915. 2,000

Rickaby, Hamilton to FRANKLIN SAVINGS BANK. 146th st, s s, 243.9 e Park av, 25x95; also 146th st, s s, 243.9 e Park av, runs s 70.2 x w — x n 70.2 to st x e — to beginning. Oct 13, 1909, 3 years, 4½%. 9:2335. 2,500

Stevens, Calvin A and Mary G Richardson as trustees Calvin Stevens with Victoria Zeller. 166th st, No 564 (834), s s, 37.6 e Franklin av, 37.6x100. Extension of mort for \$26,000 to Mar 12, 1912, at 5%. April 12. Oct 14, 1909. 10:2607. nom

\*Shleman, Joseph to Mathew Waldron, of Haverstraw, N Y. Mulford av, w s, 175 n Alice st, 50x100, Throggs Neck. Building loan. Oct 13, 3 years, 6%. Oct 14, 1909. 2,500

Schaeffer, Chas J and John Merle to EMPIRE CITY SAVINGS BANK. 134th st, n s, 125 w Lincoln av, 25x100. Oct 14, 1909. 1 year, 5%. 9:2317. 1,000

Santini, Annuccio to CORN EXCHANGE BANK. Concord av, No 633, w s, 70.10 s 152d st, 70.10x46. Oct 13, due, &c, as per bond. Oct 14, 1909. 10:2643. 5,000

\*Sabatino or Sabatini, Maria D wife of and Giuseppe to Frank N Waterman. Eastchester road, e s, abt 555 s Saratoga av, 25x122.6x25x123, and being lot 7 map (No 1130) of 327 lots Hunter estate. Oct 8, due &c as per bond. Oct 9, 1909. 6,000

Slotkin, Mayer and Julius Praglin with Chas F E Vogler. Boston road, w s, 137 n 168th st, 50x166. Extension of \$5,000 mort until June 30, 1914, at 6%. June 30. July 1, 1909. 10:2615. Corrects error in issue of July 3, when mortgagee was Wm G Christie. nom

Sommerhalder, Gottlieb to TITLE GUARANTEE & TRUST CO. German pl, No 766, e s, 75.1 n 157th st, runs e 81.4 x n 25 x w 82.7 to pl, x s 25 to beginning. P M. Oct 7, due, &c, as per bond. Oct 8, 1909. 9:2360. 10,000

Same to Conrad Tisch. Same property. P M. Prior mort \$10,000. Oct 7, due, &c, as per bond. Oct 8, 1909. 9:2360. 2,500

Schwartzreich, Louis to Samuel Post. Macy pl, No 871 (1037), n s, 231.5 e Prospect av, 25x140. Oct 2. Secures performance of contract. Oct 8, 1909. 10:2688. 300

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. Oct 7, demand, 6%. Oct 8, 1909. 11:3121. 3,500

Same to same. Same property. Certificate as to above mortgage. Oct 7. Oct 8, 1909. 11:3121. —

Singhi, Henry U to BOWERY SAVINGS BANK. Jerome av, n w cor 184th st, 150x100. Oct 8, 1909, 5 years, 4½%. 11:3198 and 3199. 45,000

|                                                                                                                                         |                                                                              |                                                   |                                                   |                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GERMAN<br/>AND<br/>AMERICAN</b><br>Sales Offices<br>45 B'way, N. Y. City<br>WORKS<br>MAYRUAG GERMANY<br>ALSEN ON HUDSON RIVER, N. Y. | <b>ANNUAL CAPACITY 3,000,000 BBLs</b><br><b>"THE ABSOLUTELY SAFE CEMENT"</b> | <h1 style="font-size: 4em; margin: 0;">ALSEN</h1> | SEE PAGE 132 IN "SWEET'S"<br>FOR FULL PARTICULARS | <b>This Brand</b><br>of Portland Cement is<br>too favorably known<br>in EVERY COUNTRY<br>where cement is used<br>to need further descrip-<br>tion. |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|

- \*Shleman, Moris to Mary L Arnow. Muiford av, n w cor Alice st, 50x100. Oct 7, 2 years, 6%. Oct 8, 1909. 300
- Stevens, Charles A to BRONX SAVINGS BANK. Trinity av, No 531, w s, 100 s 149th st, 17.8x98. Oct 2, due, &c, as per bond, Oct 8, 1909. 10:2557. 4,000
- Sielaff, Frank to Julius Heidenman. Webster av, n e cor Anna pl, 25x90. Oct 8, 1909, due Jan 1, 1913, 6%. 11:2893. 2,000
- Santini, Annuccio to TITLE GUARANTEE & TRUST CO. Westchester av, s s, 128 e Bergen av, 100x89.8x117.8x152.4. Prior mort \$25,000. Oct 8, due &c as per bond. Oct 9, 1909. 9:2294. 10,000
- \*Sound Realty Co with Annie Davis. 225th st, s s, 403.2 e Paulding av, 50x109.6. Extension of \$800 mort until July 12, 1911, at 5%. June 30, Oct 8, 1909. nom
- \*Schollhamer, Barbara to Frank Gass. La Salle av, s s, 594 e Fort Schuyler road, 25x101x25x100.11. Oct 1, 3 years, 6%. Oct 8, 1909. 400
- Stone, Louis of Mt Vernon, N Y, to Wm E Berrien et al. Fieldston road, proposed, w s, at s s proposed 256th st, mort reads plot begins at n w cor Berrien estate at intersection of boundary line bet Berrien estate and Thorn & Co estate, runs s 126.1 x e 150 x n 144.10 x w 141.1 to beginning. Prior mort \$—. Oct 8, 1909, 5 years, 5%. 13:3421. 2,500
- Same to same. Fieldston road, proposed, w s, at s s proposed 255th st, 100x163.10x100x153.6. Prior mort \$—. Oct 8, 1909, 5 years, 5%. 13:3421. 2,500
- Scheuermann, Clyde E to Manhattan Mortgage Co. 169th st, n s, 80 e Washington av, runs n 48 x e 30.9 x s 24 x s 24 to st, x w 32 to beginning. Prior mort \$—. Oct 13, 1909, due, &c, as per bond. 11:2910. 3,000
- Schwarzler, Albert J to Augusta M de Peyster. Clay av, n e cor 166th st, 568.5 to 167th st x80. P M. Oct 13, 1909, 5 years, 5%. 9:2426. 45,000
- Ten Brook, Frank A to Bertel Realty Co. Lyman pl, e s, at n w s Stebbins av, runs n 152.7 x e 129 to Stebbins av x s w 197.9. P M. Oct 9, 1 year, 5½%. Oct 11, 1909. 11:2970. 23,000
- Same to same. Same property. Building loan. Oct 9, 1 year, 6%. Oct 11, 1909. 11:2970. 50,000
- \*Trainor, Francis to James E Humphrey. Balcom av, e s, 200 n Latting st, 25x90. Oct 9, due Jan 1, 1913, 6%. Oct 11, 1909. 2,500
- Traber, Andrew P to BOWERY SAVINGS BANK. Prospect av, n w s, lots 72 and 73 map East Tremont, 132x150. Oct 13, 1909, 5 years, 5%. 11:3097. 35,000
- Thompson, Wm B to Josephine E Carpenter trustee Franklin E James. 137th st, s s, 214.5 w Cypress av, 37.6x100. P M. Oct 5, 3 years, 5%. Oct 14, 1909. 10:2549. 30,000
- Thomas, Hugh to Theo P Huffman. Ogden av, e s, 275 s 162d st, 50x115. Prior mort \$53,200. Oct 13, 1909, installs, 6%. 9:2511. 3,600
- Same to Ida C Bracher. Same property. Oct 13, 1909, 2 years, 6%. 9:2511. 8,200
- \*von Dwingelo, Otto and Louise his wife to Barney Shanley. 221st st, late 7th av, s s, 305 e 2d st, and being west 1-3 of lot 956 map Wakefield, 33.4x114. P M. Oct 13, 3 years, 6%. Oct 14, 1909. 700
- Von Inten, Rebecca W with Albert Wagner. Forest av, Nos 1136 and 1138, e s, 61 s Home st, 39.10x100. Extension of mort for \$9,000 to Oct 1, 1912, at 5%. Sept 1. Oct 14, 1909. 10:2621. nom
- Walmaur Realty Co to Cath T Greer and ano. Creston av, w s, 93 s 183d st, 100x120, except part for av. P M. Oct 13, 1 year, 5%. Oct 14, 1909. 11:3171. 10,000
- Weber, Barbara to John J Bresnan. Dawson st, s s, 323.4 w Leggett av, 16.8x130.8x16.8x131.5. P M. Oct 13, due, &c, as per bond. Oct 14, 1909. 10:2686. 1,400
- Walmaur Realty Co to Stephen W Collins. Creston av, w s, 93 s 183d st, 100x120. P M. Prior mort \$—. Oct 13, due Sept 30, 1910, 6%. Oct 14, 1909. 11:3171. 4,000
- Same to same et al. Same property. Consent to three mortg agreements \$35,000. Oct 13. Oct 14, 1909. 11:3171. —
- Webb, Peter to Phebe Rauch and ano. Honeywell av, n w s, 166 s 180th st, late Samuel st, and being s w ½ of lot 260 map East Tremont, 33x150.2, except part for av. Oct 7, 3 years, 5%. Oct 8, 1909. 11:3123. 2,500
- Weil, Hattie and Ada Schafferman to Ely J Rieser. Valentine av, No 2046, e s, old line, 275.3 n 179th st, 25x—x25x78. Prior mort \$6,000. Oct 8, installs, 5%. Oct 11, 1909. 11:3142 and 3144. 3,000
- Wachalski, Paul to Charles Rausch. 136th st, n s, 200 e Lincoln av, 25x100. P M. Prior mort \$16,000. June 28, 3 years, 6%. June 30, 1909. 9:2312. Corrects error in issue of July 3, when distance e of Lincoln av was 100. 2,000
- \*Wellman, Fredk to Thomas Keitel. 3d st, n s, 280 e Av C, 25x 108. Oct 6, 3 years, 6%. Oct 8, 1909. 3,500
- Wainwright, Eliz to Eagle Savings & Loan Co. 203d (Rockfield) st, n s, 875 e Marion av, or Anthony st, runs n 100 x w 25 x n 26.3 x e 75 x s 126.2 to Rockfield st, x w 50 to beginning. Oct 7, installs, 6%. Oct 8, 1909. 12:3309. 3,800
- Weber, Wm A to Chas W Knoche. Brook av, No 373, w s, 50 s 143d st, 25x90. P M. Prior mort \$—. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2287. 1,200
- \*Wolf, Caspar and George with Robt R Ellison. Taylor av or 174th st, e s, 213.10 s Westchester av, 25x100. Extension of \$4,000 mort until July 1, 1912, at —%. Oct 8, 1909. nom

