

DENOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DEGORATION, BUSINESS AND THEMES OF GENERAL INTEREST.

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C. W. SWEET

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JUDGE GAYNOR'S ASSURANCES.

S someone has said, it is so much easier to see, after the procession has passed. Facts then begin to fit into their proper places, and the piecemeal mosaic presents a well-defined picture. This, perhaps, explains why New York is only beginning to appreciate how much was gained for the cause of good government by the recent elec-Almost the incredible happened, and the extraordition. nary thing is that every contending element of the contest, without exception, contributed in some measure to the fortunate outcome. Some of the contributions may not have been intentional, but in the end they constituted a part of the result. If everything had been carefully planned, all could not have come out better. People are beginning to see that although there may have been more thrilling elections and far more rhetorical contests, a completer victory for good government has not been secured anywhere for many years.

The new turn for hope given to public thought is undoubtedly due to the recent utterances of Mayor-elect Gaynor. Every speech he has made since election has been a are saying "the judge is back to the bench again." Cer-tainly nothing could be better the tainly nothing could be better than the spirit and tone of every one of his post-election speeches. The moral assurance which they give as to his attitude in regard to the city government is not only indubitable, but of the highest order. Not even the most fearful can spell "politics" out of any of his words. He has restored, within the last few weeks, the almost defunct hope for good government, and the better forces of the city are visibly encouraged. The encouragement lies not in the words, but in the character of the man and the bent of the mind that is revealed behind the words.

Real estate, which is so very intimately related to all that is meant by good government, is beginning to feel the beneficial financial effects of the personal guarantee which the Mayor-elect is extending to the solid interests of the city. The great body of taxpayers whom this paper serves, personally contribute the major part of the taxes collected. They come directly out of their pockets. Real Estate Owners are the unofficial tax collectors of the city. They underwrite the total tax bill. Consequently the honest, efficient and economical use of the city's revenue directly affects every square foot of realty, and unquestionably some of the perplexities that to-day disturb the real estate situation at large have arisen from what some one has called the "defalcations of maladministration," meaning thereby not outright dishonesty so much as the less criminal but more costly, effects of Moreover, the conditions of New York general inefficiency. city to-day are such that they impose upon the government an extensive and intricate program for betterments of all sorts. Many nations have nothing like the problems that confront New York City. The housing, under sanitary conditions, of our growing population, the providing of adequate transit facilities of all sorts, the regulation of fully a score of administrative functions that must some day be put upon the fundamental basis of equity and efficiency, are matters that must sooner or later be dealt with, and must then be governed by something higher than the principles and meth-The permanent and profitable value ods of impure politics. of real estate depends ultimately upon how wisely these matters are handled. And the first condition to their adequate solution is the impartial honesty of the municipal government itself. After that, or rather, linked with it, is the question of administrative efficiency. So it happens that every thorough student of the real estate situation recognizes how intimately to-day real estate values are involved in the nature of the personality that rules in the City Hall. As Judge Gaynor has pointed out, we are living under a one-We have, wisely or not, centralized our man government. interests within the hands of a single individual. He and he alone is responsible for the tone and character, if not the detail effects, of our government. It is his influence that dominates. It is easy to see, therefore, how deeply the real estate men of this city are concerned in the results of the last election, and why the more they study the situation, the more satisfied they are becoming, to find a man of Judge Gaynor's standard in the seat of power.

THE Record and Guide publishes a carefully prepared account of the meaning, condition and probable scope of the existing movement in Manhattan real estate. There is every reason to believe that the speculative and investment operations that are now being undertaken in the Middle District of Manhattan will prove to be the forerunners of one of the most extraordinary transformations that have ever taken place in the business section of a great city. And a consideration of the reasons for the activity which are fully set forth in the accompanying article should convince even the most skeptical that the movement is justified by the changes that will take place during the next few years in the condition determining the value of this section for legitimate business purposes. But it should be added that there is one serious impediment, from which for some years at least the business development of this district will suffer. The local authorities have as yet done absolutely nothing to aid this development by providing any sufficient means of transit. The existing subway does, of course, run along its eastern boundary, but that subway is too far removed from the centre of the district at Broadway and 34th street to meet its needs for proper means of communicaion with the rest of Manhattan and the Bronx. The other subway, which the Public Service Commission is trying to have built at an early date, viz .: The Broadway-Lexington avenue route will add little or nothing to the transit conveniences of those firms, who are transacting business along the central line of the middle district, because it is designed particularly for the purpose of paralleling the existing subway from 42d to 14th street; but along an avenue which is still further removed from the central line of traffic. It is certainly time that the Public Service Commission and the Board of Estimate should begin to understand how little their plans are assisting the most profound alteration in business conditions, which has ever taken place in Manhattan in so short a time. What the Middle District needs above all is a direct local and express subway connecting it with lower Manhattan and with upper Manhattan and the Bronx, and the only way, in which such a connection can be obtained is by means of the proposed extension of the existing subway south from 42d street and Broadway along Seventh avenue. To delay the construction of such a subway, until arrangements can be made for additional subways in Brooklyn is deliberately and flagrantly to sacrifice the essential interests of Manhattan to the far less immediately important interests of another borough. There is only one consoling aspect to the existing situation. In March the Pennsylvania Terminal will be opened, and the failure of the city to provide for the collection and distribution of the traffic, centering in that neighborhood will raise such a storm of protest that something will have to be done very soon. By that time the Broadway-Lexington avenue line, to which the Commission has sacrificed the normal and wholesome development of the Manhattan transit system will be out of the way; and perhaps then the Commission will feel free to take some active steps to improve the transit service of the rest of the borough.

The eye reads what the eye brings the means of reading. (There is much in these pages: Read.)

Some of Judge Gaynor's recent remarks stir us to reprint, elsewhere in this paper, an article that appeared in our columns more than twenty years ago. It deals with problems which have evidently occupied the mind of the Mayorelect, and is worth reading as a theoretical speculation and practical criticism regarding problems that are just as alive to-day as they were almost a generation back.

REAL ESTATE AS AN INVESTMENT

Nature of a Real Estate Investment Compared With Other Forms of Investment-Wherein New York Differs From Other American Cities With Respect to Real Estate Conditions-Selections That An Investor Must Make-Expectations He Must Drop

HE desirability of any particular class of income-bearing property as an investment depends partly upon the advantages or disadvantages which it enjoys compared with other classes of income-bearing property under the prevailing general economic condition. There are periods in which real estate is on the whole cheap, as compared with equally desirable forms of property, such as railroad stocks and bonds, or call and time loans; and there are periods when, on the other hand, it is com-When it becomes comparatively dear. paratively dear, its dearness under the circumstances does not mean that its price is any higher in proportion to the net income

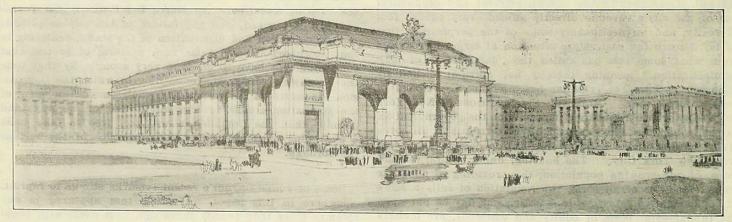
It only means that the same amount of money init yields. vested in some other form of property will yield either a larger income, or else the same income, accompanied by less risk and bother. On the other hand, real estate may become compara-tively cheap even though the net rental yielded thereby either has not increased or even has to a certain extent actually diminished. It has become comparatively more desirable because other classes of income-bearing property afford their owners much smaller returns than they did.

The American business world has been recently passing through a period in which real estate was comparatively dear. During the latter part of 1906, and during almost the whole of 1907, general business was extraordinarily active, and made excessive demands upon the fluid capital that was seeking investment. The obvious symptom of this condition was the high rates for money loaned at call; and the longer these high rates continued the more effect they had upon the rates for time money, and for money loaned on mortgage. The first result of this condition on the general investment condition consisted of a general selling of stocks and bonds, because they had become comparatively less valuable than more fluid forms of investment; and this process continued until the price of good securities became very cheap, compared either to the income they yielded or to the income yielded by other forms of property. During this trying period the price of real estate held upon the whole much firmer than the prices of stocks and bonds. There was comparatively little actual liquidation in real estate; but undoubtedly whenever a real estate owner was obliged to sell he had to sell at a sacrifice. The number of owners who were obliged to sell was, however, comparatively small; and their selling at comparatively cheap prices was not sufficient to bring about any general liquidation, or any general demoralization of prices. On the whole, the owners of real property suffered less from the panic of 1907 than the owners of any other kind of property-except insofar as their inability to convert their real estate into cash for the purpose of buying cheap stocks and bonds may be considered a species of loss. They were obliged to put up with a period of two years or more, during which their property was almost unsaleable except at a loss and during which they might have made a good deal of money by purchasing railroad and industrial securities. They suffered that is negatively rather than positively from the panic and its effects.

LESSENED INCOME FROM RAILROAD AND INDUSTRIAL SECURITIES.

The period, however, during which either loans on collateral or stocks and bonds were more desirable forms of investment than real estate has recently come to an end. Railroad and industrial securities are selling on the average higher than ever before in the history of the country. The prices of gilt-edged bonds have gone back to a four per cent. basis or less. Railroad common stocks are usually selling at figures which yield less Industrial preferred stocks which used to than five per cent. yield from 61/2 to 71/2 per cent. now bring their owners less than 5½ per cent. The common stocks of many large companies produce an income of less than five per cent., and compensate their owners chiefly by a promise of a further advance in price. The owner of any particular railroad or industrial stock can expect to reach comparatively little advantage from the sale of one issue for the purpose of buying another. Of course by good judgment or because of special information a man may" still make money in this way, but the only way in which the average investor can take advantage of the enormous advance in the prices of securities that has taken place in the past eighteen months is to sell out at the prevailing high prices, and to put his money in some form of income bearing property, in which no corresponding increase has taken place. AND THE ONE IMPORTANT CLASS OF INVESTMENT WHICH MEETS HIS NEED IS REAL ESTATE. The increase in the value of real estate resulting from such unusual financial conditions and a new period of general business prosperity has still to come, and its tardy arrival is only natural, because for many reasons real estate is usually the form of property that is last to reap any benefit from expanding business and prosperity.

Hence it is that in the opinion of the Record & Guide the present is an unusually auspicious moment to set forth and to insist upon THE PECULIAR ADVANTAGES OF REAL ESTATE AS AN INVESTMENT. The investor who purchases good New York real estate at the present time and at prevailing prices has an unusually good chance of making money. Of course, the chance is not so good that he can afford to go out upon the street and buy any piece of property that is for sale at any price its holder may choose to demand. The purchase of real estate always demands circumspection and sound knowledge of the special conditions, affecting the value of any particular piece of property. It is none the less true, however, that certain powerful general conditions will be at work dur-ing the next couple of years to make for higher real estate An investor cannot very well go astray, provided he values. uses ordinary prudence and good judgment in making his purchases. If he does not delay, he will only be the forerunner of a much larger number of buyers, who will gradually realize that the best way of really benefiting from the rise in the price of securities is to invest their profits in some form of property whose increase in value does not anticipate a period of good times, but rather follows in its wake. The advice, conse-quently, to buy real estate during the next few months may be given almost without qualification. Buy it soon; and buy as much of it as you can. Operations on a margin in real estate are not attended by the same risks as operations on a margin in stocks, because urban real estate is much more stable in value, and because the money loaned by a conservative insti-



A GREAT TRAFFIC CENTRE-THE GRAND CENTRAL STATION OF THE FUTURE.

Warren & Wetmore, | Reed and Stem,

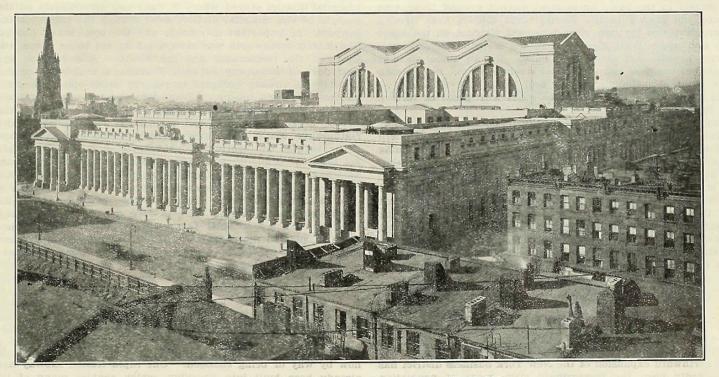
Architects. This is a drawing of the building of the future, and now being erected, fronting on 42d street, at the head of Park Avenue South. Besides the lines of the New York Central and those of the New Haven system, which will terminate in this building, there will be tunnel lines from New Jersey and Long Island, and the underground roads of the Interborough, all converging at or near this build-ing. To the westward is 5th avenue, and also the theatre and hotel section of the city; southward is the on-coming tide of business construction, and northward are the residential sections of the city. tution always leaves the purchaser with a substantial equity. With \$100,000 in capital a man may buy almost \$300,000 of real estate without incurring as much risk as if he bought as much stock on a margin. There is no danger that his broker may fail or that the outbreak of war in Europe may knock twentyfive points off the selling value of his holdings in a few days. He can buy real estate on a margin, that is, without ceasing to be an investor. He can reap a considerable advantage from a speculative increase in price without incurring to the same extent as a stock-operator the dangers of speculation.

INVESTMENT VS. SPECULATION IN REAL ESTATE.

A man who invests his money in urban real estate should do so with definite and complete information as to advantages and disadvantages of this particular method of using his capital; and unquestionably one of the greatest advantages which the real estate investor enjoys consists in the opportunity he acquires of speculative profit. He is not merely purchasing an income, he is purchasing a class of property that according t. all past experience in the movement of real estate prices is more likely than not to increase in value. Of course the investor in a railroad and industrial stock enjoys usually a similar opportunity of speculative profit, but he does not enjoy it to the With \$100,000 he can, let us say, buy 1,000 shares same extent. of stock, and in case he uses this \$100,000 to buy 4,000 shares of stock (selling at \$100 a share) he ceases to be an investor and loses all the security that a man enjoys who owns his property outright. The consequence is that an increase of twenty-five per cent. in the value of \$100,000 safely invested in stocks means a profit only of \$25,000. On the other hand, a man who tions. They are tending to turn over to the real estate investor only those pieces of property whose speculative possibilities have been for the time being exhausted, and their influence, consequently, tends to obscure the peculiar advantages resulting from the speculative purchase of New York, and particularly of Manhattan real estate. This fact is of essential importance in any attempt to set forth for the benefit of investors just how far and where speculative profits in New York real estate are still to be expected, and in what way they can in all probability best be obtained.

In times past, and to a certain extent at present, the typical real estate speculator has been the man who bought, or owned, vacant property on the outskirts of a large city, and who reaped a larger or smaller measure of profit from the growth of the city in population and wealth. This variety of real estate speculation lies, of course, beyond the limits of the present discussion, because it does not contain any element α investment. It is much more of A GAMBLING OPERATION than is the purchase of improved urban real estate. The speculator practically makes a bet that the vacant property will increase more in value every year than the sum total of the carrying charges; and bets of this kind, particularly in the case of vacant property, whose price is already considerable, are as frequently lost as won.

IMPROVED REAL ESTATE A DIFFERENT PROPOSITION. When a purchaser buys improved real estate, on the other hand, he is confronted by a wholly different situation. He has bought a kind property, which is capable of producing an income, and which has attained economically a more fixed con-



7th Avenue, 31st and 33d Streets.

THE PENNSYLVANIA RAILROAD STATION.

McKim, Mead & White, Architects. Geo. A. Fuller Company. Builder. e erection of this terminal in the

The continuation of the Pennsylvania Railroad under the Hudson River into New York, with the erection of this terminal in the heart of the city, has been the dominating influence in the midtown building movement.

invests \$100,000 in real estate can buy about \$300,000 of property without incurring the risks attending speculative stock operations. He can borrow the other \$200,000 upon terms, which involve to be sure certain inconveniences and dangers during a possible period of prolonged financial stringency; but in case his equity is equal to a third or more of the value of the property, he is in no danger of being sold out. If the property he has bought increases twenty-five per cent. in value, he pockets a profit of \$75,000 instead of a profit of \$25,000 assuming, of course, that his property is capable of meeting its own carrying charges.

SPECULATION IN NEW YORK.

We must pause for a moment over this aspect of real estate investment, because of its foundamental importance-particularly in relation to the real estate conditions now prevailing in New York City. That real estate offers a peculiar opportunity for speculative profit is, of course, a sufficiently widely known truth; and no group of people in the world seem to need less instruction in this truth than well-to-do Americans, and in particular New Yorkers. Americans have always been a nation of real estate speculators, and because of the popularity of rea estate speculation and the profits resulting therefrom have been distributed among a large proportion of the population. But of late years, the business of speculating in real estate has become, particularly in New York, an increasingly professional occupation. The number of men who make a living out of the profession is extraordinarily large; but they are coming none the less to constitute a class, and they are tending to monopolize the speculative advantage to be derived from real estate operadition. It has, so to speak, been consumed, and presumably it will have thereafter a more definite value and a more restricted possibility of future increase.

That the great mass of urban real estate, after it has once been improved, does not for many years increase very much in value is undoubtedly true. Presumably the ground has been sold at a price, which represents its current availability for business or residence, and the building which has been placed upon it is the one best calculated to convert its availability into The conditions which determine this economic value income. are not likely to change for a good many years. In a small city, or in a large city, that is growing slowly the prospect of a change in conditions likely to produce an increase in value is frequently so remote that the speculative value of the property becomes practically negligible, and its price is determined solely by its value for immediate use or as an income pro-Real estate in this condition should yield to its purducer. chaser a larger percentage upon the investment than would the same amount of money invested in stocks and bonds, because of the additional trouble which the care of real estate demands.

NEW YORK IS "DIFFERENT."

But while the foregoing statements are true in respect to the great mass of improved real estate in the majority of large cities, they are not true of New York, and particularly of Manhattan. The fact which distinguishes Manhattan among other large American cities is the rapidity with which reconstruction takes place in almost every part of the Borough, and the consequent continual increase in the price of real estate over large areas. Ordinarily a piece of real estate that has been im-

What have YOU to offer to this audience?

proved with a substantial building can hardly be expected to change very much in price for a period of fifty years; but the life of the average building in Manhattan has been nearer thirty than fifty years. Sometime within thirty years economic conditions usually change so radically and prices increase so considerably that it pays to tear down the old building and erect a new one. It is this fact which makes the purchase of Manhattan real estate offer such a UNIQUE OPPOR-TUNITY TO THE CAPITALIST to invest his money therein, while keeping at the same time an excellent chance of speculative profits. He can buy old buildings in or near a rapidly improving district which will afford a sufficient income to yield a certain return on the investment and which in the course of a shorter or longer time can be reasonably expected to increase substantially in value.

Of course, similar opportunities exist to a certain extent in all large and growing cities. The business districts of Chicago and Boston, for instance, are constantly encroaching on former residential sections; and as the former residences or inferior business buildings become available for improvement with modern business structures, they increase in value. But the peculiarity of New York consists in the large area covered by these They include, not indeed the whole of speculative sections. the Borough of Manhattan, but a large part thereof, and a certain part of the Boroughs of Brooklyn and the Bronx. During the past ten years considerable speculative increases in value have taken place, not merely in the financial district, not merely in the new wholesale district north of Fourteenth street, not merely in the new retail district along Fifth avenue, not merely in the new amusement district around Long Acre Square, not merely in the Pennsylvania district near Greeley Square, but also through large tenement districts on the lower East and upper West sides, and in the fashionable residential In all these sections district to the east of Central Park. antiquated business and residential structures have been giving place to modern buildings, and real estate has increased so much in value that the old houses could with profit be thrown into the scrap heap.

Although this process has been carried very far, it is still only in its earlier stages. Notwithstanding the hundreds of modern buildings erected during the past ten years, and notwithstanding the enormous speculative increases in value, it is probable that the next ten years will witness changes still more considerable and still more extended. New York is adding more than 150,000 inhabitants to its population every year. These inhabitants will live in increasingly large percentages in the outlying boroughs, but with the improvements in transit they will more than ever transact their business and spend their money in Manhattan. The central Borough will become to a greater, rather than to a smaller extent, the core and heart of the Metropolis; and its gradual transformation to meet the economic exigencies of the future will mean a constant enlargement of the area of profitable reconstruction and speculation.

The fact to which the Record & Guide wishes to call particular attention is that the largest and MOST INSISTENT DEMANDS WILL BE CONCENTRATED UPON THE MID-DLE DISTRICT OF MANHATTAN-upon the area whose central point is Greeley Square, and which is at present bounded roughly by Fourteenth and Fiftieth streets and Fourth and Seventh avenues. Within a few years this central district will probably extend as far as Fifty-ninth street on the north, Ninth avenue on the west and Third avenue on the east; but however the district may be defined, the important point is that it is here the greatest pressure will be exerted. By this we do not mean that the area of the financial district down town will not expand, and that excellent opportunites for mixed investment and speculation will not exist on the margin of that district. But greater changes will take place north of Four-teenth street, because of the variety, the intensity and the comparative novelty of the forces making for the improvement of that particular locality.

A NEW TENDENCY.

Hitherto only one general tendency has existed in respect to the local expansion of New York business. It has steadily pushed northward. A century ago, all kinds of business-financial, wholesale, retail and theatrical-was concentrated in A century ago, all kinds of businessthe vicinity of the City Hall. As population moved up town, certain kinds of business crept with it up Broadway. The financial district stayed where it was; and immediately on the margin of the financial district were always the offices of the lawyers, the important merchants and the commission houses. The march northwards was always led by the retail shops, the theatres, the restaurants and the hotels. A generation ago that part of Broadway between Fourteenth and Forty-second streets was already occupied in part by retail stores, theatres and the like, and the presumption was that as the West Side, Harlem, Washington Heights, and the southern part of the Bronx, became well inhabited, the theatres, shops, hotels and restaurants would push still farther north, until Columbus Circle became the centre of this kind of activity. Such has not been the case. It is true that many theatres and restaurants have been grouped around Columbus Circle, but the centre of the theatrical and amusement district has remained nearly a mile farther south. And there it is likely to remain for an indefinite period. Indeed there is even a chance that it may show a tendency to shift farther south rather than farther north; and admitting such to be the case, an interesting question remains as to the meaning and the probable consequences of this novel fact.

THE FUTURE OF THE MIDDLE DISTRICT

THE fundamental reason for this checking of the exclusively northward expansion of the New York business district has undoubtedly been the increasingly large mass of population which had slowly been accumulating to the east and west of the Borough of Manhattan. In any event, the northward march of business would probably have been checked by the intervention of Central Park, which would have made business locations to the west of its bulk comparatively inconvenient for many inhabitants of the East Side. But the process was checked before Central Park had a chance to have any effect, and it was checked by the obvious condition that the march of population was no longer chiefly to the north. Brooklyn and Queens on the East, and Essex and Hudson counties in New Jersey on West, were gradually filling up. Of course this process had begun early and had taken place continuously, but its effect upon the business development of Manhattan was slow, because the inhabitants of Manhattan were both more numerous than the inhabitants of the rest of the Metropolitan district, and more closely connected with the business and amusement sections of the Borough. At the present time, however, out of a population of over 5,500,000 in the Metropolitan district total (including Hudson and Essex counties), only about 2,600,000 live in Manhattan and the Bronx. The limit of any substantial increase in Manhattan will be reached in a few years. The Bronx can accommodate several millions of people; and it will gradually get them; but in the mean time, a still larger proportion of the inhabitants of the Metropolitan district will be living to the east, west and south of the central borough. In 1920, out of a probable population of 7,250,000 or more, only a little over 3,000,000 will be living in the old city of New York, and thereafter the proposition will continue to become smaller and smaller.

Of equal, if not of the greater, importance than this shifting in the center of gravity of population, will be the closer ties which will unite the lateral boroughs to the central borough. Until recently they have had fairly convenient connections with the financial district, where many of their inhabitants obtained employment, but the journey to the middle district of Manhattan, where the shops, theatres and restaurants were

situated, was very much more difficult. All this, however, is now by way of being changed. One rapid transit subway has already been built into Brooklyn, which enables many of its inhabitants to reach upper as well as lower Manhattan more conveniently than ever before. Three new bridges have, also, been completed; and while they are not being used as effectively as they should, they will become veritable highways of interborough transit within the next five years. Anybody living in Brooklyn or Queens who can take conveniently a Long Island railroad train can be landed in the heart of upper Manhattan in a comparatively short time. A new subway to South Brooklyn has just been authorized in connection with a new Manhattan subway, which will tie the most rapidly growing part of Brooklyn to the central borough. To the westward a similar process of concentration is under full headway. New Jersey passengers are already being landed at Cortlandt street and at Twenty-third street and Sixth avenue in Manhattan at a saving of many minutes over any former means of transit. Within a few years any resident on any of the Jersey suburban lines (the Central excepted) will be able to reach any point in the middle district of Manhattan as far north as Forty-second street with the utmost celerity. Newark will have a tunnel of its own connecting with the Manhattan tunnels, which will enormously increase the traffic between that growing city and central borough. And finally the residents of the district in New Jersey served by the Pennsylvania Railroad Company will have special accommodations for reaching the vicinity of Greeley Square.

ESTIMATES OF THE PRESSURE.

The bearing of these new conditions upon the real estate situation in Manhattan has been in some measure appreciated ever since the Pennsylvania improvement was announced, but we doubt whether even the shrewdest and most far-sighted real estate operators correctly estimate as yet the full force of the pressure, which will be exerted upon the middle district of Manhattan. That pressure cannot be measured by any similar pressure hitherto exercised upon any single part of the Borough. There has been an enormous concentration of demand, making for high real estate values, upon the financial district,

Read this paper during your "Week's End." (Send your home address to Office of Publication.) but the area covered by that demand is comparatively small, and the demand itself is merely a demand for offices, which, assuming no change in the building laws, will be satisfied by the erection of a comparatively few very tall buildings.

BUSINESS DEMANDS REGULATE PRICES. The economic pressure, which will be exerted upon the middle district will be derived from a much larger number of sources. It will necessarily extend over a larger area, and it will become in the course of time increasingly intense. Only that fraction of the population, which is economically dependent upon business directly or indirectly connected with finance, contribute to the aggregate real estate value of the financial district, but all the inhabitants of the whole metropolitan district, just in so far as they have any money to spend upon shops and amusements, will contribute to the aggregate real estate value of the middle district. They will get more and more the habit of coming to Manhattan, and in proportion as the effect of this habit is felt, the shopkeepers, and the purveyors of amusement in Manhattan will further augment it by the offer of additional temptations. The increase in the demand will not be limited by the increase in population, or even by the increase in wealth, but it will grow, as the traffic of a big

city always grows, at a ratio, which requires a doubling the effective facilities every ten or fifteen years.

In the future, then, the effect of certain aspects of the business expansion of the metropolitan district, will be centralized as they have never been centralized before in the history of the The northward march of business up to 1900 meant of city. course, that the few blocks to the north of the existing center of up-town business was almost as available for certain business purposes as was the centre itself; and as long as this condition endured, real etate values were bound to remain comparatively low. But as soon as this northward expansion was checked, and a centre of attraction and pressure substituted for the former line of advance, certain particular areas of land soon became much more available for business purposes than others, and began to increase enormously in value. From these particularly central points, the increasing economic pressure, and the growth in real estate values have gradually been radiating, and they will continue to radiate, east and west as well as north and south, until the whole middle district of Manhattan has been transformed in appearance and in economic standing for the purpose of performing its more important services in the business life and growth of New York City.

EXISTING CONDITIONS IN THE MIDDLE DISTRICT.

READER may, perhaps, criticize the foregoing statement of the general real estate situation of Manhattan on the ground that much of it is irrelevant from the specific point of view of the real estate investor. Such, however, is not the In so far as an investor can expect to reap speculative case. profits, he must clearly understand the tendencies which are contributing at any one time to speculative increases in value; and these tendencies can frequently be stated only in somewhat vague and general terms. The skillful speculative investor is precisely the man, who estimates with some accuracy the force of these general tendencies in the distribution of business and population, and who is able to deduce therefrom specific consequences upon the value of particular pieces of But, of course, the ability to estimate the effect of property. the general tendencies upon particular pieces or classes of property is the quality of peculiar value, and no account of the existing real estate situation in Manhattan from the point of view of the investor can be considered even approximately complete until the general conditions described above are given a more specific application. Every man who wants to invest in real estate is confronted by the question whether or not he should buy a particular piece of property at a particular price. No general article can, of course, answer questions as definite as that, but it can trace somewhat in detail the probable effect of the general conditions upon certain definite localities. For the present we shall confine our attention to the different parts of the middle dstrict, because in that region the best opportunities exist for speculative investments.

The reader will already have remarked the EXTRAORDINARY VARIETY of the business interests, which are being concentrated in the central region of Manhattan. Within the area bounded by Fourteenth and Fifty-ninth streets, Fourth and Seventh avenues, are gathered practically all the first class hotels, restaurants and theatres, all the leading department stores, all the fashionable shops devoted to specific lines of trade, and a very large number of office buildings, in which general business is transacted. Nor is this all. Of late years a strong and growing tendency has existed for certain classes of the wholesale trade to seek accommodations in the new loft buildings, which are now being erected in such large numbers in different parts of the district. The probable local effects of all these varieties of business activity require special consideration, because each of them exercises a somewhat different influence upon the future of the selected neighborhood, and upon the course and the level of real estate values, and we shall beg in with the wholesale trade, because the demand for new loft buildings actually swallows up more property than does the demand provoked by any other class of business.

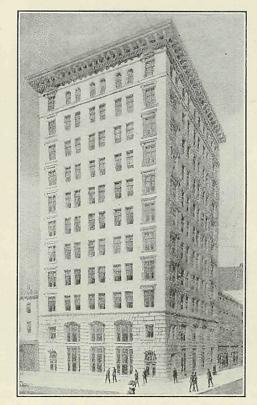
THE WHOLESALE TRADE AND THE MIDDLE DISTRICT.

The effect of the wholesale trade upon real estate is different from the effect of the retail trade because a wholesale merchant does not have the same need of a peculiarly favorable and central location as does a retail merchant, and he usually has no corresponding interest in paying a very high price for such a location. The value of property devoted to loft buildings usually cannot be expected to rise above a certain level,—a level considerably lower than the value of property devoted to important shops. It is of the utmost importance, consequently, that when a speculative investor purchases unimproved property in a rapidly changing section, he should be able to tell whether the plot, offered to him for purchase is more likely to be used for wholesale than for retail purposes.

What the wholesale merchant usually needs is a large amount of well-lighted space, in a modern fireproof building, all of which is contained, if possible, on a single floor. The best situation for this space would be one convenient for his employees and somewhere in the neighborhood of the most important stores and hotels. In so far as the wholesale merchant sells from samples in his offices, the demand usually comes from retail stores in New York or from buyers, sojourning at the hotels. Of course, in so far as his product is sold by travelling salesmen, the location of his show-rooms makes little difference.

WHERE BUSINESS WAS DONE TWENTY YEARS AGO.

Fifteen or twenty years ago, when the most important retail stores and hotels were all situated south of Thirty-fourth street the wholesale trade had not moved north of Fourteenth street.



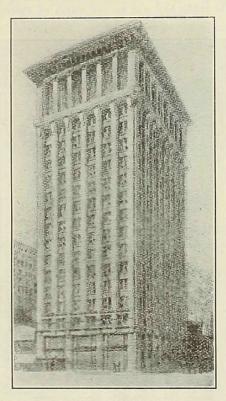
DODD, MEAD & CO. BUILDING.

In course of erection at 4th avenue, northeast corner 30th Street. Babb, Cook & Welch, Architects. Edward Corning Co., Builder.

About 1895 it began to occupy the territory between Fourteenth and Twenty-third streets, Broadway and Sixth avenues, and in this region it has been tending to drive out the retail trade, because wholesale business with its trucks littering the streets and its boxes blocking the sidewalks interferes with the free movement of traffic necessary to retail business. The occupation of these few blocks consumed the ten years between 1895 and 1905, because the amount of the demand for new space was measured merely by the expansion of wholesale business. Since 1905, however, the wholesale trade has been pushing rapidly into the region north of Twenty-third street, a region which in 1901 and 1902 had been considered a better location for apartment hotels; and in this region it has occupied a much larger amount of territory in a much shorter time. The side streets from Twenty-third to Twenty-eighth between Broadway and Seventh avenue, are already by way of being occupied by new fireproof buildings; and what is still more remarkable is the enormous number of new loft buildings, which during the past year, have been situated on Fourth avenue. Plans

Names and addresses of ALL who want building materials are given with description of the buildings and other information. have already been filed this year for about fourteen buildings, from twelve to eighteen stories in height, and all of them occupying at least half the block frontage. So far as we know, the planning of so many huge buildings within a half mile stretch on one avenue in one year is unprecedented in the history of New York., and the business of providing new accommodations for the wholesale trade has swollen so enormously in so short a time that it cannot be explained merely by the expansion of that branch of trade. It can be explained only by the migration of wholesale merchants now situated south of Fourteenth street into the new region, because this new region has certain peculiar advantages for their purposes.

region has certain peculiar advantages for their purposes. What are those advantages? Well! One advantage is undoubtedly the fact that the wholesale merchant is enabled thereby to keep more closely in touch with the local retail trade and with the hotels, for the centre both of the retail and the hotel trade has been shifting to the north of Thirty-fourth street. But of still greater importance is the character of the edifices, which are now being built for the accommodation of wholesale merchants. The latter are being tempted to move by the offer of better accommodations than they can obtain elsewhere. Many of the older buildings south of Fourteenth street are situated on narrow streets, are inconvenient in their arrangements, not entirely fireproof in their construction, and limited in their area. The new buildings erected north of Twenty-third street are all of them located on streets at least sixty feet wide; and the great popularity of Fourth avenue is due in part to its unsual width and the unusual chance thereby afforded for admirably lighted warerooms,-even though both sides of the avenue should be lined with eighteen-story struc-These buildings are all of very large dimensions. As a tures. rule, they occupy a space of 10,000 square feet; but in many instances even larger areas have been secured. Such spacious well-lighted warerooms are peculiarly tempting to the wholesale merchant, because the situation of all his samples on one two floors is a great advantage to him in the economical conduct of his business. Finally these buildings are planned with particular reference to the needs of certain specific trades. Their interior arrangement has been reduced to a science, and



MILBANK BUILDING.

In course of erection at 4th avenue, southwest corner of 25th street. Geo. B. Post & Sons, Architects. Andrew J. Robinson Co., Builder.

the conditions to be met are so well known in advance that the buildings are usually to a large extent rented from the plans.

A CONSIDERATION OF VALUES.

The consequence is that space in these new buildings north of Twenty-third street commands higher rentals than space in the older buildings farther south, and real estate adapted to improvement only with loft buildings has become more valuable in the new than it ever was in the old wholesale district. The general range of values throughout the whole of this section has reached a level which forbids the erection of the old sixstory semi-fireproof business building. Nothing is now being run up but buildings twelve stories high or more. As a rule fireproof edifices as high as that are not erected except on property that costs \$2,000 a front foot, and lots available for improvement on the margin of the district are selling at about this figure. At present the margin of the district is the line of Seventh avenue on the west and Lexington avenue on the east.

Lots between Sixth and Seventh avenues and between Fourth and Lexington in the twenties, which, a year or two ago could be bought for \$35,000, are now held at about \$50,000. On certain streets the price tends to be a little higher, and on other streets, a little lower; but \$2,000 a front foot constitutes a fair level for the cheaper grade of lots available for this class of improvement. Between Sixth avenue and Broadway, on the other hand, north of Twenty-third street lots are bringing from \$3,500 to \$4,000 a front foot, and this price represents about the highest level as yet obtained for lots in the side streets, which are used for the wholesale trade. Indeed, inside lots on Fourth avenue in the twenties have not as yet sold any higher or as high as this. During the past fall as much as \$100,000 has been refused for single inside lots on Fourth avenue; but the sales made last spring were consummated on a somewhat lower level.

Corners about 100x100, brought in the beginning of the movement anywhere from \$400,000 to \$450,000, whereas now \$600,000 and more is being asked for similarly advantageous properties. After the buildings now in the course of construction are finished and successfully rented, the other unimproved properties on this part of Fourth avenue will undoubtedly sell for somewhere near \$50 a square foot for inside lots, which would be equivalent to \$80 a foot and over for corners. At present the foregoing figures represent the outside figures for this class of property, and it s mprobable that they will be much exceeded in the future. The ordinary wholesale business can not afford to pay rentals which justify a higher level of values.

THE WHOLESALE DISTRICT.

The precise definition of the area, which will during the next fifteen years be occupied by the wholesale trade is a matter of much importance to the real estate investor in this neighborhood. In considering the probable future value of unimproved property, offered to him for sale in that neighborhood he can be sure of certain facts. Fourth avenue as far north as Thirtysecond street will eventually be as much devoted to the wholesale trade as is Broadway near Bleecker street. All the side streets between Twenty-third and Thirtieth streets and Lexington and Seventh avenues, are destined to perform a similar service. Twenty-eight and Twenty-ninth streets are less available than the others, because the horse car lines are an inconvenience to truckmen; but this inconvenience will not be sufficient to prevent their eventual improvement. In all probability Lexington avenue, also, as far north as Thirty-fourth street, will be improved with loft buildings, but the comparative narrowness of this avenue will prevent lots thereon from becoming as valuable as they are likely to become on Fourth avenue

So much is certain. As to the rest one can only make a more or less successful guess. In reference to Madison avenue for instance as far north as Thirty-fourth street, the Record & Guide has until recently expected that it would accommodate the over-flow from the retail trade of Fifth avenue; but during the past year there have been reasons to modify this anticipation. Fifth avenue between Twenty-sixth and Thirty-second streets has been losing ground as a site for fashionable retail shops.

While prices on this part of the avenue, amounting as they do to about \$275,000 for a full inside lot, are far too high for an exclusively wholesale service, they are lower than the prices which obtain north of Thirty-fourth street, and during the past couple of years, the big retail houses, which have moved have sought locations in the upper thirties or forties. It looks, consequently, as if this part of Fifth avenue would gradually drift towards the wholesale trade, but that the stores in these loft buildings would continue to command high prices for retail And in this case Madison avenue is certain, also. purposes. to be improved with loft buildings. As a matter of fact the new projects, recently announced look for the most part in this direction. Some few houses have been altered with a view to the accommodation of the retail trade, and Madison avenue will doubtless have more value for retail purposes than Fourth avenue, but it is not likely to become an important retail thoroughfare.

THE FUTURE OF BROADWAY.

With the part of Fifth avenue south of Thirty-fourth street we have dealt in connection with Madison avenue; and there remain to be considered only Broadway, Sixth and Seventh Broadway will continue to preserve as far north as avenues. Thirty-fourth street its present mixed character. It will not be given over to any one trade but will be lined with hotels, office buildings, theatres, restaurants and shops; but in so far as new twelve or more storied structures are erected, they will be office buildings rather than lofts. The narrowness of Sixth avenue and the elevated road, makes it improbable that wholesalers will ever care to occupy the avenue, and the fact that there are so many department stores on Sixth avenue south of Twenty-third street and north of Thirty-first street makes it probable that the intervening streets will also be occupied by big retail shops, in which case values on Sixth avenue would become enormously high—even higher than they are at present. But this result has been constantly predicted during the past five years, and has not yet come to pass. It is possible that

All PURCHASES of real estate are reported in the Record and Guide.

the increasing availability of neighboring property for similar purposes may in some measure disappoint these expectations. Of course Sixth avenue, north of Twenty-third street, is bound to be very useful for certain kinds of retail trade; but whether or not it will be devoted to the better class of retail business remains an open question. A certain doubt also attaches to the future development of this part of Seventh avenue. The probability is that it will be improved with loft buildings, because its width gives it the same availability for this class of improvement as Fourth avenue, and at the same time diminishes its desirability for retail trade. But a possibility remains that it may be given over partly to certain classes of retail busi-A good deal depends upon what happens to the blocks ness. in the immediate vicinity of the Pennsylvania station. If hotels, restaurants and theatres start up on Seventh avenue near the station, a certain amount of the same sort of thing may spread At the present time the most prosperous busifarther south. ness establishments on Seventh avenue are apparently restaurants. If it goes into the wholesale trade, values on this part of Seventh avenue should eventually approximate to those now prevailing on Fourth avenue. If the retail trade predominates, they may go even higher.

BETWEEN TWENTY-THIRD AND THIRTIETH STS.

The section which we are now discussing—that is the streets between Twenty-third and Thirtieth streets, Lexington and Seventh avenues, will, of course, become in large measure a wholesale district, and its appropriation for this purpose will not at the present rate of progress occupy much more than five years. A question as to the future expansion of the wholesale trade remains to be considered. Is it or is it not likely to travel further north?

As this is a most important question, involving the future value of a great deal of Manhattan real estate, it deserves to be considered with some care—particularly from the point of view of an investor, who is looking for a speculative profit on his investment. The answer which we shall give to this question may be stated at once. It is wholly improbable that the wholesale district will for the present expand north of Thirtyfourth street. Its direction of expansion, after it has occupied the territory already considered, will probably be to the west. The reasons for this conclusion are not very far to seek.

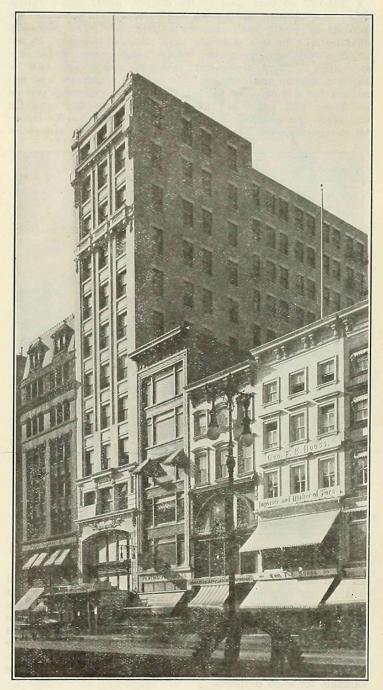
There is no room for expansion to the north, except west of Seventh avenue and Broadway, and it is not likely to occupy territory west of Seventh and north of Thirty-fourth street until it has taken possession of the territory west of Seventh avenue and south of Thirty-fourth street. Its advance along any of the central avenues is absolutely blocked by the appropriation of the property for other purposes. It cannot extend up Fourth avenue north of Thirty-fourth street, because property on that part of Park avenue is now more valuable for residence purposes than it is or can be for the wholesale trade. The same statement is true of Madison avenue south of Fortyfirst street. Fifth avenue, of course, from Thirty-fourth street north is beyond the reach of the ordinary wholesale merchant. A few of them may locate in the side streets off Fifth avenue, but the existing development of these side streets looks exclusively in the direction of the retail trade. They are becoming the location of shops, which need to be in the neighborhood of Fifth avenue, but cannot afford avenue prices. Sixth avenue and Broadway are excluded, for reasons already given; and Seventh avenue between Thirty-fourth street and Forty-second street is bound to be devoted chiefly to purposes of amusement. These tendencies will be re-enforced by the effect of the Pennsylvania station. The value of all the avenues and the side streets leading to the Terminal or near it will become more valuable for shops, restaurants and the like than they are at present.

LIMIT OF THE WHOLESALE DISTRICT ON THE NORTH.

Thus, the "retail trade"-using that term as a comprehensive description for shops, restaurants, theatres, hotels and office buildings and all those uses for real estate which tend to give it its highest values-will north of Thirty-fourth street erect a barrier against the further northward march of the wholesale trade; and that class of business will be forced to expand either to the east or to the west. Of these two alternatives it will probably turn to the west, because of the development of the West Side water front, which will be taking place at the same It is not too much to expect that the whole district time. between Seventh avenue and the Hudson River, Fourteenth and Forty-second street will eventually become a wholesale and warehouse district and warehouse district. Already a tendency exists south of Twenty-third street to improve property west of Seventh avenue with loft buildings, and there can be no doubt that this tendency will within the next ten years become very active.

It looks consequently, as if a good chance for speculative investment existed in this whole neighborhood. Property thereabouts is still cheap and can be purchased at prices which will enable the buyer to carry it without loss. Eventually lots between Seventh and Eighth avenues should become as valuable as lots between Sixth and Seventh now are; and lots between Eighth and Ninth avenues, while their future increase is more remote also have a good chance of an eventual increase. An investment in this region may not be rewarded with a profit for a good many years, but the ultimate increase is as certain as anything of the kind can be, and it is the man who buys early in a movement of this kind, who reaps the largest reward.

In making any speculative investment in a wholesale district, however, the purchaser should, if possible, ACCUMULATE SEVERAL ADJOINING LOTS. In a retail district a single lot, measuring 25x100 or even less, is a perfectly practicable piece of property, because it can be altered and rented for business purposes to the utmost advantage. But in a wholesale district a single lot, or even two lots, not including a corner are useless for improvement. The really desirable parcel should include at least four full lots and in the course of time the tendency will be to increase rather than diminish the size of the most desirable parcels. An investor should consequently piece out as large a parcel as possible, while preperty is still cheap.



THE WILLS BUILDING. Nos. 286 and 288 5th Avenue. James B. Baker, Architect. Charles T. Wills (Inc.), Builder.

and he may be assured that in the end he will be abundantly rewarded for his additional trouble.

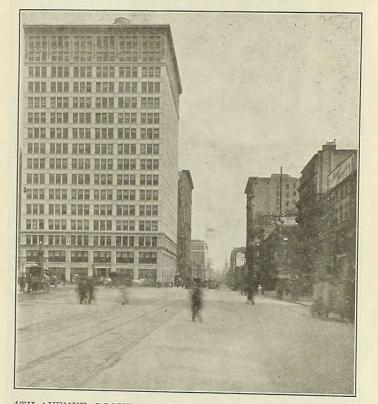
Of course, in all changing districts, he must expect to lose money through vacancies and untrustworthy tenants, but such losses should not prevent him from paying all carrying charges and from obtaining a certain interest, usually low, upon his investment. But his real reward will consist in the doubling in the value of his property at the end, say, of ten years; and the doubling of the value of his property might well mean the trebling or the quadrupling of his cash investment.

INVESTIGATE THE STATE OF THE BUILDING.

Investors who buy property in this district which has already been improved with modern loft buildings, are, of course, confronted by a wholly different situation. In that case the chance of eventual speculative profit is sacrificed for the comparative certainty of a larger immediate return on the investment. Modern loft buildings are supposed to yield almost, if not quite five per cent. on the investment; and at this rate of return they constitute a desirable form of investment, because they are not very much trouble to manage and because rentals are as a rule easily and regularly collected. But an investor should ascertain that the building is wellconstructed, well-arranged for its purpose and well-tenanted with trustworthy firms. Assuming these conditions to be fulfilled, he can purchase such a building with the assurance that the district will not change its character for a generation or more and that the type of business structure purchased will not be superseded for an indefinite period. On the other hand, he does not necessarily surrender all chances of an eventual speculative profit. When the neighborhood is completely improved, space which now rents for 50 or 60 cents a square foot may become worth 70 cents or more, and the income may be proportionately increased. It is probable for instance, that if lots between Seventh and Eighth avenues eventually sell at \$2,000 a front foot, the value of lots between Sixth and Seventh avenues would increase to \$2,500 or over a front foot, and at the expiration of leases rentals could be slightly raised. A man who invests early in a district of this kind takes, of course, certain chances; but he has not abandoned all legitimate expectation of an increase in value, whenever the surrounding real estate conditions become thoroughly settled.

THE RETAIL TRADE AND THE POSSIBILITIES OF REAL ESTATE IN THE MIDDLE DISTRICT.

A LMOST all that part of the district under consideration, not devoted to the wholesale trade, will gradually be devoted to retail and amusement purposes. The necessary qualifications to this statement are obvious, but they do not affect a very large proportion of the neighborhood under consideration. There are certain avenues and streets east of Madison avenue and north of Thirty-fourth which are and will remain for a long time a good location for expensive private residences and apartment houses. How long this condition will persist no confident prediction can be made, but an essental change need not be apprehended within the next ten years.



4TH AVENUE, LOOKING NORTH FROM 16TH STREET, WHERE THE REBUILDING OF THIS THOROUGHFARE STARTED.

All that can be said is that it will not persist indefinitely and that in the meantime a very slow but steady encroachment will take place by various forms of retail business upon property, which is now wholly residential in its use. There can be no doubt that the whole middle district is destined eventually to be commercialized. The tide will spread over existing residential blocks just as soon as the demand for additional business property in this neighborhood makes it more valuable for such purposes.

The salient fact about the development of the middle district as a centre of retail trade is the enormous increases in value, which have resulted therefrom. The prices, now being paid for the most desirable lots on Fifth avenue, on Thirty-fourth street and on Greeley and Long Acre Squares are unprecedented in the history of New York or any other American city outside of the financial district. Real estate, not in demand for financial purposes, has never before become so valuable; and the prices that are now being paid can be explained only on one supposition. Business men who need real estate for these purposes have reached the conclusion, already stated in this article, that the distribution of business in this part of Manhattan has now assumed a comparatively permanent condition. It will not shift further and further north in the future as it has done in the past. The area of business occupation will be enlarged, but its centre will remain an-chored in the eighborhood of Thirty-fourth street and Broad-And just because an up town centre of business has become fixed, it is becoming necessary for retailers and others, who need for their businesses certain peculiarly central locations permanently to appropriate such sites, no matter what they cost. During the last five years a gradual appropriation of this kind has been going on, and property has been bid up for the purpose to the unprecedented level we have mentioned. Neither has any limit as yet been affixed to the process. It has been underway only a few years. Its full importance appreciated by only a few people, and when business men who have failed to understand its importance wake up to the fact that they are in danger of being permanently left out, there is no telling how far this bidding up of desirable sites may go.

We have already stated that the highest prices paid for property, used for the wholesale trade varies from \$50 to \$80 a square foot, according to the location of the lot in the block. On the other hand, the highest prices paid for property adapted to the best retail business is approximating about \$200 a square foot. Of course, even higher prices than this have been paid for peculiarly desirable plots, such as the triangle on Greeley Square, formerly owned by the Union Dime Savings Bank, but we need not consider for the moment such very exceptional parcels. Corner lots on Fifth avenue between Thirty-fourth and Forty-eighth streets are worth at least \$200 a square foot, and inside lots about \$150 a square foot, and the peculiar fact about this level of values is that it extends for the space almost of a mile. Nothing precisely corresponding to this can be discovered even on lower Broadway. In the same way desirable sites on Greeley and Long Acre Squares are becoming equally if not more valuable. On the side streets off Fifth avenue in the best retail district-that is between Thirty-second and Forty-eighth streets, values range from \$100,000 to \$125,000. A lot. and conditions are at the present moment somewhat " unsettled.

LEASEHOLDS.

The ground value of property in this district is, however, very much complicated by the fact that many of the most desirable parcels are being converted into leaseholds; and the increasing popularity of leaseholds is one of the most interesting aspects of the whole movement. Both business men and speculators are finding it to their advantage to appropriate peculiarly desirable sites by leasing them for long terms of years; and this method of mobilizing the value of such parcels seems to appeal also to their fortunate owners. Many people, who need such property cannot afford to tie up the capital needed for its purchase, but they can afford to pay a rental adjusted to its full current value. On the other hand, many owners understand the benefit of leasing their property at a high valuation,—thus securing a considerable income, guaranteed by abundant security. This practice is CERTAIN TO INCREASE in the future, particularly in those localities, where the highest prices prevail, because it unquestionably facilitates the development of certain properties, which otherwise might be much more slowly improved.

The salient fact, then, about that part of the middle district north of Thirty-fourth street, is its permanent appropriation. A loft building is sometimes owned by a big wholesale house, which is its chief tenant, but usually loft buildings pass into the hands of investors and remain for sale at a price. But this retail property is being appropriated in one way or another and is taken more or less out OF THE MARKET. As time goes on it will become still more scarce, and in all probability values will further increase. But the permanent appropriation of the better sites, and the high level of values thereby created will tend to spread retail business into every street and avenue in the district, which can possibly be occupied for the purpose; and the greatest opportunities for speculative investment in the district are to be found in properties, which may hereafter become more and more desirable for retail purposes. Nothing is more certain than that the available retail district must increase in size both by the moving northward of firms which still remain south of Twenty-third street, and by the growth in the actual volume of retail business transacted.

FUTURE RETAIL VALUES.

The properties still to be benefitted by this process are, of course, difficult to locate, but it looks as if the best immediate opportunities still existed in the streets and avenues leading away from and towards the Pennsylvania Terminal. Almost all of this property has, of course, passed into the hands of speculators, who are holding it at prices, which seem high, considering its value only a few years ago. But these speculative values are not high considering the price, which real estate, no more desirable for retail purposes, fetches in other localities.

You have ALL the records in the Record and Guide.

A few years from now good sites within a few blocks of the station should be in as much demand by retailers as are certain similar sites at the present time on Broadway and Sixth ave-nue. One big drug firm has already had the good sense to appropriate such a site; and a year or two from now scores of similarly situated business men will be following this ex-In spite, consequently, of the fact that such lots, now ample. command prices out of all proportion to their immediate producing power, and must, consequently, be carried at a loss, they STILL DESERVE TO BE CLASSED AMONG THE BEST SPECULATIVE OPPORTUNITIES, REMAINING IN MAN-HATTAN. If any investor seems inclined to doubt this statement, let him take the map of the middle district, and consider carefully in what direction retail business (using that word in its broadest meaning as every kind of business which makes ground floors valuable) can possibly expand from its existing centres.

The result of such an examination will be illuminating. Retail business will push up Fifth avenue to the Plaza; but its progress in this locality will be slow. It will push up Madison avenue from Forty-second street but at an equally slow rate. It will push up Broadway and Seventh avenue from Forty-eighth street north, but it is apparently most certain of all to push down Seventh avenue from Forty-second street to the Pennsylvania station. There it will be reinforced by cross currents of pressure, which will fill up the streets to the west of Greeley Square, and it s possible that it may also extend some blocks on Seventh avenue, south of Thirtieth street. But the fate of this part of Seventh avenue is, as already stated, doubtful and depends partly on what happens to Twenty-third street between Sixth and Eighth avenues. But it must constantly be kept in mind that the pressure will radiate from a centre, and that centre will be situated at the intersection of Broadway, Sixth avenue and Thirty-fourth street. The Pennsylvania station will assuredly have the effect of keeping many shops, restaurants and hotels, which otherwise would have been situated further north in the southern part of the district, because the southern part of the district will remain in closer touch with the millions of prosperous New Yorkers, who will live on Long Island and in New Jersey, and this tendency will be reinforced as soon as a lower West Side subway is assured. The fact that the existing subway turns east at Long Acre Square has had a good deal to do with the peculiarly rapid growth for certain business purposes of Long Acre Square.

A MAP OF THE RETAIL DISTRICT.

An investor, who wishes to make a profitable speculative investment in the parts of the whole district devoted to retail and amusement purposes must, consequently, keep in mind the following real estate map of the district. The two most important avenues devoted chiefly to retail purposes will be Fifth and Sixth avenues. The part of Fifth avenue south of Thirty-second street is and will continue to be less desir-able for retail business than the part north thereof, but the ground floors will continue to bring such high rents that the property will be much more valuable than property usually occupied by the wholesale trade, and this statement will remain true even if the upper stories of the buildings erected on Fifth avenue south of Thirty-fourth street, are given over chiefly to wholesale business.

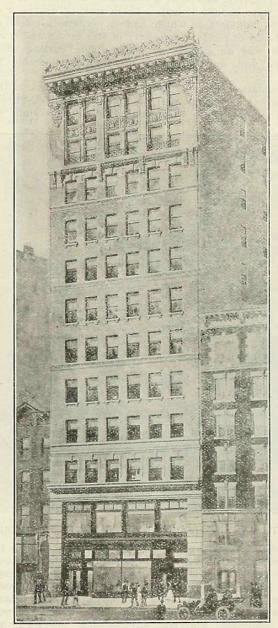
But the retail streets, PAR EXCELLENCE, will be found along that part of Fifth avenue north of Thirty-fourth street, and the same kind of business will very slowly spread along the same avenue as far north as Fifty-ninth street. Retail trade will also gradually appropriate the side streets leading away from Fifth avenue and that part of Madison avenue north of Forty-second street. Some few wholesalers may rent space in the upper parts of buildings erected on the side streets, but they will not be numerous enough to give their own character to the neighborhood. The same statements apply in general to Sixth avenue-except that property on Sixth avenue, barring the immediate vicinity of Greeley Square will not attain the highest level of retail values. On the other hand, there is probably money to be made in the purchase of Sixth avenue property between Thirty-sixth and Fifty-ninth streets—particularly in view of the fact that a good income can now be obtained from it, and that it can consequently be cheaply carried. With the possible future value for retail purposes of Seventh avenue and the side streets near the Pennsylvania station, we have already dealt.

Property on Broadway from Twenty-sixth street north will also have a high retail value, because ground floors will bring large rents for shops and restaurants. But little by little this part of Broadway will become lined with office buildings. Already there are many such buildings from Madison Square north, and little by little they will give their character to these blocks. A certain number of hotels, restaurants and theatres will be scattered in between, but they will not increase much in number (that is on Broadway), while the office buildings will be a constantly increasing quantity. In the long run there can be no doubt that any business transacted in offices. which can be detached from the financial district and moved up town, will adopt that course, and this process also will be accelerated as soon as a lower West Side subway gives Greeley Square an express service with Cortlandt or Rector streets.

Any office business, which can move up town will do so, pre-cisely because the middle district will be the real business centre of Metropolitan New York. It will be more accessible to more people.

