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 BUSINESS AND THEMES OF GENERAL INTEREST.

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THE BROOKLYN EAGLE has been quick to seize upon one result of the election as of the greatest importance for that Borough. According to this able journal the happiest result of the polling will be the approaching control of the Board of Estimate by the inhabitants of Long Island. The new Mayor, Comptroller, and the Borough President of Brooklyn are all Brooklynites and their voting strength will be equal to the combined strength of the rest of the Board. If they can carry with them the vote of the President of Queens they will have a clear majority, and the Eagle thinks that this is a consummation devoutly to be wished, because in its opinion the City has been administered hitherto too much for the benefit of Manhattan. Statements of this kind are surely sufficient to justify some irritation on the part of Manhattan tax-payers. The consolidation of the former cities of New York and Brooklyn has been a veritable boon for the tax-payers of Brooklyn and has resulted in a considerable loss to the tax-payers of Manhattan. Brooklyn was practically a bankrupt city at the time of consolidation. The immediate fruits thereof were an increase in the salaries of Brooklyn office-holders to the Manhattan level and a shifting of a large fraction of the cost of the government of Brooklyn on the back of the Manhattan property-owner. Brooklyn now receives about twice as many millions from the city treasury as its tax-payers contribute thereto. Since consolidation, the only money voted for transit improvements in Manhattan and the Bronx has cost the city nothing and will eventually be very profitable to the city. On the other hand, twice as much money, about \$80,000,000 in all, has been spent on bridges to Long Island, which return to the city substantially no income at all and which will never return a direct income anywhere near sufficient to pay the interest on their cost. Before consolidation, two-thirds of the expense of constructing a bridge was paid for by Brooklyn. Since consolidation more than two-thirds of this expense falls on the tax-payers of Manhattan. In addition, a subway has just been authorized running to South Brooklyn. That will constitute a burden on the city treasury instead of a source of income thereto. Similarly, undeveloped sections in the Bronx have to be satisfied with elevated roads, but Brooklyn suburban districts must have four-track subways. In view of this array of facts, the tax-payer of Manhattan may well rub his eyes and ask how much Brooklyn really requires in order to feel satisfied that it is getting a fair share of the benefits of consolidation. What more can the new Board of Estimate from Long Island do for the inhabitants of that section than has been done by the selfish Manhattan officials of the past? The only possible grievance Brooklyn can have turns upon the delay in the construction of the Fourth avenue subway, and that delay was due chiefly to the opposition of a resident of Brooklyn, Comptroller Metz, whose wholly disinterested attitude in respect to this matter really injured his personal political career. The tax-payers of Manhattan are paying the expenses of consolidation freely and uncomplainingly, and they should at least receive credit for their well-doing from their brethren across the river.

ONE of the most encouraging results of the election has been the stronger tendency which has been shown in the price of the city stock, and the feeling of satisfaction which is indicated by this fact is in all probability well founded. The Record and Guide does not, indeed, believe that the new Mayor and Board of Estimate will be able, any

more than their predecessors were able, to bring about any material reduction in the municipal expenses, but there can be no doubt that they will be obliged from the very necessity of their situation to make every effort to keep expenses down. During the campaign two issues predominated—the issues of new subways and of municipal economy. All the new officials are committed to the rapid extension of the subway system, and the Mayor-elect in particular to the construction of the new system with the city's credit. He may have difficulty in making good this part of his platform, because at this writing it is doubtful whether the constitution has been amended for the purpose of permitting the city to issue as much stock as is necessary for the construction of a self-supporting transit system; but in any event it will go hard with the new administration in case at the end of its term a good start has not been made towards additional subway construction. The pledge in respect to municipal economy will, as we have said, be still more difficult to redeem; but even if little can be effected in the way of reducing the city's expenses a good deal can be accomplished in the interest of financial reorganization. The attempt which will undoubtedly be made by the new Comptroller and Board of Estimate to introduce more order into the city's finances, and to diminish the waste will at least serve to show how much can be accomplished under existing laws and how much more can be accomplished with the help of some effective reorganization. The new Board of Estimate is characterized by a high average of good intentions and ability. The very fact that the new Mayor was elected on one ticket and the rest of the Board on another will provoke emulation on the part of the competitors for public approval; and there is a fair chance at least that this competition will not stand in the way of effective co-operation in respect to all matters involving some essential question of public welfare. That some such incentive of emulation and co-operation will characterize the work of the Board may be fairly anticipated, and the new administration should assume office encouraged by the confidence and good wishes of the people of New York.

BOSTON has gained something better from the recent election than has New York. A new charter has been adopted by popular vote in that city, which is a radical improvement upon its existing charter and which is in fact the best system of municipal organization as yet adopted in any large American city. In certain respects it is indeed an improvement upon the charter reported to the Legislature by the New York Commission. In their general tendencies the two charters are similar. In both cases a Finance Commission becomes substantially responsible for the good government of the city. In both cases a Mayor is made responsible for the efficient administration of the city's affairs. In both cases the Board of Aldermen is used simply as a check upon the Finance Commission and the Mayor. But the details of the organization are superior in the Boston instrument. The Boston Board of Aldermen has become a small body of only nine members, elected on a general ticket, instead of the large body of district representatives, which is proposed by the Ivins charter. When elected in this way, there is a much better chance that the Board will perform a useful function, and serve as a really efficient check upon the Finance Commission and the Mayor. Furthermore, the new Mayor of Boston, while he will serve for four years, will be subject to recall after two years, provided the voters of the city decide at a special election that he has served them ill. This provision is more doubtful; but its insertion constitutes a useful experiment in the value of the recall as a political expedient. It is natural that in case officials are elected for long terms and are supplied with abundant powers, some precautions should be taken against a possible betrayal of the public trust. But while the new Boston charter is in these respects better than that of the New York Commission, the latter is so much an improvement upon the existing charter, that the sooner it is adopted the better. There is unfortunately very little chance that it will be adopted at the next session of the Legislature; but in all probability the officials elected four years from now will serve under the provisions of a charter which will more closely resemble the Ivins charter than does the instrument under which we are now governed.

IN CASE further investigation proves that the Criminal Courts building in Centre street is wholly unsafe and can be made safe only by radical reconstruction, the Board of Estimate should consider carefully the best course to be

taken in reference to the matter. It should consider, that is, whether the cheaper course in the end would not be to tear down the existing building and erect a really good one in its place. The city is constantly needing more space for the proper conduct of its judicial business. The value of real estate near the City Hall is very high and is constantly becoming higher. The city or the county owns in the Centre street property a large site which is sufficiently convenient, and which could be used for the construction of a sky-scraper which would be in every way an improvement upon the old building. The existing building is not only unsafe, but it is ugly, inconvenient, badly ventilated and shabby. A new building could be erected on the same site which would afford many times the space and which would provide the criminal and some of the other courts with clean, modern, convenient, sweet and good-looking apartments. The old building always was a hideous, rotten, vulgar thing. It was born in iniquity. It has lived an ugly, deformed life, and it should die an early and an unregretted death. If there is any way in which its complete destruction can be brought about without excessive expense, the Board of Estimate will make New York a sweeter city by taking immediate steps to that end.

BUILDING OPERATIONS, favored by fair weather, continue to employ a high proportion of the mechanics in most trades, but not in all. Brick-building remains below normal, but is expected to improve before winter sets in. This was election week in the city, with one working-day less than usual. The honors of the election fell mostly to the Fusionists, but the new Mayor will be a Democrat, and the Board of Aldermen will continue to be Democratic, but by a reduced majority. As the best form of government is said to be a government of checks, wherein one department acts as a check on another, we ought to get for the next four years a pretty good brand of government. Some political economists allege that a "reform" victory spells parsimony and lessened business activity, but Chairman Willcox, of the Public Service Commission, says the result of the election means "more subways." If there is anything that the building trades need to stimulate them, it is more subway construction. Shoveling will begin for the new Brooklyn subway early next year, as the final authorization has been given, and the contracts have virtually been awarded, to William Bradley, for two sections; E. E. Smith Company, two sections; J. P. Graham, one section; Tidewater Building Company, T. B. Bryson and J. P. Graham, one section. Plan-filing at the Building Bureaus has been light this week, but several important announcements have been made, one representing a new 12-story office building for William st, and another, a new building, for the firm of W. & J. Sloane, to occupy the site of the Windsor Arcade, on 5th av. Particularly as regards Manhattan Borough, though the plans filed for new buildings are comparatively few, they average high in importance. The day of small buildings in old New York is passing. There has not been the congestion of work or the high mounting of prices for building materials that was expected, for one reason, because the demand for apartment houses has not been sprightly enough; but next season will, in all probability, be a banner year, and if the weather is favorable there will be considerable to do this winter.

TAXES AND RENTS.

Mr. Polak Holds to the Principle That the Tax Rate Cannot Be Shifted to the Tenant.

To the Editor of the Real Estate Record and Guide:

In Mr. Edward J. Levy's reply to my article in your last issue, he overlooks entirely the effect of the increase in the tax rate to reduce the selling price of land. If this feature could properly be ignored, then all that Mr. Levy says in criticism of my article would be true.

Every increase in the tax on the value of the land has the effect of decreasing the amount which the builder must pay for the land by twenty times the increased tax on the land. This saving and the interest thereon will more than offset the increased tax which he will pay on the building.

The selling value of land is an untaxed value. It is the net rent, after the taxes and other fixed charges are paid, capitalized at the current rate of interest, and is usually equal to twenty times the annual net rent. An increased tax upon the value of land diminishes this net rent, and, of course, diminishes the selling value of land by twenty times the increased tax. On this point, Professor Charles J. Bullock, of Harvard, stated at the Louisville Tax Conference in September:

"Every buyer of real estate, at the time of his purchase, takes into account the taxes falling upon the property, and adjusts accordingly the price he offers. The result is that the value of real estate is diminished by the existing taxes capitalized at the current rate of interest, so that these taxes are no real burden for the subsequent purchaser. If the taxes increase during the time he holds

the property the additional burden of course falls upon the purchaser, since it diminishes by so much the price obtainable at the next transfer."

With owners of land having no pressure on them to sell or use there is no supply of land except such as owners choose to sell at a price which builders can afford to pay. While builders can afford to pay so much, and no more, they will do so only as long as the terms of the landowner demand it.

The final arbiter of all value is the law of supply and demand. In a congested city, with more land held out of use than should be, the amount a builder will pay depends upon his receiving, in net rents, interest on the capital invested in buildings, the tax on building and other fixed charges and interest on purchase price of land plus taxes on the same.

The landowner, however, will not be in a position to hold out for these terms if the increment to the value of the land is taken through increased taxation.

It is a fundamental truth in political economy, recognized by all authorities on this subject, that a tax on the value of land cannot be shifted by the owner to the tenant.

Professor Seligman, in his "Incidents of Taxation," says: "It may be laid down as a general rule that a tax laid on the owner of the soil for ground rents cannot be shifted."

The reports of the Department of Taxes and Assessments place the value of land in the City of New York at approximately two-thirds of the total. This means that two-thirds of the increase in the city's tax rate falls upon the value of land and one-third upon the value of the improvements.

Yours truly,

EDWARD POLAK.

TAXES, RENTS AND "MODEL TENEMENTS."

To the Editor of the Record and Guide:

Dear Sir—The question of the burdens of local taxation, and who bears them, is so clearly and so exhaustively set forth in a little pamphlet of Mr. Lawson Purdy's, which the Tax Reform Association supplies for all its members and to persons entitled to it, that argument or discussion of the effect of taxes upon rent seems to me superfluous.

Many professors of political economy use this book in their classes, and its clearness and brevity commend it to those who are interested.

I was glad to see your recommendation to the Phelps Stokes Fund that they make their model tenements pay.

Instead of being models, such enterprises as the Phipps tenement houses are solemn warnings to every builder to keep away from that sort of thing, because even unlimited capital cannot make it pay. Our Model Tenements, so far, have been—models of how not to do it.

Perhaps this is because they share the ineffectiveness for real reform of all charities.

Sincerely yours,

BOLTON HALL.

THE ELECTION AND THE BUILDING CODE.

This week's election leaves the present dominant political power with a majority of but one with which to organize the next Board of Aldermen. Under such circumstances, no legislation of an extremely partisan nature is likely to be attempted with reference to the Building Code. As Chief-Engineer Lewis has been unable to obtain an appropriation with which to defray the expense of the tests which Mayor McClellan desires to have made, he has been unable to proceed; and no tests having been made, no report is available upon which to predicate new amendments with respect to the matters referred to in the Mayor's veto message. The proposed amendments must lie under the weight of his official disapproval for the few weeks that remain to this present administration.

As two commissions have tried and failed to produce a code that could be officially sanctioned, the next Board of Aldermen can be expected to consider carefully before constituting another commission of like nature with no assurance of a better result. An entirely proper course for the next administration would be to take good counsel as to the best way of obtaining an impartial and competent revision in a manner that will not invite another war between rival interests.

Hon. Max Grifenhagen, formerly an Alderman, and as such Chairman of the Building Committee, has been elected Registrar of the County of New York. Unbiased opinion ranks Mr. Grifenhagen very high as a man of affairs and good motives. Hon. H. O. Wittpenn, of Houghtaling & Wittpenn, brick dealers, of 44 East 42d st, has been elected Mayor of Jersey City.

LAST OF THE COURT OF HONOR.—By Tuesday night the last column of the Hudson-Fulton Court of Honor, in front of the New York Public Library, at 5th av and 42d st, will have been removed. These were erected by the Clay-Thompson Co. at a cost of \$7,500, entirely of plaster of paris. The only part made of cement was the scraping blocks at the foot of each column. There were thirty-six columns in all. No part of the structure, except the poles supporting them, can be saved, the debris being taken to the city dump. The poles are the property of the Clay-Thompson Co.

CONSTRUCTION.

WHAT A TENANT GETS FOR \$10000

As Exemplified in Two New Apartment Houses—Why Such High Rents are Paid
—The New Standard of Living for Millionaires—City Apartments and Country Estates.

QUESTIONS and remarks overheard by builders and agents from time to time disclose that it is still incomprehensible to most non-residents why many New York families should be willing to pay as much per annum for rent as would buy a fairly good farm in the country. The wonder is not that there are so many New Yorkers able to pay eight to twelve thousand a year, but that so many are willing to pay it for a single apartment, in preference to having a whole house of their own.

There are a number of reasons why, but it is not the purpose of this article to give them, except to explain in a general way that New York has become the wealthiest city in the world, that it has its own standards of living, that these have changed

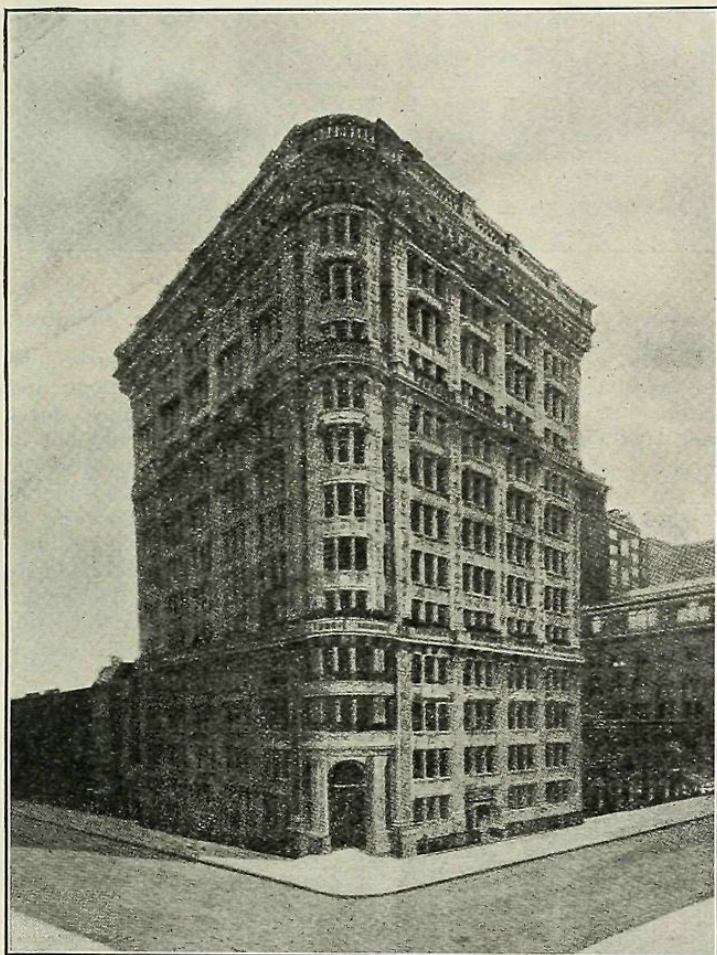
tecturally, as imposing, and internally as luxurious as one less fashionably situated and for which a smaller rent is required. Therefore, the answer to the question, What does a tenant get for nine thousand a year, is not to be expressed merely in a description of the suite, of the number and size of the rooms, or of the beauty of the decorations.

The ten thousand pays for more than can be defined in words. Two houses finished this fall represent the new standard of living for millionaire Americans very clearly. One is "Alwyn Court," standing in an exclusive district near the "Plaza," and the other is the "Verona," at the crossing of 64th st and Madison av, which is adjacent to the Park and 5th av. The rentals in the first-named range from \$6,500 to \$10,000 for single apartments, but one duplex apartment in this house is priced at \$22,000 a year.

ARRANGEMENT OF ROOMS.

Messrs. Harde & Short, the architects, have cautioned other architects, owners and builders that they are not to use the floor plan of this house, or any feature incorporated therein, in any building they may erect. The plans will appeal to everyone as a fine layout for a house of grand dimensions, such as "Alwyn Court." There are but two apartments on a floor, each consisting of fourteen rooms, eleven of which are outside, and five baths. They are so arranged that over two thousand square feet of floor space can be thrown together for entertaining.

That chamber in the corner is a grand room for the prospect it gives out over the Plaza and Central Park, and also for its own interior finish of white enamel woodwork and silken hangings. Back of it is my lady's dressing-room, where every panel is a mirror, and every mirror hides a closet in the wall. A singular thing about the doors in this room and in some others



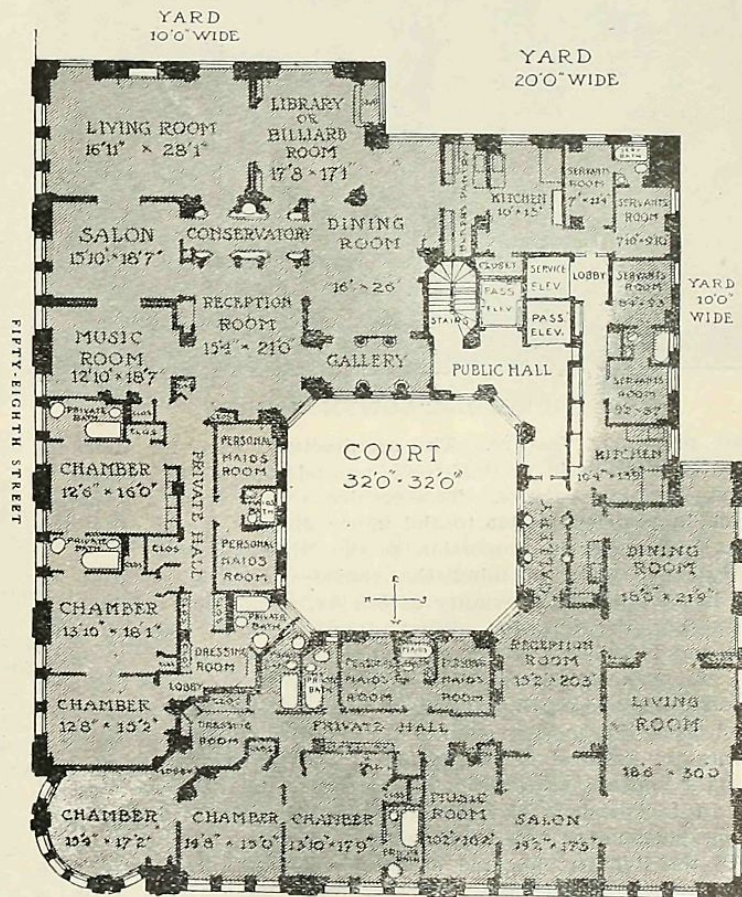
"ALWYN COURT."

58th St. and 7th Av. Harde & Shorte, Architects.
Hedden Construction Co., Builder.

from former times, and that to a large number of families the expenditure of a few thousand dollars more or less per annum is not a matter of great importance when value is received.

We must learn to take a very large view of New York, for it is to be the foremost city of the world. The leading families in America are adopting a standard of living which includes more than one home. There is a country home and also a city home. The real homestead is in the country. There's where the family treasures are. For the city home, apartments are coming to be preferred over the private dwelling, for one reason, because a private dwelling may not be obtainable in the particular neighborhood where the family wishes to reside when in town. The really high-class apartment offers to tenants of wealth and standing the choice of the finest locations in Swell-don. Emerson says that there is a price on everything—pay the price, and the thing is yours. If one wishes to live in the most fashionable neighborhood in America, he must pay the price fixed by the market.

Part of the price being for the use of the site, another portion represents the cost of the building and other portions of the price represents the cost of maintaining that building—the cost of the house service, the taxes and the interest. It is apparent that the size of the rent does not necessarily represent the degree of luxury of the apartments themselves, and it is conceivable that a house in an ultra-fashionable section may not be, archi-



FLOOR PLAN IN "ALWYN COURT."

is that they have no visible hinges and locks; and one who did not know would see no door at all, as doors have the appearance of panels merely. The walls and ceilings of the bathrooms are all mirrored also. The shelves in all the bathrooms and dressing-rooms, are plate glass. There are roomy millinery closets with plate glass compartments, fireplaces of exquisite design, parquet floors, mahogany doors, paneled walls in the dining-rooms, and woodwork elsewhere in white with "compo" ornamentation in floral designs.

For every apartment there is a vacuum-cleaning system. No more brooming for the ten-thousand-dollar tenant. Every particle of dust miraculously disappears. There is also an individual wine vault with each apartment.

The owners of the "Alwyn Court" are Charles R. Hedden, of 1 Madison av; A. L. Prescott, 92 West Broadway; Alwyn Ball, Jr., 395 Broadway; William McKenzie, Carlton Hill, President of the Standard Bleachery Company; and Frank Hughes, of Passaic, President of the Dundee Textile Company. The Hedden Construction Company, No. 1 Broadway, was the general contractor.

The other new house, the "Verona," is not quite in the ten-thousand-dollar class, as the highest rental rate is \$9,500, but the minimum rate of \$8,000 is higher than the minimum rate in the "Alwyn." The "Verona" is a fireproof apartment, designed in the Italian Renaissance style of architecture. It is now owned by a corporation called the "Sixty-Fourth Street Company," of which Victor V. Kranich is president. It was built from plans by William E. Mowbray by the Buckley Realty & Construction Company. The cost of the building alone was once given as \$800,000, or about fifty cents a cubic foot.

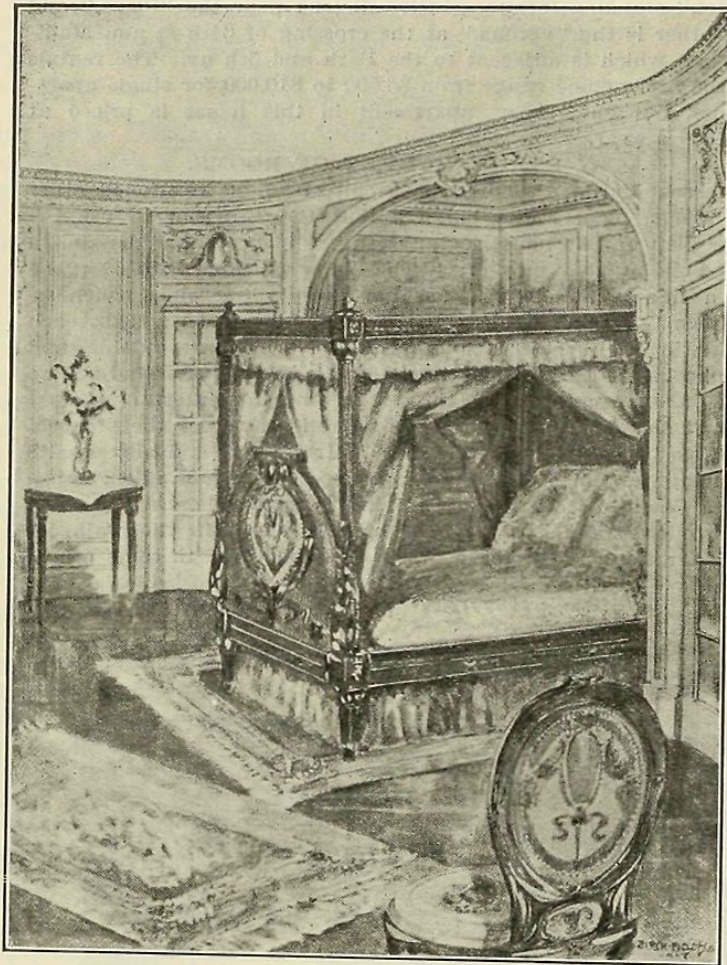
It is a massive structure, composed in three horizontal layers of three stories each, reposing on a rusticated basement story, of which the large entrance on the Madison facade is the



THE "VERONA."

Madison Av. and 64th St. William E. Mowbray, Architect.

oak, dark, and with heavy carvings; and then, the bathrooms and dressing-rooms are beautiful with white decorations and mirrors. In all these high-grade houses there is much closet space—not obtrusive closets—and sometimes with doors hid in the panels of the walls. The house performs many services for the tenants and reduces the housekeeping to the minimum. As the rooms are dustless, there is very little cleaning to do; no errands to run, for the telephone is on the table, and Altman, McCreery or Tiffany will bring the fashions of Paris to your side when you telephone. One can literally live in the choicest neighborhood of the most interesting city in the land, in a house of beauty and luxury, without a household care—without lifting a hand.



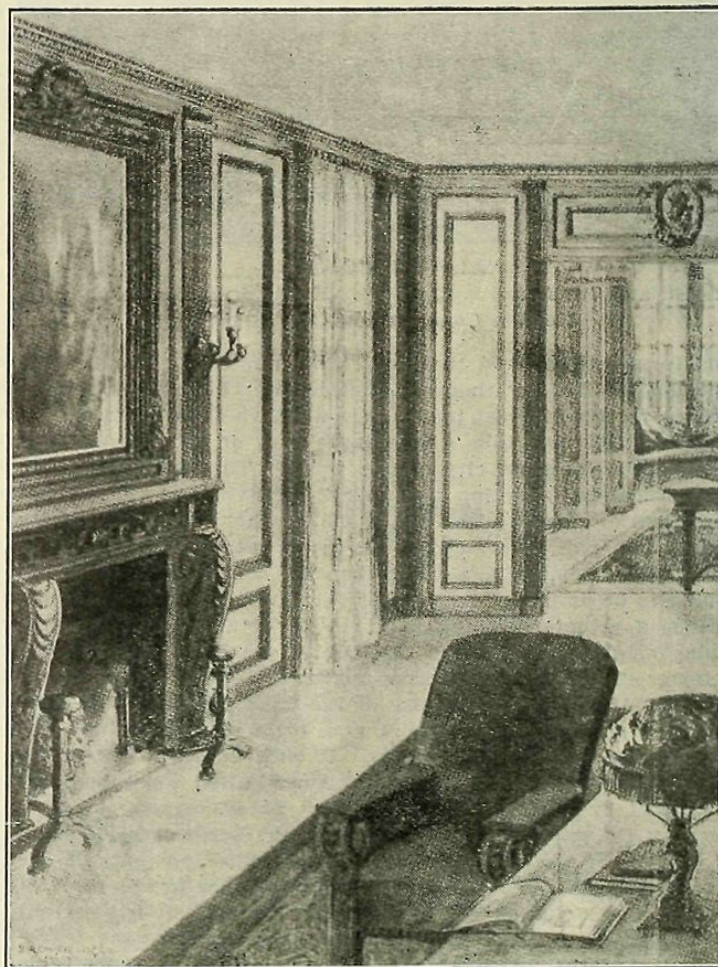
BEDROOM IN "ALWYN COURT."

most prominent feature. The architecture, with its alternate pairs of windows in vertical rows, reminds one of the manner of some Venetian palaces. The cornice was evidently designed to be in proportion, not to the upper division, as is often the case, but rather in proportion to the whole building.

Always bearing in mind the choice residential location of the house, and the proximity of 5th av, it can be explained, in answering the question, What does a tenant get for nine thousand dollars a year? that all the rooms in the "Verona" are of unusual size, and that each apartment contains fourteen rooms, giving as much space as in some private dwellings of very good class. In each apartment the kitchen, pantry and service-rooms are grouped in the center of the building, without loss of light and air, as there is a rear court, and they are reached by an independent elevator, thereby being isolated from the living portions of the apartments.

All the living-rooms and sleeping-rooms of importance have "outside" positions, and the elevators run directly upon a private vestibule in connection with each apartment. The apartments have been decorated in accordance with the wishes of the tenants, irrespective of cost. That is to say, it is up to the tenants to set the standard of beauty and luxury. If they can conceive of anything more elegant, they can have it without extra cost. All the usual conveniences and comforts in the best form are, of course, present, beside the new vacuum-cleaning and refrigerating systems, and a safe in every apartment.

The parlor is finished in white enamel, with a tapestry frieze; the library in mahogany, with paneled walls and beamed ceiling, and it also has unique windows; the dining-room in Flemish



VISTA IN "ALWYN COURT."

BEAUTIFUL NEW THEATRE IN CENTRAL PARK WEST

A GROUP of public-spirited gentlemen will presently receive from the hands of their architects and builders the most beautiful playhouse in America. We understand that it is a failing of New Yorkers that their range of vision is short, but the new theatre is really the first in this country wherein a real attempt has been made to equal in architectural elegance and construction the ideal playhouse, as everyone knew it ought to be, but was not able, on account of commercial reasons, to produce.

The new theatre has no commercial side. Externally it is impressive; it proclaims its office; it is constructed after classical precedents of noble materials; and in design it follows the Italian Renaissance. Internally, it is beautiful but not surprising. It was known that it would be like this if the best motives were allowed free course, the best examples followed. We have never had before in New York a real foyer, or a real grand staircase.