### JUDGMENTS IN FORECLOSURE SUITS.

- Oct. 7.
- 2d av, w s, 26 n 98th st, 26x75. Emigrant Industrial Savings Bank agt Matilda Fitzsimons et al; Action No 1; R & E J O'Gorman, att'ys; Dudley F Malone, ref. (Amt due, \$10,595.83.)
- 2d av, No 1905. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$10,615.83.)
- 158th st, n s, 375 w Amsterdam av, 50x99.11. Johanna Seff agt Jennie Lyman; Spiro & Wasservogel att'ys; Noah A Stancliffe, ref. (Amt due, \$5,514.72.)
- Chrystie st, No 132. Max A Zipsper agt Herman, Cohen et al; Moss & Feiner att'ys; Frank Hendrick, ref. (Amt due, \$3,112.50.)
- Oct. 8.
- Lot 227, map of Varian Estate, Bronx. Julius Mayer agt Geo B Martratt; Simpson, Werner & Cardozo, att'ys; Wm J S Caffrey, ref. (Amt due, \$1,171.72.)
- Oct. 9.
- No Judgments in Foreclosure filed this day.
- Oct. 11.
- 103d st, No 56 East. Carl Fischer agt Charles Recht; Richard Dudensing, Jr, att'y; Morris Cukor, ref. (Amt due, \$6,589.50.)
- Delancey st, No 290. Fannie Mayer agt Hyman Fechter; Malcolm Sundheimer, att'y; Edmund J Tinsdale, ref. (Amt due, \$9,878.27.)
- Oct. 13.
- Henry st, Nos 287 & 289. Jacob Fischel agt Isidor Leipzig; Henry M Flateau, att'y; Wm H Peck, ref. (Amt due, \$28,997.25.)
- Carter av, w s, 26.9 n 175th st, 31.10x150.3. Wm A Cameron agt Patrick J Cleary; Wm D Cameron, att'y; J Homer Hildreth, ref. (Amt due, \$869.)
- 61st st, No 235 West. Abraham Beiler agt Sarah Sacher; Adams & Hahn, att'ys; Michael J Kelly, ref. (Amt due, \$12,706.55.)
- Oct. 13.
- 188th st, s s, 32 w Bathgate av, 140x95x140x 89.6. Mary Sippo agt Mountain Construction Co; action to foreclose mechanics lien; att'y, B J Kelly.
- Ryer av, No 2086. Morris Mencher agt Samuel Mencher et al; partition; att'y, S Greenbaum.
- Ryer av, No 2086. Morris Mencher agt Samuel Mencher et al; partition; att'y, S Greenbaum.
- Oct. 14.
- Courtlandt av, n w cor 157th st, 25x100. A Hupfels Sons agt Simon Dressel; notice of levy; att'ys, Guggenheimer, Untermeyer & Marshall.
- 5th av, No 835.
- 5th av, n e cor 19th st, 46.6x100x irreg. Ida A Gardiner agt Wm F Gardiner et al; partition; att'y, G T Adams.
- Oct. 15.
- 1st av, No 571. Celine S Hollins agt Chas A Wissmann et al; partition; att'ys, Earle & Russell.
- 97th st, Nos 10 to 14 East. Mary A Cohnfeld agt Seth M Milliken et al; action to recover dower; att'y, J P Berg.
- 11th av, No 560. Jacob Miller et al agt Theresa Maibach; action to foreclose mechanics lien; att'y, S Edelman.
- Jackson st, Nos 41 & 43.
- Scammel st, n w cor Monroe st, 79x25.
- Harris Siegel agt Victor Rosenzweig; notice of levy; att'ys, Manheim & Manheim.
- 17th st, No 16 East. Stephen J Brown agt Lida Haines; notice of levy; att'y —.
- Anthony av, n w cor 174th st, 135.7x59.6. Joseph Mallardi et al agt Ekwanok Realty Co et al; action to foreclose mechanics lien; att'y, J B Gray.
- Lexington av, s w cor 102d st, 18x75. Isidor H Kempner agt Robert Spero; action to declare vendees lien; att'ys, Eisman, Levy, Corn & Lewine.

### FORECLOSURE SUITS.

- Oct. 9.
- 143d st, Nos 610 to 616 West. Louise C Weed agt Amelia Bach; att'y, C W Dunlap.
- 151st st, n s, 150 e Broadway. 75x99.11. New York Trust Co agt Scheer-Ginsberg Realty & Construction Co et al; att'y, F A Snow.
- 146th st, No 360 East.
- 3d av, No 2756.
- Samuel Winkler agt Geo F Murphy et al; att'y, H Gettner.
- Oct. 11.
- Fordham av, s s, 58x100, adj land of Leviness, City Island. Sarah J Coutant agt Ella Lunning et al; att'y, J F Lambden.
- 113th st, n s, 203.5 w Park av, 25.1x100.11. Francis Frey agt Libby Epstein; att'y, W G Whaley.
- 2d av, No 1852. Ermina R Beckwith agt William Ferris et al; att'y, O W Beals.
- Oct. 13.
- Tiebout av, s w cor 184th st, 23.3x90.6. Adelia A Carpenter agt The Lochinvar Realty Co et al; att'y, W M Powell.
- 73d st, No 211 East. Amy A C Montague agt Augusta J Holst et al; amended; att'ys, Earle & Russell.
- 44th st, n s, 196 e 2d av, 52.8x100.5; two actions; Herbert R Limburg agt Bernard Scheinkman et al; att'ys, W L Levy.
- Matilda st, e s, 200 s Kossuth av, 100x100. Bruckner Bros, Inc, agt Fox-Muller Realty & Construction Co et al; att'y, O E Davis.
- Oct. 13.
- 105th st, s s, 86.10 e Manhattan av, 16.4x100.11. John A Beall et al exrs, agt Belle A MacDonald et al; att'y, H Merkle.
- Madison st, No 239. Louis Pades agt Sarah Krieger et al; amended; att'y, S N Freedman.
- Lots 15, 16 & 17, map of Unionport, Bronx. Frances Aronson agt Ferdinand C Bamman et al; att'y, S Bitterman.
- 1st av, No 846. Callman Rouse agt Bessie Schweitzer et al; att'ys, Manheim & Manheim.
- 113th st, No 71 East. Rector, Church Wardens & Vestrymen of Grace Church in the City of N Y agt Libby Epstein et al; att'ys, Bowers & Sands.
- 139th st, No 479 East.
- 142d st, s s, 275 e Willis av, 15x100; two actions; Lawyers Mortgage Co agt Gertrude L Grummon et al; att'y, G Cary.
- Valentine av, e s, 39.7 n 182d st, 16.8x63x16.8x 61.3. Union Bank of Brooklyn agt B Alexander Basch; att'ys, E M Grout & P Grout.
- Oct. 14.
- 65th st, n s, 231.3 e Columbus av, 61.6x100.11; two actions. Metropolitan Life Ins Co agt Asa R Davison et al; att'ys, Ritch, Woodford, Bovee & Butcher.
- 109th st, s s, 76 e 4th av, 19x100.11. Bronx Security & Brokerage Co agt Sigmund Lissner et al; att'y, I Levinson.
- Lots 281 & 525, map of Arden property, Bronx. Annie V Taylor agt Leo P Shirmer et al; att'y, De La Mare & Morrison.
- 205th st, n s, Lot 531, map of property of Geo F & Henry B Opdyke. Samuel Keeler agt Abraham Cahn et al; att'y, S Keeler.
- Madison av, n w cor 94th st, 100.8x42.9. Mutual Life Ins Co of N Y agt John H Gray et al; att'y, J McKeen.
- Oct. 15.
- 39th st, Nos 7 & 9 West. Mutual Life Ins Co of N Y agt George Nicholas et al; att'y, J McKeen.
- Belmont av, e s, 200 n 187th st, 50x100. Geo F Martens et al agt Nicoletta Criseuolo et al; att'y, T J Farrell.
- Willett st, w s, 125 s Rivington st, 25x100. Wilhelmina Kratsch agt Ida Hoffman et al; att'y, A Waxenbaum.
- 105th st, No 331 East. Henry H Jackson agt Sophie Lookstein et al; att'y, S H Jackson.
- Cypress av, s e cor 141st st, 91.6x120. Cedar Street Co agt Domenico La Sala et al; att'y, R G Babbage.

# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

53d st, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 x e 32 to beg. Montgomery Maze agt James Hebron et al; att'y, D S Ritterband.

White Plains rd, w s, Lot 757. Map of Village of Wakefield, Bronx. Theresa Foy agt Nunzia Valentino et al; att'y, G Squires.

Same property. Sarah E J Squires agt same; att'y, G Squires.

10th st, Nos 412 & 414 East. David Gordon agt Nathan Schwartz et al; att'ys, Engel Bros.

Bathgate av, s e cor 180th st, 31.5x69.10x irreg. John P Leary et al agt J Lewis Amster et al; att'ys, McLaughlin & Stern.

114th st, No 350 East. Solomon Jacobs agt Mishkind-Feinberg Realty Co et al; att'y, P Hellinger.

184th st, s s, 90 w Grand av, 20.3x59.10. Henrietta S Wallace agt Elizabeth M Blasbery; amended; att'y, L H Rogers, Jr.

94th st, n s, 50 w 1st av, 50x63.2x irreg. Sigmund Ashner agt Ray Shapiro et al; att'y, I W Jacobson.

5th av n w cor 137th st, 49.1x62.6. Mary Rosenberg et al agt Samuel Schenker et al; att'ys, Feltenstein & Rosenstein.

Willett st, No 65. Sigmund Kraus agt Ida Hoffman et al; att'ys, Davis & Kaufmann.

48th st, Nos 137 to 143 West. Herbert L May agt Alexander C Quarrier et al; att'ys, Heymann & Herman.