It will constitute a more interesting neighborhood and as office business concentrates thereabouts, the transaction of business will be facilitated and other classes of it will be drawn towards the centre. It is perfectly reasonable to anticipate that ten years from now the tall office buildings erected along the line of Broadway will have increased at a rate of speed beyond anything which New York has hitherto known for such construction, and that in the end there will be created even a species of subordinate financial district, in which offices of a certain number of the large corporations will be situated. THE ULTIMATE TYPE.

In so far as any such development does take place, its centre will be Greeley Square, and it will spread into the side streets near Greeley Square as well as along Broadway. Eventually it will occupy that part of Broadway between Greeley and Long Acre Squares; and of course in the immediate vicinity



TWENTY-SEVENTH STREET BUILDING. Nos. 22-24 West 27th Street. Buchman & Fox, Architects.

of Long Acre Square itself, a half a dozen or more office buildings either are already erected or will be during the coming year. There seems to be NO OTHER CLASS OF BUILDING capable of constituting the ultimate type of improvement for this part of Broadway. Theatres cannot be built profitably for this part of Broadway. Theatres cannot be built profitably on Broadway lots, unless they are united with office buildings. Hotels also will probably seek less expensive locations on other avenues and streets. To all appearances, the two new hotels, which were to have been built on Long Acre Square by Shanleys and Rectors have been abandoned, and if that is so, the reasons which resulted in their abandonment will prob-ably continue to hold good. The future along this part of Broadway belongs to the office building with shops, restaurants or theatres on the ground floor.

The high prices which prevail for unimproved property in this central part of the middle district should not discourage an investor who has as much money as is necessary to engage in such operations. The end is not yet. Prices will go still higher, and the wealthy man who backs a conviction to that effect will reap large profits. Profits in real estate operations are proportioned to the grade of the property in which a man A man who buys lots between Seventh and is operating. Eighth av for \$25,000 a lot may sell for double in five years.

They are our subscribers. Note who the successful are.

REAL ESTATE DURING THE YEAR 1909

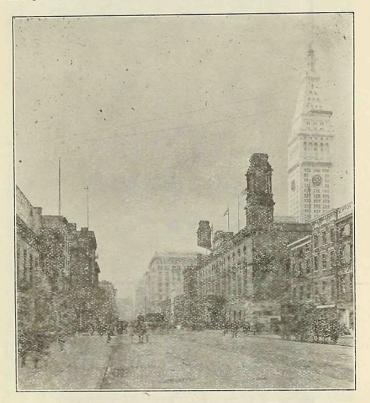
Remarkable Activity in Apartment and Commercial Construction-Considerable Liquidation, But no Demoralizing Cutting of Prices-Average Cost of Apartment Houses Tripled.



MONG the other conditons, which an investor in real estate has to consider is the tech-nical condition of the market at the time when he proposes to make the investment, and an account of the existing condition of the real estate market can best be reached by a review of its activity during the past

The year may be described in general as a period of wholesome recovery from the effects of the panic of 1907. Those effects were not, indeed, as harmful for the owners of real estate as they were for the owners of other classes of property. They were deprived for a certain length of time of any market for their property, except at a concession in price, but very few of them were obliged to sell. There was, of course, a certain amount of liquidation, which had a noticeable effect on the values, chiefly of residence property in Manhattan and elsewhere, yet there was no general or demoralizing cutting of prices, and there was, on the whole, no very considerable loss of income.

The liquidation, however, such as it was, dominated the real estate market during the first nine months of 1908. Throughout that period real estate was usually sold at a certain, though



FOURTH AVENUE, LOOKING SOUTH FROM 28TH STREET.

by no means, disastrous sacrifice, and it was only in the last few months of the year that evidences of recovery began to appear. The comparatively low rates at which money could then be borrowed encouraged a resumption of apartment and tenement house building, and created a renewed demand for unimproved property, while the cheapness of building materials tempted everyone who had any building operation in mind to take advantage of the condition to secure a low-priced edifice. But during that year no very definite tendencies developed in the real estate market itself. Stocks were so cheap that the capital offered for investment went into railroad and industrial securities, and whatever activity there was in real estate was due chiefly to the fact that builders needed land to build upon. The purchase of real estate, that is, was usually incidental to building operations.

The same general condition prevailed throughout the early part of 1909, but it prevailed in much livelier fashion. It developed into an extremely active demand for building sites, wherever speculative building operations were possible in any or all of the boroughs. In the case of Manhattan, Washington Heights was naturally the scene of the most active movement, because the Heights and beyond were the only parts of Man-hattan in which much vacant land remained. For two years apartment and tenement-house building had been at a low ebb, and there was room for a great deal of activity. Neither was this activity confined to Washington Heights.

Both on the West and East sides a large number of expensive fireproof apartment houses were planned. The net result was an amount of tenement-house construction, in Manhattan, exceeded during only one previous year in the history of the During the first eleven months of 1909, plans were borough. filed for 428 tenements to be erected at an estimated cost of \$65,891,000.

The figures for similar operations during the whole of 1908 were 210 buildings to cost \$25,925,500; for 1906 965 buildings to cost \$57,372,400, and for 1905, 1,413 buildings to cost \$73,522,000. These figures are very significant both as to the amount and the kind of tenement house building which prevailed in 1909. It will be seen that the total estimated cost of the 1909 plans was \$65,891,000 for eleven months, against \$73,522,000 for the twelve months of 1905-the year which holds the record in tenement house construction.

If \$4,000,000 is added for the cost of the buildings, plans for which are recorded during December, the figure for the present year will be only a few million dollars short of the record. But it should be noticed that the immense total for the current year is divided among a comparatively small number of buildings-only 428 in 1909, against 1,413 in 1905. The estimated cost, that is, of the average tenement house erected in 1905 was about \$50,000. In 1906 it was about \$60,000. In 1908 it was about \$125,000. In 1909 it was about \$150,000. Such figures as these tell their own story. HIGHER COSTS OF APARTMENT HOUSES.

In the short space of four years, the cost of the average tenement erected in Manhattan has trebled—which means that very few buildings of this character are erected other than six-story flats, with an elevator, and erected on plots of at least four lots.

The building revival during 1909 was not, however, confined That year has broken all the records for the to tenements. construction of loft buildings. construction of loft buildings. It was apparent during 1908 that when the revival came its effects would be concentrated chiefly on Washington Heights and in the Middle District, and a prediction to that effect was confidently made in the annual review published by the Record and Guide one year ago.

The type of building most needed in the Middle District was the loft building, and such structures were erected during 1909 at an unprecedented rate.

Plans were filed for the first eleven months of that year for 198 edifices of this description to be erected at an estimated cosf of \$29,512,450. The corresponding figures for the whole of 1908 were 164 buildings to cost \$10,502,250; for 1906, 145 buildings to cost \$15,324,200; for 1905, 193 buildings to cost \$18,034,-The total for 1909 will consequently be three times that of 1908, twice that of 1906, and almost twice that of 1905. It should be noticed, however, that the size and the cost of the average loft building erected in Manhattan is increasing in the same way as is the size and the cost of the average tenement. In 1905 the average structure of this class cost a little over \$90,000. In 1909 the average loft building cost about \$150,000. These figures indicate that the six-story, non-fireproof loft building is following in the foot-steps of the old five-story flat. The expense of the land is forcing builders to put up only fireproof buildings twelve stories or more in height.

The foregoing figures illustrate very well the truth of our introductory statement, that early in 1909 the demand for real estate was created chiefly by the demand for building sites; estate was created chiefty by the demand for building sites; and the total figures for the past year tell the same story with even greater certainty. The aggregate number of real estate conveyances recorded, affecting property in the three leading boroughs of New York, are substantially the same for 1909 as they are for 1908. In Manhattan the 1909 figures show a small increase, whereas in Brooklyn and the Bronx there has been prostically no chapter. practically no change. It cannot be asserted, consequently, that the past year has been remarkable in point of real estate activity. On the contrary, compared either to 1905 or 1906 it has been a dull year, with no active demand for real estate except in centres of building activity. On the other hand, it has been in the amount invested in new construction almost a recordbreaker. The aggregate estimated cost of the new Manhattan buildings will be about \$125,000,000, which is a little better than any other year in the history of the city and which is larger by some \$65,000,000 than are the corresponding figures for 1908. In the Bronx the new construction will cost about \$40,000,000, against a little over \$20,000,000 for 1908, and in Brooklyn, 55,000,000 against about \$36,000,000 for the previous year. Adding the totals of the three boroughs together, it appears that the building year of 1909 means an investment of about \$200,000,000 capital in new buildings in Manhattan, Brooklyn and the Bronx, to which about \$20,000,000 should be tacked on for the new buildings erected in Queens and Rich-These figures are about equal to the record of 1905, and mond. it is improbable that they will be equalled during the coming year.

A FORECAST.

Building operations during 1910 will probably diminish for a number of good reasons. It will be somewhat more difficult to borrow money than it has been during 1909. There is no indication as yet that anything like a famine will be taking place; but the supply of loanable capital will not be sufficiently large

Owners should keep watch over their realty holdings.

to encourage speculation. Building materials will be higher. The more important centres of local building activity will not require as many new buildings as they have during 1909. On Washington Heights, for instance, notwithstanding the fact that renting conditions are fair, the record-breaking pace of the past year can hardly be continued without over-stocking the market with elevator flats.

The same statement is true in respect to the new wholesale district. In both of these localities a large amount of construction will undoubtedly be undertaken; but the total figures will be smaller than those quoted above. On the other hand, the building of cheaper grades of residential edifices in the Bronx, Brooklyn and Queens will probably show somewhat greater activity than it did in 1909.

So far as the real estate market is concerned, however, any slight loss of activity, occasioned by smaller building operations, will be more than balanced by the increase of demand coming from capitalists, who wish to invest in real estate or need some particular parcel for business purposes. During the past few months there has been an evident increase in purchases by investors, and these purchases will be continued throughout the coming year.

throughout the coming year. It should, we believe, be plain to any shrewd man that on the whole real estate in a city like New York is cheaper now than railroad and industrial securities. There will consequently be a steady sale of stocks (assuming that no break occurs in the stock market) and an almost equally steady flow of capital into real estate—particularly into real estate, whether improved with or capable of being improved with modern buildings. There is no chance of such an enormous volume of real estate activity as that which occurred in 1905 and 1906, because the speculation in old tenements and flats, upon which this activity depended, was based on conditions, which increased the value of a certain type of building all over Manhattan.

GOOD INVESTMENT DEMAND.

But there will be a good investment demand for new apartment-houses; and there will be even a larger and speculative and investment demand throughout the whole of the middle business district. More money is still to be made more quickly in that part of the city, because back of the investment demand is the actual increased value of this district for substantial and imperative business purposes. This particular section has a character by itself. It reaps inevitably the benefit of the growth of the whole city. The tides of homeseekers may run in the direction of Washington Heights, the Bronx, Long Island or New Jersey, to the advantage of one of those particular sections, and possibly to the disadvantage of competing sections; but wherever the population goes, the shopkeeper or the wholesale merchant in the middle district will reap his advantage from the increase. He has come to realize the fact that in securing a location in that district, he is buying a privilege of permanent and increasing business value. Every year there are about 170,000 people added to the total of his possible customers, and the physical geography and the transit system of the city are such that they must come and go in this great central area. Great as have been the changes in appearance, and the increases in value, which have taken place during the past ten years, it can be confidently prophesied that the next ten years will witness a still more astounding transformation.

Real estate investors and speculators who cannot see that every indication points to a wholly unprecedented concentration of business activity and imperative business demand on this particular section must be very blind, but the real danger is not that they will fail to see the impending transformation, but that they will see it too clearly, and will consequently increase speculative prices so rapidly as to interfere with purchases by business men and investors.

LOFT BUILDINGS AS INVESTMENT PROPOSITIONS.

The Sort of Building an Investor Might Expect for \$900,000-Where Such a Building Would Pay-The Nature of the Foundations-Precedents Furnished By a Notable Structure.

B UILDING material and equipment in modern construction are constantly undergoing changes. The former is always being improved. The latter are the luxuries of yesterday transformed into the necessities of today. The man who erected a commercial or industrial building in this city a decade ago would have a different kind of figuring to do were he to invest in a present day office or loft building. He would first find costs considerably higher, but he would also discover that the ultimate earning capacity of his investment would be proportionately greater.

How far, for instance, would \$900,000 go, assuming that a plot already had been acquired? Could he expect the finished fabric to be luxuriously equipped? How tall should a structure costing that sum be and how much ground should it cover? How long would it take to build it; would he have to lose a year's or six month's income from property formerly standing on the site? These, to be sure, are questions that his architect would gladly answer for him, but let us assume that he is in the looking-around-stage and is not yet ready to consult his building counsel.

He finds that Fourth avenue looks like a fruitful field, judging from present building activity there. A building at Twentyseventh and Twenty-eighth streets, on the east side of the avenue strikes his fancy. It is nearing completion but a sign informs him that its steel frame will rise twelve stories from the curb and that the finished structure will be a loft building. Further inquiry brings the information that the cost will be in the neighborhood of the sum that he is desirous of investing. Incidently he gets a clear idea enmasse of what he can expect for his money.

His back number of the Record and Guide, under the head of "plans filed" informs him that the Thompson-Starrett Company of 49-51 Wall street will erect for the Hewitt Realty Co. and Mrs. Edith C. Bryce, two structures, which, when finished, will be practically one, however, from plans by Clinton & Russell, of 32 Liberty street, at an estimated cost of \$450,000, for the Hewitt operation, and \$400,000 for the Bryce structure. The dimensions are 185x98.8 for the former and 166x8 for the latter.

HOW MUCH TIME WILL IT TAKE?

The question of time consumed in razing old structures, excavating, sinking foundations, erection and finishing ready for occupancy is an important one in the eyes of our friend the prospective investor. He then learns something of the difference between construction methods ten years ago and those of today, and discovers that the keynote of it is organization and system backed up by that sixth sense peculiar to the leading New York general contractors, known as "steam," which, being interpreted, means aggressiveness. He is astounded when he is informed that Thompson-Starrett Company expects to finish that big operation in from four to six months from the time

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

wreckers began to remove the old structures that were landmarks on that site. That was on June 2. He finds that barring hitches the building will be practically completed this month.

Our friend wants to know whether it is safe to rush a building at such a pace. An acquaintance calls his attention to the Everett building, on the same avenue at Seventeenth street, a model 12-story office and semi-loft building, which was erected within five months, counting from the time wreckers began to raze the famous old hotel that stood on the site. The architects of that building, Goldwin Starrett & Van Vleck, tell him that the structure was ready for occupants within four months from the time the first column shoe was set, and that the finished structure was so well constructed that it pays the lowest insurance rates in the city. The Geo. A. Fuller Co. was the builder. COST OF FOUNDATIONS.

The question of excavations and 'rock formation on Fourth avenue was the next one that had to be answered. How deep must the caissons go? Would steam shovels be practicable? He went up to the offices of Canavan Brothers, in West Fiftysixth street, and discussed the matter with A. C. Franke, engineer for the company and learned that steam shovels are entirely practicable in a site measuring more than 100x100 ft, where there is a preponderance of earth. In the case of the Hewitt-Bryce buildings, two steamshovels were employed, but owing to disadvantages from excessive summer heat the teams could not always be worked to capacity. About 26,000 cu. yds. of earth in place, and about 15 per cent. of that figure in litter were removed within a month. The best day's record was 300 loads of from 3 to 3½ cu. yds. each. This is an example of rapid excavation work which, however, cannot always be expected in Manhattan operations of this kind owing to varying composition of sub-stratas.

On the subject of rock formation along Fourth avenue the inquirer learned that earth, solid rock covering from 9 to 17 ft, mica shist or disintegrated trap rock, and finally hardpan, are the rule from 14th street to 32nd street, and drilling is required. But in the case of the Hewitt-Bryce building the earth held many bowlders containing from one to fifteen cubic yards, all of which had to be blasted and on the northeast corner a ledge 60 by 80 ft, had to be drilled. This was a shelflike formation that receded underneath westward and under which was gravel, then hardpan. Hardpan, in all Fourth avenue formation slopes westward sharply. Allowances in sinking caissons must therefore be made. It might be necessary to carry the pier holes twenty feet below the street surface, or as deep as forty-three feet.

Now, what kind of equipment can he expect? The foundation caissons were sunk, by the open process, by the Thompson-Starrett Company, which also erected the steel skeleton, beginning on September 15. Fifteen days after the riveters started to work, B. A. & G. N. Williams began to deliver limestone (5).* Almost at the same time the Sayre & Fisher Company and

Are you BUYING as well as you can?

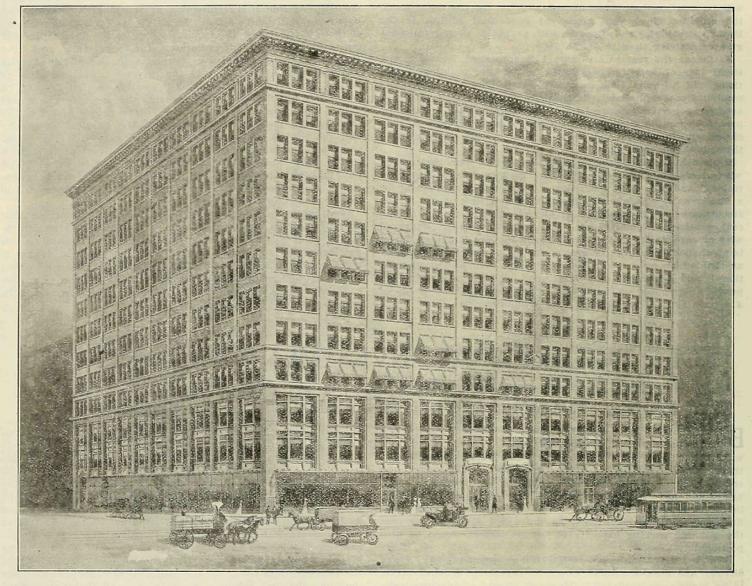
Pfotenhauer & Nesbit began to deliver front brick. During the entire construction the riveters led the masons by only from ten to fifteen days. This showed the prospective investor what system does for building construction.

THE IMPORTANT MATTER OF PROMPT DELIVERY.

"But can I depend upon my supply men getting their goods to the job when wanted?" was a natural question that arose in our friend's mind. Again we turn to the Hewitt-Bryce operation. All the minor contractors signed up with the understanding that quick deliveries and rapid installations would consequence the Worthington was installed in that operation. For the same reason Heine boilers were installed. The Western Electric Company would supply the motors and the Otis Elevator Company the lifts, both passenger and freight.

He could also count on his building being equipped with a more or less ornate main entrance, the ornamental iron for which, were he to follow the precept of his model, would be supplied by L. Schrieber & Co.

Such is the building that an investor could erect for \$900,-000. It would be a structure adaptable for office or loft rentals;



4th Avenue, east side, between 27th and 28th Streets.

HEWITT-BRYCE BUILDINGS.

Clinton & Russell, Architects. Thompson-Starrett Company, Builder.

be expected. The case of the Federal-Huber Co. is enlightening. This company took the contract to supply 1,100 fixtures, including lavatories, closets, stalls, slop sinks, showers and wash trays by December 1. In the mean time James McCullough for the Hewitt building and Hall S. Bolger for the Bryce building, had risers in place as the interior work progressed, so that when floors and partitions were in, the fixtures were on hand for installation. These fixtures will be serviceable without being luxurious. He would also use Rockland-Rockport lime for plastering and finishing. For high grade work the Berger Manufacturing Co. would supply the metal lathing and install the vault lights.

The investigator found further that he could have the Clinton system concrete floor arches (2)* on 6-ft. spans, and each floor would be 12 ft. from ceiling. As for plastering, Crane & Mahoney had the Hewitt-Bryce contract. A good grade of millwork could be obtained, as in the present case, from the Weisberg-Mark Company of Astoria. Granite for exterior work would come from the yards of John Hynes, if the building is to be on the same scale as the one taken for a model, he could have kalameined window sashes upon those facing the court, and wooden ones for windows facing on the street. wooden ones for windows facing on the street. The floor base would be of wood, as also would be the floors $(3)^*$, of a good serviceable grade. He would, however, find that the cost of this flooring would be a little greater than that paid for in the Hewitt-Bryce building. The sheet metal-work and slag roof-ing would be done by M. & L. Weiss, but his building would be "piped for gas" only to the extent required by law and as would likely be required by tenants for manufacturing purposes. If the Thompson-Starrett Company constructed the building, it would do the heating and electric lighting in all probability (1)*.

Inasmuch as the prospective building is to be a loft structure, it is essential that a sprinkler system be installed. The Rockwood system went into the Hewitt-Bryce building. As for pumps, no skimping should be done in this matter, and in

*These figures refer to the Tabloid Circulars in this issue, which are numbered to correspond with the index figures in the text. its general construction would be stable and permanent, but it would not be a gaudy structure, the whole with its straight, Renaissance architecture giving the impression of commercial utility. He would be in the most desirable part of the city, centrally located to all five boroughs and with good transit facilities and short hauls to tidewater.

A WORD OF ADVICE TO THE MAN MAKING HIS FIRST PURCHASE.

A GREAT mistake made by many people, in fact, by nearly all investors who make their first purchase of real estate, is in taking for granted that real estate can be treated just as they would treat United States bonds. All they have to do with the bonds is to pay for them, put them in a safe deposit vault and before every interest day clip the coupons and get them cashed. Similarly they imagine a piece of real estate can be treated somewhat in the same way. Instead of having to clip coupons, they imagine that all they have to do is to go once a month to collect the rent.

The first thing that should be done by the intending investor is to consult, before buying, a broker familiar with the locality in which he intends to buy and take his advice, (not that of your friends); first, because he knows values; second, because that is what one does when consulting a lawyer, and, last, because if you don't the results are likely to be disastrous.

Having bought, if you have not the time, or do not know how to properly manage the property, employ a competent agent to look after it, pay him the five per cent. which he asks, and you will be more than satisfied with the results.

The agent, in the first place, knows the property, the locality, the class of tenants likely to want accommodations in a given locality, and he also knows when to say yes or no to the numerous demands that are always being made by the average tenant. He can give the property the personal attention that a busy man cannot give, and his services are well worth his pay.

Our Real Estate and Building statistics are the STANDARD.

INCREASING THE SMALL LOT'S EARNING CAPACITY.

From Residence to Studio Building; A Study in Economics— What \$60,000 Can Do in Making A Property More Profitable.

THERE comes a time when the owner of a desirable property is forced to ask himself if his building is economically worth the ground it stands on. Architecturally it may be an addition to the neighborhood, historically a reverenced landmark, sentimentally it may be hedged about with hallowed associations, but commercially it may be, and frequently is, a non-productive holding. If it is not a source of income in exact proportion to that of the most improved property in the neighborhood, the question is answered in the negative. But, when the owner contemplates the size of his lot and finds that it is only twenty-five feet wide, nine times out of ten he simply throws his hands aloft, saying that nothing can be done with such a property, and he puts it on the market for sale.

Modern construction methods, and the ever-constant shifting of population in Manhattan combine to aid the investor confronted with a problem of this kind. To make his holding double its earning capacity he must erect a new building or remodel the old so as to make up in floor area what the lot lacks in acreage. A great deal, of course, depends upon the location of the lot. The improvement of adjoining property does not necessarily force this question to the front, although it may have a contributing influence as an indicator and factor in the tendency of the neighborhood. The widening of a thoroughfare, the transformation of a residential street into a retail shopping centre or office building district, or even the repaving of an adjacent avenue, frequently recasts the importance of a The owner's business accumen, perhaps may tell side street. him to act quickly and to reap the harvest when it is ripest but he may hesitate to improve his property because of the traditional risks involved in a building enterprise. Let us see, therefore, what transformation can be wrought with \$60,000 on a side street twenty-five front-foot lot, 100 feet deep, on which stands a four-story residence.

Mrs. Mary E. Seaton, of 418 Madison avenue, owned a residence answering the foregoing description at 11 East 48th Situated as it was within a few second's walking street. distance from Fifth avenue, the value of the property became, within very recent years, greater than was represented by the income derived from the structure on it. Each year business encroached farther and farther upon the residential district, as the importance of 42d street grew as a transportation and shopping centre. The dwellings were given over to physicians' offices, and gradually the dwellers moved farther north. But the time came, within the last half a decade, when the earning capacity of those properties grew so as to put the rentals at too high a figure for the professional men and the structures were remodeled into stores and offices. Then came the very imperative demand for a building a little different from an office building, but not on such extensive plans as a loft structure. Neither must it have any of the characteris-tics of an apartment house or residence. The professional The professional men demanded a type of building that could be devoted to professional purposes and yet permit no hint of commercialism to be conveyed by either exterior or interior architecture. Thus came the Studio Building, and the dawn of a new era for sidestreet realty investment. Messrs. Israels & Harder, the architects, studied the problem in conjunction with the New Amster-dam Leasing Company, of 537 Fifth avenue, the lessee of the 11 East 48th street studio building and found that approximately \$60,000 would make the property a paying investment. Before the building was ready for occupancy, about one year ago, practically every office was taken and it has remained well tenanted ever since with a universally long term class of rent payer, and one in which wear and tear is so far removed as to be almost negligable.

The facade of the seven-story studio building is of sandstone and polychrome brick work. Architecturally it suggests a club building. The brickwork runs with red-pressed stretchers and alternate red and blue headers from the third to the seventh floor, across the front of which is a wrought iron balcony. The sandstone is ribbed tooled up to the third floor at the centre window of which is an iron rostrum. The entrance is through a marble vestibule on the sidewalk level, through a short marble hallway to a public reception room, where are the telephone exchange, elevator and the superintendent's offices. The elevator shaft opens on short halls on each floor, upon which face doors leading into various offices, and of which there are five, arranged en suite, but they can be rented singly if desired.

THE QUESTION OF EQUIPMENT.

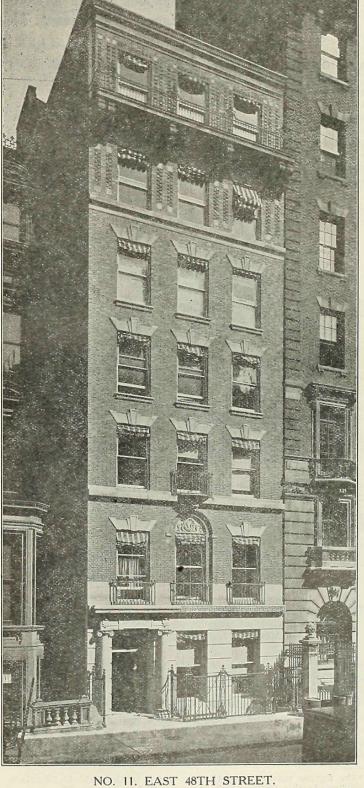
The question naturally suggests itself to the prospective investor of what kind of equipment should go into a structure of this kind and what the decoration and finish of studio buildings are. If the structure is to be occupied by physicians, dentists and oculists it is essential that the trim be good but not lavishly ornamental, that the plumbing be first class, that

•The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond. the walls and floors be sanitary, that there be plenty of light and ventilation, that gas and electricity be provided, and also compressed air from a central reservoir with taps or valves in each office.

Little steel is required in a building of this type, the walls being brick and floors of reinforced concrete. In 11 East 48th street the stairs are wood, but an Otis electric traction elevator affords quick and silent transportation to all floors.

The building was put up by the Fleischmann Brothers Company. In finishing nothing is left that could be desired, even to the marble sills for doors leading from all halls. This with the marble $(4)^*$ in the main hall and the tile work $(6)^*$ throughout the building was installed by the United States Tile Works. Another instance of the type of equipment that went into this structure is shown in the fact that N. J. Vincent installed the plumbing and pumps, while the Westinghouse Electric Co. equipped the-building with its compressed air service. The roof was put on by M. J. Westergren, a specialist in this line and was high grade in every respect.

The lighting problem (1)* for an operation of this kind is essential, and in this case it was entrusted to D. G. Brussell. It is so arranged that in none of the offices is it necessary to use artificial light for ordinary work, even though tall structures rise on all sides. Messrs. Israels and Harder, the architects



NO. 11. EAST 481H SIREE1. Israels & Harder, Architects. Fleischmann Realty & Const. Co., Builder.

Nearly every act of the City Government AFFECTS real estate in some measure.

placed the principal operating rooms, both for dentists and surgeons in front and back leaving the reception rooms in the centre of the building where light sufficient to read by is plentifully supplied.

The prospective tenant of this class, in seeking suitable offices, finds that heat is very essential, and accordingly considerable care was taken to permit no fault to be found with this accoutrement. Sorrensen & Farrington, specialists in this line of work, installed the steam equipment for this building, radiation being obtained by the American Radiator Company's segment appliances. To conform to the richness of the oak and white enamel trim installed by G. H. Gerard Son & Co. a fine grade of hardware was put in by the Russell & Erwin Manufacturing Co. Even the painting, done by Mayer Daxe, was of a high type of workmanship.

The floors and walls of this building are interesting because they embody very modern ideas of sanitary construction along this line and were the subject of considerable scrutiny and investigation before the architects approved them. The flooring is a composition that is said to have been used successfully in German hospitals. It was installed by The Doloment Company and when in place is without crease or seam. The corners and wall edges are concave, and form the baseboard. In appearance it resembles concrete and may be tinted any color. It is said to be waterproof, will not craze, crack or burn. The walls, plastered by John Feehan, were covered with The Sanatile Company's secret preparation, which looks like tinted canvass, but which may be washed and scrubbed with soap and water or even acid. The ceiling and wall edges and corners are also concave, permitting absolute cleanliness. The impression gained by even the casual observer is favorable.

All the vitreous china used in the building is the best grade turned out by the Trenton Potteries Company. The fixtures are all nickle plated. A novelty is found in the operating rooms in the form of floor connection for the expectorating bowl which is unobtrusively placed in the flooring where the service pipe comes through. The gas supply is limited to requirements for sterilizing purposes, the artificial lighting being supplied by electricity from the Edison service.

This gives a hint, at least, of what the requirements of such a building are, but if properly provided they have been found to prove inviting to high class professional men. The question of finances, formerly a serious obstacle to surmount, is to-day one of the simplest, under ordinary conditions. Reputable construction companies frequently find ways, through their banking connections, to help an investor or property owner improve his holdings.

Another problem that frequently acts as a deterrant upon the owner who would like to develop his properties, is that he imagines that he cannot be sure that he can get his improvement completed for a legitimate, previously ascertained cost. Today this may be definitely known at the outset, thanks to organization and system placed at the disposal of the prospective investor by the leading construction companies.

The field is here, the time is ripe, the demand urgent. Wanted: Investors.

NEW IDEAS IN RIVERSIDE DRIVE APARTMENT HOUSES.

Helpful Suggestions for the Investor—What \$200,000 Will Do and What the Tenant Expects—Inducements That are Made to Secure Good Tenancy.

By ALLEN E. BEALS.

A SIGN on a half-finished apartment house announcing that the suites would be burglar-proof when completed, suggested the query, "What does the apartment house tenant of to-day demand from the builder?" And because of the many luxuries expected by this class of rentpayer, "Does apartment house construction pay?" I might answer the last question at once and say that it unquestionably offers a reasonably safe and satisfactory avenue for a quick return of capital appropriated, provided that the demands of the future occupants of the suites are anticipated as far as possible. Let us,

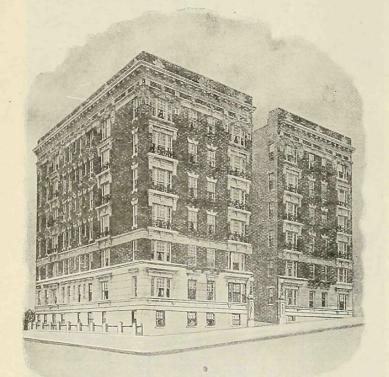


FIG. 1—DACONA HALL, A TYPICAL APARTMENT HOUSE. Claremont Avenue and 122nd Street. Moore & Landsiedel, Architects.

therefore, find out what other investors are doing and what inducements they are offering to insure quick, desirable and permanent rentals.

I will select an apartment house that cost between \$175,000 and \$200,000 to build, and which was sold subsequently at a handsome profit. "Dacona Hall," seven stories high, 200x200 ft, the southwest corner of Claremont avenue and 122nd street, now owned by Abram Bandouine, is a fair example of the

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond. modern structure of this kind renting at from \$60 to \$100 a month, according to floor and exposure. I have selected it because it is several blocks from the subway, that except for its three higher floors, there is no other vista than that of the ordinary West side apartment house, and because the building is a fair example of modern semi-fireproof construction.

It faces "Grant Square," which is a small plot of ground opposite Grant's tomb that was opened last May by the city and laid out with a little fountain, grass plots, and walks. The front windows give a view of Riverside Drive and part of the Hudson. It is occupied by a long term class of tenants, well-to-do wholesale merchants, a banker, a broker, a physician and so forth. As a proof of the assertion that this class of investment pays, it might be said that only two apartments were not taken when the building was thrown open for rental.

When the Dacorn Realty Co. built Dacona Hall, it gave its architects, Messrs. Moore & Landsiedel, carte blanche as to style and architectural design. The finished structure is a monument to sound business judgment. The site had already been excavated when the plot was bought by the developers.

A fifteen degree grade had to be figured with on the 122nd street elevation, but in the construction of the building a shelving of white ribbed-tooled limestone was run around the facades between the second and third floors. This was evidently done to compensate architecturally for the street incline. The first floor is entirely of limestone $(5)^*$ ribbed-tooled from the yards of the Charles W. Bellows Company. The same material is used for exterior window-trim and for the soffitted roofs. Fredenburg & Lounsbury's velvet mat brick, laid with sunken joints and in Flemish bond, was used to fill in between the stone work (5).* The color scheme is a dull maroon, giving to the whole structure dignity and richness. In this case two courts were built, faced with a pressed buff brick. One of these divides the two apartment tiers on either side of the building, and the rear court permits ingress and egress for tradesmen. Inasmuch as the building faces north, the court arrangement insures a greater amount of daylight for each room than is usually the case in apartment houses of even this type.

The Dacorn Realty Co. found it profitable to be its own contractor and builder. It therefore had personal supervision of all the work, from the laying of the foundations by S. Di Pace, of Harrison, N. Y., until the Griffen Roofing Company put the roof on and the building was occupied. Quick work is an important part in making this kind of an enterprise pay. It is vital that contractors of known responsibility and ability to live up to their covenants be employed. In this the Dacorn Realty Co. was fortunate. Hardly had Levine & Posner finished steel deliveries than William T. Hoohey began delivering common brick. The fact that Atlas Portland Cement and Rockland-Rockport lime were used shows that high grade materials were specified for this structure.

So much for the exterior. The tenant of today accepts a rich and inviting structure as a matter of course, but the interior, the place where he is going to live, and which his friends are going to criticise, is vital. It was, therefore, no surprise to me to find that the architects had put more adornment inside than outside.

Do you know what the municipal government is NOW planning to do?-

A GLANCE WITHIN.

Entering the wide door at the extreme rear of the court, I found myself in a marble (4)* vestibule floored with mosaic tile (6)*, and with sidewalls of solid F. O. Norwegian marble to the ceiling, supplied by Maxwell & Dempsey. I walked up a marble staircase to the entrance hall, telephone exchange and elevator which I noted was an Otis of the automatic, electric control, traction type. Upon each massive marble newal was a tapering brass pedestal, supporting a huge frosted glass globe, containing a half dozen incandescent electric lights. Every window and door and sash in the building is kalameined by the Oriental Fireproof Sash and Door Co., and supplied with clear wire glass, with the exception of the front and side windows

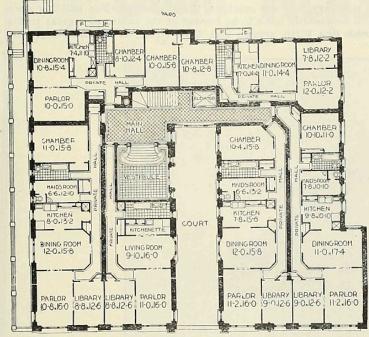


FIG 2—FLOOR PLAN, SHOWING SUITE ARRANGEMENT IN DACONA HALL.

The plans of other floors are identical save in that the apartment, which on this floor is reduced in size by the vestibule and used as a physician's office, is on the other floors a counterpart of the apartment on the opposite side of the court. It rents for \$50.

of the apartments themselves, which have fine plate glass supplied by Thomas E. Edmonds. The Automatic Mail Delivery Company's shutes have been installed.

"But what must the present day investor put in the various apartments and how far can he profitably go?" The reader may have asked this question. He must catch the woman's eye as she enters the suite as a house hunter. I therefore saw that the owners had put in Janovsky & Falitz's parquet floors (3).* I found that they had put in odorless gas logs and supplied andirons in and before the fireplaces framed by Colonial enameled pine mantels faced with white tile (6),* and topped with a 4x6 unbeveled plate glass mirror. These mantels were furnished by the E. Bradley Currier Co. I noticed that considerable care had been taken to make the chandeliers harmonize with the general finish of the room. One of the selections from Baldinger & Kupferman's stock hung in both the parlor and dining room, and carried a frame of mahogany retaining polychrome glass of a greenish color scheme.

The wall paper was laid in white bordered panels and was very rich, having been taken from the Robert Graves and Robert Griffen displays. The paper had a silk finish, was green in the parlor and marcon in the sitting room or library. Women prefer halls that arrange the parlor near the front door. This feature was lacking here, however. There were large closets in the library that could be used for books or for clothing.

A NEW COLOR SCHEME.

The dining room offered a departure from the conventional in color scheme. Dark colors here do not begin at the floor and grow lighter toward the ceiling, as is usual. The heavy wood panelling of "silvered oak," a new decoration, suggests the old Dutch decorating schemes with sombre colorings. Between the panels, sepia tapestry paper was laid on a design of huge tea roses. A massive plate rail adorned the wall about three feet from the ceiling, and above it the panelling was continued in smaller areas to a dark freize depicting sailing ships at dusk. The ceiling was in cream colored paper.

Pushing through a heavy walnut swinging door, I sought those conveniences that the modern house seeker expects to find in the butlers pantry and kitchen. The sink and back and drain tables are one piece. Some have a swinging seat attached to one of the legs upon which the tired wife or servant may sit to wash dishes. They generally prove good tenant getters. But while this novelty was absent in this kitchen, it contained a high grade glass lined refrigerator, and a novelty of real merit was found in the washtubs supplied by the Trenton Potteries Company. The washboard is moulded into the slop-

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond. ing side of the tub and near by is a receptical for soap also, an integral part. All the wash woman has to do is to give a twist of her wrist and the elusive soap is safely anchored out of the reach of water. Metal sanitary tub covers are provided. The kitchen is further equipped with a York gas range and an iron ventilator garbage repository. The owner now-a-days supplies garbage pails. This room also had glass-covered closets for aprons and table linen.

In the chamber, at the rear of the apartment, just off the front door was a wall safe and a full length beveled plate glass mirror fastened behind the mahogany door leading to the hall. It is an addition to the furnishing of the room. The room also contains a large plastered and shelved closet for clothing. The wall-paper was satin finished, with white stripe, and adorned with pink poppies. There was a maid's room, just off the kitchen, which contained a wash bowl and toilet accessories.

A uniformly good grade of plumbing goes into the modern apartment house. The bath room was white tiled, all the tiling (6)* being the work of G. Schaille & Son. It contained a white enameled bath tub, wash bowl and toilet, equipped with a "Flush-O-Meter." All piping was nickel plated. Over the bath tub was a shower bath with curtain. All the piping was supplied and installed by K. C. Polatschek.

The electrical fixtures throughout the building were installed (1)* by the Rappaport Electrical Co. In this instance high grade work is essential as a means of satisfying tenants. No central vacuum cleaning plant was installed in the house, the claim being made that conditions in this house would not warrant maintaining such powerful suction for ordinary clean-Instead, a socket is placed in the baseboard of ing purposes. each room to which a wire connection can be made and thus the cleaning apparatus can be taken from room to room. enables tenants to use their own portable vacuum cleaning apparatuses if they have them, which is frequently the case in this day of their cheapness and compactness. Heat is supplied by a Mulhearn boiler and a Standard water heater, supplies the entire building.

This briefly tells the story of what the tenant expects and receives from the majority of builders of high-class apartments. In the construction of this type of house, little steel is used, but common brick enters largely into the item of construction materials. The New Jersey Terra Cotta Co. supplied all terra cotta used.

Floor spans as a rule are of reinforced concrete $(2)^*$ usually about six feet each and were done by Gustave Scharnberger. An innovation that Messrs. Davis and Cohen, of the Dacorn Realty Company introduced in this operation, and which they have also done in an operation they now have under way at 180th street and Fort Washington avenue, is that they put $2\frac{1}{2}x4$ inch double bridged spruce studding between all partitions. This prevents the splitting of walls and by spiking a nailing strip into the brick side walls, gives the whole partition a steellike stability and is in the end economical.

Another feature that is profitable in this type of construction is some good system of water and damp-proofing. In this case it was done by Herman Malkin, who gave each wall a triple coat of his preparation. A high grade of plastering was installed in this operation by Conroy Brothers. All the trim was done by the Empire City Woodworking Co. General lumber being supplied by the Vossnack Lumber Co.

I found that this fairly represents what the investor with \$175,000 to \$200,000 can expect to get and should provide to-day. He will find that for speculative purposes apartment house construction is a field in which he can quickly turn his money over, providing that, as he builds, he bears in mind the economy in the long run of keeping his tenants satisfied and installing little conveniences that please the women of the household. A pleased servant makes a good servant, and a good servant makes a contented housekeeper. A contented housekeeper seldom wants to move.



A 4TH AVENUE CORNER IN PROCESS OF TRANSFORMATION. This was the appearance of the west side corners of 4th avenue and 25th street in the Fall of 1909. The white marble building is under construction for the Provident Loan. The vacant site is being excavated for the Milbank Building.

THE OFFICE BUILDING AT AN ORDINARY CROSSING.

The Question, "Is There Call for Such Building Outside the Great Traffic Zones?" Answered By Showing Fifth Avenue's Trend.

T has been said that Fifth avenue, as a shopping centre, is in the knickerbocker stage. If the number of transformations from private dwellings to business buildings is any proof of this, the avenue has already fixed its destiny. But the question is, why are owners of property along this thoroughfare content to remodel their residences when the tendency to commercialize the avenue is so unmistakably apparent? Casual observers—and among them is no small number of investors—have noted this and continued their searches for what they thought, more desirable investments. They hold that the Row" offers today. But it may be put down as a certainty that the onward march has been arrested as far as the acquisition of new territory is concerned and the development for the next score years will be in office, loft and stores, studio and showroom buildings. As this truth becomes more firmly impressed upon realty experts and, in turn, upon investors, more extensive improvements are being undertaken.

Contrary to some opinions, the successful office building does not necessarily have to be located at the centre of a great traffic zone like Fifth avenue and 42nd street, or at 23d street and



Hedden Const. Co., General Contractor.

future of Fifth avenue has not yet been sufficiently defined to hazzard great sums of their associate's money in more extensive operations. But have they searched the facts far enough? Let us see.

Certain far-seeing men saw the future of Fifth avenue when the development began a dozen years ago, northward from 14th street. Today it is well up to 50th street. It will be a long time, twice twelve years perhaps, before the shopping district reaches to the Plaza. No one will be bold enough to say that it never will go further, because the northward march of business in the past has swept before it more supposedly impregnable residential strongholds than "Multi-Millionaires'

4 - - --

Buchman & Fox, Architects.

Broadway, or at Third avenue and 149th street, although naturally the success of office buildings placed at those centres is assured from the start, providing of course, they are properly managed. There is room for them in any district where retail, wholesale or jobbing interests call people into congested territory, but the needs of the future tenants must be considered carefully. No better example of this truth could be found than by taking the case of Fifth avenue and 31st street.

Here, there are no big stores, no theatres, nor places of public assemblage. Great numbers of people do not pass the **corner** during morning or evening rush hours, and the number of persons passing from 9 a. m. until 6 p. m. is not greater than

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125 per hour. Furthermore, there is a great tide of vehicular traffic, and strict traffic regulations enforced at that point do not permit of carriages or automobiles standing in great num-Yet, on the northeast corner is the site of a bers at the curbs. 20-story office building that the "Fifth Avenue Investing & Improvement Company," of No. 1 Madison avenue, is erecting and which it plans to have ready by May 1. Here is an outlay of between \$500,000 and \$750,000 which might be called a ven-ture on unearned increment, an investment, in other words, which, as the avenue develops, will bring richer and richer returns to its owners.

We shall try to show that there is a good field for an office and showroom building on a longitudinal street where a tendency or movement in any certain direction, has been well developed. In this case it has been shown that the tendency is toward retail shopping. Should we take Fourth avenue, it would be wholesale and jobbing; lower Seventh avenue, light manufacturing, and on its upper part, above 34th street, apart-Or, taking certain cross streets, ment hotels and restaurants. we find, for instance, the six-story loft building in 33d street, 31st street, 27th street, 24th street, 22nd street, all east and west, while 34th street is developing into a retail shopping centre of a little more fashionable standard than 23rd street. Through all this district Fifth avenue is the backbone, with Broadway a powerful chest plate pushing on this wonderful With all these contributary conduits of commerce development. centered on either side of Manhattan's spinal column, it is not difficult to see that there is room for bigger and better office building development on this thoroughfare than has until recently been the rule.

In the consideration of an investment of this kind the first requisite is an architect who has made a study of conditions here described, because the most must be made of a limited area. When Buchman & Fox, the architects of 11 East 59th street, were first retained on this operation they had a lot 56.9 x150 on which to work. Upon this site to-day stands a structure of modern French design, that not only architecturally graces the avenue but conforms as well to the most exacting commercial tastes and demands. The construction work is that of the Hedden Construction Company, which company, after the excavation had been completed by Patrick Norton, sank the open, or concrete, caissons to hardpan. Shortly afterward Post & McCord began the deliveries of steel, the entire structure being of steel fireproof construction, the National Fireproofing Company's tile being used.

The architects, to carry out the requirements for ornate expression necessary for a structure of that kind in such an avenue, carried the stonework up to the fourth-story course. This ribbed-tooled white limestone (5)* was cut by George Brown & Co., while the brick that surmounts it from the fourth to the thirteenth story was divided up between the Empire Brick and Supply Co. and Rufus Darrow's Sons. This part of the building is light buff up to the tin roof, put on by Coleman & Krause, through Sloane & Moeller.

All the floors in this structure are made of concrete (2)* laid in the Clinton system, Type B, in spans of five feet six inches each with Atlantic Portland Cement. This contract was held by Gollick & Smith (Inc.), which concern has done a large amount of high-class work in this and neighboring cities. every floor the appointments will be as near perfect as it is possible to provide in a building of this sort. All the plumbing fixtures will be supplied by the Federal-Huber Co., while Monroe M. Golding will install it. Standard enameled ironware will be used in the lavatories.

Otis elevators will convey passengers and freight to all floors, which will be heated by a steam system installed by the Baldwin Engineering Co. The sprinkler system will be a modern one. The trim, supplied by Sloane & Moeller, will be of fine selected wood and all doors and windows will be of kalameined construction and furnished by this firm through A. J. Ellis, of West New York, N. J. The glass was furnished by the Pittsburgh Plate Glass Co.

The electric lighting system (1)* in this building was installed by L. K. Comstock & Co, which company also supplied and installed all switchboards and other electrical work. All steam and electric installation was superintended by Chauncey Matlock, C. E. The plastering was the work of McNulty Brothers. The waterproofing was done by the Tuttle Roofing Co., while the general contractors, the Hedden Construction Co., did the mason work. The tile work and marble (4)* was supplied by John H. Shipway & Brother (6)* while the ornamental ironwork came from the shops of the Hecla Iron Works in Brooklyn. The slate work was done by Arthur Wells, and the mail chutes were from the Cutler Mail Chute Co.

A glance about the neighborhood of this operation is illuminating. Save for the s e corner of Fifth avenue and 32nd street, and the Charles T. Wills Building at 286-288 Fifth avenue, opposite, there is not a modern office building near the one now in course of construction and facing upon the avenue. It is also significant that, with the exception of the new buildings of course, the only places where "to-let" signs are displayed are in the upper floors of buildings formerly used as dwellings but which have been transformed this summer into store and

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office buildings ranging 5 stories high. This is the character of shops, all of them small ones, in the vicinity, these being cited in order to show that they are not of such a type as to attract the ordinary shopping crowds to that neighborhood.

On the east side of Fifth avenue, between 30th street and 32nd -No. 291, Chinese art store; No. 295, Alice Lazarus, milliner; No. 297, Michaelian Bros., rugs; No. 299, Tel-Electric Co., pianos; No. 301, Fifth avenue Investing & Improvement Company's building, the subject of this article, on the northeast corner of 31st street; No. 307, John Wells, silver; Nos. 309 and 311 are residences; No. 313, Mason-Hamlin pianos; No. 315, Sohmer & Co., pianos, this building being of modern construction, 11 stories high.

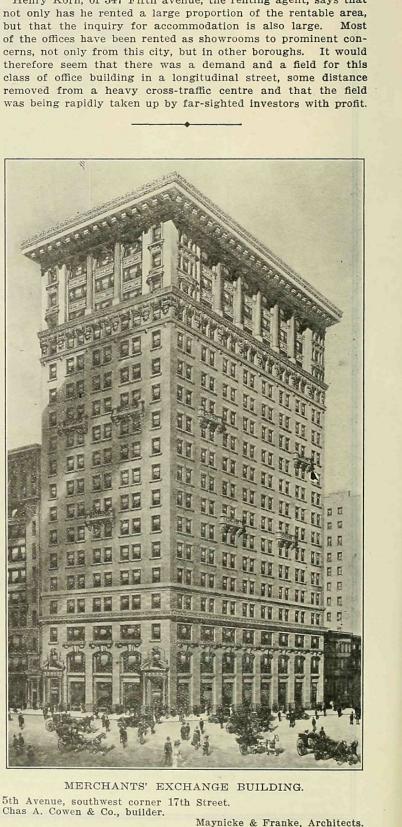
West side, between 30th street and 32nd street-the class of store occupancy follow: No. 284, an 8-sty building occupied by Gilman Collamore & Co., crockery; Nos. 286-288, a 12-story modern stone and brick store and showroom building, called the "Charles T. Wills Building," which has just been completed; No. 290, Ph. Weinberger Son & Co., furs; No. 292, Mme. Naijla Mocabcob, importer of robes; No. 294, G. F. C. Boos, furs; No. 296, Francaise, robes; No. 298; Mauser Manufacturing Co., silversmiths; No. 302, Duveen & Co., furniture.

On the northwest corner of 31st street, opposite the building which is the subject of this article: No. 304, McLaughlin, furs; No. 306, Dr. E. A. Jaeger, underwear; No. 308, Grand Maison deBlanc, millinery; No. 310, residence, 4-story and basement; at 312, Ovington Bros., art dealers, and No. 314-16, Kaskel & Kaskel, jewelers, on the southwest corner of Fifth avenue and 32nd street.

In the side streets, evidences of commercial development are also seen, although not so conspicuously as in Fifth avenue.

Henry Korn, of 347 Fifth avenue, the renting agent, says that not only has he rented a large proportion of the rentable area, but that the inquiry for accommodation is also large. Most of the offices have been rented as showrooms to prominent concerns, not only from this city, but in other boroughs. It would therefore seem that there was a demand and a field for this class of office building in a longitudinal street, some distance removed from a heavy cross-traffic centre and that the field was being rapidly taken up by far-sighted investors with profit.

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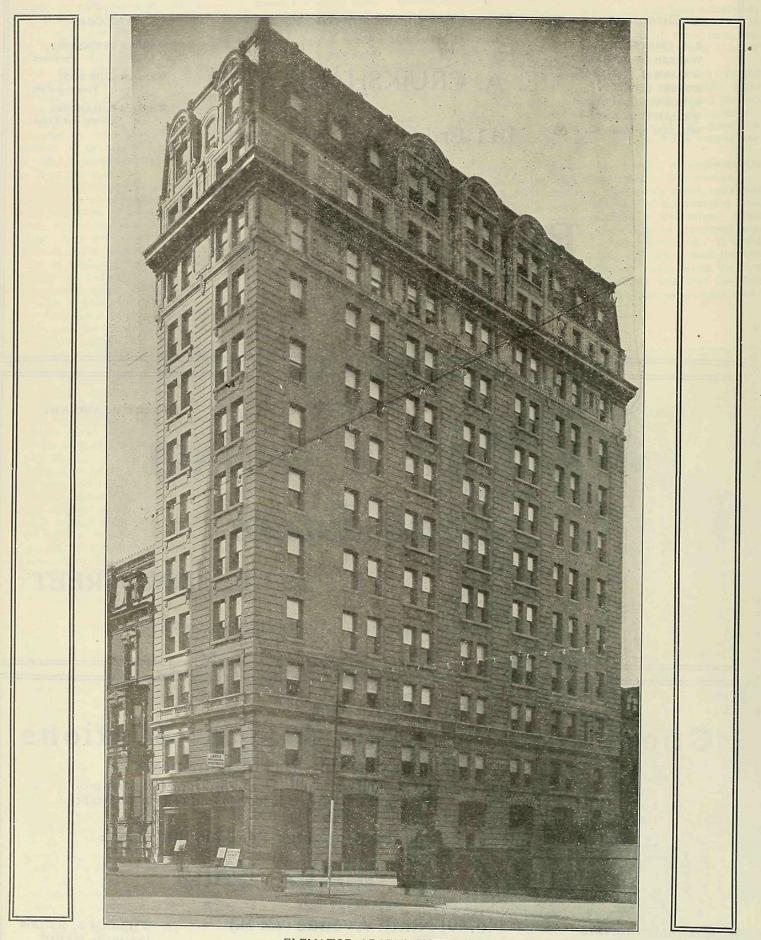
THE 12-STORY APARTMENT HOUSE AS AN INVESTMENT.

What \$300,000 Will Do in the Way of Improving a Valuable Fifth Avenue Corner—Meeting the Demands for the Best of Everything.

THERE are two sections, at least, in Manhattan where the investor must start out with the idea that nothing but the very best must go into his operation, whether it be an office building, an arcade, an apartment house or a dwelling. One is on Fifth avenue, between 23rd street and 90th street, and the other is Riverside Drive. Both are show streets, both belong to the class rather indefinitely described as ultra-exclusive which, commercially, means that tenants able to rent in those sections are exacting in their tastes and demand the highest standards of excellence, whether it be in plumbing, brick work, fireproofing, parquet floors, tiling or trim. Archi-

tects have long realized this, and after great patience and effort have brought the truth home to their clients. It is the purpose of this article to take up the subject of

It is the purpose of this article to take up the subject of apartment houses of the twelve-story fireproof type already familiar to Riverside Drive, but comparatively new to Fifth avenue. As for the office building and arcade, suffice it to say at this time that the sentiment that only the best is good enough in Fifth avenue, is growing in exact ratio to the progress that that thoroughfare is making as the centre of the fashionable shopping district. Fifth avenue customers demand store or shop or office accommodations in accord with their accustomed



Thomas R. A. Hall, Owner and Builder

ELEVATOR APARTMENTS.

Fifth Ave., Southwest Corner 51st St. Alexander M. Welch, Architect.

RECORD AND GUIDE

THE RELATION BETWEEN OWNER AND BUILDER.

What the Present Day Demands Upon the Constructor Are, and

How He Studies to Give Perfect Satisfaction to His Client.

Of all the professions, that of the constructing engineer is perhaps the most exacting. He has a plurality of masters to serve and in satisfactorily doing that he requires abilities not generally recognized as business virtues, they being more frequently looked upon as matters of course; something to be expected. The part he has taken in laying down a profitable path for the investor to follow is too little appreciated, yet he plods on day by day, improving constructing methods here, perfecting a new system of organization there and accepting the crumbs that fall to him as the reward of his efforts.

But conditions are changing and when an owner of a desirable parcel determines to improve it, to make it earn the greatest income that it is capable of producing, he invariably seeks the help of two experts. One, of course, is the architect. The other, in this age of steel construction and scientific building, is the constructing engineer. What does he expect from this counsel?

Take for instance a builder whose record of achievement covers many types of buildings, from residences to office buildings, from churches to factories; whose services have been procured by such architects as Adam & Warren, Allen & Collens, Bannister & Schell, Donn Barber, Charles I. Berg, Carrère & Hastings, Clinton & Russell, Ditmars & Brite, D'Oench & Yost, Eidlitz & McKenzie, Hill & Stout, Hoppin, Koen & Huntington, Louis F. Jallade, Parish Schroeder and Charles Volz. Mr. Edwin Outwater, of 225 5th av, is referred to.

First, the owner expects fulfillment of contract. Delays cost money, they frequently cost friendship and clientele. To guard against that the modern builder must have a perfectly trained engineering staff in his organization. He must maintain that department whether times are good or bad. He must see that their efficiency is maintained and developed. He must keep abreast of the times. His personality and understanding of human nature must be acute and alert. When labor troubles threaten he must have a reputation of fair play and live up to it. Sometimes he must even sacrifice self for the benefit of client, whether he deals with the architect direct or through the architect with the owner.

Next, he must have his finger upon the material market so that he can not only have his materials arrive at the job when wanted, but he must have an all seeing eye upon the source of supply to enable him to be prepared to note advancing prices, or other contingencies, not always conducive to uninterrupted construction. He must know the financial responsibility of his sub-contractors, he must know what their reputations for living up to their promises are.