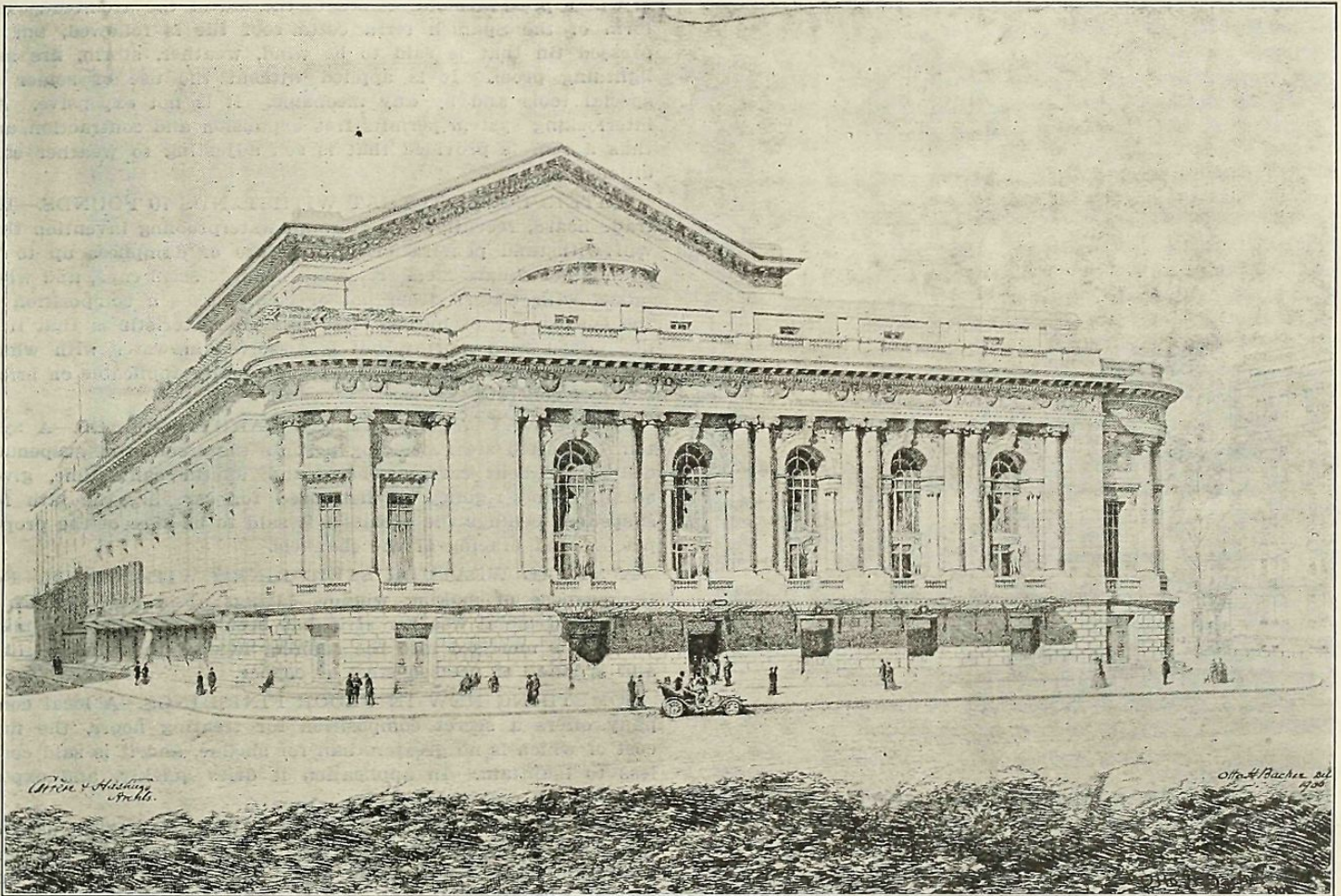
The main foyer will be decorated with beautiful paintings, largely through the beneficence of William K. Vanderbilt, who

the main floor. Rising in a receding curved line above the boxes are the foyer stalls and the first and second balconies.

The color scheme is driftwood gray and gold, suggesting simplicity and a due regard for the traditions of theatre decoration. Sometimes the gray is seen on a heavy gold background, and sometimes the gold is on a background of gray. The hangings of boxes and foyer stalls are cerise. The balustrades are a royal gold bronze elevated on a Breche violette marble base with marble dies. The proscenium arch is framed in greenish tinged Connemara marble, over which is the theatre's crest.

The auditorium is surrounded on each floor by a broad corridor, and all the aisles are unusually wide, the seats are low backed, the carpets, crimson Axminster.

The top floor of the theatre in the front is devoted to a picturesque roof garden, which sets back a bit from the terrace overlooking Central Park, and is partly roofed with glass. The doors, all of glass, lead to the walled terrace, which may be decorated with potted plants and vari-colored lanterns when the garden is opened to the public.



THE NEW THEATRE.

Carrere & Hastings, Architects.

has already given three famous Baudry paintings from his own collections and a sum of money for the purchase of other works. The foyer is constructed of rich Siena marble and gold, and has at either end an orchestra platform which will be used by the orchestra during intermissions at dramatic performances.

At one end of the circulation on the foyer floor is a tea room, daintily done in a pale green and white Wedgwood effect. Here tea will be served between acts. At the other end of the circulation room is the women's retiring room, pleasingly decorated in a similar manner.

The circulations in the rear of the first and second balconies are commodious and intended to be used as promenades during intermissions. On one floor is the founders' room, splendidly fitted, and on the other the library. The former has been furnished by the founders themselves, and is remarkable for its taste and beauty. The library for the players, which adjoins the dressing rooms, is a model of its kind, and has oak bookcases rising from the floor to the ceiling.

The exterior is of Indiana limestone. There is a high base containing all the entrances, and a 2-sty colonnade. The foyer, extending through the height of two stories, accentuated by large arches extending the full height of the columns.

The grand staircases are masterpieces of masonry, but are principally white cement. It is a new thought in the possibilities of cement.

The auditorium is elliptical in shape, with the long axis parallel to the proscenium arch. There are twenty-three boxes, extending in a single row around the orchestra four feet above

In no other theatre in the world are the accommodations for actors so elaborate and comfortable. The rooms rise tier upon tier from the stage floor on the 63d street side. Each is provided with a double wardrobe, containing interior electric lights, a marble topped make-up table with vari-colored lights, hot and cold water and comfortable lounging chairs. On each floor are baths and showers.

Another luxury is the greenroom. It is located on the ground floor, just off the stage, on the 63d street side. It will be luxuriously furnished. Here players will chat and entertain their friends, as in the days of Garrick.

The building covers a block front on Central Park West, and runs back 225 feet on 62d street and 200 feet on 63d street. It seats 2,318 persons. In the breast of every citizen the new playhouse must inspire feelings of pride, not alone in the building but also in the fact that there are men financially able and patriotically willing to come forward and erect a palace for the drama like this. Its good effect upon the community cannot be over-estimated.

The architects are Carrere & Hastings; general contractors, Marc Eidlitz & Son; sub-contractors for the stonework, B. A. & G. N. Williams; woodwork, Sloan & Moller.

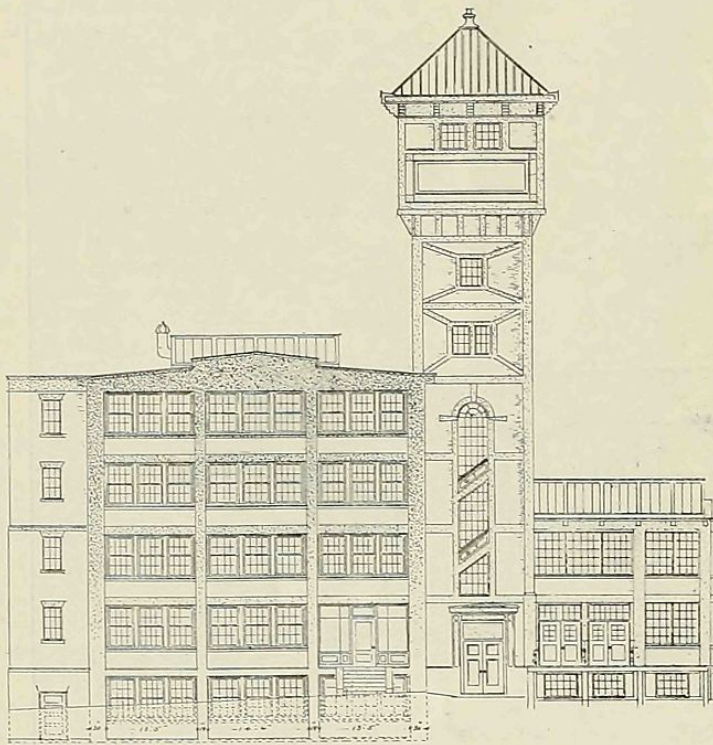
—Does your floor squeak? It is caused by the boards rubbing together. A good way to stop it is to turn in screws through the cracks at housecleaning time. The screws will either spread the boards or hold them together so they will not squeak.

COMPOSITE CONCRETE AND BRICK BUILDINGS.

CONSIDERABLE interest has been shown in the so-called composite brick and concrete construction described in our issue of October 16. Joseph C. Schaeffler & Co., architects and engineers, New York and Boston, have sent the accompanying elevation showing the latest of a number of such buildings which have been designed by them.

The main difference between the composite design as practiced by them and Mr. Dean's, illustrated heretofore, is in the concrete frame. It will be noticed (see Record and Guide of October 16) that Mr. Dean's design shows the concrete floor slab resting on the brick walls. This calls for a heavy bearing wall and eliminates the reinforced concrete wall columns or pilasters. But these very pilasters in the design herewith illustrated, and also the reinforced concrete floor beams, are boldly shown on the exterior of the building, thereby denoting that the entire weight of the building is carried on the reinforced concrete frame and no weight whatever on the brick walls.

As a matter of fact, these brick curtain walls under the windows are only 8 inches thick all over the main building, and in the stair towers 12 inches. When such buildings are erected the entire frame and floor system is practically com-



NORTH END ELEVATION.

A NEW KIND OF CONSTRUCTION—NORTH END ELEVATION OF A COMPOSITE BRICK AND CONCRETE BUILDING.

Joseph C. Schaeffler & Co., Architects and Engineers.

pleted before any brickwork is undertaken. After that the brick walls and windows may be placed simultaneously on every floor of the building.

The owners of mill and factory buildings very often extend such buildings to provide for increased capacity, and here again the value of the method here illustrated becomes apparent. The addition may be erected without in any way interfering with the existing structure, until it becomes necessary to take down the brick wall between, and the facility with which this can be accomplished requires no explanation to the initiated. Where the floor slab rests on the brick wall, as in our previous illustration, shoring must be used before the load can be transferred from this wall to the new line of columns which must be erected.

Where it would be objectionable to have the wall columns and floor beams show, as in the present illustration, these can easily be covered with a veneer of brick or terra cotta.

The authors of this design state that they have found it to an advantage to have an organization comprising both architects and engineers. They are thereby enabled to design all classes of commercial buildings, complete, including all structural steel and concrete work, power plant, heating and ventilating apparatus, without recourse to outside assistance, and in this way affect considerable economy for the owner. Each man in charge of any part of the design is immediately notified when any change of design is made in another branch, and he then changes his own design accordingly. This tends to save time, and the entire work is always absolutely under the control of the chief draftsman.

It is claimed that buildings, like the one here illustrated, are absolutely fireproof, and that when carefully designed can be erected at a cost not exceeding that of slow-burning mill con-

struction, and frequently, under favorable conditions, at a lower cost; and, further, that such buildings, except for their contents, require no insurance.

NOVELTIES.

NEW DEVICE FOR WASHING AIR.—A New York company is on the market with a new device for washing air in office buildings, factories and residences. It consists of a unique spray system that brings every atom of atmosphere into direct contact with water at pressure, thus completely charging it with health-giving properties seldom obtained even in the open country.

REFLECTED ILLUMINATION FOR HOMES.—An inventor is out with a simple plan for equalizing light distribution in rooms in dwellings. The incandescent gas or electric bulb or mantel is hidden from sight from all parts of the room by an inverted reflector which throws the rays upon the ceiling with great intensity, and from there it is diffused everywhere. All shadows are removed, thus giving a brilliant effect, without glare, in-drawing or living rooms. It is also said to be satisfactory in offices as well as in large auditoriums.

SPANISH TILE MADE OF METAL.—In residence construction, it is frequently desirable to avoid great roof weights. Here is where pressed metal comes to the aid of the architect. The form of the Spanish terra cotta roof tile is followed, but in pressed tin that is said to be wind, weather, storm, fire and lightning proof. It is applied without the use of solder or special tools and by any mechanic. It is not expensive. An interlocking system permits free expansion and contraction, and thus a roof is provided that is self-adjusting to weather conditions.

WATERPROOFING THAT WITHSTANDS 70 POUNDS.—The trade heard, recently, of a German waterproofing invention that will withstand penetration of moisture or dampness up to 70 pounds per square inch. It comes in large-sized cans, and when mixed with water, either hot or cold, makes a composition of the consistency of butter. Its chief characteristic is that it is not mixed with mortar, but is dissolved in water with which the mortar is made. It is said to be equally applicable on brick, stone or concrete.

DOES AWAY WITH CEILING CARRYING BARS.—A system of slotted steel studding permits the erection of suspended ceilings without carrying bars, and, at the same time, gives stability and rigidity. When used for carrying the lath for suspended ceilings the architect is said to be sure of the proper placing and bracing of the channels.

A METAL WEATHER STRIP LINED WITH CLOTH.—For the purpose of making window casings absolutely airtight, a cloth-lined metal weather strip has been placed upon the market. It is mortised into the running face of the window sash, and is made of pressed steel or copper.

SOMETHING NEW IN FLOOR FINISHINGS.—A local company offers a secret composition for treating floors, the first cost of which is no greater than for shellac, and it is said costs less to maintain. In application it dries quickly, and expert work is not required.

QUICKLY ADJUSTABLE MONKEYWRENCH.—The uses of the monkeywrench are varied, and when needed they are usually wanted in a hurry. If the radiator springs a leak and steam is injuring the walls, for instance, it is desirable to have one handy. In haste, there is nothing so annoying as having to stop to work over a stiff screw to make it "bite" the nut. A company has put on the market a simple device which is instantly adjustable by a slight push of the thumb when the slightest pressure on the nut locks the jaws in that position and keeps it from slipping. They are made in all sizes, and appeals strongly to plumbers and engineers.

ONE CLOCK GOVERNS ALL IN BUILDING.—To have perfect time in all parts of an office building, factory or home, at absolutely no cost in operation, is the claim made for a new clock system now being pushed in building circles. The system comprises a master clock, with automatic control of as many secondary clocks as desired, all controlled by air and gravity. There are no compressors, no motors, no batteries or any auxiliary apparatus of any kind. It may also be equipped with annunciator for giving required signals.

WALL COVERING OF ENAMELED CLOTH.—A novelty in wall covering that is attracting considerable attention from those who have seen it is being featured by a local concern. It is made on a heavy cloth backing, into which a special enamel is pressed at about 2,000 pounds per square inch. It is claimed for this material that it will not craze, crack, peel or chip, is steam, water and soil proof, and does not turn yellow with age. It can be applied by any good paperhanger.

—The number of homes that have been acquired through the building and loan associations of Essex, Hudson, Bergen, Passaic, Union and other counties of New Jersey is estimated at 15,000. There are at least three associations in these counties that have a million in assets each, a dozen or more steadily climbing to the million mark, and half a million assets in an association is not considered remarkable these days.

SPREAD OF THE FIREPROOF IDEA.

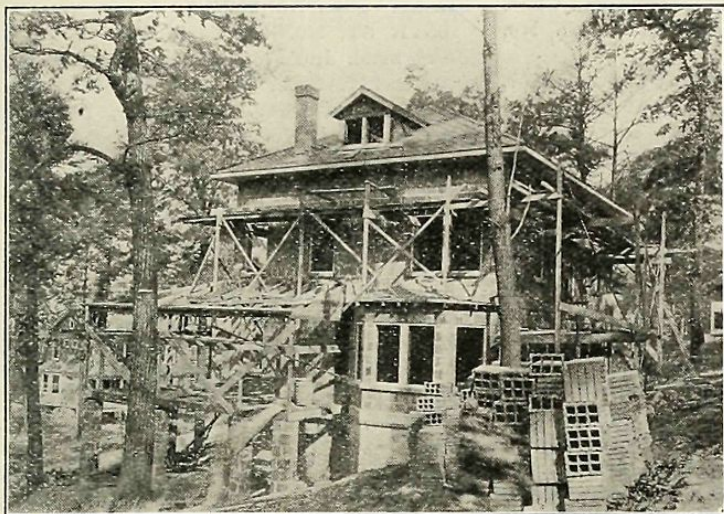
By CHAS. L. VAN FOSSEN.*

Hollow tile, which has been so largely used in the construction of floors and partitions of large office buildings and hotels, is now being very extensively employed in the erection of suburban homes, and the many advantages of this material are becoming so well known that it is likely to be adopted for every extensive use within the next few years.

The illustration on this page presents a suburban residence that is being erected in River View Manor at Hastings-on-Hudson for Mr. W. W. Burgess by John O. Berg, architect and builder, at Hastings-on-Hudson. The photograph shows the material in the walls, as well as out of the walls. In this particular house the floors are also of hollow tile and the roof is of asbestos shingles, thus making practically a fireproof house in every respect. The method of building houses with the hollow tile may be briefly described as follows:

The walls are usually 8x12x12 wall tile. This is a six-hole block with dovetail grooves on all four sides, which hold the stucco and binder. These tiles weigh about 38 pounds. The same form of tile is used very extensively in the construction of the foundation, simply using the footing concrete.

The blocks are laid with the holes running vertically and the joints are broken at every course. No corner block is necessary, as the size of the blocks 8x12x12 gives a four-inch bond at the corner. It is wise, however, in this construction with



HOUSE FOR MR. W. W. BURGESS, AT RIVER VIEW MANOR.
John O. Berg, Architect.

Eighteen of the forty-eight houses that have been erected at "River View Manor," on the Hudson, within the last eight months, are of fireproof construction.

this size block to use a jamb block, which is manufactured especially for window openings, which insures a tight joint at that point and also gives a suitable reveal.

For small constructions, such as cottages, bungalows, etc., a 6x12x12 tile is manufactured and may be used very acceptably. This tile has three holes in it and weighs about twenty-five pounds. Another size for larger constructions is a 10x12x12, and it is advisable to use a special jamb block manufactured for this size with a four-inch reveal, as well as corner blocks, which are 10x12x16.

These blocks are constructed very smooth and it is not necessary to furr off the interior of the house, but the plastering is done directly on the tile. However, it is advisable to damp-proof the exterior of the wall by one of the many methods now on the market.

The finishing of a hollow tile house is usually with a stucco exterior and much latitude is permitted in the type of architecture. The many advantages of this method of construction over frame are self-evident, there being no shrinkage, and no cracking in the stucco interior, as the blocks will neither expand nor contract as in the case of wood.

The cost of insurance is reduced to a minimum. Such a house is warmer in winter and cooler in summer by reason of the air spaces in the tile, and it is fireproof, dampproof, vermin-proof and soundproof. There is no depreciation in a house of this construction, and the cost of maintenance in future years is very small compared to frame. The relative cost of construction may be estimated at about two and one-half per cent. more than an ordinary frame dwelling. If fireproof floors are installed the cost will be from fifteen to twenty per cent. more than the frame, and this form of construction represents without question the highest type of building that can be erected to-day.

As an evidence of the growing popularity of this material it might be stated that in River View Manor alone, out of forty-eight houses which have been constructed within the past eight months, eighteen of these houses are of the above-described construction.

*General Manager of the Hastings Homes Co.

AN AUCTIONEER'S IDEA.

Bryan L. Kennelly's booklet for next Wednesday's sale at Fort Washington exemplifies a new idea. After telling where the lots are situated, and what the existing means of access are, he proceeds to give his opinion as to what the lots are adapted for. They are on Northern avenue, which, beginning at 181st st, runs north between Riverside Drive and Fort Washington av. Northern av is the same road on which Dr. Paterno, the Morningside Heights builder, has erected a beautiful marble castellated residence, and where Messrs. W. W. Kingsley and James Harden have resided for some years. The lots are on the west side of the avenue, opposite these private residences.

In Mr. Kennelly's opinion, the lots, 35 in number, divided into 9 plots, are well adapted for villa sites, and also for elevator apartment houses, or an apartment hotel. The new idea consists in showing by illustration how to improve the plot without destroying its high elevation, and at the same time have an entrance for carriages and automobiles on grade. The illustration shows a 20-story apartment hotel, set far back from the building line (because the greatest depth of the tract is 240 feet) and elevated fifteen or more feet above the curb. But there is an arched tunnel for vehicles extending from the building line at grade through the terrace to the interior court of the building. As Northern av is only 60 feet wide, housekeeping apartments would be limited in height to 90 feet, or seven stories theoretically, and probably six stories practically; but hotels do not come under the operations of the Tenement House Law. A hotel so situated would have a beautiful outlook over the river. The idea of showing by a perspective drawing a type of building which it is thought would be suitable for the site is a new feature in an auctioneer's catalogue. There is also a map of the section, and a landscape drawing.

RESULTS COUNT.

We publish below a letter from a firm who are subscribers to the Record and Guide. It is one of several along the same line received by us recently. In every one reference is made to the excellent results obtained from following the leads published each week in the Record and Guide under the heading of "Where Building Materials Are Needed."

M. D. Lundin, Telephone, Schuyler 7658. A. H. Zacharius.
LUNDIN & ZACHARIUS,
BUILDERS AND GENERAL CONTRACTORS,
402 Columbus Avenue, near 79th Street.

New York, October 21, 1909.

To the Record and Guide Co.:

It gives us pleasure to heartily recommend your publication as of great assistance to us in building up our business. We follow closely your leads as they appear each week in the Record and Guide under the heading of "Where Building Materials Are Needed," and have obtained fine results. We are able to trace several good jobs we have recently finished from information we got from your paper.

We feel that the Record and Guide is indispensable in our business.

LUNDIN & ZACHARIUS.

Messrs. Lundin & Zacharius have very largely increased their business since subscribing to the Record and Guide, and are now prepared to give estimates on construction work of any size.

THE NEW BROOKLYN SUBWAY.—As a business certainty, the 4th av subway for Brooklyn unquestionably will have a marked effect in time upon the Bay Ridge region. A large part of the benefit has been anticipated, but there is certain to be a continuation of the building movement there. At the present time the territory east of 3d av is being developed by solid rows of two-family brick houses, and the section west of the avenue has been reserved for detached frame houses. The hope is that the two kinds of development will be continued, and that the dividing line between them will continue to be as now. Between 3d av and the waterside there is a large suburban section, only partly developed with high-class residences, and it is in this part, and particularly along the Shore Road, that a building movement of which the city will be proud is expected. It will be interesting to note when, with reference to the completion of the subway, the real house-building movement will begin. In case of the Bronx division, the great land speculation did not set in until the subway was actually finished.

MECHANICAL ENGINEERS.—Two papers will be presented at the meeting of the American Society of Mechanical Engineers, to be held on November 9 in the Engineers' Building, New York, at 8.15 P. M. One by Professor Gaetano Lanza and Lawrence S. Smith, of the Massachusetts Institute of Technology, on "Reinforced Concrete Beams"; the other by Professor Walter Rautenstrauch, of Columbia University, on "Stresses in Curved Machine Members."

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.

157TH ST, n s, 125 e Broadway, two 6-sty brick and stone apartment houses, 75x86.11, slag roof; total cost, \$160,000; owner, 157th St. Realty Co., 468 Riverside Drive; architects, Schwartz & Gross, 347 5th av. Plan No. 760.

Nathan Loewy, president; Alexander Loewy, treasurer; Sidney Green, secretary.

CATHEDRAL PARKWAY, s s, 100 w Amsterdam av, two 12-sty brick and stone apartment houses, 100x51.11, slag roof; total cost, \$400,000; owner, Carlyle Realty Co., 198 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 761.

Jacob Stein, president, Edgar A. Levy, treasurer; Leo S. Bing, vice-president.

156TH ST, n s, 185 e Riverside Drive, 8-sty brick and stone apartment house, 65x84.11, slag and slate roof; cost, \$250,000; owner, Geo. R. Bagge Const. Co., 217 West 125th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 762.

George A. Bagge, president. The owner will build.

77TH ST, n s, 173 e Av A, 78th st, s s, 173 e Av A, four 6-sty brick and stone tenements, 77x89.2x irregular, vitrified tile roof; cost, \$680,000; owner, William K. Vanderbilt, 660 5th av; architect, Henry Atterbury Smith, 1181 Broadway. Plan No. 758.

Buildings will be fireproof, iron and tile cornices, central steam plant, open outside iron stairs, Guastavino floor construction.

Office and Loft Buildings.

WILLIAM ST, Nos. 123-133, 12-sty brick and stone office building, 130.4x95.1½, slag roof; cost, \$500,000; owner, Reformed Protestant Dutch Church, 113 Fulton st; architects, Clinton & Russell, 32 Nassau st. Plan No. 759.

Collegiate Realty Co., 62 Cedar st, lessee; five buildings will be demolished.

Restaurants.

BROADWAY, Nos. 1607-1611, 2-sty brick, stone and limestone restaurant, 78.9x159.4, tar and gravel roof; cost, \$200,000; owner, James Churchill, 222 West 49th st; architect, Herbert M. Baer, 542 5th av. Plan No. 757.

No contract has yet been issued.

Dwellings.

110TH ST, s s, 250 e 2d av, 2-sty brick and stone dwelling, 25x40, plastic slate roof; cost, \$8,000; owners, Pompa & Arnese, 342 East 110th st; architect, Matthew W. Del Gaudio, Tremont and Webster avs. Plan No. 763.

Miscellaneous.

GREENWICH ST, Nos. 46-48, two 1-sty brick outhouses, 13.6x6.8; total cost, \$1,800; owner, John A. Clarke, 154 Nassau st; architect, Frank Hausle, 81 East 125th st. Plan No. 764.

MANHATTAN ALTERATIONS.

BEEKMAN ST, Nos. 136-138, beams, to 4-sty brick and stone store and loft; cost, \$100; owner, Carrie C. Timpson, 141 Broadway; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 2404.

BROOME ST, No. 286, toilets, windows, partitions, tank, to 5-sty brick tenement; cost, \$1,500; owner, Wm. Rowe, 292 Alex-

ander av; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2382.

DIVISION ST, No. 79½, 1-sty brick rear extension, 25x16.10, excavate yard, to 5-sty brick store and tenement; cost, \$1,500; owner, Abraham Schultz, 54 Division st; architect, H. Horenburger, 122 Bowery. Plan No. 2397.

HESTER ST, No. 87, partitions to 4-sty brick tenement; cost, \$800; owners, I. & M. Haimowitz, 87 Hester st; architect, O. Reissmann, 30 1st st. Plan No. 2375.

HOUSTON ST, Nos. 120-122 East, partitions, toilets, windows, to 5-sty brick store and tenement; cost, \$1,000; owner, George Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2384.

LEONARD ST, Nos. 80-82, new elevator, cut openings, partitions, metal ceiling, to 5-sty brick store and loft; cost, \$6,000; owner, Woodbury G. Langdon, 31 Liberty st; architect, C. M. Cruikshank, 31 Liberty st. Plan No. 2373.

PITT ST, Nos. 30-32, windows to 6-sty brick tenement; cost, \$250; owner, Jacob Finkelstein, 40 Bowery; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2381.

4TH ST, No. 205 East, toilets, tubs, sinks, to 5-sty brick tenement; cost, \$1,000; owner, Golde Rosenbaum, 193 Rivington st; architect, M. A. Cantor, 314 Madison av. Plan No. 2371.

14TH ST, Nos. 134-136 East, 1-sty brick rear extension, 46.6x62.6, walls, girders, piers, to 4-sty brick theatre; cost, \$50,000; owner, S. Schinasi, 32 West 100th st; architect, S. S. Sugar, 17 West 42d st. Plan No. 2377.

Automatic Vaudeville Co., 48 East 14th st, is lessee.

15TH ST, Nos. 308-310 West, partitions, plumbing, shafts, windows, to two 4-sty brick tenements; cost, \$12,000; owner, Harriet D. Potter, Pau, France; architect, John H. Knubel, 318 West 42d st. Plan No. 2362.

17TH ST, No. 421 East, toilets, partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, Pauline Abeles, 109 West 111th st; architect, David Stone, 127 Bible House. Plan No. 2364.

17TH ST, No. 325 West, toilets, partitions, skylights, to 4-sty brick tenement; cost, \$1,500; owner, Andrew Miller, 325 West 17th st; architect, Eli Benedict, 1947 Broadway. Plan No. 2402.

Goldstein & Murphy, 295 7th av, has mason work.

18TH ST, No. 439 West, iron columns, walls, to 1-sty brick wagon shed; cost, \$500; owner and architect, Consolidated Gas Co., 4 Irving pl. Plan No. 2387.

23D ST, No. 121 East, alter stairs, partitions, plumbing, fire-escapes, to 5-sty brick and stone office building; cost, \$1,000; owner, Brookside Realty Co., 121 East 23d st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2388.

23D ST, No. 202 East, erect pent house on roof, new roof, to 5-sty brick loft; cost, \$5,000; owner, Frederick W. Seybel, 465 West End av; architect, Robert E. Rogers, 5 East 42d st. Plan No. 2369.

26TH ST, Nos. 420-426 East, 6-sty brick rear extension, 50x125, partitions, windows, heating system, shaft, to 4-sty brick and stone club house; cost, \$130,000; owner, Training School for Women Nurses, 440 East 26th st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 2363.

28TH ST, No. 201 East, toilets, partitions, windows, show windows, to 5-sty brick store and tenement; cost, \$1,000; owner, Timothy Coughlan, 201 East 28th st; architect, Louis Falk, 2756 3d av. Plan No. 2409.

40TH ST, No. 1 East, stairs to 4-sty brick store and office; cost, \$400; owner, Mrs. J. Coggeshall, London England; architect, Clarence True, 95 Liberty st. Plan No. 2403.

55TH ST, No. 65 East, partitions, toilets, to 4-sty brick and stone dwelling; cost, \$2,000; owner, Raymond Lesher, 65 East 55th st; architect, A. N. Allen, 571 5th av. Plan No. 2361.

65TH ST, No. 301 East, store fronts to 5-sty brick and stone tenement; cost, \$1,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2385.

87TH ST, Nos. 271-273, stairs, alter shaft, to 3-sty brick stable; cost, \$4,500; owner, Rosalie Browsey, 438 West 116th st; architect, A. A. Sanders, 34 7th av. Plan No. 2401.

Hugh F. Weston, 34 7th av, is lessee.

109TH ST, Nos. 127-129 East, partitions, columns, girders, to two 5-sty brick tenements; cost, \$2,000; owner, Lewis Krulewitch, 59 West 115th st; architect, John O. Lewis, 217 West 125th st. Plan No. 2396.

116TH ST, No. 212 West, doors, partitions, to 1-sty brick moving picture show; cost, \$100; owner, Adolph Lewisohn, 42 Broadway; architect, F. W. Moore, 18 West 108th st. Plan No. 2395.

AV B, No. 53, show windows to 6-sty brick tenement; cost, \$500; owner, H. C. Moray, 68 William st; architect, O. Reissmann, 30 1st st. Plan No. 2366.

AV B, No. 103, new entrance, partitions, store fronts, windows, to 4-sty brick tenement; cost, \$5,000; owner, Simon Ellinger, 322 East 50th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2392.

MADISON AV, n e cor 78th st, drying room, partitions, elevator, stairs, to 4-sty brick and stone residence; cost, \$15,000; owner, J. B. White, 1013 Madison av; architect, Samuel R. T. Very, 410 West End av. Plan No. 2378.

H. C. Beaven, 803 Park av, has contract. MADISON AV, 4th av, 26th, 27th sts, fit up arena to 1-sty brick and stone place of amusement; cost, \$24,000; owner, Madison Sq. Garden Co., on premises; architect, Wm. P. Ellison, 1493 Broadway. Plan No. 2398.

Ellison Construction Co., 1493 Broadway, has contract.

MADISON AV, 4th av, 26th, 27th sts, fit up arena to 1-sty brick place of amusement; cost, \$3,500; owner, Madison Sq. Garden Co., on premises; architect, Wm. P. Ellison, 1493 Broadway. Plan No. 2399.