15 Ballhaus, Louis—E Downey ..... 38.41

9 Church, Douglas J—O Dierck et al..... 42.58

9 Case, Geo W Jr—N Lennon et al..... 70.71

9 Cooper, John—H C Clausen Iron Works..... 5,541.10

9 Chase, Frederick A—E W Bloomingdale..... 12.41

11 Carey, Rose—United Electric Light & Power Co..... costs, 68.43

11 Cohn, Leo et al—N Y Telephone Co..... 36.47

11 Cloak, Samuel D—F H Stuart ..... 60.65

11 Charlton, Wm B—N Y Telephone Co..... 49.15

11 Cohn, Leo—the same ..... 33.14

11 Carter, Katherine—J M De Birmingham..... 35.51

11 Cottrell, John W—M Engel..... 218.18

11 Cottrell, John W & Mamie A et al—M Engel..... 423.57

11 the same—the same ..... 144.71

11 Cavanaugh, Thomas S—H C White Co of N Y ..... 88.60

11 Cobb, Kate A & Wm D—S A Hammous..... 112.91

11 Cass, Wm B—E H Warker ..... 114.91

11 Cohen, Barnett—J E Jones ..... 534.31

13\*Calabro, Gustav et al—C R Clifford et al..... 69.41

13 Carabba, Giovanna—A Monaco..... costs, 309.91

13 Crawford, Caroline—S L Paine et al..... costs, 23.70

13 Cohen, Isaac M—R Meyer ..... 36.51

13 Cohen, Joe et al—B Friedman ..... 63.90

14 Crane, Ralph M—C T Tous ..... 82.79

14 Christ, Wm J—W A Carroll..... 47.98

14 Crosby, Blanche or Moffitt—R D Draper..... 502.97

14 Cohen, Israel et al—L Silverman..... costs, 71.56

14 Churchill, Chas E—C S Hooker ..... 91.31

15 Cohen, David J et al—J S Friedman et al..... 78.65

15\*Coniglio, George et al—L E Dodd..... 179.10

15 Cooper, Henry G—R J Tripp ..... 232.31

15 Clarke, James—Jas, Ratcliff & Gretton..... 36.46

15 Catts, Robert M—Auto Renting Co..... 32.21

15 Cohn, Pincus—S Friedman..... costs, 68.08

15 Costa, Wm S gdn—J Schroeder..... costs, 108.18

15 Cohen, Dora et al—B Levy ..... 112.30

9 Dinsmore, Bryant W—Harper Paper Co..... 60.70

9 Dioguardi, Charles—Terwilliger Mfg Co..... 126.90

9 Dlugo, David M\* & Benjamin S—D J Greenwald ..... 113.26

9 Doyne, Simon—Samuel Phillipson Co..... 88.54

11 Desimone, Petro—L Schoen ..... 38.44

11 Day, Chas H—M Samuels et al..... 43.15

11\*Dillon, George et al—I Greenbaum..... 473.56

11 Dickerson, Geo M—J Y Roberts..... 3,295.29

11 Defranchi, Antonio—P Console ..... 84.91

11 Doyne, Simon et al—Public Bank of N Y City ..... 180.48

11 Dalby, Alfred M—E O Murdock ..... 524.32

13 De Massin, Borge—Broadway Trust Co..... 439.41

13 Dunn, Henry—Mercantile Finance Co..... 66.32

13 Dean, Teresa—C Rohe ..... 200.00

13 Donnelly, Francis J—Joseph Beck & Sons Inc..... 557.65

14\*Dumary, Henry et al—General Accident Fire & Life Assurance Corp..... 239.53

14 Duckworth, Albert—N Y Evening Journal Pub Co..... 26.01

14 Dugan, James—Adams Repair Co..... 172.52

14 Dormar, James—J Dormar ..... 671.05

14 Doyle, Edw P—T E Butler..... 1,386.50

14 Dixon, John T et al—Jefferson Trust Co..... 5,804.10

14\*Dewey, Harry S et al—the same..... 5,804.10

15 Daly, Thomas—C E Crawford ..... 139.99

15 De Mossin, Borge—Broadway Trust Co..... 439.41

15 Dixon, John T et al—Jefferson Trust Co..... 6,928.65

15\*Dewey, Harry S et al—the same..... 6,928.65

15 Diehl, Balthasar et al—J S Friedman et al..... 78.65

15 Davis, Louis K—Auto Renting Co..... 69.41

15 Davis, Henry C—Karatsanyi & Knotz Import Co..... 66.72

15 Des Jardins, Emile G—W B Hotchkiss et al..... costs, 121.08

9 Eisenberg, Selig—S Drimmer..... costs, 109.30

9 Eisenberg, Rosie—the same..... costs, 109.30

9 Eiserson, Joseph et al—Colwell Worsted Mills ..... 1,271.35

11 Epps, Norman S et al—A E Davis..... 60.62

11 Elstein, Bessie—J Jordan et al..... 162.22

11 Eller, Max—C F Brann ..... 42.18

11 Edwards, J N—C Goodlett et al; possession of chattels or ..... 86.00

11 Ennis, Meyer et al—Queens County Trust Co..... 328.25

13 Eichner, Emanuel A—M Silverstein..... 29.41

14 Essner, Louis A—J J McCarthy..... 119.41

14 Eichler, Herman—S Kalfou ..... 40.11

15 Edson, David O—Cockburn Barrow & Machine Co..... 25.93

15 Everett, James H—A S Pettit..... 423.05

15 Edwards, Wm H—P M Schutt..... 178.82

9\*Friedman, Abraham et al—M Zwerdling et al..... 16.41

9 Furber, Percy N—Lehigh Valley National Bank ..... 23,388.60

11 Farber, Alex—M J Bisgen ..... 36.40

11 Fishbein, Samuel—P J Weldon ..... 103.03

11 Fowler, Gustave H—N Y Telephone Co..... 47.71

11 Frankel, Isidor—M A Goodwin..... 343.06

13 Ford, Geo L—S Davis ..... 27.65

13 Frank, Jesse—Weber & Hellbronner..... 25.45

13 Fabain, Charles—California African Or-trich Feather Co..... 27.16

13 Feinberg, Samuel—N Y & N J Telephone Co..... 27.54

13 Fox, Edw T et al—F A Mills..... costs, 15.28

13 Fey, Ferdinand—W J Vlahakis ..... 163.54

14 Fox, Sigmund—Dann & Peckner..... costs, 12.41

14 Friedman, Robert—Edw C Sheehy..... 1,184.63

14 Flig, Lizzie et al—J A Frooks et al..... 63.30

15 Farrelman, John H—A Schulgen ..... 103.51

15 Faushawe, Henry E—T T Kuester..... 246.80

15 Fox, Robert E—M P Thompson..... 178.38

15 Feirstein, Joseph—Boris Thomashefsky..... costs, 113.62

15 the same—the same ..... costs, 113.62

15 Fugelsang, Marie A G et al—J F B Murphy ..... costs, 117.95

15 the same—A L Beach ..... costs, 120.46

15 Fenier, Geo B—A H Wolter..... 119.97

15 Fredericks, Harry—H Kreuder..... costs, 110.12

9 Giaquinto, Elia\* & Carolina et al—F Rug-giero et al..... 88.87

9 Goodreds, Arthur—C E Marlor..... 159.61

11 Gubner, Adolph G—S I Schwartz ..... 60.91

11 Grant, Lillian M—N Y Telephone Co..... 29.11

11 Gutlohn, Walter O et al—P W O'Dwyer..... 1,460.45

11 Griffing, Anna M—V S Sterling ..... 42.84

11 Granlich, Joseph P—S J Jones et al..... 94.67

11 Gulick, Ernestus—F P Duryea..... 1,203.67

11 Ginsberg, Morris et al—Queens County Trust Co et al ..... 328.25

11 Gates, Chas L—National Surety Co..... costs, 120.28

11 Gunderson, Benedikte S—I L Cohen..... 38.85

11 Goodman, Uray—N J Terra Cotta Co..... 175.36

11 Gavriel, James—J Minnot..... 34.31

13 Gordon, Thomas E—N Y & N J Telephone Co..... 24.46

13 Gitelson, Samuel—S Shanker..... 121.88

13 Goldstein, Morris et al—R Passavant et al..... 1,237.18

13 Grenig, Paul C et al—J Liebertz..... 232.62

13 Gioia, Giovanni & Anna—F Monaco..... 64.78

13 German, William—F E Rapp ..... 113.31

14 Ginsberg, Isadore J—E P Leveen et al..... 31.06

14 Greenberg, Meyer—M E Mather..... 39.64

14 Gray, James A—C A Schmitz..... 152.58

14 Goldman, Solomon et al—G A Rogers et al..... 359.06

15 Garfinkle, Charles—R G Newbegin..... 49.21

15 Greenberg, Max et al—Kertscher & Co..... 2,062.70

15 Goldberg, Max—A Mirsky ..... 89.21

15 Greenberg, Herman—Blanc Realty Co..... 149.86

15 Greenwald, Morris M—J S Schaefer..... 80.81

15 Grasswill, Joseph—M Cohen ..... 885.31

15 the same—D Brakmann ..... 171.25

15 Glen, Francis W et al—Union Bank of Brooklyn ..... 85.65

15\*Grasskopf, William et al—C M Beatty..... 113.90

15\*Greenberg, Louis et al—S Kahan..... 177.65

15 Hudson, Meta M or E—T O'Reilly..... 408.81

9 Hittleman, Max—J Gerson ..... 60.90

9 Hirschfield, William—P Damm ..... 30.41

9 Hyland, Wm J et al—O'Brien Bros..... 454.39

9 Haerberle, William—Interborough Rapid Transit Co ..... costs, 37.88

11 Hallahan, Wm H—As-We-Go Natural Mineral Water Co..... 63.91

11 Heess, Emil C—J G Feldman et al..... 109.40

11 Horowitz, Murrhae N—N Y Telephone Co..... 33.25

11 Howard, Geo B et al—People, &c..... 1,000.00

11 Hamill, Frederick J, Gladys F—J M De Birmingham ..... 146.97

13 Hallahan, Wm F—American Exchange Cigar Co..... 67.38

13 Helfand, Marcus—M Loeb ..... 340.74

13 Holt, James S—Mercantile Finance Co..... 37.76

13 Halsey, Wm F—L Cretsch & Co..... 182.44

13 Hyams, Leonard—C J Jones..... 257.85

13 Helmke, Frederick—H C Copeland..... 182.91

13 Hall, Chas M—Witherbee Real Estate & Improvement Co..... 396.41

13 Hughes, Alfred—N Y & N J Telephone Co..... 54.64

13 Haig, James B—C F Wetzel et al..... 1,158.95

13 Hunt, Wm H—J R Janson ..... 128.59

13 Heavey, Joseph—B Aborn et al..... 134.55

13 Hein, Isa W—I Gartner et al..... 75.36

13 Heningham, Richard E—L Woelfle..... 154.40

14 Himmelmanstein, Ezra—J A McCafferty..... 458.57

14 Harvey, James C—R Fox..... 24.15

14 Holly, John A—W E White..... 84.80

14 Higby, Porter—M Leavy..... 88.16

14 Harris, Benjamin et al—G A Rogers et al..... 359.06

15 Huppert, Isaac—J Liebman et al..... 113.34

15 Heineman, Moses—Gallant-Cohn-Hall Co..... costs, 242.32

15 Hobgood, James W—S Hoffman ..... 101.58

15 Head, Wm N et al—Northern Bank of N Y ..... 499.41

15 the same—the same ..... 499.41

15 Heyman, Jacob—H Schwarz ..... 168.89

15 Herman, Rose—D Davis ..... 75.43

15 Hayward, Chas B—C C Smith..... 125.00

15 Howard, Robert S—M Lyons ..... 746.75

15 Hahn, Abraham—Schwarzschild & Sulz-berger Co..... 45.32

15 Haber, Morris et al—L Finkelstein..... 458.95

15 Hard, Geo M—R Mingle..... costs, 262.55

15 Hodge, Chas J—D W Scanlan..... 5,734.62

15 Irvin, Ralph V—W G Douglas..... 113.63

15 Isaacs, Louis\* & George—W F Renzichau-sen ..... 377.36

9 Joline, Adrian H et al recvrs—L Sommer..... 329.31

11 Jackson, Irving—N Y Telephone Co..... 41.94

11 Joyce, Ralph—N Longstreth..... 1,112.61

13 Jung, August—L Kriner..... 332.04

13 Johnson, John J—Mercantile Finance Co..... 57.58

13 Jacobs, Edw A—W Fuhr ..... 309.41

13 the same—the same ..... 254.41

13 Johnson, Geo F—D McAnerney et al..... costs, 127.67

14 Jurist, Morris—A Bucco..... 137.22

14 Judson, Louise—M B Ripin ..... 28.57

15 Johnson, Wm J—F Funk & Wagnalls Co..... 36.59

15 Joseph, Charles—Acker, Merrill & Condit Co ..... 24.67

9 Knapp, Alfred S—L T Knapp ..... 786.42

### 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.

9\*Ammann, Geo S et al—F Zadek et al..... \$195.77

9\*Ackerman, Abraham et al—M Zwerdling et al ..... 16.41

9 Alexander, Louis A—E Jarrett ..... 64.41

11 Ainslie, Geo H & Anna—W N Baylis..... 281.64

11 Alexander, Wm T—G Bain ..... 865.92

11 Arcsott, David R—G C Tilyou..... 133.11

13 Althof, Fred—R M Yahn et al..... 73.91

13 Arlotto, Joseph—Michaelis & Linderman..... 47.09

13 Abel, Ellis—D M Frank ..... 88.55

14 Anderson, Jacob T—A Huhna et al..... costs, 33.53

15 Adler, Louis N & Jennie—L Goldstein..... 117.75

15 Albrecht, Frederick A & Albert—H A Ham-burg et al ..... 1,573.56

15 Abrams, Isaac et al—A Lehrhaupt et al..... 295.50

9 Brumaghin, Wm S—C Likel et al..... 142.67

9 Blumenthal, Jennie—G W Diggins..... 34.64

9 Breglia, Matilde et al—F Ruggiero et al..... 88.87

11 the same—the same ..... 539.77

11 Bertsch, Frederick—J L Mitchell Paint Co..... 75.04

11 Burke, John—E J Megarr ..... 82.85

11 Benson, Wm R—E B Carr ..... 50.17

11 Baron, Sol L—Nassau Bank ..... 1,884.46

11 Brown, Philip T—H H Lee Co..... 434.38

11 Barry, Chas S—A Brose ..... 152.61

13 Bishop, Bennett—G K Bishop..... costs, 194.46

13\*Black, Lazarus et al—L Black et al..... 426.10

13 Brumaghin, Wm S—F B Smith ..... 448.10

13 Baxter, Chas L—L Schumann..... 330.20

13 Bridgens, Wm H—Gill Bros Co..... 85.81

13 Bloeth, John M—L Fichenbach ..... 37.72

13 Brewer, Wm A—Park & Tilford..... 88.39

13 Bowells, Dwight W—N Rosenblum..... 116.91

13 Britton, Edw E—American Surety Co of N Y..... 586.96

13 Barnes, Hans F—Cottonwood Creek Copper Co..... 5,569.57

14 Barnett, Jonas M—M M Sturdee et al..... 260.17

14 Bassel, Sadie—F C Oehler..... 5,827.05

14 Berman, Nathan—J Grossman ..... 157.04

14 Blumberg, Samuel et al—H Starr..... 98.61

14 Brayden, John D—Howard Iron Works..... 498.23

14 Buzzini, John S—J Blamford..... 210.34

14 Block, Joe et al—J A Frooks et al..... 63.30

14 Barbin, Harry—G W Olwit et al..... 1,341.28

14 Bammanna, Henry G—J E Pollack..... 77.65

14 Blankfort, Henry T et al—American Wool-en Co of N Y..... 4,428.90

15 Behren, Abraham H et al—L Krohngold..... 682.15

15 Brower, Clara L—E D Hamlin..... 38.90

15 Berliner, Julius et al—Kertscher & Co..... 2,062.70

15 Burke, Wm J—L Hennessey ..... 104.37

15 Boyes, Sarah—C L Cohn et al..... 531.91

15 Bateman, James O—Candee, Smith & How-land Co..... 235.91

15 Baras, Benjamin—H Field et al..... 48.59

15 Biroc, Lucien B—Revel Realty & Securities Co..... 20.67

15 Barriscole, Richard A—Funk & Wagnalls Co..... 26.88

15 Baron, Solomon L—J Cohen ..... 273.16

15 Bradley, Thomas—R Ludwig ..... 54.18

15 Bernstein, Henry—M P Crowley..... 24.41

15 Barbera, Giuseppe or Captano J—M Co-latti ..... 100.00



# Vulcanite Portland Cement and Berkshire "Snow White" Portland Cement

Delivered in small or large quantities at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.  
"The Brand with a Reputation." VULCANITE PORTLAND CEMENT CO., Flatiron Building, N. Y.