Lastly, he must have a personality that will give him entrée to the company of men of affairs, men who lead in finances, architecture and construction. This ensures him a standing in his profession that is an important factor in meeting the expectations of his client.

With this class of engineer and a good architect, it is a source of wonder why owners of valuable property persist in procrastinating in the matter of developing their holdings. The matter of financing, should that be a restraining influence, is negligible in this day of modern financiering. Owners, who consult with reputable builders, are frequently amazed at what can be done with property that to their opinion is limited in earning capacity.

When consideration is given to the fact that within another decade property will be assessed at 25 per cent., at least, more than it is listed at to-day, it seems to be little less than folly not to act now. The richest rewards will go to the owners who act to-day and now is the time to begin as building material will advance with leaps and bounds early next year. Last year at this time was the psychological hour to buy real estate. This is the psychological moment to develop it.

GETTING A RESPONSIBLE EXCAVATOR AND SHORER.

Profit in the Knowledge that the Primary Sub-Contractor of a Building is Able to Carry Out the Terms of His Covenant.

The average architect wants to be relieved of the details of construction as much as possible. Of course he must keep an executive eye upon each sub-contractor but when, in estimating, he can definitely state that this or that contractor will carry out the terms of his covenant to the very letter, that is the man he wants to engage, because he knows that he can put full trust in that man or company. Confidence is born of a kept contract. In that truism lies the secret of the success of Canavan Brothers Co., excavators and house shorers, of 518 West 56th st.

The life of a building is dependent upon the stability of its foundations, and they are absolutely predestined by the preparations made for them. They must be well built; they must be honestly built. The importance of the work done by the excavator in the erection of the giant architectural creations of the twentieth century is frequently overlooked in the admiration for the finished structure. In Manhattan where it is often necessary to carry the excavations down forty to sixty feet, owing to the peculiar nature of the sub-soil the engineering problems attendant upon this part of the construction work are tremendous.

The first essential to a successful fufillment of a contract is proper equipment and expert knowledge of its use. A staff of competent engineers must be employed to work out such problems as that, for example, which arose recently in changing the foundations of part of the old Parker building to make way for the American Woolen Company's building. Forty feet of the fire wrecked structure adjoining was cut off. On this, forty feet of new foundations had to be set and the question was how to sustain the great weight while the excavations were in progress. This was met by Canavan Brothers Co. and preparations are now being made to set the foundation shoes. This citation only shows that this company is equipped both in engineering skill and in appurtenance to solve any problem in foundation excavation.

Another annoying feature that the architect finds eliminated in all Canavan Brothers Co. operations is the element of delay which is frequently costly both to owner and architect. "Never procrastinate; do the work to-day" is the company's banner motto, and the idea has taken among architects. This company has made records for hustling work through. For instance in the Hewitt-Bryce Building excavation, there was a site where the use of not only one but two steam shovels was feasible. The plot measured more than 230×200 ft. in which there was a preponderance of earth. About 26,000 cu. yds. of earth in place were removed and about 15 per cent. of that figure in litter, within a month. The best day's work was 300 loads of from 3 to 3½ cu. yds. each. There was also some drilling to be There was also some drilling to be They put in and installed 3 boilers in one night, and done. used them the next day. Here is a case where the average excavator, without equipment equal to this contingent, would have fallen down on his contract. Canavan Brothers Co. actually did the work in less time than the contract called for despite torrid summer weather, on some days.

There is another instance wherein this company excelled and that is in the case of the excavations for the Fifth avenue building. It was a job requiring drilling through solid rock. This was another rush operation. Some of the recent operations, not already mentioned, are: The shoring of the Criminal Courts building, the American Geographical Society's building, 155 6th st and Broadway, the Globe theatre building, 99th st to 100th st, on Riverside Drive, for an apartment house; the Ethical Culture School site, at 64th st and Central Park West, the New Theatre, 62d and 63d sts and Central Park West, and 109th and 110th sts and Columbus avenue, where 45,000 yds. of rock were taken out in less than four months. Lastly, this company is not in any sense an up-start. It has been in the business long enough to win the confidence of the most conservative architects. All three brothers, David P., John F. and Maurice J. Canavan live up to their motto and deliver the goods in the Canavan way. luxuriousness and lessees in demanding rennovation to their commercial establishments make this fact very plain, to both architect and owner.

While this is true in the commercial world, it is thrice true in the case of the homeseeker who can afford to and wants to live in the very heart of fashionable Gotham. Let us see, therefore, what can be done with a lot 36.1x121, the width facing on Fifth avenue opposite St. Patrick's Cathedral and the length facing West 51st street. Our prospective investor has between \$200,000 and \$300,000 to use in developing the property, which, of course, does not include the cost of the site or the expense of razing the four-story residences, which have become economically unprofitable. We will take for example the operation recently completed by Thomas R. A. Hall, owner and general contractor, and the design and appointments drawn and devised by Alexander McMillan Welch, the architect, of 11 East 42nd street.

11 East 42nd street. As soon as the buildings had been razed by the Rheinfrank House Wrecking Co., in the latter part of 1907, Samuel Thomason, under the supervision of Rudolph F. Miller, the engineer, began the foundations which rest on firm hardpan about thirty feet below the level of the street. Then The J. B. & J. M. Cornell Co. began the delivery of steel. As this went up tier upon tier The Raritan River Clay Company's hollow tile was laid about the girders. The T. New Construction Co. did all the waterproofing. The stone (5)* foundations and bases then followed from the cutting establishment of B. A. & G. N. Williams, and granite, cut and delivered by J. E. Dutton. Then the speckled buff front brick from Fiske & Co. followed and within four months the entire structure was topped off and M. Harrison & Son had the slate roof in place.

The same standard of high-grade workmanship and materials went inside the building as out. In the matter of floors, for instance, they were made of concrete of Atlas Portland cement, laid in six-foot spans according to Adin C. Pierce's System A, Type 2, fireproof floor construction (2)*. In the matter of plumbing The John L. Mott Iron Works very best grade of nickle plated exposed piping was installed by George H. Creasey. This was another of many high-class operations where Rockland-Rockport lime was used for plaster and finish.

Galvanized wire cloth lathing (2)* was used entirely throughout the structure and the plaster work was done by G. A. Amos. All the trim was installed by Charles F. Albert and supplied by the Batavia & New York Wood Working Company. This was enameled by Maillard & Co., painters, as was all the painting in the structure. The wood was matched and selected so as to be free from blemishes and in consequence the interior, decorated in accordance with the wishes and tastes of tenants, is admirably trimmed and adds considerably to the impression of richness, throughout each of the twelve-room apartments.

The same can be said of the parquet floors (3)* installed by the New York Flexible Wood Flooring Co. They are rich in design, every room having a different pattern. The bathroom and kitchen are in white tiling (6)* done by Mart & Lawton. In the Butler's pantry separating the kitchen from the dining room in each suite is one of Anton Larsen & Son's refrigerators supplied with cold air by one of the Voss Ice Machine Works' central refrigerating plants. A central vacuum cleaner plant supplied by the Sanitary Devices Co. is installed in the building and is connected with every floor.

Entrance to the building is obtained under a marquise on the East 51st street side, toward the extreme western end of the building, through an ornamental iron grating and French plate-glass doors. Admittance is gained at once into the vestibule, which is rich in marble (4)* from Batterson & Eisele's. Electric elevators, of the Otis make, as are the sidewalk lifts, carry passengers silently and swiftly to any floors all of which are connected with the main vestibule by the De Veau House Telephone Manufacturing Company's equipment, which also ccnnects with the New York Telephone Company's service by a switchboard, so that tenants may hold telephonic communication from their apartments with any part of the city. The Automatic Mail Delivery Company's shutes are on each floor.

Speaking of the telephone service, it is interesting to note that all the electric fixtures were supplied for this operation by Black & Boyd Manufacturing Co., and the installation $(1)^*$ was done by C. L. Eidlitz Co., under the supervision of Pattison Bros., electrical engineers.

Much is made of ornamental iron work in decoration in this agartment house and the effect is very pleasing and has proved This work was done by J. B. & J. M. Cornell, Treu popular. & Schaefer and the Manhattan Iron Works and is considered a rich example of art in metal work. Wood has been eliminated as much as possible in the structure, it being confined to floors The windows are kalameined and other sashes are and trim. covered with drawn steel, both of which were supplied by the J. F. Blanchard Co. In the matter of hardware the very best in the stock of Yale & Towne was specified and installed. The knobs, locks and all other similar supplies are of the finest material and harmonize well with the general scheme of interior decoration, which was done by D. S. Hess & Co. All glass used in the building is the product of the Pittsburgh Plate Glass Co.

The hall floors are mosaic (6)* and were installed by Batterson & Eisele and Traitel Brothers & Co. The mantels are also from Traitel Brothers & Co. The Prometheus Electric Co. supplied all the electrical plate warmers. The laundry appurtenances were installed by the Dryer Manufacturing Co., the gas ranges by the William M. Crane Co., and the steam engineer for the entire operation was Alfred R. Wolf. Douglass-Elliott pumps were installed.

It will be seen that nothing sensational has been attempted in the way of novelties. The tenant that can afford to pay from \$9,500 to \$11,000 a year for a 12-room apartment in the heart of New York city does not demand untried and experimental devices. He wants the very best that the market affords, every device that will give him comfort and ease but nothing that might be called "far-fetched." In the appointments and the contractors, who supplied materials for this operation, it will be seen that only the highest grade workmanship and materials were used, contractors of known reliability having been awarded the work.

This, then, is what from \$200,000, the amount estimated for the cost of construction as stated in the building plans, to \$300,-000 will purchase today. The question will be asked, "How large is the field for an apartment house of this type?"

The question is easily answered by citing the rapidity with which apartments of this calibre are rented. The operation at Fifth avenue and 51st street has only just been finished, yet almost every apartment is occupied. We are informed that, at the date of writing, only two were vacant. An elaborately ornamented house is not required. Tenants of this class do not require that so much as a structure that is stately, that is well and safely built, comfortable both as to amount of sunlight and appointments and, last but not least, one that is wellmanaged.

Externally, the "Fifth Avenue and Fifty-first Street Apartments" fulfill every expectation of the talent. The owner, Mr. Hall, has exercised great care in the matter of tenants renting the two stores on the Fifth avenue front. One of these is occupied by Crechton Bros. of London, England, dealers in old gold and silver and by Gimbel & Wildenstein, dealers in old paintings. Its rich granite base, surmounted by soft buff brick and towering as it does over surrounding buildings with a parlor view of the magnificent St. Patrick's Cathedral with its wide lawn opposite, thus insuring sunlight in the morning until noon for all floors, not only commends itself strongly to the Fifth avenue dweller but insures to the owner a desirable neighborhood, free from the encroachment of skyscraping office buildings for years. This structure and others contemplated like it are forerunners of a transformation of this part of Fifth avenue into an apartment house section of the calibre herein described.

CHANGING RESIDENCES INTO PROFITABLE LOFT BUILDINGS

Simple Process of Reconstruction, Costing Little Yet Greatly Increasing the Earning Capacity of a Well Located Plot.

M ANY owners of undeveloped property, while realizing that their holdings should be improved, hesitate to make the change for one reason or another. Generally it is procrastination, ofttimes it is lack of a thorough understanding of the tendency of the neighborhood in which the property is situated and consequent indecision as to how extensively they shall go into the enterprise; that of making his plot bring him greater returns. Years ago, the question of cost had great influence upon postponing this kind of improvement, but to-day, thanks to modern financial and construction methods, it should not be a deterrant, and thanks to the wide-awake real estate operators, owners of desirable properties are being made to see the wisdom of grasping the opportunities that are going begging for acceptance.

They embrace a Take last year and this too, for examples. reconstruction period following the financial depression yet the records in the Department of Buildings show that, despite financial uncertainty, more moderate priced renovation and remodeling was done in this borough than at any time since This was true as to the number of operations of the 1906 kind now under consideration, as well as to the total amount of capital expended for similar development. The fact that remodeling figures for 1909 will be considerably in excess of those of 1908 alone shows that property owners are finding this character of improvement, not only profitable, but appreciated by business men in search of modern, well located lofts and One cause for this activity in Fifth avenue was showrooms. the widening of that thoroughfare.

For the purposes of illustration, take the two 5-sty residences that stood at 581 and 583 Fifth avenue prior to July 15. They were in the path of the onward march of business on Fifth avenue. The owners, the City Investing Co., quick to see the present day needs of the neighborhood, decided upon a moderate investment of about \$40,000 to improve the property and decided to change the residences into a 5-sty store and loft building. To begin with they had a plot 39 feet by 80. The old structure was removed, down as far as the double foundations upon which reconstruction began.

*These figures refer to our Tabloid Circulars in this issue, which are numbered to correspond with the index figures in the text.

All municipal improvements are reported in the Record and Guide ahead of time.

1-1-1

December 18, 1909

RECORD AND GUIDE

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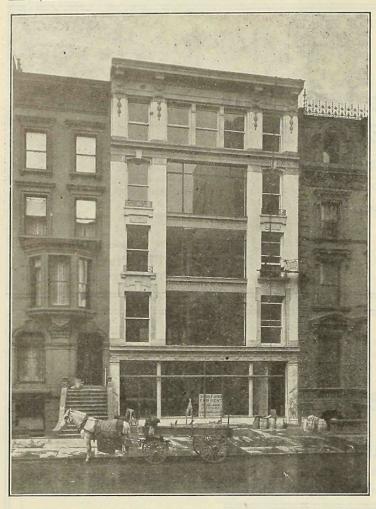
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SOMETHING NEW TABLOID CIRCULARS

as they are to be published in the Record and Guide, will provide an economical method of promoting sales. Send for sample sheets.

THE RECORD & GUIDE CO., 11 East 24th Street

RECORD AND GUIDE



DWELLINGS ALTERED FOR MERCANTILE PURPOSES. Nos 581 and 583 5th Avenue. J. H. Duncan, Architect.

Longitudinal steel beams, supplied by the Lenox Iron Works were set with wooden rafters over which good maple floors $(3)^*$ were laid. The front was done in enameled brick, supplied by the Sayer & Fisher Co. upon limestone $(5)^*$ cut by B. A. & G. N. Williams. The sidewalls were reconstructed of common brick from N. & W. J. Peck laid in Atlas Portland cement mortar with plastic slate roof put on by the Casemento Roofing Co. The facade was crowned with a cornice made and installed by the Leonard Sheet Metal Works and all the bluestone (5)* was supplied by the J. H. Scully Co. When the architect, J. H. Duncan, of 208 Fifth avenue pre-

when the architect, 5. If. Durcan, of 200 Fittin avenue prepared the plans for this building, he sought at once roominess and light. To obtain the former he used iron columns to support the upper floors, and comparatively few of these. They are plain, about nine inches in diameter, so as to permit of the greatest possible floor loads, and were supplied by the Lenox Iron Works. For light he depended entirely upon front and rear windows, the only light shaft being in the rear where the fire escapes are located and running from the first floor to the roof. An extensive bay window on the lower floor rear is thus permitted. An Otis, electric elevator serves all floors, an entrance to which is obtained by a hallway, wainscotted in marble (6)* from the Toch Tile Co. and also by a door opening from the store. Wooden winding stairs made by the Rudolph Walter Stair Works also lead to each loft.

The mason and carpentry work was done by Murphy Brothers, the general contractors while the plaster contractor was the O'Rourke, McCabe Plastering Co. All the plumbing was installed by the T. J. Cummins Plumbing Co. The sand and broken stone contractor was Bernard Campbell. The painting for this operation was done by Peter McKay

The painting for this operation was done by Peter McKay while the trim was purchased from John H. Carl, and the kalameining from John W. Rapp.

The building is "Piped for Gas" and was wired (1)* for electric light and power from the Edison system by F. C. Farnsworth & Co., the fixtures being supplied by Blackall & Baldwin. The steam heating also was installed by F. C. Farnsworth & Co., steam being generated in a John L. Mott boiler and radiated by the Mansfield Ohio Brass Company's radiators. The plumbing fixtures of enameled iron and the vitreous china bowls were supplied by the Standard Sanitary Manufacturing Company, of Pittsburgh. The water supply for the building is distributed throughout the building from a 2,000 gal. roof tank made by David Isseks of this city. All the glass used in the building supplied by W. E. Lawrance is of a high grade, the elevator shafts being protected by fine clear wire glass.

Such is the equipment of a building transformed from two residences and suitable for show room purposes. From the front it has the appearance of a modern business structure conforming to the architectural demands of a fashionable shopping district. The building stands in the centre of a block which has been changed from a residential one to stores and offices. The building has just been completed and is about ready to be tenanted.

The field for this kind of development in Fifth avenue is unlimited but it is not confined only to this thoroughfare. Such an improvement would be and has been proved to be almost as profitable on certain side streets. It bears investigation.

HIGH-CLASS CONSTRUCTION AS AN INVESTMENT. Well Built Structures Always Bring Their Price on the Market-What

Constitutes a Building of This Class-The Night-and-Day Bank.

I N the battle of adages the investor who goes in for building construction is confronted with two. One is old and familiar: "What is worth doing at all is worth doing well." The other, of more recent origin, but enjoying a large following in this city is: "What's soonest done is quickest begun." Let us see now, which best represents Manhattan construction, taken as a whole.

When S. Osgood Pell found a possible purchaser of the Nightand-Day Bank building at Fifth avenue and Forty-fourth street, owned by "The Forty-Fourth Street and 5th Avenue Building Corporation" (William H. Chesebrough, President), the American Real Estate Company, the prospective buyer, retained Mr. Charles H. Israels, of Israels & Harder, architects, to conduct a thorough analysis of the building and to give an exhaustive report on it. In the opinion which Mr. Israels handed down he made the statement that not only was the building an embodiment of the highest type of construction, but that there probably were not more than four or five structures in this city that were richer in appointment and finish without being gaudy.

It apparently shows that structures built upon the principle of the first adage are extremely rare, while structures hastily assembled are in the majority. Finish and appointment are too frequently sacrificed to speed in construction and quick tenancy. "Does high class construction pay?" do we hear? It does,

"Does high class construction pay?" do we hear? It does, undoubtedly, but because of the greater amounts involved transactions are less frequent than in the opposing types and that is probably why the former are in the minority. For instance a structure like the Night-and-Day Bank building costs approximately \$750,000. Next month, title will pass to the American Real Estate Company, Mr. E. B. Boynton President, the transaction probably involving a million dollars.

The man who contemplates an investment running into the

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond. higher six numeral column naturally wonders what sort of appointments go into a structure of this type and, what is more important to him, what houses supply this grade of appointments? Perhaps a personally conducted tour of the building will be enlightening.

We find that Henry Ives Cobb, the architect for the new Bryant Building in Nassau street, the Heidelberg Building at Broadway and 42nd street and the Newhouse Hotel at Salt Lake City, was also the architect for this structure, and that while E. Remington, who went west at the time of the San Francisco earthquake to help rebuild the city of the Golden Gate, was the advisory builder, the V. J. Hedden & Sons Company, of 1 Madison avenue, not only had most of the construction work under its supervision but also took some of the subs. It will be seen that high-class building counsel was obtained at the very start of the operation, in 1905.

The structure stands on a plot approximately 65x105, which was excavated early in July, 1905, by Canavan Brothers to a depth sufficient to permit of a basement and sub-basement. The foundations were laid by the V. J. Hedden & Sons Co., in concrete made with Atlas Portland cement, and the sand and broken stone being supplied by J. J. Duffy. All the forged steel work that went into the eleven stories was supplied by Post & McCord, with the American Bridge Co. fabricating, All this steel was protected from fire by National Fireproofing Company's hollow tile, with which material in ten inch blocks the floor slabs were built. These were covered with a high grade of fireproofed maple and yellow pine flooring. The halls, however, are wainscoted in marble supplied by Pottier & Stymus Co., and are floored with mosaic tile put in by the Robert C. Fisher Co. (6)*.

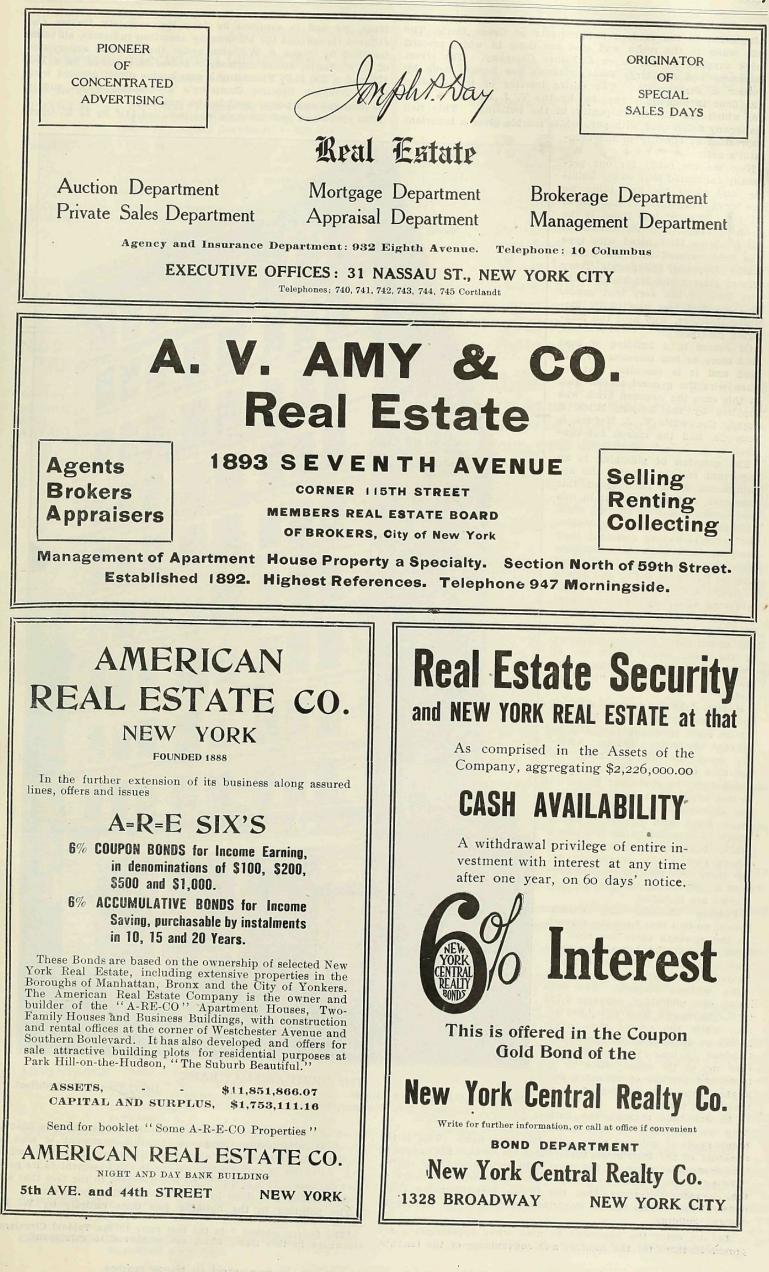
The north and west facades are done in South Dover white marble (4)* cut by B. A. & G. N. Williams, this material even forming the soffited cornice. This same firm cut the two huge columns forming the entrance to the bank which occupies the whole ground floor and basement. The whole exterior is an

Those who sell any kind of BUILDING MATERIAL should know-

December 18, 1909

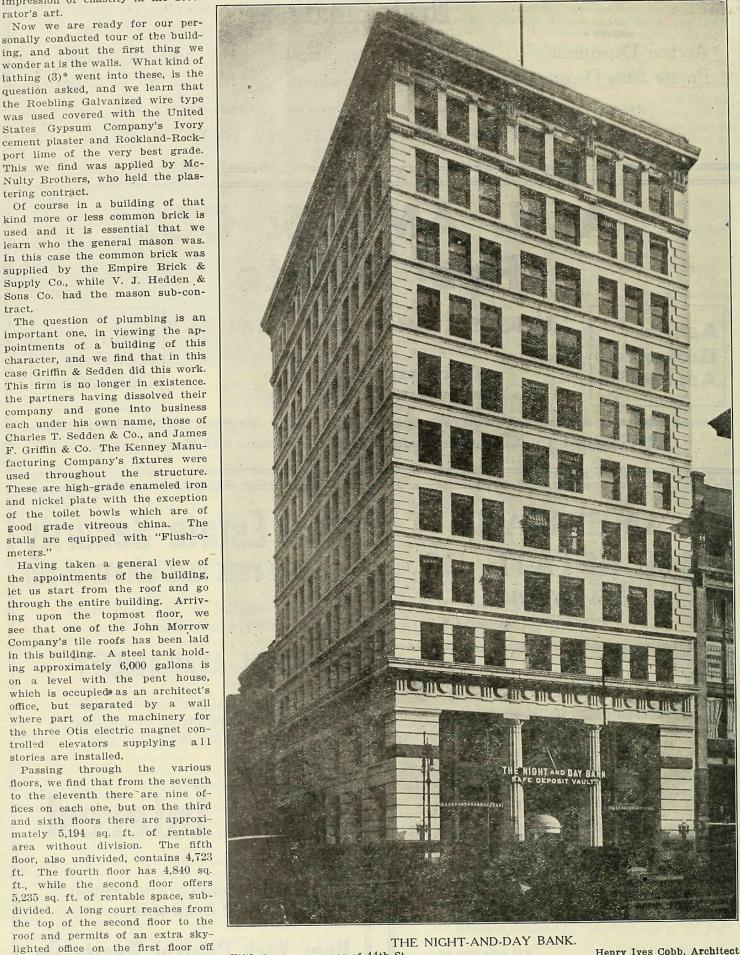
RECORD AND GUIDE





adaptation to the modern requirements of Greek ,Doric. The side walls to the south and east are done in white pressed brick supplied by the Sayre & Fisher Company. The street entrances and the large front windows are bronze done by Pottier & Stymus Co. The entire interior of the building was done in mahogany supplied by the V. J. Hedden & Sons which did all the carpentry in the building. This rich mahogany finish used with pure white marble gives a luxuriant impression of chastity in the decoHeat, we find is supplied by four Heine Safety Boilers and diffused throughout the building by American radiators, all being installed by Blake & Williams under the personal supervision of C. F. Smith, steam engineer. Power is obtained by a 150, 175 and a 250 H.P. Flemming steam engine direct coupled with three Triumph Electric Company's generators, which supply all the light and power used in the building.

The system of switchboards was installed (1)* by L. K. Com-



Fifth Ave., s e corner of 44th St. The V. J. Hedden & Sons Company, Builder.

ing we have noticed that a very high grade of polished plate glass has been used. This is the product of the Pittsburgh Plate Glass Co., which also supplied the clear wire glass on the court side and on elevator shafts. We have also noticed, in admiring the ornamental ironwork at the elevator entrances, that the Cutler Manufacturing Company's mail chutes are an important adjunct to the equipment of the building.

the

through

Passing

the main vestibule.

In our tour through the build-

Let us enter the basement to note what appointments are provided there for the comfort and convenience of the tenants. stock & Co., and all the electrical fixtures came from the Black, Boyd Manufacturing Company. In this basement is also Vacuum Cleaner Company's equipment, serving the entire building. Attention is called while we are in the basement to its perfect dryness. This is due in no small degree to the fact that all waterproofing was done by the Universal Compound Co. The painting in the building was done entirely by W. P.

Henry Ives Cobb, Architect.

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

December 18, 1909

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EVERY new building, without exception, is reported in these pages.

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- ADVANTAGES These marbles possess merits which have rapidly brought them to the front rank. Beautiful in color, fine-grained, non-absorb-ent, strong and durable. Frost and heat resistant.
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- CAPACITY-Our quarries have the most modern electric equipment. Daily capacity over 2000 cubic feet.
- CONTRACTS-Prompt filling of contracts assured. Allow us to submit estimates.

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PRODUCTS-We furnish and set in position, in City or Country, finished Limestone, and also Wyoming Bluestone and Brownstone, and other Freestone, for Apartment Houses, Hotels, Private Residences and Office Buildings.

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ADVANTAGES-Carrying a large stock enables us to supply any order at short notice.

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This department is started in response to the demand for precise and exact trade information required by purchasers of building materials and services.

In this department will be found condensed information regarding the business and products of reli-It marks a great advance in logical able firms. publicity and economical sales promotion methods.

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 catalog in this department.

Send for sample sheets and full information.

No. 5

No. 6

Nelson, while the hardware is of the highest grade obtainable from Russell & Erwin.

In March, 1906, the building was ready for tenants, having taken less than one year to construct. While there were no unnecessary delays, time was taken to insure good work in every detail. Take even the sidewalk lift, for instance, it is an Otis hydraulic plunger, but it is equipped with every safety appliance known to the elevator craft.

One thing in particular has impressed us as we have walked through the building, and that is the great amount of light that is obtained for each office. All the floors above the fifth will have permanent light on all four sides of the building, as the modern structures to the east, south and north, cannot be increased in height and these floors rise clear of them. A perfect circulation of air is also obtainable from this factor. IN A GOOD LOCATION.

The building is directly opposite Sherry's and Delmonico's in the centre of the district embracing some of the best clubs, hotels, theatres and retail shops, besides being accessible to subway, elevated and to principal surface lines at short distance walks. Tenants in this building are also convenient to a bank that is open for business day and night.

Let us look through this establishment as we pass out. The interior is done entirely in polished white marble from plans drawn by Clarence Luce and carries out the Greek Doric type of architecture in more of its original purity than that of the exterior. Besides a private hall connecting the department bisected by the vestibule of the building, entrance to which is obtained only from 44th street, a luxurious stair case leads from the rear of the bank to this other department and also to the vaults in the basement. These embody some interesting features and we will enter.

Passing down a richly carpeted stairs, our approach is heralded by a bell adroitly concealed beneath the carpet. We pass through a massive bronze barrier reaching from the floor to the ceiling and face the huge vault the door of which alone weighs seventeen tons and operated by electricity. The vault, made by the Herring, Hall, Marvin Company, is lined entirely inside with jiggerred polished brass, giving, in the brilliant electric light, a suggestion of the wealth that is contained in the safes and deposit boxes ranged tier upon tier about the visitor. The very latest design of bolts and counter latches are embodied in these vaults. The flooring, it might be mentioned, of this vault is the most expensive obtainable. It is a green vitrified tile (6)* and was supplied by Pottier & Stymus.

In the storage department for priceless works of art, blue prints, trunks and other valuables, not in the class of securities, jewels and costly gems, still another architect was employed to work out the intricate details. Clarence True was engaged for this work, and his arrangement of this department is said to be the most perfect of its kind. It is not necessary to move costly paintings to permit prospective purchases to be viewed. A system of lighting, such as would be found in the Metropolitan Museum of Art is provided by special lights that can be adjusted and shaded to suit any painting.

Passing out of this chamber of riches, we again find our way to the street over the rich velvet carpeted stairway and as we feel that tinge of pleasure born of having inspected a high example of the builder's art, we do not hear the mysterious little bell announcing our departure.

GETTING MAXIMUM RETURNS FROM A CENTRAL SITE

A Close View of the Business Man's Expectations for Office Accomodation at the Hub of Manhattan—The "Fifth Avenue Building" a Model.

NEAR the close of the first half of the last century Madison cottage, a place of public entertainment, which stood at the corner of 23d street, Fifth avenue and Broadway, was the centre of attraction to tourists. It was the favorite turning point of the most popular drive of that day, which extended up the Broadway plank road, past the turn of the Bowery, through Greenwich village and beyond. Even then the building fronted on Madison farm, the old parade ground perpetuated in Madison square. About a half a century ago, roughly speaking, the Fifth avenue hotel opened its doors to the public and within its walls some of the greatest political movements in the history of the United States have had their beginning. During its existence it was a universally recognized meeting place for the famous men of the country. A little more than a year ago the celebrated old hostlery was swept aside to make way for another public building, but of a wholly different type. We New Yorkers already have become familiar with the transformation that has been wrought upon this historic site.

Madison Square is now considered "downtown" in Manhattan, not "way out in the country," as it seemed to be when the Madison Cottage was in its palmiest days, nor merely "uptown," as that center was referred to before it had half passed through its remarkable career. So we have in Madison Square to-day almost as many offices opening into that little plot of green as face upon City Hall Park, and the number is constantly increasing. As this tendency became more and more apparent investors constructed for the future. First the Metropolitan Insurance Company's additions, then the Fuller Building, the Brunswick Building to the north and recently the "Fifth Avenue Building," representing the latest ideas in construction methods and conveniences. Other skyscrapers are being planned in this vicinity and so the end is not yet. The structures that are going to rear their stony faces into the very clouds from this part of Manhattan must be built to meet future demands; they must embody not only the perfection of today but must antici-pate that of tomorrow. This condition of affairs is born of the desire of owners of property in this vicinity to make their holdings bring to them the greatest possible revenue. The condition is accellerated by its being a transportation and shopping, as well as a commercial centre.

Madison Square is in the heart of the railway system of the city and suburbs. On the west the McAdoo tunnels bring thousands to and from New Jersey; on the east are the subways to the Grand Central station, the "Gateway of the West," the Battery, Brooklyn, where all Long Island finds an entrance into Manhattan; Harlem, the Bronx, with its home-building hordes; the Sixth Avenue Elevated, half a block away, offering quick transportation to that central upper Manhattan and Bronx territory which the subways do not tap, and from the Staten Island ferries; while surface cars bring thousands direct to that centre from Long Island and New Jersey ferries. The proposed subways in Broadway and 23d street, according to one plan, will meet at the Square. William M. Ivins once said that the future of a piece of property in New York was fixed by the rapidity and ease with which people could be dumped in that vicinity. If that be so, then Madison Square's future is fixed.

It is of interest therefore to investors and builders to study the most modern construction methods as a key to the situation of what the best construction of the day is. The day of cheap construction is passing, we find, if we are to take the "Fifth Avenue Building" as a model. Here is a structure that cost somewhere in the neighborhood of \$4,000,000. There is not a stick of wood in its construction. The very highest type of material entered into it and the highest calibre of tenants occupy its offices. It embraces features that not only meet the requirements of the Building Department, but exceed them in point of perfection. One instance is the court, a transverse plan of which is shown. This is the idea of Mr. Julius Franke, of the firm of Maynicke & Franke, the architects who designed and planned the structure and carried it through to completion within one year from the day that the Rheinfrank Housewrecking Co. began to raze the old hotel building. Further reference to this court will be made later.

The Fifth Avenue Building is owned by the company which bears its name, of which Henry C. Eno, is president; Walter E. Maynard, is vice-president and secretary, and Henry L. Eno, is treasurer. The architects had every freedom for obtaining the best that the market afforded for this operation, so unhampered, they bent every effort to making it a monument of architectural beauty and utility. Its classic Renaissance facades rise fifteen stories on four streets; 239.8 outside, and 235.8 inside, on 23d street, 136 on Fifth avenue; 66.2 on Broadway; 264.2 outside, and 261.11 inside, on 24th street, and 98.9 plus 98.9 in an L in the rear, from street to street. The exterior is of white limestone $(5)^*$ on polished granite bases by Henry Hanlein & Son.

Nineteen Otis electric overhead traction elevators, with ornate bronze cages open upon halls of unusual width and light, each elevator being capable of making the round trip in thirty-eight seconds, or ninety-six trips an hour. The entire system permits 1,800 trips every sixty minutes. There are also three Otis electric sidewalk lifts. A special ice plant, installed by Karl Vesterdahl & Co., furnishes to each office sterilized ice water, thus saving the tenant the expense of individual coolers and the delivery of ice or bottled waters. The heating system, installed by the Thompson-Starrett Co. includes four of the Heine Safety Boiler Company, totaling 1,400 horsepower, with the Detroit Stoker and Foundry Company's stokers. Two Fitchburg steam engines, operate a pair of Western Electric Company's powerful generators, that distribute light and power throughout the building, wired (1)* by J. Livington & Co. This company also supplied all switchboards and other appurtenances under the direction of Pattison Bros., electrical engineers.

The building is constructed practically for all time. Its steel skeleton, fabricated by the American Bridge Co. and erected by Post & McCord, is built so as to provide for additions, should they be found necessary in the future and are built firmly into foundations installed by the United Engineering & Construction Co. All steel work in the building is pro-

*These figures refer to the Tabloid Circulars printed elsewhere in this paper, which are numbered to correspond with index figures in the text.

IIIO

December 18, 1909

RECORD AND GUIDE

Table of Investment Properties A List of Property in Greater New York and Vicinity

Offering Opportunities to the Investor.

21st Street

bet. 5th and 6th Ave.

To settle estate, 25 x 100, with good brown stone dwelling, suitable for alteration into business purposes or to be improved with modern structure. Bargain to quick buyer.

A four story dwelling on Lexington Ave., near 34th Street, to exchange for income property on cash basis. Equity, \$14,000.

A five story 17 foot single flat, near 6th Ave. and 20th St., well rented, will sell at land value.

AMES & COMPANY Tel. 3570 Mad. Sq. 26 West 31st Street

Sixth Ave. (Herald Sq. Section)

ADJOINING CORNER

A valuable property in this growing section of the city is offered for sale *to settle an estate*. (Personal interview with principals only.)

Water Fronts.

Several well located Water Fronts on Hudson River, East River and Harlem River, for sale at reasonable prices. These properties offer unusual facilities for shipping and are suitable for Coal, Lumber, Brick and similar business.

ARCHIBALD C. FOSS, 39 E. 42d St., N. Y.

New Jersey Acreage

Commuting stations, Pennsylvania Railway Buy before Terminals are completed RAHWAY-25 acres, 90 acres ISELIN-40 acres, subdivided METUCHEN-28 acres clay land STELTON-55 acres trackage 35, 56, 95, 120 and 145 acres NEW BRUNSWICK-44 acres, plotted 95 acres on Trenton trolley 55 acres with trackage 250 acres, river and rail frontage for manufacturing 100 acres clay 37 acres sand and gravel VOORHEES-4 acres trackage 116 acres with buildings

> LOUIS F. MENAGE, 30 Church St. Telephone, 859 Cortlandt

Madison Ave. Corner

In the Forties, near new location of W. & J. Sloane; contains approximately 10,000 square feet.

Price, \$500,000

Very reasonable terms.

Especially suitable for improvement, with stores and apartments.

PEASE & ELLIMAN 309 Madison Avenue 156 Broadway 165 West 72d Street

Edgecombe Avenue

Nos. 375-77 Edgecombe Ave., near 152d Street, facing Colonial Park. Accessible to Subway and Elevated Road. Two five story triple apartments in suites of one five and two six rooms on a floor, steam heat, hot water, hardwood trim, telephone and electric lights in each suite. Size 37.6 x 87 x 100 each.

Price, \$59,000 each

Mortgage, \$40,000 at 5%, five years each. Guaranteed rentals, \$6,380 each. Further particulars on application.

JAMES K. HOLLY, Agent, No. 929 Amsterdam Ave.

123rd St.

Between Lenox and 7th Aves.

A three story and basement dwelling in excellent repair. Well arranged. Surroundings good. Owner desires to leave the city.

Price, \$16,000

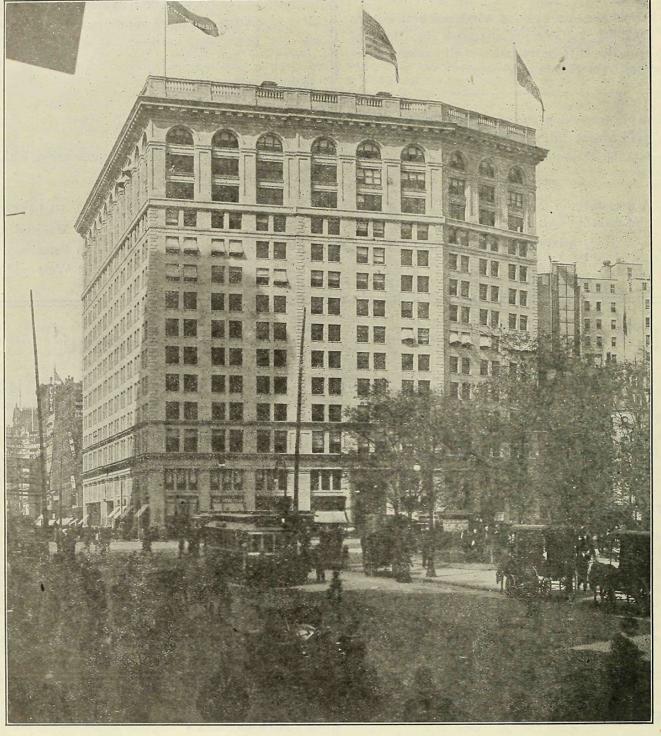
Easy terms can be arranged.

RALPH REINHOLD, 11 East 24th St.

tected by the National Fireproofing Company's hollow tile, and even the floors are constructed on the flat arch system, of 10inch terra cotta blocks in spans of five feet each on every floor. A covering of fine cinder concrete made of Northampton Portland cement is laid upon this, and it also forms a backing for a baseboard. All the floors are of this construction, all the trim is of mahogany finish drawn metal, and the window casings are kalameined, all casings being the product of John W. Rapp Co. The mosaic hall floors (6)* were installed by Batterson It will thus be seen that there is no wood in any & Eisele. part of the building save that used in furniture and a fire could hardly spread from one room to another. All the electrical fixtures were supplied by the Black & Boyd Manufac-

is said that a volume of light equal to that on any side street is obtained. Above the 12th floor the width between walls is 60 feet, or as wide as 24th street. From the eighth to the eleventh story the distance is fifty feet, while from the fourth to the eighth story the court is 40 feet wide. Separate cut-off sky lights are given to the third and second floors. The rear L extension is shown. This is perpendicular but is covered with highly sensitized terra cotta, and the light in these offices is most brilliant.

The plumbing throughout the building is of the finest and was installed by C. H. Darmstadt, while the vitreous china bowls and basins came from the Meyer-Sniffin Co. All the vitreous china appurtenances, came from the J. L. Mott



Madison Square The Hedden Construction Company, Builder.

THE FIFTH AVENUE BUILDING.

Maynicke & Franke, Architects.

turing Co. and Edward F. Caldwell & Co., and are of fine

quality brass and combine ornamentation with utility. In view of the popularity of limoid, or hydrated lime, it is interesting to note that this material was used in the construction of this building and was supplied by the Charles Warner Co., while the highest grade of Rockland-Rockport plaster went into the walls, the work being done by McNulty Brothers. The piping was the product of the Crane Co. and was installed by the Thompson-Starrett Co.

The several million of common brick that went into the rough construction work of this building was supplied by N. & W. J. Peck, while the mason work was done by the Hedden Construction Co., of the Metropolitan tower. There was no front brick used in this building and instead of enamaled brick, usually selected for the light court, marble faced terra cotta was substituted. A word here about this remarkable light court.

The accompanying cut represents a view toward the west. The court is made in cantilever and offset construction, thus insuring well lighted offices on each floor. At each offset skylights are used to shed light into the various apartments, and it

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

Special shafts carry the piping through the Iron Works. various floors, thus insuring exposed plumbing without being visible. The Kenney Manufacturing Co.'s flushing devices are supplied to the entire building. The tile work (6)* throughout the structure was the work of Batterson & Eisele, and is of the highest grade.

Heat is diffused in the various offices by American Radiators of a special design adapted to the needs of the offices in this All glass, and there are 4,216 windows, offering building. 105,000 sq. ft. of lighting surface, in elevator shafts and courts, was furnished by the Pittsburgh Plate Glass Co. The slag roofing was done by the Tuttle Roofing Co., which company The ornaalso did the waterproofing for the entire structure. mental iron work was done by the Hecla Iron Works, of Brooklyn.

Entrance to the building may A word about the corridors. be obtained from three thirty-foot vaulted arches which lead to an arcade with marble (4)* of white and brown hue and sup-plied by Batterson & Eisele. This arcade is twenty-three feet wide and trisects the building in a domed rotunda at the central intersection. These arcades practically form a covered street leading from the different thoroughfares upon which they

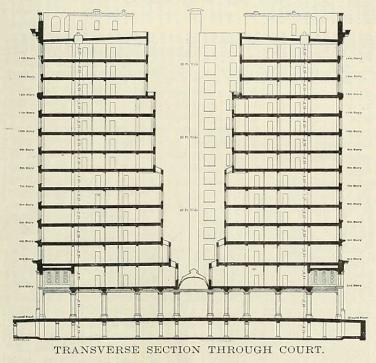
Firms that read the Record and Guide GET THE JOBS.

open and contribute to the imposing appearance and to the convenience of the building. In this corridor is one of the Tablet & Ticket Co.'s office building directories equipped with Willsons patent paper letters, which are gaining in popularity with many of the biggest office buildings of the city. Cutler mail shutes connect with each floor.

The cornices are of the same material as the walls of the building, limestone, (5^*) but here and there there is considerable sheet-metal work that is not readily seen, but which plays its important part in the perfection of the building. This work was done by the John Morrow Co. Another important adjunct to this building is its vacuum cleaner system, which was supplied by the Spencer Turbine Cleaner Co.

The Garfield National Bank occupies the corner store at 23d street and Fifth avenue. There are some features about this store that seem to be part and parcel of the structure. The architect for the interior of this bank was J .B. Baker, and the fixtures were installed by Charles T. Wills, Inc. The Safety Deposit vaults were installed by Remington & Sherman Co.

Although the building was only thrown open for tenants on May 1 a little over 50 per cent. of the total rentable area has been taken. When it is considered that there are about 1,300



offices in the building, and 14 stores, representing a total rentable area of 500,000 sq. ft., the statement made earlier in this article that there is a demand for offices in this kind of a building seems to be verified. The average rent is about \$2 per sq. ft., and the shortest term for lease is 2 years. Some tenants have signed for twenty years.

This then, is the type of building of the future. It represents the kind of office accommodation and convenience that the firm that is able to pay for it, wants, and this is the type of office building that will become more numerous in and about the Hub of Manhattan.

THE CITY AS A FIELD FOR INVESTMENTS.

BY JOHN L. PARISH.

T HAT conditions have hardly reached the normal in the real estate market is shown by the comparative statistics of the last four years. In the boroughs of Manhattan and Bronx, the middle of December showed, in 1906, 31,336 conveyances filed for record; in 1908 the number had fallen to 16,353; this year they number 17,003.

Mortgage loans recorded in the same period amounted in 1906 to \$433,000,000; in 1908, to \$296,000,000, and this year to \$349,-000,000. Only in the volume of new building operations have the undertakings for the year now drawing to a close shown a decided advance, and here the advance is to a new high record.

In 1906 the investment in new buildings in Manhattan and Bronx was \$135,000,000. In 1907 it fell to \$93,000,000; in 1908 it recovered to \$99,000,000, and for the current year the amount projected is \$160,000,000, or \$3,000,000 above the previous high record of 1905. This shows, of course, that not only are all the branches of the market well on the way to complete recovery, but that the professional element in real estate is so confident of the near future that it is discounting the market.

The course of the market during the panic of 1907-8 as indicated by these figures is indicative of its usual course under similar circumstances and conditions. While money is abnormally tight it merely slows down. It is never brought to any condition even remotely resembling collapse. Not, at least, since 1873. The panic of that year was, admittedly, largely a real estate panic. Not only in New York, but in all the cities

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond. of the country real estate speculation had been carried to an unprecedented extreme. As a consequence values crumbled when the speculative bubble was punctured, add they did not find a secure basis again for about twelve years.

since, however, real estate values have had some ch to stability. The theory that property is worth what Ever approach to stability. it can be made to produce in rents at the normal rate of rentals in the vicinity, capitalized at such rate, has come to be more generally understood and accepted as the scientific basis of values. So general is this conception that there is rarely any important deviation from it, and wherever such deviations are Therefore, in all the attempted they are usually unsuccessful. financial panics since 1873 the reactions in real estate, in New York City, have been only such as have been observed here in the course of the last three years. This has manifested itself chiefly in a quieting down of the usual market activities without any loss of value of importance, and a gradual but steady resumption of activity and further advance in values after the crises of the financial stringency has passed.

All of which seems to bear out in theory what all active brokers and dealers affirm from experience and observation: That New York City real property affords at all times not only the safest but the most profitable of all fields of investment. New York City's advantages are based upon natural conditions-the conditions which have established her undisputed precedence among the cities of the Western world, and are fast building her into the position of precedence among all the great centres of population and industry of all the world. These are her high and dry setting in a nearly perfect sanitary position; a harbor capable of floating all the navies and fleets of all the world; an inland waterway to the heart of the continent, and unlimited sources of supply of pure water and fuel, and of all the supplies and materials required for the sustenance of the population and the profitable pursuit of her varied occupations. Some other of the world's great cities enjoy some of these advantages equally with New York, but none of them possesses all of them in anything like equal All are deficient in some one or more of these parmeasure. And this fact gives New York City superior natticulars. ural advantages forever, over all other cities, for the pursuit of the infinite multitude of industries and occupations which collectively constitute the world's work.

Since real property is a prime requisite of every industry, it follows that a city so endowed ought to present a profitable and safe field for real estate investments. And so it has proved. Some of the world's greatest fortunes have been made by investment and reinvestment in real property in New York City. This fact is notorious and calls for no bill of particulars here. But the fact that opportunity is just as good now as ever in the past may to some minds need a demonstration. The values of lands and their rental income are based entirely on demand, and that demand would cease and desist unless the population increases steadily. In New York the population has increased steadily from the beginning of its history as a centre of civilization. And its growth is more rapid and substantial now than ever before.

The condition of things is unimaginable that would lead to any change in the orderly progress of the city along these lines. So long as the city continues to furnish to the alert, the ambitious, the intelligent and industrious of the world better opportunities than they can find elsewhere, it will continue to grow, faster with every year. It is only four years since the hundred million dollar mark was passed in new construction, and now it is past the one hundred and fifty million mark. And it is a vastly more substantial and enduring city that is being built, over the foundations of the old, and beyond its former confines.

And the municipal spirit reveals itself in a definite purpose to better and better prepare the city for the continually successful waging of the unending competition with all other cities in the doing of the world's work. Hundreds of millions for new water supply, new rapid transit railroads, new bridges, new municipal buildings, new schools and colleges, all testify to the purpose of the municipality to be prepared for the future which awaits it.

-Two new skyscrapers are probabilities for the financial district, one at the northwest corner of Wall and Nassau, and the other at Nassau, Pine and Cedar sts. The "Liberty Tower" is the only giant building under construction at the present time in that centre, and business seems dull to builders when compared with the times of 1905 and 1906, when there were enough skyscrapers running up at the same time in that district to make a spectacular race. Another important development of the week in building affairs was the purchase of the Fourth Avenue Presbyterian Church site (at the northwest corner of 22d st) for a new business building for Mills & Gibb, who are prominent in the wholesale dry goods trade on Broadway. The church was built in 1856, of brownstone after the Gothic manner, and it was long in charge of the Rev. Dr. Howard Crosby. The determination of such an influential firm as Mills & Gibb to leave Broadway is a matter of high importance to 4th av real estate interests, and significant of the new feeling that a Broadway location is no longer considered indispensable in this line of trade.

Our real estate CONVEYANCES contain ALL information.

SOME OF THE PRINCIPAL BUILDINGS TO BE CONSTRUCTED IN 1910. The Estimated Cost of Those Named in This List is Over \$72,500,000.

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CONTRACT.	Not awarded.	John Peirce Co., Terry & Tench.	Geo. A. Fuller.Co.	ing Co. i	1	Seaboard Realty Co.	Figlity P. Son	Owner huilds	Hav Foundry & Iron Works Stael	struction Co.	Not awarded.	James Carlew.	Not awarded.		awarded.	Hay Foundry & Iron Works, Steel.	Ourse builds	Not awarded tearing domn	nilds	Owner builds.	Wm. J. Taylor.	0,4	ohincon Co Doct	ring.	Jacob & Youngs.	Owner builds.	Owner builds.	Not awarded	Owner builds.	arded	00	Owner builds.	Owner brown, Jr.	Thompson-Starrett Co.	Owner builds.	Owner huilds		· builds.	Chas. T. Wills, Inc.	Not awarded.	Not awarded.	No.	Not awarded	Owner builds.	Owner builds.	Not awarded.	Chas. T. Wills, Inc.	Not awarded.	Mare Fidlitz & Son	builds.	Carlos Fassell, Inc.	Owner builds.	Not awarded.	Owner builds.	Owner builds.	0	Owner builds.		an	Owner builds.	warded	Ormond & O'Brien.	Alexander Brown, Jr.	am Craw	Old building demolished.	Not awarded.	Not awarded.		+
EST. COST.	\$5,000,000	5,000,000	4,000,000	2,000,000	2,000,000	1,500,000	1.500.000	1,500,000	1,200,000.	1,050,000.	1,000,000.	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1 000 000	1.000.000	800,000.	800,000	800,000	800,000	800,000	750.000	750,000.	700,000	650,000	600,000	600,000	500,000	500,000	400,000	400,000	400,000	400,000	360.000	350,000	350,000.	330,000	300,000	300,000.	300,000	275,000	261,000.	250,000	250,000	250,000.	250,000	225,000	225,000.	200,000	175,000.	175,000.	160,000	160,000.	160,000.	150,000	150,000	130,000	103 000	100,000	100,000	100,000	100,000	100,000.	Not given	Not given	\$79 500 000	00010001710
STORIES	20 stories	8 stories	10 stories	21 stories	12 stories	12 stories	20 stories	12 stories	20 stories	12 stories		·····12 stories	stories	15 stories	90 ctonioc	12 stories		16 stories	12 stories	12 stories	19 storios	12 stories	16 stories	2-sty & base	6 stories	19 stories	12 stories	1 story	12 stories	12 stories	10 stories	9 stories	16 stories	13 stories	12 stories	12 stories	12 stories	12 stories	6 stories		12 stories	o ctories	12 stories	8 stories	4 stories	2 02	in	stories	n Tr	S stories	12 stories	6 stories	6 stories	8 stories	8 stories	12 stories	6 stories	7 stoires	6 stories	4 5 & 6 stories	8 stories	4 stories	12 stories	stories		12 stories	10 stories	1.	
MOLTIN LINE LISE IS OVER \$7,2,000,	Daniel H. Burnham & Co.	Warren & Wetmore, Reed & Stem	Daniel H. Burnham & Co.	Warren &	TI Pohoufcon & Coldstone	Geo. &	Trowbridge & Livi	Rouse & Gold	Maynicke & Franke	Geo.	10N	Clev	ant Co.Not Selected	Not selecte	William H Frohne	Thompson &	Not selected	D'Oench &	Neville & Bagge	Lawlor	Novilla & Racce	Neville & E	G	McKim	Henry At	Schwartz & Gross	Janes &	W. W. Bo	Schwartz &	Rouse & Goldstone	Clinton & I	F. D. Brown	Neville	Ч	Horace Trumhauer	Schwartz &	C. P. H.	Rouse & G	Schwartz & Gross		H	Tobn M Hall	F. C. Zob	Lawlor & Ha	Alfred Josenh Bodker	Buchman &	James B.	Emery Koth	Donn Barbe	Mulliken &		Young &	Schwartz &	George & Ed Blum	George Fr	V. Hugo Koe	C. B. Meyers	Luther H.		:	Wm. Schnaufer	H.T.	4 H	Trowbridge & Livingston	Thomas	Schwartz & Gross	N	Detimated anet	Esumated Cost, Lotal
City of New York		New York Central & H. R. R. Co	Manhattan Hudson Realty Co	Alfred Gwynne Vanderbilt	Decret Pulding Co	Rroadway and 113th at Company	Bankers' Trust Co.	Riviera Realty Co	Henry Corn	43d st Building Co	Joseph Milbank	James Carlew	Chec D Dotor Kealty & Improveme	Mills & Gibbs	Dhilin Proceeder	Dow Construction Co	Ferguson Bros. & Forshav Co.	Germania Life Insurance Co.	Guide Realty Co	Brookfield Construction Co	Charlee I MoMonue	Guide Realty Co.	Joseph Milbank	Metropolitan Museum of Art of N. Y.	Mr. and Mrs. W. K. Vanderbilt	Tablan Construction Co	Charter Construction Co.	Fifth Avenue Baptist Church	Paterno Bros., Inc	Soun Bros.	The Boollan Co	Name withheld	Charles Brogan	Albert R. Shattuck	Carlyle Realty Co	M. E. Paterno Realty Co.	Auto Club of America	Highwood Realty & Construction Co	Weschler & Noel	Julius Sternfeld	25th Street Construction Co	Ctowned Viaduct Co.		Poterfield Construction Co.	Sillan Construction Co	Realty Holding Co.	W. & J. Sloane	Walter Russell	Institute of Musical Art	Carnegie Construction Co	Frank B. McDonald Estate		B. House	Paterno & Son Construction Co	Axelrod Realty Co	Boreas Realty Co.	Helena Realty & Construction Co	Sloane Maternity Hospital	W. B. Isaacs	Wm Truslow Hvda	Julius Kindermann	R. C. Church of St. Columba	Samuel P. Tull	J. B. Trevor	City Theatre Co.	W. & J. Sloane 	133 West 19th Street Company		
KIND OF BUILDING	Hotel	Passenger station	Department store	Hotel	Apartment house	Anartment house	Office building	Apartment house	Office building	Office and theatre	Diffice building	Dilice and loft	A actomont building	off building	Office building	Anartment hotel	voartment house	frice building	Apartment house	Apartment house	Apartment house	voartment house	frice and loft	Auseum annex	fodel tenements	tore and loft	voartment house	hurch	wo apartment houses	Varehouse	nartment house	Anartment house	ffice and loft	oft building	Wo apartment houses	wo apartment houses	Automobile Club anner .	partment house	voartment house	oft building	oft building	Apartment nouse	oft building	partment house	Apartment house	oft building	Varehouse	studio apartments	chool of Music	Apartment house	store and loft	thartment house	partment house	Apartment house	Apartment house	oft and store	Apartment house	Hospital annex	partment house	sattery sub-station	Varehouse	chool	lesidence	lesidence	heatre	tore and loft	oft building	1	
Contra of Dark nor Diana of Trans	Madison av, s w cor 42d st	42d st, Depew pl, Vanderbilt av Batterv nl. West and Washington st	6th av, w s, 32d, 33d sts	Park av, s w cor 34th st.	dth av, n e cor 51st st	Broadway n w cor 113th st	Wall st, Nos 14-18	Riverside Drive, bet 156th and 157th	4th av, s e cor 18th st	Broadway, s e cor 43d st	4th av, n e cor 23d st	3/1B 90, Nos 3-7 West	Proodway, D 6 00F 420 SL	4th ar n w our 22d st	4th an' c alone 94th et	Broadway, n w cor 145th st	Riverside Drive, n e cor 92d st	4th av, n e cor 17th st	West End av, s w cor 100th st	Hiverside Drive, n. e cor 103d st	Fark av, S. e Cor foun St	West End av. n.w car 99th st	4th av. s w cor 25th st	5th av and 83d st	77th st, n s, through 78th st	Puth of New Ande Wheet.	Broadway, S e cor 77th st	46th st, No 8 East	Riverside Drive, e.s. 107.6 n 116th s	Duane sty s cor Hudson st	Proadway c c con 1654b ct	Riverside Drive, n'e cor 158th st	4th av, n e cor 20th st	54th st, Nos 244-252 West	Cathedral Pkway, s s, 100 w Amsterd.	Riverside Drive, e s. 100 s 119th st.	55th st, west, rear of Auto Club	157th st, w s, 275 e Broadway	70th st Nns 147-153	34th st. Nos 317-323 East	24th st, Nos 152-156 West	Hitth St, S S, 10 e Broadway	25th st. Nos 24-26 West	35th st, Nos 141-147 East	Riverside drive, n e cor 151st st	27th st. Nos 118-120 West	11th av, Nos 306-310	Claremont av, n w cor 120th st	Claremont av. n e cor 199d st	111th st, s s, 158.4 e Broadway	6th av, s w cor 32d st	139th st. s s. 175 w Broadway	163d st, n s, 100 e Broadway	Amstendam av n m con 102th of	100th st. s s. 150 e Riverside Drive	24th st, Nos 148-150 West	Pinehurst av, n w cor 177th st	10th av. 59th to 60th st.	Intervale av and 163d st	41st, bet 8th and 9th avs	Webster av. e s. 25 n Anna pl	25th st, Nos 331-335 West	17th st No 43 West	91st st, No 9 East	13th st, n s, 138 e 4th av	Madison av. Nos 76-78	19th st, No 133 West		

RECORD AND GUIDE

RECORD AND GUIDE

A BODY OF CENSORS PROPOSED.