Ellison Construction Co., 1493 Broadway, has contract.

PARK ROW, No. 101, 1-sty brick rear extension, 20x4, beams, to 3-sty brick store and office; cost, \$1,200; owner, L. Childs, 17 Battery pl; architect, Isaac Beers, 114 East 23d st. Plan No. 2394.

ST. NICHOLAS AV, s w cor 117th st, partitions, walls, to 5-sty brick and stone public school; cost, \$1,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 2400.

WEST END AV, n w cor 65th st, 1-sty brick side extension, 6x9.8, to 1-sty brick

TABLOID CIRCULARS

In the *Investor's Number* of this paper, to appear December 18th, our *Tabloid* (condensed) *Circular* department will be started.

This section provides for the publication and classification of trade information—facts which the buyer must have in order quickly and intelligently to specify and order goods.

The standard method of arrangement used marks a great advance in logical publicity and economical sales promotion.

If you desire to sell goods or services, with the least expense in the building market of Greater New York, you should publish your condensed circular in the "Tabloid" department of the Record & Guide.

Send for sample sheets and full information.

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square

11 East 24th Street

wagon shed; cost, \$250; owner and architect, Consolidated Gas. Co., 4 Irving pl. Plan No. 2386.

1ST AV, No. 953, alter plumbing, doors, to 5-sty brick tenement; cost, \$100; owner, A. K. Murray, 284 North Broadway; architects, Reiley & Steinback, 481 5th av. Plan No. 2393.

1ST AV, e s, between 39th-40th sts, erect bridge, to two 3-sty brick and stone power houses; cost, \$8,000; owner, The New York Edison Co., 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 2379.

1ST AV, n e cor Houston st, toilets, partitions, to 7-sty brick and stone store and loft; cost, \$200; owner, Carl Franck, Scarsdale, N. Y.; architect, Chas. M. Straub, 147 4th av. Plan No. 2360.

1ST AV, s e cor 21st st, partitions to 3 and 4-sty brick tenement; cost, \$100; owner, Anna Lutz, 367 1st av; architect, George Lutz, 367 1st av. Plan No. 2368.

2D AV, n w cor 125th st, partitions, toilets, windows, store fronts to 5-sty brick tenement; cost, \$5,000; owners, Chas. J. & F. W. Kroehle, 403 East 54th st; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 2380.

2D AV, No. 1123, toilets, partitions, windows, to 5-sty brick tenement; cost, \$2,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2383.

2D AV, No. 2109, partitions, to 5-sty brick store and tenement; cost, \$500; owner, James McGee, 1351 Franklin av, Bronx; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2376.

2D AV, No. 1414½, walls to 4-sty brick tenement; cost, \$250; owner, M. Schwartz, 271 West 40th st; architect, Simon Wisenberg, 271 West 40th st. Plan No. 2407.

2 DAV, No. 688, toilets, partitions, walls, to 5-sty brick store and tenement; cost, \$600; owner, Wm. J. Bluhdorn, 308 Lafayette av; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 2408.

Thomas J. Oliver, 164 Ryerson st, has contract.

3D AV, s e cor 124th st, erect sign to 7-sty brick loft; cost, \$550; owner, Adolph Finkenberg, 2287 3d av; architects, J. S. Brown & Co., 122 East 125th st. Plan No. 2365.

3D AV, Nos. 1246-1248, partitions, stairs to two 4-sty brick store and dwelling; cost, \$580; owner, Estate Jacob Bookman, 9 East 62d st; architects, Thom & Wilson, 1123 Broadway. Plan No. 2372.

3D AV, No. 100, alter seats to 5sty brick music hall; cost, \$500; owner, David B. Bartelstone, 273 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2406.

5TH AV, No. 335, partitions, doors, to 5-sty brick store and loft; cost, \$500; owner, Henry Lewis Morris, 32 Liberty st; architect, Louis C. Maurer, 1493 Broadway. Plan No. 2389.

5TH AV, No. 414, erect bridge, doors, to 5-sty brick and stone store; cost, \$500; owner, not given; architect, Edward Necarsuhner, 507 5th av. Plan No. 2390.

Franklin Simon & Co., 414 5th av, lessee.

5TH AV, No. 613, 1-sty brick side extension, 8x24, columns, girders, to 4-sty brick dwelling; cost, \$20,000; owner, Kemp Estate, 615 5th av; architect, A. J. Robinson Co., 123 East 23d st. Plan No. 2405.

7TH AV, No. 2284, store fronts to 3-sty brick dwelling; cost, \$1,000; owner, Ellis Getcher, 170 Broadway; architect, M. Zipkes, 103 Park av. Plan No. 2391.

7TH AV, Nos. 270-274, 1-sty brick rear extension, 21x28, partitions, walls, to three 4-sty brick dwellings and stores; cost, \$1,000; owner, M. Abrahams, 106 East 81st st; architect, O. Reissmann, 30 1st st. Plan No. 2367.

8TH AV, No. 490, partitions, stairs, to 2 and 3-sty brick store and club house; cost, \$1,500; owner, Olympic Musee Co., 52 Broadway; architect, Samuel Sass, 23 Park Row. Plan No. 2374.

8TH AV, Nos. 2163-2165, below grade side extension, 20x10, girders, partitions, to 2-sty brick store and office; cost, \$500;

owner, not given; architects, Neville & Bagge, 217 West 125th st. Plan No. 2370.

Morton L. Cushman, 359 West 119th st, lessee and builder.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

NEWTON AV, e s, 235 n 254th st, 1½-sty frame dwelling, shingle roof, 20x40; cost, \$600; owner, Joseph Levi, 151 Spring st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1159.

BAILEY AV, e s, 74.4 s 238th st, five 3-sty brick dwellings, tin roof, 20x61.6; total cost, \$37,500; owner and architect, E. M. Tessier, 2468 Webb av. Plan No. 1157.

WALTON AV, w s, 70.2 n 184th st, sixteen 3-sty brick dwellings, tin roof, 19.10½ x35; total cost, \$104,000; owners, Walton Bldg Co., John H. Wellwood, on premises, architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1161.

RIVER DRIVE, s e cor 232d st, 2½-sty brick dwelling, tile roof, 46.5x38.8; cost, \$12,000; owner, Huntington W. Merchant, 5 Nassau st; architect, Robt. W. Gardiner, 122 West 29th st. Plan No. 1162.

239TH ST, s s, 262 w Martha av, six 2-sty frame dwellings, tin roof, 21x33; total cost, \$24,000; owners, Fairmount Realty Co.; architect, W. C. Schrenkrisen, 29 Fletcher av, Mt. Vernon. Plan No. 1164.

Louis S. Eickwart, 29 Fletcher av, Mt. Vernon, president.

KINSELLA AV, s s, 175 e Rose st, 2-sty frame dwelling, tin roof, 21x53; cost, \$5,000; owner, Rachel Bailey, 868 Van Nest av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1166.

CRESTON AV, w s, 93 s 183d st, five 3-sty brick dwellings, tin roof, 20x50; total cost, \$30,000; owner, Wahnaur Realty Co.; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1165.

Samuel Muksammer, Rider av and 180th st, president.

Miscellaneous.

WEST FARMS ROAD, s e cor 177th st, 1-sty brick storage, plastic slate roof, 50x

75; cost, \$2,500; owners, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 1150.

DESBROW PL, s e cor and City Line, 1-sty frame shed, 16x24; cost, \$175; owner and architect, Wm. H. Brazee, Mt. Vernon. Plan No. 1160.

140TH ST, n w cor 3d av, 1-sty brick storage, 24x15; cost, \$900; owners, A. P. Dirnst Co., on premises; architect, Edw. L. Middleton, 2655 Briggs av. Plan No. 1154.

178TH ST, s s, 300 w Cedar av, 1-sty steel storage and test house, 41x75; cost, \$5,000; owners and architects, Gas Engine & Power Co. & Chas. L. Seabury & Co, Morris Heights. Plan No. 1163.

Apartments, Flats and Tenements.

179TH ST, s e cor Prospect av, two 4-sty brick tenements, plastic slate roof, 40.1½x67.8, 39x63.6; total cost, \$55,000; owners, Frank A. Wahlig Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1156.

Oscar R. M. Worm, 149th st and 3d av, president.

LAFONTAINE AV, w s, 150 n 178th st, two 5-sty brick tenements, plastic slate roof, 37.6x88; total cost, \$70,000; owners, Valentine Const. Co., Jacob H. Amsler, 1616 Crosby av, president and architect. Plan No. 1115.

FOX ST, n s, 105 w Leggett av, eight 5-sty brick tenements, plastic slate roof, 40.7½x95.4; total cost, \$240,000; owner, Montgomery Maze, 428 Lexington av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1167.

Factories and Warehouses.

GARRISON AV, LAFAYETTE AV, TIFFANY ST, BARRETO ST, THE BLOCK, 3, 4 and 5-sty manufactory, slag roof; cost, \$400,000; owner, United Bank Note Corporation; architects, Kirby, Pettit & Green, 103 Park av. Plan No. 1175.

Warren L. Green, Greenwich, Conn., president.

BRONX ALTERATIONS.

FOX ST, e s, 603 s Westchester av, move 1-sty frame garage; cost, \$200; owners, American Real Est. Co., 989 So. Boulevard; architect, Wm. B. Leonard, 989 So. Boulevard. Plan No. 482.

134TH ST, No. 444, 2-sty brick extension, 12x20, to 2-sty brick dwelling; cost, \$800; owner, W. L. Byrnes, on premises; architect, Jas. H. Lynch, 350 East 120th st. Plan No. 481.

233D ST, s s, 205 e Bronxwood av, 1-sty extension, 25x13, to 2-sty frame store and dwelling; cost, \$300; owner, G. Buhler, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 483.

ARTHUR AV, No. 2498, 2-sty frame extension, 25x12.8, and new partitions, etc., to 2-sty frame store and dwelling; cost, \$1,500; owner, Pasquale La Montagna, on premises; architect, M. W. Del Gaudio, Webster and Tremont avs. Plan No. 480.

OGDEN AV, e s, 25 s 164th st, two 1-sty frame extensions, 3x52, 25x12, to 3-sty frame store and dwelling; cost, \$2,500; owner, Bernhard Winke, 1114 Ogden av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 486.

OGDEN AV, e s, 75 s 164th st, two 2-sty frame extensions, 12x12, 25x12, to 3-sty frame store and dwelling; cost, \$2,500; owner, Fred Cantrell, 160 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 487.

WALKER AV, s e cor Commonwealth av, raise to grade and new partitions, etc., to 3-sty frame stores and dwelling; cost, \$3,500; owner, John Reyelt, 1227 Brook av; architect, B. Ebeling, 1136 Walker av. Plan No. 485.

ADVANCE REPORTS.

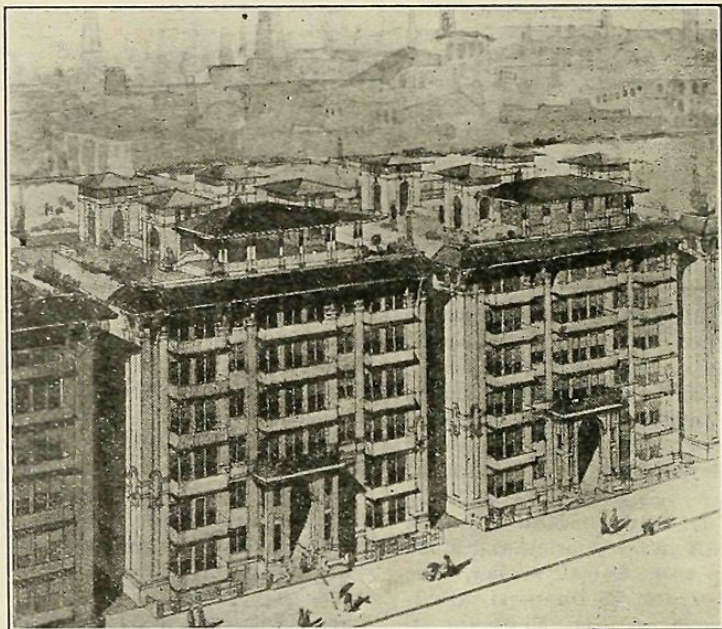
Jacob & Youngs to Erect Vanderbilt Model Tenements.

77TH ST.—The general contract for the new sanitary, model, fireproof tenements, which Mr. and Mrs. William K. Vanderbilt, Sr., as owners, are to erect in the north side of 77th st, through to the south side of 78th st, 173 ft. east of Av A, has been awarded to Messrs. Jacob & Youngs, of 1135 Broadway. As designed by Architect Henry Atterbury Smith, 1181 Broadway, the buildings will contain 6-stys each, and cover a total plot of 225x204 ft., affording quarters for between 350 and 400 families. The floors will be of reinforced concrete, with brick walls and fireproof partitions, but otherwise as economically constructed as possible. There will be steam heat from a central plant, gas ranges with an effective exhaust flue from hoods, drying-rooms, extra laundries in basement, and all the usual model tenement improvements. The plan provides for a maximum amount of fresh air, light and protection in a maximum degree against infectious diseases. It has four predominating features: (1) open stairs; (2) balconies; (3) the use of the roof for living

prevent the beginning of the Sloane building operation by next May. Nothing authentic could be gathered as to the future of the other half of the "Arcade" property, although it is regarded that it will also soon be replaced with a modern structure. In connection with the proposed 5th av project, announcement is made by the Sloanes of the immediate erection of a 10-sty fireproof warehouse and work rooms, on two plots, Nos. 306 to 310 11th av, and 557 to 561 West 29th st. These plans will be prepared by Architect James B. Baker, of 156 5th av. They will also erect a combination garage and stable at 541-547 West 29th st, but for this no plans have not yet been designed. The present officers of the company are: President, William Sloane; vice-president, George McNeir; treasurer, Henry T. Sloane; secretary, John Sloane. The other directors are William D. Sloane, W. W. Law, George Douglas Cooper, R. A. Kennedy, William Sloane Coffin and N. S. Clark.

Architect Murchison Wins Competition.

BALTIMORE, MD.—The Pennsylvania Railroad Company has selected in competition the plans of Kenneth M. Murchison, of 320 5th av, Manhattan, for its



VANDERBILT SANITARY TENEMENTS.

Henry Atterbury Smith, Architect.

purposes, and (4) the use of triple-hung windows from floor to ceiling. The buildings will be situated between school No. 158 and John Jay Park, between 77th and 78th sts, just south of the developments of the City and Suburban Homes Company. Messrs. Griggs & Holbrook, of 30 South William st, will be the steam and mechanical engineers.

W. & J. Sloane to Build on Fifth Ave.

5TH AV.—W. & J. Sloane (carpets), No. 884 Broadway, have leased for a long term of years the property at the northeast corner of 5th av and 47th st, owned by Commodore Eldridge T. Gerry, and fronting 100.5 ft. on 5th av and 280 ft in 47th st, adjoining the new Ritz-Carlton Hotel, for improvement in the early future with an 8-sty business structure entirely for the firm's own use. The 5th av frontage is at present covered by the "Windsor Arcade," a 4-sty building fronting 200.10 ft. on the avenue, and extending 280 ft. in both 46th and 47th sts. The proposed Sloane building, therefore, will have a plot large enough to warrant a building of only moderate height. At the office of Sloane Bros., on Friday a Record and Guide representative was informed that details regarding the plans had not yet been determined, and that the selection of an architect had not been made. It is said, however, that there is nothing to

new station to be erected on the site of the old Union st station, at Baltimore, Md., to cost in the neighborhood of \$600,000. The competition included plans from nine other architects of New York, Chicago, Philadelphia and Baltimore. The award was made to Mr. Murchison by a committee of the Pennsylvania Company, composed of President McCrea, and all the vice-presidents. Mr. William I. Baily, architect, of Philadelphia, was retained as advisor. Mr. Murchison has recently planned many notable railroad stations, including the Delaware, Lackawanna and Western at Hoboken, and at Scranton, Pa. The building will be 4-stys, measuring 275x60 ft., and will have an exterior of either granite or marble, with a copper roof. The Pennsylvania Company will handle the foundation contract and track work.

The Standard Roofing Co. to Build.

WASHINGTON AV.—The Standard Damp-Proofing and Roofing Co., of 2652 Park av, of which Mr. M. Schreiber is secretary and treasurer, having purchased the plot, 62x110 ft., on the east side of Washington av, south of Tremont av, Borough of the Bronx, will construct a 2-sty and basement fireproof plant. Owing to the extensive growth of their damp-proofing and roofing business, they will solely occupy these premises when completed.

Large Contract for Turner Company.

BUFFALO, N. Y.—The new reinforced concrete manufacturing plant to be erected at Buffalo by the Pierce Arrow Motor Car Co., of 1695 Elmwood av, Buffalo, will be constructed by the Turner Construction Co., of 11 Broadway, Manhattan. There will be five separate buildings of various sizes and heights, all strictly fire-proof. Lockwood, Green & Co., Boston, Mass., are the architects and engineers. George K. Birge is president, and E. M. Gardner, secretary, of the Pierce Company.

Plans for Oakleigh Thorne's House.

PARK AV.—It is not probable that figures will be received before the first of January by Architect Alfred Joseph Bodker, 27 West 37th st, for the handsome new residence which Mr. Oakleigh Thorne, president of the Trust Company of America, 37 Wall st, is to erect at the southeast corner of Park av and 73d st, on a plot 27x96 ft., to cost a total of \$250,000. Full details of construction have not yet been decided upon, but it is announced that the building will be fire-proof.

Theatre for West 135th Street.

135TH ST.—Maximilian Zipkes, architect, 103 Park av, has been commissioned by Samuel A. Cunningham, of No. 2 Wall st, who has purchased the old buildings of the National Biscuit Co. in West 135th st, between 5th and Lenox avs, together with an empty lot in 134th st, to prepare plans for the construction of a vaudeville and moving picture theatre. The new theatre when finished will be operated by the Crescent Theatre Co. Architect will have plans ready in two weeks for bids.

Fire Headquarters Alterations.

67TH ST.—Neptune B. Smyth, 1123 Broadway, has received the general contract for furnishing labor and materials for the completion of the new annex and addition and other alterations to the present fire headquarters building, 67th, 68th sts, between Lexington and 3d avs, for the Fire Department, of which Nicholas J. Hayes is Commissioner. The plans are by Herts & Tallant, 113 East 19th st. Estimated cost around \$100,000. Bids were opened Oct. 20.

Latest 48th St. Improvement.

48TH ST.—Plans are being prepared by Thain & Thain, 4 East 42d st, for a 5-sty brick and limestone store and loft building, 25x100 ft., for Mrs. Anson R. Flower, 601 5th av, to be erected at No. 3 East 48th st. The architects will have charge of construction and will receive bids on the general contract about Nov. 10. Redfern (Limited), 568 5th av, is the lessee.

Donn Barber to Plan New Haven Building.

NEW HAVEN, CONN.—Architect Donn Barber, 24 East 23d st, Manhattan, has been commissioned to prepare the plans for a new chapter house for the Brezelius Society to be erected at the corner of Temple and Trumbull sts, New Haven. The details will be given out later.

Twelve Story Loft for 27th Street.

27TH ST.—The Realty Holding Co. has purchased Nos. 118-120 West 27th st, a plot 37.6x98.9 ft., for improvement with a 12-sty loft building. N. J. Hess is president and E. H. Hess, secretary. Messrs. Buchman & Fox, 11 East 59th st, have been the architects in previous operations.

Apartments, Flats and Tenements.

CLAREMONT AV.—J. Clarence Brennan has purchased through Gibbs & Kirby the plot, 75x115x121 ft., on the east side of Claremont av, 300 ft. north of 122d st, on which he will erect an 8-sty elevator apartment house.

177TH ST.—The L. & M. Holding Co. will erect in the north side of 177th st, 100 ft. west of St. Nicholas av, two 5-sty flat buildings, 50x88 ft., to cost \$80,000. Moore & Landsiedel, 3d av and 148th st, are the architects.

BRONX.—Henry Cleland, 1349 Park av, will erect two 5-sty 21-family tenements on the east side of Park av, 217 ft. north of 178th st, to cost \$70,000. Schaefer & Jaeger, 461 Tremont av, have completed plans. Owner is taking bids.

PINEHURST AV.—Neville & Bagge, 217 West 125th st, have completed plans for a 5-sty flat, 105x100 ft., for the Degenhardt Construction Co., 711 West 180th st, to be erected at the northwest corner of Pinehurst av and 178th st, to cost \$120,000.

BRONX.—J. McNulty, builder, Bainbridge av and Woodlawn road, will erect at the southeast corner of Belmont av and 176th st, Bronx, three 5-sty 15-family tenements, with stores, to cost a total of \$115,000. Schaefer & Jaeger, 461 Tremont av, have completed plans.

FT. WASHINGTON AV.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment house, 127.10x irregular, to be erected at the northeast corner of Ft. Washington av and 164th st, to cost \$225,000. The Waunegan Realty Co., 31 Nassau st, is the owner.

BRONX.—Robert W. Quinn, owner and builder, 2968 Webster av, is taking bids on separate contracts for the 5-sty tenement and store, 50x93 ft., to be erected on Webster av, west side, 275 ft. west of 200th st, Bronx. H. T. Howell, 3d av and 149th st, has prepared plans.

BRONX.—Schaefer & Jaeger, 461 Tremont av, have completed plans for a 4-sty brick tenement to be erected at the southeast corner of Arthur av and 182d st, Bronx, to cost \$40,000. The Central Bronx Realty Co., 1692 Monroe pl, is the owner. The owner builds, and will award all sub-contracts.

Churches.

SPRINGFIELD, MASS.—B. Hammett Seabury, architect, Besse Building, Springfield, has completed plans for a church to be erected at Union and Hancock sts for St. John's Congregational Church, Rev. Wm. N. De Berry, pastor; 60x60 ft., steam heat, electric lights and all conveniences. Bids probably will be received next spring.

NEWARK, N. J.—Bids will be taken about Nov. 25 by Alfred Peter, architect, Washington st, Newark, for the new edifice, 1-sty and basement, 85x182 ft., containing two towers 148 ft. high, seating capacity, 1,450, for St. Antonius Roman Catholic Congregation, at the northeast corner of South Orange av and 9th st, to cost about \$200,000. Rev. Francis A. Gaffney, 337 South Orange av, is rector.

Contracts Awarded.

BRONX.—H. H. Vought & Co., 103 Park av, have received the general contract for making \$20,000 worth of fire repairs to the car barn of the Union Railway Co., at the southwest corner of Boston road and 175th st. H. G. Knapp, 5 East 42d st, is the architect.

HOBOKEN, N. J.—Wills & Marvin Co., 1170 Broadway, Manhattan, have received the general contract for erecting an extension and remodeling the U. S. post office at Hoboken. James Knox Taylor, Washington, D. C., is supervising architect. Bids were opened last week.



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RIVERSIDE DRIVE.—The A. Perlman Iron Works, 1735 West Farms road, has received the contract for the ornamental iron work on the two 12-sty elevator apartment houses for the Edendale Construction Co., 198 Broadway, to be situated at Riverside Drive and 79th st.

BROOKLYN.—George F. Driscoll, 548 Union st, Brooklyn, has received the general contract and will take bids on all sub-contracts for \$40,000 worth of alterations and repairs to the engine house No. 88 India st, Brooklyn, from plans by Alexander Stevens, 157 East 67th st.

BROADWAY.—William Mitchell, owner, 44 Wall st, has awarded to Edwin Outwater, 225 5th av, the general contract for erecting the 3-sty and basement loft building, 25x100 ft., at No. 2786 Broadway and 250 West 108th st, from plans by Edgar D. Van Winkle, Jr., 156 5th av.

EAST PITTSBURGH.—The contract for the concrete pile foundations for a new building for the Westinghouse Electric and Manufacturing Company, East Pittsburgh, Pa., has been awarded to the Raymond Concrete Pile Company, of New York and Chicago. B. H. Frack is the engineer.

AQUEDUCT AV.—Breen & Rinn, 510 East 71st st, have received the general contract to erect the 2-sty stone convent, 75x50 ft., for the Sacred Heart Academy at the northwest corner of Aqueduct av and Washington Bridge, Bronx, from plans by F. W. Rinn, 510 East 71st st. Estimated cost, \$40,000.

CATHEDRAL PARKWAY.—The Standard Arch Co., 415 East 31st, has received the contract for reinforced concrete work on the two 12-sty elevator apartment houses which the Carlyle Realty Co., 198 Broadway, will erect on the south side of Cathedral Parkway, 100 ft. west of Amsterdam av, from plans by Schwartz & Gross, 347 5th av, to cost together about \$500,000. Also reinforced concrete work on the 12-sty apartment house southeast corner of Broadway and 77th st, for the Charter Construction Co. Janes & Leo, architects.

The Turner Construction Company, of 11 Broadway, New York, have taken the following contracts: Boiler house and coal bins for J. B. King & Co., West New Brighton, Staten Island, N. Y. Reinforced concrete throughout, 130 ft. long, 42 ft. wide, 40 ft. high, 2-stys. Work will be undertaken at once. Pulp mill for the Defiance Paper Co., Niagara Falls, N. Y. Reinforced concrete throughout, 264x77 ft., 1-sty. Work to be undertaken at once. Warehouse for the Dairymen's Manufacturing Co., Jersey City, N. J., 65x140 ft., 5-stys, 102x32 ft., 1-sty. Reinforced concrete throughout. Work to be undertaken at once. Architect, W. A. Tilton, 73 Montgomery st, Jersey City, N. J.

Dwellings.

GARDEN CITY, L. I.—Plans have been completed by George Nichols, architect, 82 Wall st, Manhattan, for a 2½-sty frame residence to be erected at Garden City. Estimated cost, \$5,000.

ELIZABETH, N. J.—J. E. Ware & Sons, architects, 1170 Broadway, Manhattan, have taken figures for a 2½-sty residence, 34x44 ft., to be erected at Elizabeth for a Mr. Benj. Whiteley, to cost about \$12,000.

FREEHOLD, N. J.—Warren H. Conover, architect, 232 West 40th st, Manhattan, has completed plans and awarded to Geo. Langan, of Keyport, N. J., the general contract to erect a 2½-sty residence at Freehold.

BROOKLYN.—E. B. Chestersmith, 160 Nassau st, has completed plans for five 2-sty brick dwellings, 20x53 ft., for the Dick Construction Co., 1254 Park pl, Brooklyn, to be erected in Macon st, Brooklyn. Estimated cost, \$37,500.

HACKENSACK, N. J.—Waller & Wells, 154 Nassau st, have received the general

contract to erect a new residence at Hackensack for Mrs. Albert B. Hilton, of that place. David M. Ach, 1 Madison av, Manhattan, prepared the plans.

BRONX.—The West Mount Vernon Realty Co., William Maas, president, 138 Summit av, Wakefield Park, N. Y., will erect four 2-sty brick and limestone dwellings, 22x55 ft., on the west side of Bryant av, near Lafayette av, Bronx. Chas. S. Clark, 445 Tremont av, has completed plans.

38TH ST.—R. H. Robertson & Son, and B. Moore, 160 5th av, associated, have prepared plans for extensive alterations to the 4-sty residence, No. 109 East 38th st, for C. De R. Moore (on premises), to cost \$40,000. No contract has been issued and bids will not be taken until about December.

SYRACUSE, N. Y.—A. L. Brockway, Syracuse Savings Bank, is preparing sketches for a \$40,000 residence, 2½-stys, brick and stone, to be erected at Allen and East Genesee sts, Syracuse. James W. Pennock, 434 Allen st, Syracuse, is the owner. Bids will be taken by the architect in early spring.

ARVERNE, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for Max Gold, of Brooklyn, for four 2-sty brick semi-detached residences at Arverne, L. I. The buildings will be faced with Harvard brick on all sides. The interiors will be finished in hardwood with parquet floors. The plumbing fixtures will be of the most modern type. The same architects state that they are also preparing plans for ten high-class 4-sty duplex houses to be located in Brooklyn. More particulars will be given in later issues.

Factories and Warehouses.

SAUGERTIES, N. Y.—Contracts for the erection of a 3-sty brick addition to the plant of the Martine-Cantine Co. have been let to George McNally and Wm. Mullen, of Saugerties.

BROOKLYN.—James Riely Gordon, 402 5th av, Manhattan, has prepared plans for a 4-sty addition, 175x49 ft., to the factory at Marks and Grand avs, Brooklyn, for the Knox Hat Mfg. Co.

GLOVERSVILLE, N. Y.—The firm of Bachner-Moses-Louis of Gloversville, one of the largest glove companies in Fulton County, have completed plans for the erection of a 4-sty addition to their plant. Work will be commenced as soon as possible.

WORCESTER, MASS.—The Worcester Electric Light Co., Worcester, Mass., has purchased the property of the Curtis Mfg. Co. on Curtis pond, comprising eight acres of land, including the rights in the pond, which covers 80 acres. It is proposed to establish a main generating plant on the premises, using the present power house as a distributing station.

SYRACUSE, N. Y.—The Brennan Motor and Manufacturing Co. has commissioned Architect Charles D. Wilsey, of Syracuse, to prepare plans for a new building in connection with its present plant, No. 101 Grape st. Bids will be received at once, and it is proposed to break ground without delay in order that the building may be ready for occupancy by January.

VARIOUS.—Late announcements of enlargements of general manufacturing industries, in New England, include the following: Arlington Mills, Lawrence, Mass., addition to No. 4 cotton mill, 100x140 ft., four stories and basement, to cost, with equipment, \$150,000; Haitsch Hat Co., Danbury, Conn., new plant on Still River, where a water privilege has been purchased; Fitchburgh Duck Co., Fitchburgh, Mass., addition, 40x65 ft., 1 and 2-stys; Bourne Mills, Fall River, Mass., addition to No. 1 mill, 40x105 ft., 1-sty; Army & Navy Duck Co., Wilkinsonville, Mass., dye house, 40x100 ft. The Apponagansett Co., New Bedford, Mass., a new corporation

capitalized at \$500,000, will establish new cotton mill. James E. Stanton, Jr., is the head of the enterprise. Armour & Co., Chicago, are to erect a refrigerating plant, 101x111 ft., at Bangor, Me. The Richard French Iron Works, Worcester, Mass., manufacturer of architectural iron work, have begun work on their new plant, which will consist of a building, 50x100 ft.

Halls and Clubs.

MOUNT VERNON, N. Y.—John Borup, of Mt. Vernon, has received the contract for the erection of the new Elks' building. It will be of brick and stone, costing about \$50,000.

GREENWICH, CONN.—The contract for the club house for the Fairfield County Golf Club has been awarded to Mertz Bros. & Co., of East Port Chester. The sub-contracts will be let soon. Walker & Gillette, Manhattan, are the architects.

ATHOL, MASS.—Members of the Y. M. C. A. of Athol is raising funds to erect a new building here. Plans have been prepared and it is expected that work will be started in the spring. Ansel J. Smith is chairman of the club. Building to cost \$35,000.

BRIDGEPORT, CONN.—Pyramid Order of the Mystic Shriners are planning to erect a temple and a site will probably be selected at once. The incorporators include L. P. Bristol, John J. Fisher, A. H. MacKenzie, C. D. Davis and H. C. Stevenson.

41ST ST.—York & Sawyer, architects, 156 5th av, have plans about ready for the 10-sty clubhouse, 56x98 ft., to be erected at Nos. 50-54 East 41st st by the Chemists Building Co. The Chemists Club, 106 West 55th st, is the lessee. No contract has yet been awarded.