- 11 Kalman, Nathan et al—A Sussman...686.03
- 11 Kuperschnid, Abraham et al—the same...686.03
- 11 Kriska, Adolph—C L Stix...39.31
- 11 Kalcheim, William—N Shopiro...92.25
- 11 Kahn, Samuel—N J Packard et al...346.83
- 11 Krone, Joel—Zachary P Taylor Pub Co...35.19
- 13 Katz, Maurice J et al—D Bidencoppe...272.84
- 13 Kaufman, Jacob et al—L Black et al...426.10
- 13 Kaufman, Harris—N Y & N J Telephone Co...60.00
- 13 Kornfeld, Samuel—People, &c...500.00
- 13 Kirsch, Sigmund—L Frenkel...961.18
- 13 Korminsky, Benjamin et al—J O'Brien...44.91
- 14 Kaufman, Meyer et al—S Brinn et al...92.18
- 14 Kehlbeck, James A—J R Bird...38.87
- 14 Kaun, Geo E et al—I Goldstein et al...343.62
- 14 Kellerman, Fred—E Heilner et al...22.41
- 14 Kossin, William or Wolf—I Matz et al...1,518.98
- 14 Kornblum, Curt et al—J Kaplan...94.65
- 15 Kaufman, Otto—J Fucito...104.61
- 15 Katz, Maurice J et al—Northern Bank of N Y...449.41
- 15 the same—the same...499.41
- 15 Karp, Harry—I Alpert...43.55
- 15 Krone, Joel—Empire State Surety Co...51.72
- 9 Levin, Benjamin & David—Star & Crescent Co...711.31
- 9 Lustgarten, Samuel et al—I Hammer et al...67.31
- 11 Levison, Leo F—R C Heather...78.45
- 11 La Cagnino, Orazio et al—M J Ross et al...36.65
- 11 Lewis, Isaac, Joseph D & Henry—B Griffen...131.46
- 11 Larson, Andrew—De Grauw-Ayman & Co...173.65
- 11 Lovelace, Eller J—J H Reese...35.67
- 11 Lynch, Alice M—Nassau Electric R R Co...152.59
- 11 Lynch, James M—the same...143.58
- 13 Levey, Charles—H Levey...costs, 37.55
- 13 Luhn, Charles, Jr—Lang & Co...726.45
- 13 Leeds, Loring L—McClure Co...28.74
- 13 Lewis, Arthur R—J R Westerfield...102.16
- 13 Lamara, Fred—National Powder Co...254.61
- 13 Levin, Louis et al—D Gordon...216.80
- 13 Levy, Moses—H L Blonder...110.15
- 13 Lucas, Joseph—Engel-Heller Co...112.39
- 13 Lonowitz, Michael et al—People, &c...500.00
- 13 Livingston, Joseph E—E C Livingstons...costs, 61.89
- 13 Lund, Didrik—Myers Payne Co...3,210.41
- 14 Loeb, William—E Farrell...108.65
- 14 Lohr, Adam E—J F Thibaut...39.69
- 14 Landrie, Nettie or Wall—G W Wilson...81.31
- 14 Libavsky, Annie et al—J Kaplan...94.65
- 14 Levy, Jacob—M Levenson...180.15
- 15 Lanzetta, Alesandro et al—B Campbell et al...221.17
- 15 Lynn, John—M Conlon...176.87
- 15 Liggio, Louie et al—L E Dodd...179.10
- 15 Levin, Louis—Union Bank of Brooklyn...996.51
- 15 Lewinsky, Julius—J Fleischer et al...191.73
- 15 Lynch, Michael J et al—C M Beatty...113.90
- 15 Loeffler, Freda gdn—J W Jackson et al...costs, 108.18
- 9 Maher, Patrick—Keystone Equipment Co...327.14
- 9 Mitchell, J Murray—A W Little...420.92
- 9 Moran, Nicholas—H L Adt...26.45
- 9 Manning, Wm E—M Weiss et al...107.91
- 9 Mappier, Mayer L, Morris S, Isidor & Samuel—De Graff & Palmer...598.59
- 9 McKee, Zagah—M L Shaine...162.11
- 11 Meyer, Emanuel & Albert—F K Kalbfleisch Co...69.80
- 11 Mazon, Wilson et al—People, &c...1,000.00
- 11 Macdonald, Geo S—H Page...132.91
- 11 McHugh, Michael J—M C McHugh...30.72
- 11 Meyer, Albert & Leon—A Hamilton et al...837.98
- 11 Mattiolo, Lorenzo et al—J Grande...34.41
- 11 Mallesi, John—the same...34.41
- 13 Meyer, Henry—Gansevoort Beef & Provisional Co...42.09
- 13 Marino, Antonio et al—C R Clifford et al...69.41
- 13 Muller, Richard—O Haase...138.66
- 13 Mennello, Vito—S F Lasch...1,241.05
- 13 Masterson, Eugene A—Mercantile Finance Co...57.58
- 13 Mussgiller, Frederick C—H Rice...costs, 106.65
- 13 Meyer, Daniel J—G B Marx...76.00
- 13 Mundy, Thomas E—C Hibson...1,409.42
- 13 Max, Ezra et al—C B Brun...292.27
- 13 Megrue, Conduce G—G T Byers...359.72
- 13 Murray, Wm J—Bouker Contracting Co...29,723.30
- 13 McAlpin, Anna—Bergen Realty Co...29,224.32
- 14 Murphy, Joseph M—C A McLeod...366.81
- 14 Meltsner, Rachel admrx—E P Leveen et al...45.75
- 14\*Murray, Patrick J et al—General Accident Fire & Life Assurance Corp...239.53
- 14 Marks, Joel et al—M Weiser...428.22
- 14 Moffitt, Blanche or Crosby—R D Draper...502.97
- 14 Manley, Robert P—Patterson Coal & Supply Co...923.98
- 14 Morgan, John A—Kniffen & Demarest Co...139.41
- 14 Mulvaney, William—J Schroeder costs, 108.18
- 14 Martin, Joseph & Sarah—D E Sheehan...costs, 32.85
- 14 McPherson, A D—H P Wilson...1,804.45
- 14 Margulies, Sarah—H Fingold...costs, 17.64
- 14 Merrill, Silas W—E J Zeiner...82.65
- 14 MacPherson, A D—H P Wilson...1,804.45
- 15 Marcantonio, Vito et al—B Campbell et al...221.17
- 15 Monnot, Louise E, John F, George F & John B et al—A L Beach...costs, 120.46
- 15 Mayer, Lura—L S Lockhart...64.41
- 15 Minetti, Christina—F Marino...117.91
- 15 Mohr, Alfred—T M Sinclair & Co, Ltd...37.41
- 15 Matthiesen, Charles—Engel-Heller Co...961.43
- 15\*McElraevy, David\* & Wm L—F N Du Bois et al...91.25
- 15 McDonough, William—J McDonough...46.14
- 15 Moonan, Annie C—Becker Distributing Co...51.24
- 15 Maguire, Victor—Auto Renting Co...334.91
- 15 McNamara, Frank—Becker Distributing Co...38.21
- 15 McKenna, James J—B Altman...837.07
- 11 Nagle, Percival E—A Levy et al...90.31
- 11 Neafsky, Thomas M—Encyclopaedia Britannica Co...77.41
- 11 Newman, Thomas J—A Steinam...199.77
- 11 Nelson, Henry M—Griffith & Boyd Co...182.09
- 11 Namer, Hiram—J Smarak...130.37
- 11 Normand, Joseph E et al—R C Von Bayer...621.38
- 11 Nevin, Dorothy—A E Nast...1,304.02
- 13 Nordstrom, John M—American Contractor Pub Co...150.11
- 13 Newkirk, Albert—S Newkirk...costs, 96.43
- 13 Nagle, Ella—M Bowsky...768.83
- 14 Nulle, Julius—S Brinn et al...65.35
- 14 Nagel, Isaac—L W Jacobs...2,977.83
- 14 Nadler, Bernard et al—L Silverman...costs, 71.56
- 15 Neveloff, Nathan et al—B Levy...112.30
- 9 O'Rourke, David—L Scholem et al...70.92
- 11 O'Brien, Andrew—N Y Evening Post Co...costs, 18.16
- 11 O'Connor, John E—N Y Telephone Co...71.40
- 11 O'Sullivan, Eugene—T P Jones et al...208.70
- 11 Osk, Barnett et al—Queens County Trust Co...328.25
- 14 Orently, Rose—Raisler Heating Co...1,106.82
- 14 O'Connor, John E—A H Clendening...65.00
- 15\*Oeder, Chas C et al—Northern Bank of N Y...449.41
- 15 the same—the same...499.41
- 9 Patterson, James et al—Press Pub Co...138.65
- 9 Persh, Donald L—F W Baker...391.91
- 11 Pine, Austin J—N Y & Brooklyn Casket Co...134.23
- 11 Paukstis, Battrus—Coney Island & Brooklyn R R Co...costs, 108.47
- 13 Perlicht, Joseph et al—L Black et al...426.10
- 13 Peysler, Samuel—Weber & Heilbronner...34.22
- 14 Paget, Lillian M—L L Lindley et al...519.41
- 14 Posner, Morris—Gray Lithograph Co...costs, 37.95
- 14 Potter, Catherine, D V\* & Octave D—Candee, Smith & Howland Co...117.01
- 14 Peltyn, David—N Y Cornice & Skylight Works...59.41
- 14 Per Lee, Geo E—H R Simmons...396.91
- 14 Pappas, George—Wood & Selick...82.78
- 14 Pierce, Louis—H R Popper...94.41
- 15 Papkin, Morris—H Kaplan et al...76.11
- 15 Price, Benjamin—S Hoffman...111.91
- 15 Portier, Angele L et al—J F B Murphy...costs, 117.95
- 15 the same—A L Beach...costs, 120.46
- 15 Pekelner, Samuel, Herman & Jacob—S Adler...3,628.58