APROPOS OF SOME OF MAYOR-ELECT GAYNOR'S RE-CENT SPEECHES.

(Reprinted from the Record and Guide of 1888.)

THEORIST.—Is it not a defect in our institutions that there is no organ calling the attention of our people to their own deficiencies? The politicians flatter the people, the business of the Fourth of July orators is to set forth the glory and strength of the country and the superiority of our institutions over those of other nations. The press ought to hold the mirror up to nature and be the censor of public morals. But newspapers are business enterprises, and the aim of editor and publisher is to cater to popular passions and prejudices and not correct public evils.

SIR ORACLE.—I have long believed that we ought to have had in this country a body of men and women known as censors. They should devote themselves to the unpopular task of showing up whatever evil influences there were in our institutions with a view to their correction. They should have their representatives in every legislative body—local, State and national. But their business would be to report and recommend what action should be taken by the body of the voters. They themselves should give up all hope of holding places of power or profit.

THEORIST.—There are traces of some such institutions in many countries. The prophets under the Jewish regime were critics, and very stern ones, of the shortcomings, both of princes and the people. There are public censors in China today, but they often degenerate into mere spies, as their reports are made, not to the public, but to the ruling powers. One of the vaguest chapters in Roman history is that which relates to the censors, who during one period of the republic, were very powerful. In periods of corruption they were authorized to revise the polling list, and they often disfranchised large masses of voters. They could declare that certain candidates were unworthy of holding high office. The censors themselves sometimes became rulers in Rome. The Appian Way was built by and named after a famous censor. But the rise and fall of that useful institution is shrouded in mystery.

SIR O .- It would be a great benefit to our country if there was an organization of voluntary censors in every large city. The press claims to represent public opinion on all the great questions of the day, and to be on the side of right as against wrong. But the business interests of the journals often array them on the side of corruption and popular prejudice. Take the monstrous abuses of our pension systems. The politicians dare not call their souls their own in face of the soldier vote. The press declines to represent the public conscience in this mat-ter, and has no word of rebuke for the \$\$0,000,000 spent in pensions annually more than a quarter of a century after the civil war closed. The newspaper editors know of course that fully \$60,000,000 of this vast sum is a pure steal. But while they will yelp like curs at a few thousands in a doubtful appropriation for an indispensable river and harbor bill, they say nothing about the hideous waste of these pension bills.

THEORIST.—A body of voluntary censors, such as you propose, would be very unpopular,—that is, if they did their duty and told the truth about public men and public measures. Then, what guaranty would there be that they would be always right in their criticisms and strictures?

SIR O.-Of course they would be wrong at times; but if they entered upon their work with a pledge that they would never hold office of profit personally, they would give a guaranty of disinterested conduct. They themselves would be so sharply criticised by the powerful interests they would assail, that they would be forced to be prudent and lean on the side of justice.

THEORIST.—But would it be feasible to organize such a body? Are there men and women in every community willing to sacrifice themselves for the good of the state?

SIR O.-Every free state that has appeared in history has developed men and women willing to sacrifice their own ease, and even life, for the public good. Men who died on the battlefield were often inspired by pure love of country. The case of the Abolitionists and other reformers shows that certain people are always ready to become martyrs so that humanity may be served. I think if it was clearly shown that a body of censors, such as I have designated, would be useful to the public, there would not be wanting plenty of volunteers to help correct the great public evils.

THEORIST.-What national obliquities and shortcomings have you particularly in mind which need correction and abatement?

SIR O.—To begin with, we are a vainglorious people, and to correct this defect, we need frequent reminders of our shortcomings. Take our system of popular education, for instance; we are far in the rear of Germany or Switzerland, and in the present rate of retrogression Great Britain and France will be ahead of us in time. Yet is it not many years since our publicschool system was the best in the world. Then our legal machinery is in a deplorable condition; we have more law and probably less justice than any other modern civilized nation. Our political methods are exceedingly defective. We elect a

congress in one year which does not commence to legislate for a year and a half afterwards, and this in an age of steam and electricity. An English Parliament assembles immediately after a general election, and hence responds to the public opinion of its day. Then the frequent Parliamentary elections in England serve to inform the Cabinet as to the drift of opinion in the political constituencies. The permanently hostile attitude of our press towards the laboring classes is a very serious matter, and may sometime result in a catastrophe. Then the censors could canvass our list of candidates at every election, and warn voters against the black sheep. It is now impossible for us to tell the unworthy from the worthy we vote for on the several tickets. But it would take a book to cover this ground. It is very certain that the press does not fulfill its mission, except in a very inadequate way, as a censor of public morals or a corrector of popular delusions. If a new Christ was to be sacrificed, so eager is the press to represent the passions of the hour, that it would be unanimous in demanding his crucifixion. I confidently predict that somehow or other there will arise a body of men and women who will do for us what the censors did for Rome, and the prophets for the people of Israel.

AN INTERNATIONAL CONNECTION.

The American Group of the Societe des Architects Diplomes par le Gouvernement decided at its annual meeting to hold during the coming year an international exhibition of architectural drawings, representative of the modern work being done abroad and in the United States. It was thought that an exhibition of this kind would be of interest to the profession and to the public in general.

A committee was likewise appointed to take up the matter of competitions, constituting itself a "Bureau on Competitions." Its purpose, as outlined, was to co-operate with the American Institute of Architects, and particularly to take cognizance of the competitions that are being held abroad.

A delegate to the parent society in Paris was elected, with instructions to acquaint the society with the architectural movement in this country, and to keep in touch with the general trend of art matters abroad. It was decided to continue the meetings of the group in the form of monthly luncheons as heretofore.

The following is the list of officers: Joseph H. Freedlander, president; Cary S. Rodman, vice-president; Francis A. Nelson secretary; Julian Clarence Levi, treasurer. Executive Committee: Joseph H. Freedlander, Lloyd Warren, Donn Barber, Francis A. Nelson, Hugh McLellan. Delegate: Charles Butler.

Contractors to Get a Dividend.

With the moving of the Police Headquarters from 300 Mulberry st to the new building at Grand and Centre sts, an interesting epoch in building matters was reached. To those who are familiar with the facts existing at the time of suspension of work by the original contractors and the diverse interests of a number of the creditors of the concern, it is rather a matter of surprise that the Headquarters' job was completed, as it has been, and it is satisfaction to be able to state that a substantial dividend is to be declared to those who completed their work. This is the first instance, so far as our attention has been called to the matter, where a trustee in bankruptcy, with the aid and assistance of the sub-contractors upon the work, completed a contract to the satisfaction of the City, the architects and the sub-contractors.

After the failure of the contractors and the appointment of Leo Oppenheimer as trustee, in bankruptcy, Messrs. Eidlitz & Hulse, as attorneys for the trustee and for the Police Headquarters' creditors, prepared an agreement for the completion of the building by the sub-contractors on the job, upon the understanding that all of the sub-contractors would share pro rata in the proceeds of the work. This contract was approved by the United States District Court and work proceeded in accordance therewith.

When Architect F. L. V. Hoppin, of the firm of Hoppin, Koen & Huntington turned over the building to Commissioner Baker, he said: "It is with great pleasure that the architects turn over this building to you, Mr. Commissioner, and they desire to note their indebtedness to the committee of creditors, the trustee and their attorneys for the valuable assistance that has been rendered to the architects and their appreciation of the able work which has been performed unselfishly for the City of New York."

The Committee of Sub-contractors referred to by the architect consisted of A. Klaber & Son, McNulty Brothers and John L. Hamilton & Sons.

All efforts to revise the building code before the end of the present administration have ceased, and the old code as interpreted by the superintendents of buildings in their respective boroughs will hold sway for awhile longer. There was a chance that the two principal interests affected by the proposed revision would reach an agreement, but other interests were so strongly opposed to the ordinance that the Building Committee soon preceived that it would be impossible to enact any legislation.

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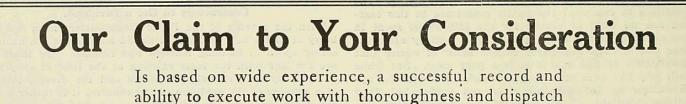
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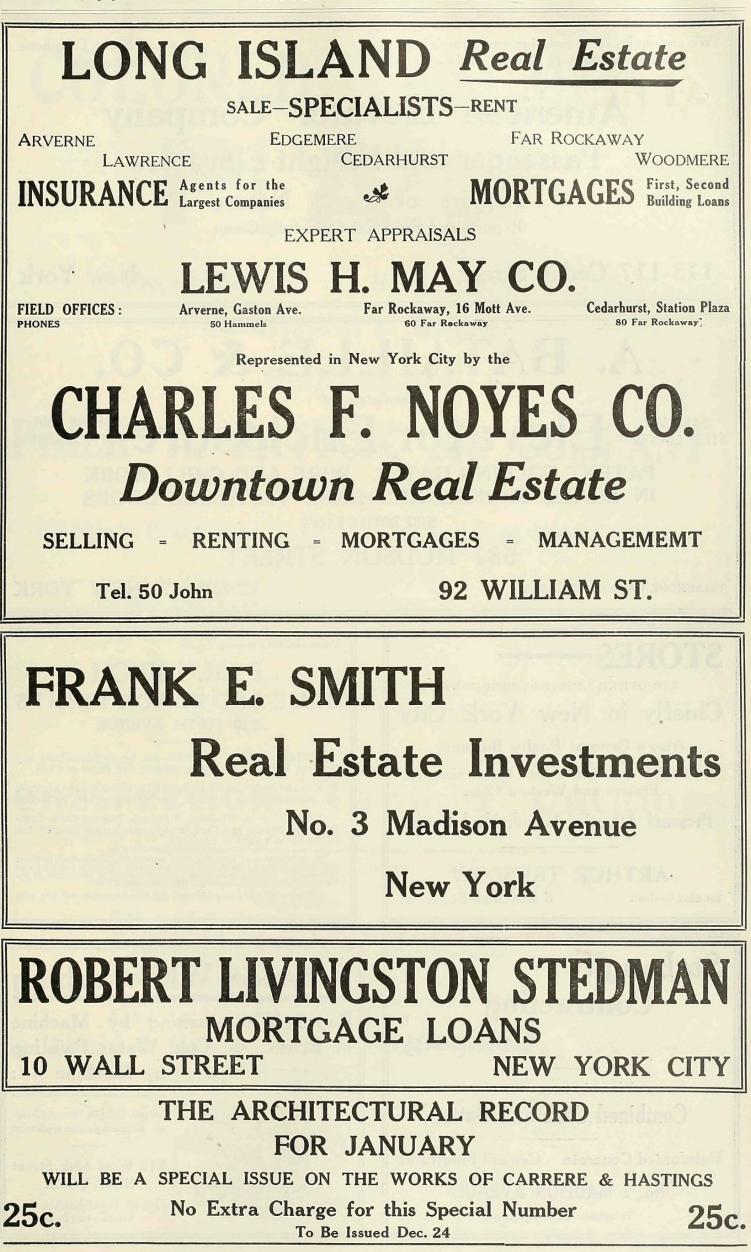
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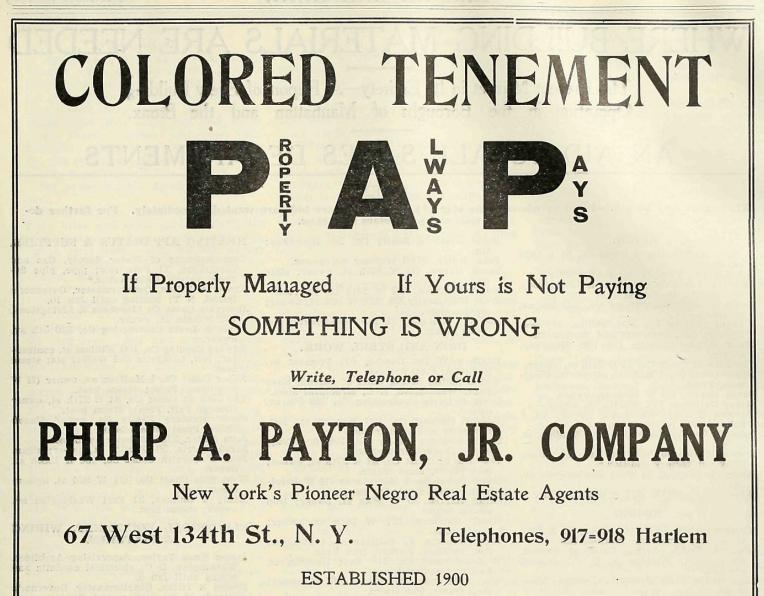
RECORD AND GUIDE

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December 18, 1909

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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

INDEX.

tails and particulars see below.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately. For further de-

BRICK.

Westborough Realty & Const Co, 51 E 122d

st, owner. John Miller, 2780 Webster av, owner. Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner. Levin & Levin Contracting Co, 320 5th av,

owner. Edward Corning Co, 100 William st, con-tractor; loft, Lafayette and Walker sts. Sheer Ginsberg Realty Co, 198 Broadway,

owner

owner. The 25th St Const Co, 31 E 27th st, owner. Neper Const Co, 1 Madison av (H. W. Perel-man, Pres). Sarah Harris, 50 W 86th st, owner. Henry Guttman, 127 W 24th st, owner. Thomas H Tully Const Co, owner; Ed J Byrne, 3029 3d av, architect. John W Cornish Const Co, 466 E 138th st, owner

owner. James R Gordon, 402 5th av, architect; Knox hat factory addition.* Henry T Bulman, 21 Fort Washington av,

owne

West Side Const Co, 321 W 92d st, owner.

STONE.

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TERRA COTTA.

TERRA COTTA. Edward Corning Co, 100 William st, con-tractor; terra cotta coping. The 25th St Const Co. 31 E 27th st, owner; George Felt, Pres. Sheer Ginsberg, Realty Co, 198 Broadway, owner; coping. John Miller, 2780 Webster av, owner. Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner. Levin & Levin Contracting Co, 320 5th av, owner. Neper Const Co, 1 Madison av, owner; H W Perelman, Pres. Sarah Harris, 50 W 86th st, owner. Henry Guttman, 127 W 24th st, owner. John W Cornish Const Co, 466 E 138th st, owner.

owner.

West Side Const Co, 321 W 92d st, owner. Henry T Bulman, 21 Fort Washington av, owner; cornices.

ROOFING.

Westborough Realty & Const Co, 51 E 122d st, owner; metal roof.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st. contractor; loft, Lafayette and Walker sts; vitrified tile.
Neper Const Co, 1 Madison av, owner; composition roof.
The 25th St Const Co, 31 E 27th st, owner; felt and slag.

felt and slag.

Sheer Ginsberg Realty Co. 198 Broadway;

tin. John Miller, 2780 Webster av, owner. Sarah Harris, 50 W 86th st, owner; slate roof.

Henry Guttman, 127 W 24th st; tin roof. West Side Realty Co, 321 W 92d st, owner; plastic slate. Henry T Bulman, 21 Fort Washington av,

owner; slag.

IRON AND STEEL WORK.

Matthew W Del Gaudio, 401 Tremont av, architect; stall fixtures. Wm H Smith, Acting Chief of Bureau, Navy Dept, Washington, D C; structural steel.* Levin & Levin Contracting Co, 320 5th av,

Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st; loft, Lafayette and Walker sts.
Sheer Ginsberg Realty Co, 198 Broadway, owner; beams, iron stairs.
The 25th St Const Co, 31 E 27th st, owner; iron stairs, steel frame.
Neper Const Co, 1 Madison av (H W Perelman, Pres); steel, fire escapes.
Sarah Harris, 50 W 86th st, owner; iron stairs, beams.
Henry Guttman, 127 W 24th st, owner; steel frame.

stairs, beams.
Henry Guttman, 127 W 24th st, owner; steel frame.
Peter Roberts, 37 Sullivan st, contractor; iron columns, girders, iron base.
M Zimmerman Co, 318 East Houston st, owner; columns, beams.
West Side Const Co, 321 W 92d st, owner; steel frame, iron stairs.
Henry T Bulman, 21 Fort Washington av, owner; steel frame, stairs.
Wilmurth Realty Co, 143 Liberty st, owner; beams.

beams.

FIREPROOFING.

Edward Corning Co, 100 William st, con-tractor; fireproof blocks. The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres); fireproof blocks. Henry Guttman, 127 W 24th, owner. M Zimmerman Co, 318 East Houston st; fireproof floors

I Zimmerman C fireproof floors.

PLUMBING.

Department of Health, N Y City, 500 Park av, owner; plumbing, fittings and fixtures.* James Knox Taylor, Supervising Architect, Washington, D C; gas piping.* Ernest R. Tilton, Quartermaster, Governor's Island, N Y; plumbing until Jan 10. John Miller, 2780 Webster av, owner. Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner. Levin & Levin Contracting Co, 325 5th av, owner.

Levin & Levin Contracting Co, 325 5th av, owner.
Edward Corning Co, 100 William st, con-tractor; loft, Lafayette and Walker sts.
Neper Const Co, 1 Madison av, owner (H W Perelman, Pres).
Sheer Ginsberg Realty Co, 198 Broadway, owner (Jacob Sheer, Pres).
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres).
Sarah Harris, 50 W 86th, owner.
Henry Guttman, 127 W 24th st, owner.
West Side Construction Co, 321 W 92d st, owner.

owner. Henry T Bulman, 21 Fort Washington av,

owner.

GALVANIZED SHEET IRON, LIGHTS, CORNICES, ETC.

Edward Corning Co, 100 William st, con-tractor; skylights and cornices. Neper Const Co, 1 Madison av, owner; sky-lights

Neper Const. Co, 21 E 27th st, owner; lights. The 25th St Const Co, 31 E 27th st, owner; metal frame skylights, cornices. Sheer Ginsberg Realty Co, 198 Broadway, owner; cornices, skylights. John Miller, 2780 Webster av, owner; sky-lights

lights. Levin & Levin Contracting Co, 320 5th av,

owner; skylights. Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner. Sarah Harris, 50 W 86th, owner; skylights,

Sarah Harris, 50 fr Coul, 1
cornices.
Henry Guttman, 127 W 24th st, owner; cornices, skylights.
West Side Const Co, 321 W 92d st, owner; cornices, skylights.
Henry T Bulman, 21 Fort Washington av. owner; skylights.

HEATING APPARATUS & SUPPLIES.

Commissioners of Water Supply, Gas and Electricity, 21 Park row; pipe, pipe fit-tings, valves, boiler tubes,*
Ernest R Tilton, Quartermaster, Governor's Island, N Y; heating until Jan 10.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st, contrac-tor; loft, Lafayette and Walker sts; steam heat.

heat.

heat. Neper Const Co, 1 Madison av, owner (H W Perelman, Pres); steam heat. The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres); steam heat. Sheer Ginsberg Realty Co, owner (Jacob Sheer, Pres); steam heat. John Miller, 2780 Webster av, owner. Sarah Harris, 50 W 86th st, owner; steam John W Cornish Const Co, 466 E 138th st, owner. West Side Const Co, 321 W 92d st, owner;

West Side Const Co, 321 W 92d st, owner; steam heat. Henry T Bulman, 21 Fort Washington av, owner; steam heat.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

James Knox Taylor, Supervising Architect, Washington, D C; electrical conduits and wiring until Jan 6. Ernest R Tilton, Quartermaster, Governor's Island, N Y; wiring and fixtures until Jan 10. John Miller, 2780 Webster av, owner. Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner. Levin & Levin Contracting Co, 320 5th av, owner.

owner. Edward Corning Co, 100 William st, contrac-

Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts.
Neper Const Co, 1 Madison av, owner (H W Perelman, Pres).
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres).
Sheer Ginsberg Realty Co, owner (Jacob Sheer, Pres).
Sarah Harris, 50 W 86th st, owner.
Henry Guttman, 127 W 24th st, owner.
John W Cornish Const Co, 466 E 138th st, owner.

West Side Const Co, 321 W 92d st, owner. Henry T Bulman, 21 Fort Washington av,

ELEVATORS.

ELEVATORS. Edward Corning Co, 100 William st, con-tractor. Neper Const Co, 1 Madison av, owner. The 25th St Const Co, 31 E 27th st, owner. Sheer Ginsberg Realty Co, 198 Broadway, owner; dumbwaiters. Levin & Levin Contracting Co, 320 5th av, owner; dumbwaiters. Intervale Const Co (Jacobson & Livingston), 132 Nassau st; dumbwaiters. John Miller, 2780 Webster av, owner; dumb-waiters.

Henry Guttman, 127 W 24th st, owner.

PAINTS.

Commissioner of Correction, N Y City, owner; paints and oils.* Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner. Levin & Levin Contracting Co, 320 5th av, owner. Edward Corning Co, 100 William st. con-tractor; loft, Lafayette and Walker sts. Neper Const Co, 1 Madison av, owner (H W Perelman, Pres). John Miller, 2780 Webster av, owner. Sheer Ginsberg Realty Co, owner (Jacob Sheer, Pres).

Sheer Glusberg Rearly Co, owner (Sacob Sheer, Pres). The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres). Sarah Harris, 50 W 86th st, owner. Henry Guttman, 127 W 24th st, owner.

HARDWARE.

Commissioner of Correction, N Y City, owner; hardware.* Levin & Levin Contracting Co, 320 5th av,

eward Corning Co, 100 William st. con-tractor; loft, Lafayette and Walker sts.

owner.

owner.

waiter

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements. 146TH ST, n s, 225 e Broadway, 6-sty brick and stone tenement, 100x irregular, tin roof, galvanized iron cornices, skylights, steel beams, terra cotta coping, steam heat, iron stair rail and stairs spruce beams, tile floor and base; cost, \$125,000; owner, Sheer Ginsberg Realty Co., 198 Broadway; architect, B. W. Levitan 20 West 31st st. Plan No. 833. The owner builds. Jacob Sheer, presi-

167TH ST, s s, 175 w Amsterdam av, 5-sty brick and stone garage, 50×85 , tin roof, galvanized iron cornices and skylights, steel frame; cost, \$65,000; owner, Henry Guttman, 127 West 24th st; ar-chitect, Harold L. Young, 1328 Broad-Plan No. 835. way.

Owner builds.

BROADWAY, s w cor 163d st, 6-sty brick and stone apartment house, 157.5x 90, slag roof, glass and iron skylights, terra cotta cornices and blocks, steam heat, limestone, steel frame; cost, \$210,-000; owner, H. T. Bulman, 21 Ft. Washington av; architects, Schwartz & Gross, 347 5th av. Plan No. 837.

100TH ST, s s, 280 w West End av, 8-sty brick and stone tenement, 70x82.10, plastic slate roof, fireproof, galvanized iron skylights and cornices, metal lath, bluestone coping, steam heat, steel frame, iron and marble stairs, marble base; cost, \$160,000; owner, West Side Const. Co.,

112.6x86.10; slag roof, steam heat, vitrified tile coping, iron stairs and balconies, steel; cost, \$150,000; owner, Kuhn & Lawson Co., 408 West 142d st; architect, J. C. Crocker, 2017 5th av. Plan No. 840.

Office and Loft Buildings.

25TH ST, Nos. 152-156 West, 12-sty brick and stone store and manufactory, 55.6x90.4, felt and slag roof, fireproof, metal frame and wire glass skylights, terra cotta blocks, galvanized iron cornices, iron stairs, marble coping, steam heat, limestone, steel frame; cost, \$270,-31-33 East 27th st; architect, Frederick C. Zobel, 118 East 28th st. Plan No. 832. 000; owner, The 25th St Construction Co.,

Geo Felt, pres.; P. Grassi, treas.; Alex Felt, secy.

LAFAYETTE ST, s w cor Walker st, 8-sty brick and stone loft and office building, 87x25.9, vitrified tile roof, fireproof, galvanized iron skylights and cornices, terra cotta blocks, stone and terra cotta coping, steam heat, steel frame; cost, \$60,000; owner, Helen H. Jenkins, Mor-N. J.; architects, Howells & ristown, Stokes, 100 William st. Plan No. 830. Edward Corning Co., 100 William st,

has general contract. Plumbing not let. Factories and Warehouses.

GREENWICH ST, Nos. 818-820, 6-sty brick and steel warehouse, 42x80, composition roof, galvanized iron and wire glass skylights, brick cornices, fire escapes, blue stone and tile coping, steam heat, steel and frame; cost, \$50,000; own-er, Neper Construction Co., 1 Madison av; architect, John Woolley, 15 East 11th st. Plan No. 831.

Harry W. Perelman, 100 West 119th st, president; owner builds.

EAST END AV, n w cor 79th st, 8sty brick and steel factory and loft building, 102.2x147.11; felt and gravel roof, fireproof, galvanized iron skylights and cornices, fire escapes, tile coping, steam heat, steel frame; cost, \$175,000; owner, Stevenson Const. Co., 1 and 3 Court st, L. I. City; architect, John M. Baker, 21 Jackson av, L. I. City. Plan No. 839.

The owner builds.

Stables and Garages.

144TH ST, s s, 360 e Lenox av, 2-sty brick stable, plastic slate roof, galvanized iron skylights, glazed terra cotta coping, steel and spruce frame; \$12,000: owner, Jas. McLaughlin, 303 East 68th st; architect, Fredk. Jacobsen, 1204 Broadway. Plan No. 838. No contract let.

157TH ST, s s. 101.74 w Broadway, 6-sty brick and stone flat, 112.6x86.8, plastic slate roof, galvanized iron cornices and skylights, marble or vitrified tile coping, steam heat, iron and marble stairs, steel and spruce beams; cost, \$150,000; owner, Sarah Harris, 50 West 86th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 834.

The owner builds.

MANHATTAN ALTERATIONS.

CHRISTOPHER ST, Nos. 107-109, erect partitions to 6-sty brick tenement; \$250; owner, Adam Wiener, 348 Central Park West; architect, O. Reismann, 30 1st st. Plan No. 2672. CLEVELAND PL, w s, 58.7 s Delancey

st, 7-sty brick and stone front extension, 57.4x9.2, front wall, stairs, elevator shaft, to 7-sty brick factory; cost, \$15,000; own-American Express Co.; architects, Dodge & Morrison, 82 Wall st. Plan No. 2674.

A. J. Robinson Co. has contract.

DIVISION ST, No. 193, partitions, toi-lets, to 5-sty brick store and tenement; cost, \$500; owner, Juda Lampert, 27 Eldridge st; architects, Cohn Bros, 47-Rockaway av, Brooklyn. Plan No. 2637. DIVISION ST, No. 40, partitions, skylights, vent shaft, to 5-sty brick and stone store and tenement; cost, \$1,500; owner, S. Rouse, 2345 Broadway; architects, Schaefer & Jaeger, 461 Tremont av.

Plan No. 2700. GOERCK ST, No. 8, toilets, partitions, tank, windows, to 2, 3 and 5-sty brick tenements; cost. \$5,000; owner, Louis Levy, 320 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2696.

GRAND ST, No. 389, store fronts to 5sty brick store and tenements; cost, \$200; owner, A. C. Anger, 124 East 85th st; architect, Alfred L. Kehoe, 1 Beekman architect, Alfred L. st. Plan No. 2699.

HESTER ST, No. 167, partitions, sky-light, windows, to 2, 3 and 4-sty brick tenements; cost, \$850; owner, Adelina Auseleni, 167 Hester st; architect, Chas. E. Reid, 105 East 14th st. Plan No. 2697.

HOUSTON ST. n s. 100 e Clinton st. partitions, steel columns and beams, fireproof floors, stairs, to two 4 and 5-sty brick and stone manufactory; cost, \$25,-000; owner, M. Zimmerman Co., 318 East Houston st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2678.

HUDSON ST, No. 501, CHRISTOPHER ST, No. 131, partitions, toilets, store front to 3 and 4-sty brick store and hall; cost, \$9,000; owner, Owen P. Breen, 501 Hudson st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2691.

Barr & Gruber, 210 Bowery, have contract.

LAFAYETTE ST, Nos. 393-399, tank to 7-sty brick factory; cost, \$2,425; owner, Estate of Roswell Smith, 92 William st; architect and builder, the Rusling Co., 39 Cortlandt st. Plan No. 2682.

MERCER ST, No. 127, toilets, partitions to 5-sty brick store and loft; cost, \$300; owner, Chas. Lane, 38 Fulton st; architect, Thomas W. Lamb, 224 5th av. Plan No. 2695.

RIVINGTON ST, No. 126, partitions, iron columns, steel beams, to 3-sty brick store and dwelling; cost, \$2,500; owner, Mrs. Rosie Mintz, 980 Prospect av; ar-chitect, Harold L. Young, 1328 Broadway. Plan No. 2676.

STANTON ST, No. 332, 1-sty brick rear extension, 20x34, toilets, partitions, windows, to 3-sty brick dwelling; cost, \$1,-500; owner, Mrs. McDermott, on premises; architect, O. Reissman 30 1st st. Plan No. 2671. SULLIVAN ST, Nos. 30-32, 5-sty brick

rear extension, 42.7x55.4, iron columns, girders, iron bases, to 4-sty brick and stone loft; cost, \$25,000; owner, Chas. Burkelman, on premises; architect, Peter

Roberts, 37 Sullivan st. Plan No. 2670.
P. Roberts & Co., 37 Sullivan st, mason and carpentry; Franklin Plumbing Co., 147 Spring st, plumbing.

WARREN ST, No. 10, new iron and brick front, to 5-sty brick store and loft; cost, \$3,000; owner, Daniel Birdsall, 317 Broadway; architect and builder, J. Odell Plan Whitenack, 231 West 18th st. No. 2698.

2D ST, No. 2361, erect sign to -sty store and tenement; cost, \$75; owner, not given; lessee, O. J. Gude Co., 935 Broadway. Plan No. 2694. STH ST, Nos. 368-370 East, toilets, to

6-sty brick store and tenement; cost, \$150; owner, Jacob Fish, 370 East 8th st; architect, Samuel Sass, 23 Park Row. Plan No. 2660.

STH ST, No. 13 East, partitions, toilets, windows, to 4-sty brick store and office; cost, \$2,000; owner, Trustees Sailors Snug Harbor, 31 Nassau st; architect, John Ph. Voelker, 979 3d av. Plan No. 2659. 11TH ST, No. 507 East, fireproof pass-

age to 5-sty brick store and tenement; cost, \$120; owners, M. Davidowitz and Tony Gruen, 66 West 114th st; architect, Erwin Rossbach, 2010 Broadway. Plan No. 2658.

12TH ST, Nos. 331-337 East, 1-sty brick front extension, 80x4.11, partitions, show windows to 4-sty brick tenements; cost. \$8,000; owner, Folsom Committee, 13 Astor pl; architect, M. Zipkes, 103 Park av. Plan No. 2693.

12TH ST, No. 627 East, toilets, partitions, windows, to 4-sty brick tenement; cost, \$1,500; owner, Katherine Steinbach, 627 East 12th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2681.

13TH ST, n s, 86.1 e 2d av, 1-sty brick rear extension, 10x14, windows to 4-sty brick hospital; cost, \$1,000; owner, New York Eye and Ear Infirmary, 2d av and 13th st; architects, Mills & Green-leaf, 345 5th av. Plan No. 2703.

R. Deeves & Son, 305 Broadway have contract.

14TH ST, No. 42 E, pent house, skylights, to 6-sty store, office and loft; cost, \$2,500; owner, Wm. F. Bridge, 69 Wall st; architects, Westervelt & A West 34th st. Plan No. 2701. Austin, 36

21ST ST, No. 36 West, partitions, windows, to 4-sty brick and stone store and show room; cost, \$5,000; owner, Estate Charlotte A. Mount, 472 Grand st; architect, John H. Friend, 148 Alexander av. Plan No. 2661.

22D ST, No. 148 West, partitions, windows, to 3-sty brick dwelling; cost, \$75; owner, Dr. John B. Lynch, 151 West 74th st; architect, P. F. Brogan, 119 East 23d st. Plan No. 2657.

32D ST, Nos. 11-13 West, alter shaft to 11-sty brick store and loft; cost, \$300; owner, John R. Keim, on premises; architects, Buchman & Fox, 11 East 59th st. Plan No. 2679.

Wm. C. Monks, 4 East 42d st, contractor.

35TH ST, No. 313 West, partitions, skylights, toilets, to 4-sty brick tenement; cost, \$500; owner, John Wells, 307 5th av; architect, Louis Fick, 534 West 178th st. Plan No. 2656.

44TH ST, No. 313 East, partitions, plumbing, to 4-sty brick tenement; cost, \$1,500; owner, Wm. L. Levy, 170 Broad-way; architect, C. B. Meyers, 1 Union sq. Plan No. 2663.

All JUDGMENTS for more than \$100 are reported in the Record and Guide.

44TH ST, No. 212 East, vent shaft, skylights, partitions, windows, to 5-sty brick tenement; cost, \$4,000; owner, F. Sulzberger, 409 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2666.

53D ST, No. 314 West, 1-sty brick rear extension, 15.7x15, partitions, stairs, windows, to 3-sty brick and stone dwelling; cost, \$400; owner, H. B. Smith, 570 7th av; architect, Geo. Fred Pelham, 507 5th Plan No. 2667. av

56TH ST, Nos. 534-542 West, 2-sty brick side extension, 50x83, add 1-sty to 1 and 3-sty brick office and shop; cost, \$4,800; owner and architect, The Hinkle Iron Co., 534 West 56th st. Plan No. 2692. 99TH ST, n s, 107 w Lexington av,

floor, iron beams, to 2-sty brick car barn; cost, \$900; owner, Metropolitan Street Railway, 621 Broadway; architect, Oscar Schmidt, 621 Broadway. Plan No. 2680.

123D ST, No. 317 East, retaining wall to 4-sty brick tenement; cost, \$250; owner, Herman Finck, 317 East 123d st; architect, Frank Hausle, 81 East 125th st. Plan No. 2673.

BROADWAY, Nos. 2628-2630, new store fronts to 3-sty brick store, office and loft; cost, \$500; owner, W. F. Loew, 2630 Broadway; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2662.

EAST BROADWAY, No. 68, show windows, galvanized iron cornices, to 5-sty brick loft; cost, \$350; owner, Tracy Boyd Plumb, on premises; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2686.

LENOX AV, No. 158, stairs to 5-sty brick tenement and store; cost, \$300; owner, John L. McGrath, 8 West 123d st; architects, Gronenberg & Leuchtag, 3 West 22d st. Plan No. 2677.

LENOX AV, No. 86, partitions, show windows, to 5-sty brick tenement and store; cost, \$350; owner, Israel Hoffman, 86 Lenox av; architect, Frank Hausle, 81 East 125th st. Plan No. 2690. LEXINGTON AV, No. 123, alter floors,

stoop, to 4-sty brick and stone garage and dwelling! cost, \$4,000; owner, Wm. Randolph Hearst, 238 William st; architect, Henry Davidson, 255 West 60th st. Plan No. 2704.

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

PARK AV, Nos. 503-509, elevator shaft, stairs, steel beams, to 5-sty brick stable and storage; cost, \$4,000; owner, Wil-murth Realty Co., 143 Liberty st; architect, M. C. Merritt, 58 West 31st st. Plan No. 2685.

PARK AV, between 125th and 126th sts, toilets, ticket office, to 1-sty brick passenger station; cost, \$10,000; owner of land, New York City; lessee, N. Y., C. & H. R. R. Co.; architects, A. R. Collins, 335 Madison av. Plan No. 2683.

James McCullagh, 218 West 36th st, plumbing.

1ST AV, s e cor 74th st, iron awning to 5-sty brick store and tenement; cost, \$450; owners, Stutz Bros., premises; architect, A. Mngler, 14 East 112th st. Plan No. 2660.

1ST AV, No. 2229, toilets, skylight, partitions, windows, to 3-sty brick tenement and store; cost, \$1,200; owner, Andrea Cirolli, 2229 1st av; architect, Matthew W. Del Gaudio, Tremont and Webster avs. Plan No. 2668.

2D AV, No. 589, toilets, partitions, win-dows to 4-sty brick store and tenement; cost, \$750; owner, Isaac Joyce, 589 2d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2675.

3D AV, n e cor 53d st, show windows to 4-sty brick tenement; cost, \$1,200; owner, George McGovern, 877 3d av; ar-chitect, B. W. Berger & Son, 121 Bible House. Plan No. 2689.

STH AV, Nos. 271-275, toilets, partitions, windows, to two 4-sty brick stores and tenements; cost, \$600; owner, Es-tate Robert Barkley, 266 West 23d st;

architect, P. F. Brogan, 119 East 23d st. Plan No. 2688.

7TH AV, No. 1970, alter shaft, beams, stairs, to 5-sty brick tenement and store; cost, \$1,200; owner, Paul Koening, care architects; architects, Harrison & Sack-heim, 230 Grand st. Plan No. 2664. 7TH AV, No. 1968, alter shaft, beams,

stairs, to 5-sty brick tenement and store; cost, \$1,200; owner, Isaac Goodstein, care architects; architects, Harrison & Sack-heim, 230 Grand st. Plan No. 2665. heim, 230 Grand st. Plan No. 2665. STH AV, Nos. 2734-2736, partitions to

6-sty brick tenement; cost, \$200; owner, Annie Marden, 222 West 122d st; architect, O. Reissmann, 30 1st st. Plan No. 2702

9TH AV, s e cor 23d st, partitions, bath rooms, windows, to 5-sty brick hotel and cafe; cost, \$5,000; owner, Tonges & Lembeck, on premises; architects, W. A. Tilton & W. H. Wolfe, 76 Montgomery st, Jersey City. Plan No. 2684. 10TH AV, No. 405, fireproof partitions

to 4-sty brick tenement; cost, \$500; owner, Estate Morris Littman, 220 Broadway; architect, L. De Lorenzo, 418 East 14th st. Plan No. 2687.

PROJECTED BUILDINGS. Bronx.

Apartments, Flats and Tenements. CONCORD AV, n e cor 150th st, four 5-sty brick stores and tenements, plastic roof, 40x84.7, 45x82; total cost, \$165,000; owners, Concord Av. Realty Co., 230 Grand st; architect, Chas. B. Meyers,

1 Union Square West. Plan No. 1287. SEDGWICK AV, s w cor Fordham road, 5-sty brick tenement, plastic slate roof, size irregular; cost, \$40,000; owners, Guidone & Galardi, 162 East 23d st; architect, Henry Atterbury Smith, 1181 Broadway. Plan No. 1288.

182D ST, n w cor Belmont av, 5-sty brick tenement, tin roof, 88.7x79.11; cost, \$60,000; owners, Albor Realty Co., Vincent Busceim, 2299 Bathgate av; archi-tects, Goldner & Goldberg, 704 Jackson Plan No. 1286. av.

EAGLE AV, e s, 371.86 n 149th st, 5sty brick tenement, tin or plastic slate roof, 50.37x88; cost, \$50,000; owners, Thos. Mulligan Const. Co., 173d st, near Shakespear av; architect, Lorenz F. J. Weiher, 271 West.125th st. Plan No. 1280.

168TH ST, s e cor Teller av, 5-sty brick tenement, tin roof, 37x85; cost, \$40,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1283.

168TH ST, s w cor Clay av, 5-sty brick tenement, tin roof, 75x54; cost, \$40,000; owner and architect, J. Schwarzler, 1340 Plan No. 1284. Brook av.

INTERVALE AV, n w cor 169th and Home sts, 5-sty brick tenement, plastic slate roof, 41.8x98.1; cost, \$75,000; owner, Intervale Construction Co., 132 Nassau st; architect, John C. Watson, 217 West

125th st. Plan No. 1295. HOME ST, s s, 100 e Tinton av, 5-sty brick tenement, tin roof, 31.10x103.2; cost, \$25,000; owners, Thos. D. Malcolm Con. Co., River av and 167th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1303.

179TH ST, s e cor Belmont av, 5-sty brick tenement, tin roof, 31.111/8x90; cost, \$40,000; owners, Thos. D. Malcolm Con. Co., 167th st and River av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1304.

155TH ST, s s, 145 w Elton av, 5-sty brick tenement, tin roof, 50x82; cost, \$50,000; owners, Thos. D. Malcolm Const. Co., River av and 167th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1305.

VYSE AV, e s, 100 s 172d st, 5-sty brick tenement, tin roof, 50x87.6; cost, \$40,000; owner, Carmine Cioffi, 1116 Intervale av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1300. INTERVALE AV, e s, 262.5 n Freeman st, two 5-sty brick tenements, tin roof,

77.6x66, 100x 36; total cost, \$80,000; owner, David Herman, 132 Nassau st; architect, Harold L. Young, 1328 Broadway. Plan No. 1297.

PROSPECT AV, e s, 61 s Fox st, two 5-sty brick tenements, slag roof, 46.1x 127; total cost, \$70,000; owner, Philip Freudenmacher, 327 East 154th st; architects, Chas. Baxter & Co., 2835 3d av. Plan No. 1299.

Miscellaneous.

STEPHENS AV, w s, 26.6 s Classon Point road, frame scenic railway, 85x176; cost, \$25,000; owner, Chilton Stephens, on premises; lessees, T. M. Horton Co., of Pittsburgh, Pa., on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 1291.

WILLIAMSBRIDGE ROAD, w s, 84.6 n Poplar st, 2-sty brick garage, slag roof, 55.27/sx 150; cost, \$40,000; owners, Bais-ley & Watson, Westchester square; ar-chitect, B. Ebeling, 1136 Walker av. Plan No. 1289.

WALKER AV, w s, 0.34 s West Farms road, two 1-sty frame sheds, 16x106.28 and 102.44; total cost, \$2,000; owner, Thos. B. Watson, on premises; architect, B. Ebe-ling, 1136 Walker av. Plan No. 1281.

NEWMAN ST, w s, 25 Commerce st, 1½-sty frame bungalow, 19x19; cost, \$500; owner, Porter Realty & Develop-ment Co., 301 Broad st; architect, B.

Ebeling, 1136 Walker av. Plan No. 1282. 3D AV, w s, 285.10 s 175th st, 1-sty brick amusement hall, plastic slate roof, 28x100; cost, \$15,000; owner, L. Guttag, 28y9 3d av; architects, Goldner & Gold-berg, 704 Jackson av. Plan No. 1294. RYER AV, w s, 114.7 s 182d st, 1-sty frame stable and barn, tar and gravel

roof, 50x30; cost, \$2,000; owner, Luella M. Rice, 1340 Clay av; architect, Fred Hammond, 396 East 155th st. Plan No. 1306.

ARTHUR AV, w s, 29.6 n 187th st, 2-sty brick stores and stable, plastic slate roof, 50x100; cost, \$12,000; owner, An-tonio Cancro, 2230 1st av; architect, M. W. Del Gaudio, Tr avs. Plan No. 1302. Tremont and Webster

EASTERN BOULEVARD, w s, 151 s Willow lane, 1-sty frame portable school, 25x31; cost, \$800; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1296.

Dwellings.

GIFFORD AV, s s, 108.2 w Swinton st, 2-sty frame dwelling, tin roof, 22x55; cost, \$6,500; owner, John Lysland, 1443 Boston road; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1292.

BUCHANAN PL, n s, 100 w Grand av, two 2-sty and attic frame dwellings, shingle roof, 21x59; total cost, \$13,000; owner, Edmundson Const. Co.; architect, Louis Falk, 2785 3d av. Plan No. 1285.

Geo. W. Edmundson, 2311 Lyon av, president.

239TH ST, s s, 387 w Martha av, 2-sty frame dwelling, shingle roof, 20x38; cost, \$4,500; owners, Fairmount Realty Co., Louis E. Eickwort, 29 Fletcher av, Mt. Vernon; architect, W. C. Schrenkeisen, 29 Fletcher av, Mt. Vernon. Plan No. 1298. Stores and Dwellings.

238TH ST, s s, 50 w Matilda av, 1-sty frame store and dwelling, tar roof, 21x42; cost, \$1,200; owner, J. J. Quinlan, 1412 Bronx Boulevard; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 1293.

WILLIAMSBRIDGE ROAD, w s. 64.6 n Poplar st, 3-sty brick store and dwelling, tin roof, 20x55; cost, \$10,000; owners, Baisley & Watson, Westchester square; architect, B. Ebeling, 1136 Walker av. Plan No. 1290.

WESTCHESTER AV, n w cor Zerega av, two 1-sty brick stores and dwellings, tin roof, 25x65; total cost, \$8,500; owners, Sewacha Realty Co.; architect, B. Ebeling, 1136 Walker av. Plan No. 1301. A. G. Buckenham, Westchester square, president.

No official record is OMITTED from these pages.

BRONX ALTERATIONS.

BRONX ALTERATIONS SEDDIN ST, w s, 100 s Walker av, move two 3-sty frame tenements; total Wallace av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 554.

177TH ST, s s, 237 e Public pl, move 2sty frame store and dwelling; cost, \$1,-100; owner, Geo. Costar, 1118 Castle Hill av; architect, Henry Lane, 1499 Zerega Plan No. 550. av.

CASTLE HILL AV, e s, 75 n Chatterton av, move 21/2-sty frame dwelling; cost, \$1,000; owner, M. Dannenfelser, Chatterton av; architect, Otto C. Krauss, 2318

Newbold av. Plan No. 548. CASTLE HILL AV, s e cor Eastern Boulevard, move 2-sty frame store and dwelling; cost, \$1,500; owner, Margaret Brokes, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 549.

CASTLE HILL AV, n w cor Gleason av, move 3-sty frame stores and dwelling; cost, \$1,500; owner, Edw. A. Schill, 860 Van Nest av; architect, B. Ebeling, 1136 Walker av. Plan No. 547.

CASTLE HILL AV, n w cor Ludlow st, move 2-sty frame hotel and dwelling; cost, \$1,000; owner, Edwin Bailer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 560. CASTLE HILL AV, n w cor Ludlow st, move 1-sty frame shed; cost, \$300;

owner, Edwin Bailer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 561.

CASTLE HILL AV, w.s, 83 s Ellis av, move 2-sty frame store and dwelling; cost, \$900; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 562.

CASTLE HILL AV, w s, 33 s Ellis av, move two 2-sty frame dwellings; total cost, \$18,000; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling,

1136 Walker av. Plan No. 563. CASTLE HILL AV, w s, 71 s 9th st, move 2-sty and attic frame rectory and dwelling; cost, \$800; owners, R. C. Church of the Holy Family, Rev. A. N. Stehle, on premises, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 566.

CLINTON AV, w s, 72 n 176th st, 1-sty extension built upon present 1-sty extension, and move 3-sty frame dwelling; cost, \$1,000; owner, James Conlon, on premises; architect, L. A. Soule, 676 East 180th st. Plan No. 564.

CLINTON AV, s w cor Jefferson pl, two 1-sty frame extensions, 20x55, 22x16, to 1-sty frame shed; cost, \$100; owner and architect, John G. Sharkey, on prem-Plan No. 551. ises.

CORLEAR AV, e s, 337 s 232d st, move 2-sty frame dwelling; cost, \$500; owner, Wm. Soennecken, Nyack, N. Y.; archi-tects, Ahnemán & Younkheere, 3320 Plan No. 555. Bailey av.

CORLEAR AV, w s, 64 n 231st st, move 21/2-sty frame dwelling; cost, \$150; owner, Bridget Flannigan, 3125 Corlear av; architect, John V. Signell, 256 West 16th st. Plan No. 557. CORLEAR AV, No. 3125, move 2-sty 116th st.

frame dwelling; cost, \$200; owner, Bridget Flannigan, on premises; architect, John V. Signell, 256 West 116th st. Plan No. 558

COURTLANDT AV, No. 717, new water closets, new partitions, etc., to 3-sty brick stores and tenement; cost, \$1,500; owner, Marie Eisler, 212 Edgecomb av; architects, Gronenberg & Leuchtog, 46 West 132d st. Plan No. 556.

CROMWELL AV, e s, 625 s 170th st, 1sty of frame built upon 1-sty frame sta-ble and dwelling; cost, \$1,500; owner, Au-gust Kampfner, 33 Inwood av; architect, John C. W. Ruhl, 3012 Woodlawn rd. Plan No. 553.

FORDHAM AV, s s, 31.5 w Billar pl, 2-sty frame extension, 22.3x20, to 2-sty

frame dwelling; cost, \$2,000; owner, Elsie

A. Oetjen, City Island; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 559. ST. ANN'S AV, n w cor 138th st, new partitions and to 2-sty brick stores and dwelling; cost, \$250; owner, Louis Reichardt, 525 East 13Sth st; architects, Chas. Baxter & Co., 380 East 149th st. Plan No. 546

WALKER AV, Nos. 1716 and 1718, raise to grade 3-sty frame hotel and 3-sty frame store and dwelling; total cost, \$2,-500; owner, John F. Crotty, 148 East 121st st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 552.

WESTCHESTER AV, No. 442, 1-sty frame extension, 40x3.8, metal ceiling and galvanized iron to cover side walls, etc., of 1-sty frame amusement hall; cost, \$1,575; owner, Annuccio Santini, 441 East 149th st; architect, Chris F. Lohse, 627 Eagle av. Plan No. 565.

ADVANCE REPORTS.

The Mills & Gibb Building Project. 4TH AV .- The Record and Guide was informed on Wednesday by a member of the firm of Mills & Gibb (dry goods), 462 Broadway, that nothing had yet been determined with reference to building details, plans, or the selection of an architect for the new business building which this concern proposes to construct on the site of the Fourth Avenue Presbyterian Church, at the northwest corner of 4th av and 22d st, to cost in the neighborhood of \$1,000,000. The property was conveyed to them on Tuesday for \$660,000 by a building committee appointed by the trustees, consisting of Charles N. Taintor, George H. Marston and Frank Lugar. The negotiations were conducted by Henry R. Dwight, of 253 Broadway. The corner is one of the most desirable plots for business improvement in that section of 4th av, having a frontage of 114.2 ft. on 4th av and 100 ft. in 22d st. The land was purchased in 1853 by the trustees of the old Bleecker Street Presbyterian Church, which was organized in 1825, for \$45,000. The present church was built in 1857. The church committeemen state that no definite arrangements have yet been made for the purchase of a new site, but it is understood that something regarding a new edifice in the uptown section of the city will be announced in the early future. The Rev. Dr. Walter Buchanan, is pas-While the plans of Mills & Gibb are tor. not fully complete, it is probable to suppose that the new building will contain at least 15-stys. Details of this operation will be announced in later issues.

Particulars of Manhattan Trust Co. Plans. WALL ST.-There is much speculation

in building circles as to the future improvement of the old Gillender Building, situated at the northwest corner. of Wall and Nassau sts, purchased this week at a total price of \$1,500,000 by the Manhattan Trust Co., of 20 Wall st, for its future home. The structure is 19-stys in height and contains 1,825 square feet of space.





The

It has been announced elsewhere that the

present building is to be torn down and a skyscraper office building erected.

plot now covered takes in about three-

fourths of a city lot, fronting 25 ft. in Wall st and 73 ft. in Nassau st. Imme-

diately adjoining is the Stevens Building, which has been leased to the Bankers' Trust Co., for a term of sixty-three years.

On this site, which includes Nos. 14, 16 and 18 Wall st, the Bankers' Trust has

Our MARKET REPORTS and PRICE LISTS cover the entire field.

plans have been prepared by Messrs. Trowbridge & Livingston, of 527 5th av, the facades to be of Renaissance style, of granite, to cost approximately \$1,500,000. The general contract has been awarded to Marc Eidlitz & Son, building operations to be commenced as soon as the lease on the property expires, which is still in force. Since the Manhattan Trust Co.'s purchase it has been predicted that in the end the two trust companies might merge the properties and construct a larger building covering the entire plot. To this the Manhattan Trust stated on Friday that no definite plan has yet been determined whether they would or would not rebuild. (See issue Oct. 30, 1909.)

Merchants & Manufacturers' Exchange Building to Cost \$4,000,000.

LEXINGTON AV.—Plans are nearing completion for the two fireproof office buildings which will form a part of the vast group around the new Grand Central Station, on the west side of Lexington av, 46th, 47th and 48th sts, for the Merchants' & Manufacturers' Exchange, of No. 949 Broadway. The two structures will contain 12-stys each, having exdenied by officers of the Fourth National. The directors are Cornelius N. Bliss, Robert W. Stuart, Richard T. Wilson, William S. Opdyke, Eugene Delano, T. Frank Manville and Thomas H. McKittrick. At the offices of the bank on Friday it was stated that operations will not be undertaken for an indefinite period, and that the selection of an architect had not been officially made.

Madison Avenue Improvement Undetermined.

MADISON AV.—At the office of James A. Farley, the builder, in the Windsor Arcade (5th av and 47th st), it was learned on Wednesday that nothing yet has been decided with reference to the improvement of the southwest corner of Madison av and 48th st, purchased by Mr. Farley this week. The property takes in 24-26 East 48th st, two 4-sty stone dwellings, 44.9 ft. in the street, and 100.5 ft. on the avenue. Owing to a long lease on the premises, Mr. Farley will not come into possession for some time yet. Coming improvements in this neighborhood include the proposed 8-sty building for W. &. J. Sloane (carpets), at the northeast corner



THE MERCHANTS' AND MANUFACTURERS' EXCHANGE.

terior materials of brick and limestone and terra cotta. The plans are being prepared by Grand Central Station architects, 314 Madison av, the cost of which will approximate \$4,000,000. Balcom & Darrows, 314 Madison av, will be the steel engineers, and the steam and electrical engineers have not yet been selected. The James Stewart Co., 30 Church st, has the general contract.

Broadway Operation to Start May 1.

BROADWAY .- Isaac Mayer & Son, 100 West 119th st, owners, will start about May 1, 1910, the erection of another large high-class elevator apartment house at the southwest corner of Broadway and 113th st, to cost approximately \$1,000,000. So far as could be learned, no architect has yet been officially commissioned to prepare the working plans. The structure, of course, will be of the best fireproof type, with a facade of light-brick, terra cotta and limestone. The location is immediately opposite the 12-sty apartment house for the Broadway and 113th St. Company, on the northwest corner, from plans by Geo. and Edward Blum, to cost \$1,500,000.

Fourth National Will Build. NASSAU ST.-The Fourth National

NASSAU ST.—The Fourth National Bank, 14 Nassau st. has tentatively formed plans for the construction of a new building, to cover the entire frontage in the east side of Nassau st, between Pine and Cedar sts. The bank increased its capital stock and surplus with \$2,000,000. It was recently rumored that the Fourth National was to be merged with the Hanover National, which has a building of its own at the corner of Nassau and Pine sts, diagonally opposite the Fourth National Bank, but this report was flatly of 5th av and 47th st, from plans by Jno. B. Snook's Sons, 73 Nassau st, and the Ritz-Carlton Hotel, at Madison av and 47th st. Extensive building operations have been carried on in past years by both John T. and James A. Farley, including the apartment house Nos. 545-47-49 Madison av, Thain & Thain, architects, and also many American basement dwellings in the 5th av district, from plans by Architects J. H. Duncan and Warren & W(tmore.