HORNELL, N. Y.—Announcement has been made that the Young Men's Christian Association will construct a magnificent new home in this city at a cost of \$50,000. Plans for the building have already been submitted to the governing board and details are under consideration. Mayor Richard M. Prangen is chairman of the building committee.

ALBANY, N. Y.—The officers of Wataheadagwa Tribe 392, Red Men, have determined to build a home of their own on the west side of North Lake av, between Clinton av and Elk st. Architect W. J. Obenaus has been instructed to get up a set of plans. Brick and limestone, 38x110 ft., three bowling alleys, assembly hall. Estimated cost, \$20,000.

Hospitals and Asylums.

CANANDAIGUA, N. Y.—The board of supervisors has opened bids for the erection of the tuberculosis hospital of this county. The bids were all found to be too high, and were all rejected by the committee.

NEW HAVEN, CONN.—Plans have been discussed by the New Haven Hospital Committee for the erection of a commodious administration building. Harry G. Day is chairman of the committee. No definite plans have yet been decided upon. The new structure is to be erected from the bequests made by the late Mrs. Lucy H. Boardman. The cost will reach \$175,000.

Office and Loft Buildings.

19TH ST.—M. Zipkes, 103 Park av, will soon take bids on the general contract for the 10-sty fireproof loft building, 40x92 ft., which the "133 West 19th St. Co." is to erect at 133 West 19th st, at a cost of \$75,000.

WESTCHESTER AV.—Jacob Paulsen, 445 Tremont av, will build on the north side of Westchester av, near Zerega av, Bronx, a 1-sty brick store, 25x65 ft., to cost \$12,000. Chas. S. Clark, 445 Tremont av, has made plans.

4TH AV.—Paul J. Piatti, 47 West 34th st, consulting engineer, is preparing plans

for the heating and ventilating systems for the new office and loft building about to be erected by Philip Braender, of 143 West 125th st, at the southeast corner of 4th av and 24th st, 20-stys, 98x150 ft., to cost, \$1,000,000.

Power Houses.

SYRACUSE, N. Y.—Edward K. Fenno, of Syracuse, has received the contract for the erection of the large power house to be built by the Will & Baumer Co. The building will be of brick and hollow tile construction. Harry D. Phoenix is architect.

SCHENECTADY, N. Y.—The Stone & Webster Engineering Corporation, Boston, Mass., has received from the General Electric Co., of Schenectady, the contract for the construction of a reinforced-concrete shop building to be part of the Schenectady works. The plans are not yet completed but the general dimensions are 80x400 ft.

Schools and Colleges.

NEW LONDON, CONN.—Architect Crabtree, of New Britain, designer of the proposed new school for the west side, has sent out plans asking for bids for the building.

GILBERTVILLE, MASS.—At a recent meeting it was voted to erect a new high school in Gilbertville. F. A. Hitchcock and F. W. Ward were chosen to consult with the school committee in arranging the details of erecting the building.

LAWRENCE, L. I.—Architect Wm. Adams, 15 West 38th st, Manhattan, is preparing plans and will receive estimates about Nov. 20 for the new Nassau County school to be erected at Lawrence, L. I., by the Board of Education. Estimated cost, \$80,000.

BOSTON, MASS.—The contract to erect a high school at Codman sq, Boston, has been awarded to William Crane, 7 Water st, Boston. Hartwell, Richardson & Driver, 62 Devonshire st, are architects. Brick and stone, 3-stys and basement, 122x110 ft. Cost, \$125,000.

NEWARK, N. J.—A. Connelly, 92 Market st, Newark, architect, has awarded mason work to Joseph Schubert, 11th st, and Joseph Grimm, 361 South 8th st, the carpentry, for the erection of the addition to St. Benedict's College, No. 522 High st, Newark, to cost about \$30,000. Rev. Father P. Ernst is in charge.

NEW HAVEN, CONN.—Frank Elwood Brown, of New Haven, has been commissioned to prepare plans for the new school to be erected in Centerville by the town of Hamden. Brick, four class rooms, provided with furnace heat. C. F. Clarke, Samuel Flight and George B. Atwater are members of the building committee. The plans will be ready for estimates in about two weeks.

(Continued on Page 847.)

Brief and Personal.

The chief want of life is somebody who shall make us do the best we can.—Emerson.

The U. S. Civil Service Commission announce an examination on Nov. 23-24, to secure eligibles for the position of junior engineer.

Have faith in yourself, young man. What others can do you can do, if you make up your mind that you can.—Jerome P. Fleishman.

A daughter was born to Mr. and Mrs. John P. Kane on Wednesday night. Mr. Kane is head of the John P. Kane Company, and prominent in the building material trade.

Mitchell Brothers, 1030 Lexington av, will install the plumbing and heating systems for the No. 2 East 42d st building, which is being constructed by the Jordan Construction Co.

August Kiel, of the Tomkins Kiel Marble Co., 505 5th av, who recently underwent an operation for appendicitis, was able to be down to his office for an hour or two yesterday.

The G. & W. Manufacturing Co. 26 Cortlandt st, New York, has taken the contract for the foundation piers and metal work of the Reedy Island Range light station, near Wilmington, Del.

The North Eastern Construction Company, of 225 5th av, is installing the electrical and mechanical equipment for all the Chelsea improvement piers on the North River, between 14th and 23d sts.

The electrical business is reported to be rapidly becoming normal. The General Electric Company and the Westinghouse Company are receiving orders at a rate close to 85 per cent. of the best previous year.

H. R. Reveley, of the brick commission firm of Reveley & Emmons, West 52d st, has been confined to his home at Cornwall-on-Hudson with a severe cold, but was able to be at his office toward the end of the week.

For the convenience of customers and to avoid delays in conducting their growing business, Messrs. William K. Hammond and Frank L. Holmes have had an additional telephone installed in their office, 628 West 52d st. The two telephone numbers now are: Columbus 2760 and Columbus 5106.

On November 5, 1909, the office of the Sackett Plaster Board Co. will be moved to 1170 Broadway, corner of 28th st, and the telephone number thereafter will be 5254 Madison Square. This move will amalgamate the Sackett sales department with that of the United States Gypsum Company, and thereafter all sales of Sackett plaster board will be made in their name and billed by them.

The two hundred and fortieth meeting of the American Institute of Electrical Engineers will be held in the auditorium of the Engineers' Building, 33 West 39th st, New York, on Friday evening, November 12, 1909, at 8 o'clock. Dr. Cary T. Hutchinson, consulting engineer, of New York, will present a paper, entitled "The Electric System of the Great Northern Railway Company at Cascade Tunnel."

An enterprising druggist in Liberty st has unconsciously been advertising the Hammond brick. He placed three of them in his show window where thousands of New Jersey commuters pass every day, some of whom doubtless being present or future home builders. Over them he placed this sign: "If, after dinner, you feel as though you had eaten these, take ——'s pills." On one of the bricks the word "Hammond" looms up prominently. Verily the uses of the Hudson River common brick are legion.

The late Alfred R. Whitney, father of the president of the Whitney-Steen Building Company, did much to popularize the use of structural shapes in building construction. At first his connections in this line were with other makers, but for many years he was the metropolitan agent for the Carnegie Steel Company, and was taken into partnership a few years before his retirement from active business in 1900. Mr. Whitney constructed the old Greenwich Street elevated road, now a part of the 9th av system, and later he constructed the Second and Third avenue elevated roads and a large portion of the Sixth avenue elevated road.

Announcement is made of the retirement from the advertising firm of Albert Frank & Co., Incorporated, of No. 25 Broad st, of Collin Armstrong, formerly a director and treasurer of the corporation. Mr. Armstrong has transferred his entire interest to James Rascovar, president, who will hereafter be the sole active manager

of its financial and business affairs. The firm of Albert Frank & Co. has for years been one of the most prominent in the line of financial, steamship and railroad advertising. Mr. Rascovar became a partner in the concern years ago, when the senior member was his father-in-law, Albert Frank.

Mr. Foster Milliken, of New York City, formerly president of Milliken Brothers, Inc., has severed his connection as assistant to the receivers of Milliken Brothers, Inc. For the past twenty-seven years Mr. Milliken has been one of the foremost and best-known structural steel men in this country, and his work has also extended to nearly every foreign country in the world. Many of the present improvements in shop practice and design of structural steel work are due to his ingenuity. He is also the inventor of a number of patented articles that are used extensively. In 1902 he built the large bridge and structural plant at Staten Island, and in 1906 he designed and built the large open-hearth structural steel plant and rolling mills which bear his name. Mr. Milliken has no idea of giving up the very active career that he has followed for so many years, but he has not definitely decided on just what line of work he will engage for the future.

A New Type of Weather Strip.

The Noiseless and Draughtless Door and Window Cushion Co., formerly of 112 West 42d st, but now of 511 West 21st st, where it has combined its office and works, has put a new style of weather strip on the market recently that is attracting considerable attention from owners, architects and builders. The device known as the Paragon is neat and effective, and combines these virtues: makes windows tight, keeps out all dust, draughts and water, may be applied to any kind of window, is cheap, effective and durable and saves fuel by preventing leakage of warm air from rooms. It is mortised into the middle sash bars and prevents cold air from coming in and keeps the windows from rattling by making sashes tight.

This company has some important contracts on hand at present, among them being nearly all the new buildings at West Point, besides much important work in this city. Mr. W. E. Deering, the general manager, gives all installations his personal supervision.

Safe Gasoline Measuring Pumps.

The subject of garage equipment is not a minor one in the eyes of architects and builders, and new ideas find eager audiences in such offices. It is therefore interesting to note that the New York Tennis Racket Co., of 447 West 125th st, has several important improvements on the market. First of all is a long distance self-measuring pump that is made of the finest material obtainable and put together by the best workmen in their respective trades. This device will measure up to one gallon and register up to 10,000. The outlet has a swing check valve that prevents drawback, and the nozzle is equipped with a pail hook. This device is used in some of the largest garages in the United States.

This company, which makes a specialty also of steam and hot water heating systems, makes tanks for gasoline and portable wheel tanks holding 54 gallons. Wheels are rubber tired and the small guide wheels in front are attached to the frame of the car, not to the tank, thus minimizing leakage and permitting repairs to be easily made. This is said to be the only wagon that has this feature. A call for Mr. S. M. Hodgkinson, the manager, at Morningside, 5226, will bring detailed information of these specialties.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Demand for Materials Less Urgent.

Taken as a whole, the building material market was weaker, due in part to the holiday, from which there was slow recovery in nearly all branches. Brick opened weak at \$6 and closed fairly strong at \$6.25. The cement situation continues to improve, due to large inroads upon surplus stock by new business in this district, comparatively little of which, however, is coming into this city. Iron contracts were fewer and inquiries were for smaller tonnages. Structural steel did not rally as sharply as had been expected, but there was a good buying movement at hand and inquiries began to improve on Wednesday. Lumber was not active, the sales being mostly in scattering sizes and in assorted quantities. There seemed to be no uniformity in purchases. Lumber continues its slow but steady improvement. The larger yards find that certain lines—spruce and long leaf yellow pine—are showing greater activity than others. Stone in wholesale lots is moving well, the cutters here in many instances being unable readily to absorb cargoes coming in. The retailers are not complaining with the business they have in hand or of prospects for the winter. In all lines of building material there is a healthy tone, the demand being for rapidly completing operations now in hand.

Brick Slow in Firming for Raise.

Because the holiday cut into the number of transactions at the West 52d st docks and hindered construction, and partly because of the rain on Tuesday night and early Wednesday morning retarded resumption of work, brick was slow in firming up for the scheduled advance of a quarter next Monday. While \$6 to \$6.25 was quoted this week, \$6 ruled in the transactions until Wednesday, when \$6.25 prevailed. This price was well sustained to the end of the week. The sales were normal despite the feeling among the retailers that there was no warrant as fixed by local demand for the advance. This was shown in the following statement of transactions for the week:

Left over, Saturday, Oct. 23, 8; arrived, 80; sold, 81; left over, Nov. 1, 7.

AGENTS STANDING BY MANUFACTURERS.

With the exception of one or two agents, the local commission men are standing firm with the manufacturers for the advance they have asked. The yard owners up the river are making a hard fight to hold to the prices they have set. While the usual number of barges are coming down at this time, the manufacturers are showing no disposition to force the market, for two reasons: first, to regulate the shipments so as to avoid an oversupply here, and second, to husband their stocks in anticipation of an early year. The brick that went out this week was taken quickly, excepting on Wednesday, the market being well able to take the supply now coming in, the headway of which is liable to continue until the close of navigation.

STEEL SHIPMENTS HELPING BRICK.

The fact that delays in deliveries of steel at numerous local operations are being eliminated, thus allowing operations that were scheduled to take brick early in the Fall to do so now, has helped the brick market this week. The trouble that certain builders have been experiencing in this line are not yet over, and in consequence there are informal inquiries afloat regarding the probable price of covered loads. While it is not possible to make

any authoritative statement at this time, it is possible that the prices for "covered" will be somewhere around \$7.50.

ALL BRICKYARDS NOW CLOSED.

To-day witnessed the final closing down of all the plants along the Hudson River. Most of the big ones stopped making two to three weeks ago, only the pallet yards remaining in operation. The Raritan River, yards, however, are still making. The bricks on hand are said to be not more than normal in quantity, while some, and these are by no means the least of the up-river establishments, have not manufactured for storage in anything like the usual quantities.

IMPROVEMENTS AT SOME YARDS.

While, as the Record and Guide has said, few yards will make extensive improvements this year, owing to the generally unsatisfactory condition of the market, some will make alterations. The Jova Brick Works at Roseton, N. Y., will install three Naylor machines with pallet system, and Daniel De Noyelles, of De Noyelles & Co., of Haverstraw, already has begun the laying of foundations for a trestle extending from the shore to a point some distance in the river for the purpose of having an emergency plant ready for instant operation should the dykes, keeping the Hudson out of the company's clay pits, give way.

TO GET CLAY FROM RIVER BED.

For about 20 years this company has been getting most of its clay from a huge pit that it has sunk far below the surface of the Hudson River at Haverstraw. This pit has been protected by a cofferdam. Originally it was planned to sink the pit only to the water level, but the deeper the pit was sunk the better and more plentiful became the supply of clay.

Mr. DeNoyelles this year became fearful lest the old dam give way, and by so doing cut off operations at his mill for almost an entire season. So extensive has the old pit become that it now requires a steam pump to handle the surface and spring water that surges into the mine. The trestle as soon as completed will be used as an auxiliary by a powerful scoop dredge which will take the clay from the river's bed and convey it to stacks where it will be allowed to "winter" before using. The Excelsior Company, one of the important brick manufacturing concerns along the river, has been successfully using the river clay for about five years.

BRICK. (Cargo quotations at the wharf.)*

	Per M.
Hudson River, Common.....	\$6.25@ \$6.50
Hudson River, Light Hard.....	4.00 4.50
Raritan River, Light Hard.....	6.00 6.25
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, city casting, in barrels,	
250 lbs.	1.45
In barrels, 320 lbs.	1.65
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.

Cement Holding Its Own.

Reports from the offices of various cement manufacturers' agents in this city show that a healthier condition is beginning to show itself. The great stocks of cement at the mills are being taken, a noticeable improvement in this being from the East-of-Pittsburgh district within the last fortnight. Comparatively little of this is coming into this city, however, but rather in the suburbs, where speculative dwelling and apartment house construction is in progress in large scales.

Many of the mills are making improvements in equipment. The Vulcanite Portland Cement Company is having several quarry locomotives made at the shops of the Central Railroad of New Jersey in Elizabethport. One of these is ready for delivery. Extensive improvements are in progress at the Edison and Lehigh mills. Edison Portland cement is being used in the Brewster residence, one of the finest of its kind in the city, at Park av and 71st st, in which operation Chas. T. Wills, Inc., is builder.

CEMENT.

Portland, Domestic, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents or 30 cents per bbl.

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	1.58
Bath Portland.....	1.43	....
Dragon Portland.....	1.43	1.58
Edison Portland.....	1.43	....
Lehigh Portland.....	1.43	....
Trowel Portland.....	1.43	....
Vulcanite Portland.....	1.43	....
Alsen's (German) Portland.....	2.40	....
Dyckerhoff (German) Portland.....	2.43	....

Steel and Iron Markets Weaker.

Conditions in the iron and steel markets are not quite as satisfactory, iron being weaker and steel quieter. Wire products continue active, however, the orders received by the American Steel and Wire Company running considerably over 6,000 tons a day. Specifications and current orders bring this sum up considerably higher. Wire mesh reinforcement is having a tremendous demand, not only from this vicinity, but from other parts of the country, and from foreign offices. Fewer pig-iron contracts were in hand this week, although the business in this district is still active. Most of the sales are in small lots. A 3,000-ton order of medium and high grades, sold for shipment into Central Pennsylvania, the business going to northern makers. These shipments will begin this year and run over the first quarter of 1910.

The Melrose Construction Co. was the lowest bidder on 505 tons of cast-iron pipe, and 23 specials for Manhattan delivery for the New York Water Board. L. D. Gregory was the lowest bidder on 590 tons of pipe and 46 tons of specials. McAvoy, Grippe & Co. were low on 865 tons of pipe and 35 tons of specials, and H. E. Fox had lowest tender on 1,300 tons of pipe and 14 tons of specials all for Manhattan delivery. Contractors have not placed pipe orders.

The increased demand for German and British ore has reduced the available supply of foreign ore to American consumers.

IRON BAR DEMAND INCREASING.

The demand for iron bars increases. Sheet metal jobbers are having trouble in meeting the demand for this material from cornice makers, part of the trouble being due to the continued inability of the mills to make deliveries on schedule time.

A large part of the structural steel business just at present is coming to Manhattan, Brooklyn, Jersey City and Newark. Among local deliveries being made is to Gimbel Brothers' store, and to the train sheds of the Pennsylvania railroad station at 33d st and 7th av. About 3,000 tons of 100-lb. rail are stacked in the yards and more is constantly coming in. Fabrication for the Municipal Building is under way, and deliveries will begin in another month. Steel is also being delivered at the Bryant Building, Liberty and Nassau sts. In Jersey City steel is going in at the new Colgate administration building and at the Union Trust Company.

PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered. Manhattan, Brooklyn or Jersey City include lighterage.

Table with 2 columns: Item, Price. Includes Northern: No 1 x Jersey City, No 2 x Foundry, No 2 Plain.

Table with 2 columns: Item, Price. Includes Southern: No 1 Foundry, steamship dock, No 2 Foundry, spot, No 3 Foundry, Basic, East Furnace, Basic, Alabama, Basic, Valley.

STRUCTURAL STEEL.

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

Table with 2 columns: Item, Price. Includes Beams and Channels, 15-in. and under, Angles, Tees, Zees.

BAR IRON FROM STORE (National Classification).

Table with 2 columns: Item, Price. Includes ROUND AND SQUARE IRON: 1 to 1 1/2, base price, 1/2 and 3/4 in., extra.

Table with 2 columns: Item, Price. Includes FLAT IRON: 1 1/2 to 4 in. x 5/8 to 1 in., base price, 1 1/2 to 4 x 1/4 x 5-16, 2 to 4 in. x 1 1/2 to 2 in., 4 1/4 to 6 in. x 1 1/4 to 1 1/2, Norway Bars, Norway Shapes, Burden Best Iron, Burden H. B. & S., Machinery Steel, Iron Finish, base, Soft Steel Bars, base or ordy. sizes, Tool Steel, regular quality, Tool Steel, extra quality.

SOFT STEEL SHEETS.

Table with 2 columns: Item, Price. Includes 1/4 and heavier, 3-16, No. 8, Blue Annealed: No. 8, No. 10, No. 12, No. 14, No. 16.

Table with 2 columns: Item, Price. Includes One Pass, Cleaned Cold Rolled, American: No. 16, No. 18, No. 21, No. 22, No. 24, No. 25, No. 26, No. 27, No. 28.

GENUINE IRON SHEETS.—Galvanized.

Table with 2 columns: Item, Price. Includes Nos. 22 and 24, 26, 28.

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

Table with 2 columns: Item, Price. Includes About 40-lb. coating, About 30-lb. coating, About 20-lb. coating, About 15-lb. coating, About 8-lb. coating.

RUSSIA, PLANISHED, ETC.

Table with 2 columns: Item, Price. Includes Genuine Russia, according to assortment, per lb., Patent planished per lb. A., 10c.; B., 9c., net, Metal laths, per sq. yd., GALVANIZED STEEL: Nos. 14 and 16, 18 and 20, 22 and 24, 26, 27, 28, 30, No. 20 and lighter, 36 ins. wide, 25c. higher.

FABRICATED SLAB REINFORCEMENT.

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

COPPER.

Sheet Copper, hot rolled, 16 oz....per lb. 18@19 Sheet Copper, hot rolled, 14 oz....per lb. 19@20 Sheet Copper, cold rolled, 1c per lb above hot rolled. Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled. Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Table with 2 columns: Item, Price. Includes Ton lots, Less.

Lumber Continues to Improve.

Lumber authorities now state unequivocally that the situation in their part of the building material market is constantly improving. Better stocks are being carried by both retailers and wholesalers. The most important yards have good winter stocks on hand. The greater volume of buying is from suburban yards, which did not make heavy purchases during the year. This is attributed to the precaution of getting into shape for winter rather than extensive building operations in the country. Eastern spruce will soon cease coming in and the market is taking all that comes. Prices range fairly strong, with marked firmness in long leaf yellow pine and spruce. Spruce, by the way, will be much higher in the Spring than now because of curtailed supply. Hemlock is firm and the demand for cypress is improving. Good grade hardwood continues in demand, the manufacturers having trouble to meet it. Birch, chestnut and plain and quartered oak prices are stiff. Special activity is reported in the hardwood flooring market.

LUMBER.

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

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 3/4-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

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

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

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

The question of color shall not be considered in any of the above grades. Standard thickness 13/16-in., commonly called 3/4. Standard widths of face, 2, 2 1/4 and 2 1/2 ins.

PRICES.

Table with 2 columns: Item, Price. Includes Clear quarter sawn White Oak, Clear quarter sawn Red Oak, Select quarter sawn Red and White Oak, Clear plain sawn White Oak, Clear plain sawn Red Oak, Select grade Red and White Oak, No. 1 Common Red and White Oak, No. 2 Common or Factory Red and White Oak.

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Table with 2 columns: Item, Price. Includes Ash 1 in., 1st and 2ds (white), Ash 1 in., No. 1 common (white), Ash 1 in., No. 1 common (brown), Basswood, 1 in., 1st and 2ds, Basswood, 1 in., No. 1 common, Birch, 1 in., 1st and 2ds (red), Birch, 1 in., 1st and 2ds (white), Birch, 1 in., No. 1 common (red), Birch, 1 in., No. 1 common (white), Chestnut, 1 in., 1st and 2ds, Chestnut, 1 in., No. 1 common, Cherry, 1 in., 1st and 2ds, Cherry, 1 in., No. 1 common, Cypress, 1 in., 1st and 2ds, Cypress, 1 in., shop, Gum, 1 in., 1st & 2ds (red) (Hazel), Gum, 1 in., No. 1 common (red), Maple, 1 in., 1st and 2ds, Maple, 1 in., No. 1 common, Oak, 1 in., 1st and 2ds (plain), Oak, 1 in., No. 1 common, Oak, 1 in., 1st & 2ds (quartered), Oak, 1 in., No. 1 com. (quartered), Poplar, 1 in., 1st and 2ds, Poplar, 1 in., No. 1 common, Walnut, 1 in., 1st and 2ds, Walnut, 1 in., No. 1 common.

MAPLE FLOORING.

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

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

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

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

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

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

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

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37 1/2%; 2 1/2-in. face, 30%; 2 3/4-in. face, 33 1/2%; 3 1/4-in. face, 25%.

Table with 2 columns: Item, Price. Includes Clear, No. 1, Factory.

QUARTER SAWN:

Table with 2 columns: Item, Price. Includes 3/4 1st and 2ds, 5/4, 3/4 No. 1 common, 5/4.

PLAIN SAWN:

Table with 2 columns: Item, Price. Includes 3/4 1st and 2ds, 5/4, 3/4 No. 1 common, 5/4 No. 2 common, 3/4 No. 2 common.

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$21.00 per M. West Virginia Hemlock, base price, \$21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

Table with 2 columns: Item, Price. Includes 1 1/2 in. round wood lath, Eastern spruce, slab.

SPRUCE (Eastern; Random Cargoes.)

Table with 2 columns: Item, Price. Includes 2 inch cargoes, 6 to 9 inch cargoes, 10 to 12 inch cargoes.

WHITE PINE.

Table with 2 columns: Item, Price. Includes Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet, Selects, 4-4, Selects, 5-4, Selects, 6-4, Selects, 8-4, Shelving, No. 1, 1 x 10 in., Shelving, No. 2, 1 x 10 in., Cutting up, 5-4, 6-4, 8-4, 1sts., Cutting up, 5-4, 6-4, 8-4, 2ds., No. 1 Dressing boards, 5-4, 6-4, 8-4.

Stone in Fair Demand.

Wholesalers reported a fair demand for building stone this week. Many of the cutters are taking work calling for deliveries way into the first quarter, and in one or two instances into the second quarter of 1910. This is a good sign and shows that business in the building line will begin early in the Spring. The quarries are working full time to meet the demand before heavy weather sets in. The marble men also find that business is improving with them. Some of them report that they have a great deal of work in the suburbs. They are figuring on some big work, but little of which, however, is for this city. Slate is strong and has a satisfying inquiry.

STONE.—Wholesale rates, delivered at New York.

Table with 2 columns: Item, Price. Includes Bennington building mable, Brownstone, Portland, Con., Caen, Georgia building marble, Granite, black, Granite, grey, Granite, Maine, Granite, Milford, pink, Granite, Picton Island, pink, Granite, Picton Island, red, Granite, Westerly, blue, Granite, Westerly, red, Hudson River bluestone, promiscuous sizes, per cu. ft., Kentucky limestone, Lake Superior redstone, Limestone, buff and blue, Longmeadow freestone, Ohio freestone, Portage or Warsaw stone, Scotch redstone, South Dover building marble, Tennessee marble, Vermont white building marble, Wyoming bluestone.

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

Table with 2 columns: Item, Price. Includes Bangor, Genuine, No. 1, Brownville & Monson Mine, Chapman, No. 1, Peach Bottom, Red, No. 1, Unfading Green.

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.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for conveyances. Includes rows for Total No. for Manhattan, Total No. for The Bronx, and Total Amt. for both.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for assessed value. Includes rows for Total No. with consideration, Assessed value, and Total No. nominal.

Assessed Value Manhattan.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for assessed value. Includes rows for Total No. with consideration, Assessed value, and Total No. nominal.

MORTGAGES.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for mortgages. Includes rows for Total number, Amount involved, and Total No. of mortgages.

EXTENDED MORTGAGES.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for extended mortgages. Includes rows for Total number, Amount involved, and Total No. of mortgages.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for projected buildings. Includes rows for Total No. New Buildings, Total Amt. New Buildings, and Total No. of alterations.

PROJECTED BUILDINGS.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for projected buildings. Includes rows for Total No. New Buildings, Total Amt. New Buildings, and Total No. of alterations.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for projected buildings. Includes rows for Total No. New Buildings, Total Amt. New Buildings, and Total No. of alterations.

BROOKLYN.

CONVEYANCES.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for conveyances. Includes rows for Total number, Amount involved, and Total No. of conveyances.

MORTGAGES.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for mortgages. Includes rows for Total number, Amount involved, and Total No. of mortgages.

PROJECTED BUILDINGS.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for projected buildings. Includes rows for Total No. of New Buildings, Total Amt. of New Buildings, and Total No. of alterations.

QUEENS.

PROJECTED BUILDINGS.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for projected buildings. Includes rows for Total No. of New Buildings, Total Amt. of New Buildings, and Total No. of alterations.

THE WEEK.

THE leading item of the week's news, and probably the most important of the removals to 5th av, north of 42d st, was the announcement made on Friday that the firm of W. & J. Sloane, who have been located at Broadway and 19th st since 1882, had leased the northerly half of the Windsor Arcade site for a long term of years.

The leasing of the plot to the Messrs. Sloane is likely to lead to the early improvement of the Gould residence at the northeast corner of 5th av and 47th st, as with this latest improvement the Gould residence will be the only one at that point not used for business.

In the 5th av real estate offices it is said that there has recently been a large number of inquiries by business concerns who desire to lease north of 42d st.

Although the terms of the lease have not been disclosed, a few figures of rentals in the section will be of interest. For the Lee corner, at the northwest corner of 5th av and 43d st, upon which a new building is being erected, \$60,000 a year has been refused. No. 518 5th av, just north of 43d st, was rented in 1908 for twenty-one years at \$20,000 a year, net; it has since been improved and sublet at a rental varying from \$35,500 to \$39,500 per annum. Nos. 550 and 552, between 45th and 46th sts, were rented in May of this year at \$17,500 and \$18,000 per year, net.

Of the fifty odd sales reported, ten were vacant plots or old buildings, suitable for improvement. Washington Heights contributed two sales of completed 5-sty apartments, and Morningside one of a 10-sty fireproof house.

With these exceptions, the trading was of the most commonplace order.

THE AUCTION MARKET

THERE were sales in the Vesey Street Salesroom on only three days this week, and all the parcels offered were by order of the court. Joseph P. Day offered four; James L. Wells Co., two; Bryan L. Kennelly, one; and Herbert A. Sherman, one. With one exception, they were all bought by the plaintiff.

Next week there are legal sales scheduled for every day, and on Tuesday Joseph P. Day will offer a dwelling at voluntary sale, and on Wednesday Bryan & Kennelly will sell four improved properties and a number of vacant lots and plots; among the improved properties to be offered is 14 and 16 Vesey st, now used as the Real Estate Auction Room.

BROOKLYN IN THE BOARD OF ESTIMATE

To the Editor of the Record and Guide:

I beg to enclose you a copy of an editorial which appeared in the Brooklyn "Daily Eagle" of November 3 (and which I hope you will think well enough of to reprint in your paper), regarding what might be expected to happen in the new Board of Estimate and Apportionment concerning the interests of Brooklyn.

It is well known that the interests of Brooklyn, Queens and Richmond are identical, and it must be expected that they will co-operate with a view of obtaining all possible appropriations from the city treasury.

The writer doubts that the residents of Manhattan are beginning to realize the results to Manhattan real estate of the recent election, and it should be the aim of all taxpayers in Manhattan and the Bronx to keep a constant scrutiny of all transactions pending in the Board of Estimate and Apportionment.

Very truly yours,

F. R. HOUGHTON.

(From the Brooklyn "Eagle.")

"For the first time in the history of New York the Long Island boroughs have a clear majority in the Board of Estimate. . . . Ever since consolidation Brooklyn has failed to receive its just share of appropriations and improvements, because it has been overshadowed by Manhattan. It has suffered both from the traditional feeling of Manhattan men elected to office that that borough was the real city of New York, and from the far-sighted jealousy of Manhattan politicians, who foresaw in the growth of the Long Island boroughs the inevitable passing of their power. . . . When consolidation was planned Brooklyn was prefigured as 'the imperial borough.' That was her inevitable destiny, because here is the great bulk of the land within short reach of the City Hall. But inevitable destiny could be postponed by denying to this borough the transit facilities which would fill up its vacant lots. . . . Thus this election holds the seeds of the deliverance of Brooklyn and of the development of this borough to the dominance to which it is entitled by the high order of intelligence of its citizenship, and to which it will soon be entitled by the count of noses, from which there is no appeal."