- 15 Parrett, John W—B Ratcliff et al...47.58
- 15 Parona, Leonardo—I Parshelsky...26.90
- 15 Pucci, Antonio G—Empire State Surety Co...431.90
- 15\*Place, Sylvester et al—C M Beatty...113.90
- 15 Podbozer, Jacob—Schwarzschild & Sulzberger Co...63.42
- 11 Quimby, John H—N Y Telephone Co...166.79
- 9 Robinson, Douglas et al recvrs—L Sommer...329.31
- 9 Roth, Joseph—Krakower Bros...266.65
- 9 Roby, Charles—S Langsdorf et al...costs, 109.78
- 11 Rose, Joseph—N Y Telephone Co...36.30
- 11 Rutheiser, Harry—the same...53.28
- 11 Rosenblum, Joseph—the same...35.53
- 11 Robertson, Joseph L—M W Edelman...842.13
- 13 Riger, Ellis et al—D Gordon...216.80
- 13 Rogers, Thomas C—N Y & N J Telephone Co...75.61
- 13 Roberts, Joseph—John Whaley Shoe Co...142.31
- 13 Robinson, Geo H—T F Joyce...75.31
- 13 Roth, Henry—J Roth...287.56
- 13 Rudolph, Herman A—F H Brown et al...41.17
- 13 Ragovin, Morris—R Passavant et al...1,237.18
- 14 Rosen, Bernard or Bernhard—L Josephthal et al...1,008.40
- 14 Rotkowitz, Israel & Louis—L Stevens...895.72
- 14 Rosenblom, Abraham—A Sacknoff...15.15
- 14 Rosenberg, Frank—Seward Engineering Co...790.92
- 14 Ratzman, Charles—M Schoenholz...79.56
- 14 Rubin, Julius et al—American Woolen Co of N Y...4,428.90
- 15 Randall, Mary E—G F Wilcoxson...513.67
- 15 Rosenthal, Ralph et al—N Mark et al...183.57
- 15 Rukgaber, Florence I—Tiffany & Co...33.45
- 15 Rubin, Jacob L et al—N Lehaupt et al...320.81
- 15 Roberts, Rollin W—John J Roper Lumber Co...505.61
- 15 the same—the same...518.71
- 15 Ralph, J Larkin—Browning King & Co...185.01
- 15 Rockmore, David W—Union Bank of Brooklyn...85.65
- 15 Reynolds, Thomas L—Harry S Houpt Co...250.91
- 9 Slutzky, Max & Mollie—M Stein...353.98
- 9 Schwartz, Abraham et al—Colwell Worsted Mills...1,271.35
- 9 Stern, Louis M et al—M Zwerdling et al...16.41
- 9 Siegel, Jacob—A Masia...92.25
- 9 Seelenfreund, Alfred—J Stutzky...50.00
- 9 Schoenblum, Jacob\* & Rosa—A S Rosenthal et al...35.41
- 11 Seh, Henry—L Heilbrunn...855.61
- 11 Shosberg, Max et al—P W O'Dwyer...1,460.45
- 11 Sisserson, Max—S B Kramer et al...69.51
- 11 Shaw, Burwood et al—A E Davis...60.62
- 11 Schaub, Emil—N Y Telephone Co...30.53
- 11 Steinberg, Isaac—Mechanical Appliance Co...76.65
- 11 Siegel, Jacque H—L Ullman et al...32.31
- 11 Stratton, Edward, Jr—W N Baylis...584.33
- 11 Stratton, Edward, Jr—W N Baylis...326.75
- 11 Schuyler, Chas E—G W Coyne...155.25
- 11 Spencer, Stephen L—T H Smart et al...112.15
- 13 Scherer, Stephen J—J Wasserman et al...21.81
- 13 Steffens, Diedrich—United Wine & Trading Co...116.52
- 13 Sartirano, Angelino—A Dickson et al...131.68
- 13 Shawe, James H—Charles Scribner's Sons...72.11
- 13 Scrimgeour, James H—N Y & N J Telephone Co...48.46
- 13 Surridge, John H Jr—City Steam Laundry...32.19
- 13 Sigal, Pauline—S Bramson...634.97
- 13 Spiegel, William—S Carr et al...216.24
- 13 Steinfeld, Louis—T Parsons et al...202.25
- 13 Simon, Joseph et al—R Passavant et al...1,237.18
- 13 Shahan, Geo A—Skeele Coal Co...157.22
- 13 Shorr, Adolph—H Winheim...615.25
- 13 Silverman, Louis et al—B Friedman...63.90
- 13 Sesholtz, Morris—S Morgenroth...39.72
- 13 Smith, J Granville—J Goggins, Jr...131.70
- 14 Sapadin, Harry et al—S Brunn et al...92.18
- 14 Shapiro, Hyman—Tenement House Dept...59.31
- 14 Scillitano, Michele—the same...59.31
- 14 Stone, Mason A—Oriental Bank...5,931.70
- 14 Stewart, David J et al—General Accident, Fire & Life Assurance Corp...239.53
- 14 Scholerman, William—A Klencke...449.45
- 14 Sams, Wm H—D Rood...30.69
- 14 Saretzky, Mrs Etta—A Kassel...227.06
- 14 Seldin, Harry—L Greenberg...45.75
- 14 Schulman, Charles—O'Donohue Coffee Co...98.11
- 14 Staudinger, Jos Admr—N Y C & H R R R Co...costs, 88.25
- 14 Schneider, Isaac et al—E Kaufman et al...112.29
- 14 Sanders, Maurice S—George Washington Stocking Co et al...costs, 68.63
- 14 Silverstein, Jacob—S Levy...costs, 108.53
- 14 Seligman, Harry—A Veith et al...366.33
- 14 Schatz, Israel—H F Rudak...70.13
- 14 Stock, Benjamin—H Birnbaum et al...51.90
- 14 Smith, Joseph W—J F Cox...1,450.00
- 15 Storch, Isaac et al—L Krohngold...682.15
- 15 Secor, Theodore F—S M Appar...71.02
- 15 Schattman, Jacob—H H Sommer...419.41
- 15 Slutzky, Jacob—A M Applebaum...349.51
- 15 Summer, Jacob—S Rothstein et al...89.35
- 15 Shoffer, Harry et al—N Stern et al...539.41
- 15 Stern, Monroe et al—N Stern et al...539.41
- 15 Swart, Alfred L—M W Brower...costs, 17.41
- 15 Salzman, John—L P Walter & Co...45.70
- 15 Scherick, Raphael & Joseph—H S Rothschild...774.16
- 15 Schultz, Louis—Acker, Merrall & Condit Co...72.67
- 15 Saunderson, George—J L Butterfield...112.15
- 15 Stollwerck, Ludwig et al—D P Rudd...13,249.70
- 15 Stollwerck, Ludwig et al—D P Rudd...13,149.70
- 15 Strumpf, Louis et al—L Finkelstein...458.95
- 9 Tobias, Elias et al—I Hammer et al...67.31
- 9 Towne, Chas A—J H Davis...62.66
- 9 Tragidis, George et al—Press Pub Co...138.65
- 11 Taradash, George—A Taylor...36.16
- 11 the same—H C Watt...23.06
- 11 Tyson, Albert N—H Meyer...70.96
- 13 Tunison, Irving D—S Weddelin...310.40
- 13 Tausig, Joseph S—D Nussbaum et al...63.17
- 14 Tausig, Emil et al—I Goldstein et al...343.62
- 14\*Timble, Jacob et al—G A Rogers et al...359.60
- 15 Thayer, Geo L—Funk & Wagnalls Co...11.06
- 15 Terhune, Lewis W—Lockport Glass Co...60.54
- 15 Thompson, Isaac—C M Beck...52.66
- 15 Tohl, Herman—Bernheim Distilling Co...349.35
- 15 Trenta, Guiseppe—M Agrest...costs, 68.38
- 15 Tobaken, Max—Schwarzschild & Sulzberger Co...96.32
- 14 Von Hagen, Hugo—G A Sanford...1,545.19
- 15 Vlahakis, John—F W Fey...163.54
- 15 Van Schaick, Singleton—S Hoffman...117.13
- 9 Wingreen, Emanuel—L H Rothschild...96.29
- 9 Walker, Herbert D—G Lindenmeyer et al...87.39
- 9 Woodruff, Joseph K et al—F Zadek et al...195.77
- 9 Weller, Charles—R Cohn...82.47
- 9 Whiting, George—E Loeffler...114.15
- 11 Will, Paul—E Wineland et al...82.60
- 11 Wilson, Wm R et al—R C Von Bayer...621.33
- 11\*Webb, Arthur B et al—N Y Telephone Co...36.47
- 11 Wisen, Sam—K Holorschutz...70.41
- 13 Winneur, Joseph et al—F A Mills...costs, 15.28
- 13 Weinberg, Samuel—C M Berlow et al...260.54
- 13 Wehlenberg, Wm D—J Celentano...62.21
- 13 Weinberger, Emanuel—C H Kraeger...14.51
- 13 Wagner, Alex—S Gutfreund...46.98
- 13 Wilder, Benjamin—L Leavitt...41.65
- 13 Wagner, Henry C—Barnes & Smitz...62.42
- 13 Wallace, Andrew C—C G Willoughby...39.25
- 13 Wachter, Sigmund—H M Shaw...114.01
- 14 Wall, or Wabrock, Nettie et al—G E Wilson...81.31
- 14 Wolffert, Naum et al—H Starr...98.61
- 14 Wolf, Louis—A D Katcher et al...34.20
- 14 Williams, Kathryn—Joseph Beck & Sons...207.10
- 14 Wolf, Isaac G—B Frankenthaler et al...77.93
- 14 Wesilow, Otto—A Frankenthaler et al...26.02
- 14\*Young, John J et al—General Accident Fire & Life Assurance Corp...239.53
- 15 Wierz, William—H Stern...147.03
- 15 Winans, Wm H & Edw T—M Zinn et al...42.78
- 15 Wolff, Siegfried et al—N Mark et al...183.57