Lafayette and Walker St. Project.

LAFAYETTE ST, N. Y. C.—Work is to be undertaken immediately by the Edward Corning Co., builder, 100 William st, on the 8-sty loft building for Mrs. Helen Hartley Jenkins, of Morristown, N. J., on plot 25x87 ft., at the southwest corner of Lafayette and Walker sts, in this city. The plans have been prepared by Howells & Stokes, of 100 William st, for a building which is to be in harmony with the Russell & Erwin building fronting in Lafayette st with an L in Walker st. The Russell & Erwin building was finished by the Corning Company about two years ago for Mrs. Jenkins also as owner.

New Pier at Ocean Grove.

OCEAN GROVE, N. J.—The Ocean Grove Association will start work about January 1 on the construction of a new recreation pier, the exact location of which will be announced later. The plans are now being prepared by Architects W. L. & A. F. Cottrell, of 727 Mattison av, Asbury Park. The building will be frame, 2-stys, 150x150 ft. Edward N. Cole, secretary and general manager, will have charge. The association will do the work by day's labor. New York Architect Wins Competition. STAMFORD, CONN.—F. G. C. Smith, architect, of 24 East 42d st, New York, has been selected to prepare plans for the new State Armory to be built in South st, Stamford, Conn. Mr. Smith's plans were chosen from fourteen sets submitted in competition. The building will be of brick and will cost, about \$45,000. The details will be given in a later issue.

Knox Hat Factory To Be Enlarged.

BROOKLYN, N. Y.—Architect James Riely Gordon, 402 5th av, New York City, is taking figures on the general contract for a large addition, 50x 175 ft., 4-stys, to the factory at Grand st and St. Mark's av, Brooklyn, for the Knox Hat Manufacturing Co., of 452 5th av, New York City. The work is estimated to cost around \$60,000.

Latest Broadway Improvement.

BROADWAY, N. Y. C.—Tucker, Speyers & Co., 437 5th av, will erect a 4-sty brick store and loft building, 57x90 ft. x irregular, at Nos. 1845-1847 Broadway, to cost in the neighborhood of \$100,000. Messrs. Shire & Kaufman, architects, 110 East 23d st, will make the plans. No building contract has yet been placed.

Apartments, Flats and Tenements.

1STH ST, N. Y. C.-C. B. Meyers, 1 Union sq. has plans for a 6-sty tenement, 25x79 ft., to be erected at 350 West 18th st; cost, \$25,000. Chas. Roffmann, 148 Forsyth st, is the owner.

163D ST, N. Y. C.—The Comfort Realty Co., S West 39th st, will erect in the north side of 163d st, 100 ft. east of Broadway, a 6-sty flat, 110x86.11 ft., to cost \$160,-000. Schwartz & Gross, 347 5th av, have plans.

124TH ST, N. Y. C.—C. B. Meyers, 1 Union sq, has prepared plans for eight 6sty flats, for the Speedway Realty Co., 31 Nassau st, to be erected in the north side of 124th st, 325 ft. west of Columbus av, to cost \$280,000.

HOME ST, N. Y. C.—Edward J. Byrne, 3029 3d av, is preparing for one 4-sty flat house for the Thomas H. Tully Construction Co., to be erected on the north side of Home st, 66.6 ft. west of Prospect av. Cost, about \$30,000.

EAGLE AV, N. Y. C.—Edward J. Byrne, 3029 3d av, is preparing plans for two 5sty flat houses, to be erected at the northwest corner of Eagle av and 159th st. Corner house 25x90 ft., inside house 25x 88 ft. James Harris, owner; cost, \$65,-000.

CLAREMONT AV, N. Y. C.—The Tuscan Construction Co., 150 5th av, will build on the east side of Claremont av, 300 ft. north of 122d st, a 6-sty high class flat, to cost \$150,000. Neville & Bagge, 217 West 125th st, are the architects.

GREENPORT, L. I.-William Ulmer Brewing Co., John W. Weber, pres., 31 Belvedere pl, Brooklyn, will erect at once, having awarded to C. V. Fanning, of Greenport, the general contract for the store and flat to be erected in Main st, Greenport, to cost \$26,000.

EASTBURN AV, N. Y. C.—John Miller, owner, 2780 Webster av, has plans for a 4-sty brick and limestone nine-family flat, 40x72 ft., to be erected on the east side of Eastburn av, south of 175th st, to cost \$35,000. Schaefer & Jaeger, 461 Tremont av, have prepared plans. The owner builds.

BROADWAY, N. Y. C.—Emery Roth, 20 East 42d st, has completed plans for the 6-sty brick and limestone flat, 100x150 ft., for the Levin & Levin Contracting Co., 320 5th av, to be erected at the southwest corner of Broadway and 153d st. Estimated cost, \$250,000. The owner builds; no sub-contract yet awarded.

December 18, 1909

Churches.

PAWLING, N. Y.—Plans will be prepared this winter for a stone 1½-sty chapel to be erected at Pawling, from plans by Stowe Phelps, 20 West 43d st, New York City. Estimated cost, \$25,000. Geo. D. Cross, 60 Warren st, New York City, is the donor. GARFIELD, N. J.—Plans have been

GARFIELD, N. J.—Plans have been prepared by Architect William M. Meeker, of Passaic, N. J., and are now in the hands of several contractors for a \$12,-000 church at Clark st and Westminster pl, Garfield, to be erected by the newly formed Independent Catholic Church, recently organized by the Right Rev. Don Paolo Miraglia.

GENEVA, N. Y.—The First Methodist Congregation has voted for a new edifice, of stone to cost \$60,000. Building Committee consists of Dr. J. A. Spengler, chairman; A. C. Boyd, secretary; Rev. Philip Reigel, Charles T. Welch, Frank E. Fairfax, F. E. Clark and W. I. Bonnett. The committee was instructed to contract with M. L. Van Kirk, of Waterloo, N. Y., for architectural services.

Halls and Clubs.

ASTORIA, L. I.—The Advance Lodge of Masons, of Astoria, has just purchased a plot 40x142 ft. on Grand av, 100 ft. east of Van Alst av, Astoria, as a site for a new temple. Address secretary Advance Lodge of Masons, Astoria, L. I.

FLUSHING, N. Y.-Pacific Lodge of Odd Fellows has just completed negotiations for the purchase of a site in Locust st, where it will erect a permanent home. The land has a frontage of 50 ft. and a depth of 100 ft. Address secretary, Odd Fellows, Flushing, N. Y.

GREENWICH, CONN.—Work has just been started on the new club house for the Fairfield County Golf Club, from plans by Architects Walker & Gillette, of New York. Mertz Bros. & Co., of Port Chester, are the contractors, Barrett Jones, of Greenwich, doing the mason work.

Miscellaneous.

NEW HAVEN, CONN.—L. Robinson, architect, of New Haven, is taking bids for a new bank building for the Mechanics Bank, to be erected at Center and Church sts, New Haven. The new building will be of marble.

HARTFORD, CONN.—Foote & Townsend, architects, of New Haven, Conn., have completed plans for the tuberculosis hospital to be erected by the State on the Cedar Mountain site in Hartford County. The construction will be frame.

UTICA, N. Y.—It is reported that Boston parties contemplate the purchase of the old Y. M. C. A. site and will erect an 11-sty building, the first three stories to be leased to the Utica & Mohawk Valley Railway Co. for use as trolley headquarters and the remaining eight floors for offices—the building to be an entirely modern one in construction and fitting up. Operations will commence in the spring.

ARTHUH AV, BRONX, N. Y. C.—Matthew W. Del Gaudio, 401 Tremont av, has prepared plans for a 2-sty brick and stone stable to be erected on Arthur av, west side, 30 ft. north of 187th st, 50x100 ft., 69 stalls, slate roof, to cost \$12,000. A. Cancro, 2230 1st av, is owner.

Schools and Colleges.

NORTHFIELD, -MASS.—Architect A. W. Holton, of Westfield, is completing plans for the new high school to be erected here. It will be built of red brick, with limestone trim, a slate roof, steam heat, modern plumbing, etc.

CENTERVILLE, CONN. — Architect Frank Elwood Brown, of New Haven, has completed plans for the new Centerville school. The building will be of frame construction instead of brick, as first planned. Estimates will be made at once.

GREENFIELD, MASS.—The school board has voted to invite architects to submit sketches for an eight-room school to be erected at a cost not to exceed \$30,-000. F. E. Hawks, Herbert C. Parsons and the Rev. C. W. Merriam were appointed a committee to receive sketches.

MT. VERNON, N. Y.—The Board of Education, Frank M. Tichenor, president, contemplates the erection of a new trades school on the west side of 3d av north of 2d st, Mt. Vernon. Vote will be taken at a meeting to be held Dec. 29. No architect has yet been selected. Estimated cost, \$50,000.

MT. VERNON, N. Y.—The Board of Education contemplates the erection of a \$250,000 high school on the west side of Gramatin av, north of 4th av Circle, Mt. Vernon. No architect has yet been chosen. Vote will be taken at a meeting Dec. 29. Frank M. Tichenor, Mt. Vernon, is president of the board.

HOBOKEN, N. J.—Plans for a new High School building have been submitted by John J. Rowland, Jr., 15 Exchange pl, Jersey City, to the Board of Education and accepted. They provide for a building 150x125 ft. It will be ornamented by large colonnades, contain thirty classrooms, a gymnasium, auditorium and swimming pool. It is expected that construction will begin next month and that it will be finished by January, 1911.

Bids Opened.

The Elmore & Hamilton Construction Co., of Albany, N. Y., at \$1,485,150, submitted the lowest bid for the construction of the Platt Avenue siphon, and parts of the Ardsley cut and cover section of the new Catskill aqueduct system in Greenburg and Yonkers. Bids were opened on Thursday by the Board of Water Supply. There were nine other bidders.

Bids were opened on Monday, Dec. 13, by the Board of Education. No. 1: For 120, driving well at P. S. Brooklyn. Thomas B. Harper, \$3,120 (low bid). Other bidders were: Grant Rohrer, Robert R. Fox, Sweeney & Gray. No. 2: For alter-ations and repairs at P. S. 79, Queens. Edward Stapleton, \$1,850 (low bid). No. 3: For new iron railings and gates, also for relaying pavement at P. S. 35, Bronx. Joseph Ohlhausen, \$787 (low bid). No. 4: For installing gas fixtures, together with burners, mantels, chimneys, at P. S. 8, 16, 17, 43, 49, 70, 71, 77, 79, and 83, Manhattan. No bids were deposited for the above schools. No. 5: For filing cabinets for various schools in the Boroughs of Manhattan, the Bronx and Richmond. The Crown Metal Const. Co. submitted the lowest bid.

Contracts Awarded.

26TH ST, N. Y. C.-J. H. Scheier, builder, 314 Madison av, has received the general contract for alterations to the store and loft building 36 West 26th st.

OMAHA, NEB.-M. Goulds Son & Co., New York City, has received the contract to furnish brass railings for the Brandeis Theatre, Omaha, Neb. The E. C. Horn Sons, 1440 Broadway, New York City, archtects, awarded the contract.

NEW ROCHELLE, N. Y.—The general contract for the new residence to be erected at New Rochelle, N. Y., for Mrs. Mary F. Dodge has been awarded to the Reynolds-Metz Co., 1 Madison av, New York City. W. H. Orchard, 122 West 42d st, New York City, is the architect. GREENWICH, CONN.—The contract

GREENWICH, CONN.—The contract for the plumbing in the new building for the New York Telephone Co. at Greenwich, has been awarded to Charles H. Darnstadt, of New York. F. T. Nesbit, Co., 116 Nassau st, New York, is the general contractor, the Vuono Construction Co., of Stamford, mason work. SCHENECTADY.—The contract for placing 1,200 Raymond concrete piles in the foundations of a reinforced concrete shop building to be erected at the Schenectady works of the General Electric Co. by the Stone & Webster Engineering Corporation has been awarded to George W. Van Vranken, Schenectady, representative of the Raymond Concrete Pile Co.

17TH ST, N. Y. C.-Wm. Messer Co., 27 Suffolk st, N. Y. C., has obtained plumbing contracts on the following buildings: 12-sty mercantile building Nos. 243-247 West 17th st; 10-sty hotel, Nos. 223-225 Bowery; three 6-sty flat houses, Nos. 55-65 East 97th st: three 6-sty flat houses in the south side of West 161st st, 275 ft. west of Amsterdam av, and the 6-sty flat No. 237 5th st.

PARK AV, N. Y. C.-W. G. Maher, 1133 Broadway, will do the carpenter work on the 12-sty fireproof co-operative apartment house, southeast corner of Park av and 76th st, for the 829 Park Av. Co. W. J. Taylor, 5 East 42d st, is general contractor; Pickering & Walker, 103 Park av, architects; R. P. Bolton, 527 5th av, steam, electrical and sanitary engineer. Estimated cost, \$600,000.

MADISON AV.—The proprietor of the new Weston Hotel, on the corner of Madison av and 49th st, recently engaged the Engineering Supervision Co. for a study of their mechanical, electrical and refrigerating equipment with a view to improving the ventilation of the diningroom and kitchen, and to introduce the use of a cheaper fuel than No. 1 buckwheat, which they are now using.

(Continued on Page 1156.)

Brief and Personal.

William J. Taylor, of Brooklyn, will be the next Deputy Superintendent of the Bureau of Sewers in his borough.

Howard L. Woody will be the next Superintendent of Public Buildings in Brooklyn, and Lewis H. Pounds Commissioner of Public Works.

Mr. John C. Thatcher has been selected by the Borough President-elect of Brooklyn to be the next Superintendent of Buildings in Brooklyn. William A. Coakley will be the Deputy Superintendent.

The new department store for Gimbell Brothers, now under course of construction on 6th av, between 32d and 33d sts, will contain a total of 45 high-speed electric elevators (Otis make); 36 will be for passengers having a carrying capacity of 3,000 pounds, 3 freight \$,000 pounds, and 6 freight 4,500 pounds capacity.

Material Market Improving.

The building material market was much stronger this week. Brick moved up a quarter and was strong at \$6, although sales ranged from \$5.75. There was a better tone in the Portland cement market due to the fact that, all companies are striving to place those 400,000 to 500,000 barrels of Portland cement to be used on the Fourth Avenue Subway construction. These contracts may come out before the first of the year. Although the National Association met here, nothing, of course, was done regarding price changing for the local district, that association not having jurisdiction. The statement was made at the session that more than 8,000,000 barrels of American Portland cement was used this year than ever before. This semi-official statement is bound to have its effect upon the price situation.

The Record and Guide's market reports contained recently a statement that prices of certain building stone would advance on or about the first of the year. Some interests took exception to the prophecy at that time. In verification of this paper's statement a change upward is very likely to be ratified before that date, the matter being in abeyance now. Marble is steady and granite is showing more activity than at any time this fall. There

A Review of The Real Estate Year 1909 and a Forecast of the Year 1910

The Evening Post will, for the fifth time, devote an entire section of its December 31st edition to an annual review and forecast of the Real Estate world, modelled after its famous financial review.

CONTENTS THIS YEAR

Special articles by qualified experts in every branch of the market giving their views of the present and future, will make this section valuable and interesting to owners, prospective buyers, brokers, operators and builders.

Laymen generally will also find it interesting, for the steadfast position maintained by real estate in New York City and its environs has caused many, who heretofore have disregarded it, to consider the making of investments. Real estate ownerships have increased extensively in recent years and they are now regarded as one of the most popular forms of employing capital because of their stability and non-fluctuating nature.

Every feature of interest associated with the almost marvellous growth of the city, structurally and in a rapid transit way, will be outlined in detail.

The favorable condition of money, making possible the undertaking of new projects, both locally and in the suburbs; the attitude of the public in auction sales, and other significant features, point to a new era of development throughout the metropolitan area.

Each borough of the city will be reviewed under separate captions, as will suburban sections.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Thursday' December 30th. There will be no increase in the advertising rates for this issue. Orders for copies of this edition should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

The Xvening Post

is a general feeling that the new Municipal building will be in this material. de Congressman Charles N. Fowler, presi-Wedent of the Rutland Florence Marble Co., op 90 West st, this week bought ten acres of th marble property in Northern Vermont. ra Cores taken from the property show a ar grain of marble, it is said, similar to the finest Italian varieties. The property will th be developed at once.

20 VESEY STREET

PRICE **3** CENTS

Lumber was in better demand, retailers having shown a disposition to order part of their Spring supplies now. Hardware continues to rule strong on finer grades. Hollow tile is easier, but the prospects for better conditions are good. The market in brief follows:

BRICK.—Strong and higher. CEMENT.—Undertone improving. IRON.—Prices steady; market dull. STEEL.—Active in Structural. STONE.—Unsettled over prices. TILE.—(Hollow) demand easier.

Model Plumbing in a Model Restaurant.

The Board of Directors of the United States Restaurant and Realty Company, owners of the model Cafe De L'Opera, in Broadway, near 42d st, gave a complimentary dinner to a company of New York news and trade paper men in honor of the formal opening of the very luxuriant dining place on Tuesday evening. The host of the evening was Henri Pruger, president and general manager, and as part of the evening's entertainment the guests were taken through the entire establishment.

One of the features of the refectory that caught the eye of the visitor was the excellence of the plumbing equipment. It is of a practicable yet durable type and was installed in "The Cornell Way" by the W. G. Cornell Company, of the Everett Building, which structure it also equipped, by the way. The tour through the building included all departments, and espec-

ially the large dining-rooms, elaborately decorated and fitted up. The part that the W. G. Cornell Company played in this operation was pre-eminently vital, as is the plumbing equipment of any restaurant. The devices used to keep the dishes and viands warm, the steam tables, the dish washing supply pipes, toilets and their rich accoutrements, all of the finest grade and of up-to-the-minute types, were set by this company which offers the "owner, architect and builder the faciliand services of ties an organization capable of installing the complete me-chanical equipment of any building." This operation, as all others done by the company, had the personal supervision of an official of the firm, which is composed of W. G. Cornell, president; Edward Slosson, vice-president, and George W. Simmons, secretary and treasurer.

National Portland Cement Makers Meet.

William S. Mallory, President of the Edison Portland Cement Company, was elected president of the Association of American Portland Cement Manufacturers at the annual convention held at the Hotel Astor Dec. 13, 14 and 15. He succeeds John B. Lober, who had held that office for six years and who retires because of ill health. R. W. Lesley, President of the American Portland Cement Co., of Philadelphia, presented him with a gold watch on behalf of the organization.

Mr. Ernest R. Ackerman, president of the Lawrence Portland Cement Co. was elected treasurer of the association, and Mr. Percy H. Wilson was elected secretary. This is Mr. Wilson's third term. He may be addressed at the headquarters of the association, 1329 Land and Title Building, Philadelphia.

An executive committee meeting was held on Monday night, at which the situation as to Portland cement consumption throughout the country was thoroughly canvassed and was found to be favorable. A change in the by-laws reducing the number of meetings from four to two a year, retaining the annual convention in New York in December and holding one in the West in June was later approved.

NEW YORK

PRICE 3 CENTS

Reports for the year showed an approximate consumption of 8,000,000 more barrels of Portland cement used this year than ever before. This verified a prophesy made by the Record and Guide in its weekly market review of recent date.

Five new members were added to the executive committee: Bethune Duffield of the Wabash Portland Cement Co., of Detroit; A. H. Criney, Jr., of the Union Sand & Material Co., St. Louis; W. C. Kent, of the Virginia Portland Cement Co., but a resident of New York, and Charles H. Zender, of the Alma Portland Cement Co., of New York.

Four papers were presented. Professor Spencer B. Newbury, of the Sandusky, Ohio, Portland Cement Co., spoke in lieu of Mr. R. L. Humphrey, President of the National Association of Cement Users and discussed the scientific side of increasing the use of Portland cement. Mr. Logan W. Page, Chief of the Bureau of Highways, discussed the possibility of use of cement in roadway construction; Mr. Benjamin A. Howes, constructing engineer of this city, spoke on the details of the construction of concrete houses, which he illustrated with lantern slides and Mr. R. W. Leslie translated the transactions of the German Association of Cement Manufacturers.

This association has nothing to do with the question of prices, its sole purpose being to expand the market for American Portland cement in this country. There were 121 delegates present, from as far West as Colorado, south as Oklahoma and north as Michigan. Opinion among the delegates was to the effect that 1910 will be a good business year.

Good bargains are often obtained at auction sales.

December 18, 1909

RECORD AND GUIDE

		Res
REAL I	ESTATE.	
	uilding—Information for Property	
Owners, Giving Status of Mu	nicipal Improvement Proceedings.	20
		Ð
MANHATTAN AND THE BRONX.	PROJECTED BUILDINGS.	
CONVEYANCES. 1909. 1908.	1909. 1908. Total No. New Buildings: Dec. 11 to 17, inc. Dec. 12 to 18, i Manhattan 11	nc. 12
Dec. 10 to 16, inc. Dec. 11 to 16, inc.	The Bronx	43
Total No. for Manhattan179Total No. for Manhattan178No. with consideration23No. with consideration17	Grand total	55
Amount involved \$1,199,525 Amount involved \$902,850 Number nominal 156 Number nominal 161	Total Amt. New Buildings: \$1,427,000 \$798,3798,3798,3798,3798,3798,350 The Bronx	
Total No. Manhattan, Jan. 1 to date 1909. 1908. 10.234 9.409	Grand total\$2,145,450 \$1,408,	000
No. with consideration, Manhattan, Jan. 800 633 1 to date 800 633 Total Amt. Manhattan, Jan. 1 to date \$44,475,431 \$38,710,728	Total Amt. Alterations: \$158,245 \$430, Manhattan \$158,245 \$430, The Bronx 24,175 48,5	
1909. 1908.	Grand total \$182,420 \$478,5	357
Dec. 10 to 16, inc. Dec. 11 to 16, inc. Total No. for the Bronx 100 Total No. for the Bronx 114 No. with consideration 8 No. with consideration 7		319 340
Amount involved	Mnhtn-Bronx, Jan. 1 to date 3,226 2,4	59
Total No., The Bronx, Jan. 1 to date 1909, 1908. 7.048 7.236	Total Amt. New Buildings: \$123,422,562 \$80,008,3 Manhattan, Jan. 1 to date	
Total Amt., The Bronx, Jan. 1 to date \$4,170,144 \$5,347,252 Total No. Manhattan and The		
Bronx, Jan. 1 to date 17,282 16,645	Mnhtn-Bronx, Jan. 1 to date \$161,917,222 \$100,633,3 Total Amt. Alterations :	81
TotalAmt. Manhattan and The Bronx, Jan. 1 to date	Mnhtn-Bronx, Jan. 1 to date \$12,788,942 \$11,189,4	88
Assessed Value Manhattan.	BROOKLYN.	
	CONVEYANCES.	
1909. 1908. Dec. 10 to 16, inc. Dec. 11 to 16, inc.	1909. 1908. Dec. 9 to 15, inc. Dec. 10 to 16, i	
Total No. with consideration 23 17 Amount involved \$1,199,525 \$902,850	Total number 502	500
Assessed value	No. with consideration	
Assessed value	Total number of conveyances.	168
Amount involved	Jan. 1 to date	41
Assessed value	Jan. 1 to date	61
	MORTGAGES.	

T T

	MORTGA	AGES.		
	1909.		1908.	
	-Dec. 10 to 16, inc			
	Manhattan.	Bronx.	Manhattan.	Bronx.
otal number	170	155	127	94
mount involved	\$3,354,795	\$1,583,060	\$3,562,899	\$973,293
o. at 12%	9			
mount involved	\$26,288			
o. at 11%	1			
mount involved	\$71			
0. at 91/2%				
mount involved				
0. at 73/4%	. 1			
mount involved				
o. at 7½%				
mount involved	. \$991			
o. at 7%	3			
mount involved	\$1,265			
o. at 6%	63	45	52	28
mount involved	\$855,743	\$451,465	\$1,001,799	\$208,210
0. at 5½%	3	16	3 - 0 - 0 - 0	23
nount involved	\$129,000	\$65,291	\$52,000	\$217,533
0. at 51/4%	*		1	005 000
mount involved			\$625,000	\$35,000
ò. at 5%	31	47	42	26
mount involved	\$696,153	\$594,125	\$1,058,000	\$425,000
o. at 4½%	31	F100 000	\$186,000	•••••
mount involved	\$821,000 25	\$100,000	23	
o. with interest not given	\$823,600	\$472.179	\$640,100	\$87,550
o. above to Bank, Trust	\$020,600	0412,119	\$040,100	\$01,000
and Insurance Companies	36	15	41	15
nount involved	\$1,375,900		\$1,592,450	\$116,500
nount involved	91,010,000	\$201,000	\$1,002,100	\$110,000
			1909.	1908.
atal No., Manhattan, Jan.	1 to date		8,860	8,229
tal Amt., Manhattan, Jan.	1 to date	\$290,2	09,442 \$2	259,965.657
tal No., The Bronx, Jan. 1	to date		7,424	6,770
ital Amt., The Bronx, Jan	1 to date	\$63,57	3,096	\$40,698,176
otal No., Manhattan and The				
Bronx, Jan. 1 to da	ite	10	6,284	14,999
atal Amt Manhattar	a and The			

Total Amt. Manhattan and The Bronx, Jan. 1 to date.....

TO TO TO TO

EXTENDED MORTGAGES.

197	TERDED MO	niudulo.		
	1909.		1908.	
	Dec. 10 to	16, inc	Dec. 11 to 1	6, inc
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	35	6		
Amount involved	\$813,075	\$108 000		
No.at 6 %	2	1		
Amount involved	\$7,500	\$4,000		
No. at 5½%				
Amount involved				
No. at 5%	19	4		
Amount involved	\$433,000	\$101,500		
No. at 41/2%	10			
Amount fnvolved	\$311,500			
No. at 4%				
Amount involved				
No. with interest not given	A01 075	1		
Amount involved	\$61,075	2,500		*******
No. above to Bank, Trust	-			
and Insurance Companies	\$171.000	¢101 000	•••••	
Amount involved	\$174,000	\$101,000	•••••	
			1909	1908
Total No., Manhattan, Jan. 1	to date		1,759	
Total Amt., Manhattan, Jan.	1 to date	\$84,22	3,182	
Total No., The Bronx, Jan. 1	to date		571	
Total Amt., The Bronx, Jan. 1	to date	\$5,60	8,220	
Total No., Manhattan	and The			
Bronx, Jan. 1 to da	te	5	2.330	

Total Amt. Manhattan and The Bronx, Jan. 1 to date......

\$89,831,402

\$353,782,538 \$300,663,833

MORTGAGES.

\$1,861,020 251 251 \$630,367 132 \$692,725

> \$6,000 \$283.853 \$55,000 \$193,075 \$24,509

1908

II27

MORTGAGES, Total number. 518 Amount involved. \$2,072,544 No. at 6%. \$1,125,214 No. at 5½%. 67 Amount involved. \$289,750 No. at 5½%. 67 Amount involved. \$289,750 No. at 5½%. 105 mount involved. \$11,125,214 No. at 5½%. 67 Amount involved. \$289,750 No. at 5½%. 105 Mount involved. \$113,500 No. at 5½%. \$113,500 No. at 4½%. \$200 No. at 4½%. \$2200 No. with introst not given. \$200 No. with introst not given. \$200 No. with introst not given. \$200 Amount involved. \$75,130 Total number of Mortgages, Jan. 1 to date. Jan. 1 to date. \$102,235,\$16 PROJECTED BUILDINGS. \$102,235,\$16 \$\$6,\$85,243 PROJECTED BUILDINGS. No. of New Buildings. Estimated cost. Total Amount of Alterations. Total No. of New Buildings, Jan. 1 to date. 169 \$759,800 \$32,240 \$834,340 \$33,540 6 307 0.069

otal Amt. of New Buildings,	9,908	6,307
Jan. 1 to date	\$55,331,842	\$37,040,617
otal Amount of Alteration, Jan. 1 to date	\$4,089,207	\$5,151,432

QUEENS.

PROJECTED BUILDINGS.

1909

	Dec. 10 to 16, inc.	Dec. 11 to 17, inc.
No. of New Buildings	78	81
Estimated cost	\$225,505	\$284,865
Total Amount of Alterations	\$11,185	\$2,360
Total No. of New Building		
Jan. 1 to date		
Total Amt. of New Building		
Jan. 1 to date		
Total Amount of Alteration		
Jan. 1 to Date	\$766,336	

...... THE WEEK.

W ITH reports of two sales of the seven-figure variety and a third for which details cannot be given at this writing, and seventy other completed transactions, it can be fairly stated that the market is in a normal condition.

The sale of the Gillender Building is, of course, the leading item of the week's business. The property was held at 1,-500,000, and while that figure was not obtained, the price at which it actually sold was enough over a million to make the square-foot price between six and seven hundred dollars; that is, assuming that the building is of no value to the buyer, and that it will be torn down and the lot improved in connection with the adjoining plot. This, we are reliably informed, will take place.

ALL KOMMONDER

New York City is the greatest building and real estate market in the world.

.....

The nearest approach to this figure was the sale in 1905 of the southeast corner of Broadway and Wall st, which sold for \$700,000, and contained 1,253 square feet, which would make the square-foot price \$558.65. There are only three other instances of real estate in this city selling for over \$300 a square foot. The southeast corner of Broad and Wall sts sold in 1872 for \$348.67 a square foot; it contained only 717 feet; the southwest corner of Broad and Wall st, containing 508 square feet, sold for \$330.70 a square foot in 1882, and the northeast corner of Broadway and 34th st, with an area of 1,154 square feet, brought \$324.95 in 1901.

The sale of two modern Broadway buildings for a price said to be in the neighborhood of \$3,000,000, to an investor, is another evidence of good business conditions.

Fourth av, below 23d st, is also represented in the week's reports. Mills & Gibb, who were for many years at Broadway and Grand st, have purchased the northwest corner of 4th av and 22d st for improvement with a building which they will occupy.

There is a slight slowing up in the Twenties and Thirties, west of Broadway, but that was to be expected after the rush of the past month.

THE AUCTION MARKET

THE voluntary offerings at the Vesey street salesroom met with indifferent success. One thousand and eighty 5th av, offered by Samuel Goldsticker, was withdrawn, there being no bid above the upset price of \$300,000. The slx parcels offered by Samuel Marx were either withdrawn or bid in, and Joseph P. Day had no better success on Thursday. Bryan L. Kennelly had a successful sale of forty-five lots at Oakdale, L. I., owned by W. K. Aston. They realized a total of \$4,375. For the coming week there is only one voluntary sale scheduled, that of 38 West 12th st, which will be offered on Monday at the stand of Byran L. Kennelly.

Y. M. C. A. LECTURE.

In a lecture on "Appraisals" before the Real Estate Class of the West Side Y. M. C. A., 318 West 57th st, last Tuesday night, Edward J. Gilbert, of J. Edgar Leaycraft & Co., told of the rapid depreciation of non-fireproof buildings. He said:

"A 6-sty non-fireproof loft building may be worth \$50,000 to-day, and to-morrow or next day or a year or five years hence the fire insurance companies may raise rates to such an extent that no tenant will occupy it or anyone buy it in preference to those fireproof. Here is a contingency to be considered. What is the general disposition of the community in contemplation of our preposterous fire losses? Is there not a growing determination to exclusive fireproof constructions? Review the legislation on the subject with reference to what buildings shall or may not be fireproof. To what extent would the non-fireproof building suffer in value as an investment, in view of expressed tendencies concerning fireproofing?"

Speaking of subways, Mr. Gilbert said: "An entirely new problem has recently arisen out of the building of subways where it may be sought to acquire a right of way over private property under the surface. A man's ownership of his land below the surface to the earth's centre, and above the surface to the sky, is unquestioned, so far as I know, and ownership means the right to exclusive use. The State has the power to take away that use or any portion of it only through police power, or by condemnation for public purposes; which latter case he must be paid a just and fair compensation based upon its market value.

"Let us start, as usual, with the land unit of value and calculate the market value of his holding which it is sought to cross. That being ascertained, we are to consider the easement of the proposed right of way as a restriction or encumbrance placed upon the property limiting its full use to him.

"Now, although a man does own to the center of the earth, he seldom uses his property in this community, below a certain depth under the surface, and if a tunnel of the subway pass over his property at a depth so great that the reasonable use of the property for all probable purposes is interfered with, his damage is clearly small. But it increases in proportion as it invades the cubic area which he or his heirs and assigns may probably require the use of, or as it may restrict the character and extent of such a structure as would be likely in the future to exhaust the rent producing capacity of the land."

The firm of G. Tuoti Co., real estate brokers, have removed their offices from No. 206 Broadway to Rooms Nos. 1006-7-8 in the World Building. Connected with Mr. Tuoti are Mr. L. L. Hiller, formerly of Pittsburg, Pa., and Mr. Joseph Friedberg, of New York. These three gentlemen are prominent in the Industrial Land & Improvement Company, whose activities are devoted to the development of suburban properties adjacent to New York City. At present they are developing a tract of ten thousand acres at Richland, N. J., between Philadelphia amd Atlantic City.

PRIVATE SALES MARKET

RECORD PRICE FOR MANHATTAN LAND.

WALL ST.—The Gillender Building, a 19-sty structure at the northwest corner of Wall and Nassau, was sold by Charles P. L. Huston, of Huston & Asinari, for Mrs. Helena L. Gillender to the Manhattan Trust Company, which occupies the basement and the first, second and third floors. The lot, 25x75, was purchased in 1849 for \$55,000, by George Lovett, grandfather of the present seller, and what was known as the "Union Building" was erected on the site. The present buyers once occupied quarters in that building. Jay Cooke also had an office in the building until his failure in 1873. The property has been held at \$1,500,000, and while that price was not obtained, the actual price paid was enough over a million dollars to make the price obtained per square foot between \$600 and \$700, a record for New York City property. The highest price previously ob-



THE GILLENDER BUILDING. Photo by Geo. P. Hall & Son.

tained was for No. 1 Wall st, at the southeast corner of Broadway, which contained 1,253 square feet, and sold in 1905 at the rate of \$558.65 per square foot. The Gillender Building was erected in 1897 from plans by Charles I. Berg, and Charles T. Wills was the builder, the cost being about \$500,000. The plans were originally drawn and filed to get ahead of a law which it was expected would be enacted limiting the height of buildings in this city, but the owners thought the improvement would pay and went on with the operation. In this connection, the property makes another new record, the increment in the land being enough in the short space of twelve years to allow of its being torn down. This will be its fate, as we are informed that the corner will be included in the operation of the Bankers' Trust Co., which adjoins it on both Wall and Nassau sts. When the present building was erected the land was valued at \$625,-000, the building cost \$500,000. It might be added that this is the second instance (the Windsor Arcade being the other) this year where the increment in the land has been great enough in the space of a few years to allow of the tearing down of a substantial building, and for which Charles I. Berg drew the plans.

MECHANICS' LIENS and BUILDING LOAN CONTRACTS afford you a line on credits.

SOUTH OF 59TH STREET

DELANCEY ST.—A. Blumenthal has sold 254 and 256 Delancey st, bet Sheriff and Columbia sts, a 6-sty tenement, on plot 47x100. Blanche A Danciger is the owner of record. GREENE ST.—Samuel C. Pulis sold for Adelaide N. Kling to Olive H. Chesebro for investment the 6-sty loft building cor Greene and West Houston sts, known as 151 Greene and 44 to 48 West Houston st, for a consideration of \$60,000.

Greenwich St. Property in a Trade.

GREENWICH ST.-Joshua L. Evans, in conjunction with H. E. Conolly, sold for Jas. H. Cruikshank 483 and 485 Greenwich st, a 6-sty loft building, on a plot 43.6x90, adjoining the cor of Canal st. This is one of four similar structures recently completed by Mr. Cruikshank. The buyers, Messrs. Bleecker and Simons, coffee mer-chants, gave in part payment a plot of lots in the east side of Ver-milyea av, 200x150, 100 ft. north of Dyckman st. Negotiations for the resale of the lots are under way. PEARL ST.-Wm. H. Folsom has sold for Butler and G. De Witt Williamson the northwest cor of Pearl st and Coentes alley, a 5-sty loft building, on plot 43.10x59x irregular, to E. S. Halstead & Co., the tenants.

the tenants

VARICK ST.—The McVickar-Gaillard Realty Co have sold for the estate of Thomas Black to James H. Cruikshank, 65 Varick st, a 3½-sty tenement, on plot 22x63. Mr. Cruikshank will tear down this old building and erect a modern 6-sty mercantile building on this site.

12TH ST.—Jos st, a 5-sty singl of West 4th st. .-Joseph P. Day has sold for Jennie Leoipsky 27 West 12th single flat, on lot 16.7x92.5, adjoining the southeast cor

of West 4th st. 14TH ST—Jacob Hirsh and Max Marx have sold to Finkelstein Bros, 8 East 14th st, a 5-sty building on plot 42x103.3, Van Buren leasehold, 100 ft. east of 5th av. The buyers are the present lesses. 17TH ST.—Baumann & Osorlo have sold for the Meteor Realty & Construction Co. the 12-sty building now nearing completion at 40 and 42 West 17th st, on plot 50x100. The Astor estate sold last week to Charles Haas the three old buildings at 50 to 54 West 17th st, together with an abutting parcel on 16th st, as the site for a 12-sty loft building. At 20 West 17th st a frontage of 33.6 ft. also changed hands a few days ago. The Meteor Realty & Construction Co. bought the site for the new structure at 40 and 42 West 17th st last March. The City Mortgage Co. made a building loan of \$150,000. st last 1 \$150,000.

25TH ST.-H. M. Weill Co., in conjunction with Fredk. A. Carll, sold for John Noonan 250 and 252 West 25th st, two 4-sty dwell-ings, on a plot 50x98.9, to Henry Harburger.

11 and 129 West 25th st, old buildings, on plot 50x98.9.
26TH ST.—S. B. Goodale & Son have sold for the Madison Square Mortgage Co. to Jeremiah W. Dimick 241 to 245 West 26th st, plot 62x98.9. Mortgage Conlot 63x98.9.

26TH ST.—Frost, Palmer & Co. have sold for B. T. and N. Norris 233 West 26th st, a 4-sty and basement building, on lot 24.10x98.9, between 7th and 8th avs.

between 7th and 8th avs. 26TH ST.-H. Nelson Flanagan and Henry M. Weill Co. sold to L. & A. Pincus for the Kitching estate 151 to 157 West 26th st, one 3-sty dwelling and three 5-sty flats, on a plot 115x98.9. The prop-erty has been in the sellers' family for about 40 years. Title will be taken in about 60 days. The adjoining properties at 161 and 163 West 26th st were purchased recently by Edward Baer. 26TH ST.-Joseph Keenan has bought from Saturnivo Concollo. 238 West 26th st, a 3-sty and basement dwelling, on plot 21.3x98.9. The property is about midway in the block between 7th and 8th avs and abuts in the rear the First African Methodist Episcopal Church on 25th st. 27TH ST.-Bernard Smyth & Sons in conjunction with J. H.

27TH ST.-Bernard Smyth & Sons, in conjunction with J. H. Mayers, have sold for the Investors & Traders Realty Co. to Moses Misch 144 to 150 West 27th st, 4-sty old buildings, size 45.6x98.9.

27TH ST.-H. J. Schreiver has sold 236 and 238 West 27th st. vo 5-sty flats, on plot 49.8x98.9.

30TH ST.—The Reliance Construction Co. has sold to a client of Geo. R. Coughlin 110 and 112 West 30th st. a 7-stv mercantile building, on plot 36.9x106x irregular, between 6th and 7th avs.

building, on plot 36.9x106x irregular, between 6th and 7th avs.
30TH ST.—Frost, Palmer & Co. have sold for Morris Myers to a client of Fixman & Lewis 145 and 147 West 30th st, two 3-sty buildings, on plot 50x98.9, bet 6th and 7th avs.
32D ST.—C. T. Meyers has sold 216 West 37th st, a 4-sty building, on lot 20.10x60, about 225 ft. west of 7th av.
37TH ST.—W. Clarence Martin purchased from the Weston estate 68 West 37th st, a 4-sty and basement building on a lot 20x 70, and built the entire depth of the plot. It adjoins the southeast cor of 6th av. The property has been held at \$90,000. No 22 West 37th st, a lot 20x98.9, sold in 1905 for \$55,000, and 57, a similar sized lot, sold in the same year for \$60,000. Recent prices for lots on this st have been at about \$4,000 a foot front.

41ST ST.-The H. M. Weill Co. have resold for Aaron Coleman the premises 221 West 41st st, stable, size 28x98.9. The buyer will remodel same into a garage.

45TH ST.—John C. Foster has sold 532 West 45th st, a 5-sty tenement, on let 24.6x100.5, to a Mrs. Sherry. 45TH ST.—Joseph Levy & Son have sold for Aaron Walder the 5-sty tenement 432 West 45th st.

49 TH ST.—Martin & Schmonsees have sold for the estate of Helena Henning, deceased, the 4-sty double tenement 507 West 49th st, on a lot $25 \mathrm{x} 100.$

Big Deal in Mercantile Property.

Big Deal in Mercantile Property. BROADWAY.-L. J. Phillips & Co. have sold for Louis M. and Thos. W. Jones the two modern office buildings at the northeast corresponding cor at Broadway and Franklin st. The buyer is an investor, a resident of this city, whose name the brokers in the transaction refuse to disclose for the present. The Broadway and Leonard st structure, opposite the New York Life Building, is 10 stories high on a plot 61x175. The ground floor is occupied by the New York Central Railroad Co. The Franklin st cor measures 50x 150, with a 12-sty office building recently completed. The ground floor is leased by a large typewriter company, while one of the floors is used by the Southern Pacific Railroad for its general east-ern passenger office. Both buildings have the advantage of light on three sides, the rears being on Benson st and Cortlandt allev, and are of the best type of steel construction with every modern in provement. The two properties have an aggregate annual rental of about \$250,000, and will be held by their new owner as an in-vestment, The Leonard st cor was for many years occupied by

E. S. Jaffray, and was obtained by Louis M. Jones in a trade in 1902 for the 7-sty building at 127 to 135 Bleecker st and \$75,000 in cash. He since erected the present building. The Franklin st cor he purchased in 1903 for \$375,000, the building being erected in 1907, the estimated cost being \$500,000.

Madison Avenue Sale.

MADISON AV.—Pease & Elliman have sold for John W. Auchin-c'oss and Hugh D. Auchincloss, as trustees under the will of Edgar S. Auchincloss, deceased, and for Maria Sloan Auchincloss, to the well known builder, Jas. A. Farley, the premises known as 24-26 East 48th st, size 44.9x100.5, at the southwest cor of Madison av. The property consists of two old private-dwellings, and has been held at \$250,000. It is situated one block north of the New Ritz-Carlton Hotel and apartment building being erected by Robt. W. Goelet. In connection with the purchase, it is announced that tha express company's stable and depot are to be removed from Madison to Lexington av. to Lexington av

MADISON AV.—Arnstein & Levy and George Backer have resold 76 and 78 Madison av, two 4-sty dwellings, ofin a plot 49x95, at the southwest cor of 28th st, The sellers purchased the property a few weeks ago from Heilner & Wolf and the Buttler estate.

Mills & Gibb Buy a 4th Avenue Site.

weeks ago fron Heilner & Wolf and the Buttler estate.
Mills & Gibb Buy a 4th Avenue Site.
ATH AV.—The 4th Avenue Presbyterian Church, familiarly known for many years as Dr. Crosby's church, was sold this week for \$660,000 to the dry good importing firm of Mills & Gibb. The coroccupied by the church is one of the most desirable plots for business improvement in that section of 4th av, which has seem marked changes in recent years in the removal of old landmarks to make way for business. The 4th Avenue Presbyterian Church has a frontage of 114.2 ft. on 4th av and 100 ft. on 22d st. The land was purchased in 1853 by the trustees of the old Bleecker St. Presbyterian Church, which was organized in 1825. The property was then beyond the northern limits of the city, and the price paid, \$45,000, to Philip Kearney was considered a good price for that outlying part of the city. The present church was built in 1857 and the church was then incorporated as the 4th Avenue Presbyterian Church. A committee appointed by the church consisting of Chas. N. Tainor, Gorge H. Marston and Frank Lugar, signed the contract Tuesday for the sale, which was negotiated by Henry R. Dwight, of 253 Broadway, at the law offices of Bennet & Cooley, 60 Wall st. The sale will be ratified by the congregation at a meeting on Dec. 29, and application will then be made to the court to ratify the transaction. The title will be clowed be that we for satify the transaction. The title will be refered, their new 16-sty building will cost in the neighborhood of \$1,000,000. This is probably the most important of the many recent removals to the 4th aven the State and Broadway, going from 408 and 410 Broadway, its former headquarters being at 44 White st, where the firm was estalished in 1865. North of the church, on the cor formerly occupied by the Young Men's Christian Assoc, stands the 11-sty building of the visue of \$700,000. They bought it in 1867 for \$142,000. Of HAV.—The Rich estate has sold 402 and 404 6th av, two 4-sty build

11TH AV.—Daniel Auerbach & Sons, candy manufacturers, have bought the entire block front on the east side of 11th av, from 46th to 47th st, old buildings, on plot 200.10x150, from the Atlan-tic Brewing Co. The buyers will erect on the site one of the larg-est candy factories in the city for their own use.

NORTH OF 59TH STREET.

Equitable Ex-President Sells Residence.

Equitable Ex-President Sells Residence. 64TH ST.—James W. Alexander, ex-president of the Equitable Life Assurance Society, has sold his residence at 4 East 64th st for about \$400,000. The house is one of the finest in the upper 5th av millionaires' colony. It stands on a 30-ft. front lot, adjoining the E. J. Berwind residence at the southeast cor of 5th av and 64th st, while diagonally opposite is the George Crocker mansion, which will probably be sold in the near future in settlement of Mr. Crocker's estate. Nearby on 5th av are the homes of Frank J. Gould, William Guggenheim and Clifford V. Brokaw. 65TH ST.—Mrs. Bertha Scheer has sold 329 East 65th st. a 5-sty flat on lot 25x100.5, to Mrs. Gisela Dreyfus, who gives 668 Union av in exchange. Mrs. Dreyfus has resold the 65th st house to John Block.

Block.

66TH ST.-Charles Faeth has purchased for Mrs. M. Scheer 436 East 66th st, a 5-sty flat on lot 27x100.5.

East 66th st, a 5-sty flat on lot 27x100.5. 70TH ST.—Pease & Elliman have sold for Louis B. Timm 246 West 70th st, a 4-sty American basement dwelling, on lot 17x100.5. 73D ST.—Pease & Elliman have sold for Mrs. E. W. Fulton 168 West 73d st, a 4-sty dwelling on lot 18.7x102.2, adjoining the Severn apartment house, at the southeast cor of Amsterdam av. 74TH ST.—Annie Epstein has sold 421 to 427 East 74th st, a 6-sty flat, on plot 62x73x irregular. This is the third sale of the property by the above brokers since June. 75TH ST.—Beaster of Lindrich Fink has sold to Andrew M

75TH ST.—The estate of Diedrich Fink has sold to Andrew M. Davis 120 West 75th st, a 4-sty and basement stone front dwelling on lot 20x100.5. The McVickar, Gaillard Realty Co. were the brokers.

on tot 20x100.5. The McVickar, Gaillard Realty Co. were the brokers. 92D ST.—Baumann & Osorio and Louis Marks have sold for a client to the Newton Realty & Construction Co. 405 and 407 East 92d st, a 6-sty new law house with stores, on plot 41.8x100.8. 98TH ST.—Edward C. H. Vogler sold for John Freienstein of Cleveland, Ohio, to Lipshutz & Weber the 5-sty apartment house on lot 26x100, adjoining the southwest cor of Amsterdam av, and known as 202 West 98th st.

106TH ST.—Alma C. Stem has bought from Power Bros. 248 West 106th st, a 2-sty frame building on lot 25x100.11, adjoining the southeast cor of Broadway. The adjoining vacant lot at the cor was recently sold by Samuel McMillan.

114TH ST.-Joseph Feinberg has sold 26 and 28 East 114th st, two 5-sty flats, on plot 40x100.11.

118TH ST.-Ignatz M. Atlas has sold for Mary A. Hamilton 83 West 118th st. a 3-sty and basement stone front dwelling on lot 20 x100.11, adjoining the northeast cor of Lenox av. The buyer will alter the premises for business purposes.

130TH ST.—Charles Wynne resold to Thos. J. Keane 28 East 130th st, a 3-sty dwelling on a lot 18.2x100. The seller recently took the property in part payment for 514 West 133d st.

The Record & Guide has been the standard for more than FORTY YEAFS

145TH ST.-Daniel H. Renton & Son have sold for Dr. Alfred M. Spalding 419 West 145th st, a 3-sty dwelling, on lot 20x99.11, near Convent av. The buyer is a client of Geo. B. Gillie.

150TH ST.—Max Marx has resold to Joseph Friedman the plot, 130x99.10, on the south side of 150th st, 125 ft. west of Broadway, part of the former Field estate block. Mr. Friedman will erect 6-sty elevator apartment houses.

AV A.--A. Blumenthal has sold for Nathan Kirsh 1339 and 1341 Av A, two 5-sty tenements, on plot 50x100, bet 71st and 72d sts. AMSTERDAM AV.--The Palisade Realty Co., Monroe E. Heilbrun, president, has resold the southwest cor of Amsterdam av and 105th st, 5-sty flats on plot 75.11x100. The property is known as 200 to 208 West 105th st and was purchased from the Haigh estate last week

BROADWAY.—Leroy Coventry and Daniel P. Ritchey have sold for Maria T. McAvoy the Hotel Narragansett, a 12-sty structure at 2508 Broadway, on plot 63.2x100, bet 93d and 94th sts, The buyer is A. K. Bonta, who is interested in the Hotel Bonta, at the southeast cor of 94th st, adjoining the Narragansett. Both hotels will now be run under one management. The Narragansett has been held at \$500,000.

BROADWAY.-Samuel McMillan sold the lot at the southeast cor of Broadway and 106th st, 27.4x79.8x25.2x69.1, facing Bloomingdale square.

BROADWAY.—Franklin Pettit has sold 2481-2487 Broadway, four 5-sty apartments; also the lot adjoining, 25x100, forming a plot 107x125 ft. on 92d st. This is the property Mr. Pettit recently purchased from several different owners.

CLAREMONT AV.—Bernard Smyth & Sons have sold for the Post estate a lot 25x100 on the west side of Claremont av, 375 ft. south of 127th st. This sale closes out the last of the Post estate hold-ings in this section.

of 127th st. This sale closes out the last of the Post estate hold-ings in this section. MADISON AV.-Mr. Forster sold to Mrs. Mary Sherry the 3-sty and basement private house 1845 Madison av, on a plot 18x80. PARK AV.-Payson McL. Merrill, in conjunction with Douglas Robinson, Chas. S. Brown & Co., sold for the City Real Estate Co. to the Co-operative Building Construction Co, 565, 567, 569 Park av, two 5-sty apartment houses, known as the Lonsdale, on a plot 65,5%x100x irregular, in the east side of Park av, between 62d and G3d sts, adjoining the 12-sty apartment building now being erected by the Co-operative Building Construction Co. at the northeast cor of 62d st. The same company will erect on this site another apart-ment building from the plans of Walter B. Chambers. The facade and interior arrangement of the building will be of the same gen-eral character as the adjoining building, which was also designed by Mr. Chambers. The combined plot has a frontage of 125 ft. S ins, in Park av, with a depth of 95 ft. on 62d st. The new building will contain 18 duplex apartments varving in size from apartments of 6 rooms and 1 bath to apartments of 10 rooms and 3 baths. This is the fourth co-operative Building Construction Co. in the last 18 months. This plot was sold by the Morton Trust Co. as trustee in 1905 for \$112,500 to Mary F. Betts, who transferred it to the City Real Estate Co. in 1906. RIVERSIDE DRIVE.-The Cruikshank Co. has sold for Geo. A.

Real Estate Co. in 1906. RIVERSIDE DRIVE.—The Cruikshank Co. has sold for Geo. A. Adams and Sonn Bros. a plot comprising over 12 lots on Riverside Drive, running through to Buena Vista av, The property has a frontage of 216 ft. on the drive and lies just north of 177th st. ST. NICHOLAS AV.—W. J. Huston & Son have sold for Max Marx a lot 26.2x84.1 x irregular, on the east side of St. Nicholas av, 78.7 ft. north of 166th st.

VERMILYEA AV.—W. J. Huston & Son have sold for William Nelson the southwest cor of Vermilyea av and Isham st, a plot 100x100.

WEST END AV.—Gardner Wetherbee and Robert Walsh have sold the three 5-sty flats at 375 to 379 West End av, southwest cor of 78th st, on plot 62.2x75.

BRONX.

140TH ST.-Baumann & Osorio have sold to a client of Louis Konopolsky for the Fleischmann Realty & Construction Co. 603 East 140th st, near St. Anns av, a 5-sty new law house, 40x87x100.

City Buys Plot for Public Bath.

143D ST.-R. I. Brown's Sons sold for the Bellwood Realty Co. to the City of New York the property, 50x100, situate on the south side of East 143d st, about 140 ft. west of Brook av. It is the in-tention of the city to build on this property a public bath. 163D ST.-Jas. C. Coffrey has sold 892 East 163d st, a 3-family

hous 164TH ST.-M. & L. Hess have sold for Henrietta Manning 668 and 670 East 164th st. running through to Brook av, two 2-sty frame dwellings, on plot 34x82.8x irregular. The property adjoins the southeast cor of Brook av.

southeast cor of Brook av.
180TH ST.—John A. Steinmetz has sold to Jacob Jensen the plot 50x118 on the south side of 180th st. 94 ft. west of Honeywell av. The plot will be improved with a 5-sty house.
181ST ST.—John A. Steinmetz has sold for the Melleo estate the plot 58x83 on the north side of 181st st. 95 ft. west of Bryant av. It will be improved with a 5-sty apartment house.
182D ST.—Herman Knepper bought for a client from Marie Krabo and Henry A. Schwicardi the southwest cor of 182d st and Hughes av, a 4-sty flat, on a plot 50x80.
227TH ST.—Harris Bosenfeld has sold for the Swedish-American

227TH ST.—Harris Rosenfeld has sold for the Swedish-American Realty Co. to Frank Jaus, 827 East 227th st, a two-family frame house on lot 25x100.

BAILEY AV.—Ferdinand Kramer has sold the plot 100x87x irregu-lar on the east side of Bailey av, 150 ft. south of Heath av, to a builder for improvement. BATHGATE AV.—Thos. P. McLaughlin has sold the 3-sty house 1836 Bathgate av, on lot 25x100, containing 10 rooms and bath, for M. Zimmerman to a client, who will occupy the same.

BELMONT AV.—Herman Knepper sold for the Belmont Realty & Construction Co. a plot 38x83 in the west side of Belmont av, 88 ft. north of 182d st, to Chas. O. Krabo. There is a partly constructed building on the plot. The buyer will immediately proceed with the completion

CYPRESS AV.-C. J. Elgar has sold the southeast cor of Cypress av and 130th st, 100x80, for Henrietta Hirsch to a client for invest-ment. This property is on the line of the Broadway and Lexintgon av subway, which will run through Cypress av and have a station at 138th st and Cypress av.

INTERVALE AV.—The Henry Morganthau Co. sold to the John J. Tully Co. the northwest cor of Intervale av and Beck st, a plot

18.1x115.4x125x100. This property is in the Hunts Point section, immediately adjoining a large area recently improved by the Henry Morgenthau Co., the Meehan Construction Co. and other large Bronx builders. The buyer will erect three 5-sty apartment houses, one with 81 ft. frontage and two with 50 ft. each on Intervale av. OLMSTEAD AV.—Harris Rosenfeld has sold for Frank Jaus to the Swedish-American Realty Co. a plot, 50x100, on Olmstead av, Unionport.

port. SENECA PARK.—Harris Rosenfeld has sold for a Mr. Goldenberg to George Taylor the plot, 50x100, on the west side of Birch st, 50 ft. south of Chester av, in the Seneca Park tract. SOUTHERN BOULEVARD.—Ferdinand Kramer sold for the Southern Boulevard Construction Co. 1501 Southern Boulevard, a 5-sty modern apartment house, on a plot 37.6x100. UNION AV.—Baumann & Osorio have sold for a Mr. Lachnyr 634 Union av, a 2-sty brk 2-family house, on lot 16.8x90. UNION AV.—Emanuel Simon sold for Mrs. Gisela Dreyfus 668 Union av, a 5-sty apartment house on a lot 37.6x95, to Mrs. Bertha Scheer, who gave in part payment 339 East 65th st, a 5-sty double flat, which he resold for Mrs. Dreyfus to John Block, an investor; also sold for Mrs. Bertha Scheer 436 East 66th st, a 5-sty flat, on a lot 27x100, to Charles Faeth.

LEASES.

Christian Volzing & Son have leased for Anna Ruppert the build-ing 70 East 4th st, to the Renown Paper Box Co., for a term of 10 years.

Ing 70 East 4th st, to the Renown Paper Box Co., for a term of 10 years.
Joseph Levy & Son have leased the 2-sty building 409 Sth av for a term of years, at an aggregate rental of \$35,000. This property is adiacent to the Pennsylvania depot.
John P. Kirwan has leased for the English-American Realty Co. to the "Lambs," 126 West 44th st, a 3-sty and basement dwelling. After extensive alterations the house will be used as an addition to the Lambs' club house at 128 and 130.
J. G. Lugar's Son & Co., interior decorators, located under the chapel of the Fourth Av Presbyterian Church, have obtained a 10-year lease of the old Zabriskie homestead at 12 East 30th st, at an aggregate rental exceeding \$70,000. The house was recently the home of the Republican Club of the Twenty-fifth Assembly district, and is being remodeled by the lessee.
Albert B. Ashforth has leased for John I. Downey the premises 329 5th av, size 24.8¼x100, 25 ft, south of 33d st, on which Mr. Downey has erected a new 6-sty building. The lease calls for a total rental of \$500,000, and the Innovation Ingenuities, Inc. are the lessees. Mr. Ashforth sold this property to Frank J. Cassidy, and resold it to John I. Downey at a profit to Mr. Cassidy.