A CHINESE PUZZLE.

What puzzled Wu Ting Fang? That, after such dreadful straining, the City Fathers should have widened the West street front to a fine levee of a couple of miles and then allowed it to be filled up again with piersheds! He desired to know if the Fifth avenue widening would be used similarly for automobile garages. He was referred to our three-headed candidacy for the mayoralty for a satisfactory (?) answer.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

OAK ST.—The Meister & Bache Realty Co. have sold the 3-sty frame building 29 Oak st, on lot 25x62. The purchaser, it is reported, will erect a 5-sty factory.

STH S.—Randell & Match have sold for S. Fist to S. Goldstein 368 and 370 East 8th st, a 6-sty tenement on lot 48x100. The selling price was \$77,000.

11TH ST.—N. Wilson has sold for Harbater & Silk to a Mr. Levy the 6-sty apartment house at 214 and 216 East 11th st on plot 36.6x95.

To Build in West 27th Street

27TH ST.—M. & L. Hess have sold 118 West 27th st for the estate of Solomon Stern, and 120 West 27th st, for Amy Winterburn Dana, Ada M. Burr, and Minnie M. C. Winterburn, making a combined plot of 37.6x98.9, to the Realty Holding Co. Negotiations are pending for the resale of the property to a builder, who will erect a 12-sty building in keeping with the other improvements on the block.

27TH ST.—M. & L. Hess have also sold 113 West 27th st, 20x98.4, to Otto Wagner, who will erect a building for his own use on the plot.

27TH ST.—David and Harry Lippmann have bought from Mary A. O'Neill 122 West 27th st, a 4-sty building on lot 18.9x98.9. Hulbert Peck & Sons were the brokers. The Messrs. Lippmann own the Chelsea apartment house adjoining at 124 to 130, and with their latest purchase now control a plot 98.9x98.9.

31ST ST.—Tucker, Speyers & Co. sold for W. Clarence Martin to Samuel K. Jacobs, of Walter Emmerich & Co., manufacturers, the property 114 West 31st st, on a lot 20.10x107x110.

46TH ST.—J. B. English has sold for Eugene Hughes to a client the 4-sty brownstone dwelling 224 West 46th st, 17.6x100. I. J. Auerbach represented the purchaser.

47TH ST.—L. & A. Pincus have bought from the Coddington estate, through Finney & Mathews, 128 and 130 West 47th st, two 4-sty buildings, on plot 37.6x100.5, between the St. Francis and Portland Hotels.

52D ST.—Henry D. Winans & May have sold 30 West 52d st, a 4-sty brownstone house, on lot 22x100.5, for Gilbert M. Plympton.

56TH ST.—Wm. A. White & Sons have sold for Lillian B. Hartje 127 West 56th st, a 4-sty dwelling on lot 20.10x100.

NORTH OF 59TH STREET.

75TH ST.—Pease & Elliman have sold for Edward C. Homans 308 West 75th st, between West End av and Riverside Drive, a 5-sty American basement dwelling, on plot 40x137. After extensive alterations, the house will be occupied by the new owner. The property has been held at \$150,000. The dwelling is one of a row of seven costly residences occupying extra wide plots on this block. Two doors to the east of the house just sold is the residence of E. E. Smathers, which stands on a plot 62 feet in width, adjoining the corner of West End av.

76TH ST.—Geo. R. Read & Co. have sold for William Buhler the 4-sty dwelling 327 West 76th st, on lot 22x102.2. This house was built by the late Cyrus Clark and was his home for many years. Two weeks ago it was offered at auction by Bryan L. Kennelly for the executors of the Clark estate and was bought by Mr. Buhler for \$37,750.

Purchase for Improvement.

83D ST.—Wm. A. White & Sons, in conjunction with John J. Kavanagh, have sold for Frances A. Clarke and Ellen B. Steese to a client the property 51-63 East 83d st, seven 4-sty dwellings on plot 125x102.2. The property adjoins the large holdings of St. Ignatius's Roman Catholic Church, which include the entire frontage of 204.4 feet on the west side of Madison av, between 83d and 84th sts, and a frontage of 100 and 321.4 feet on 83d and 84th sts respectively. The property just sold has not been purchased by the church, however, but by a purchaser who will improve it.

93D ST.—Isaac Hattenbach has sold for Mary E. Johnson to Carl Blum the 3-sty dwelling 169 East 93d st, on lot 14x93.

94TH ST.—George W. Eggers is reported to have sold 41 West 94th st, a 3-sty dwelling on lot 17.9x100.8.

Resale in Furniss Block.

99TH ST.—Benjamin Mordecai, Goodman R. Davis, Emanuel Heilner and Moses J. Wolf, the syndicate which recently purchased the Furniss block at 99th to 100th sts and Riverside Drive, have resold six lots on the north side of 99th st, 150 feet east of Riverside Drive, to Jacob Axelrod, who will improve the same with two 8-sty fireproof apartment houses.

99TH ST.—F. Zittel & Sons have sold for the Guide Realty Co. (A. C. & H. M. Hall) the plot of six lots, 75x200, running through from 99th to 100th st, 125 feet west of West End av. This is part of the Furniss block. The Polstein Realty Co. is reported to be the buyer.

103D ST.—McKee, Hayward & Co. have sold for a client for occupancy 305 West 103d st, a 3-sty brownstone dwelling on lot 20x100.11. Charles Gulden is the buyer.

The Westerfield Sold.

116TH ST.—Paterno Brothers sold the Westerfield a new 10-sty apartment house at 610 West 116th st, on plot 50x100.11. The buyer is Mrs. Madeline L. Ottmann. The structure is located between Broadway and Riverside Drive, and is the last of four high-class houses erected by the builders on the south side of 116th st to be disposed of to investors. Four of the Paterno houses are now in the possession of the Ottmann family. The Westerfield was planned along different lines from the other structures. The increasing demand for small apartments in this section prompted the Paternos to experiment in this direction. They laid out the front apartments in five-room suites, and in the rear they installed two and three rooms with kitchenette.

117TH ST.—H. C. Senior & Co. have sold for Bolton Hall to M. Hochstadter the 4½-sty American basement dwelling 429 West 117th st, 18x60x100.

127TH ST.—Henry Barnett has sold for Anne P. Day to Joseph A. O'Connor, 147 East 127th st, a 3-sty stone-front dwelling on lot 18.9x99.11.

133D ST.—Theodore R. Brennan has sold the two 5-sty flats 222 and 224 West 133d st, on plot 33.4x99.11.

160TH ST.—Collins & Barry have sold for Lucius H. Beers, of the firm of Lord, Day & Lord, a 5-sty 20-family apartment house, 550 West 160th st, on plot 37.6x100. This is the second sale of this row recently made for the same owner and by the same brokers.

Dyckman Sale.

202D ST.—Chas. Griffith Moses & Brother have sold for Bertha Bemamer the plot of 4 lots, on the south side of 202d st, 100 feet west of 9th av.

AUDUBON AV.—Kirkpatrick & Urquhart have sold for Donald Robertson to Max F. Hoberg the 5-sty apartment house just completed on plot 57x100, at the northwest corner of Audubon av and 172d st.

BROADWAY.—N. Wilson sold for the Tomahawk Realty Co., Robert M. Silverman, president, the southeast corner of Broadway and 163d st, which is improved with a 6-sty elevator apartment house, on a plot 100x100. It is known as Rosbert Hall. The property has been held at \$300,000.

BROADWAY.—The Realty Company of America (Franklin Pettit, president) has sold the plot of 4 lots at the southwest corner of Broadway and 113th st. The property, which has a frontage of 100 feet on each thoroughfare, will be improved with a high-class apartment house. The plot was acquired by Mr. Pettit from William J. Casey about a year ago.

BROADWAY.—W. D. Morgan has sold for Henri Fouchaux to the New York Operating Co. the plot on the west side of Broadway, 17.5 feet north of 162d st, 25x175x51.3 at the rear. The purchasing company owns the corner and now controls a plot 42.5x175x irreg.

CLAREMONT AV.—Gibbs & Kirby have sold for William J. Casey the plot 75x115x121 on the east side of Claremont av, 300 feet north of 122d st, to J. Clarence Brennan, who will build an 8-sty apartment house on the property.

EDGEcombe AV.—Theodore Ortmann has sold for Mrs. M. Heckmann 330 West 141st st, southwest corner of Edgcombe av, a 5-sty triple flat, with stores, 24.11x90.

RIVERSIDE DRIVE.—The Holland Holding Co., Judson S. Todd, president, resold to Emanuel M. Krulewitch the northeast corner of Riverside Drive and 113th st, a plot 114.3x85.3x100.11x111.9. The buyer will erect a 12-sty apartment house on the site.

RIVERSIDE DRIVE.—F. R. Wood & Co. sold the 12-sty Dorchester apartment house at the northeast corner of Riverside Drive and 85th st for the Riverside Drive Realty Co. (A. C. & H. M. Hall).

BRONX.

FAILE ST.—Thomas S. Johnson has purchased from the Bronx Supply Co. a plot, 100x100, on the north side of Faile st, 100 feet east of Seneca av, which he will improve with three 4-sty and basement flats from plans by John P. Boylan. The plot is within one block of Hunt's Point rd.

FOX ST.—William Fischer sold for the Bates & Oesting, Jr., Co. the 5-sty double flat, on a plot 40x107, at No. 961 Fox st.

154TH ST.—Smith & Phelps have sold for cash the plot 50x100, situate on the south side of 154th st, beginning 250 feet east of Morris av.

169TH ST.—Watson & Taylor sold for Clara Schefsky the plot 50x84 in the north side of 169th st, 68.01 feet east of Walton av.

198TH ST.—Fitzgerald & Broderick have sold for William D. Bergen the 3-sty brick building at the southeast corner of 198th st and Marion av.

232D ST.—Chas. A. Weber sold for Katherine Koke a plot 40x100 feet, located on the south side of 232d st, 540 feet east of 4th av, to a builder for improvement.

BEACH AV.—Chas. A. Weber sold for the Norwood Heights Realty and Construction Co., 1137 Beach av, a 2-family house on a lot 25x100 feet.

BROOK AV.—The Haase-Lippman Construction Co. has sold 278 and 282 Brook av, two 5-sty apartment houses, each on plot 40x100.

LA FONTAINE AV.—Ernst & Cahn have sold for Madgalina Holzkammer the premises known as 2080 La Fontaine av, a 2-sty and cellar frame dwelling on lot 16x100.

PARK AV.—Ernst & Cahn and J. J. Pittman have sold for Minnie Minogue 4467 Park av, a 2-sty and basement frame dwelling on lot 18x85.

PROSPECT AV.—A. Weinstein has sold for the Haas & Lipman Construction Co. the northeast corner of Prospect av and Macy pl, a new 5-sty apartment house; also, two 5-sty houses on Brook av, near 139th st.

PUGSLEY AV, ETC.—Hertz & Co. and Thomas Ford have sold 22 lots, including four corners, on Pugsley av, between Chatterton and Blackrock avs, for Michael O'Connell to Christina Landgrebe, and have resold the property. The same brokers have also sold for A. M. Pragnell 3749 Olinville av, a 2-family house, on lot 25x100.

SOUTHERN BOULEVARD.—Jacob F. Zinser sold for the John J. Tully Construction Company the new law 4-sty double flat No. 884 Southern Boulevard, on a lot 34x100, to a client.

TINTON AV.—The McKinley Realty Co. sold the plot 120x145 at the northwest corner of Tinton av and 160th st, near the Prospect av subway station.

TINTON AV.—Ernst & Cahn have sold for Jacob Marx the 4-sty double flat known as 723 Tinton av.

WESTCHESTER AV.—The Lawyers' Title Insurance Co. sold to the Friedman Construction Co. 8 lots, extending from Westchester av to West Farms road, north of Hoe av, 100x200x190x irreg, just north of the Simpson st subway station. The buyers will erect four 5-sty apartment houses. Charles McManus was the broker.

WHITE PLAINS AV.—Charles A. Metzger has sold the two 3-sty flats 4426 and 4428 White Plains av, on plot 50x85.

3D AV.—Smith & Phelps have sold for cash for M. F. Kerby the plot of four lots situate at the northeast corner of 3d av and 180th st.

3D AV.—Chas. A. Weber sold for Wm. E. Read a plot 50x100 feet, located on the west side of 3d av, 201 feet south of 173d st, to L. Levy.

LEASES.

Pease & Elliman have leased for a client the building at 80 Dey st to Frank Bachman, who will occupy it for his business.

Pierre M. Clear has leased for a term of years for James J. McGillen to Frank Mutterer the store and basement at 423 3d av. After extensive alterations, Mr. Mutterer will occupy the place as a bakery and lunch room.

Pease & Elliman have leased for Adolf Horowitz to Wright & Ditson, of Boston, Mass., the entire building 22 Warren st, for a term of years. After extensive alterations the premises will be occupied by the lessees as their New York branch.

Herman Arns Co. have leased for B. Steinhil to Louis Sogloch the store 623 11th av, northeast corner of 46th st, for a cafe and restaurant; have also leased for the owner to Fred and H. Hassell, for restaurant purposes, the southerly store at 506 10th av.

Pocher & Co. report leasing of 8th loft of building 151 West 36th st for Finney & Matthews for a term of years to Wright & Co; also leasing the entire building, southeast corner of Lexington av and 32d st for L. N. Levy for a term of years to Christopher Farrell.

Ogden & Clarkson have leased for the 118 East 16th St. Co. to the Detmer Woollen Co. for a long term the fifth loft in the new building, containing about 12,000 feet net, being erected at the southwest corner of Irving pl and 16th st, opposite the new Borgfeldt Building.

Jesse T. Meeker has leased for William T. Hall to E. Gimpel and Wildenstein, of New York and Paris, the store and basement 636 5th av, southwest corner 51st st, for a long term of years at an aggregate rental of about \$200,000. Gimpel and Wildenstein were formerly located at 509 5th av.

Heil & Stern have leased for The Sinclair Realty Co. in the new building, 752-4 Broadway, southeast corner 8th st, the 4th, 9th and 10th floors, comprising a total floor space of 22,500 square feet, to Cohen, Endel & Co. and Morris Simon Co. The leases are for a long term of years at a total rental of \$75,000.

Ernestus Gulick Co. have leased the store 333 and 335 5th av, corner of 33d st, for A. T. Demarest & Co., to the Santo Sales Co., manufacturers of vacuum cleaning apparatus. The term is for the balance of the lease held on this corner by the Demarest Co., who have removed to their new building, Broadway and 57th st.

John N. Golding has leased the entire property 509 5th av, with a frontage of 37½ feet and a depth of 100 feet, with an "L" in the rear of the Wilson property into 43d st, to C. H. Lang, who will improve the property extensively, with the intention of holding it as a leasehold investment and leasing it to store, office and show-room tenants.

The Charles F. Noyes Co. has leased the basement of the Fulton-Chambers Building at 102-4 Fulton st to Rudolph Rhinehart for a long term of years. This completes the leasing of the entire building at a gross aggregate rental of over \$30,000. As agents for the owners the Noyes Co. spent about \$40,000 in improvements on this building, which were finished May 1, 1909.

The United Cigar Stores Company has leased from Klein & Jackson two stores in the new building at the northeast corner of St. Nicholas av and 181st st. The lease is for a term of years at an aggregate rental of about \$100,000. Four stores in the building have now been rented. A connection with the subway station at this point is now being built and will be operated from the concourse floor of the building.

SUBURBAN.

RIVEREDGE, N. J.—Ernst & Cahn have sold for Mrs. Holzkammer the 2-sty and basement frame detached residence at Riveredge, N. J., on plot 50x100.

TOTTENVILLE, S. I.—Princes Bay Realty Co. sold for the Tottenville Holding Co. the large hotel and plot in Main st, Tottenville, S. I., to James Nolan.

SCARSDALE, N. Y.—Pease & Elliman have rented for W. W. Orr his country place at the junction of Sherbrooke rd and Post rd, Scarsdale, N. Y., to John M. Grant.

YONKERS.—Thompson Brothers have sold for the Rollins estate, Plot 97, at the southwest corner of Amberson and Fanshaw avs, Van Cortlandt Terrace, Yonkers, 64x105, to a resident of North Yonkers, who will erect a fine residence for his own occupancy.

EMERSON HILL, S. I.—Walter W. Price has bought through Cornelius G. Kolf a tract of land on Emerson Hill, S. I., having a frontage of approximately 450 feet on the Douglas rd and 600 feet on Emerson drive. The plot adjoins Mr. Price's homestead, The Beeches.

BELLE HARBOR, L. I.—A. S. Hatch & Co. sold for Stanley H. Molleson to J. Allen Fedderman, of Baltimore, three lots in the west side of Suffolk av, 80 feet north of Newport av, at Belle Harbor, L. I., and for the same owner to James W. Redmond, of Brooklyn, three lots in the west side of Oxford av, between Washington av and the ocean, also at Belle Harbor. At the same development Edward W. Norris sold for Samuel Buegeleisen to S. H. Molleson a plot of six lots in the west side of Oxford avenue, near the ocean.

UNCLASSIFIED SALES

The total number of sales reported is 54, of which 15 were below 57th st, 20 above, and 19 in the Bronx. The sales reported for the corresponding week last year were 61, of which 11 were below 59th st, 36 above, and 14 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 179, as against 148 last week, and in the Bronx 141, as against 139 last week. The total amount involved is \$6,864,033, as against \$7,927,330 last week.

The amount involved in the auction sales this week was \$305,438, and since January 1, \$51,473,302. Last year the total for the week was \$319,555, and from January 1, \$48,157,966.

LEXINGTON AV.—Max Hart has bought from the D. A. Cushman Realty Corporation the northeast corner of Lexington av and 73d st, a 5-sty elevator apartment house, on plot 102.2x51. The property was held at \$100,000.

26TH ST.—The Manheimer Estate has sold its property at Nos. 127 to 133 West 26th st, comprising a plot 87.6x98.9 to a client of Ames & Co. The 64-ft. plot at 120 to 124 has also been sold by Louis Zinke and Louis J. Kreshover to a Mr. Jones. Another plot on the same side of the street that has changed hands is that at 138 to 142, comprising a frontage of 68.9 feet. This was sold by the Manheimer Estate, John F. Kaughan and Edward Baer.

JUMEL PL.—H. Reinheimer has resold for Joseph L. Ennis to Simon Myers the plot 75x100 on the west side of Jumel pl, 166 feet north of 167th st. Mr. Myers has resold the property through Baumann & Osorio to John Soltau, who gives in exchange 5-sty flat, No. 6 Morningside av East, on plot 43.6x79x irreg, and Mr. Myers has resold the latter property.

149TH ST.—Ignatz Atlas and Froelich & Rosenblatt sold for Rosenzweig Bros 216 West 149th st, a 6-sty flat on plot 40x99.11.

THE *Investors' Number* of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

Good classes of investments will be pointed out.

The possibilities of profit to the investor, together with *absolute safety*, will be indicated.

The *Table of Investment Properties* to appear in this issue will be of the greatest value to both buyers and sellers.

Every broker and property owner in Manhattan and the Bronx can use this Table to great advantage.

Drop us a line, saying that you would like to know the plan of the *Investors' Number* and the *Table of Investment Properties* in detail.

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square

11 East 24th Street

BOARD OF BROKERS NEWS.

The following are the committees of the Real Estate Board of Brokers, appointed November 4, 1909, for the following year:

WAYS AND MEANS.—John F. Doyle, William Henry Folsom, Edwin H. Hess, Edward L. King, Edgar A. Treadwell, J. Clarence Davies, Frederick R. Wood. **FLOOR.**—Edward L. King, Robert R. Rainey, Harry C. Senior, Elisha Sniffin, Alfred V. Amy. **ARBITRATION.**—John C. R. Eckerson, Frederick D. Kalley, Francis E. Ward, John L. Parish, Walter Stabler. **STOCK LIST.**—David A. Clarkson, William Henry Folsom, Edgar A. Treadwell, W. J. Van Pelt, F. R. Wood. **ADMISSIONS.**—William C. Lester, Oscar L. Foley, William P. Rooney, W. W. Reese, Irving Ruland. **RECORDS.**—Alfred V. Amy, William E. Davies, J. W. Mooyer. **LEGISLATION AND TAXATION.**—David A. Clarkson, A. N. Gitterman, Wm. M. Benjamin, J. Edgar Leaycraft, Alfred E. Marling, Francis E. Ward, Russel Marston. **BROKERAGE CLAIMS.**—Wm. E. Davies, J. B. English, J. S. de Selding, John F. Doyle, D. A. Clarkson. **DIARY.**—A. N. Gitterman, Joseph T. Mulligan, P. M. Clear. **APPRAISAL, EXECUTIVE COMMITTEE.**—E. L. King, I. Ruland, W. E. Davies. **CITY ORDINANCE.**—Frank D. Ames, Wright Barclay, Pierre M. Clear, Warren Cruikshank, J. Clarence Davies, John F. Doyle, W. E. G. Gaillard, Bryan L. Kennelly, John H. Dye, A. P. W. Kinnan, Russell Marston, Benjamin Mordecai, Louis Schrag, E. A. Treadwell, Charles E. Duross, John H. Hallock.

Mr. Joseph P. Day, President of the Real Estate Board of Brokers, gave a dinner at the Manhattan Club, on Thursday evening, to his fellow governors of the Real Estate Board of Brokers. Those present were A. V. Amy, A. N. Gitterman, J. W. Mooyer, Irving Ruland, Elisha Sniffin, E. A. Treadwell, Francis E. Ward, F. R. Wood, William E. Davies, O. L. Foley, Edward L. King, William Henry Folsom, John F. Doyle, J. S. de Selding, and David A. Clarkson.

MENU.

	Cocktail.	
	Astrakhan Caviar.	
	Cape Cod Oysters.	
	Green Turtle Soup.	
Rock Bass.		Cucumber Salad.
	Sauterne Menuier.	
	Saddle Spring Lamb.	
Potatoes.		New Green Peas.
	Fresh Mushrooms on Grass.	
	Ruddy Duck.	
	Romaine Grape Fruit Salad.	
	Fancy Ice Cream.	
	Cheese and Coffee.	

W. & J. SLOANE TO MOVE.

W. & J. Sloane have leased the northerly half of the Windsor Arcade site, at the southeast corner of 5th av and 47th st, for a long term of years, and will erect a modern 8-sty structure on the site, which has a frontage of 100.5 feet on 5th av and a depth on 47th st of 280 feet. The property is owned by Commodore Elbridge T. Gerry. The lease was negotiated by the Cruikshank Co.

In connection with the proposed removal to 5th av, it was also announced yesterday that W. & J. Sloane had bought, through Horace S. Ely & Co., two plots, one about 74x100 feet, at 306 to 310 11th av, and the other, of about 70 feet frontage, at 557 to 561 West 29th st, upon which they will erect immediately a 10-sty fireproof building for use as warehouse and workrooms. They have also purchased a plot, about 76x100 feet, at 541 to 547 West 29th st, upon which they will erect a combination garage and stable. The firm was founded in 1843 by William Sloane, who had come to New York from Scotland in 1834. Its first place of business was at 245 Broadway, opposite City Hall Park. In 1852, Mr. William Sloane's brother, John Sloane, was admitted to partnership, and the firm name became W. & J. Sloane. In 1855 the business was removed to 501 Broadway, where it remained six years. William Sloane's eldest son, John, became a partner in 1856. The next location was at 591 Broadway. In 1866 the firm purchased the land, 649 to 655 Broadway, and erected a building thereon. William Sloane died in May, 1879. The present building at Broadway and 19th st was erected in 1882. The present officers of the company are: President, William Sloane; Vice-President, George McNeir; Treasurer, Henry T. Sloane; Secretary, John Sloane. The other directors are William D. Sloane, W. W. Law, George Douglas Cooper, R. A. Kennedy, William Sloane Coffin, and N. S. Clark.

AQUEDUCT SECTION FINISHED.—The Stewart-Kerbaugh-Shanley Co. has completed the first section of tunnel work on the Catskill Aqueduct, and the event was celebrated by a dinner at High Falls. The completed section is known as the Peak Mountain Tunnel, and is 3,400 feet long. It is 18 feet high and 17 feet wide, and extends through solid rock, which has been blasted out by a force of 250 men who have worked continuously in eight-hour shifts since the work began on April 27. Lazarus White, of the engineering department of the Board of Water Supply, had general supervision of the tunnel work, and for the contractors. T. W. Gray had charge of the south tunnel, and Charles Dougherty had charge of the north tunnel.



WANTS AND OFFERS



ARCHITECTS CONTRACTORS

Energetic, experienced (N. Y.) architect, draughtsman, specification writer and manager, age forty, of good address, well known for all round competence, now open for engagement. An unusual opportunity for an architect of large or increasing practice to strengthen his organization, particularly on the practical, constructive side, or for a contractor; or for an investor or estate interested in building operations. New York or Philadelphia preferred, but not essential. Address

Box 5, Record and Guide.

ESTATES INVESTORS

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.

A PROMINENT REAL ESTATE FIRM wants thoroughly experienced renting man for territory Chambers to 34th St. Business property. Only men who are successful need apply. Liberal proposition. Address "BUSINESS," Box 75, Record and Guide.

WANTED—Experienced young man to take charge of uptown renting and collecting for downtown firm; security or bonds required; good position to right party; state experience and qualifications. BOX 15, Record and Guide.

CIVIL ENGINEER in responsible position, with wide experience in design and detailing of structural steel, desires extra work. Address BOX 10, Record and Guide.

RECORD & GUIDES for about 10 years for sale; reasonable. BOX 35, care Record & Guide.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

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

160 Broadway, New York

188 Montague Street, Brooklyn.

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

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assnee 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.

**THORWALD STALLKNECHT, }
ARCHIBALD FORBES, Treasurer.**

DAVID B. OGDEN, Counsel.

HERBERT E. JACKSON, Comptroller.

WALTER N. VAIL, Secretary.

LEWIS H. LOSEE, Asst. Genl. Manager.

U. CONDIT VARIOK, Asst. Treasurer.

**GEORGE A. FLEURY, }
FREDERICK D. REED, } Asst. Secretaries.**

EXECUTIVE COMMITTEE.

**GEO. F. BUTTERWORTH,
DUMONT CLARKE,
EDWIN W. COGGESHALL**

**WILLIAM A. DAY,
WILLIAM P. DIXON,
JULIAN D. FAIRCHILD.**

**JOHN T. LOCKMAN,
HENRY MORGENTHAU,
JAMES N. WALLACE.**

CAN YOU USE three Jersey bargains? One in West End; one in Elberon; one in Allenhurst. JACOB A. KING, 51 W. 125th St., New York.

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

REAL ESTATE NOTES

A. H. Dickinson, for several years a representative of F. R. Wood & Co., in the sale of investment properties, has resigned, to take a similar position with William A. White & Sons.

The Charles F. Noyes Company has been given the management of the 13-story office building at 37-39 Liberty st, through to Maiden la. The building covers a plot 44x118. It was formerly occupied in part by the Lawyers' Title Insurance Company.

Frank Bailey, vice-president of the Title Guarantee & Trust Company, addressed the members of the Bedford Branch of the Young Men's Christian Association, in Brooklyn, last evening, on "The Relation of the Property Owners to the City Administration." The lecture was the first of the fourth season's course of lectures on real estate offered by this organization, this year's course consisting of thirty sessions, meeting weekly on Thursday evenings. Half of the sessions will be devoted to the subject of real estate fundamentals and practice, and the other half to the discussion of real estate law.

"WHO PAYS THE TAX?"

The following selection is from the book (published in 1907) entitled "The Burdens of Local Taxation and Who Bears Them," by Lawson Purdy, then Secretary of the New York Tax Reform Association, and now President-Commissioner of Taxes and Assessments for the City of New York. It is pertinent in view of the current public discussion upon the question of the effect of taxes on rents:

"To understand the effect of a tax upon real estate, it is necessary, first, to explain the incidence of a tax upon land and of a tax upon houses, and other improvements upon land, for the operation of an ad valorem land tax is entirely different from an ad valorem tax upon improvements.

"To discover the effect of any tax, the rule already given must be applied, that price depends upon demand and supply. If demand increases without any increase in supply, price rises. If supply increases without any increase in demand, price falls. If there is a perfect monopoly of an article and a price is arbitrarily fixed, a certain quantity of the article can be sold. If price is raised, a less quantity can be sold, and if price is reduced a larger quantity can be sold with the same expenditure of effort.

"The only way to affect price is through an increase or decrease of the demand or the supply.

"If the element of speculation in land is entirely disregarded, a tax upon land in proportion to its value has no effect upon the demand for land or upon the supply of land, and, consequently, such a tax has no effect upon the price of land-expressed in rent. Disregarding speculation, so long as the tax is not more than the entire sum which can be obtained for the use of land, it makes no difference in rent whether the tax is

high or low. As such a tax cannot affect demand or supply, and therefore does not affect rent, it falls wholly upon the owner."

NEWARK REAL ESTATE VALUES.—Newark business property on Broad st sold in 1894 for \$61,500, resold in 1899 for \$110,000, in 1901 for \$150,000, present day value upwards of \$200,000. Broad st property sold in 1899 for \$127,500, in 1901 for \$225,000. Property on Market st sold in 1892 for \$55,000, in 1900 for \$85,000, in 1904 for \$110,000, in 1907 for \$130,000. Market st property sold in 1896 for \$128,000, in 1901 for \$425,000; another Market st property sold in 1901 for \$127,500, in 1909 for \$200,000. Newark residence property, Forest Hill section, in 1900 sold for \$20 to \$30 per front foot, present day value \$75 to \$100 per front foot. Clinton Hill section in 1900 sold at from \$25 to \$50 per front foot, present day value \$50 to \$100. Wequahic Park section sold in 1900 at \$1,000 to \$1,500 per acre, present day value per city lot \$500 to \$800, acreage value \$6,000 to \$9,500.

PROFIT IN BERGEN TRACT.—The Bergen Improvement Company, of Jersey City, which is composed of Patrick T. Powers, James Billington and Leslie A. Brown, has cleared up \$20,000 on its first real estate operation. They bought from the Francis Jenkins estate a plot between Fairmount av and Montgomery st, west of Hudson Boulevard, for \$60,000. They have sold off \$80,000 worth of lots, and have three lots left.

HUDSON CITY OWNERS WAITING FOR SUBWAY.—Real Estate Broker William C. Wallace reports that while there is some activity in the renting and sales of Hudson City property, he does not anticipate any great prosperity until the McAdoo subway is completed to Summit av.

STREET PAVEMENTS IN BERLIN.—The area of the street pavements exclusive of sidewalks, etc., of Berlin in March, 1908, was 7,754,065 square yards, of which seven-tenths were maintained by the city and three-tenths by contractors, street railway companies, etc. Of the total area 41.35 per cent. was paved with asphalt, 1.92 per cent. with wood, 51.63 per cent. with the larger grades of stones, 5.04 per cent. with the smaller grades of stones, and 0.06 per cent. with slag stones, cement, macadam and pebbles over concrete. The poorer classes of paving material—smaller grades of stones, etc.—are being replaced by asphalt pavement, which formed in 1898 only 25.26 per cent. of the total area of the pavement, while in 1908 it formed 41.35 per cent. Wood pavements are only used in the approaches to bridges where there is an incline, to prevent horses from slipping, as wood furnishes a better foothold than asphalt; besides wood stands the vibration of the bridges better than asphalt when heavy teams are crossing. Contracts for asphalt pavements are usually made for 20 years; for the first five years the cost of maintenance is paid by the contractor, and for the remaining 15 years the municipality pays the contractor annually a certain sum per sq. meter for keeping the pavement in repair.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, November 8.