GEORGE DOAN RUSSELL

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.

LAWYER SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

Table with 2 columns: Name and Amount. Includes entries like Weislow, Otto L-L Frank et al. 53.90, Weinstein, Louis-F Degner 46.81, etc.

CORPORATIONS.

Table with 2 columns: Name and Amount. Includes entries like Phipps Munds Realty Co-G C Bowes 22.65, Louis Meyer Realty Co-A Fishel 684.75, etc.

Table with 2 columns: Name and Amount. Includes entries like Baum, Gabriel, Jr-W T Erickson 1906.119.64, Same-A J Oppenheim et al 1906.160.07, etc.

CORPORATIONS.

Table with 2 columns: Name and Amount. Includes entries like Bowne, Thomas B & Son Co-Rockland Rockport Lime Co 1909.1,426.07, etc.

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Oct. 9.

Table with 2 columns: Name and Amount. Includes entries like 54-Broadway, No 4443, Niagara Wood Working Co agt Henry C Naumann 1,088.75, etc.

Table with 2 columns: Name and Amount. Includes entries like 56-Pearl st, No 32, Frank P Lore & Son agt Hungarian Relief Society, Sigmund Fox & Joseph Rosenzweig 285.00, etc.

Oct. 11.

Table with 2 columns: Name and Amount. Includes entries like 59-Satisfied, 60-Valentine av, No 2086, Henry Mencher agt Samuel & Morris Mencher 325.00, etc.

Oct. 13.

Table with 2 columns: Name and Amount. Includes entries like 69-Riverside Drive, Nos 532 to 536, Weisberg Mark Co agt St Paul Construction Co, Palevitz, Treas 1,976.90, etc.

Oct. 14.

Table with 2 columns: Name and Amount. Includes entries like 83-Pearl st, No 32, Wm A Thomas Co agt Hungarian Relief Society and Sigmund Fox and Joseph Rosenzweig 122.21, etc.

Oct. 15.

Table with 2 columns: Name and Amount. Includes entries like 95-Tremont av, s w cor Grand av, 92x120, John Water Co agt W R Lowe Co 295.00, etc.

SATISFIED JUDGMENTS.

Oct. 9, 11, 13, 14 and 15.

Table with 2 columns: Name and Amount. Includes entries like Becker, Frederick C-E L Conant 1909.34.41, Benedict, Julian-Allen Advertising Agency 1909.381.15, etc.

# Luxfer

Over twenty-seven thousand buildings  
in the United States are daylighted  
with Luxfer Prisms

**AMERICAN LUXFER PRISM CO.**  
Tel. 8257  
Spring 8258 507-509 West Broadway N.Y.



102—Riverside Drive, e s, 452.2 s 127th st, 80x95. Charles Parsons agt St Paul's Construction Co. ....201.00  
103—110th st, Nos 223 to 231 East. Hiller Slavin agt Sadie Cohen & M Price. ....68.00  
104—Cedar av, n w cor 177th st, 150x100. Chas J Anderson Co agt P S Murphy and Keller & Co. ....223.82  
105—Montgomery av, w s, 340.4 n Popham av, 50x100. Thomas F Cushing Co agt — Russhon and John J Foley. ....580.51  
106—Columbus av, e s, 50.5 n 70th st, 25x100. Same agt Herman Wendt & John H Foley. ....619.23  
107—Decatur av, w s, 125 n Woodlawn rd, 25x100. Same agt Sophia Amsler & John J Foley. ....335.00  
108—Broadway, n e cor 141st st, 99.11x100. Same agt T J McLaughlin Sons & John J Foley. ....686.47  
109—76th st, s s, 338 e Columbus av, 22x100.2. Same agt Joseph Gordon Realty Co & John J Foley. ....269.98  
110—Decatur av, w s, 295.1 s 205th st, 25x100. Same agt Mary Russhon & John J Foley. ....326.17

**BUILDING LOAN CONTRACTS.**

Oct. 9.

4th av, n e cor 20th st, 69x90. State Realty & Mortgage Co loans Charles Brogan, Inc to erect a — sty building; — payments. ....\$200,000  
St Anns av, s w cor 149th st, 84.11x149.4. Lawyers Title Ins & Trust Co loans Moorehead Realty & Construction Co to erect four 5-sty apartments; 6 payments .....116,000

Oct. 11.

Eastchester rd, s e s, 550 s Saratoga av, 25x123x25x122.6. Frank N Waterman loans Maria D Sabatino to erect a 2-sty dwelling; — payments .....6,000  
Taylor st, w s, 125 s McGraw av, 25x90. Sadie B Clocke loans Annie F Mackenzie to erect a 2-sty dwelling; 2 payments .....3,000  
Lyman pl, n e cor Stebbins av, 152.7x197.9. Bertel Realty Co loans Frank A Ten Brook to erect three 4-sty apartments; 3 payments. ....50,000  
Bathgate av, s e cor 187th st, 154.2x90x152.4x90. American Mortgage Co loans Furlong-Tompkins Co to erect four 4-sty tenements; 12 payments .....70,000  
Lorillard pl, s w cor 187th st, 125.7x90x127.4x90. Same loans same to erect three 4-sty tenements; 12 payments .....55,000

Oct. 13.

Clay av, n w cor 165th st, 49.11x100x irreg. Bronx Investment Co loans Wenigmann Construction Co; to erect a —sty building; 6 payments .....109,000

Oct. 14.

15th st, Nos 143 and 145 West. Greenwich Savings Bank loans Eliza J Lowden; to erect a —sty building; — payments....55,000

**ADVANCE REPORTS.**

**Municipal Work.**

(Continued on Page 589.)