Large Improvement in West 18th St., near 6th Av.

and resold it to John I. Downey at a profit to Mr. Cassidy. Large Improvement in West 18th St., near 6th Av. Philip Jeselson leased for a long term of years for Jacob H. Semel 108 West 18th st, adjoining the southwest cor of 6th av, a 6-sty store and loft building, on lot 25x92, to Edward Jansen, who controls 110 under a lease, and who is the owner of 112, 114 and 116 West 18th st, sold to him some years ago through Mr. Jeselson. The combined parcels with a frontage of 110 ft. will, after contemplated alterations to 108 and 110 are completed, add greatly to the improvement of this section. Frederick Fox & Co. have leased for the Aurora Investing Co. The 8th, 10th and 11th lofts, containing 15,000 sq. ft. of space, in the new building now in course of erection and recently sold by the same brokers, at 115-17 West 27th st, for a long term of years to Friedman & Herskovitz and Gwirtzman Bros. For the Realty Holding Co. the store and basement in the new building now in course of construction at 40-42 West 27th st, for a long term of years to Schild Bros. For the same company the store and base-ment 9 West 20th st, to James Talcott. They have been appointed agents for the new 12-sty mercantile building now being constructed by the 29th St. Realty Co. at 134-140 West 29th st, on a plot 100x100. Heil & Stern have leased for Philip Braender the first loft in the new building at 693-7 Broadway, cor 4th st, to Max G. Cohen & Co, for Sinclair Realty Co. the tenth loft in the new building, 752-4 Broadway, corner 8th st, to Cohen, Levison & Co.; for Ranald H. Macdonald, the seventh loft, 718-20 Broadway, to Bernard Roth-blatt; for O. B. Potter Trust, the fourth loft, 2-6 Astor pl, to Marks, Rosenberg & Bros.; for Hoffman Estate, the ninth loft, 22-8 W. 19th st, to Abraham Gordon; for Hoffman Estate, the ninth loft, 18-22 W 18th st, to I. A. Harris & Bro.; for Manhattan Life Insur-ance So., the store, basement and first loft, 22 W. 4th st, to W. Stursberg, Schell & Co.; for Mary A. Chisholm

UNCLASSIFIED SALES

The total number of sales reported is 71, of which 27 were below 59th st, 26 above, and 18 in the Bronx. The sales reported for the corresponding week last year were 64, of which 13 were below 59th st, 37 above, and 14 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 170, as against 127 last week, and in the Bronx 155, as against 136 last week. The total amount involved is \$4,937,855, as against \$4,866,638 last week.

The amount involved in the auction sales this week was \$756,370, and since January 1, \$56,983,603. Last year the total for the week was \$460,720, and from January 1, \$55,403,866.

19TH ST.—The Domestic Realty Co. has sold the property 39 to 47 West 19th st, two 4-sty and three 5-sty buildings, on plot 106x 92, bet 5th and 6th avs. The purchaser will erect a tall business structure on the site. The plot is located 82 ft. east of the Alex-ander Building at the northeast cor of 6th av, and is in a block in which a number of modern loft buildings have been erected.

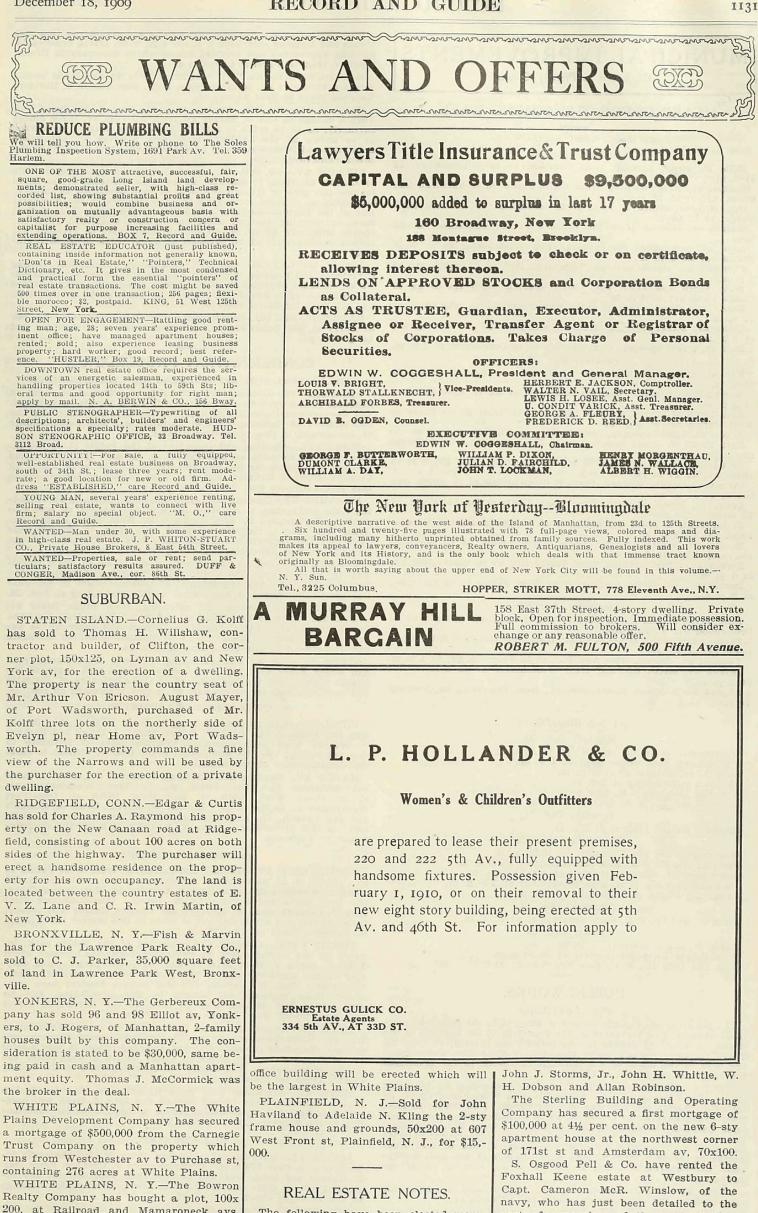
which a number of modern loft buildings have been erected. 27TH ST.—The McCabe estate has sold 135 and 137 West 27th st, two 5-sty buildings, on plot 50x98.9. 113TH ST.—Julia Schneider has sold the plot 50x100.11 on the south side of 113th st, 325 ft. west of Amsterdam av, to Mulliken & Moeller for improvement with an apartment house. 172D ST. Valuential f. Unwhort here sold for Malar Been to

173D ST.-Kirkpatrick & Urquhart have sold for Helen Burns to Frederick Heise the 2-sty and basement frame dwelling 521 West 173d st, on lot 18.9x100.

The Record and Guide is the only real estate and building paper in the Metropolis.

December 18, 1909

RECORD AND GUIDE



The following have been elected members of the Real Estate Board of Brokers:

post of supervisor of the port of New

York.

200, at Railroad and Mamaroneck avs,

An

White Plains, for about \$100,000.

MUNICIPAL IMPROVEMENTS Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Dec. 20.

Monday, Dec. 20. Faile st, street opening, from Garrison av to Whitlock av, at 11 a. m. Cornell av, street opening, from White Plains rd to bulkhead line Bronx River; at 12 noon. Gun Hill rd, street opening, from Jerome av to Mosholu Park North; at 12 noon. Morris av, closing, from the railroad to the Concourse; at 12 noon.

noon.

Lane av, assessment for opening, from Westchester av to West Farms rd; at 1 p. m. Pleasant av, street opening, from Gun Hill rd to 219th st; at

1 p. m. West 178th and 179th sts, street opening, from Haven av to Buena Vista av, at 3 p. m. Baker av, street opening, from Baychester av to city line; at

11

Glebe av, street opening, from Westchester av to Overing av; at 1 p. m. Bush st, street opening, from Creston av to Concourse; at 2 p. m.

Tuesday, Dec. 21. st, street opening, from Leggett av to Longwood av; at Fox st, street opening, from Leggett av to Longwood av; at 1 a. m. West 231st st, street opening, from Bailey av to Riverdale av; 11

West 231st st, street opening, from Bailey av to Riverdale av; at 2 p. m. East 180th st, street opening (assessment), from Bronx River to West Farms rd; at 3 p. m. A new st, street opening, from Bowery to Elm st; at 4 p. m. East 180th st, street opening, from Bronx River to West Farms rd; at 2 p. m. Grand Boulevard, extension of approaches, from East 158th st to 164th st; at 11 a. m. Cruger av, street opening, from Williamsbridge rd to South Oak Drive; at 11 a. m. Canal pl, street opening, from East 138th st to 144th st; at 12 noon.

12 noon. St Lawrence av, street opening, from Westchester av to Clasons Point rd; at 1 p. m. Boston rd, street opening, from White Plains rd to northern boundary city; at 1 p. m. Zerega av, street opening, from Castle Hill av to Castle Hill av; at 1 p. m.

at 1 p. m. Benson av, &c, street opening, from West Farms rd to Lane av; at 3 p. m. at

Wednesday, Dec. 22. East 227th st and 228th st, street opening, from Laconia av to Bronxwood av; at 12 noon. Eastern Boulevard, street opening, from New Haven R R to Hunts Point rd; at 12 noon. Tremont av, closing, from Aqueduct av to Sedgwick av; at 1 p. m. Leland av, street opening, from Westchester av to Ludlow av; at 2 p. m. 2d and 3d New sts, street opening, from Broadway to Overlook Terrace; at 4 p. m.

AT 258 BROADWAY.

Monday, Dec. 20. Monday, Dec. 20. Westchester av, rapid transit; at 10.30 a. m. Fordham rd, dock proceeding; at 1 p. m. Loop 1, rapid transit; at 2 p. m. 141st st, school site; at 2 p. m. 15th and 18th sts, N R, dock proceeding; at 2.30 p. m. Piers 32 and 33, E R, dock proceeding; at 3.30 p. m. Tuesday, Dec. 21.

Brooklyn Bridge arches; at 2 p. m.

Wednesday, Dec. 22.

Wednesday, Dec. 22. Westchester av, rapid transit; at 10.30 a. m. Piers 32 and 33, E R, dock proceeding; at 10.30 a. m. Onderdonk av, school site, Queens; at 11.30 a. m. 15th and 18th sts, N R, dock proceeding; at 2.30 p. m. Pierce av, school site, Queens; at 3.30 p. m. Thursday, Dec. 23. Piers 52 and 53. E R. dock proceeding: at 11 a. m.

Piers 52 and 53, E R, dock proceeding; at 11 a.m.

Friday, Dec. 24.

120th st, police station; at 10.30 a.m. Westchester av, rapid transit; at 10.30 a.m. 15th and 18th sts, N R, dock proceeding; at 2.30 p.m.

PUBLIC WORKS.

NEW PETITIONS.

NEW PETITIONS. The attention of property owners is directed to the following peti-tions which will be presented by the President of the Borough of the Bronx to the Local Boards having jurisdiction thereof, on Dec. 23. These meetings usually begin immediately after one o'clock, and are held in the office of the Borough President, in the Municipal Building, Crotona Park and 177th st. WEST FARMS RD.—No. 293.—Amending proceeding for acquiring title to West Farms rd, from Bronx River to Westchester Creek, by including therein the widening of West Farms rd on the north side, from Bronx Park av to Devoe av, so as to include the strip of land lying between the northerly line of the said West Farms rd as is laid out on the final map of the city and the northerly line of West Farms rd as it existed prior to the change of line of said West Farms rd, being a strip of land with a width of five and twenty-eight one-hundredths (5.28) ft. on Devoe av, running to "0" on Bronx Park av. Bronx Park av.

220TH ST.—No. 294.—Acquiring title to the land necessary for opening East 220th st, from Carpenter av to Chapin av. SHORE DRIVE.—No. 295.—Laying out on the map of the city of New York a change of line of Shore Drive, from Town Dock rd to southerly line of the Turnbull property, so as to make the easterly line thereof come generally below high-water line.

BRONXWOOD AV.—No. 296.—Regulating and grading, setting curb stones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Bronx-wood av, from Gun Hill rd to Burke av.

wood av, from Gun Hill rd to Burke av. MATTHEWS AV.—No. 297.—Acquiring title to the lands neces-sary for Matthews av, from the New York, New Haven & Hartford Railroad yards to Bear Swamp rd. BARKER AV.—No. 298.—Laying out on the map of the City of New York a change of line of Barker av, from Allerton av, three blocks northerly, so as to make it conform as near as possible to Barker av as shown on the Lorillard map; also Allerton av, bet Bronx Boulevard and Barker av, so as to eliminate the strip of old st at the Bronx Boulevard. Bronx Boulevard.

Bronx Boulevard. LUDLOW AV.—No. 300.—To amend the proceeding to acquire title to Ludlow av, from Tremont av at Av A to Whitlock av, so as to include the gore or triangular parcel of land described as follows: Beginning at a point formed by the intersection of the northerly line of the Eastern Boulevard with the southwesterly line of Tre-mont av; running westerly along the Eastern Boulevard 24.85 ft.; thence northerly 15 ft. to the southwesterly side of Tremont av; thence southeasterly along Tremont av 29.03 ft. to point of begin-ning ning.

ning. BRONX BOULEVARD.—No. 299.—Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying cross-walks, building approaches, walls, drains, etc., and erecting fences where necessary in Bronx Boulevard, from Burke av to East 233d st, and all work incidental thereto. BARRY ST.—No. 301.—Constructing receiving basins northwest cor of Barry st and Longwood av, and northwest cor of Garrison and Longwood av.

Longwood av.

CONDEMNATION PROCEEDINGS.

APPLICATION FOR APPOINTMENT OF COMMISSIONERS.

UNNAMED ST.—Opening and extending of unnamed st south of Boscobel pl and extending from Briarcliff av to Aqueduct av, Bronx. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 28.

PUBLIC PL.—Opening and extending of the Public pl at the in-tersection of Mosholu av and Broadway, Bronx. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 24.

this proceeding on Dec. 24. UNNAMED ST.—Opening and extending of an unnamed st, extend-ing from Amsterdam av at West 165th st to Audubon av, and also public park bounded by said unnamed st, West 165th st and Au-dubon av. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 24. ELWOOD ST.—Opening and extending of Elwood st, from Broad-way to Hillside av. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 24.

METCALF AV.—Opening and extending, from Bronx River av, near Bronx River, to East 172d st, and Bronx River from Lacombe av to Metcalf av. The Corporation Counsel will apply to the Su-preme Court for the appointment of Commissioners of Estimate and Assessment in this proceeding on Dec. 24.

174TH ST.—Opening and extending, but between West Farms road and Bronx River av. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 24.

COMMISSIONERS APPOINTED.

157TH ST.—Opening and extending of West 157th st, bet Broad-way and Audubon pl. Chas. P. Dillon, Michl. J. Quigg and Richard F. Murphy have been appointed Commissioners of Estimate in this proceeding. By the same court order Chas. P. Dillon is made the Commissioner of Assessment.

HAVEN AV.—Opening and extending of Haven av, from its pres-ent terminus at West 170th st, to Fort Washington av, at or about West 168th st, and West 169th st, from Fort Washington av to Haven av. Bernard F. Martin, Denis A. McAuliff and Jay Coogan, Jr., have been appointed Commissioners of Esti-mate in this proceeding. Denis A. McAuliff is made the Commis-sioner of Estimate sioner of Estimate.

REPORTS COMPLETED.

REPORTS COMPLETED. CASTLE HILL AV.—Opening and extending, from West Farms rd to, public pl at its southern terminus, and the public pl at the southern terminus of Castle Hill av, fronting on Westchester Creek, the East River and Pugsley Creek, Bronx. Commissioners Tim-othy F. Driscoll, Geo. W. Kearney and Charles Knight will present supplemental and additional bill of costs in this matter for taxation to Supreme Court on Dec. 27. PUBLIC PARK.—Opening and extending of the public park, lo-cated on the easterly side of Boulevard Lafayette, distant about 1,300 ft. north of West 181st st, and the public park located east-erly of the northerly end of the parcel before described. Com-missioners Chas. W. Dayton, Jr., and Samuel Sanders have com-pleted their estimate of damage in this proceeding, and an abstract of said damage may be seen at the Bureau of Street openings, 90-92 West Broadway, Manhattan. 218TH ST.—Acquiring title to West 218th st, from Seaman av to 9th av. Commissioners Adam Wiener and Samuel Sanders will present their final supplemental and amended report in this matter for confirmation to the Supreme Court within a week after the middle of December. The report has been deposited in the County clerk's office for inspection. 212TH ST.—Acquiring title from Kingsbridge road to Harlem

212TH ST.—Acquiring title from Kingsbridge road to Harlem River. Commissioners Harold Nathan and John J. Ryan will pres-ent their final and supplemental report in this matter for confirma-tion to the Supreme Court on Dec. 20.

BILLS OF COST.

AUSTIN PL.—Opening and extending, from St. Josephs st to in-tersection of East 149th st. Commissioners T. Channon Press, Jas. H. Goggin and Jacob Dux will present their supplemental and ad-ditional bill of costs and expenses in this proceeding for taxation to the Supreme Court on Dec. 24. UNNAMED ST.—Opening and extending of an unnamed st running parallel to Broadway, about 200 ft. westerly therefrom, commenc-ing at West 181st st and ending on the westerly side of Broadway, nearly opposite Nagle av. Commissioners Fredk. St. John, Michael

Our alphabetical INDEX TO ADVERTISERS shows where goods or services may be purchased.

B. Stanton and John W. Ward will present their bill of costs and expenses in this proceeding for taxation to the Supreme Court on Dec. 24.

ASSESSMENTS,

BOARD OF ASSESSORS.

The following proposed assessments are lodged in the office of the Board of Assessors for examination: Manhattan.

167TH ST.—List 802, No. 2.—Paving with asphalt block pavement, curbing and recurbing West 167th st, from Amsterdam av to Edge-comberd. AV A.-List 679, No. 1.-Sewer in Av A, bet 11th and 12th sts.

6TH ST.-List 874, No. 3.-Repairing sidewalk at the northeast of 116th st and 5th av. 116TH ST .-

BROADWAY.-List 916, No. 4.-Sewer in Broadway, both sides, bet Isham and Emerson sts.

147TH ST.—List 703, No. 1.—Reregulating and regrading West Tth st, from a point 252.92 ft. west of Broadway to the easterly 147th line of Riverside Drive extension.

Bronx.

BELMONT ST.-List 297, No. 5.-Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Belmont st, from Featherbed lane to the approach of the Grand Boulevard and Concourse at Walton av.

WEBB AV.—List 354, No. 6.—Regulating, grading, curbing, flag-ging, laying crosswalks, building approaches and erecting fences in Webb av (Tee Taw av), from West 188th st to Kingsbridge rd. 182D ST.—List 599, No. 7.—Paving with asphalt blocks and with granite blocks East 182d st, from Quarry rd to Boston rd, and curb-

ing where necessary.

ST. MARYS ST.-List 719, No. S.-Paving with asphalt blocks and curbing St. Marys st, from St. Anns av to Robbins av. KINGSBRIDGE TERRACE.-List 316, No. 2-Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erect-ing fences in Kingsbridge terrace, from Kingsbridge rd to Boston av.

MORRIS PARK AV.—List 398, No. 3.—Regulating, grading, curb-ing, flagging, laying crosswalks, building approaches and erecting fences in Morris Park av, from West Farms rd to Bear Swamp rd, together with a list of awards for damages caused by a change of grade.

CROTONA AV.-List 961, No. 4.-Paving with asphalt blocks and curbing Crotona av, from East 187th st to the Southern Boulevard. LYMAN PL.-List 962, No. 5.-Paving with wood blocks Lyman pl, from Stebbins av to Freeman st.

160TH ST.—List 964, No. 6.—Paving with creo-resinate wood blocks East 160th st, from Forest av to Westchester av, and curbing where necessary.

180TH ST.-List 965, No 7.-Fencing the northwest cor of Ea 180th st and Bryant av (old West Farms Presbyterian Cemetery). of East

PERRY AV.—List 966, No. 8.—Repairing sidewalks on the west-erly side of Perry av, bet Woodlawn rd and 205th st. WEBSTER AV.—List 968, No. 9.—Repairing sidewalks on the east side of Webster av for a distance of 125 ft., beginning 50 ft. north of Anna pl and placing guard rail where necessary.

CLAIMS.

Property owners claiming to have been injured by a change of grade in the regulating and grading of the following sts are notified to present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before Dec. 28, at 11 in the fore-noon. Blank forms for claims may be obtained on application at the ottige of the Board. office of the Board:

167th st, from Audubon av to Broadway. 167 ST.-No. 783.

146TH ST.-No. S63. 146th st, from a point 234.08 ft. west of Broadway to the easterly line of Riverside Drive.

168TH ST .- No. 927. 168th st, from Broadway to Fort Washing-

NELSON AV .- No. 805. Nelson av, from Boscobel av to Featherbed lane.

199TH ST.-No. 806. 199th st, from Bainbridge av to Jerome av. WEST FARMS ROAD.-No. 967. West Farms road, from Bronx River to the east side of Morris Park av.

MACOMBS ROAD .- No. 981. Macombs road, from Inwood av to Featherbed lane.

MONTEREY AV.-No. 983. Monterey av, from East 177th st to ast 179th st. East

176TH ST.-No. 985. East 176th st, from West Farms road to Boston road. TIMPSON PL .- No. 988. Timpson pl, from 149th st to Whit-

lock av.

TORRENS SYSTEM VICTORY.

APPELLATE DIVISION UPHOLDS IT IN A TEST CASE IN BROOKLYN.

The law putting into force in this State the so-called Torrens system of registering land titles was upheld by the Appellate Division of the Supreme Court in Brooklyn. The proceedings were brought by Thomas F. Duffy against Thomas F. Shirden and others to test the law, but it is understood that the action was inspired by title insurance companies.

The test was made on the registration of the title to property in Decatur st, Brooklyn. The case will now be taken to the Court of Appeals.

"This decision," said M. E. Finnigan, who is official examiner of titles under the new law in Kings County, "is a big victory for the Torrens system, to which, we hope, the public will soon become educated."

At a meeting of the dinner committee it was decided to hold the 14th annual dinner of the Real Estate Board of Brokers at the Waldorf-Astoria on Wednesday, Feb. 16, 1910, at 7 P. M. Mr. Joseph T. Mulligan, the chairman, reports that over 200 seats have already been subscribed for.

REAL ESTATE NOTES

The German Savings Bank loaned \$50,000 at 5 per cent. on Westchester av near Hoe av.

William Rankin loaned \$28,000 on 564 Prospect av; his name is not often seen in print these days.

The executors of the estate of Henry Marquand loaned \$100,-000 for five years on property at Lexington av, 131st st and the Harlem River.

Huston & Asinari have secured from the New York Life Insurance Co. a loan of \$265,000 for five years at 41/2 per cent. on the property at 450 Riverside Drive.

W. W. Astor, of London, England, takes title to Nos. 14-16 Vesey st (Real Estate Exchange), which was sold at auction It is assessed at \$260,000. for \$307,500.

Supt. of Bldgs. P. Reville, of the Bronx, has taken title in the name of Reville-Siesel Co., to Intervale av, northwest corner of 163d st, 125x-, which they will improve.

Jesse C. Bennett & Co., real estate brokers on the upper West Side for many years, has opened offices in the Night and Day Bank Building, 527 5th av, corner 44th st. Robert W. Goelet took title on Dec. 10 to 297 Lexington av,

northeast corner of 37th st; it is a 4-sty dwelling assessed at \$51,500; he owns no other property in that vicinity.

Plans were filed in Brooklyn for a hospital to cost \$40,000, at the northeast corner of Atlantic av and St. Andrews pl. Orphans Asylum and Society of the City of Brooklyn, owners.

A. C. & L. A. Marks have obtained for the Charles Buck Construction Company a building loan of \$300,000 on the property 153 to 157 West 23d st for the erection of a 12-sty mercantile building.

A partnership has been formed between the firms of William Henry Folsom of 927 Broadway and the firm of Folsom Brothers of 835 Broadway under the name of Folsom Brothers, Incorporated.

Trustees of Wm. Astor gave title to Amsterdam av, northwest corner 108th st, 100x100, to Irving Judis Bldg. & Construction Co., and they borrow from Lawyers Title Ins. & Trust Co. \$200,-000 at 6 per cent.

The City of New York recorded this week to Rosa Schleissner eleven transfer of tax liens on property in the Dyckman dis-The total liens due the city were \$3,108.67 for which the interest varied from 7 to 11 per cent.

The Forty-Fifth St. Exchange took title to 45th st, Nos. 141 and 147 West, 3 and 4-sty brick buildings, and which is next to the new Lyceum Theatre. Perhaps they contemplate the erection of a hotel or an apartment house. They are assessed at \$152,000.

William Henry Folsom was the first president of the Real Estate Board of Brokers, and has been one of the moving spirits in the board ever since. The secretary of the new company will be T. Monroe Davis, who for a number of years has been connected with the firm of Folsom Brothers.

OWNERS' ASSOCIATION ELECTS OFFICERS.

The House and Real Estate Owners' Association of the 12th and 19th Wards held its annual election of officers at Turn Hall, corner Lexington av and 85th st, on Dec. 10. The following are the successful candidates: Geo. H. Beck, president; Jos. Ceyka, 1st vice-president; Chas. Sayer, 2d vice-president; Geo. Hedesheimer, treasurer; Chas. H. Schenelle, financial secretary; Arthur G. Muhlker, recording secretary. The members of the newly elected executive committee are: Adolph Bloch, Michael Carew, Frank Eberhart, Chas. W. Eidt, Edw. Engel, Henry Hersh, Wm. H. Mehlich, Louis Moeschen and B. H. Strauss. The finance committee consists of Rudolph Troest, J. Fred Boss and Chas. Rausch.

SEASIDE PARK MATTER LAID OVER.

The question of the acquisition of a Seaside Park at Rockaway Beach was considered by the Board of Estimate on In view of the uncertainty with respect to the title Friday. of the land to be purchased the Board deemed it advisable to proceed slowly in the matter, and it was laid over. Although there are many who assert that the proposition will come up again in another form, it is believed by those more familiar with the details that the question is now settled.

Everything has been done to impede the progress of the proposed purchase of land at Rockaway. Both small and large property owners in Manhattan and the Bronx have been bringing pressure to bear against the approval of the project. Prominent among the opposition may be mentioned the Allied Real Estate Interests and the West Side Taxpayers' Association.

Speaking for the latter body, Louis Schrag, of 142 West 23d st, said: "The members of our organization are not in favor of the

purchase. We are not alone in the belief that the expenditure of such a large sum for the purpose required would be inex-cusable extravagance when the West Side of Manhattan is suffering for transit and other improvements."

Your advertisement in this paper would be talking for you ALL THE TIME.

HE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS,

and 203 Montague St., Brooklyn \$3,000,000 Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY. Dec. 20.

12th st, No 38 West, 20.8x103.3, 4-sty stone front dwelling.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. Dec. 18.

No Legal Sales advertised for this day.

No Legal Sales advertised for this day. Dec. 20. 9th st, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. Henriette Lowenstein extrx, &c, agt Jacob Roses et al; Spiro & Wasservogel, att'ys, 140 Nassau st; J C Julius Langbein, ref. (Amt due, \$2491.51; taxes, &c, \$297.76; sub to a prior mort of \$16,000.) By L J Phillips & Co. Dec. 21.

- By L J Phillips & Co. Dec. 21.
 Lenox av, No 212, e s, 61 s 121st st, 20x80, 4-sty and basement brk dwelling. Sheriff's sale of all right, title, &c. which Chas E Campbell had on Oct 23, 1909, or since; M L Littleton, att'y, 60 Wall st; Thomas F Foley, sheriff. By Joseph P Day.
 Oak st, w s, 200 n Cornell av, 25x100.
 Oak st, w s, 300 n Cornell av, 100x50.
 Cedar st, e s, 150 s Cornell av, 25x100, East-chester.
 Annie V Taylor agt Lily L Shirmer et al; Action No 1; De La Mare & Morrison, att'ys, 299 Broadway; Henry G K Heath, ref. (Amt due, \$1,116.33; taxes, &c. \$300.) By Henry G K Heath at Municipal Building, Bronx, at 10 a m.
 182d st, No 496, s s, 124.9 e Washington av, 18x 57,9x18.3x61.7, 3-sty brk dwelling. Eva Bschaidner agt Hillside Realty & Construction Co et al; Rudolph C Schaider, att'y, 120 Broadway; tsephen S Blake, ref. (Amt due, \$7,049.49; taxes, &c. \$136.46.) Mort re-corded Sept 7, 1906. By Joseph P Day 4sth st, No 248, s s, 107.4 w 2d av, 185x100.5, 4-sty stone front dwelling. Philip D At-water & Cruikshank, att'ys, 43 Cedar st; Al-bert P Massey, ref. (Amt due, \$2,372.94; taxes, &c. \$641.84; sub to a first mort of \$9, 500.) Mort recorded Jan 2, 1906. (By Joseph P Day.

MEXICO CITY, MEX.

BUENOS AYRES, ARGENTINE SAN FRANCISCO, OAL.

GILBERT G. THORNE

C. H. ZEHNDER

GATES W. MCGARRAH

BRANCH OFFICES :

HAVANA, CUBA HONOLULU, H. T. PORTLAND, OREGON

- Monroe st, No 274s w cor Jackson st, 25x89.6x25x
 Jackson st, No 35 | S9.7, 6-sty brk tenement and stores. Israel Rotkowitz et al agt Samuel Weinstock et al; Charles Schwick, att'y, 11, Av A; Joseph T Ryan, ref. (Amt due, \$13, 497.46; taxes, &c, \$2,067.23.) Mort recorded May 17, 1906. By Joseph P Day.
 Taylor st, e s, 325 s Columbus av, 25x100, Van Nest. Baruch Kaufmann agt John Higgins et al; Action No 1; Kendall & Herzog, att'ys, 27
 William st; Marcel Levy, ref. (Amt due, \$6, 482.85; taxes, &c, \$300.) Mort recorded Sept. 8, 1906. By Joseph P Day.
 Taylor st, e s, 300 s Columbus av, 25x100. Van Nest. Same agt same; Action No 2; Kendall & Herzog, att'ys, 27
 Madison av, No 747, e s, 33.9 s 65th st, 16.8x60, 4-sty and basement stone front dwelling. Florence C Von Asten agt Chas F Homer et al; Eisman, Levy, Corn & Lewine, att'ys, 135
 Broadway; David Thonson, ref. (Amt due, \$4,902.18; taxes, &c, \$453.07.) Mort recorded Sept 26, 1908. By James L Wells.
 Dec. 22.

Dec. 22.

- 140th st, No 471, n s, 76 e Amsterdam av, 18x 99.11, 3-sty and basement brk dwelling. Jo-sephine Mulholland agt Kate O Major et al; Wm F Clare, att'y, 71 Nassau st; Gilbert H Montague, ref. (Amt due, \$13,262.18; taxes, &c, \$249.47.) Mort recorded Nov 22, 1906. By J H Mayers.
- Wm F Clare, att'y, 71 Nassan st; Gilbert H Montague, ref. (Amt due, \$13,262.18; taxes, &c, \$249.47.)
 Mort recorded Nov 22, 1906. By J H Mayers.
 Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7, 6-sty brk loft and store build-ing. Lewis W Sanborn agt Abraham Kipp et al; Wilder, Ewen & Patterson, att'ys, 45 Cedar st; Phoenix Ingraham, ref. (Amt due, \$15,641.10; taxes, &c, \$500.)
 Mort recorded Oct 9, 1891. By D Phoenix Ingraham.
 Av B, No 209 |s e cor 13th st, 29.5x93, 13th st, Nos 600 to 604| two 4-sty brk tenements and stores. Maximilian Fleischmann Co agt Henry Bergman et al; Jackson, Arnold & Fleischmann, att'ys, 1 Madison av; Geo H Engel, ref. (Amt due, \$29,058.28; taxes, &c, \$794.09.)
 Mort recorded May 15, 1906. By J H Mayers.
 2d av, No 1852, e s, 25.8 s 96th st, 25x100, 5-sty brk tenement and store. Ermina R Beckwith agt William Ferris et al; Oliver W Beals, att'y, 257 Broadway; Chas L Hoffman, ref. (Amt due, \$2,856.48; taxes, &c, \$921.21; sub to a first mort of \$15,000.)
 Mort recorded May 12, 1907. By Joseph P Day.

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

THOMAS DIMOND

All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET Works: {West 33d Street West 32d Street West 32d Street Tel., 1085 Murray Hill

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK. 30 Nassau St., New York City, Dec. 16, 1909. 35th Consecutive Semi-Annual Dividend. By resolution of the Board of Trustees, a divi-dend of FIVE PER CENT. is payable on January 3, 1910, to stockholders of record at the close of business, 3 P. M., December 20, 1909. HENRY W. REIGHLEY, Secretary.

Wooster st, Nos 179 to 183, w s, 100 s Bleecker st, 74.8x100x74.6x100, 7-sty brk loft and store bldg. Charles Fowler et al agt J B & J M Cornell Co et al; Beals & Nicholson, att'ys, 203 Broadway; Thomas F Gilroy, ref. (Amt due, \$57,260.60; taxes, &c, \$134.40; sub to a first mort of \$120,000.) By Joseph P Day.

Dec. 23.

Dec. 23. 3d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. Elise Boyd agt Lena Kannensohn et al; Johnston & Johnston, attys, 256 Broadway; Lynn W Thompson, ret. (Ant due, \$26,389.99; taxes, &c. \$400.) Mort recorded Aug 1, 1906. By Joseph P Day. Wilt st, No 65, w s, 125 s Rivington S. Signund Kraus agt Ida Hoffman et al; Davis & Kauf-man, attys, 49 Chambers st; Royal E T Riggs, ref. (Amt due, \$8,661.65; taxes, &c. \$4,00, 5-sty brk tenement and store. Sigmund Kraus agt Ida Hoffman et al; Davis & Kauf-man, attys, 49 Chambers st; Royal E T Riggs, ref. (Amt due, \$8,661.65; taxes, &c. \$4,103.93; sub to a first mort of \$26,000. Mort recorded Oct 9, 1906. By Samuel Marz. So Boulevard, e s, 175 n Barretto st, 75x100, vacant. Lawyers Title Ins & Trust Co agt Absham Greenberg et al; Action No 3; Philip S Dean, atty, 160 Broadway; Edwin A Wats-son, ref. (Amt due, \$10,116.00; taxes, &c. \$1,25.79.) By Joseph P Day. Brown pl, No 164 f p e cor 135th st, 33.4x100, stores. Chas & W McCutchen agt Tony Woif et al; Samuel St J McCutchen, atty, 76 William st; Leighton, Lobdell, ref. (Amt due, \$3,840.48; taxes, &c. \$3,059.19.) Mort re-sorded Nov 23, 1004. By Joseph P Day. (Continued on Page 1136.)

(Continued on Page 1136.)

SHOPS: ON TIDEWATER, NEW YORK CITY

MILLIKEN BROTHERS (Inc.)

ESTABLISHED 1857

STEEL CONSTRUCTION IRON AND

MILLIKEN, S. I.

NEW YORK CITY

This Company, which placed its affairs temporarily under the protection of the Federal Courts on June 11th, 1907, has now had the

Receivership terminated.

The entire plant and all its assets having been restored to the Company, the new Officers and Board of Directors have taken immediate control.

EDWARD C. WALLACE, President

Board of Directors

A. A. FOWLER CLARENCE M. LEWIS

WM. BARCLAY PARSONS E. C. WALLACE

The structural steel business established 50 years ago will be continued in all its branches, including Ornamental Iron Work and Galvanized Steel Towers for Electric Transmission, in the most active and efficient manner, and the Company's foreign business will be carried on and extended.

All inquiries will receive prompt attention and work entrusted to the Company will be given most careful and personal supervision.



NEW ORLEANS, LA.





PUBLIC NOTICE.

PUBLIC NOTICE IS HEREBY GIVEN to all persons claiming to have been injured by a change of grade in the regulating and grading of the following-named streets to present their claims, in writing, to the Secretary of the Board of As-sessors, No. 320 Broadway, on or before December 28, 1909, at 11 o'clock A. M., at which place and time the said Board of Assessors will receive evi-dence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office.

such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office.
 BOROUGH OF MANHATTAN.
 No. 783.-One Hundred and Sixty-seventh street, from Audubon avenue to Broadway.
 No. 863.-One Hundred and Sixty-seventh street, from a point 234.08 feet west of Broadway to the easterly line of Riverside Drive.
 No. 972.-One Hundred and Sixty-eighth street, from Broadway to Fort Washington avenue.
 BOROUGH OF THE BRONX.
 No. 806.-One Hundred and Ninety-ninth street, from Broadway to Fort Washington avenue.
 BOROUGH OF THE BRONX.
 No. 905.-Nelson avenue, from Boscobel avenue to Featherbed lane.
 No. 906.-One Hundred and Ninety-ninth street, from Bainbridge avenue to Jerome avenue.
 No. 906.-One Hundred and Seventy-sixth street, from Bainbridge avenue, from Bast One Hundred and Seventy-ninth streets.
 No. 983.-Monterey avenue, from East One Hundred and Seventy-sixth street, from West Farms road to Boston road.
 No. 985.-East One Hundred and Seventy-sixth street, from West Farms road to Boston road.
 No. 777.-Fifty-seventh street, between Fourteeth and Fifteenth avenues.
 No. 778.-Prospeet place, between Buffalo and Rahp avenues.
 No. 781.-Cornelia street, from Avenue C to Corteyou road.
 No. 783.-East Fourth street, between Church avenue and Montgomery street.
 No. 790.-East Eighth street, between Clarendon road and Canarsie lane.
 No. 790.-East Eighth street, between Clarendon road and Canarsie lane.
 No. 791.-East Twenty-fifth street, between Clarendon road and Canarsie lane.
 No. 793.-Fast Veighth street, between Third and Fourth avenues.
 No. 794.-Shefield avenue, between Fikin avenue and East Twenty-sixth street.
 No. 79

No. 798.-Winthrop street, between Knickerbocker No. 855.-Decatur street, between Knickerbocker avenue and borough line. No. 857.-Forty-seventh street, from Seventh to Eighth avenue. No. 858.-Fifty-ninth street, between Sixth and Seventh avenues. No. 879.-East Twenty-third street, between Ave-nues F and G. No. 886.-Forty-first street, between Sixth avenue, and between Sixth avenue and New Utrecht ave-nue.

No. 886.—Forty-first street, between Sixth avenue, and between Sixth avenue and New Utrecht avenue, and between Sixth avenue and New Utrecht avenue, No. 889.—Forty-sixth street, between Seventh and Eighth avenues. No. 890.—Haven place, between Atlantic avenue and Herkimer street. No. 897.—Seventy-sixth street, between Second and Third avenues. No. 890.—Centre street, between Hicks and Henry streets. No. 930.—Centre street, between Henry and Hicks streets. No. 932.—Ditmas avenue (Avenue E), from Ocean parkway to West street. No. 932.—Ditmas avenue (Avenue E), from Ocean parkway to West street. No. 932.—Ditmas avenue (Avenue E), from Ocean parkway to West street. No. 932.—Ditmas avenue, between Coney Island avenue and East Eleventh street, between Foster avenue and Avenue F. No. 951.—Norman avenue, between Guernsey street and Wythe avenue, and on Wythe avenue, between Norman avenue, and North Thirteenth street. No. 978.—Pleasant place, from St. Nicholäs ave-nue to borough line. No. 978.—Pleasant place, from Vernon ave-nue to the East River, First Ward. No. 900.—Academy street, from Vashington ave-nue to the East River, First Ward. No. 901.—Eleventh avenue, from Flushing ave-nue to Detar avenue, from Eleventh avenue (Albert street) to Flushing avenue, First Ward. No. 903.—Potter avenue, from Eleventh avenue (Albert street) to Flushing avenue, First Ward. No. 913.—Potter avenue, from Eleventh avenue (Albert street) to Flushing avenue, First Ward. No. 913.—Potter avenue, from Eleventh avenue (Albert street) to Flushing avenue, First Ward. No. 913.—Potter avenue, from Eleventh avenue (Albert street) to Flushing avenue, First Ward. No. 320 Broadway. Matmes H. KENNEDY, LAMES H. KENNEDY, Mo. 320 Broadway. City of New York, Borough of Manhattan, De-cember 10, 1909. (E16414) PUBLIC NOTICE IS HEREBY GIVEN to the public of avence of all baueros and lota invergent

PUBLIC NOTICE IS HEREBY GIVEN to the swner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been com-pleted and are lodged in the office of the Board of Assessors for examination by all persons inter-ested, viz.: BOROUGH OF MANHATTAN.

b) Assessors for examination by all persons interested, viz.
 BOROUGH OF MANHATTAN.
 List 703.-Reregulating and regrading West One Hundred and Forty-seventh street, from a point 25.92 feet west of Broadway to the easterly line of Riverside Drive extension.
 BOROUGH OF THE BRONX.
 List 316.-Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Kingsbridge terrace, from Kingsbridge road to Boston avenue.
 List 393.-Regulating, grading, curbing, flagging,

laying crosswalks, building approaches and erect-ing fences in Morris Park avenue, from West Farms road to Bear Swamp road, together with a list of awards for damages caused by a change of grade

Farms road to Bear Swamp road, together with a list of awards for damages caused by a change of grade. List 961.—Paving with asphalt blocks and curb-ing Crotona avenue, from East One Hundred and Eighty-seventh street to the Southern Boulevard. List 962.—Paving with wood blocks Lyman place, from Stebbins avenue to Freeman street. List 964.—Paving with creo-resinate wood blocks East One Hundred and Sixtieth street, from Forest avenue to Westchester avenue and curbing where necessary. List 965.—Fencing the northwest corner of East One Hundred and Eightieth street and Bryant ave-nue (old West Farms Presbyterian Cemetery). List 966.—Repairing sidewalks on the westerly side of Perry avenue, between Woodlawn road and Two Hundred and Fifth street. List 966.—Repairing sidewalks on the east side of Webster avenue for a distance of 125 feet, be-ginning 50 feet south of Anna place and placing guardrait where necessary. BOROUGH OF QUEENS. List 64.—Regulating, grading, curbing and flag-ging Dutch Kills street, from Jackson avenue to the Long Island Railroad tracks, First Ward, to-gether with a list of awards for damages caused by a change of grade. List 181.—Regulating, grading, curbing, flag-ging and laying crosswalks on Twelfth avenue, First Ward. List 182.—Regulating, grading, curbing, flag-ging and laying crosswalks on Twelfth avenue, First Ward.

Ward. List 182.—Regulating, grading, curbing, flagging and bridging Third avenue, from Broadway to Jamaica avenue, First Ward, together with a list of awards for damages caused by a change of grade.

and bridging Third avenue, from Broadway to Jamaica avenue, First Ward, together with a list of awards for damages caused by a change of grade. List 431.—Regulating, grading, curbing, flagging and laying crosswalks on William street, from Payntar avenue to Wilbus avenue, First Ward. List 725.—Regulating, grading, curbing, flagging and laying crosswalks on Fourteenth avenue, First Mard. List 725.—Regulating, grading, curbing, flagging and laying crosswalks, on Fourteenth avenue, First Ward. List 772.—Paving with wood block pavement Academy street, from Broadway to Jamaica ave-nue, First Ward. List 978.—Regulating, grading, curbing, flagging and laying crosswalks, Fourth avenue, from Wash-ington avenue to Graham avenue, First Ward, to-gether with a list of awards for damages caused by a change of grade. BOROUGH OF RICHMOND. List 9689.—Regulating and grading Bertha place, from Eddy street to Theresa place; also Theresa place, from Richmond turnpike to Duncan avenue, Second Ward. List 984.—Regulating and grading Forest ave-nue, from Brooks avenue to Cherry lane, and paving with macadam pavement, building the nec-essary bridges, abutment and wing walls and re-setting curb and relaying gutters on adjoining streets where affected by new grade. All persons whose interests are affected by the said objections will be heard and testimony re-ceived in reference thereto. For full particulars see City Record. Martin JAMES H. KENNEDY, LAMES H. KENNEDY, JAMES H. KENNEDY, Martin JASPER, Secretary, No. 320 Broadway. Witz Alssper, Secretary, No. 320 Broadway. City of New York, Borough of Manhattan, De-cember 14, 1909. CORPORATION SALE OF BUILDINGS AND AP-PURTEMANCES THERETO ON CITY REAL

City of New York, Borougn of Mannatan, Be-cember 14, 1909. (15484) CORPORATION SALE OF BUILDINGS AND AP-PURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS. AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commis-sioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of build-ings, etc., standing upon property owned by the City of New York, acquired by it for Bridge pur-poses in the BOROUGH OF MANHATTAN, EEING all the buildings, parts of buildings, etc., standing within the lines of property ac-quired for the purposes of the Manhattan Bridge and now remaining on the block bounded by the Bowery, Bayard, Chrystie and Canal Streets, and being more particularly designated as Nos. 31, 33, 53, 37-39, 39½-41, 43, 45-47 and 49 Bowery, and Nos. 20, 22, 24, 28, 30, 32, 34 and 36 Bayard Street, all of which are more particularly de-scribed on a certain map on file in the office of the Collector of City Revenue, Room 141, No. 280 Broadway, Borough of Manhattan. TURSUANT to a resolution of the Commission-ers of the Sinking Fund, adopted at a meeting held May 26, 1909, the sale by sealed bids of the above-described buildings, and appurtenances there-to will be held by direction of the Comptroller on TUESDAY, DECEMBER 21ST, 1909. at 11.00 A. M., in lots and parcels and in manner and form as follows: Parcel No. 1, consisting of the following build-ings: 20 Bayard Street, 3-story frame building.

and form as follows: Parcel No. 1, consisting of the following building:
20 Bayard Street, 3-story frame building.
22-24 Bayard Street, 6-story brick building.
28 Bayard Street, 3-story and basement brick building.
30 Bayard street, 3-story and basement brick building.
30 Bayard street, 3-story and basement brick building.
31 Bayard Street, 6-story brick building.
36 Bayard Street, 3-story and basement brick building.
37 Bayard Street, 5-story brick building.
38 Bayard Street, 3-story and basement brick building.
39 Bayard Street, 3-story and basement brick building.
30 Bayard Street, 3-story brick building.
31 Bowery, 6-story brick building.
31 Bowery, 6-story brick building.

Parcel No. 2, Consisting of hilding. ings: 31 Bowery, 6-story brick building. 33 Bowery, 6-story brick building. 35 Bowery, 6-story brick building. 37-39 Bowery, 5-story brick building. 39½-41 Bowery, 5-story brick building. 43 Bowery, 5-story brick building.

45-47 Bowery, 5-story brick building, includ-ing the Windsor Theatre in the rear of same and all appurtenances thereto belong to the City of New York, which, however, do not include the electrical plant, the fire apparatus, part of the scenery on the stage and certain other scenery and property belonging to the present tenant. 49 Bowery, 3-story brick building. The purchaser of Parcel No. 2 will be re-quired to remove the buildings within four months from the date of sale, and a monthly rental must be paid to the City of New York for such buildings as are allowed to remain occupied or standing during the first three months of said period. For full particulars see City Record. H. A. METZ, Comptroller. City of New York, Department of Finance, Comptroller's Office, December 8th, 1909. (15464)

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Comptroller's Office, December 8th, 1902. (15464) PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been com-pleted and are lodged in the office of the Board of Assessors for examination by all persons in-terested, viz.: BOROUGH OF BROOKLYN. List 513.—Sewer in Ocean parkway, west side, between Beverley road and Avenue C, and outlet between Avenue C and Ditmas avenue. List 611.—Sewer in Etna street, between Force Tube avenue and Hale avenue, and between Nor-wood avenue and Richmond street; basins on Etna street, at the northeast corner of Euclid avenue; southwest corner of Pine street; northeast, north-west and southwest corners of Hemlock street and at the northwest corner of Eldertis lane. List 621.—Sewer on the northerly side of Park-side avenue, from St. Pauls place to Ocean ave-nue; basins on Parkside avenue, be-tween St. Pauls place, and Parkside avenue, be-uween St. Pauls place, and Decan avenue. List 786.—Laying cement sidewalks on Fifty-first avenue, between Eighty-second and Eighty-third street, between Eighty-second and Eighty-third streets. List 792.—Paving Elmore place (East Twenty-second street), between Farragut road and Ave-nue G.

List 792.—Paving Elmore place (East Twenty-second street), between Farragut road and Ave-List 797.—Paving

bet b. and the street, between Farragut road and Avenue G.
List 797.—Paving Seventy-eighth street, between Third and Fourth avenues.
List 812.—Basins on the northerly and southerly sides of Albermarle road, on the west side of the Brighton Beach improvement.
List 813.—Basins on the northwest and southwest corners of Belmont avenue and Miller avenue.
List 813.—Basins on the northwest and southwest corners of Belmont avenue and Miller avenue.
List 815.—Basins on the southwest corner of Beverley road and Coney Island avenue.
List 815.—Sewer in Blake avenue, between Georgia and Sheffield avenues.
List 816.—Sewer in Blake avenue, between Williams and Alabama avenues.
List 821.—Sewer in East Eighth street, between Johnson street and Coney Island avenue.
List 821.—Sewer in Forty-ninth street, between East Eighth at reet and Coney Island avenue.
List 821.—Sewer in Forty-ninth street, between Sixtieth and Thirteenth avenues, and between New Utrecht and Twelfth avenues.
List 86.—Sewer in Scond avenue, between Sixtieth and Sixty-fourth streets.
List 862.—Paving Caton avenue, between Marlborough road (East Fifteenth street) and Parade place,
List 822.—Paving Eighty-fourth street, between

List 876.—Paving Caton avenue, between Marl-borough road (East Fifteenth street) and Parade place. List 882.—Paving Eighty-fourth street, between Eleventh and Thirteenth avenues. List 890.—Regulating, grading, curbing, laying cement sidewalks on Haven street, between Atlan-tic avenue and Herkimer street. List 939.—Paving Winthrop street, between Rog-ers and Nostrand avenues. List 939.—Paving Sheffield avenue, from Pitkin avenue to Blake avenue. List 939.—Paving Sheffield avenue, from Pitkin avenue to Blake avenue. List 936.—Paving East Eighth street, between Moffatt and Chaucey streets. List 936.—Paving Midwood street, between Rog-ers and Nostrand avenues. List 949.—Paving Midwood street, between Rog-ers and Nostrand avenues. List 955.—Grading lots on the northeast corner of Seventh avenue and Forty-sixth street, and on the north side of Forty-sixth street, about 100 feet from Seventh avenue. List 960.—Basins on the northwest corner and southwest corner of Winthrop street and Nostrand avenue. List 970.—Paving East Fourth street between

List 960.—Basins on the northwest control and southwest corner of Winthrop street and Nostrand avenue. List 970.—Paving East Fourth street, between Avenue C and Cortelyou road. List 975.—Paving Forty-fourth street, between Sixth and Seventh avenues. All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are re-quested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 18, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony re-ceived in reference thereto. For full particulars see City Record. For full particulars see City Record. MINCONIO ZUCCA, PAUL WEIMANN, JAMES H. KENNEDY, Board of Assessors. WILLIAM H. JASPER, Secretary, No. 320 Broadway. City of New York, Borough of Manhattan, De-cember 16, 1909.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of December 13 to 28, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the follow-ing-named streets in the BOROUGH OF MAN-HATTAN: 12TH WARD, SECTION 8. THAYER STREET-OPENING, from Broadway to Nagle avenue, and ARDEN STREET-OPENING, from Broadway to Nagle avenue. Confirmed November 16, 1909; en-tered December 10, 1909. HERMAN A. METZ, Comptroller. City of New York, December 10, 1909. (15461)

PUBLIC NOTICES.

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

RECORD AND GUIDE

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of December 13 to 28, 1900, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the follow-ing-named avenue in the BOROUGH OF RICH-MOND: 4TH WARD. MOND: 4TH WARD. SEA VIEW AVENUE-OPENING, from Richmond Road to Southfield Boulevard. Confirmed October 29, 1909; entered December 10, 1909.

HERMAN A. METZ, Comptroller. City of New York, December 10, 1909. (15456)

ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of December 9 to 22, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN: 18TH WARD, SECTION 3. RECEIVING BASINS on the northeast corner of 23D STREET AND AVENUE A, and on the southeast corner of 24TH STREET AND AVENUE A. 12TH WARD, SEC-TION 7. 135TH STREET—PAVING, CURBING AND RECURBING, from Broadway to Riverside Drive. WEST 14SH STREET—PAVING, CURBING AND RECURBING, from Broadway to Riverside Drive. 12TH WARD, SECTION 8. 172D STREET —PAVING, CURBING AND RECURBING, from Amsterdam avenue to Audubon avenue. HERMAN A. METZ, Comptroller, City of New York, December 7, 1909. (15469)

ADVERTISED LEGAL SALES.

(Continued from Page 1134.)

10th st, Nos 66 & 68, s s, 78.1 e 6th av, runs s 46.1 x e .05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg, two 5-sty brk tenements. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Les-lie, ref. (Amt due, \$14,605.98; taxes, &c, \$69,169.20.) Mort recorded May 13, 1903. By Joseph P Day.

Dec. 24.

Bec. 24. Bec. 2

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk ten-ements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mac-kellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Dec. 27.

- 1st av, No 1116, e s, 25 n 61st st, 25x95, 5-sty brk tenement and store. Louis Lehmeyer agt Isaac Shapiro et al; Norwood & Marden, att'ys, 68 William st; Chas W Culver, ref. (Amt due, \$23,348.72; taxes, &c, \$352.28.) Mort re-corded Aug 25, 1906. By Herbert A Sherman.
- Washington st, Nos 719 & 721 |n e cor 11th st, 75 11th st, Nos 337 to 345 x98.8 x 60 x 116.6, 6-sty brk loft and store building. Amy N Frank et al agt William Carter et al; M S & I S Isaacs, 54 William st; Sampson H Weinhand-ler, ref. (Amt due, \$16,005.35; taxes, &c, \$---; sub to a prior mort of \$150,000.) Mort recorded Aug 1, 1905. By Joseph P Day.
- 129th st, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Lillie B Lilienthal agt Clarence Wollner et al; Sigmund Wechsler, att'y, 32 Broadway; Geo M S Schulz, ref. (Amt due, \$21,078.02; taxes, &c, \$335.60.) Mort recorded Sept 5, 1906. By Herbert A Sherman.

The RECORD AND GUIDE goes to an exclusive clientele, most of whom are possible customers of every advertiser in the paper.

Border of verminer of a set of the AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 17, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales. •Indicates that the property described was bid in for the plaintiff's account.

Indicates that the property described was bid in for the plaintif's account.
JOSEPH P. DAY.
5th av, No 2216, w s, 24.11 s 135th st, 25x90, 5-sty brk tenement and store. (Amt due, \$23,959.63; taxes, &c., \$571.99.) Mary Hershfield, defendant.
\$24,000
Houston st, No 174, n s, 35.10 w Hancock st, 26x100, 6-sty brk tenement and stores. (Amt due, \$38,011.53; taxes, &c., \$1,356.07.) Domingo Torres y Moran
Lexington av, No 1657, e s, 58.4 n 104th st, 16.8x70, 5-sty stone front tenement and store. (Amt due, \$10,822.39; taxes, etc., \$225.37.) (This property was reported sold in the last issue, but on order of the referee was resold this week to Broadway-Amsterdam Co.).....14,125
Madison st, No 126, on map No 128, s s, 86.3 e Market st, runs s 17.4 x e 1.8 x s 82.8 x e 25 x n 100 x w 26.8 to beg. 6-sty brk tenement and store. (Amt due, \$32,343.1; taxes, &c., \$2,500.) Jacob Cohen....35,675
3d av, Nos 3524 to 3542 ln e cor 168th st, runs n 176 x e 180 x s 50 x e 168th st
Fulton av
w 337 to beg. 3-sty brk tenement and store and one 2. 3 and 4-sty brk and frame brewery and vacant. (Amt due, \$37,547.60; taxes, &c., \$2,434.90.) Joseph F Schnugg, defendant...93,000
*110th st, Nos 245 to 249, n s, 116.8 w 2d av, 37.6x100.11, 6-sty brk tenement and store. (Amt due, \$11,346.40; taxes, &c., \$758.11.4, 5.737
95th st, No 233, n s, 125 w 2d av, 25x100, S. 5-sty brk tenement and store. (Amt due, \$11,346.40; taxes, &c., \$-:: sub to a prior mort of \$38,000.) Abraham D Weinstein.
*164th st, Nos 434 & 436; s s, 325 e - Amsterdam av, 50x112.4, 5-sty brk tenement and stores (receiver's sale). Louise Fox.
*164th st, Nos 134 & 435, e s, 27.2 n 75th st, 56.3x105, two 5-sty brk tenement and store front dwellings (receiver's sale). Mindram.
*164th st, Nos 1318 & 1315, e s, 27.2 n 75th st, 56.3x105, two 5-sty brk tenement and store front dwellings (receiver's sale). Louise Fox.
*164th st, Nos 1318 & 1315, e

104th st, No 123, n s, 200 e Park av, 20x100.11, 4-sty stone front tene-ment. (Sheriff's sale of all right, title, &c.) Withdrawn..... BRYAN L. KENNELLY.