Rosewood st, opening, Bronx Boulevard to Cruger av. 11 a. m.
 Morris av, closing, Railroad av to Grand Boulevard and Concourse. 12 m.
 Magenta st, opening, from White Plains rd to Golden av. 10 a. m.
 Eastern Boulevard, opening, Railroad av to Hunts Point rd. 12 a. m.
 Jerome st, widening, from 184th st to Cameron pl. 3 p. m.
 184th st, opening, from Broadway to Unnamed st. 12 m.
 Gun Hill rd, opening, from Mosholu Parkway North to Jerome av. 11 a. m.
 141st st, opening, Park av to Rider av. 3 p. m.
 Lane av, etc, opening. 1 p. m.
 Tremont av, opening, from Eastern Boulevard to Fort Schuyler road. 2 p. m.
 Baker av, opening, Baychester av to City line. 11 a. m.
 177th st (Wyatt st), opening, from Tremont to Morris Park av. 2 p. m.

Tuesday, November 9.

Grote st, closing, from 182d st to Southern Boulevard. 4 p. m.
 Unnamed st (187th st), opening, from Fort Washington av to Northern av. 11 a. m.
 Cruger av, opening, from Williamsbridge road to South Oak Drive. 11 a. m.
 Boston road, opening, from White Plains road to northern boundary of city. 1 p. m.
 Ludlow av, opening, from Tremont to Whitlock av. 2 p. m.
 Benson av, opening, from West Farms road to Lane av. 3 p. m.
 Maple av, sewer easement, Richmond. 3 p. m.
 Burnett pl.

Wednesday, November 10.

Elizabeth, sewer, Richmond. 2 p. m.

Thursday, November 11.

3d av, widening, from Washington av to Lorillard pl. 2 p. m.
 Seneca av, opening, from Hunts Point rd to Bronx River. 11 a. m.

Friday, November 12.

Triangular area, bounded by Lafontaine av, Quarry road and south side Oak Tree pl. 11 and 12 a. m.
 216th st, opening, from Broadway to Harlem River. 3 a. m.
 Rosedale av, etc. 12 a. m.
 City Island Bridge. 1 p. m.
 Leland av, opening, Westchester av to Ludlow av. 2 p. m.
 Mathews av, opening, from Burke av to Boston road. 3 p. m.

AT 258 BROADWAY.

Monday, November 8.

Bulkhead piers 52 and 53, East River. 11 a. m.
 Chicago av, school site. 2 p. m.
 Fordham road and Harlem River, dock. 3.30 p. m.

Tuesday, November 9.

Brooklyn Bridge arches. 2 p. m.

Wednesday, November 10.

120th st and Harlem River, dock. 10.30 a. m.
 Westchester av, rapid transit. 10.30 a. m.

Thursday, November 11.

Onderdonk av, school site. 2.30 p. m.

Friday, November 12.

Manhattan Bridge No 3. 2 p. m.
 New st, adjoining Manhattan Bridge. 3 p. m.

BOARD OF ASSESSORS

140TH ST.—Paving with asphalt blocks East 140th st, from St. Anns av to Cypress av, and setting curb where necessary. Area of assessment: Both sides of 140th st, from St. Anns av to Cypress av, and to the extent of half the block at the intersecting streets and avenues.

SUBURBAN PL.—Paving with wood blocks Suburban pl, from Boston rd to Crotona Park East, and to the extent of half the block at the intersecting streets.

FAILE ST.—Sewer in Faile st, between Seneca av and Lafayette av. Area of assessment: Both sides of Faile st, from Seneca av to Lafayette av, and the northeast corner of Lafayette av and Hunts Point rd.

IRVING PL.—Receiving basin at the southwest corner of Irvine pl, and Garrison av. Area of assessment: Block bounded by Garrison av, Seneca av, Irvine st and Hunts Point rd.

WEST ST.—Sewer, in West st, between Honeywell av and Crotona parkway. Area of assessment: Blocks bounded by Honeywell av, Crotona parkway, East 181st st and 182d st.

The Board of Assessors gives notice that all persons affected by above proposed assessments must file their objections on or before November 30 at the office of the Board, 320 Broadway.

CONDEMNATION PROCEEDINGS.

3D AV.—Widening, opposite 159th st. The Commissioners of Assessment in the above proceeding will present their report to the Supreme Court for confirmation November 9.

NORWOOD AV.—Opening between Mosholu Parkway North and Woodlawn rd. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and the report has been filed with the Bureau of Street Openings for inspection. The area of assessment includes the following: The area bounded on the southwest by the northeasterly side of Mosholu parkway, on the northeast by the southwesterly side of Woodlawn rd, on the northwest by a line midway between Perry av and Hull av, and on the southeast by a line midway between Norwood av and Webster av. Objections must be filed on or before November 23. Hearings

will begin November 26. Report will be submitted to the Supreme Court for confirmation February 24.

BAKER ST.—Opening, from Baychester av to City line.

210TH ST.—Opening, from Jerome av to Wayne av; Wayne av, from Reservoir Oval West to Gun Hill rd; Tryon av, from Reservoir av west to Gun Hill rd.

RIVERSIDE DRIVE.—Widening, from 158th st to 165th st. The supplemental bills of costs will be submitted to the Supreme Court for taxation November 12.

BRONX BOULEVARD.—Opening, from Old Boston Post rd to 242d st (Demilt av). Estimate and assessment completed and report filed with the Bureau of Street Openings for inspection. The area of assessment is as follows: Beginning at a point formed by the intersection of the northerly boundary line of The City of New York, with a line parallel to and distant 500 feet westerly from the westerly line of Webster av; running thence southerly along said line parallel to Webster av to its intersection with a line midway between Mosholu Parkway North and Woodlawn rd. Thence southeasterly along said line and its southeasterly prolongation to its intersection with a line parallel to and distant 1,500 feet westerly from the westerly line of the Bronx boulevard; thence southerly along said parallel line to the Bronx boulevard and its southerly prolongation to its intersection with a line parallel to and distant 100 feet southerly from the southerly line of West Farms rd. Thence easterly along said parallel line to West Farms rd to its intersection with the southerly prolongation of a line parallel to and distant 100 feet easterly from the easterly line of Barnes av; thence northerly along said last-mentioned southerly prolongation and parallel line and its northerly prolongation to its intersection with the northerly boundary line of the City of New York; thence westerly, southerly, and again westerly along the said boundary line of The City of New York to the point or place of beginning. Objections must be filed in writing on or before November 19. Hearings will begin November 22. Reports will be presented to the Supreme Court for confirmation January 25.

OPPORTUNITIES IN THE BRONX.

By HARRY ROBITZEK.

(Portion of a paper read before the Taxpayers' Alliance of the Bronx.)

THERE is no advantage necessary for the successful operation of manufacturing industries that is not to be found in the Bronx. There is no facility lacking for the promotion of such an operation in any important respect. Mainly among the advantages and facilities is the well-established convenience for the receipt of goods to be used in the manufacture of articles of merchandise and for their transportation to consignees by rail or water. Surrounded as it is by a water boundary—with the exception of its northern line—the Borough of the Bronx certainly presents a rare topographical condition and advantageous location excelled by no other locality in the world.

Of the railroad facilities it can be truly said that no better can be found anywhere, with the New York Central and Hudson River Railroad on the south and west, the New York and Harlem and the New York and Putnam between the two great lines, the Harlem River and Portchester Railroad on the east doing suburban service for the New York, New Haven and Hartford. These railway thoroughfares are acknowledged to be the best equipped and the best managed of any in the country, and being such they are enabled at all times to render the best and most satisfactory service desired.

Goods can be shipped by them to any part of the United States without being subjected to the dilatory and often annoying disadvantages of transferring freight. The New York Central and the New York, New Haven and Hartford Railroad systems have passenger stations in the Bronx, while the Erie, Lehigh Valley, Pennsylvania and New Jersey Central Railroads each maintain ample docks and freight depots. The New York and Westchester Railroad is now in the course of construction. And these same excellent facilities of water and rail can be used in bringing in coal at a very low cost to the manufacturer located in the Bronx, so that the cost of power is less here than at any other place not so favorably situated.

Another valuable advantage is the Harlem Ship Canal, through which many of the raw products of the country are brought nearer to the Bronx Borough, saving time and distance, which are important factors in all manufacturing enterprises.

Among the inducements that are bringing manufacturers to the Borough of the Bronx is the consideration given by them to the fact that dealers throughout the country find it to their advantage to come to New York to make their purchases of stock. A large proportion of these have an eye to cheapness in making their bargains, whether the fabric they buy be of the costliest manufacture or of the commonest make.

Here they can inspect the goods before they have left the places of their manufacture, and have the advantages of obtaining them at first cost. And when we know that thousands of these purchasers make regular pilgrimages to New York for the purpose of buying goods for delivery to consumers, it surely will be most advantageous to them in every business way, financial as well as otherwise, to deal directly with the manufacturer, and save all the extra cost which attaches to dealing with the middle man. And this is one reason why men who look ahead predict for the Borough of the Bronx a great future as a manufacturing centre, the dawn of which seems to be almost at hand.

The several comptrollers of the City of New York have at several times asserted in public and in private, and the records of the Finance Department support the assertion, that in the fullest sense the Bronx is a self-sustaining borough. Instead of

being a financial burden upon the city, this borough pays into the municipal treasury taxes approximately equal in amount to all the appropriations and expenditures for public works within the Bronx. From a statement of expenditures for public works prepared by the general bookkeeper of the Borough Finance Department, it appears that the total amount expended for public works and improvements of every kind from 1874 to March 31, 1909, aggregates \$47,831,453.

The Borough of the Bronx since 1893 exhibits the following annual growth in assessed valuation of property subject to local and State taxation:

Year	Assessed Valuation.	Year.	Assessed Valuation.
1893	\$58,612,268	1902	166,183,678
1894	62,595,458	1903	261,852,803
1895	68,885,155	1904	275,783,430
1896	84,580,009	1905	291,533,218
1897	85,714,526	1906	405,497,493
1898	93,652,223	1907	410,803,429
1899	130,508,918	1908	451,987,485
1900	146,508,491	1909	492,889,758
1901	155,993,160		

The remarkable growth and prosperity of the borough is perhaps best attested by the number and cost of the buildings of every description constructed within the dozen years last past. No suburban section of any city in the world (not even in boom towns) can exhibit a similar record of progress and expansion. Official records show that since 1895, twenty-five thousand eight hundred and sixty-four buildings have been erected in the Bronx at an aggregate cost of \$262,000,000.

A comparison of the average cost of each new building erected in the Bronx with the average cost of new buildings in the other outlying boroughs in Greater New York will conclusively show the substantial character of building operations in the Bronx beyond question.

PRINCIPAL MANUFACTURING INDUSTRIES.

The Bronx contains seven hundred factories, each large enough to be subject to State supervision and inspection. They give employment to at least thirty-five thousand people. The piano industry of the United States has largely centered in the Bronx. More than thirty piano and organ factories are situated within the borough.

The Bronx possesses the largest and most perfect plant in the world for the making of ice machines and gas engines. The brewing industry is important and carpet and rug factories are numerous. During the past two years Hunts Point, the Port Morris section and the territory in easy and direct communication with the Harlem River and the New York Central and New York, New Haven and Hartford Railways have witnessed an industrial expansion beyond all precedent. The establishment at Hunts Point of a great plant of the American Bank Note Company is an instance of the opinion of experts as to the superior advantages of the Bronx as a manufacturing centre, especially for industrial enterprises of the highest order. Millions of dollars are being invested in modern factory buildings in every part of the Bronx.

In the words of ex-Borough President Haffen, on a recent occasion, the future of the Bronx is one of absolute certainty. The history of the borough will repeat itself. As rapidly as transit facilities are improved and increased, new population will rush to the Great North Side and accelerate its present tremendous ratio of growth. Yet we are only at the beginning. The City of New York is moving northward, and the Borough of the Bronx is destined to be the home of its resident population, and the centre of its industrial greatness.

It must not be forgotten that the business men of the Borough of the Bronx are noted for their energy and enterprise, and it is this fact if no other that will make this borough the greatest community in the world within a generation or two.

TAXPAYERS' ALLIANCE.

The regular monthly meeting of the Taxpayers' Alliance of the Bronx will be held on Wednesday, November 10, 1909, in the Bronx Masonic Temple, at No. 1931 Washington av. A committee will be appointed at this meeting to attend the hearings to be held before the Public Service Commission on October 17, 1909, at 2.30 P. M., when the N. Y. C. R. R. Co., the N. Y., N. H. & H. R. R. Co. will be asked why they cannot stop at all stations in the Bronx and also carry passengers for a five-cent fare within the city limits.

The Hon. James A. Goulden, Congressman from the Bronx, will attend the meeting and arrange for a public examination of candidates for admission to the U. S. Naval Academy at Annapolis, Md.

UNITED REAL ESTATE OWNERS.

The annual election of the United Real Estate Owners' Association will be held in Parlor A, Grand Union Hotel, 42d st and Park av, on Tuesday, November 9, 1909.

HASBROUCK HEIGHTS.—The Dross Company has just sold 45 acres at Hasbrouck Heights, N. J., on Terrace av, between Washington and La Salle sts, for the Hasbrouck Heights Building Company to Minnesota capitalists for \$2,000 an acre.

THE BAY RIDGE PARKWAY.

Property in That Section Expects a Large Benefit From the Fourth Avenue Subway.

THE Fourth Avenue Subway, in Brooklyn, from being a prospect has become a certainty. A large and particularly desirable residence territory will be on the market, attended by circumstances advantageous for the public. The territory referred to includes Bay Ridge, and, to some extent, Bath Beach, Bensonhurst and Dyker Heights. The southern terminus of the great four-track improvement will be at Fort Hamilton, where the Shore Road ends. The authorizing of the subway will probably lead the real estate interests all over the city to examine the country along the shore of the Lower Bay, and particularly the Shore Road itself, the focus of all the region's attractions, with the idea of participating in its development by the erection of either detached villas or apartment houses, according to the locality.

Since the entire water front became the property of the County of Kings, in the year 1894, the Shore Road has been officially known as the "Bay Ridge Parkway." It extends for a distance of two and a half miles—from 66th street to Fort Hamilton. It was obtained for an oceanside park at a cost to Kings County of \$4,000,000. The city now has the title, and its ownership extends from the houseline on the east side of the road to the pierline on the opposite side.

The same legislative act which granted authority for acquiring the Shore Road and the littoral strip at the same time provides for the improvement and parking of the property, and the work has been proceeding from time to time after the designs of Frederick Law Olmstead, the landscape architect and engineer. The execution of this work will add seven or eight million dollars to the original cost, for the plans are on a large scale.

At the present time the work is progressing under the latest appropriation of \$1,875,000, and it is believed that, with the city treasury established on a new basis with reference to the debt limit, some additional sum can be procured in season to keep the work going and bring it to an earlier completion than had been hoped for.

LOT VALUES.

For the information of the investor, the following information has been obtained. There are in all about 375 city lots, each of a width of 20 feet, fronting the Shore Road, many of which are now permanently occupied by wealthy people and cannot be bought; but a certain number are in the market, at prices ranging from \$5,000 to \$7,000 per lot, according to location, with the abutting rear lots priced at \$2,000 per lot.

Owing to the long uncertainty in regard to when, if ever, the Fourth Avenue Subway would be built, there have been few sales. As some owners will withdraw their offerings when they see the market turning in their favor, it is difficult to say how much land is actually for sale.

The most recent sale reported was of a parcel of 183 feet front, bought by Louis Gold, of the Abels, Gold Realty Company, adjacent to the well-known residence of Max Kurzrok, at the southeast corner of the Shore Road and 99th street, a parcel most desirably located, being near both the present car line and the subway line.

GOOD STANDARDS.

Naturally, the Shore Road already has a considerable number of homes, some of them stately; for example, the residence of the Van Brunts; of Mr. Nils Paulson, head of the Hecla Iron Works; and of Messrs. Bergen, Bowne, Clearly, Robinson, Carlin, Farrell, Mackay, and others, besides the Crescent Club, which is a great attraction. Dr. George Weber is building a superb residence, now almost completed, an exceptionally handsome piece of architecture, than which there is hardly a handsomer anywhere in Brooklyn, and which is bound to have a good influence on future building plans.

THE OUTLOOK.

In looking at the problem of the future of the Shore Road, it may be well to bear in mind that the city's investment will exceed thirty million dollars—for the benefit of these 375 lots, one might say. At any rate, with the inducements here offered to investors, it seems certain that a great and permanent advance in the value of this property on the Shore Road and the whole territory. Frontages on Riverside Drive, in Manhattan, where values have not anticipated the subway construction, are assessed for five or six times the market price of those on the Shore Drive. The subway will bring passengers from Manhattan to Fort Hamilton in about half an hour.

A BIG MERCHANT'S OPINION.

The work of widening and improving the driveway has been proceeding for several years, and when the drive is in its final state, it will, high authorities affirm, be the finest in all the world, not even second to Riverside Drive. Mr. Abraham, head of the firm of Abraham & Straus, remarked, a few days ago: "This subway means the building up of the most beautiful residential district in Greater New York—the region bordering the magnificent shore driveway, and along and between the great parkways that are planned or completed, in a system of drives that will be world-famed."

DEEP WATER FRONT

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CHARLES W. TREMBLEY, 171 Broadway, New York

- Fox st, Nos 953 and 957, w s, 125 n 163d st, 80x107.1x80x107.11, two 5-sty brk tenements. Bates & Oesting Jr Co to Gustav P Helfrich. Morts \$48,000. Nov 1. Nov 3, 1909. 10:2714. 100
- Fox st, w s, 245 n 163d st, 240x104.1x240x106.8, 2-sty frame garage and vacant. American Real Estate Co to William C Oesting Co, a corporation. Nov 1. Nov 3, 1909. 10:2714. other consid and 100
- Fox st, e s, 573.2 n 165th st, 125x100, vacant. James C Gaffney to J C Gaffney Construction Co. Oct 22. Nov 4, 1909. 10:2726. other consid and 100
- Freeman st, No 836, s s, 57.10 s e Lyman pl, 18x75. 3-sty frame tenement. Alma Haase to Olga Flieger. Mort \$3,500. Nov 1. Nov 3, 1909. 11:2970. nom
- Freeman st, No 950, s s, 100 e Hoe av and being lot 47 map Sec A Vyse Estate, 25x95, 1-sty brk store. Carleton J Townsend to John J Tomich. All liens. June 1. Oct 29, 1909. 11:2986. other consid and 100
- *Hancock st, w s, 447 s Columbus av and being lot 122 map Van Nest Park, 25x100. Louis Marinaro et al to Maria G Marinaro. All liens. Oct 25. Nov 1, 1909. other consid and 100
- Hoffman st, No 2454, e s, 93.1 n 188th st, lot U map of 70 lots of Cedar Hill plot on Powell Farm at Fordham, 25x119.9x25x120.1, except part for Hoffman st, 2-sty frame dwelling. Mary Clark et al to Luigi Ricca. B & S. All liens. Oct 28. Oct 29, 1909. 11:3066. other consid and 100
- Irvine st, No 897, w s, 89.4 s Garrison av, 20x50, 3-sty brk dwelling. Samuel Jaretski to Lena Jaretski. All liens. Oct 30, 1909. 10:2761. other consid and 100
- Irvine st, No 895, w s, 109.4 s Garrison av, 20x50, 3-sty brk dwelling. William Padernacht to Anna wife William Padernacht. All liens. Oct 29, 1909. 10:2761. other consid and 100
- Kelly st, No 874, e s, 616.8 n Longwood av, 33.4 x100, 4-sty brk tenement. Release mort. N Y Trust Co to Foxvale Realty Co. Nov 1. Nov 3, 1909. 10:2710. other consid and 100
- Kelly st, No 886, e s, at s w s Intervale av, 68.11x100x12x115, Intervale av, No 919, 5-sty brk tenement and stores. Release mort. N Y Trust Co to Winnie Realty & Construction Co. Nov 4, 1909. 10:2710. other consid and 1,000
- *McDonald st, s s, 233.5 w Stillwell av, 25x100 and being lot 207 map (No 1130) of 327 lots Hunter Estate. Hudson P Rose Co to Ellen G Soderwall. All liens. Sept 30. Nov 3, 1909. nom
- Manida st, w s, 300 s Spofford av, 50x100, vacant. Empire Development Co to A Rezzano Construction Co. Oct 15. Nov 1, 1909. 10:2768. other consid and 100
- Minford pl, No 1449, w s, 251.6 s 172d st, 25.9x100, 4-sty brk tenement. Release mort. North American Mortgage Co to Arthur W Wall Building & Construction Co. Oct 28. Oct 29, 1909. 11:2977. 250
- Same property. Release mort. Same to same. Oct 28. Oct 29, 1909. 11:2977. 4,387.80
- Minford pl, No 1451, w s, 225.9 s 172d st, 25.9x100, 4-sty brk tenement. Release mort. North American Mortgage Co to Arthur W Wall Building & Construction Co. Oct 29. Oct 30, 1909. 11:2977. 500
- Same property. Release mort. Same to same. Oct 29. Oct 30, 1909. 11:2977. 10,500
- *Overing st, e s, 225 n 236th st, and being lot 90 map (No 1108) of 123 lots Willis Estate, 25x100. Adam Bauer and Dora his wife to Theresa Doersam. Oct 30. Nov 4, 1909. nom
- *Same property. Adam Doersam and Theresa his wife to Adam Bauer. Oct 30. Nov 4, 1909. nom
- Rogers pl, w s, 383.10 n Westchester av, 25x72x25x72.4, vacant. Nelson Smith to Katie Freyer. B & S and C a G. Nov 4, 1909. 10:2698. other consid and 100
- *2d st n s, 225 e Av D, 25x103 and being Lot 146, map No 1046, Westchester Co, of property at Unionport. Ida S Johnson to Anastasia Newman. Oct 30. Nov 1, 1909. other consid and 100
- 136th st, No 599, n s, 274.6 e St Anns av, 900 w Home av, 25x100, 4-sty brk tenement. Joseph Hahn to Geo O Sauer and Max F Schober. Mort \$16,000. Oct 30. Nov 1, 1909. 10:2549. nom
- 136th st, No 597, n s, 249.6 e St Anns av, 925 w Home av, 25x100, 4-sty brk tenement. Geo O Sauer et al to Karoline Stichtenoth. Mort \$15,000. Oct 30. Nov 1, 1909. 10:2549. 100
- 138th st, No 630, s s, 176.11 w Cypress av, 37.6x100, 6-sty brk tenement and stores. FORECLOS, Oct 26, 1909. James Oliver, ref, to Charles Wynne. Oct 29, 1909. 10:2550. 30,000
- 142d st, No 377, former No 637, n s, 525 e Alexander av, 18.5x50, 4-sty tenement and store. FORECLOS, Oct 27, 1909. Edgar J Bernheimer (Referee) to Edward Heid. Oct 29. Nov 3, 1909. 9:2305. 8,000
- 145th st, No 476, s w s, 125 n w Brook av, 25x100, 3-sty frame dwelling. Alois Knecht to Giuseppe Rago. Mort \$5,500. Oct 28. Oct 29, 1909. 9:2289. other consid and 100
- 146th st, No 339, n s, 226.10 w Courtlandt av, 50x154x50x153.5, 2-sty frame dwelling. James Budington et al to Rockland Realty Co. Oct 28. Oct 29, 1909. 9:2329. 12,000
- 148th st, No 367, n s, 100 e Courtlandt av, 25x105.3, 6-sty brk tenement and stores. FORECLOS, Oct 20, 1909. Morris Koenig, ref to Wm W Moore. Morts \$30,000, taxes, assessments, &c. Nov 1, 1909. 9:2327. 2,400
- 151st st, No 330 (570), s s, 175 w Courtlandt av, 25x118.5, 2-sty frame dwelling. Alexander Zentgraf to Michele Iovine. Oct 28. Oct 29, 1909. 9:2410. other consid and 100
- 157th st, Nos 319 and 321 (575 and 577) (Prospect st), n s, abt 165 w Courtlandt av, 33.4x100, with all title to strip bet 157th st and Prospect st, two 3-sty frame tenements. Chas R Reinhold to George Dumrauf. Mort \$10,000. Oct 28. Oct 29, 1909. 9:2417. other consid and 100
- 167th st, No 495, on map No 497, n s, 114.6 w 3d av, runs n 122.4 x e 29.7 x s w 24.11 x w 1.11 x s 98 to st, at point 88.6 w 3d av, x w 26 to beginning, 4-sty brk tenement and store. Henrietta Hofeld to John C Heintz. Q C and C a G. Mort \$22,500. Oct 23. Nov 3, 1909. 9:2372. other consid and 100
- 169th st, Nos 360 and 362, s s, 60 w Teller av, 40x90, two 3-sty frame dwellings. Karoline Stichtenoth to George O Sauer and Max F Schober. Mort \$10,000. Oct 30. Nov 1, 1909. 9:2431 and 2436. 100
- *173d st, w s, 331 s Gleason av, and being lot 571 map of Gleason property, 25x100. Norwood Heights Realty & Construction Co to Catherine Koke widow. Mort \$3,500. Nov 1. Nov 4, 1909. other consid and 100
- 175th st, No 807, n s, 390 e Prospect av, lot 26 map of Fairmount, Upper Morrisania, begins at line bet lots 26 and 27, runs n 194 x e 100 x s 194 to st x w 100 to beginning, 2-sty frame dwelling and vacant. John Schlatter to Biograph Co. Mort \$15,000. Nov 1. Nov 3, 1909. 11:2953. other consid and 100
- 175th st, s s, 120 w Crotona Park North and being lot 3 map 41 lots on Southern Boulevard and Fairmount av, —x—, vacant. Arthur De V Ferguson to Arletta E Ferguson of Borough of Queens, N Y. Mort \$645. Oct 27. Nov 3, 1909. 11:2957. other consid and 100
- 176th st, No 796, s s, 265 e Prospect av, runs s 90 x w 25 x s 100 x e 150 x n 190 to s s 176th st x w 125 to beginning, except part for street, 2 and 3-sty frame dwelling, 1 and 2-sty frame stable and vacant. Mary A McCormack to Biograph Co. Morts \$8,000. Nov 1. Nov 3, 1909. 11:2953. other consid and 100
- 176th st, No 804, late Woodruff av, s w s, 390 e Prospect av, lot 57, map (No 21 in West Co) of Fairmount, Upper Morrisania, 100x200, except part for East 176th st, 2-sty frame dwelling. Joseph Mason to Biograph Co. Nov 1. Nov 3, 1909. 11:2953. other consid and 100
- 185th st, No 469, n s, 101 w Washington av, 16.8x100, 2-sty frame dwelling. FORECLOS, Sept 21, 1909. Alexander Brough, ref, to Maggie F Tucker EXTRX Denis Burns. Oct 29. Nov 3, 1909. 11:3039. 3,400
- 185th st, No 469, n s, 101 w Washington av, 16.8x100, 2-sty frame dwelling. Maggie F Tucker, individ, EXTRX, &c, Denis Burns to Edward F Maloney. Mort \$2,500. Nov 3, 1909. 11:3039. 3,890.37
- 188th st, No 514, s s, 52 w Bathgate av, 20x89.5, 3-sty brk dwelling. Release mort. Frederick N DuBois, of Catskill, N Y, to The Mountain Construction Co. Sept 23. Oct 29, 1909. 11:3057. 2,600
- Same property. Release mort. Wm V Simpson, of Matawan, N J, to same. Oct 28. Oct 29, 1909. 11:3057. 3,000
- 193d st, No 57, n s, 65 e Morris av, 20x80, 3-sty brk dwelling. Release mort. N Y Trust Co to H U Singhi Realty Co. Oct 19. Oct 30, 1909. 11:3177. other consid and 1,000
- *216th st, n s, 55 w Bronxwood av, 25x89, Wakefield. Melrose Realty Co to Salvatore Fusco. Mort \$500. Nov 3. Nov 4, 1909. other consid and 100
- *230th st late 16th av, n s, 180 e 2d st or av, 25x114, Wakefield. Eugene Jouffray to James White. Q C. Nov 1. Nov 4, 1909. nom
- 233d st, n s, 10.8 w Katonah av, runs w 28.2 x n 86.7 x e 36.6 to Katonah av x s 19.9 x w 10 x s 76.5 to beginning, part 2-sty frame dwelling and store. Release covenants, etc. Thos G Holland et al to The Associates Land Co. Oct 30. Nov 4, 1909. 12:3374. nom
- 239th st, late 3d av, s s, 279.8 w Verio av, late 1st st, 25x100, 2-sty frame dwelling. Eugene H Hammond to Walter C Hammond of Kingston, Plymouth Co, Mass, 1/2 part. Oct 12. Nov 3, 1909. 12:3392. other consid and 100
- 239th st, No 436, late 3d av, s s, 254.8 w Verio av, late 1st st, 25x100, 2-sty frame dwelling. Walter C Hammond to Eugene H Hammond, 1/2 part. Oct 12. Nov 3, 1909. 12:3392. other consid and 100
- 261st st late Cuthbert av, n s, 25.7 w Fieldston av, late Ketchum av, 25x110.6x25x104.11, vacant. Emile Brunel to Gladys E, wife Emile Brunel. B & S. Mort \$500. Nov 3, 1909. 13:3423. nom
- *Av E | s e cor 8th st, runs e 230 x s 108 x w 25 x s 108 to n s | 7th st | 7th st, x w 205 to e s Av E, x n 216 to beginning, Union-St st | port. Av E | s w cor 8th st, being gore, lot F F map of Unionport, and 8th st | bounded s and w by Pugsleys or Wilkins Creek. Michael O'Connell to Joseph Clemens, Peter J Stumpf and Jacob Blaesser. Oct 27. Oct 29, 1909. other consid and 100
- Arthur av, No 2372 | n e cor 186th st, 25x85.3x25x85.4, vacant. 186th st, No 601 | Minnie Gottlieb to Charles Wechsler. Mort \$3,400. Oct 28. Nov 1, 1909. 11:3073. other consid and 100
- Arthur av, No 2155, w s, abt 200 n 181st st, 22.4x94, except part for av, 2-sty frame dwelling. Sophie Males to Max Friedman. 1/2 part. All title. Oct 11. Nov 1, 1909. 11:3063. nom
- *Amundson av | e s, 375 s Nelson av, 25x142.4 to w s Pratt av x Pratt av | 25.9x148.5. Land Co "C" of Edenwald to Mary O'Toole. Sept 3. Nov 4, 1909. nom
- Bryant av, w s, 190.3 s Garrison av, and being lot 93 map (No 1273) of 369 lots owned by Hunts Point Realty Co, 25x100, vacant. Chester Construction Co to Jennie Tackney. Mort \$7,000. Nov 3. Nov 4, 1909. 10:2761. 100
- Same property. Jennie Tackney to Chester Construction Co. Mort \$7,000. Nov 4, 1909. 10:2761. 100
- *Bogart av, e s, 450 s Neil av, and being lots 11 and 12 blk 44, map (No 1138) Sect of Morris Park, 50x100. Release mort. Van Nest Land & Improvement Co to Fidelity Development Co. Nov 1. Nov 3, 1909. nom
- *Same property. Fidelity Development Co to Geo W Bird. All liens. Oct 30. Nov 3, 1909. other consid and 100
- Boston road, No 1043, late Boston Post road, n w s, abt 460 s 166th st and at e cor lot 147, runs s w 70 x n w 159 x n e 69.9 x s e 169 to beginning, being part of lot 147 map Morrisania, except part for Boston road, 2 and 3-sty frame dwelling and 2-sty frame stable. Albert F Brugman to Anthony F Koelble, of N Y, and James L Van Sant, of Tarrytown, N Y. Oct 29. Nov 3, 1909. 10:2607. othre consid and 100
- *Benedict av, s s, 269 e Sterrow st, and being lot 105 map (No 1130a) of N Y Catholic Protectory, 25x100. Anastasia Newman to Ida S Johnson. Mort \$3,500. Oct 30. Nov 1, 1909. other consid and 100
- Bathgate av, Nos 1964 to 1968, e s, 55.6 n 178th st, 53.5x80, three 3-sty frame tenements. Harris Marcus to Harry W Davis. Morts \$19,500 and all liens. Nov 1, 1909. 11:3044. other consid and 100
- Belmont av | n w cor 186th st, 50x87.6, vacant. James G Wentz to 186th st | Melillo Construction Co. Oct 27. Oct 29, 1909. 11:3074. other consid and 100
- Belmont av, No 2037, w s, 233.3 n 179th st, 50.6x71.10x50.2x65.6, 4-sty brk tenement. Martin Tully Construction Co to Carrie Zimmerman. Mort \$19,000. Nov 1. Nov 3, 1909. 11:3080. other consid and 100
- *Bronxdale av, w s, 89 n w Cruger st, and being lot 71 map (No 1064) of 107 lots of Hudson Park, 25x65x—x—. Edwin A Textor to Leo Russo. Mort \$700. Oct 28. Oct 29, 1909. nom