MANHATTAN.—On Thursday, Oct. 21, the Park Department will open bids for the installation of electric light and power plant in the New York Public Library, Astor, Lenox and Tilden foundations, 5th av, 40th and 42d sts.

WESTCHESTER COUNTY.—Bids will be received by the Board of Water Supply, No. 299 Broadway, New York, Wednesday, Oct. 20, for the construction of portions of Croton and Kensico divisions of the Catskill Aqueduct.

MANHATTAN.—Estimates will be received by the Fire Commissioner Wednesday, Oct. 20, for labor and materials required for the completion of new annex and additions and alterations to the present fire headquarters building.

WASHINGTON, N. J.—Williams, Proctor & Potts, 17 Battery pl, New York, have prepared plans for a sewer system and disposal works for Washington. Estimated cost, \$60,000. Will probably be advertised in January. A. Craft, Bor. Clk.

MADISON, N. J.—Hering & Fuller, 170 Broadway, New York, are completing plans for a sewer system and sewage disposal works for Madison. Work includes 12 miles of vitrified pipes, 20 tons cast iron pipe, 136 manholes, concrete work, etc. Cost, \$100,000. No date has been set for building.

ULSTER COUNTY, N. Y.—Bids will be received by the Board of Water Supply,

Creston av, w s, 93 s 183d st, 100x120. Prospect Investing Co loans Walmaur Realty Co; to erect five 2-sty dwellings; 8 payments .....21,000  
241st st, n s, 160 e Katonah av, 25x100.....  
241st st, n s, 210 e Katonah av, 25x100.....  
241st st, n s, 260 e Katonah av, 25x100.....  
Theodore Wentz loans Vergilio D'Ambrosio; to erect three 2-sty dwellings; 6 payments. ....9,000  
Mulford av, w s, 175 n Alice st, 50x100. Matthew Waldron loans Joseph Shelman; to erect a —sty dwelling; — payments....2,500  
229th st, n s, 255 e Carpenter av, 50x114. Manhattan Mortgage Co loans Phelan Bros Construction Co; to erect a —sty building; — payments .....8,400

Oct. 15

Broadway, s w cor 169th st, —x—. Germania Life Ins Co loans Hugh J Lawler to erect a — sty building; — payment .....225,000  
Riverside Drive, e s, 100 s 119th st, 62.6x100. City Mortgage Co loans Michael E Paternom Realty Co to erect a 12-sty apartment; 13 payments .....190,000  
Prospect av, n w cor Home st, 97x249.6. City Mortgage Co loans Ittner Realty Co to erect three 5-sty apartments; 13 payments .....92,500  
Riverside Drive, e s, 162.6 s 119th st, 62.6x100. City Mortgage Co loans Michael E Paterno Realty Co to erect a 12-sty apartment; 13 payments .....190,000  
Crescent av, n s, 33 w Belmont av, 105x85.5x irreg. Solomon C Powell & Henry M Powell loan Di Benedetto Realty Co to erect four 3-sty tenements; 11 payments .....22,000

**SATISFIED MECHANICS' LIENS.**

Oct. 9.

No Satisfied Mechanics Liens filed this day.

Oct. 11.

87th st, No 45 West. Holmes Plumbing & Contracting Co agt Lillian G Cavanagh et al. (Dec 18, 1908).....\$1,908.00  
Macy pl, n e cor Prospect av. Weisberg Mark Co agt Haase-Lippman Construction Co et al. (Sept 3, 1909) .....119.30  
42d st, No 243 West. Rock Plaster Mfg Co agt Emma J C Vehe et al. (Sept 15, 1909) .....164.10  
33d av, Nos 3810 to 3814. Charles Shapiro agt Louis Frankenthaler et al. (June 30, 1909) .....40.00  
2122d st, Nos 269 to 273 West. Jacob Danson agt Brookside Realty Co et al. (Sept 10, 1909) .....2,252.00

Oct. 13.

2Bathgate av, s w cor 188th st. Michael Shippo agt Mountain Construction Co. (Oct 6, 1909.) .....1,000.00  
3Beaver st, No 21. Jacob Schlesinger agt Adeline Breath et al. (May 28, 1909.) .250.00

Oct. 14.

1Broadway, s e cor 180th st. New York Architectural Terra Cotta Co agt Barnard Realty Co et al. (Oct 2, 1909.) .....1,950.00

299 Broadway, Manhattan, Wednesday, Oct. 27, for furnishing and installing four 48-inch controlling valves, with expansion pieces, operating mechanisms and appurtenances, at the lower gate-chamber of Ashokan Reservoir, near Browns Station, in the town of Olive, Ulster County, N. Y. Also, Wednesday, Oct. 20, for the construction of portions of Corton and Kensico divisions of the Catskill Aqueduct.

MANHATTAN.—Bids will be received by the Park Board Thursday, Oct. 21, for furnishing and erecting iron railings around the grass plots in Broadway, between 104th and 110th sts. Also for work and material for the installation of electric light and power plant in the New York Public Library, Astor, Lenox and Tilden Foundations, 5th av, 40th, 42d sts. Also for the erection and completion of comfort stations and shelter for women and children, located in Chelsea Park, 9th to 10th avs, 27th 28th sts.

**Government Work.**

NEW ORLEANS.—The contract for constructing the U. S. Post Office, New Orleans, La., has been awarded to Wells Bro. Co., of New York, at \$817,000.

DENVER, COLO.—Tracy, Swartwout & Litchfield, architects, 244 5th av, Manhattan, will complete plans about Nov. 1 for the United States Post Office and Custom House at Denver, Colo., 4-stys, 310x185 ft., to cost \$1,500,000.

BOSTON, MASS.—U. S. Engineer Office, Boston, Mass.—Sealed proposals for motor

Oct. 15  
1Hughes av, e s, 40 n 189th st. Samuel Schanen agt Michael Pascucci et al. (Oct 5, 1909) .....50.00  
Grand av, s w cor Tremont av. Herman Wilkens agt Wm R Lowe et al. (Oct 11, 1909) .....275.00  
2Greenwich st, Nos 483 to 487. Manhattan Sand Co agt James H Cruikshank et al. (Sept 29, 1909) .....455.60

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

**ATTACHMENTS.**

Oct. 7.

Hobbs, John H; Edw J Seeley; \$9,020; Wollman & Wollman.

Oct. 8 and 9.

No attachments filed these days.

Oct. 10.

Pendergast & White; John D Williamson; \$1,078.63; Rounds & Schurman.  
Saul, Harris; Paul Friedland; \$1,500; J A Turley.

Oct. 11.

Giudici, Edward; Samuel Bros; \$12,749.05; Philbin, Beekman & Menken.  
Foote, Randal H and Jacob Sternglanz; State Bank; \$6,500; A W Glatzmayer.

Oct. 13.

Kuhn, Harry and Alonzo Smith; Alfred C Sealy; \$3,673.82; Cass & Appel.

**CHATTEL MORTGAGES.**

Oct. 8, 9, 11, 13 and 14.

AFFECTING REAL ESTATE.

Bryant Co. Hoe av and 172d st..Hudson M & M Co. Mantels, &c. \$385  
Cornean, M J. 2072 3d av..Godfrey-Keeler Co. Boiler. 323  
Huetner, R. 55 6th av..Duparquet & Hout M Co. Range. 134  
Lane Contracting Co. 241st st between Martha and Katonah av..W H Danby. Contract Heating. (R) 1,018  
Stein, A. 1627 Park av..American M & M Co. Mantels. 26  
Sayre, R A. 228 E 125th..Godfrey Keeler Co. Boiler. 2,355  
Vail, E A. 55 Ludlow..Otis Elevator Co. Elevator. 2,485  
Wall, A W. 239 E 126th..American M & Mfg Co. Mantels. 364  
Mueller & Koser. 89th st and 3d av..H Mock. (Contract). Cabinet Work, etc. 3,650  
Russian Immigrant Home. 347 E 14th..W J Olvany. Heating Apparatus. Contract. 824

generator sets, motors, centrifugal pumps, transformers, and lightning arresters will be received Oct. 30. Information on application. Edw. Burr, Lieut. Col., Engrs.

PITTSFIELD, MASS.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Oct. 25 for labor and materials required for the construction, complete, of the U. S. Post Office at Pittsfield, Mass. James Knox Taylor, Supervising Architect.

ROCHESTER, N. Y.—Sealed proposals will be received until 3 o'clock p. m., on the 2d day of November, and then opened, for painting, repairs, etc., at the U. S. Court House, Post Office, etc., at Rochester, N. Y. James Knox Taylor, Supervising Architect, Washington, D. C.

HOBOKEN, N. J.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Oct. 21 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at Hoboken, N. J. James Knox Taylor, Supervising Architect.

KEY WEST, FLA.—Proposals for concrete cistern will be received at the Bureau of Yards and Docks, Navy Department, Washington, Nov. 6, for a concrete cistern at the U. S. naval station, Key West, Fla. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. Wm. M. Smith, Acting Chief of Bureau.