SAMUEL GOLDSTICKER.

5th av, No 1080 n e cor 89th st, 25.2x102.2, 5-sty stone front dwelling 89th st lexrs sale). Bid in at \$300,000.....

SAMUEL MARX.

REFEREE'S SALE.

(On the premises.) Central av |s e cor St Agnes av, 100x100..... St Agnes av|.... Seaview av, w s, 175 s Central av, 25x100.... Briggs av |s w cor Westchester av, runs s 145.1 x w 181.2 to West-Westchester av | ern av, x n 125 to Westchester av, x e 108.6 to beg... .8.855

 Total
 \$476 (720)

 Corresponding week, 1908.
 \$756,370

 Jan. 1st, 1909, to date.
 56,983,603

 Corresponding period, 1908.
 55,403,866

\$476,720 \$756,370



CONVEYANCES

Dec 10, 11, 13, 14, 15 and 16. (No. 103.)

BOROUGH OF MANHATIAN.

Bleecker st, No 287, e s, 82.4 s Barrow st, 24.6x75x24.7x75, 5-st brk tenement and store. Kunigund Herbst to Barbara Herbs: Morts \$15,000. Dec 4. Dec 11, 1909. 2:590-52. A \$13,500-\$24,500. 5-sty nom

\$24,500. Bank st, Nos 42 and 44, s s, 105 e 4th st, runs s $91.3 \times e 20.1 \times n$ 1.1 x e 19.5 x n 90 to st x w 40.2 to beginning, one 2 and one 3-sty brk dwellings. Francis T Clarke et al HEIRS & Frances Clarke to Louise Fox. Dec 10. Dec 11, 1909. 2:614-10 and 11. A \$19,000-\$22,000. other consid and 100

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Same property. Louise Fox to Charles Rubinger. Dec 10. Dec 11, 1909. 2:614. other consid and 100 Broome st, No 99, s s, abt 75 w Sheriff st, 25x75, 5-sty brk tene-ment and stores. Morris Steinberg to Felix Kunstler. ½ right, title and interest. All liens. Oct 6. Dec 15, 1909. 2:336-44. A \$16,000-\$23,000. nom Same property. Samuel Heyman to same. ½ right, title and in-terest. Morts \$22,000. Dec 14. Dec 15, 1909. 2:336. nom Broome st, No 329, s s, abt 75 w Chrystie st, -x-, 5-sty brk tene-ment and store, being an assignment of all right, title and inter-est under will of Henry Johnson and recorded in book 157 of wills, page 445, Kings County. Walter J Lowenhaupt of Park Hill, N Y, to Carl Uhl of Carlstadt, N J. Nov 1. Dec 16, 1909. 2:423-16. A \$23,000-\$33,000, or decedents estate. nom Chambers st, No 15 n s, at s e s City Hall pl, 42.4x18x20.5 to pl City Hall pl _______x41.1, vacant. Release dower. Julia R wife Wm F Donnelly to Albert I Sire. Q C. Dec 9. Dec 11, 1909. 1:159-1. A \$63,000-\$63,000. nom

Notice is hereby given that infringement will lead to prosecution.



Crosby st, No 49, e s, 187.4 n Broome st, 25x100, 6-sty brk loft and store building. Meyer Gellman to Wilgro Realty Co. Mort \$47,000. Dec 2. Dec 10, 1909. 2:482-5. A \$25,000-\$46,000.

Conveyances

- Lawrence st, Nos 34 to 44, ss 208 de Amsterdam av, 122.11x 100x122.8x100, 2-sty brk bakery and 2-sty brk stable. Larimer A Cushman to Cushman Bread Company. Mort \$75,000. Dee 10, 1909. 7,1906-35. A \$45,000-\$65,000. other consid and 100
 Monroe st [s s, 154.9 e Jefferson st, runs s 127 x e 25.7 Rutgers pl, No 14] xn 1206 to st x w 25.7 to beginning, 6-sty brk tenement and store. Henry A Jaffin to Sarah Rappaort. Mort \$54,000. other consid and 100
 Monroe st, No 279, n s, 50.2 e Jackson st, Z0050. other consid and 100
 Monroe st, No 279, n s, 50.2 e Jackson st, Z0050. other consid and 100
 Monroe st, No 279, n s, 50.2 e Jackson st, Z0050. other consid and 100
 South st, No 855, n s, 50 w Jackson st, runs w 50 x n 70 x e 25 x n 2601.1 x e 12.1 x n 15 x e 12.10 x s 10.4 to beginning, 3-sty brk tone-ment. Joseph Green to Lena Levy. All liens. Dee 11. Dee 15, 1909. 1:2453–2. A \$41,4000-\$41,000. other consid and 100
 South st, No 855, n s, 50 w Jackson st, runs w 50 x n 70 x e 25 x n 26.01.1 x e 12.1 x n 15 x e 12.10 x s 10.4 to beginning, 3-sty brk tone-ment and store. PARTITION, July 13, 1900. Events Nobins son referee to 81 Johns Park Reality Co. Dee 15, 1909. 1:22000
 Varke xt, No 65 n w s, 66 s w Vestry st, 22x62.3, 3-sty brk tenement and store. PARTITION, July 13, 1900. Bugene N Robins son referee to 81 Johns Park Reality Co. Dee 16, 1909. 1:2400
 Vesey st, Nos 14 and 16, n 5, 231.3 w Broadway, runs n 101 x e 39.1 x n 1 x e 11.3 x s 102.6 to st x w 50.2 to beginning. 3-sty stone front lot and store building. Edwin B Meekiss EXR & do 50.000. % John 900. Signodo. Signodo. Signodo. Signodo. Signodo Signodo. Signodo Si

- -22. A \$19,000-\$22,000.
 Renwick st, No 18, e s, 357.9 s Spring st, runs e 50 x s e along alley 13.5 x s 10 x w 60 to st x n 20.4 to beginning, with rights to alley, 3-sty brk stable. 2:594-60. A \$5,500-\$7,000.
 Horatio st, No 34, s s, 174.9 w 4th st, 25x87.6x25.9x87.6, 5-sty brk tenement. 2:626-35. A \$10,000-\$16,000.
 Paul F O'Neill to Michael Hazel. B & S. Dec 7. Dec 11, 1909. no
- nom
- nom
- Same property. Michael Hazel to Paul F O'Neill and Margaret J his wife as tenants by entirety. B & S. Dec 7. Dec 11, 1909. 1:186, 2:583, 594, 595, 626.
 2d st E, Nos 276 to 280, n s, 393 w Av D, 100x106, 3-sty brk dwelling, 1-sty brk church and 4-sty brk school. Corporation of the Methodist Episcopal Church of the East Circuit located in 2d st, N Y, to New York City Church Extension and Missionary Society of the Methodist Episcopal Church. Dec 1. Dec 16, 1909. 2:372-60 and 61. A \$11,000-\$12,000 and exempt. not nom

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2d st W, Nos 43 and 45 | n w cor Wooster st, 42x74.10, four 2-Wooster st, Nos 233 to 237 | sty brk and frame tenements and stores. Bridget E Mullins to Margaret Brown, of Bardonia, Rock-land Co, N Y. Morts \$48,250. Apr 28. Dec 16, 1909. 2:538-1, 2 and 22. A \$48,000-\$50,000. other consid and 100 4th st E, No 250, s s, 90 e Av B, 25x96, 6-sty brk tenement and store. Rachel Gordon et al to Joseph Ullman. Morts \$40,000. Dec 15. Dec 16, 1909. 2:386-11. A \$17,000-\$36,000. nom 6th st E, No 537, n s, 136 w Av B, 30x90.10, 5-sty brk tenement and store. Av A, Nos 110 and 112 | s e cor 7th st, runs e 275 x s 92.10 x w 7th st, Nos 134 to 144 | 200 x n 54 x w 75 to e s Av A x n 36.10 on map Nos 132 to 148 | to beginning, eight 5-sty brk tenements and stores. Trust deed. Wm A Drayton to John Mcl. Nash and Inc.

Manhattan

- The st, Nos 158 and 160 and stores and two 4-sty brk tenements and stores. Trust deed. Wm A Drayton to John McL Nash and James C Drayton in trust. 1-3 part. Dec 4. Dec 13, 1909. 2:402-9 to 18 and 47. A \$202,000-\$291,000. nom 7th st E, No 112, s s, 275 w Av A, 25x90.10, 5-sty brk tenement and store. Benj J Weil to Morris Jacoby. Mort \$35,000. Dec 15, 1909. 2:434-20. A \$17,000-\$33,000. other consid and 100 12th st E, No 415, n s, 197.4 e 1st av, 24.4x103.3x26.9x92.3, 6-sty brk tenement and store. Giuseppe Disena et al to Esther Reich. Mort \$31,000. Dec 10. Dec 11, 1909. 2:440-52. A \$16,000 -\$35,000. other consid and 100 13th st E, s s, 44 e Av C, a strip on which a 1-sty brk building now stands. Fannie Lefkowitz to Dora Pressman. Q C. Jan 15. Dec 15, 1909. 2:382. nom 14th st W, Nos 420 to 424, s s, 300 w 9th av, 50x103.3, 6-sty brk 10ft and store building. Henry J Fink EXR Diederich Fink to John Jordan. ½ part. All title. Mort \$80,000 on whole. Dec 15, 1909. 2:646-30. A \$36,000-\$64,000. 65,000 Same property. Adeline S Fink widow of Geo A Fink dec'd to same. ½ part. All title. Mort \$80,000 on whole. Dec 15, 1909. 2:646. 65,000

- same. ½ part. All title. Mort \$80,000 on whole. Dec 15, 1909. 65,000
 15th st E, No 617, n s, 413 w Av C, 25x103.3, 5-sty brk tenement. Joseph Green to Yetta Green. ¼ part. Mort \$14,600. June 18. Dec 10, 1909. 3:983-12. A \$8,000-\$15,500. nom
 20th st W, No 246 (174), s s, 175 e 8th av, 26.6x77x27x78, 4-sty brk dwelling. Mary A wife John H Lowe et al to Julia wife David Laughlin. Q C. Nov 18. Dec 10, 1909. 3:769-63. A \$11,500-\$15,500. nom
 21st st W, No 138, s s, 320.7 e 7th av, 23x92, 3-sty and basement brk dwelling. Lillian E Banks and ano to Rexton Realty Co, a corpn. Mort \$6,000. Dec 14. Dec 16, 1909. 3:769-61. A \$21,000-\$24,000. other consid and 100
 21st st E, No 143, n s, 150 w 3d av, 20.6x98.9, 5-sty stone front dwelling. Wm H Hall and ano to Malvern Realty Co. All liens. Mar 5. Dec 16, 1909. 3:877-34. A \$20,000-\$23,000. 100
 22d st E, Nos 338 and 340, s w s, 100 n w 1st av, 50x97.6, two
 5-sty brk tenements. Marie A Kessler to Leah K Ray. B & S. Mort \$54,000. Dec 10, 1909. 3:927-34. A \$22,000-\$50,000.

- 500

- Mort \$54,000. Dec 10, 1909. 3:927-34. A \$22,000-\$50,000. 500 22d st W, No 419, n s, 150 w 9th av, 16.8x98.9, 5-sty brk dwell-ing. Mary E Greagan to Mary E Reed. B & S. All liens. Dec 6, Dec 10, 1909. 3:720-38. A \$8,000-\$10,500. nom 23d st W, No 364, s w s, 52 s e 9th av, 24x74, 4-sty brk dwelling. PARTITION, Nov 17, 1909. Chas A Runk, ref to Jacob Appell. Dec 16, 1909. 3:746-76. A \$15,000-\$17,000. 27,700 25th st W, No 432, s s, 352.6 e 10th av, 22.6x98.9, 4-sty brk tene-ment and 4-sty brk tenement in rear. Mary E Geagan to Henry B A Simmons of Bath Beach, Brooklyn, N Y. B & S. All liens. Dec 6. Dec 10, 1909. 3:722-58. A \$9,500-\$14,000. nom 26th st W, No 130, s s, 350 w 6th av, 25x98.9, 4-sty brk tenement and store and 1-sty brk bldg in rear. Lina Weil to Emanuel Heilner and Moses J Wolf. Morts \$27,000. Dec 16, 1909. 3:801-59. A \$22,500-\$26,000. other consid and 100 26th st W, No 130, s s, 350 w 6th av, 25x98.9, 4-sty brk tenement and store and 1-sty brk bldg in rear. Emanuel Heilner and Moses J Wolf to Charles I Weinstein Realty Co. Morts \$27,000. Dec 15. Dec 16, 1909. 3:801-59. A \$22,500-\$26,000. other consid and 100 27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement. Harry Wolfe to Libbie Fleig. ¼ part. B & S and C a G. All liens. Dec 6. Dec 14, 1909. 3:724-49. A \$10,000-\$27,000. other consid and 100 Same property. Same to Julius Clark. ¼ part. B & S and C a G. All liens. Dec 6. Dec 14, 1909. 3:724.
- \$10,000-\$27,000. Same property. Same to Julius Clark. ¹/₄ part. B & S and C a G. All liens. Dec 6. Dec 14, 1909. 3:724. other consid and 100 Same property. Same to Minnie Finkelstein. ¹/₄ part. B & S and C a G. All liens. Dec 6. Dec 14, 1909. 3:724. other consid and 100 Same property. Same to Minnie Finkelstein. ¹/₄ part. B & S and C a G. All liens. Dec 6. Dec 14, 1909. 3:724. other consid and 100
- 27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement. Minnie Finkelstein et al to Harry Wolfe of Brooklyn. Mort \$22,000. Dec 3. Dec 14, 1909. 3:724-49. A \$10,000-\$27,000. 0ther consid and 100 27th st W, No 122, s s, 281.3 w 6th av, 18.9x98.9, 4-sty brk tene-ment and store. Mary A O'Neil to Alva Realty Co. Dec 11. Dec 13, 1909. 3:802-56. A \$17,500-\$19,500. 34th st F. No 219
- Dec 13, 1909. 3:802-56. A \$17,500-\$19,500. other consid and 100 34th st E, No 313, n s, 142.10 e 2d av, 21.5x98.9, 4-sty brk tene-ment. Joseph Johnson EXR Ann Cummins or Cummings to Julius Sternfeld. Dec 14. Dec 15, 1909. 3:940-10. A \$11,500-\$14,-000.

- ment. Joseph Johnson EXR Ann Cummins or Cummings to Julius Sternfeld. Dec 14. Dec 15, 1909. 3:940-10. A \$11,500-\$14,-000. 14,000 37th st E, No 327, n s, 263 w 1st av, 20x98.9, with all title to any land adj s s of old Susan st, 4-sty brk tenement. Peter Dolan to Annie and Elizabeth Bonnie. Mort \$8,000. Dec 9. Dec 10, 1909. 3:943-17. A \$8,500-\$11,000 other consid and 100 37th st W, Nos 304 to 308, s s, 100.4 w 8th av, 73.7x98.9, two 4-and one 5-sty brk tenements and stores and 2- and 3-sty brk and frame bldgs in rear. Chas H Liss, EXR Charles Lehritter to Charles and John Lehritter and Elizabeth Metz. Dec 15. Dec 16, 1909. 3:760-48 to 50. A\$34,000-\$54,000. 61,500 38th st W, No 238, s s, 328.6 w 7th av, 17.10x98.9, 3-sty brk dwelling. Maria Kernwein, HEIR Joseph B Mauch to Theo K Wilmerding. Mort \$6,000. Oct 28. Dec 16, 1909. 3:787-63. A \$15,500-\$18,000. other consid and 100 38th st W, No 332, s s, 325 e 9th av, 25x98.9, 4-sty brk tene-ment and store. 43d st W, No 310, s s, 150 w 8th av, 25x100.4, 4-sty brk tene-ment and store and 3-sty brk tenement in rear. Jas W Silleck Jr of Peekskill, N Y, to Romer J L Silleck of Peekskill, N Y. All liens. Dec 9. Dec 10, 1909. 3:761-54. A \$12,000-\$17,500; 4:1033-39. A \$16,000-\$18,000. nom

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The Brussel Method of Electrical Construction represents DENNIS G. BRUSSEL ELECTRIC X PARATUS FOR the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors ----- HEAT ---POWER Telephone, 3060 Mad. Sq. 15 West 29th St., New York LICHT-

38th st W, No 311, n s, 150 w 8th av, 25x98.9, 4-sty brk tenement and store. Chas H Liss EXR Charles Lehritter to Kohring Realty Co. Dec 15, 1909. 3:762-28. A \$12,000-\$16,500. 20,000
38th st W, No 13, n s, 260 w 5th av, 18.9x98.9, 4-sty stone front dwelling. American Mortgage Co to Mary L Barbey. B & S. Oct S, 1908. Dec 15, 1909. 3:840-34. A \$60,000-\$66,500. nom
39th st W, No 249, n s, 300 e 8th av, 16.8x98.9, 4-sty brk dwelling. Hugo A Harding to Annie Greenthal. Mort \$13,500. Dec 1. Dec 10, 1909. 3:789-17. A \$14,500-\$17,000. other consid and 100
39th st E, No 210, s s, 137.10 e 3d av, 12.2x98.9, 3-sty stone front dwelling. Sarah R Niner to John J Egan. Mort \$5,500 and all liens. Dec 10, 1909. 3:919-54. A \$5,250-\$8,000. nom
44th st W, Nos 321 and 323, n s, 275 w 8th av, 49.10x100.4x49.11 x100.4, 6-sty brk tenement and stores. Mabel F Gerdes by Elizabeth Nixon GUARDIAN to Wm A Gerdes, of Ridgewood, N J. All title. B & S. May 25. Dec 13, 1909. 4:1035-20. A \$30,-000-\$66,000. 500

- 000-\$68,000. 5th st W, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4, 4-sty brk dwelling, two 4 and one 3-sty brk buildings and stores. Mary C Stewart to Forty-Fifth St Exchange. B & S. Dec 1. Dec 11, 1909. 4:998-12 to 14. A \$148,000-\$152,000. 45th st brk d
- Mary C Stewart to Forty-Fifth St Exchange. B & S. Dec 1. Dec 11, 1909. 4:998-12 to 14. A \$148,000-\$152,000. other consid and 100 48th st E, No 424, s s, 325 e 1st av, 25x100.5, 2-sty brk building. and 1-sty frame building in rear. Jacob Israelson EXR &c Jacob Hecht to Anton J Wettach. Mort \$4,000. Dec 15, 1909. 5:1359 -37. A \$7,500-\$9,000. S000 50th st E, No 227, n s, 294 w 2d av, runs n 100.5 x w 3 x n 20.5 to c 1 old Boston Post road x s w 31.2 x s 107 to st x e 31 to be-ginning, 6-sty brk tenement. Ada M Ramos et al to Edward F Tierney. Mort \$49,500. Dec 15, 1909. 5:1324-13. A \$15,000 -\$50,000. 50th st W, Nos 132 and 134, s s, 350 e 7th av, 50x100.4, two 4-sty brk tenements and 2-sty brk bldg in rear. Mary A Thorp to Harriet S James. Mort \$32,000. Dec 16, 1909. 4:1002-49 and 50. \$56,000-\$60,000. 51st st W, No 420, s s, 275 w 9th av, 17x100.5, 5-sty stone front dwelling. Thomas McGowan to Catherine McGowan. Dec 9. Dec 10, 1909. 4:1060-44. A \$8,000-\$12,000. 53d st W, Nos 108 and 110, s s, 150 w 6th av, 50x100.5, 4-sty brk stable.

- 53d st W, Nos 108 and 110, s s, 150 w 6th av, 50x100.5, 4-sty brk stable.
 58th st E, No 34, s s, 20 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.
 58th st E, No 36, s s, 40 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.
 58th st E, No 40, s s, 80 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.
 58th st E, No 40, s s, 80 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.
 58th st E, No 40, s s, 80 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.
 58th st E, No 40, s s, 80 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.
 58th st E, No 36, s s, 20 e 9th av, 20x100.5, 4-sty and basement 'stone front dwelling. Annie M Rohe to John V, Chas E and Geo T Diefenthaler and Katharina Budenbach each 1-6 part, and Grace E McCully and Geo E Diefenthaler each 1-12 part; party 1st part reserves 1-6 part. B & S. Oct 19. Dec 15, 1909.
 4:1047-63. A \$16,000-\$24,000.
 61st st E, No 332, s s, 190 w 1st av, 25x100.5, 5-sty brk tenement and store. Bertha wife of Chas W Bohmfalk to Mollie Goldberg. Q C. Dec 7. Dec 10, 1909. 5:1435-35. A \$9,000-\$22,500. nom nom
- nom
- Q C. Dec 1. Dec 10, 1909. 5:1435-55. A \$9,000-\$22,300. nom 63d st E, No 21. Madison av, No 716. Agreement as to covenants and right to maintain the brk exten-sion on No 21 East 63d st, &c. Emma L Pinkney et al INDIVID and TRUSTEES John M Pinkney with Hattie Bloomingdale. Nov 11. Dec 10, 1909. 5:1378. 64th st W, Nos 27 to 31, n s, 350 w Central Park West, 75x100.5, three 5-sty brk tenements. Edward G Bailey et al to Jennie Weill. Morts \$71,000. Dec 14. Dec 15, 1909. 4:1117-16 to 18. A \$67,500-\$103,500. 64th st W, Nos 27 to 31, n s, 350 w Central Park West, 75x100.5, three 5-sty brk tenements. Jennie Weill to Jacob Hirsh. All liens. Dec 15, 1909. 4:1117-16 to 18. A \$67,500-\$103,500. other consid and 100 65th st E, No 323, n s, 275 s e 2d av, 20x100.5, 3-sty brk dwell-ing. Thos F Lowndes to Annie T Renn. Mort \$4,500. Nov 16. Dec 13, 1909. 5:1440-12. A \$7,000-\$9,000. other consid and 100

- ing. Thos F Lowndes to Annie T Renn. Mort \$4,500. Nov 16. Dec 13, 1909. 5:1440-12. A \$7,000-\$9,000. Other consid and 100 68th st W, No 58, s s, 206.3 e Columbus av, 18.9x100.5, 4-sty and basement stone front dwelling. Herbert B Hollingsworth to Rose Gibbs widow. Mort \$19,000. July 16, 1908. Dec 15, 1909. 4:1120-56. A \$15,000-\$24,500. 09th st E, No 312, s s, 91.8 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Thos W Powers, of Rockville Centre, L I, to Mary E Powers his wife of same place. Mort \$5,000. Nov 19. Dec 14, 1909. 5:1443-48½. A \$5,000-\$8,000. nom 71st st W, No 322, s s, 311 w West End av, 18x100.5, 3-sty and basement stone front dwelling. Mary C Donnelly to Wm F Harnett. C a G. July 1. Dec 10, 1909. 4:1182-45½. A \$9,-000-\$21,000. other consid and 100 74th st E, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. Annie Epstein to 1da Abramson. Morts \$53,000. Dec 13. Dec 14, 1909. 5:1469-10. A \$16,000 -\$56,000. nom 74th st E, No 215, n s, 188 e 3d av, 22x100, 4-sty brk tenement. Philip Duffy INDIVID and as HEIR Annie Duffy to Henry A Most. All title. Dec 13, 1909. 5:1429-8. A \$11,000-\$13,500. 75th st W No 36 s s 320 e Columbus av, 20x102.2, 4-stv and

- 75th st W, No 36, s s, 320 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Realty Mortgage Co to Daniel B Freedman. ½ part. All title. Mort \$30,000. Dec 16, 1909. 4:1127-51½. A \$10,000-\$36,000. other consid and 10 75th st E, No 321, n s, 300 e 2d av, 25x102.2, 5-sty brk tenement and store. Charles Malawista to Solomon Wiener. Mort \$25,-200 and all liens. Dec 15, 1909. 5:1450-13. A \$9,000-\$28,-000. no 100

- 200 and all liens. Dec 19, 1960. Unter the form of th

91st st W, Nos 36, s s, 320 w Central Park West, 18x100.8, 4-sty and basement brk dwelling. Lina Weil to Emanuel Heilner and Moses J Wolf. Q C. Dec 10. Dec 14, 1909. 4:1201-45½. A \$12,000-\$22,000. nom

- \$12,000-\$22,000. 91st st W, No 36, s s, 320 w Central Park West, 18x100.8, 4-sty and basement brk dwelling. Emanuel Heilner et al to Alice M White. Mort \$17,500. Dec 13. Dec 14, 1909. 4:1204-45½. A \$12,000-\$22,000. 93d st E, No 174. Declaration that above premises was conveyed by Leopold S Friedberger to Pauline Segree by mistake. Leopold S Friedberger to Pauline Segree. Dec 13, 1909. Dec 14, 1909. 5:1521.
- of the st W, n e cor old Bloomingdale road closed at pt 167.10 -w Amsterdam av, runs n 100.9 x w to c l said old road x s 100.8 to st x e to beginning, lying in bed of said old road, vacant. 95th st

- vacant.
 96th st W, s e cor old Bloomingdale road, closed at pt 175.4 wy Amsterdam av, runs s 100.9 x w to c l said old road x n 100.9 to st x e to beginning, lying in bed of said old road x n 100.9 to st x e to beginning, lying in bed of said old road, vacant.
 95th st W, n s, adj above on west, being part of w ½ of said old road x 126, part 1-sty frame shed.
 96th st W, s s, adj above on west, being part of w ½ of said old road x 75.9, part 2-sty brk bldg.
 95th st W, n s, adj lst parcel on east x ½ blk. Release of easements, &c. Gustave Disch et al with Adolph Behn, of Brooklyn, Henry Springhorn, Jr, of Hudson, N Y, and Eugene Higgins and John J Astor, of N Y. Q C. Nov 12. Dec 15, 1909. 4:1243-28, 39A and part of lots 24 to 27, and 39 and 42. A \$\$_\$\$_\$\$_0 nom
- 42. A \$-96th st W, N 9,000
- 9,00 97th st E, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tene-ment and stores. FORECLOS, Oct 15, 1909. Adolph Stern, ref to Tourneur Realty Co, a corpn. Mort \$17,000 and all liens. Oct 22. Dec 16, 1909. 6:1669-18. A \$7,000-\$23,000. \$25 over and above 1st mort for 17,00 Same property. Tourneur Realty Co to Samuel Hellinger. B & S. All liens. Dec 13. Dec 16, 1909. 6:1669. other consid and 10
- 17.000

 97th st W, No 121, n s, 588 e Amsterdam av, 15.6x100.11, 4-sty and basement brk dwelling. Edward F Tierney to Ada M Ramos and Gertrude and Nora Titley. Mort \$9,000. Dec 15, 1909.

 7:1852-24½. A \$6,800-\$14,000. nom

 98th st E, s s, 125 e 5th av, 100x100.11.

 98th st E, n s, 250 e 5th av, 50x100.11.

 98th st E, n s, 250 e 5th av, 50x100.11.

- Stn st E, n s, 250 e 5th av, 50x100.11.
 vacant.
 Emanuel Blumenstiel to Alfred C Bachman. Mort \$105,000.
 Dec 11. Dec 13, 1909. 6:1603-60, 61 and 64 to 67. A \$102,-000-\$102,000, and 1604-11 and 12. A \$34,000.
 other consid and 100
 99th st W, No 72, s s, 74 e Columbus av, 26x100.11, 5-sty brk tenement and store. Samuel Herbst to Michael Herzlich. Mort \$19,000 and all liens. Dec 6. Dec 13, 1909. 7:1834-60½. A \$12,500-\$23,000.
 nom
 100th st E, No 405, n s, 100 e 1st av, 37.1x100.11, 6-sty brk tenement and stores. Jacob R Schiff to Hannah Cohen. Mort \$31,-500. Dec 11. Dec 13, 1909. 6:1694-6. A \$10,000-\$41,000.
 Same property. Hannah Cohen to Jacob R Schiff. Morts \$29,-000. Dec 11. Dec 13, 1909. 6:1694. other consid and 100
 104th st E, No 172, s s, 200 w 3d av, 25x100.11, 4-sty stone front tenement. Minnie Grossman widow to Julia Tomback. ½ part. Mort \$12,000. Dec 11. Dec 13, 1909. 6:1631-45. A \$10,000
 -\$15,000. 100

- ume property. Same to Sadie M McPhee. ½ part. Mort \$12,00 (?) probably meant for \$12,000. Dec 11. Dec 13, 1909. 6:1631.
- 100

- (?) probably meant for \$12,000. Dec 11. Dec 13, 1909. 6:1631. 100 107th st W, No 68, s s, 100 e Columbus av, 48.9×100.11 , 7-sty brk tenement. Emil Alter to William Dangler of Brooklyn. Mort \$57,750. Dec 10, 1909. 7:1842-59. A \$23,400-\$65,000. nom 107th st E, No 323, n s, 350 e 2d av, 25x75, 6-sty brk tenement and store. Ida Bogolowitz to Jacob Stein. All liens. Dec 15, 1909. 6:1679-15. A \$5,500-\$20,000. other consid and 100 107th st E, Nos 62 and 64, s s, 200 e Madison av, 50x100.11, two 5-sty brk tenements. Bernard Naumburg to Rosalie Rosenthal. Mort \$47,750. Dec 10. Dec 15, 1909. 6:1612-43 and 44. A \$22,000-\$48,000. other consid and 100 108th st E, No 223, n s, 285 e 3d av, 25x100.11. 108th st E, No 225, n s, 310 e 3d av, 25x100.11. 108th st E, No 227, n s, 335 e 3d av, 25x100.11. three 4-sty stone front tenements and stores. Solon R Postley to Paul Kaskel, Abe Bruder and Frank Hahn. Morts \$45,000. Nov 18. Dec 15, 1909. 6:1658-12 to 14. A. \$24,000-51,000. nom 108th st E, No 217, n s, 210 e 3d av, 25x100.11, 4-sty brk tene-
- 108th st E, No 217, n s, 210 e 3d av, 25x100.11, 4-sty brk tene-ment. Oscar Oestreicher to The Oestreicher Realty Co, a corpn. Mort \$11,000. Nov 23. Dec 14, 1909. 6:1658-9. A \$8,000-\$16,000. 100
- 108th st E, No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Adolph Blum of Borough of Queens to Adolph Katzki of State of N J. ½ part. Correction deed. Morts \$35,-300. Dec 9. Dec 10, 1909. 6:1614-12. A \$16,000-\$32,000. nom
- 109th st E, No 179, n s, 95 w 3d av, 37.6x100.11, 6-sty brk tene-ment. Mary Ehrmann to Gussie Smolinski. All liens. Dec 14. Dec 15, 1909. 6:1637-32. A \$15,000-\$45,000. other consid and 100

110th st E, Nos 86 and 88, s s, 26 w Park av, 41x100.11, 6-sty brk tenement and stores. Bessie Weinger to David I Shapiro. Morts \$48,000. Dec 13. Dec 14, 1909. 6:1615-38. A \$19,500-\$52,-000. no: nom

111th st E, Nos 242 to 246, s s, 80 w 2d av, 60x100.11, 2-sty brk building, 1-sty brk store, one 2 and one 3-sty frame dwellings. Patrick M McGrath to The City of New York. Sept 29. Dec 13, 1909. 6:1660-28½ to 30. A \$19,200-\$22,500. 34,000

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- 113th st W, No 15, n s, 198.6 w 5th av, 15.6x100.11, 3-sty and basement stone front dwelling. Abram Bachrach to Rachel Low-enstein. Mort \$7,500. Dec 13. Dec 15, 1909. 6:1597-29. A chel L. 7-29. enstein. Mort \$8,000-\$10,000 nom
- 5, No. 14, s s, 225 e 5th av, 18.9x100.11, 5-sty brk tene-Belwood Realty Co to Louis Starr, Sadie Herzog and Levy, Mort \$16,000. Dec 15, 1909. 6:1618-63. A 113th st E ment. E
- ment. Belwood Realty Co to Louis Starr, Sadie Herzog and Katie Levy. Mort \$16,000. Dec 15, 1909. 6:1618-63. A \$9,000-\$18,000. other consid and 100 '4th st E, Nos 69 and 71, n s, 205 w Park av, 50x100.11, two 5-sty brk tenements and stores. Rosalie Rosenthal to Bernard Naumburg. Morts \$50,000. Dec 15, 1909. 6:1620-26 and 27. A \$22,000-\$40,000. nom (5th ct W) = 0.00 w Precedurate runs a 65 11 r w 102 1 to 114th
- A \$22,000-\$40,000. 116th st W | s s, 400 w Broadway, runs s 65.11 x w 103.1 to Riverside Drive| e s Riverside Drive, x n to beginning, vacant. Samuel McMillan to Saml McMillan, Jr. Mort \$17,000. Dec 13. Dec 14, 1909. 7:1896-87 to 89. A \$71,000-\$71,000.
- 117th st E, No 327, n s, 325 e 2d av, 25x100.11, 5-sty brk tene-ment. FORECLOS, Nov 17, 1909. Samuel S Isaacs referee to Jos J Meaney. Mort \$18,000. Nov 24. Dec 15, 1909. 6:1689 -14. A \$8,000-\$22,000.
- 3,400 Same property. Jos J Meaney to Robert Jordan. All liens. Nov 30. Dec 15, 1909. 6:1689. other consid and 100 Same property. Robert Jordan to Maurice Steiner. Dec 6. Dec 15, 1909. 6:1689. other consid and 100
- Same property. Robert Jordan to Maurice Steiner. Dec 6. Dec 15, 1909. 6:1689. other consid and 100 118th st E, No 306, s s, 100 e 2d av, 40.9x100.10, 6-sty brk ten-ement and stores. FORECLOS, Dec 2, 1909. Louis F Doyle ref to Bellwood Realty Co. Mort \$36,000. Dec 13, Dec 14, 1909. 6:1689-47. A \$13,500-\$48,000. 11,000 119th st E, No 72, s s, 115 w Park av, 25x100.10, 5-sty brk tene-ment and store. Bertha Slobodsky to James Dailey of Avon, N J. Mort \$22,750. Dec 13, 1909. 6:1745-42. A \$10,000-\$22,000. other consid and 100

- 123d st E. No 416, s s, 237 e 1st av, 25x100.11, 4-sty brk tenement. FORECLOS. Nov 16, 1909. Robert L Luce, ref. to Morris H Park. Dec 15. Dec 16, 1909. 6:1810-39. A \$6,000-\$13,500. 10,300 128th st E. No 246, s s, 75 w 2d av, 26x99.11, 5-sty brk tenement. William McGowan to Minnie Schmidt. Morts \$17,500. Dec 16. 1909. $6:1792-28\frac{1}{2}$. A \$5,500-\$20,000. nom 129th st W, Nos 251 to 255, n s, 199 e 8th av, 76x99.10, 6-sty brk tenement. Kath S Umsted to Johnston-Umsted Realty Co TRUSTEES Morts \$139,000. Dec 6. Dec 9, 1909. 7:1935-9. A \$34,000-\$120,000. Corrects error in last issue, when dis-tance east of 8th av was 100 ft. nom 132d st W, No 67, n s, 235 e Lenox av, 20x99.11, 2-sty frame dwelling. FORECLOS, June 30, 1908. Geo H Engel referee to E Ormonde Power TRUSTEE Douelas Gordon. Dec 2. Dec 10, 1909. 6:1730-11. A \$5,000-\$5,500. nom 133d st W, No 6, s s, 107 w 5th av, runs s 74.11 x w 3 x s 25 x w 25 x n 99.11 to st x e 28 to beginning, 5-sty brk tenement. FORECLOS, Dec 10, 1909. Frederick R Rich referee to Jacob Platt. Mort \$12,000. Dec 10, 1909. 6:1730-41. A \$11,000-\$24,500. 9.500 over and above 1st mort 134th st E, No 60, s s, 177.6 w Park av, 37.6x99.11, 6-stv brk tenement. Hudson W Kellev to Chas C Tilehman. Mort \$32,950. Dec 9. Dec 14, 1909. 6:1735-20 to 27. A \$75,000-\$24.500. 0. Even 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Dec 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Dec 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Dec 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Dec 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Even 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Dec 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Even 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Dec 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Dec 10, 1909. 6:1735-20 to 27. A \$75,000-\$235,000. 0. Dec 10, 1909. 5:1735-20 to 27. A \$75,000-bec 13, 1909. 6:1735-33. A <math>\$--50,0

- 0.000. th st W, Nos 52 to 64, s s, 125 e Lenox av, 175x99.11, four sty brk tenements. th st W, No 242, s s, 400 e 8th av, 50x99.11, 6-sty brk tene-
- ment.
- ment. Av A | (former line). s w cor 104th st, runs s| 104th st. Nos 444 and 446| 100.11 x e 50 to c 1 Av A (former line)| x n 100.11 to s s 104th st, x w 50 to beginning which pt is 613| e 1st av, 1-sty brk and frame buildings of builder's vard. | Hunterdon Realty & Construction Co. a cornn, to William Craw-ford. All liens. Nov 15. Dec 13, 1909. 6:1736-60 to 66. A \$64,-000-\$203.000: 7:2029-47. A \$17,000-\$57,000; 6:1697-28½. A \$12,000-\$13,000. nom 144th st W, No 311, n s, 175 w 8th av, 24.6x99.11. 5-sty brk ten-ement. Edward J O'Dea to Edward F Rath. of Brooklyn. Mort \$18,500. Dec 11. Dec 14, 1909. 7:2044-25. A \$5,400-\$15.-500. 100
- 500 100
- 500.
 100

 173d st W, No 521, n s, 151.3 e Audubon av, 18.9x100, 2-stv frame
 18.9x100, 2-stv frame

 dwelling. Helen Burns to Frederick Heise. Mort \$5,000. Dec
 15. Dec 16, 1909. 8:2130-56. A \$5,200-\$6,500. nom

 178th st W, No 659, n s, 125 w Wadsworth av, 12.6x100, 3-sty
 brk dwelling. Josephine Arns to American Real Estate Co. a

 corpn of R I. Mort \$5,000. Dec 11. Dec 13, 1909. 8:2163 0.000

 21. A \$5,600-\$7,500. other consid and 100
 0.000
- 21. A \$3,500-\$7,500. other consid and 100 v A, Nos 1339 and 1341 w s, 75 s 72d st, 50x100, two 5-sty brk tenements and stores. Nathan Kirsh to Blanche A Danciger. Mort \$25,000. Dec 14. Dec 16, 1909. 5:1466-24 and 25. A \$18,000-\$40,000. other consid and 100 Av

- Riverside Terrace, e s, 226.2 s Riverside Terrace, 100x124.7x68.4 x128, vacant.
- 100
- \$900,000.
- \$900,000. CONTRACT to exchange for land in Pittsburg, Pa. Louis M and Thos W Jones with Edwin C Saunier of Newark. N J. Dec 15. Dec 16, 1909. 1:171-1. A \$460,000-\$840,000; 1:172-1. A \$325,000-P \$555,000. Columbus av, Nos 140 to 144 | n w cor 66th st, runs n 75.3 x w Broadway, Nos 1960 and 1964 | 100 x s 25.1 x w 16.5 to e s Broad-66th st, No 101 | way x s 57.8 to n s 66th st x e 88.3 to beginning, 2-sty brk office and store bldg. Eliz A wife Wm E Diller et al to Udo M Fleischmann. of East Millstone, N J. All liens. Dec 10. Dec 16, 1909. 4:1138-29. A \$200,000-\$210,000. other consid and 10 exch

- Same property. Release mort for \$17,000 and all title as to agree-ment recorded Nov 12, 1906. James C Crawford and Wm E Diller as TRUSTEES under said agreement and also as ADMRS of Margaret Crawford dec'd to Francis G Crawford of Plainfield. N J. Q C. Dec 10. Dec 16, 1909. 4:1138. nom Lexington av, No 1641, e s. 50.11 s 104th st. 25x95, 4-sty stone front tenement. Hyman Strassner et al to Berent C Gerken. All liens. Dec 1. Dec 11, 1909. 6:1631-52. A \$11,000-\$17,-500. nom
- no. exington av. No 297|n e cor 37th st. 25x75, 4-sty brk dwelling. 7th st. No 125 | Mary O wife John A Stewart to Robt W Goelet of Newport, R I. June 19. Dec 10, 1909. 3:893-25. A \$39,000-\$51,500. no 37th st,
- Storett of Newhort, R.I. June 19. Dec 10, 1909. 3:893-25. A nom
 Lexington av|s e cor 131st st. runs s 155.10 to n s land taken for
 130th st | approach to 3d av bridge x e 360 x n 119.3 to
 131st st | bulkhead line in Harlem River x n w 87 to s s
 131st st if continued x w 281 to beginning.
 Lexington av|n e cor 131st st. runs n 54 x n e 82.9 to bulkhead
 131st st | line Harlem River x s e 166.5 to n s 131st st x w
 186 to beginning, with wharfage, cranage, &c. 1 and 2-sty brk
 and frame shops and 2-sty brk storage building and vacant, |
 Charles Remsen and William Manice EXRS William Remsen to Acre Realty Co, a corpn. 1-3 part. Dec 7. Dec 10, 1909.
 6:1779-20. 30 and 48. A \$168,000-\$187,000; and 1780-22. A \$20,000-\$20,000.
 66.666.66
 Same property. Elizabeth Lyon to same. 2-3 parts. B & S and
- Same property. Elizabeth Lyon to same. 2-3 parts. B & S and C a G and confirmation deed. Dec 7. Dec 10, 1909. 6:1779 and 1780. nom
- exington av, No 1453, e s. 37.8 n 94th st. 18x95, 3-sty stone front dwelling. Lena Webster to Ethel Webster. All liens. Dec 6. Dec 10, 1909. 5:1523-21. A \$12,500-\$14,500. Le

- 5. Dec 10, 1909. 5:1523-21. A \$12,500-\$14,500other consid and 100 Lenox av. No 22, e s. 33.11 n 111th st, 33.6x100, 7-sty brk tene-ment. Caroline Uhlig to Eva Hoffmann. All liens. Dec 10 1909. 6:1595-3 A \$28,000-\$70,000 other consid and 100 Lenox av. Nos 620 and 622 ln e cor 141st st, 99.11x150, three 6-on map Nos 614 to 622 | sty brk tenements and stores on 141st st, Nos 75 to 81 | av. Simon Ginsburg to Emanuel Strauss. All liens. Dec 1. Dec 15, 1909. 6:1739-1. 3 and 6. A \$84,500-\$219,000. other consid and 100 Madison av. No 1845, e s, 51.4 n 120th st. 16x83. 3-sty stone front dwelling. John C Forster to Mary Sherry. Mort \$14,800. Dec 11. Dec 13, 1909. $6:1747-24_2$. A \$11,000-\$15,000. other consid and 100
- 100
- other consid and 10 Madison av, No 1539, e s, 67.7 n 104th st. 16.8x70, 3-stv brk dwelling. Irma Markiewicz to Katherina Levv. Mort \$9,000. Dec 15, 1909. 6:1610-21¼. A \$9,000-\$11,500. 10 Manhattan av, No 136, e s. 51.3 s 106th st. 17x70, 3-stv and base-ment stone front dwelling. Caroline McInernv of Mt Vernon, N Y. to Ellen L McInerny. N Y. Morts \$12,500. Dec 11. Dec 15, 1909. 7:1841-48. A \$7,000-\$12,500. no Park av, No 46, w s, 78.6 n 36th st, 24x105. 4-sty stone front dwelling. Chas H Welling Co to Edward W Sheldon. Mort \$77,-500. Dec 10, 1909. 3:866-39. A \$78,000-\$95,000. other consid and 10 nom
- other consid and 100
- Pleasant av, w s Parcel of land, water and land under water bet 123d st. n s | above and the exterior bulkhead line on Har-124th st. s s | lem River, 1-sty frame shop. Josephine Dwight to Byron Wolverton. Q C. Dec 9. Dec 10, 1909. 6:1819 -15, 17, 19, 22, 23 and part lot 14. nom

Manhattan

Conveyances

WATER-FRONT PROPERTIES FLOYD S. CORBIN, 10 Wall St. FACTORIES, FACTORY SITES Tel., 1094 Rector

- 1st av, No 220, e s, 155 s 14th st, 25.6x66, 5-sty brk tenement and store. Francesco Dichiara et al to Max Canno. All liens. Dec 9. Dec 11, 1909. 2:441-2. A \$16,000-\$25,000. other consid and 100
- nom
- 1st av, No144seconsider and 1063d st, Nos400 and 402asto ownership.SimonSchur-macherwith Albert and Joseph Schnurmacher and Anna Levy.
each to own ¼ interest.Nov27.Dec10,190.1st av, No1632.Release covenants.Philip Lesser with Bern-
hard Weinberger.Dec10.Dec14,1909.5:1457.noi1st av, No1632.Release covenants.Philip Lesser with Bern-
hard Weinberger.Dec10.Dec14,1909.5:1564.noi1st av, No340se cor20th st,23x96,5-stybrk tene-or20th st, Nos400 and 402ment and store and 4-stybrk tenementin rear.Kath G Farrell and Mary A O'Brien to Caroline F Foley.
Mort \$23,000.Dec15.Dec16,1909.3:951-55.A \$18,500-
mitted\$25,000.ssor21st et10.100 ...omitted omitted
- 100
- \$25,000. 1st av, Nos 357 and 359 | s w cor 21st st, 40x100, 6-sty brk tene-21st st, Nos 346 and 348 | ment and stores. Louis Goldman to Jane Fischel. All liens. Dec 13. Dec 16, 1909. 3:926-41. A \$31,000-\$73,000. 1st av, No 2122 | n e cor 109th st, 25,10x95, 1-sty frame store. 109th st, No 401 | John S Myers ADMR Aaron Bussing to Francesco Siviglia. Q C. Dec 10. Dec 16, 1909. 6:1703-1. A \$13,000-213,500. 22 Siviglia. \$13,500.
- \$13,500. 2d av, No 937, w s, 44.4 s 50th st, 21.4x80, 4-sty stone front ten-ement and store. Ephriam Gottlieb to Benjamin Goldberg. ¹/₂ part. All liens. Dec 13. Dec 14, 1909. 5:1323-28. A \$11,-000-\$15,000. 2d av, No 2409, w s, 75.9 s 124th st, 25.2x90. 2d av, No 2411, w s, 50.7 s 124th st, 25.2x90. two 5-sty brk tenements and stores. Oscar Oestreicher to The Oestreicher Realty Co, a corpn. Morts \$48,000. Dec 1. Dec 14, 1909. 6:1788-26 and 27. A \$21,000 \$50,000. nom

- Oscar Oestreicher to The Oestreicher Rearty Co, a 260 ph. Morts \$48,000. Dec 1. Dec 14, 1909. 6:1788-26 and 27. A \$21,000 \$50,000. 100 2d av. No 1909, w.s. 70 s 99th st. 28x100, 5-sty brk tenement and store. Ellen Gallagher widow to Margaret Kane widow. Mort \$13,500. Dec 9. Dec 10, 1909. 6:1648-25. A \$12,500-\$23,-000. 0ther consid and 100 2d av. No 1842, e.s. 25.8 n 95th st. 25x100, 5-sty brk tenement and and store. Sigmund Levin to Willamina wife William Gilmour, Town of Union. Hudson Co, N J. Mort \$23,000. Sept 21. Dec 11, 1909. 5:1558-2. A \$13,000-\$23,000. 100 2d av. No 2155 is w cor 111th st. 25.10x80, 2 and 4-sty brk tene-111th st. No 218 ment and stores. Pasquale Rescigno to Anton-etta Rescigno, nee D'Avanzo. Morts \$24,000. Dec 14. Dec 15, 1909. 6:1660-28. A \$14,000-\$26,000. other consid and 100 5th av, No 2252 in w cor 137th st. \$49.11x62.6, 6-sty brk tenementBlumenstiel ref to Samuel R Rosenberg. All liens. Dec 13. Dec 14, 1909. 6:1735-34. A \$-\$-. \$3000 over and above 1st mort for 36,000 5th av |s e cor 68th st. -x-. (83th st]

- 68th st| 69th st, n s, 150 e Lexington av, 25x100.5. Also lands in Illinois and Pennsylvania. Confirmation of power of attorney and agreement as to claims disputed, settlement, &c. Mary A Yerkes, widow of Chas T Yerkes to Geo W Young. Nov 11. Dec 16, 1909. 6th av, e s, 68.10 n 27th st, strip 0.6x100. John B Nail to Mary Ehrmann. Q C. Dec 9. Dec 10, 1909. 3:829. other consid and 10
- th av, e s, 68.10 n 27th st, strip, 0.6x100. Mary Ehrmann to Max Radt. Q C. Dec 9. Dec 10, 1909. 3:829.
- th av, No 450, e s, 49.4 n 27th st. 19.6x100, 5-825. other consid and 100 and store. John B Nail to Mary Ehrmann. Mort \$80,000. Dec 9. Dec 10, 1909. 3:829-3. A \$64,000-\$73,000. other considered 100 6th av,

- 9. Dec 10, 1909. 3:829-3. A \$64,000-\$73,000. other consid and 100 other consid and 100 other consid and 100 other consid and 100 6th av, No 450, e s, 49.4 n 27th st, 19.6x100, 5-sty brk tenement and store. Mary Ehrmann to Max Radt. All liens. Dec 9. Dec 10, 1909. 3:829-3. A \$64,000-\$73,000. other consid and 100 6th av, No 7571 n w cor 43d st. 25.5x75, 4-sty stone front tene-43d st, No 101 ment and store. Theo M Macy to Minerva L Macy. 1-10 part. Dec 9. Dec 13, 1909. 4:996-29. A \$100,-000-\$115,000. other consid and 100 6th av, No 514, e s, 42 s 31st st, 21x60, 3-sty brk tenement and store. Sophie Yunker to Fritz Kussa. Dec 11. Dec 13, 1909. 3:832-80. A \$55,000-\$63,000. 100
 7th av, Nos 2308 to 2312. Certificate as to satisfaction of mort for \$1,000 or assignment of rents. Merchandise Brokerage Co to

- Joel Marks. July 17, 1908. Dec 13, 1909. 7:1941. 7th av, No 2268, w s, 80 n 133d st, 19.10x80, 5-sty brk tenement and store. Mort \$18,000. 149th st, Nos 525 and 527, n s, 140 e Brook av, 40x75, 5-sty brk tenement and stores. Morts \$32,000. Chas F Coy to Berry B Simons. Dec 14. Dec 15, 1909. 7:1939 -32. A \$10,500-\$18,000; 9:2276. other consid and 100 7th av, Nos 235 to 243 | s e cor 24th st, 98.9x80, five 4-sty brk 24th st, Nos 162 and 164| tenements and stores. Paul H Charpen-tier and Eugenie Gevandan to Rosalie Charpentier. Mar 2, 1899. Dec 16, 1909. 3:799-74 to 79. A \$102,000-\$128,500. nom 8th av, No 2794, e s, 49.11 n 148th st, 50x80, 5-sty brk tenement and stores. Mattie J Martin of Yonkers, N Y, to Jacob Hack. Morts \$68,500. Dec 7. Dec 15, 1909. 7:2034-3. A \$10,000-\$32,000. other consid and 100 10th av, No 260 | n e cor 25th st, 24.8x100, 4-stv brk tenement 25th st, No 459 | and store and 1-sty frame store in st. Mary E Geagan to Mary E Reed. B & S. All liens. Dec 6. Dec 10, 1909. 3:723-1. A \$16,000-\$22,000. nom

MISCELLANEOUS.

- Adjudication of bankruptcy and order of reference in matter of David Rodbell, bankrupt. William Allen referee. Nov 18. Dec 15, 1909.
- Jan 22, 1895. Dec 15, 1909. opy of last will of Belden J Rogers. May 12, 1908. Dec 15,
- Copy 0 1909
- Exemplified copy decree, will and proofs in matter of last will of Frederick W Loew, late of New Suffolk, Suffolk Co, N Y. May 2, 1904. Dec 16, 1909. Order approving bond of Morris B Arnold for \$5,000 as TRUSTEE in matter of David Rodbell as TRUSTEE. Dec 10. Dec 15, 1909.
- Power of attorney. Ellan Ritter an dano to Jos W Ritter. Dec 9. Dec 10, 1909. Power of attorney. Abraham Cohen to Morris Cohen. Dec 4. Dec 11, 1909. Abraham Cohen to Morris Cohen. Dec 4.
- Power of attorney. Ida Frank to Harris Frank. July 23, 1908. Dec 16, 1909.
- Renounciation of Howard H Henry to act as TRUSTEE under will of Georgiana- L Strong, decd. Sept 23. Dec 13, 1909. (Miscl) or 3:890.

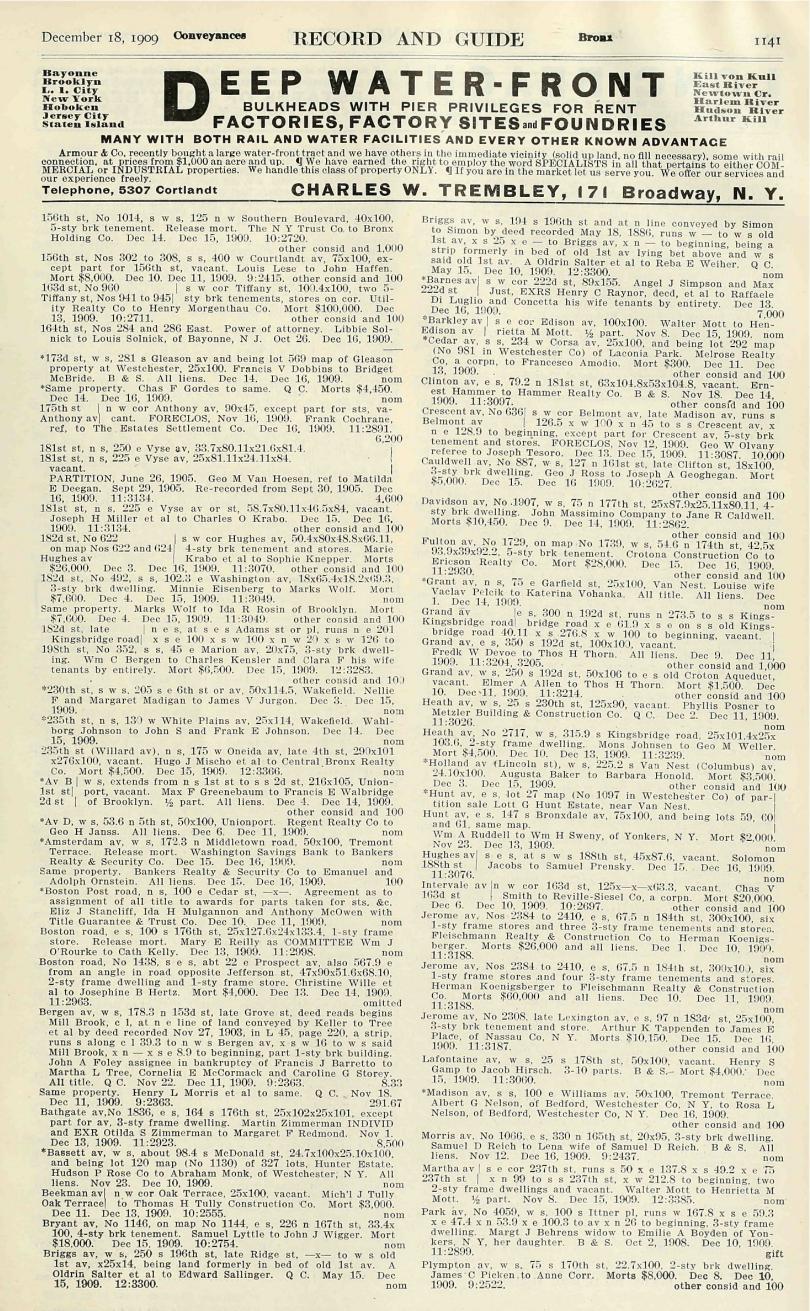
BOROUGH OF THE BRONX.

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

- 152d st. No 258, s s. 100 w Morris av, 25x118x25x117.11, 2-sty frame dwelling. Geo H Janss to Pietro Pizzi and Michael Aben-ante. Mort \$4,000. Dec 10. Dec 11, 1909. 9:2441.
- 152d or Kelly st. No 763, n s. 50 w Wales av, 25x72.4x28.11x86.11, 3-sty brk tenement. Tobias Goodman to Jacob B Kaplan. Mort \$6,500. Dec 13, 1909. 10:2644.