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

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IRON WORK

- Bryant av, No 1350, e s, 25 s Jennings st, 20x100, 3-sty brk dwelling. Release mort. Margaret Knox to Elviel Realty Co. Q C. Oct 5. Nov 3, 1909. 11:2999. nom
- Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty tenement and store.
- Brook av, No 460, e s, 99.8 n 145th st, 25.6x100, 5-sty brk tenement and store. Release dower. Louisa Hotz (Schilling) by Wm A Bartels atty to Wilhelmine, George, Frederick, Ernst, August and Charles Schilling, Kate Boyle, Wilhelmine Korman, Fredericka Augustine, Pauline Bartsch and William Schilling. All title. Q C. Oct 30. Nov 3, 1909. 9:2272. 800
- *Briggs av, n s, lot 214 and west part lot 215, map of J S Wood at Williamsbridge, 35.6x94.9x35.11x95.5. Mariantonia V Garofano to Wm H Brazee of Yonkers, N Y. All liens. Oct 14. Nov 3, 1909. other consid and 100
- *Bronx Boulevard (Marian st), n w s, lot 360, map (No 223 in West Co) of Washingtonville, 34.5x145.3. Kate Krooss to Marie Engel. Oct 27. Nov 3, 1909. nom
- Cauldwell av, s w cor 165th st, 95x20, 4-sty frame tenement 165th st, No 596 and store. Minnie M Arbogast to Theresa Singer. Mort \$6,000. Oct 29. Oct 30, 1909. 10:2622. 100
- Cauldwell av, No 969, w s, 95 s 165th st, 24.11x60, 4-sty frame tenement. Adelaide A Hayden to Theresa Singer. Mort \$4,000. Oct 29. Oct 30, 1909. 10:2622. 100
- Crotona av, w s, 300 n 187th st, 100x80, vacant. Release judgment. Thomas M McCarthy et al firm Austin, Nichols & Co, to Charles Beekman. Oct 25. Oct 29, 1909. 11:3105. 250
- Crotona av, s w cor 176th st, 107.6x100, except part for street, vacant. Myer S Perlstein to Hamilton Holding Co. Mort \$14,000. Oct 19. Nov 3, 1909. 11:2945. other consid and 100
- Cambreling av, e s, 199.6 s Crescent av, 50x100, vacant. James T Barry to Carl Eichhorst. Oct 28. Nov 1, 1909. 11:3089. other consid and 100
- *Carpenter av, w s, 46 s 228th st, 33x105, Westchester. Carolina Sgritta widow to Charles Sgritta. Oct 30. Nov 1, 1909. nom
- Daly av, e s, 389.2 s Tremont av, late 177th st, runs s — to point 520 s Tremont av, late Locust av, x e — to e s lot 26 on map marked A attached to partition deed in L 784, page 435, in Westchester Co, x n — x w — to beginning, vacant. James C and Daniel S Green to The Harry C Benline Construction Co. Mort \$3,000. Oct 29. Oct 30, 1909. 11:2992. other consid and 100
- Daly av, No 1987, s w cor 178th st, 50x80, 4-sty brk tenement. 178th st | Carmino Liberti to Carmela Levoli. ½ part. Mort \$38,500. Oct 23. Oct 29, 1909. 11:3121. other consid and 100
- Eagle av, Nos 695 and 697, w s, 300 s 156th st, 37.6x99.1, 5-sty brk tenement. Release mort. Manhattan Mortgage Co to Noble & Gauss Construction Co. Oct 28. Oct 30, 1909. 10:2617. 27,000
- *Eastchester road, e s, 51.6 s Rhineland av, 51.6x100, and being lots 245, 246 and 249, map (No 1130) of 327 lots Hunter Estate. Rhineland av, s s, 100 e Eastchester road, 31.6x100x6.9x103.2. Release mort. James A Blake to Walter J Plimmer. Nov 1. Nov 4, 1909. nom
- *Same property. Walter J Plummer to Hudson P Rose Co. Oct 23. Nov 4, 1909. nom
- Eagle av, No 594, s e cor Terrace pl, 50x100, 4-sty brk tenement. Terrace pl | Aaron Simon et al to Thomas Mulligan Construction Co. Mort \$4,000. Oct 28. Oct 29, 1909. 10:2623. nom
- Franklin av, No 1224, n e cor 168th st, 35x100, 3-sty frame dwelling and store. Sara D Moorehead to Moorehead Realty & Construction Co. Mort \$5,000. Oct 13. Oct 29, 1909. 10:2615. other consid and 100
- Forest av, No 731, w s, 156.3 s 156th st, 18.9x87.6, 2-sty frame dwelling. Pauline Schuss to Louis Baumgarten. Mort \$5,575. Oct 28. Nov 3, 1909. 10:2645. nom
- Forest av, No 872. | n e cor 161st st, 21x98.6, 3-sty brk and 161st st, Nos 753 and 755. | frame tenement and stores. Julia Dorfman et al to Maurice I Jacobs of Brooklyn. All title. Mort \$13,000. Oct 20. Nov 4, 1909. 10:2658. other consid and 100
- *Gleason av, s s, 105 e Havemeyer av, 25x108, Unionport. Cath A Cox and ano to Josephine Skrivaneck. Nov 1. Nov 3, 1909. other consid and 100
- *Gleason av, s s, 105 e Pugsley av, 75x108. George Costar to Martin Pletscher. Mort \$3,100. Nov 1. Nov 3, 1909. other consid and 100
- *Glebe av, e s, 260.6 n Westchester av, 25x—x139. Martin Pletscher to George Costar. Mort \$5,500. Nov 1. Nov 3, 1909. other consid and 100
- Hoe av, No 1022, on map No 1024, e s, 390 s Bancroft st, 40x100, 5-sty brk tenement. The Gaines-Roberts Co to Chas H Haslop and Mary A his wife tenants by entirety. Mort \$24,000. Oct 28. Oct 29, 1909. 10:2749. 100
- Honeywell av, No 2004, n e cor 178th st, 24.11x88.8x25x88.8, 4-178th st, No 901 | sty brk tenement. Mellwin Realty & Construction Co to Emile Blasius. Mort \$18,000. Oct 28. Oct 29, 1909. 11:3122. other consid and 100
- Hull av, No 3227, n s, 404.7 e 205th st, 25x100, 2-sty frame dwelling. William Sinnott to Justus W Salzmann. Mort \$6,000. Oct 30. Nov 1, 1909. 12:3346. other consid and 100
- *Jones av, e s, 600 s Jefferson av, 25x100. Land Co "A" of Edenswald to Herman M Gold. All liens. Sept 13. Oct 29, 1909. nom
- *Jones av, e s, 575 s Jefferson av, 25x100. Same to Abraham Bloom. All liens. Sept 13. Oct 29, 1909. nom
- Leggett av, Nos 918 and 922, w s, 40 n Kelly st, runs w 110 x n 92.5 x s e — to point on w s Leggett av, 118.9 n Kelly st, x s e 110.10 to w s Leggett av, x s along av, 78.8 to beginning, probable error, two 4-sty brk tenements. Release mort. Bertel Realty Co to Philipp Freudenmacher. Oct 30. Nov 1, 1909. 10:2686. nom
- Marmion av, No 1902, e s, 25 n Fairmount pl, 25x97.9x25x96.9, 3-sty brk dwelling. Edwin S Merrill to Julia B wife Edwin S Merrill. C a G. Morts \$11,094. Jan 5. Nov 1, 1909. 11:2960. nom
- Mapes (Johnson) av, s e s, 331 s 180th st and being lot 147 map of East Tremont, 66x150, except part for av, vacant. Eliza L Rowel and ano to Johanna Birnhaupt. ¼ part. All title. Oct 6. Nov 3, 1909. 11:3108. nom
- Same property. Carrie A Dixon et al to same. ½ part. All title. Oct 6. Nov 3, 1909. 11:3108. nom
- Mapes av, No 2102, n e cor 180th st, 93x47, vacant. Emile Blasius-180th st, No 801 | ius to Mellwin Realty & Construction Co. All liens. Oct 28. Oct 29, 1909. 11:3111. other consid and 100
- *Maple av, s w cor 213th st, and being lots 73 and 74, map of W F Duncan at Williamsbridge, 50x100. Melrose Realty Co to Nicoletta Agneili. Mort \$2,500. July 19. Oct 29, 1909. other consid and 100
- Old Albany Post road, w s, at n line farm formerly Joseph Delafield, begins at end of a stone fence bet said tract of land and land of Chas W Simmons, runs w 120.10 x s w 235.9 x s e 184.10 to road x n 227 to beginning, contains 3 roads and 9-16 perches. Henry W Hayden, EXR George Pigott to Michele Palladino and Maria Bove. Oct 30. Nov 4, 1909. 13:3421. 10,775
- Pelham av, No 537, late Union av, n e s, 300 n w Hoffman st, 50x100, except part for Pelham av, not to exceed 17 ft in width, 2-sty frame dwelling. Henry E Murgatroyd to James J McCluskey. Oct 28. Oct 29, 1909. 12:3273. other consid and 100
- Perry av, Nos 3321 to 3331, w s, 389.11 s Reservoir pl or old road, Reservoir Oval East | runs w 104.8 to e s of the "Drive," or Reservoir Oval E, x s 44.5 and 53.8 x e 83.8 to av, x n 83 and 37.1 to beginning, five 2-sty frame dwellings. Irving Construction Co to Metropolitan & Suburban Realty Co. Morts \$30,000. Oct 29. Oct 30, 1909. 12:3343. other consid and 100
- Prospect av, No 2093, w s, 75 s 180th st, late Samuel st, 47x100, 2-sty frame dwelling and vacant. Jacob Siegel to Amelia Siegel. ½ part. Mort \$4,500. Oct 29. Nov 1, 1909. 11:3094. other consid and 100
- Prospect av, Nos 1981 to 1989, s w cor 178th st, four 4-sty brk 178th st, No 750. | tenements. James T Barry to Edward A and Arthur J Barry. Nov 4, 1909. 11:3099. other consid and 100
- Park av, No 4400, e s, 25 s 181st st, 25x91, 3-sty frame tenement. John G Ribbe to Emily M Ribbe his wife, ½ part. Mort \$6,000. Nov 1. Nov 3, 1909. 11:3037. nom
- *Richardson av, n e s, 342 n 242d st, runs n e along av 29 x s e 100 x s w 21.10 x s e 25 x s w 7.2 x n w 125 to beginning, Washingtonville. Louisa Hargers to Selina Stafford. Mort \$1,200 and all liens. Nov 1. Nov 4, 1909. nom
- Ryer av, No 2092, e s, 125 n 180th st, 18.9x104x18.9x104.5, 2-sty brk dwelling. Samuel Merksamer to Rebecca F Levin. Mort \$17,000 on this and other property. Nov 3. Nov 4, 1909. 11:3149. nom
- Ryer av, No 2094, e s, 143.9 n 180th st, 18.9x103.9x18.9x104, 2-sty brk dwelling. Same to Joe Lowenfeld. Mort as above. Nov 3. Nov 4, 1909. 11:3149. nom
- Ryer av, No 2096, e s, 162.6 n 180th st, 37.6x103x37.6x103.9, 2-sty brk dwelling. Same to Julius K Brody. Morts as above. Nov 3. Nov 4, 1909. 11:3149. nom
- *Sands av, n s, 241 e Pelham rd, 100x106.3x100x103.6 and being lots 90 to 93, map of 143 lots Paul Estate, Westchester. Q C deed and surrender of right of re-entry. Warranty Realty Co to Emma G Davis. All title. Oct 14. Nov 1, 1909. —
- *Sands av, n s, 241 e Pelham rd, 100x106.3x100x103.6, and being lots 90 to 93, map of 143 lots Paul Estate at Westchester, except parts for Westchester av. Emma G Davis to Frank M Abbott. Oct 29. Nov 1, 1909. other consid and 100
- Sedgwick av, w s, 91.8 n of a proposed st or lane running from Bailey av | Sedgwick av to Bailey av, 75x111.3 to e s Bailey av, x78.11x89, vacant. Edward F Moloney to William Forger. Mort \$4,620. Oct 29, 1909. 11:3237. other consid and 100
- Stebbins av, No 1359, w s, 275 n from e s Bristow st, runs w 15.3 and 53.3 x n 25.9 x n e 29.2 x e 53.6 to av, x s 25 to beginning, 2-sty frame dwelling. Charlotte Wolff, of Amityville, L I, to Chas A Luce, of Amityville, L I. Mort \$7,200. Oct 29. Oct 30, 1909. 11:2972. other consid and 100
- Stebbins av, No 1359, w s, 275 n Bristow st, runs w 15.3 and 53.3 x n 25.9 x n e 29.2 x e 53.6 to av, x s 25 to beginning, 2-sty frame dwelling. John W Fraser to Charlotte Wolff. Mort \$5,000. Oct 28. Nov 1, 1909. 11:2972. other consid and 100
- Southern Boulevard, No 884, e s, 283.4 n Tiffany st, 33.4x100, 4-sty brk tenement. John J Tully Co to Charles Schade. Mort \$17,000. Nov 3. Nov 4, 1909. 10:2733. other consid and 100
- *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 Chestnut st. | x w 100 to beginning, Edenwald, and being lots 199, 213, 232, 239, 240 and 521 mortgage map (No 1051) of Arden property, Westchester. FORECLOS, Oct 9, 1909. Cromwell G Macy, Jr, ref to James W McElhinney. Oct 9. Oct 30, 1909. 6,080
- *Timpson av, w s, 150 n 205th st, 75x100. 205th st, s s, 50 e Hall av, 25x100. 203d st, n e cor Hall av, 25x91.6. Town Dock road, s s, 25 w Wilcox st, 50x100. Emma Kingsman to Par Realty Co, a corp. Oct 30. Nov 1, 1909. other consid and 100
- Tee Taw av, e s, 250 n Park View pl, 25x100x15x100, 2-sty frame dwelling. Foreclosure. (June 22, 1909.) Frank A Spencer, Jr (Referee) to Louis Eickwort. Morts \$3,300. Sept 2. Nov 3, 1909. 11:3219. 1,950
- Tee Taw av, e s, 275 n Park View pl, 25x100x15x100, 2-sty frame dwelling. FORECLOSURE. (June 22, 1909.) Frank A Spencer Jr (Referee) to Louis Eickwort. Morts \$3,300. Sept 2. Nov 3, 1909. 11:3219. 1,950
- Tinton av, Nos 1181 and 1183, w s, 126.3 s 168th st, 50x134.11x56.2x135.1, 5-sty brk tenement. Gustav P Helfrich to American Real Estate Co. Mort \$42,000. Nov 3, 1909. 10:2662. other consid and 100
- *Theriot av, e s, 292.9 s Westchester av, 25x100. Annie F Mackenzie to Nellie C Lambert. Mort \$4,000. Nov 1. Nov 3, 1909. other consid and 100
- Tiebout av, No 2103, w s, 237 n 180th st, 25x100, 2-sty frame dwelling. George Ress et al INDIVID and as TRUSTEES Henry Ress to Elizabeth Ress. Mort \$3,500. Oct 29. Nov 1, 1909. 11:3143 and 3144. 5,600
- Trinity av, Nos 996 and 998, e s, 145 s 165th st, 37.6x100. Trinity av, Nos 992 and 994, e s, adj above on south boundary line agreement. Benj J Weil with Martha E Hinchman. Oct 27. Oct 29, 1909. 10:2639. nom

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Topping av, No 1766, e s, 235 s 175th st, 20x95, 2-sty brk dwelling. Henry Sillocks to Liberty Investing Co. Mort \$7,500 and all liens. Oct 30, 1909. 11:2799. nom
Union av, No 718, e s, 173.6 s 156th st, runs e 93.6 x s 18.9 x w 93.4 to av, x n 18.9 to beginning, 2-sty brk dwelling. James Russell to Katie E Russell his wife. Mort \$—. Nov 3, 1909. 10:2675. nom
*Unionport road, e s, 100 s Morris Park av, 25x107x25x106, and being lot 11 map of Hunt Estate, Van Nest. Carmela Levoli to Carmino Liberti. 1/2 part. Mort \$7,200 and all liens. Oct 23, Oct 29, 1909. other consid and 100
*Unionport road, w s, 52 n Columbus av, 26x— and being lot 439 map Van Nest Park. Max Schwartz et al to Rosie Drillich. Mort \$10,000. Nov 1, Nov 3, 1909. other consid and 100
Vyse av, No 1535, w s, 131.3 n 172d st, 18.9x100, 3-sty brk dwelling. Harry C Benline Construction Co to James C and Daniel S Green. Mort \$8,500. Oct 29, Oct 30, 1909. 11:2989. other consid and 100
Vyse av, w s, 75 s 173d st, 25x100, vacant.
Boston road, s s and s e s, at e s Stebbins av, 128.11 on curve x 72.4x82.11, and being lot 27 map No 1100 of 300 lots controlled by Henry Morgenthau, vacant.
Geo J Kessler to Emma Warshawsky, of Springfield, Mass. Oct 13, Oct 29, 1909. 11:2989. nom
Valentine av, w s, 304.9 s 183d st, 25x100, vacant. Mary H Hayes to Alice R Murphy. Oct 30. Nov 1, 1909. 11:3150. other consid and 100
Valentine av, s w cor 199th st late Garfield st, 81.2x95x72x95.5, 199th st, vacant. Hannah wife Henry L School to said Henry L School, of Allentown, Pa. B & S. Nov 30, 1908. Nov 4, 1909. 12:3305. gift
Webb av, No 2466, e s, 474.3 n Devoe Terrace, runs n 25 x e 100 x s 6.1 and 17.9 x w 102.9 to beginning, 2-sty frame dwelling. Edward M Tessier to Grace E Storm. Mort \$5,800. Oct 25, Oct 30, 1909. 11:3219. other consid and 100
Webb av, No 2466, e s, 474.3 n Devoe terrace, 25x100.7x23.11x 102.9, 2-sty frame dwelling. Release mort. Edna A Patton to Edward M Tessier. Oct 28, Oct 30, 1909. 11:3219. nom
*White Plains road, n w cor Elizabeth st, 100x103.6, except part Elizabeth st, for road, Olinville. Metropolitan & Suburban Realty Co to Irving Construction Co. Mort \$7,500 and all liens. Oct 29, Oct 30, 1909. other consid and 100
*White Plains av, s w cor 220th st, late 6th av or st, 89x79, Wakefield. Michael J Dowd to Alberto de Verastegui, of Dobbs Ferry, N Y. Oct 30. Nov 1, 1909. 100
*Walker av, s s, 55.4 w St Lawrence av, and being lot 79 blk B map (No 514) of Mapes Estate at West Farms, 27.7x—x25x—. Mary F Lamond to Sally Orth. Q C and Correction Deed. Oct 25. Nov 1, 1909. nom
*Same property. Sally Orth to Della E Cullis. Oct 30. Nov 1, 1909. other consid and 100
*White Plains road, w s, — s Van Nest av, and being lots 77 and 80, map portion Hunt Estate, except part of White Plains road. [FORECLOS, Aug 5, 1909. Thos N Cuthbert, ref, to Henry Weber. Oct 30. Nov 1, 1909. 7,151.16
Washington av, No 1836, e s, 162 s 176th st, late Mott st, 62x 120, except part for av, 2-sty frame dwelling and vacant. Lincoln Holding Co to Flora Schreiber. Mort \$9,500. Oct 29. Nov 1, 1909. 11:2917. nom
Washington av, e s, 278.6 n 183d st, 50x90, except part for avenue, vacant. Carrie Zimmerman to Martin Tully Construction Co. Mort \$4,500. Nov 1. Nov 3, 1909. 11:3053. other consid and 100
Washington av, No 1089, n w cor 166th st, 37x97.10x37x98.1, 6-sty 166th st, brk tenement and stores. David Lifland to Moses M Valentine. Morts \$52,000. Oct 27. Nov 4, 1909. 9:2388. other consid and 100
Webster av, No 1355, w s, 311.5 s 170th st, 25x90, 4-sty brk tenement. Jacob Weber to Pauline H Dietz. Mort \$9,000. Oct 29. Nov 3, 1909. 11:2887. other consid and 100
*Wright av, e s, 225 n Nelson av, 25x162.1 to w s Pratt av x 28.1 Pratt av, x 149.3. Land Co "C" of Edenwald to Delia Manning. Oct 29. Nov 4, 1909. nom
*Wright av, e s, 250 n Nelson av, 25x175 to w s Pratt av x 28.1x Pratt av, 162.1. Same to Patrick Philbin. Oct 29. Nov 4, 1909. nom
3d av late Fordham av, w s, 110.1 s 176th st late Mott st, 54x100, with all title to strip bet Fordham and 3d avs, vacant. Alfred M Rau to Mary M Henning. Morts \$11,000. July 6. Nov 4, 1909. 11:2923. 100
3d av, No 4378, n e cor 180th st, runs n 74.2 to Quarry road x n Quarry road, e 96.2 x e 138.5 to w s Monterey av x s 160.6 to Monterey av, n s 180th st x w 235.2 to beginning, 2-sty frame 180th st, dwelling and store, 2-sty frame building and vacant. Thos P Kelly to Michael F Kerby. 1/2 part. All title. Mort \$32,000. Feb 3, 1908. Nov 4, 1909. 11:3062. nom
3d av, No 2645, s w cor 141st st, runs s 27 x w 80 x s 23 x w 20 141st st, No 306, x n 50 to s s 141st st x e 100 to beginning, 3-sty brk tenement and stores. Adolph Becker to Ulysses A Cannon of Brooklyn. Mort \$20,000. Nov 4, Nov 3, 1909. 9:2321. other consid and 100
3d av, Nos 4056 to 4062, e s, 289.10 n 174th st, 99.11 x 100 x 99 x 100, 3 5-sty brk tenements and stores. Samuel Tenofsky to Solomon Finkelstein and Isaac Sugarman. All liens. June 17, 1905. (Re-recorded from June 22, 1905.) Nov 3, 1909. 11:2930. nom
3d av, Nos 4056 to 4062, e s, 289.10 n 174th st, 99.11x100x99x100, 3 5-sty brk tenements and stores. Morris Nierenberg et al to Samuel Tenofsky. May 25, 1905. (Re-recorded from May 27, 1905.) Nov 3, 1909. 11:2930. nom
*5th av, n w cor Nelson av, 50x100. Land Co "B" of Edenwald Nelson av, to Patrick F Coyne. July 16. Nov 3, 1909. nom
*The block 600 ft in length and 200 ft in width, the s w s of block being about 1000 n e Williamsburg rd, contains about 4 1/2 acres and marked "A" attached to deed in L 21 cp 181. Sarah E Pearsall, widow to Louise P Avery. Mort \$16,500. Aug 30. Nov 3, 1909. nom
Lot begins at n e cor of lot 56 map (No 964) of Wm O Giles at Kingsbridge, runs w along n s said lot 50 x s 29 to s s said lot x e 50 x n 28.1 to beginning. Disry Younkheere to Andrew J Provost, of Brooklyn. June 5. Nov 4, 1909. 12:3258. 650

Lots 64 to 67 map (No 408) of Wm Giles at Kingsbridge Heights, lot begins at n e cor lot 56 where said cor adjoins above lots, runs w 50 x s 29 x e 50 x n 28.1 to beginning, being rear part of lot 56 on map (No 964) of Wm O Giles at Kingsbridge. Andrew J Provost to Mary Du Rack. Sept 28. Nov 4, 1909. 12:3258. other consid and 250
*Plot begins 740 e White Plains road at point 570 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. William Ritsert to Johanna wife William Ritsert. Mort \$5,000. July 20. Oct 29, 1909. other consid and 100
Lots 61, 62, 70 to 73 and 77 to 80, map of Undercliff terrace. Ray E Schrakman to Dean Holding Co. Morts \$18,878 and all liens. Oct 26. Nov 1, 1909. 11:2880, 2877. nom

LEASES

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

Oct 29, 30, Nov 1, 3 and 4.
BOROUGH OF MANHATTAN.
Bleecker st, No 188, s w s, at n w s McDougal st, 25x98, all. Nicola Galgano to Andrea Rabauda; 5 years, from July 17, 1909. Oct 30, 1909. 2:526.....other consid and 1,000
Hamilton pl, n e cor 136th st, 27x101.2, all. Patrick J Healy to Morris Kolsby; 19 years, from Oct 18, 1909. Nov 3, 1909. 7:1988.....2,000 to 4,000
Same property. Assign lease. Morris Kolsby to Sanford T Gladding. All title. Oct 27. Nov 3, 1909. 7:1988.....nom
Houston st, No 128 West, corner store and store adj same. Cristina Minetti INDIVID, and as atty for Carmine Minetti to Domenico Paterno; 5 4-12 years, from Jan 1, 1912. Oct 29, 1909. 2:525.....1,980
Hudson st, No 298, s e cor, all. Fanny C and Chas I Hawkins, Spring st, No 290. TRUSTEES Abial M Hawkins to Patrick Magee; 5 years from May 1, 1910. Nov 4, 1909. 2:579.....4,200
Same property. Assignment of deposit of \$2,500 to become due on surrender of lease. Patrick Magee to Lion Brewery. All title. Oct 27. Nov 4, 1909. 2:579.....2,500
Lewis st, No 102, store. Hyman Rosenblum et al to Philip Hammerschmitt; from Nov 1, 1909 to May 1, 1914. Oct 29, 1909. 2:330.....480 and 570
New Chambers st, Nos 4 and 6. Assign lease. Henry W Mahar to Henry M Myers. Nov 1. Nov 4, 1909. 1:121.....nom
Roosevelt st, No 114, Assign lease. Peter Doelger to Edward Folwater st, No 328, sey, of Brooklyn. Oct 29. Oct 30. Nov 3, 1909. 1:110.....nom
Stanton st, Nos 259 and 261, all. Henry S Eisler to Asher Haber; 3 years, from Nov 1, 1909. 2:334.....5,500
Union Square, No 40, all. N Y Life Ins Co, TRUSTEE Frances A Sacket to Theresa and Theodor Arnsberger; 5 years from May 1, 1909. Nov 4, 1909. 3:872.....4,000
Washington st, No 700, All. Harry and Ida Held to Margaret MulPerry st, No 150. queen; 5 years from May 1, 1908. Nov 4, 1909. 2:637.....1,200 and 1,320
Same property. Assign lease. Margaret Mulqueen to Annie Hayes. Oct 30. Nov 4, 1909. 2:637.....nom
Washington st, s e cor Murray st, store and basement. Mabel G Maynard to Michael Murray; 5 years from Sept 1, 1909. Nov 4, 1909. 1:129.....3,300
William st, Nos 123-133, w s, 122.11 n John st, runs w 89.3 x n 1.9 x w 5.10 x n 100.4 x e 2.6 x n 23 x e 50 x s 0.9 x e 45.5 to st, x s 130.4 to beginning, the plot. The Minister, Elders, &c, of Reformed Protestant Dutch Church to Collegiate Realty Co; 19 1/2 years, from Nov 1, 1909. Oct 30, 1909. (Two renewals of 21 years each.) 1:78.....taxes, &c, and 18,000
3d st, No 36 East. Surrender lease. Simon Manisof to John Felten. All title. Nov 1. Nov 4, 1909. 2:458.....nom
3d st, No 36 East, all. John C Felten to William Plettker; 5 years from Nov 1, 1909. Nov 4, 1909. 2:458.....1,020
10th st, No 84 East, store and cellar. Isidor Freid to Andrew J Andresen; 4 years, from Nov 1, 1909. Oct 30, 1909. 2:555.1,080
15th st, No 314 East, parlor floor and basement. Solomon Reiner to Jacob and Zena Lichtenstein; 5 years, from May 1, 1910. Nov 3, 1909. 1:286.....990 and 1,200
17th st, No 111 West, basement and store. David Osterweis to Morris Porper; 3 5-12 years, from Dec 1, 1909. Nov 1, 1909. 3:793.....1,300
18th st, No 227, n e s, 280 n w 2d av, 23x92. Assign lease. Mary E wife Chas S Henschel to Geo T Mundorff. Oct 30, 1909. 3:899.....nom
18th st, n e s, 257 n w 2d av, 23x92. Assign lease. Adolph Humpfner to Gaetano Lignante. Mort \$3,500. Oct 25. Oct 30, 1909. 3:899.....nom
20th st, No 5 East. Assign lease. John Bohling to Henry F Meyer. Oct 30. Nov 1, 1909. 3:849.....nom
23d st, Nos 400 and 402 West. Corner store, 20x60, and room in basement, 10x13. Jacob Appell to Samuel Holzman; 5 years, from May 1, 1910. Nov 1, 1909. 3:720.....2,400 and 2,700
24th st, No 17 West. Assign lease. Peter Maucher to Julia Klotz. All. Nov 1, 1909. 3:826.....nom
31st st, Nos 5 to 9 East, Assign lease and agreement confirming 32d st, No 6 to 10 East, lease recorded Aug 12, 1909. Improved Property Holding Co of N Y and Stockton Realty Co with F A O Schwarz, a corpn. Oct 13. Oct 29, 1909. 3:861.....nom
38th st, No 319 West. Assign lease. Alexander Schlaefli to John Schaufelberger. Mort \$1,934.45. Oct 28. Nov 1, 1909. 3:762.nom
42d st, Nos 118 and 120 East, all. Fredk W Whitridge as receiver of the Forty-Second Street, Manhattanville & St Nicholas Avenue Railway Co to Patrick J Flannery; 10 years, from Aug 1, 1909. Nov 3, 1909. 5:1296.....6,000 to 8,000
48th st, No 235 East. Consent to assign lease. S Louisa Hubinger to Henrietta Weber. Oct 19. Oct 29, 1909. 5:1322.....nom

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Table of mortgage listings including names (e.g., Gray, Ella A), addresses, dates, and amounts. Includes entries for Gray, Ella A; Goodman, Aaron; Hornby, Alonzo; Hayes, Annie; Hogan, Josephine; Harris, Sarah; Hendrik Hudson Co; Holland Holding Co; Hillebrand, Edw A; Haines Realty Corporation; Hubbell, Wm H; Hoffman, Chas; Ireland, James D; Jacobs, Everett; Jackson, Lewis; Jungmann, Julius; Jungman (J) Inc; Joseph Louis of N Y; Johnson-Kahn Co; Same with same; Kuhn-Lawson Co; Kauder, Julius J; Kelly, Helen M; Kelly, James S; Kirtland, Eliz S; Kraft, Henry C; Krauss, Philip; Krauss, Philip to John Unger; Krauss, Philip to Annie R Bauerdorf; Krauss, Philip to Eliz Peterson; Levy, Louis to Harris Lichtman; Levine, Aaron H; Lackas, Marianna; Liguanti, Gaetano; Lawyers Mortgage Co; Lawyers Mortgage Co with Leon Hirsch; Lawyers Mortgage Co with Abraham Neuman; LAWYERS TITLE INS & TRUST CO; Lempert, Judah; Luce, Harry J; L & M Holding Co; Lawyers Mortgage Co with Saml Stern; LAWYERS TITLE INS & TRUST CO with Geo B Post; Meyer, Henry F; Mundorff, Geo T; MANHATTAN SAVINGS INSTN; McDougall, Robt P; McReynolds, Annie; McCann, Alex; Moynihan, Daniel C; McCarthy, Wm H; Mara, John; Markewitz, Louisa T; Magee, Patrick E; Menstell, Wm; Moore, Frank J; Moore, Frank J; Meteor Realty & Construction Co.

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- Dietz, Pauline H to Jacob Weber. Webster av, No 1355, w s, 311.5 s 170th st, 25x90. P M. Oct 29, 3 years, 6%. Nov 3, 1909. 11:2887. 5,000
- *Drillich, Rosie, Max Schwartz and Nobert or Noberd Drillich with Leopold Frank. Unionport road, w s, 52 n Columbus av, 26x— and being lot 439 map Van Nest Park. Extension of mort for \$3,500 to Aug 15, 1914, at 6%. Nov 3, 1909. nom
- Eichorst, Carl to James T Barry. Cambreling av, e s, 199.6 s Crescent av, 50x100. P M. Nov 1, 1909, due May 11, 1910, 5%. 11:3089. 4,500
- EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Elkan Kahn. Brook av, s e cor 138th st, 100x37.4. Extension of \$45,000 mort until Jan 1, 1915, at 4½%. Nov 1, 1909. 9:2265. nom
- Foxvale Realty Co to CENTRAL TRUST CO of N Y. Kelly st, No 874, e s, 616.8 n Longwood av, 33.4x100. Nov 1, 5 years, 5%. Nov 3, 1909. 10:2710. 18,000
- Same to same. Same property. Certificate as to above mort. Nov 1. Nov 3, 1909. 10:2710. —
- Foxvale Realty Co and Geo F Johnson with CENTRAL TRUST CO. Kelly st, No 874, e s, 616.8 n Longwood av, 33.4x100. Subordination agreement. Nov 1. Nov 3, 1909. 10:2710. nom
- Ferguson, Arletta E, of Flushing, L I, to TITLE GUARANTEE & TRUST CO. Eagle av, No 587, w s, 326 s Westchester av, 25x120. Nov 1, due, &c, as per bond. Nov 3, 1909. 10:2616. 3,750
- Foley, Adelaide wife John J to Ronalds & Johnson Co. Nelson av, e s, 189.11 n 165th st, 31.8x93.1x31.8x92.3. Prior mort \$—, Nov 1, due May 1, 1910, 6%. Nov 3, 1909. 9:2513. 630
- Freyer, Katie to Nelson Smith. Rogers pl, w s, 383.10 n Westchester av, 25x72x25x72.4. Nov 4, 1909, 3 years, 5%. 10:2698. 1,000
- Fritz, Jacob to DOLLAR SAVINGS BANK of City N Y. Clinton av, w s, 124 s Crotona Park South, 22x140. Nov 4, 1909, due Dec 1, 1912, 5%. 11:2936. 4,500
- Fairmount Construction Co to North American Mortgage Co. Fairmount pl, s s, 451 w Southern Boulevard, runs s 103 x w 74.11 x w 35.8 to e s Marmion av, x n 96.1 to pl, x e 100.10 to beginning. Oct 29, 1 year, 6%. Oct 30, 1909. 11:2959. 45,000
- Same to same. Same property. Certificate as to above mortgage. Oct 29. Oct 30, 1909. 11:2959. —
- Same and Christiane Realty & Construction Co with same. Same property. Subordination agreement. Oct 29. Oct 30, 1909. 11:2959. nom
- Fensterer, Richard to Edw M Tessier. Webb av, No 2466. Certificate as to reduction of mort for \$1,500. Oct 27. Oct 30, 1909. 11:3219. —
- Fischer, John F to TITLE GUARANTEE & TRUST CO. 185th st, No 463, n s, 141 w Washington av, 25x100. Oct 29, due, &c, as per bond. Nov 1, 1909. 11:3039. 7,000
- Fischer, John F to Martin F Breden. 185th st, n s, 141 w Washington av, 25x100. Prior mort \$7,000. Oct 29, 3 years, 6%. Nov 1, 1909. 11:3039. 2,300
- Freudenmacher, Philip to Wm L Condit. Leggett av, w s, 40 n Kelly st, 40x110. Oct 30, 3 years, 5%. Nov 1, 1909. 10:2686. 24,000
- Same to Louise Borges. Leggett av, w s, 80 n Kelly st, runs w 110 x n 52.5 x s e — to point on w s Leggett av, 118.9 n Kelly st, x s e 110.1 to w s Leggett av, x s 38.8 to beginning. Oct 30, 3 years, 5%. Nov 1, 1909. 10:2686. 27,000
- Finkelstein, Saml to Rose M Chumar. Whitlock av, s e s, at s w s Leggett av, and being lot 78 map 352 of Casanova property. Oct 26, due, &c, as per bond. Nov 1, 1909. 10:2604. 2,300
- Gerhards, Victor to Manhattan Mortgage Co. Freeman st, n w cor Longfellow av, 100x25. Two subordination agreements. Oct 29. Oct 30, 1909. 11:2999. nom
- Germansky, Max to Isaac Brummer. Belmont av, e s, 150 n 183d st, 50x100. P M. Oct 27, due Jan 27, 1910, —%. Oct 29, 1909. 11:3088. 1,000
- Gerhards (Albert) Inc to Manhattan Mortgage Co. Longfellow av, n w cor Freeman st, 25x100. Prior mort \$—. Oct 29, due, &c, as per bond. Oct 30, 1909. 11:2999. 22,000
- Same to same. Same property. Certificate as to above mortgage. Oct 29. Oct 30, 1909. 11:2999. —
- Getz, Edw to Anna M Hoops. 140th (Broncks) st, n s, 200 e College av, and at s e cor lot 83, runs n 100 x e 14.8 x s 100 to st, x w 14.8 to beginning, being part of lot 82 map (No 225) Mott Haven. Nov 4, 1909, due, &c, as per bond. 9:2321. 3,000
- Gotthelf, Saml with LAWYERS TITLE INS & TRUST CO. Brook av, s e cor 138th st, 37.4x100. Agreement as to share ownership of mort. Oct 30, 1909. Nov 1, 1909. 9:2265. nom
- *Gilles, John J to Herbert J Frost. Lot 47 map Unionport. Nov 3, 3 years, 6%. Nov 4, 1909. 3,300
- Gaffney (J C) Construction Co to The City Mortgage Co. Fox st, e s 573.2 n 165th st, 125x100. Building loan. Oct 22, demand, 6%. Nov 4, 1909. 10:2726. 32,500
- Same to same. Same property. Certificate as to above mort. Oct 29. Nov 4, 1909. 10:2726. —
- Herzog, Paul M and Annie Heilpern with HARLEM SAVINGS BANK. Lorillard pl, No 2448, e s, 155 n 188th st, 25x97.5. Subordination agreement. Oct 29, 1909. 11:3058. nom
- Huber, Geo H to Frances F Thompson. Shakespeare av, e s, abt 178.2 s 168th st. Mort reads adjoining land now or late of Adolph M Bendheim, runs n 219.2 x e 100 x n 18.3 x s e 88.6 to w s Boscobel av x s 213.11 to Cromwell Brook x s e — to land formerly Eliza B Kerfot x w 155 to beginning; all title to land now or formerly under water of Cromwell Brook. Oct 29, due, &c, as per bond. Oct 30, 1909. 9:2506. 16,000
- Heilpern, Annie to HARLEM SAVINGS BANK. Lorillard pl, No 2448, e s, 155 n 188th st, 25x97.5. Oct 29, 1909, 5 years, 5%. 11:3058. 4,500
- Haslop, Chas H to Gaines-Roberts Co. Hoe av, No 1022, on map No 1024, e s, 390 s Bancroft st, 40x100. P M. Prior mort \$24,000. Oct 28, 1 year, 6%. Oct 29, 1909. 10:2749. 3,000
- Harvard Realty & Construction Co with August Schieck. St Anns av, No 655. Extension of \$3,500 mort until Oct 29, 1914, at 6%. Oct 29. Oct 30, 1909. 9:2358. nom
- Hollerith (Joseph) Inc, a corpn, to Alois L Ernst. Union av, e s, 323 s Boston av, 25x100, except part for av. Prior mort \$4,300. Oct 25, demand, 6%. Oct 30, 1909. 11:2969. 2,500
- Hart, Della E to Sarah M Sandford. Bristow st, Nos 1337 to 1341, w s, 95 s Jennings st, 70x100. P M. Prior mort \$35,000. Oct 20, 2 years, 6%. Nov 1, 1909. 11:2972. 10,000
- Heatly, Manuel and Louise to HARLEM SAVINGS BANK. Decatur av, n w s, 395 s w 205th st, 25x100. Nov 4, 1909, 3 years, 5%. 12:3349. 4,000
- Same and Emil Doelzer with same. Same property. Subordination agreement. Oct 30. Nov 4, 1909. 12:3349. nom
- Houlihan, Daniel to Anna L Bachmann. Valentine av, n w s, 267.6 n e Bedford Park Boulevard, 25x68.3x33.7x90.8. Nov 1, due, &c, as per bond. Nov 3, 1909. 12:3306. 6,000
- Same to same. Valentine av, n w s, 242.6 n e Bedford Park Boulevard, 25x90.8x33.7x113.1. Nov 1, due, &c, as per bond. Nov 3, 1909. 12:3306. 6,500
- Hammond, Eugene H to Warren B Sammis. 239th st, late 3d av, s s, 254.8 w Verio av, late 1st st, 25x100, Woodlawn. Nov 1, 3 years, 5%. Nov 3, 1909. 12:3392. 3,500
- Houghy, Mary and Stephen to Teresa Staff, life tenant under will Carl Staff. 189th st, n e s, 95 n w Washington av, 95x140. Oct 29, 1909, 5 years, 5%. 11:3033. 6,000
- *Irving Construction Co to Charles L Borck. Elizabeth st, n w cor White Plains road, 103.6x100, Olinville, except part for road. P M. Prior mort \$7,500. Oct 29, due, &c, as per bond. Oct 30, 1909. 1,500
- Iovine, Michele to Alexander Zentgraf. 151st st, No 330, s s, 175 w Courtlandt av, 25x118.5. P M. Oct 28, due, &c, as per bond. Oct 29, 1909. 9:2410. 6,000
- *Irving Construction Co to Chas L Borck. Elizabeth st, n w cor White Plains road, 103.6x100, Olinville. Certificate as to mort for \$1,500. Oct 29. Oct 30, 1909. —
- Justice, Fredk S to Andrew M Clute. Monroe av, n e cor 175th st, 70x39, except part for av. Prior mort \$7,000. Nov 3, 1909, 2 years, 6%. 11:2800. 1,000
- *Kunz, Louise to Edw Guntermann. Tremont av, s e cor Rosedale av, —x—x100x52.11, and being lots 341 to 343 blk I amended map No 514 Mapes, except part for 177th st. Prior mort \$9,000. Nov 1, 1 year, 6%. Nov 3, 1909. 3,000
- Koelble, Anthony F, of N Y, and James L Van Sant, of Tarrytown, N Y, to DOLLAR SAVINGS BANK of City N Y. Boston road, No 1043, late Boston Post road, n w s, abt 460 s 166th st and at e cor lot 147 map Morrisania, runs s w 70 x n w 159 x n e abt 69.9 x s e 169 to beginning, except part for Boston road. P M. Oct 29, due Dec 1, 1912, 5%. Nov 3, 1909. 10:2607. 18,000
- Kroehle Realty Co to Katharine Elias. 157th st, n s, 100 w St Anns av, 50x100. Prior mort \$30,000. Jan 1, 4 years, 6%. Nov 1, 1909. 9:2360. 10,000
- Lucas, Geo L, Edward, Robt J, Harold and Walter H and Elizabeth Scofield to TITLE GUARANTEE & TRUST CO. Heath av, n w s, 262 n e Boston av, 50x89.6x50x91.3. Nov 3, due, &c, as per bond. Nov 4, 1909. 12:3261. 4,000
- Lerman, Ida to American Mortgage Co. Brook av, No 1462, e s, 59.2 n St Paul's pl, 25x100.7x25x100.6. Nov 4, 1909, 5 years, 5%. 11:2895. 11,000
- Lerman, Ida, of Brooklyn and Wm J Diamond, N Y, with American Mortgage Co. Brook av, No 1462, e s, 59.2 n St Paul's pl, 25x100.7x25x100.6. Subordination agreement. Nov 4, 1909. 11:2895. nom
- Lawyers Mortgage Co with Frank Aranow. St Ann's av, e s, 85.2 s 137th st, runs s 40.2 x e 101.7 x n 30 x e — x n 10 x w 102.8 to beginning; St Ann's av, e s, 45.2 s 137th st, 40.2x102.8x40x103.10. Extension of two mort for \$35,000 each until Oct 27, 1914, at 5%. Oct 27. Nov 4, 1909. 10:2549. nom
- Lauritano, Giuseppe and Louis Amabile to Sol Sulzberger. Belmont av, Nos 2483 and 2485, w s, about 45 n 189th st, and being lots 248 and 249 map land Cambreling et al, 50x87.6. Prior mort. Nov 3, 1 year, 6%. Nov 4, 1909. 11:3078. 3,000
- Michel, Karl A to Lion Brewery. Wendover av, s e cor 3d av, —x—, Saloon lease. Aug 31, demand, 6%. Nov 4, 1909. 11:2928. 2,650
- Mercury Realty Co to LAWYERS TITLE INS & TRUST CO. Prospect av, s e cor Beck st, 30x139.5x105.6x96. Nov 4, 1909, 5 years, 5%. 10:2684. 55,000

QUICK DELIVERY ANY QUANTITY

We are constructing a warehouse in Hoboken for the ready delivery, in small lots when wanted, of

EDISON Portland CEMENT

UNIFORMLY 10% FINEST GROUND IN THE WORLD

This warehouse is built with concrete piers, platform and floor, and steel frame and roof. It has a capacity of 10,000 to 15,000 barrels and is situated advantageously for

RAILROAD, SHIP AND TEAM DELIVERY

It was constructed for the express accommodation of customers wanting quick service, and we are prepared to give it to them—small orders or large.

EDISON PORTLAND CEMENT CO., 935 ST. JAMES BUILDING NEW YORK

The E & W Construction Co to GERMAN SAVINGS BANK. Brook av, s w cor 137th st, 40x100. Nov 1, 5 years, 5%. Nov 4, 1909. 9:2264. 42,000
 Same to same. Same property. Certificate as to above mort. Nov 3. Nov 4, 1909. 9:2264. —
 Tucker, Maggie F, individ and as extr, &c, Denis Burns to Emma H Warren. 185th st, No 469, n s, 101 w Washington av, 16.8x100. P M. Oct 29, due, &c, as per bond. Nov 3, 1909. 11:3039. 2,500
 *Valento, Speciose to AMERICAN SAVINGS BANK. Leland st, w s, 117.11 s Meadow Drive and being lots 162 and 163 map 170 lots Siems Estate, 50x100. Oct 29, 3 years, 5½%. Oct 30, 1909. 2,000
 Vollmar, Lillian E M to Bremen Realty & Construction Co. Fairmount pl, No 869, n s, 303.5 w Southern Boulevard, 25x100. P M. Prior mort \$5,500. Nov 1, 1909, due, &c, as per bond. 11:2960. 1,500
 *Weber, Henry to David E Levey. Washington st, w s, 150 s Columbus av, 25x— to Unionport road, e s, 91 s Columbus av, —x—, and being lots 77 and 80 map portion Hunt Estate, except part for White Plains road. Oct 30, 3 years, 5%. Nov 1, 1909. 8,000
 Wolff, Charlotte to John W Frazer. Stebbins av, No 1359, w s, 275 n Bristow st, runs w 15.3 x w 53.3 x n 25.9 x n e 29.2 x e 53.6 to av, x s 25 to beginning. P M. Oct 28, due, &c, as per bond. Nov 1, 1909. 11:2972. 2,200
 Wall (Arthur W) Bldg & Construction Co to Duane S Everson. Minford pl, No 1451, w s, 225.9 s 172d st, 25.9x100. Oct 29, 4 years, 5%. 11:2977. 14,000
 Same to same. Same property. Certificate as to above mort. Oct 29. Oct 30, 1909. 11:2977. —
 Same and Wm T Hookey, Inc, with same. Same property. Subordination agreement. Oct 29. Oct 30, 1909. 11:2977. nom
 Wall (Arthur W) Building & Construction Co and Wm T Hookey, Inc, with John S Bussing. Minford pl, No 1449, w s, 251.6 s 172d

st, 25.9x100. Subordination agreement. Oct 28. Oct 29, 1909. 11:2977. nom
 Waters (Thomas J) Co to TITLE GUARANTEE & TRUST CO. 163d st, n s, 90 e Ogden av, 50x100. Oct. 28, due, &c, as per bond. Oct 29, 1909. 9:2511. 40,000
 Same to same. Same property. Certificate as to above mort. Oct 27. Oct 29, 1909. 9:2511. —
 Weldon, Mary J to Chas A Benkiser. Simpson st, No 1166, e s, 197.11 n Home st, 25x100. Prior mort \$5,500. Nov 3, 3 years, 6%. Nov 4, 1909. 11:2975. 1,500
 Wiedhopf, Clara to John B Diho. 170th st, n s, 28 e Bristow st, two lots, each 36x90. Two mort, each \$18,000. Nov 4, 1909, 5 years, 5%. 11:2964. 36,000
 Same to Marion Levy. Same property. Two mort, each \$2,000. Two prior mort, each \$18,000. Nov 4, 1909, 2 years, 6%. 11:2964. 4,000
 Same to Carl Fischer. 170th st, n e cor Bristow st, 90x28. Prior mort \$—. Oct 29, 3 years, 5%. Nov 4, 1909. 11:2964. 23,000
 Same to same. Same property. Prior mort \$23,000. Oct 29, 2 years, 6%. Nov 4, 1909. 11:2964. 3,000
 Same to same. Bristow st, e s, 90 n 170th st, 35x100. Oct 29, 3 years, 5%. Nov 4, 1909. 11:2964. 18,000
 Same to same. Same property. Prior mort \$18,000. Oct 29, 2 years, 6%. Nov 4, 1909. 11:2964. 2,000
 Winnie Realty & Construction Co to Alphonse H Kursheidt et al, trustees Frederic A Kursheidt. Intervale av, s w s, at e s Kelly st, 115x12x100x68.11. Nov 4, 1909, 4 years, 5%. 10:2710. 45,000
 Same to same. Same property. Certificate as to above mort. Nov 4, 1909. 10:2710. —
 Wilker, Fred H to Adolph F Schmitt. Steuben av, e s, 75 n 208th st, 50x100. Oct 30, 1909, 1 year, 6%. 12:3337. 1,200
 Zimmerman, Carrie to Lena Goll. Belmont av, No 2037, w s, 233.3 n 179th st, 50.6x71.10x50.2x65.6. P M. Nov 1, 2 years, 6%. Nov 3, 1909. 11:3080. 3,000

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 28.
 147th st, s s, 215 w Brook av, 50x99.10. Geo J Lyons agt Katharine S Lyons et al; Michael J Sullivan, att'y; Henry A Braun, ref. (Amt due, \$8,417.69.)
 147th st, s s, 215 w Brook av, 50x99.10. Katharine S Lyons agt Max Monfried et al; Michael J Sullivan, att'y; Francis S McAvoy, ref. (Amt due, \$2,776.72.)
 Oct. 29.
 Walton av, w s, 210.8 s 150th st, 17.6x102.10. Security Co agt Anna T Dale; James S Greves, att'y; James Oliver, ref. (Amt due, \$5,703.92.)
 Oct. 30.
 113th st, n s, 150 w 2d av, 25x100.11. Stuyvesant Mortgage Co agt Angela De Sisto; Carter & Haskell, att'ys; James Kearney, ref. (Amt due, \$4,198.)
 Lenox av, e s, 49.11 n 141st st, 50x100. Leon Tuchmann agt Simon Ginsburg et al; Mannheim & Mannheim, att'ys; Isaac F Russell, ref. (Amt due, \$1,727.09.)
 Rivington st, Nos 255 to 257½. Eliza J Smith agt Isaac Sloboder et al; A Fred Silverstone, att'y; Royal E T Riggs, ref. (Amt due, \$20,214.12.)
 Nov. 1.
 Lexington av, No 1567. Jessie Gillender agt Abraham Kosower; Seth B Robinson, att'y; Lytleton Fox, ref. (Amt due, \$10,422.23.)
 Madison av, w s, 50.11 n 106th st, 25x100. Fenimore Realty Co agt Joseph Greenberg; Davis & Kaufmann, att'ys; Adam Wiener, ref. (Amt due, \$5,123.33.)
 80th st, No 110 West. May W Bloom agt Elizabeth McKnight et al; John H Rogan, att'y; Geo. W Ellis, ref. (Amt due, \$18,546.82.)
 Morris av, e s, 190 n 165th st, 20x92.6. Louisa B White agt Middleboro Realty Co; Wm H Hamilton, att'y; Chas W Ridgway, ref. (Amt due, \$7,552.08.)
 57th st, No 149 East. Frederick B Case agt Frederick S Moseley et al; Masten & Nichols, att'ys; Thomas F Gilroy, Jr, ref. (Amt due, \$31,658.29.)
 163d st, s s, 175 e Morris av, 16.8x114.10. Otto Bittner agt Charles Doll; John J O'Brien, att'y; Benno Lewinson, ref. (Amt due, \$3,062.08.)
 9th av, No 484. James Everard agt Michael J Egan et al; David M Neuberger, att'y; Gilbert H Montague, ref. (Amt due, \$59,542.96.)
 Fordham av, w s, 50 n 183d st, runs w 97 x n 50 x w 20 x n 25 x e 119.11 x s 75.11 x w 2.11 to beg. Napoleon L Levy agt Matilda S Jones; Kurzman & Frankenheimer, att'ys; Colin W MacLennon, ref. (Amt due, \$7,049.68.)

LIS PENDENS.

Oct. 30.
 No Lis Pendens filed this day.
 Nov. 1.
 58th st, s s, 265 e 7th av, 20x100.5.
 93d st, s s, 200 w Central Park West, 50x100.8.
 86th st, s s, 350 e Amsterdam av, 21.8x106.10.
 5th av, e s, 53 s 49th st, runs s 25 x e 100 x s 22.5 x e 25 x n 100.5 to street, x w 25 x s 53 x w 100 to beg.
 Block bounded on the n by 111th st, 895 e x 5th av, 101.10 s e x n w quadrant of public circle, intersected by said av and 110th st, 126.7 s x 110th st, 799.7 w x Lenox av, 171.10.
 2d av, s e cor 108th st, 125x100.
 5th av, s w cor 141st st, runs s 99.11 x w 245 x n 21.9 x s w 13.6 x n w 13.2 x s 21.1 x w 343.9 x n 99.11 x e 613.9 to beg.
 5th av, n w cor 141st st, runs w 720 x n 99.11 x e 125 x n — x n e — x e 552 x s 199.10 to beg.
 Lenox av, n e cor 143d st, runs n 74.11 x e 85 x n 25 x e 75 x n 99.11 to 144th st, x e 375 x s 99.11 x w 275 x s 99.11 x w 260 to beg.
 Lenox av, s e cor 145th st, runs e 475 x s 74.11 x w 100 x s 99.11 x w 375 x n 174.10 to beg.
 146th st, Harlem River, 145th st and Lenox av, entire block.
 147th st, Harlem River, 146th st and Lenox av, entire block.
 148th st, Harlem River, 147th st and Lenox av, entire block.
 5th av, s e cor 151st st, runs e 222.9 x s e 113 x w 275 x n 99.11 to beg.
 142d st, Harlem River, 141st st and 5th av, entire block.
 137th st, s s, 225 e 7th av, 50x61.3x—x99.1.
 123d st, St Nicholas av, 122d st and Manhattan av, entire block.
 St Nicholas av, n e cor 133d st, 101.3x94.2x99.11 x77.4.
 Edgecombe av, 137th st and St Nicholas av, triangular plot, 142.1x23.10x144.1.
 120th st, Morningside av, 119th st and Amsterdam av, entire block.
 Amsterdam av, n e cor 120th st, runs e 125 x n 100.11 x w 25 x s 25.3 x w 100 x s 75.8 to beg.
 119th st, n s, 25 e Amsterdam av, 75x100.11.
 123d st, n s, 275 e Amsterdam av, runs n 100.11 x e 100 x n 43.1 x n e 54 x s 63.8 x e 150 x n 28.11 x s e — x s 77 x w 425 to beg.
 Lawrence st, s s, 451.6 e Amsterdam av, 83.2x114.1 to Manhattan st, 327.5 e Amsterdam av, —x—.
 Lawrence st, n e s, 159.2 s e 127th st, runs n e 21 x s 21.3 x n w 12.2 to beg, triangular plot.
 125th st, n s, 343 w Amsterdam av, runs w 7 x n 99.11 x e 58.9 x s w 112.6 to beg.

127th st, Manhattan st, 126th st, and Broadway, entire block.
 Broadway, s w cor 129th st, 132.9 to Manhattan st, x 164.6x116.7.
 12th av, n w cor 129th st, 160x82.7x irreg.
 138th st, s s, 200 w Lenox av, 250x99.11.
 148th st, Lenox av, 147th st, 7th av, entire block.
 151st st, Harlem River, 150th st and 7th av, entire block.
 Macomb's Dam rd, s w cor 155th st, 115.2x50.4x irreg.
 Edgecombe av, n w cor 137th st, 719.6x137.11x irreg to St Nicholas av.
 Grace W Thomas agt Thomas L Watt et al; partition; att'y, J F Stier.
 Attorney st, e s, 175 s Delancey st, 25x100.
 Earl M Wallach agt Abraham Teichman; action to recover possession; att'y, N Tuckman.
 Nov. 3.
 Carmine st, n e cor of Bedford st, 25x75.
 East Broadway, No 183.
 14th st, s s, 125 w 6th av, 25x100.
 Camilla Clarke agt Camilla Marie Peters et al; partition; att'y, R S Ransom.
 51st st, No 556 West. Harry M Jury agt Freda Jury et al; partition; att'y, C V O Hughes.
 Walton av, w s, 133.10 s Burnside av, 75x100.
 Irving L Ernst, trustee, agt Frieda M Alexander; action to declare deed void; att'y, S S Meyers.
 8th av, n e cor 46th st, 50.5x125xirreg. Berger Manufacturing Co agt Metropolitan Mercantile Realty Co et al; action to foreclose mechanics lien; att'ys, Phillips & Avery.
 Nov. 4.
 125th st, No 257 East. Simon Herzog trustee agt Samuel Cohen et al; att'y, A G Meyer.
 44th st, n s, 248.8 e 2d av, 26.4x100.5. Lawyers Mortgage Co agt Eugene A Bernstein et al; att'y, G Cary.
 6th st, No 511 East. Daniel London agt Dora Perlman et al; att'y, J Gans.
 73d st, n s, 173 e Av A, 37.6x102.2. Lincoln Trust Co agt Ruben Rubenstein et al; amended; att'ys, Bowers & Sands.
 100th st, No 210 East. Abraham A Silberberg agt Louis Sternberg et al; att'y, J A Turley.
 73d st, No 507 East. Lincoln Trust Co agt Ruben Rubenstein et al; amended; att'ys, Bowers & Sands.
 12th st, No 537 East. Meyer Jarmulowsky et al agt Ernestine Frankel et al; amended; att'y, B Alexander.
 95th st, s s, 100 e 2d av, 100x100.8. Peter Otten agt Benjamin Menschel et al; att'y, A A Hovell.
 Beekman av, No 344. Thomas J Keane agt Tony Wolf et al; att'y, L Schafran.

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 '30 Yetter, Andrew B-W Westerfield et al...' and '5 Youmans, Edw T-H A Flagg...'.

CORPORATIONS.

Table listing various corporations and their associated amounts. Includes '30 American Diamond Blast Co-H Cummings', '30 City Motor Service Co-American Lamp Works', etc.

SATISFIED JUDGMENTS.

Oct. 30, Nov. 1, 3 4 and 5.

Table listing satisfied judgments with names and amounts. Includes 'Allen, Thomas H-Alfred De Cordova & Co.', 'Burke, John et al-Rector, &c, Trinity Church.', etc.

Table listing judgments with names and amounts. Includes 'Cohen, Samuel-J E Bates et al. 1906...116.91', 'Cartle, Wm A-A Swan. 1908...207.15', etc.

CORPORATIONS.

Table listing corporations and their amounts. Includes 'Catskill & New York Steam Boat Co-A M Wood. 1909...1,108.33', 'Columbian National Life Ins Co-A C M Webster. 1909...21,455.47', etc.

Table listing judgments with names and amounts. Includes 'Hecla Iron Works-J H Kane. 1909...400.00', 'A R Keller & Co Inc-J F Tapley Co. 1908...3,250.05', etc.

1. Vacated by order of Court. 2. Satisfied on appeal. 3. Released. 4. Reversed. 5. Satisfied by execution. 6. Annulled and void.

MECHANICS' LIENS

Oct. 30.

Table listing mechanics' liens with names and amounts. Includes '279-Satisfied.', '280-Bowery, No 296. Lewis Finkelstein agt Michael F Adrian Corp and Charles Staiger.', etc.

Nov. 3.

Table listing mechanics' liens for November 3. Includes '16-Kingsbridge Terrace, No 2743. Antonio De Lena agt H L Recorden.', etc.

Nov. 4.

Table listing mechanics' liens for November 4. Includes '22-32d st, Nos 344 & 346 East. Rock & Guaganti agt Louis Franklin and George Martin.', etc.

Nov. 5.

Table listing mechanics' liens for November 5. Includes '32-Prospect av, Nos 2304 & 2306. Christopher Fabel agt Anna Welschman & Chas E Nagel.', etc.

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