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II40



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Prospect av, No 2137, w s, 88.1 n 181st st, 21.11x100, 2-sty frame

- THE CHARACTER OF OCEAN VILLA AT THIS PERFECT CITY BY THE SEA.
 Prospect av, No 2137, w s, SS.1 n 181st st, 21.11x100, 2-sty frame dwelling.
 Marion av, No 2753, w s, 200 s 198th st, 25x78.1x25.3x74.4, 3-sty frame tenement, valuation of above \$20,000. Sub to morts \$14,600. CONTRACT to exchange for
 Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear, valuation \$12,-500. Sub to morts \$6,500.
 Cancellation and release of above CONTRACT recorded Sept 9. 1909. Harvey E and Gesina M Rosea with Roger J Connolly. Dec 7. Dec 15, 1909. 11:3036.
 Pelham road being the Sackett farm at Pelham, begins at s w cor Sacketts lane is aid premises as devised by John Hunter to Am M Hunter and runs to lands of Eliz D De John Hunter to Am M Hunter at Pelham road, except parts conveyed to Harlem River & Porthethester R R. Louis C Tiffany et al HEIRS, &c. Chas L Tiffany to William Richardson. Q C. All liens. Nov 10. Dec 16, 1909.
 *Same property. Burnett Y Tiffany, HEIR Chas L Tiffany to same of Q. C. All liens. Nov 12. Dec 16, 1909.
 *Delie road, plot contains 4% acres, begins at n w cor by a heap of stones by land of Jacob Hyatit now of Sarat Bussing and the stabtgate and Jacob Hyatit ow of Sarat Bussing and the stabtgate and Jacob Hyatit. except parts for streets. William Sorley to Cathleen Turney. Dec 16, 1909.
 Nobhins av, No 449, w s, 375 s 147th st, late Lexington st, 25x 147t to es Mortisania Branch R. x25.3x151, 1-sty trame stable. Robbins av, No 447, w s, 400 s 147th st, late Lexington st, 25x 147to es dorrisania Branch R. x25.3x151, 1-sty trame stable. Robbins av, No 447, w s, 400 s 147th st, late Lexington st, 25x 147to es dorrisania Branch R. x25.3x151, 1-sty trame stable. Robbins av, No 447, w s, 400 s 147th st, late Lexington st, 25x 144.6 to e e 13, Dec 14, 1909. 10:2557.
 Ryer av, e s, 39.11 n 152d st, 100x100, vacant. Alvin J Ferraiol of J Donovan to Lucella M Rice. Mort \$2,000. Dec

- 158th st | Weiher Construction Co to Anna Fixman and Ferdinand Marx. Mort \$43,500. Dec 15, 1909. other considered 100 Teller av, No 1051, w s, 99.6 n 165th st, 20x100, 3-sty brk dwelling.
 Teller av, Nos 1055 to 1073, w s, 139.6 n 165th st, 200x100, tenl 3-sty brk dwellings.
 Release mort. Adolf Mandel to Maurice Simmons, of Brooklyn. N Y. Dec 7. Dec 13, 1909. 9:2428 and 2433. nom
 Tiebout av, w s, 323.5 s 184th st, 25x115, vacant. Release mort. Excelsior Mortgage Co to Nathan B Levin Co, a corpn. Dec 10. Dec 11, 1909. 11:3146. 5500
 Tiebout av, Nos 2707 and 2074, e s, 103.3 n 189th st, 62x100, two 4-sty brk tenements. Central Bronx Realty Co to Hugo J 4:sty brk tenements. Central Bronx Realty Co to Hugo J 4:sty brk tenements. Central Bronx Realty Co to Hugo J 4:sty brk tenements. Central Bronx Realty Co to Hugo J 4:sty brk tenements. Central Bronx Realty Co to Hugo J 4:sty brk tenements. Central Bronx Realty Co to Hugo J 4:sty brk tenements. Central Bronx Realty Co to Hugo J 4:sty brk tenements. Central Bronx Realty Co to Hugo J 4:sty Breach and Context S2:000. Dec 15. Dec 16. 1909. 11:3028. other consid and 100
 Tremont av, Nos 790 and 792 or | s s, 325 w Marmion av. 50x100. 177th st
 Grad Stores. Fredk J Winston to Anthony McOwen. All title. B & 5. Oct 2. Dec 15. 1909. 11:2056. 3500
 Union av, Nos 1120 to 11301 n e cor 167th st, 125x100, three 4-sty 167th st, No 811 brk tenements, stores on cor. R & W Realty Co to Millicent S Denton of Avon by the Sea, N J. Mort \$94,000. Nov 30. Dec 15, 1909. 10:2680. 0ther consid and 100
 Undercliff av, No 1443, w s, abt 196.3 s Washington Bridge Park. 25x120.4x25 4x124.3 and being lot 22 parcel 26 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. 2-sty frame dwelling. John F Kaiser to Francis W Pollock. Mort \$6,000. Dec 7. Dec 14, 1909. 9:2538. other consid and 100
 Valith st | Cammann by deed recorded Sept 20, 1883; in liber 1752 page 189, exceent parts for sts, vacant. Li

- Walton av, No 2261, w s, 188 s 183d st, 20x95, 2-sty brk dwell-ing. Release two morts. Prospect Investing Co to Bedford Park Construction Co. Dec 10, Dec 14, 1909. 11:3186. no nom

If you want to offer your clients a list for purchase of the most complete modern and attractive ocean villas, at terms which will appeal, apply to ESTATES OF LONG BEACH 225 FIFTH AVENUE, N. Y. CITY PHONE: MADISO WILLIAM H. REYNOLDS, President PHONE: MADISON, 3600

Woodycrest av s e cor 165th st, 50x100.9, vacant. John F Kaiser 165th st of Mt Vernon, N Y, to West Bronx Realty Co, a corpn. Dec 10, 1909. 9:2508. other consid and 100 Washington av, No 2094, e s, old line, 53 s 180th st, old line, 25x 100.10x22.4x101.2, except part for av, 2-sty frame dwelling, also except strip on Washington av, old e s, 76 s 180th st, old line, 2x101.2x2x100.11. Philip and Marie Fundis to Nicholas Capo-bianco. Morts \$5,900. Dec 8. Dec 10, 1909. 11:3046. other consid and 100 Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear. Wm M Shannon to Roger J Connolly. All liens. Dec 7. Dec 11, 1909. 11:3036.

- Webster av, No 2406, e s, 70.6 n 187th st, runs e 103.9 x n 36.5 x e 23.4 x n 61.5 x w 132.2 to av, x s 100 to beginning, 2-sty frame dwelling and vacant. Irvine Realty Co to Michael Murtha. Mort \$48,000. Dec 10. Dec 15, 1909. 11:3032.
- 3d av, No 4378n e cor 180th st, runs n 74.2 to Quarry road, xQuarry roadn e 96.2 x e 138.5 to w s Monterey av, x s 160.6180th stto n s 180th st, x w 235.2 to beginning, exceptas follows (2-sty frame dwelling and store and 2-sty frame bldg
- as follows (2-sty frame transformed and vacant): and vacant): 3d av, No 4378 n e cor 180th st, runs e 130.2 x n 100 x w 25 x 180th st | again w 74.3 to s e s Quarry road, x s w 37.5 to e s 3d av, x s 74.2 to beginning, 2-sty frame dwelling and

- store. Michael F Kerby to Seth S Terry, of Montelair, N J. ½ part. B & S. Dec 1. Dec 14, 1909. 11:3062. *Lots 107a and 107b and 129 map No 2 of Olinville. Michael Murtha to Irvine Realty Co. Dec 10. Dec 15, 1909. other consid and 100 *Plot begins 840 e White Plains road at point 695 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to begin-ning, with right of way over strip to Morris Park av. Ellen Gallagher to Margaret Kane widow. Mort \$4,000. Dec 9, 1909. Dec 10, 1909. Plot begins 100 e Jerome av, at n s land now or formerly Chas F Bunner, runs n 320.3 x w 61.10 x s 319.3 x e 78.6 to beginning. Release mort and consent to same. N Y Mortgage & Security Co to Fleischmann Realty & Construction Co and Walton Building Co and Henry G Silleck. Dec 13, 1909. 11:3188. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Lease-hold Conveyances will be found. The expressed consideration fol-lowing the term of years for which a lease is given means so much ber year.

Dec 10, 11, 13, 14, 15 and 16. BOROUGH OF MANHATTAN.

Part Print Pri

4.7

ARE OFFERED SPECIAL IMDUCEMENTS IN TERMS AND PRICES AT BUILDERS AND Acknight healty Con **BAYSIDE, FLUSHING, WHITESTONE** CONTRACTORS **GREAT NECK ESTATES**

20th st, No 31 East. In Lillie Wehrle to Carl Wenzel, Nov 12, 1909. 20th st, No 31 East, all. Lillie Wehrle to Carl Wenzel, Nov 12, 1909, from — to April 30, 1919. Dec 14, 1909. 3:848. 20th st, No 29 East, all. E A Bogue to Carl Wenzel; 7 years, from May 1, 1912. Dec 14, 1909. 3:848.taxes, &c, and 2,800 to 3,300 27th st, No 141 West, front and rear buildings. Junction Realty Co to Abraham Diamond; 10 years, from May 1, 1908. Dec 14, 1909. 3:803. 2.803. Same property. Agreement as to alterations, &c. Same with same. 2.803.

39th

86th st.

nom to

4,250 115th

4,25 4,55 4,55

Broadway, Nos 204 to 210| basement, cellar and sub-cellar. The Fulton st, Nos 146 to 156 | Brooklyn Bank to The Evening Pos Job Printing Office; 6 years from May 1, 1910. Dec 16, 1909 1770 The

nom

nom

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TOWED FRENTS

NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro RICKERT-FINLAY REALTY CO. LONG ISLAND CITY Bridge. 45 WEST 34th STREET Special inducements to builders.

- Sth av, No 2477, north store and front basement. S T Brooker AGENT to George Winter; 2 11-12 years, from Nov 1. 1909. Dec 15, 1909. 7:1958...... 600 to 660 9th av, s e cor 23d st, -x-. Assign lease. John O'Reilly to Henry Tonjes and Anthony C Lembeck. Nov 16. Dec 15, 1909. 3:746.

BOROUGH OF THE BRONX.

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The de-scription of the property then follows, then the date of the mort-gage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given. Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the in-strument as filed. Mortgages against Bronx property will be found altogether at the foot of this list.

Dec 10, 11, 13, 14, 15 and 16.

BOROUGH OF MANHATTAN.

Acre Realty Co to Allan Marquand et al exrs Henry G Marquand. Lexington av, s e cor 131st st, runs s 155.10 to approach to 3d av bridge x e 360 x n 119.3 to bulkhead line Harlem River x n w 87 to st x w 281 to beginning; Lexington av, n e cor 131st st, runs n 54 to n s of grant of lands under water x n e 82.9 to bulkhead line Harlem River x s e 166.5 to 131st st x w 186 to beginning. Dec 9, 5 years, 5%. Dec 10, 1909. 6:1779 and 1780. 9 and 100,000 beginning. 1780.

- Same to same. Same property. Certificate as to above mort. Dec 9. Dec 10, 1909. 6:1779 and 1780. AMSTERDAM SAVINGS BANK with Samuel Baum. 113th st, No 68, s s, 203.9 e Lenox av, 26.3x100.11. Extension of \$22,000 mort until April 12, 1915, at 5%. Nov 16. Dec 10, 1909. 6:1596 ..., s s, mort ... 6.1

- 225 e 7th av, 25x100.11. Dec 10, 1909, 5 years, 1/2/6. 21,000 Abramson, Max of Philadelphia, Pa, to Jos Kottek and ano. Spring st, No 150, s s, about 60 w Wooster st, 20x80. Prior mort \$19,500. Dec 1, 6 months, 6%. Dec 13, 1909. 2:487. 500 Alva Realty Co to Mary A O'Neil. 27th st W, No 122, s s, 281.3 w 6th av, 18.9x98.9. P M. Dec 11, 3 years, 4½%. Dec 13, 1909. 3:802. 25,000 Anger, Geo F with MANHATTAN SAVINGS INSTN. 85th st, Nos 229 to 233, n s, 154 w 2d av, 81x102.2. Subordination agree-ment. Dec 15, 1909. 5:1531. nom Adolphe, Pa and Barnet Turner to Archibald A McGlashan et al trustees Woolsey Hopkins. 112th st, Nos 56 and 58, s s, 162.6 w Park av, 39x100.11. Dec 15, 1909, due, &c, ac per bond. 6:1617. Subor-

- 6:1617. 58,000 Same and Yetta Lefkowitz with same. Same property. Subor-dination agreement. Dec 14. Dec 15, 1909. 6:1617. nom Anzalone, Antonio to Henry Wollman. 1st av, No 2264, e s, 66 n 116th st, 20x74. Dec 14, 1909, 5 years, 5%. 6:1710. 9,500 Appell, Jacob to NEW YORK SAVINGS BANK. 23d st. No 364, s w s, 52 s e 9th av, 24x74. P M. Dec 16, 1909, due, &c, as per bond. 3:746. 18,000

- bond. 3:746.
 18,000
 Aschheim, Moritz J and Jos Hildesheimer to Joseph Toch. 111th st, Nos 204 and 206, s s, 150 w 7th av, 50x71,11. Certificate as to reduction of mort. Dec 10. Dec 16, 1909. 7:1826.
 Buckley, Mary and Wilhelmina Luhrs, Anna Burke and Fredk W Heidelberger with Bertha Tim. 67th st. No 137, n s, 150 e Am-sterdam av, 25x100.5. Extension of mortgage for \$18,000 to Dec 10, 1912, at 4½%. Dec 7. Dec 15, 1909. 4:1139. nom
 Baum, Herbert to CITIZENS SAVINGS BANK. Bayard st, Nos 45 and 47, s s, 75 w Bowery, runs s 50 x w 25.1 x s 28 x w 25 x n 78 to st x e 50 to beginning. Dec 9, due Nov 15, 1914, 4½%. Dec 16, 1909. 1:163.
 Becker, Emil J, Wm J and Francis with Annie G wife John M Deemer. 36th st, No 330 West. Extension of \$11,000 mort until Dec 1, 1912, at % as per bond. Nov 9. Dec 10, 1909. 3:759. nom
- Baron de Hirsch Fund with Fischel Realty Co. Henry st, Nos 287 and 289, n e cor Scammel st, No 8, 48x78.7x48x79.4. Extension of \$60,000 mort until Oct 4, 1914, at 5%. Nov 12. Dec 10, 1909. 1:288. 1:288

nom

- Berry (John B) Co, a corpn, to Franklin Pettit. Wadsworth av, n e cor 177th st, 89.10x100. P M. Prior morts \$40,000. Dec 10, due &c as per bond. Dec 11, 1909. 8:2144. 14,000 Bergman, Emma L wife Louis F to Anna E Schmidt et al exrs &c Henry W Schmidt. 49th st, No 602, s s, 75 w 11th av, 25x75; 49th st, No 604, s s, 100 w 11th av, 25x100.4x26x100.4. Dec 10, due Jan 1, 1913, 5%. Dec 11, 1909. 4:1096. 17,000 Bailey, Robt J to whom it may concern. 10th st, No 27 East. Certificate as to reduction of mort. Aug 6. Dec 13, 1909. 2:-562.
- Beck, Samuel to John F Rennert. 123d st., No 332, s s, 322.6 w 1st av, 19.4x100.11. P M. Dec 13, 3 years, 5%. Dec 14, 1909 6:1799. 8.0 w 8.000
- 6:1799. 8,000 Beck, Samuel to Frederick J Rennert and ano. 123d st, No 334, s s, 303.2 w 1st av, 19.4x100.11. P M. Dec 13, 3 years, 5%. Dec 14, 1909. 6:1799. Berry (John B) Co to John B Berry. 162d st, s s, 100 w Broad-way, 75x97.7. Prior mort \$90,000. Dec 8, 2 years, 6%. Dec 15, 1909. 8:2137. Same to same. Same property. Certificate as to above mortgage. Dec 15, 1909. 8:2137. Beall, Joseph H of Yonkers, N Y, to James A Hennessy. Old Broadway, Nos 2360 and 2362, e s, 103.4 n 130th st, 53.11x100x 53.11x99.4. Prior mort \$-... Dec 13, 1 year, 6%. Dec 15, 1909. 7:1985. 3,000

- 7:19853.000
- Behn, Adolph, of Brooklyn, N Y, to Annie S Arnold. Old Bloom-ingdale road, s e cor 96th st, at point 175.4 w from s w cor Amsterdam av and 96th st, runs s 100.9 x w 30.7 x n 100.9 to st, x e 31.11 to beginning. Dec 15, 1909, due Jan 1, 1911, 5%. 4:-1243.
- Amsteruan a, and a second seco

- Bassford, Amanda widow to METROPOLITAN SAVINGS BANK. 96th st, No 52. s s, 260 e Columbus av, 20x100.8. Dec 15, 1909, 5 years, 5%. 4:1209. Blanche Realty Co to Abram Morris and ano. 136th st, No 17, n s, 260 w 5th av, 37.6x99.11. Dec 15, 1909, 2 years, 6%. 5,000
- 6:1/34. Bayles, S Taber, of Suffolk Co, N Y, to Joseph M Dorr. Amster-dam av, No 410, w s, 77.2 s 80th st, 25x100. P M. Prior mort \$24,500. Nov 10, due Dec 15, 1914, 6%. Dec 15, 1909. 4:1227. 15.50 15 500

- 125,000. Nov 10, due bet 10, 1314, 0%. Det 15, 1303. 4.121. 15,500 Berls, Oswald with DRY DOCK SAVINGS INSTN. Lenox av, No 327. Subordination agreement. Dec 15, 1909. 7:1911. nom Boertlein, Julius and Fannie with Herrmann D Most. 1st av, No 2392, e s, 62 s 123d st, 19x83. Extension of mort for \$2,000 to Dec 14, 1911, at 6%. Dec 14, 1909. 6:1810. nom Boertlein, Julius with Chas H Phelps trustee Geo J Weaver. 1st av, No 2392, e s, 62 s 123d st, 19x83. Extension of mort for \$8,000 to Oct 19, 1912, at 5%. Dec 14, 1909. 6:1810. nom Becker, Henry to Lion Brewery. 3d av, s w cor 51st st. Saloon lease. Dec 7, demand, 6%. Dec 15, 1909. 5:1305. 5,412.50 Beck, Geo H to Abraham Stern. 1st av, No 1515, w s, 27.2 n 79th st, 25x100. P M. Prior mort \$18,500. Dec 15, 1909, 3 years. 6%. 5:1542. 2,500 Beck, Geo H to Carrie B Bernheimer. 1st av, No 1515, w s, 27.2 n 79th st, 25x100. P M. Dec 15, 1909, 5 years, 5%. 5:1542. 18,500

- 9%. 5:1042. 2.50
 Beck, Geo H to Carrie B Bernheimer. 1st av. No 1515. w. 27.2
 n 79th st, 25x100. P M. Dec 15, 1909, 5 years, 5%. 5:1542.
 18,500
 Cohen, Jonas to Augustus W Openhym and ano trustees William Openhym. Suffolk st, No 155. w. 37.6 n Stanton st, 25x100. Dec 10, 1909, due Jan 1, 1915, 442%. 2:355. 24,000
 Cahen, Florence to American Missionary Assoc. 28th st, No 413, n. 5, 162.6 w 9th av, 18,9x9.8. Dec 10, 5 years, 44%. Dec 11, 1909, 3:726. 10,000
 City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to unknown lot 141 on Bolton road, s. s, bet F st and Bolton road. Dec 2, 3 years, 12%. Dec 11, 1909. 8:2247. 14,15
 City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to unknown lot 108½ overing interior lot n of 181st st, bet Bennett av and Broadway. Dec 2, 3 years, 11%. Dec 11, 1909. 8:2180. 71.64
 City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to David Pearl, lot 21 on Post av, n. s, bet Emerson st and 10th av. Dec 2, 3 years, 14%. Dec 11, 1909. 8:2233.
 City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to Manhattan Real Estate & Bidg Assoc, 10 10 on 209th st, s, bet 9th and 10th avs. Dec 2, 3 years, 74%. Dec 11, 1909. 8:2205. 697.46
 City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to Manhattan Real Estate & Bidg Assoc, lot 10 on 209th st, s, bet 9th and 10th avs. Dec 2, 3 years, 74%. Dec 11, 1909. 8:2205. 697.46
 City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for year 1903, assessed to Jaceeth st. Transfer of tax lien for year 1903, assessed to Jaceth st. Transfer of tax lien for years 1902 to 1907, assessed to Manhattan Real Estate & Bidg Assoc, lot 9 on 209th st, s, bet 9th and 10th avs. Dec 2, 3 years, 74%. Dec

December 18, 1909

Mortgages

RECORD AND GUIDE

17 BATTERY PLACE, NEW YORK

HAND POWER ELEVATORS

suitable for STORES. WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

- City of New York to David Lippmann of 198 Broadway, Transfer tax lien for years 1894 to 1907. Assessed to J McKenna, lot 59 on 152d st, s s, bet Convent and Amsterdam avs. Nov 11, 3 years, 12%. Dec 14, 1909. 7:2066. 2,113.53
 City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1902 to 1907. Assessed to unknown, lot 61 on Wadsworth av, n w cor 175th st. Nov 11, 3 years, 12%. Dec 14, 1909. 8:2145. 2,653.21
 City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1880 to 1907. Assessed to B McDonnell, lotz 1 on Broadway, n e cor 175th st. Nov 11, 3 years, 12%. Dec 14, 1909. 8:2145. 15,243.95
 City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1905 to 1907. Assessed to C J Kirkland, lot 54, on 171st st, n s, bet Audubon and Amsterdam avs. Nov 11, 3 years, 12%. Dec 14, 1909. 8:2128. 502.53
 City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1894 to 1907. Assessed to J McKenna, lot 60, on 152d st, s s, bet Convent and Amsterdam avs. Nov 11, 3 years, 12%. Dec 14, 1909. 7:2066. 2,061.94
 City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1896 to 1907. Assessed to A Fauto, lot 17, on Convent av, e s, bet 148th and 149th sts. Nov 11, 3 years, 12%. Dec 14, 1909. 7:2063. 3,683.02
 Cummings, Edw to DRY DOCK SAVINGS INST. 113th st, No 164, s s, 183.4 w 3d av, 16.8x100.11. Dec 14, 1909, due, &c, as per bond. 6:1640. 3,500
 Cirelli, Giovanni or John to Lion Brewery. Water st, No 347. Saloon lease. Dec 7, demand, 6%. Dec 15, 1909. 1:110. 2,187
 Cirgliano, Francesco, and Salvatore and Rocco Verre and Moses Zimmerman with J Frederic Kernochan trustee for Harriet R McKim, &c, will Almy T Hicks. 45th st, No 311, n s, 175 e 24 av, 25x ½ blk. Subordination agreement. Dec 15, 1909. 5:-1338. 000 1338. nom
- 1338. Cirigliano, Francesco, and Salvatore Verre and Rocco Verre to J Frederic Kernochan trustee Almy T Hicks for Harriet R Mc-Kim, &c. 45th st, No 311, n s, 175 e 2d av, 25x100.5. Dec 10, 5 years, 5%. Dec 15, 1909. 5:1338. Cahn, Charles and Frank Block to Hermann M Cammann et al, exrs, &c. Edmund S Bailey. S1st st, No 202, s s, 100 w Amster-dam av, 37.6x102.2. Dec 14, 5 years, 4½%. Dec 16, 1909. 4:1228.
- 4:1228. 43,000 CITIZENS SAVINGS BANK with Cornelius Daly. Amsterdam av, No 1435. Extension of mort for \$25,000 to Nov 15, 1914, at 44%%. Dec 14. Dec 16, 1909. 7:1970. nom Coleman, John S, Edward, Daniel J and Agnes to Welsh Machine Works, a corpn. 56th st, Nos 120 and 122, s s, 300 w 6th av, 50x100.5. Prior mort \$77,000. Dec 15, due Apr 5, 1910, 6%. Dec 16, 1909. 4:1008. 1624.50 Coy, Charles F to Berry B Simons. Broadway, No 3165, s w cor 127th st, No 600, 40x100. P M. Prior mort \$70,000. Dec 15, due June 4, 1913, 6%. Dec 16, 1909. 7:1993. 15,000 Campania Real Estate Co to Augustus G Southworth. Declaration as to mort for \$6,000 covering land in Kings Co. Dec 7. Dec 16, 1909. Cooke, Justus L to Wm J Taylor. 125th st, Nos 209 and 211, n s,

in mort was Henry st, No 280. Same to same. Same property. Certificate as to above mort. Dec 1. Dec 3, 1909. 1:288. Fitzsimons, Bernard to Central Brewing Co of N Y. 1st av, No 378, Saloon lease. Dec 10, demand, 6%. Dec 11, 1909. 3:954. 4.0 nom

- 4,000
- 4,00 Ferguson, Saml I and Martin G to Wm L Beadleston, of Mont-clair, N J, Manhattan av, Nos 216 to 220, n e cor 109th st, runs n 145.11 to s s Cathedral Parkway x e 236.4 x on curve 166.4 to Central Park West x s 62 to 109th st x w 370 to beginning. Leasehold. Dec 3, 1 year, 6%. Dec 10, 1909. 7:1845. 17,00 Fee, Francis J to John A McCreevy et al. 40th st, No 413, n s, 552.1 e 10th av, 26x98.9. Dec 13, 1909. 5 years, 5%. 4:1050. 18.00
- 17.000 18.000
- icken, Rebecka, of Brooklyn, N Y, with UNION DIME SAVINGS BANK of City N Y. Mott st, No 67, n w s, 173.1 n e Bayard st, 23.1x-x24.5x-, Extension of \$10,000 mort until Nov 1, 1912, 4½%. Dec 11, 1909. 1:200. nom
- 1912, 4½%. Dec 11, 1909. 1:200. nom Fleischmann (Maximilian) Co with Louis Waldron. 154th st, n s, 125 e 8th av, 225x99.11. Extension of mort for \$35,000 to May 22, 1913, at 4½%. Dec 10. Dec 11, 1909. 7:2040. nom Finkenberg, Adolph to HARLEM SAVINGS BANK. 3d av, Nos 2279 and 2281, s e cor 124th st, Nos 200 and 202 41.5x100. Prior mort \$87,500. Dec 15, 1909, due Dec 28, 1913, 4½%. 6:1788. 22,500

Fajen, Henrietta A with Henry Menken. 117th st, No 361, n s, 175 e Morningside av East, 16.8x100.11. Extension of \$9,000 mort until April 26, 1912, at % as per bond. April 26. Dec 13, 1909, 7:1944. nom Frank, Kate to Aaron Goodman. Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87. Prior mort \$---. Dec 14, due Nov 15, 1910, 6%. Dec 15, 1909. 1:298. 13,000 Goldberg, Mollie to Pincus Isaacson. 61st st, Nos 332 and 334, s s, 175 w 1st av, 40x100.5. Prior morts \$33,000. Dec 9, due May 9, 1912, 6%. Dec 10, 1900. 5:1435. 1,750 GREENWICH SAVINGS BANK with August Eitzen. 8th av, No 2190, n e cor 118th st, -x-. Extension of \$22,000 mort until Dec 9, 1914, at 4½%. Dec 9. Dec 10, 1909. 7:1924. nom GREENWICH SAVINGS BANK with Mariguita S Villard. 57th st, Nol17 West, Extension of \$40,000 mort until Sept 21, 1911, at 4½%. Dec 11. Dec 15, 1909. 4:1010. nom Geller, Saml G to MANHATTAN SAVINGS INSTN. 85th st, Nos 229 to 233, n s, 154 w 2d av, three lots, each 27x102.2. Three morts, each \$15,000. Dec 15, 1909, due, &c, as per bond. 5:-1531. 45,000. Greis, Louisa wife Andrew to Camilla Creed. 19th st, No 384, s s, 158 w Av C, 25x92.3. Prior mort \$28,000. Dec 8, 3 years, 6%. Dec 11, 1909. 2:392. 1000 Greis, Louisa wife Andrew to Camilla Creed. 19th st, No 337, n s, 375 e 9th av, 24,9x99.11. Nov 16, 1 year, 6%. Dec 10, 1909. 3:743. 1000 Goldstein, Albina widow to Joseph S Isidor, of Newark, N J. 78th st, No 430, s s, 277.4 w Av A, 16.8x102.2. Dec 3, due Jan 1, 1915, 44%. Dec 13, 1909. 5:1472. 5000 Same and Jonas Weil and Bernhard Mayer with same. Same prop-erty. Subordination of mort for \$9,000 to above mort Dec 9, Dec 14, 1909, 6:1710. nom Goldstein, Albina widow to Joseph S Isidor, of Newark, N J. 78th st, No 430, s s, 277.4 w Av A, 16.8x102.2. Dec 3, due Jan 1, 1915, 44%. Dec 13, 1909. 5:1472. 5000 Same and Jonas Weil and Bernhard Mayer with same. Same prop-erty. Subordination of mort for \$9,000 to above mort. Dec 9, Dec 14, 1909, due Feb 15, 1910, 6%. 3:914. 400 Grisch, Frances to Ferdinand A Sieghardt. 5th st, No 431, Fajen, Henrietta A with Henry Menken. 117th st, No 361, n s, 175 e Morningside av East, 16.8x100.11. Extension of \$9,000 mort until April 26, 1912, at % as per bond. April 26. Dec 13, 1909. 7:1944.

- 14. 1005. 0.1012.
 Garotalo, Patrick to American Mortgage Co. 1st av, No 2046, e s, 50.11 s 106th st, 25x84. Dec 16, 1909, 5 years, 5%. 6:1699.
 18.000
 Same to same. Same property. Prior mort \$18,000. Dec 16, 1909, 2 years, 5%. 6:1699.
 Marned, Bedell H individ and admr Caroline H Harned with Julius M Cohen. 164th st, No 453 West. Extension of mort for \$22,000 to May 17, 1912, at 5%. Oct 26. Dec 14, 1909, 8:2111. nom Horton (J M) Ice Cream Co to James M Horton. 24th st, Nos 205 to 211, n s, 97.8 e 3d av, 97.6398.9. June 25, due July 1, 1911, 5½%. Dec 15, 1909. 3:905.
 Haase-Lippman Construction Co with Abram Bachrach. Barrow st, Nos 53 to 57 and Commerce st, Nos 19 to 23. Agreement as to assignment of rents to secure extension of 2d mort of \$18, 500, etc. Dec 10. Dec 14, 1909, 2:587. nom
 Hellenic Eastern Orthodox Christian Church of N Y, a corpn, to County Holding Co. 72d st, No 151½, n s, 249.6 w 3d av, 50.5x 102.1x50.2x102.1. Dec 8, due Sept 15, 1915, 5%. Dec 14, 1909. 5:1407. 44,000
 Heiler, Max with Ignatz Gluck. 10th st, No 422, s s, 346.4 w Av D, 24.6x92.3. Extension of mort for \$15,000 to Jan 10, 1913, at 5%. Dec 16, 1909. 2:379. nom
 Hewlett, Chas A to Chas G Willoughby. 23d st, Nos 143 to 147, n s, 240 w 3d av, 78x98.9. 1-6 part. Sept 22, 1 year, 6%. Dec 13, 1909. 3:879. 550
 Same to same. Same property. All. July 14, due Jan 20, 1910. 6%. Dec 13, 1909. 3:879. 550
 Same to same. Same property. All. July 14, due Jan 20, 1910. 07.0005
 Same to Rad-57 to 463, s w cor Lewis st, Nos 125-127, 100x50. Dec 13, 1909. 5 years, 4½%. 2:330. 70.000
 Same and THE STATE BANK with same. Same property. Subordiation agreement and Carl F Weidig to Gustave E Kissel. Lexington av, No 1669, e s, 31.10 s 105th st, 15.10x55. Dec 10, 3 years, 6%. Dec 13, 1909. 3:879. 550
 Same to as a to 5329. 6:1632. not for av, No 1669, e s, 31.10 s 105th st, 15.10x55. Dec 10, 3 years, 6%. Dec 13, 1909. 6:1632. not 500
- at 4½%. Dec 6. Dec 11, 1909. 6:1717. nom Hyman, Samuel J and Abraham Morris with Lydia H Hexamer. 101st st, No 124, s s, 350 w Columbus av, 25x100.11. Subordi-nation agreement. Dec 10, 1909. 7:1855. nom Hyman, Samuel J and Jennie his wife to Lydia H Hexamer. 101st st, No 124, s s, 350 w Columbus av, 25x100.11. Dec 10, 1909, due Dec 1, 1914, 5%. 7:1855. 20,000 Hyman, Sundel to N Y Eye & Ear Infirmary, a corpn. Madison av, No 2056, s w cor 130th st, 18x75. Dec 9, due May 1, 1915, 5%. Dec 10, 1909. 6:1754. 20,000

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OTIS ELEVATOR COMPAN

Manhattan

HECLA IRON WORKS Architectural Bronze North 10th, 11th and 12th Streets **IRON WORK NEW YORK** BROOKLYN,

Iron-Masters' Realty & Construction Co to VAN NORDEN TRUST Co. 97th st, Nos 57 to 65, n s, 162.6 e Madison av, 137.4x 100.11. Certificate as to mort dated May 27, 1909. May 27. Dec 15, 1909. 6:1603.

- 3,055 331.3 w
- 2:410. Koplik, Annie to Dora Schiffer. 136th st, No 626, s , 331.3 w Broadway, 43.9x99.11. Dec 9, 5 years, 5%. Dec 10, 1909. 7:2002. 45,000
- 7:2002. Kolb, Jonas to Cornelius F Kingsland. Madison av, No 1622, w s, 50.11 n 108th st, 25x87.6. Dec 8, 6 years, 4½%. Dec 10, 1909. 6:1614. Kommel, Bertha to CHELSEA EXCHANGE BANK. 10th av, No 295, n w cor 27th st, Nos 501 and 503, 24.8x100. Prior mort \$57,920. Dec 13, 1909, due, &c, as per note. 3:699. \$57,920. Dec 13, 1909. \$57,920. Dec 14,920. \$57,920. Dec 15,920. \$57,920. Dec 15,920. \$57,920. \$57,920. Dec 15,920. \$57,920. \$
- 15,000
- Kraushaar, Isidor, of Brooklyn, N Y, to Benj Kraushaar. 5th Nos 1422 to 1428, s w cor 117th st, No 2, 100.11x45.6. Pr mort \$80,000. Dec 11, 3 years, 6%. Dec 14, 1909. 6:1600. av Prior
- 10,000 34th
- 10,000

 Keister, Mary E to NEW YORK LIFE INS AND TRUST CO. 34th

 st, No 140, s s, 275 s e 7th av, 25x98.9. Prior mort \$80,000.

 Dec 14, 1909, 3 years, $4\frac{1}{2}\%$. 3:809.

 6,000

 Kaye, Charles to GREENWICH SAVINGS BANK. 26th st, Nos

 22 and 24, s s, 375 e 6th av ,50x98.9. Dec 15, 1909, due, &c.

 as per bond. 3:827.

 Kohring Realty Co to Louise Connors. 38th st, No 311, n s, 150

 w Sth av, 25x98.9. P M. Dec 15, 1909, due Jan 15, 1914, 5%.

 3:760.

 Same to same. Same property. Certificate as to above mortgage.

- 3:760. 14,000 Same to same. Same property. Certificate as to above mortgage. Dec 15, 1909. 3:760. Kelahan, John F, of Yonkers, N Y, to Cyril J Adrian. 62d st, No 248, s s. 89 w 2d av, 17x100.5. Prior mort \$6,000. Dec 14, 1 year, 6%. Dec 15, 1909. 5:1416. 3,000 Klein, Wm to Julia Klein. 122d st, No 161, n s, 85 e Lexington av, 25x100.11. Prior mort \$20,000. Dec 16, 1909, due Jan 1, 1913, 6%. 6:1771. 3,500 LAWYERS TITLE INS & TRUST CO with Carl Schaible. 124th st, No 446, s s, 100 e Amsterdam av, 25x100.11. Extension of \$21,000 mort until Dec 9, 1914, at 5%. Dec 9. Dec 15, 1909. 7:1964. nom Lebritter, Charles and John, of Brooklyn, N Y, to Regina Lebrit-
- 7:1964. nom Lehritter, Charles and John, of Brooklyn, N Y, to Regina Lehrit-ter. 37th st, No 308, s s, 150 w Sth av, 24x98.9. P M. Dec 15, due Jan 1, 1911, 5%. Dec 16, 1909. 3:760. 11,000 Lehritter, Charles and John, of Brooklyn, N Y, to Gebhard Lehrit-ter. 37th st, No 306, s s, 125 w Sth av, 25x98.9. P M. Dec 15, due Jan 1, 1911, 5%. Dec 16, 1909. 3:760. 11,000 Lehritter, Chas and John, of Brooklyn, N Y, to Annie R Bauer-dorf. 37th st, No 304, s s, 100.4 w Sth av, 24.7x98.9x25x98.9. P M. Dec 15, due Jan 1, 1911, 4½%. Dec 16, 1909. 3:760. S,000
- 8 000
- Levine, David to METROPOLITAN SAVINGS BANK. Houston st, No 477, s s, 70 w Goerck st, 20x50. Dec 16, 1909, 5 years, 5%. 6,500

- No 477, s s, 70 w Goerck st, 20x50. Dec 16, 1909, 5 years, 5%. 2:330. 6.500 Lutheran Emigrants' House Assn of New York to NEW YORK LIFE INS & TRUST CO. State st, No 4, n s, 83 w Whitehall st, runs n 60.1 x e 0.4 x n 56.3 x w 24.8 x s 16.2 x s 41.2 x w 0.8 x s 58.11 to st x e 28 to beginning. Prior mort \$46,000. Dec 16, 1909, 3 years, $4\frac{4}{2}$ %. 1:9. 4,000 Levy, Ferdinand to LAWYERS TITLE INS & TRUST CO. 7th av, Nos 2469 and 2471, e s, 80.11 s 144th st, 38x100. Dec 14, 5 years, 5%. Dec 16, 1909. 7:2012. 40,000 Same to Philip L Fisher. Same property. Prior mort \$40,000. Dec 15, 3 years, 6%. Dec 16, 1909. 10,000 Lowenstein, Rachel to Abram Bachrach. 113th st, No 15, n s, 198.6 w 5th av, 15.6x100.11. P M. Prior mort \$7,500. Dec 13, due Dec 1, 1914, 6%. Dec 15, 1909. 6:1597. 4,000 Leo, Louis and Rosina to Chas H Dodd. Pleasant av, No 287, w s, 45.7 n 115th st, 15x74; Pleasant av, No 289, w s, 60.7 n 115th st, 15x74. Dec 14, 5 years, 5%. Dec 15, 1909. 6:1709. 10,000 Laue, Lena wife of Chas and Charles W Laue to American Mort-gage Co. 3d st, s s, 45.4 e Goerck st, 45.4x88.645x94.3. Dec 14, 1909, 5 years, 5%. 2:356. 34,000 Lugar, Frank to Alfred M Heinsheimer et al exrs Louis A Hein-sheimer. Lexington av, Nos 51 to 55, e s, 39.6 s 25th st, runs s 59.3 x e 94 x n 98.9 to s s 25th st, No 136, x w 22 x s 39.6 x w 72 to beginning. Dec 14, 1909, due as per bond, $4\frac{4}{2}$ %. 3:-880. 75,000
- 880. 75,000
 Labatut, William heir Mary E Runyan to Bartow S Weeks. Washington pl, No 108, late Barrow st, s w s, 101 n w 6th av, 21x75. Nov 29, 1909, 3 years, 5%. 2:592. Reprinted from issue of Dec-4, when description of property was Barrow st, No 108. 7,000
 Levy, Rachel to Isidore Silverman. 121st st, No 24, s s, 80 e Lenox av, 20x100.11. Prior mort \$16,500. Dec 8, 2 years, 6%. Dec 11, 1909. 6:1720. 3,000

- Lawyers Mortgage Co with Wm M Barrett. S6th st, No 272, s s, 160 e West End av, 20x102.2. Extension of mort for \$21,000 to Dec 20, 1914, at 5%. Nov 22. Dec 10, 1909. 4:1233. nom Mitchell, Wm P to EQUITABLE LIFE ASSUR SOC of the U S. 112th st, No 221, n s, 150 w 7th av, 17x100.11. Dec 10, 1909, due Jan 1, 7913, 4½%. 7:1828. gold, 9,000 McGuire (T J) Construction Co to North American Mortgage Co. Broadway, No 3247, w s, 99.11 s 131st st, 75x75. Dec 3, 1 year, 6%. Dec 11, 1909. 7:1997. 100,000 Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1909. 7:1997. 100,000 McGorrow Engineering & Construction Co and Julius Loewenthal with METROPOLITAN LIFE INS CO. Broadway, s e cor 157th st, 99.11x200. Subordination agreement. Dec 9. Dec 10, 1909. S:2115. nom McCormick, Wm D to Tillie Autenrieth. Mulberry st, No 88, e s, abt 100 s Canal st, 25x100. Dec 10, due Jan 1, 1912, 6%. Dec 11, 1909. 1:200. McCormick, Jas S of Brooklyn to Tillie Autenrieth. Mulberry st, No 88, e s, 25x100. All title. Dec 10, 1909, due Jan 1, 1912, 6%. 1:200. Subordination J McCann. Christopher st, No 87, n s 66 11 a Bleecker st 24 10x916 for the st No 87, n s 66 11 a Bleecker st 24 10x916 for the st No 87, n s 66 11 a Bleecker st 24 10x916 for the st No 87, n s 66 11 a Bleecker st 24 10x916 for the st No 87, n s 66 11 a Bleecker st 24 10x916 for the st No 87, per for the st per for the st No 87, per for the st per for the st per for the st No 87, per for the st p

- 1:200. Marasco, Rocco M to Bernard J McCann. Christopher st, No 87, n s, 66.11 e Bleecker st, 24.10x91.6. Dec 8, 1 year, 6%. Dec 10, 1909. 2:619. Mead, Wm C with Washington Mead. 9th av, Nos 109 and 111. n w cor 17th st, Nos 401 to 407, 25x100. Extension of mort for \$5,500 to Jan 1, 1915, at 5%. Dec 4. Dec 11, 1909. nom Morse, Leila L with Marie Schweers. 84th st, No 340 West. Ex-tension of \$13,000 mort until Jan 1, 1913, at 5%. Dec 9. Dec 14, 1909. 4:1245. nom Maynard, Mabel G, of Orange, N J. to EQUITABLE LIFE ASSUP
- Maynard, Mabel G, of Orange, N J, to EQUITABLE LIFE ASSUR SOC of the U S. Church st, Nos 73 to 77, n e cor Vesey st, Nos 28 and 30, runs n 75 x e 28.3 x n 0.6 x e 24.2 x s 76 to st, x w 52.5 to beginning. P M. Dec 10, 1909, due Jan 1, 1915, $4\frac{1}{2}$ %. 1:88.
- 25x93.6. 909. 2:-Argulis, Jacob to Nathan Wechsler. 7th st, No 65, n s, 25x Prior mort \$24,900. Dec 14, installs, 6%. Dec 15, 1909. notes 600

- Margulis, Jacob to Nathan Weehsler. 7th st, No 65, n s. 25x93.6. Prior mort \$24,900. Dec 14, installs, 6%. Dec 15, 1909. 2:-449. notes 600 Markiewicz, Irma with Bernhard Mainzer. Madison av, No 1539. Extension of \$9,000 mort until June 15, 1912, at 5%. Dec 10. Dec 15, 1909. 6:1610. nom Mangini, Charles, Joseph Balzarini and Charles Gravano to Nicola Pagano and Andrew Casazza. Sth av, No 2141. Store lease. Dec 15, 1909, installs, 6%. 7:1848. 21 notes 2,100 Mann, Max to Abraham Mann. Broome st, No 274, n e cor Allen st, Nos 90 and 92, 22.4x75. Dec 14, due as per bond, 6%. Dec 16, 1909. 2:414. 800 Meenan, Daniel to Geo Ehret. 9th av, Nos 683 and 685, n w cor 47th st, Nos 401 and 403, 43x55. Prior mort \$50,000. Dec 16, 1909, 1 year, 5%. 4:1057. 40,000 Minners, Chas, of N Y, and Henry Minners, of Brooklyn, N Y, to Richard F Harms. West End av, No 646, e s, 100.8 s 92d st, 28.5x100.3x35.2x100; West End av, e s, 129.1 s 92d st, runs s e 100.3 x s 13.6 to c 1 Apthorpe or Jauncey lane x n w 100.2 to av x n 13.10 to beginning. Dec 9, due, &c, as per bond. Dec 16, 1909. 4:1239. 49,000 Norton, Leah P and wife of and Arthur B to Thomas Simpson. 45th st, No 16, s s, 246 w 5th av, 21x100.5. Dec 15, 1909, due &c, as per bond. 5:1260. 25,000 N Y LIFE INS AND TRUST CO with Mary E Keister. 34th st, No 140 West. Extension of mort for \$80,000 to Dec 19, 1912, at 49,000Nimotks, Emma 0 to EQUITABLE LIFE ASSUR SOC of the U S. 49th st, No 219, n s, 141.5 w Broadway, 20.8x100.5. Nov 12. qenand, 6%. Dec 13, 1909. 3:893. 2,200 Nimocks, Emma 0 to EQUITABLE LIFE ASSUR SOC of the U S. 49th st, No 219, n s, 141.5 w Broadway, 20.8x100.5. Nov 12. demand, 6%. Dec 10, 1309. 5:1588. 25,000 148 East 16th St Co, a corpn, to N Y Mortgage & Security Co. 16th st, No 118, s w cor Irving pl, Nos 23 to 33, runs s 123.9 x w 80 xn 2.06 x w 20 x n 103.3 to st x e 100 to beginning. Prior mort \$150,000. Sept 10, 1 year, 6%. Dec 11, 1909. 155,000 Oshinsky, Harris, N Y, and Abraham and Nathan Oshinsky, of Brooklyn, a

- Oshinsky, Harris, N Y, and Abraham and Nathan Oshinsky, of Brooklyn, and Sarah Zissman and Rosie Cohen, N Y, to Sarah wife said Nathan Oshinsky, of Brooklyn. Eldridge st, No 85, w s, 125 s Grand st, 25x100. Oct 15, 3 years, 6%. Dec 13, 1909. 1:306. 5,22
- w s, 125 s Grand st, 25x100. Oct 15, 3 years, 6%. Dec 13, 1909. 1:306. O'Connell, James to Wm Rankin. 131st st, Nos 641 to 645, n s, 475 w Broadway, 75x99.11. Prior mort \$15,000. Dec 15, 1909, 3 years, 6%. 7:1998. Park, Morris H to American Mortgage Co. 123d st, No 416, s s, 237 e 1st av, 25x100.5. P M. Dec 16, 1909, 5 years, 5%. 6:1810. 9,000

- a) e 1st av, 25x100.5. P M. Dec 16, 1909, 5 years, 5%.
 6:1810. 9,000
 Pigueron, Geo H to GREENWICH SAVINGS BANK. 22d st, Nos 129 and 131, n s, 311.6 w 6th av, 42x98.9. Dec 13, 1909, due, &c. as per bond. 3:798. 145,000
 Same and State Realty & Mortgage Co with same. Same property. Subordination agreement. Dec 9. Dec 13, 1909. 3:798. nom
 Pryers, Charles and William Coursen to Daniel J McCauley. Canal st, Nos 251 and 253, n e cor Lafayette st, late Elm st, -x-. Leasehold. Prior mort \$6,000. Dec 11, installs, 6%. Dec 13, 1909. 1:209. 1,000
 Pryers, Charles and William Coursen to George Ehret. Canal st, Nos 251 and 253. Saloon lease. Dec 11, demand, 6%. Dec 13, 1909. 1:209. 6,000
 POUGHKEEPSIE SAVINGS BANK with Susan W Ogden. 148th st. No 536, s s, 400 w Amsterdam av, 17x99.11. Extension of \$11,000 mort until Dec 29, 1912, at 5%. Nov 20. Dec 16, 1909. 7:2079. nom
- 7:2079. nom Rubinger, Charles to Jos L Buttenwieser. Bank st, Nos 42 and 44, s s, 105 e 4th st, runs s 91.3 x e 21.1 x n 1.1 x e 19.5 x n 90 to st x w 40.2 to beginning. P M. Prior mort \$—. Dec 10, 1 year, 6%. Dec 11, 1909. 2:614. 28,000 Rosenheim, Jacob with William Fischer. 86th st, No 425, n s, 256 e 1st av, 25x100.8. Extension of mort for \$20,000 to Jan 1, 1913, at 5%. Dec 9. Dec 10, 1909. 5:1566. nom
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Rabbi Isaac Elchonon Theological Seminary Assoc, a corpn, to Samuel Friedman. Henry st, No 156, s s, abt 105 e Rutgers st, 26.1x100. Prior mort \$21,600. Dec 7, 3 years, interest as per bond. Dec 10, 1909. 1:271. 1,200
Ruff, August and Albert Hochster to N Y SAVINGS BANK. 10th st, Nos 199 and 201, n s, 175 e Bleecker st, 50x95. Dec 15, 1909, due, &c, as per bond. 2:620. 50,000
Reynolds, Henry S to Elinor W Squier. Warren st, No 113, s s, about 58 w Washington st, 25x92.9. Dec 14, 5 years, 5%. Dec 15, 1909. 1:131. 20,000
Rubinger, Charles to Joseph L Buttenwieser. 25th st, Nos 244 to

- height for the second state of the second sta

- 41.8x100.11. Dec 10, 5 years, 4½%. Dec 11, 1909. 7:1844. 48,000 Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 7:1844. Sobel & Kean, a corpn, and Hulda Stein with John J and Geo H Cisco exrs &c Sarah C Cisco. 109th st, Nos 4 and 6, s s, 100 w Central Park West, 45x100.11. Subordination agreement. Dec 10. Dec 11, 1909. 7:1844. sobel & Kean, a corpn, to John J Cisco and ano exrs &c Sarah C Cisco. 109th st, Nos 4 and 6, s s, 100 w Central Park West, 45x100.11. Dec 10, 5 years, 4½%. Dec 11, 1909. 7:1844. 50,000 Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1909. 7:1844. Segal Realty Co to Sara Schaul. Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to 10-ft alley x n 24.1 x w 184.3 to Bowery x s 38.11 to beginning. Prior mort \$110,000. Dec 9, due Apr 9, 1910, 6%. Dec 10, 1909. 2:426. Shore Acres Realty Co to MUTUAL LIFE INSURANCE CO of N Y. Declaration as to mortgage for \$300,000 covering land in Queens Co. Nov 17. Dec 13, 1909. Schmidt, Frank R to U S TRUST CO of N Y. 46th st, No 507, n s, 150 w 10th av, 25x100.5. Dec 13, 1909, 5 years, 4½%. 4:-1075. Shore Acres Reaty Co to RIVERHEAD SAVINGS BANK. Cartificate as to mort for \$6000 covering land at Yonkers Dec

- Steinach, Emma E to BOWERY SAVINGS BANK. 85th st, 235, n s, 127 w 2d av, 27x102.2. Dec 14, 1909, 5 years, 4½ 5:1531. No $\frac{1}{2}\%$. 11,500
- 235, n S, 124 w 20 av, 2010 5:1531. Stone, Harlan F trustee David Stevenson for benefit Marion S Buckler with Hans Wm Meyer. Park av, No 1226, w s, 50.4 n 95th st, 25.2x100. Extension of \$25,000 mort until Jan 11, 1915, at 4½%. Dec 14, 1909. 5:1507. St John's Park Realty Co to Jared W Bell. Varick st, No 65, n w s, 68 s w Vestry st, 22x62.3. P M. Dec 15, 1909, 1 year, 6%. 11,000

- 1:220. 11,000 Siegel, Abraham to Eversley Childs, exr, &c, Wm H H Childs. Rivington st, No 114, n w cor Essex st, No 131, 22.3x80. Dec 14, 5 years, 5%. Dec 15, 1909. 2:411. 50,000 Siegel, Abraham to John Hassall. Rivington st, No 114, n w cor Essex st, No 131, 22.3x80. Prior mort \$50,000. Dec 14, 3 years, 6%. Dec 15, 1909. 2:411. 15,000 Shenfeld, Rachel with MANHATTAN SAVINGS INSTN. 85th st, Nos 229 to 233, n s, 154 w 2d av, 81x102.2. Subordination agreement. Dec 9. Dec 15, 1909. 5:1531. nom

- agreement. Dec 9. Dec 15, 1909. 5:1531. nom Sternfeld, Julius to TITLE GUARANTEE & TRUST CO. 34th st, No 313, n s, 142.10 e 2d av, 21.5x98.9. P M. Dec 14, due, &c, as per bond. Dec 15, 1909. 3:940. 10,000 Schrenkeisen, Cath E to Martin Schrenkeisen, Jr, exrs, &c, Martin Schrenkeisen. 143d st, No 469, n s, 82 e Amsterdam av, 18x 100.11. Prior mort \$---. Dec 10, 1 year, 4½%. Dec 16, 1909. gold, 500 7:2059. gold. 500

- 7:2059. gold, 500 Smyth, Catharine to Anton Szilagyi. East End av, No 122, w s, 21.2 n 85th st, 27x98. Prior mort \$12,000. Dec 15, 3 years, 6%. Dec 16, 1909. 5:1582. 2,000 Sound Realty Co to Frank Valente exr Elise Zammatti. Wads-worth av, s w cor 183d st, 104.11x100. Certificate as to reduc-tion of mort. Dec 15. Dec 16, 1909. 8:2164. Toch, Joseph with Joseph Hildesheimer and ano. 111th st, Nos 204 and 206, s s, 150 w 7th av, 50x71.10. Extension of \$11,-075 mort until April 24, 1912, % as per bond. Dec 10. Dec 13, 1909. 7:1826. nom

Trustees of Columbia College in City of N Y with Louisa M Ago-stini. 47th st, No 17 West. Extension of \$43,500 mort until June 1, 1912, at $4\frac{1}{2}\%$. June 14. Dec 13, 1909. 5:1263. nom Tobiesen, Eleanor to American Missionary Assoc. 138th st, No 611, n s, 208 w Broadway, 16.6x99.11. Dec 10, 1909, 3 years, $4\frac{1}{2}\%$. 7:2087. 7,000 Utility Realty Co to American Mortgage Co. St Nicholas av, n e cor 191st st, 100x100. Dec 11, 1909, 3 years, 5%. 8:2161. 40,000

- 40,000
- 40,00 UNION SQUARE SAVINGS BANK of City N Y with Frances Grisch. 5th st, No 431, n s, 175 w Av A, 24.9x97. Extension of \$15,000 mort until Dec 15, 1914, at 4½%. Dec 15, 1909. 2:433.

- 2:433. Note mort until Dec 15, 1914, at 4½%. Dec 15, 1909. 2:433. Note that the provided and the provided an

- e s, 111 s Morton st, 22x80. Dec 11, 1909, due & a sper bond. 2:583. 4,000 Willets, Howard as trustee Robt R Willets dec'd with Hyman L Kuhl and Isaac Manasse. 74th st, No 412, s s, 238 e 1st av, 25x102.2. Extension of mort for \$21,000 to Dec 30, 1914, at 5%. Dec 2, Dec 10, 1909. 5:1468. 100 Wendelken, Diedrich to Consumers Brewing Co of N Y, Ltd. Houston st, No 119 East, and Chrystie st, No 232. Saloon lease. Dec 3, demand, 6%. Dec 10, 1909. 2:422. 6,000 Wheeler, Anne F and Walter D of N Y and Geo W Wheeler of Mil-ford, Pa to John R Suydam trustee John R Suydam. 66th st, No 408, s s, 150 e 1st av, 25x100.5. Prior mort \$5,000. Dec 13, 1909, 3 years, 6%. 5:1460. Wintek, Alice M to Emanuel Heilner and Moses J Wolf. 91st st, No 36, s s, 320 w Central Park West, 18x100.8. P M. Dec 13, 1909, 2 years, 6%. 4:1204. Winneberger, Augustina, of Philadelphia, Pa, with Anna War-tenburg. 73d st, No 427, n s, 200 w Av A, 25x102.2. Extension of mort for \$15,500 to Jan 1, 1914, at 5%. Dec 25, 1908. Dec 11, 1909. 5:1468. Wielch, Geo M to Sarah Welch. 60th st, No 305, n s, 100 e 2d av, 25x100.5. Dec 10, 5 years, 4½%. Dec 13, 1909. 5:1435. 10,000 Weil Jonas and Bernhard Mayer with Mollie Goldberg filts st
- 10.000
- Weil, Jonas and Bernhard Mayer with Mollie Goldberg. 61st st, No 332 East. Agreement as payment of balance on mortgage for \$2,000 in installs. Dec 8. Dec 14, 1909. 5:1435. Wilson, Andrew as trustee Chas E Fleming with Jos Toch. 111th st, Nos 204 and 206, s s, 150 w 7th av, 50x71.10. Extension of \$45,000 mortgage until Dec 4, 1912, at 5%. Dec 10. Dec 13, 1909. 7:1826. Welkowitz, William with Charles Mittelman. Clinton st, No 91. Agreement modifying clauses in mortgage. Dec 14. Dec 15, 1909. 2:348. Weil, Jonas and Bernhard Mayer with Morrie Lochy. 7th end
- reil, Jonas and Bernhard Mayer with Morris Jacoby. 7th st, No 112. Agreement modifying terms of mort. Dec 15, 1909. 2:434. W
- nom Wurster, Fredk to DRY DOCK SAVINGS INSTN. Lenox av, No 327, w s, 72.5 n 126th st, 27.6x103. Dec 15, 1909, due &c as per bond. 7:1911. 30,000

- w s, 72.5 n 126th st, 27.6x103. Dec 15, 1909, due &c as per bond. 7:1911. 30,000 Weinstein (Charles I) Realty Co to Emanuel Heilner and ano. 26th st, No 130, s s, 350 w 6th av, 25x98.9. P M. Dec 15, due Aug 1, 1910, 6%. Dec 16, 1909. 3:801. 15,000 Same to same. Same property. Building loan. Dec 15, due Aug 1, 1910, 6%. Dec 16, 1909. 3:801. 20,000 Same to same. Same property. Certificate as to above mort. Dec 10. Dec 16, 1909. 3:801. 20,000 Same to same. Same property. Certificate as to above mort. Dec 10. Dec 16, 1909. 3:801. 20,000 weinberg, Emma and Celia Uhlfelder to Louvre Realty Co. 152d st, Nos 611 to 617, n s, 149.11 w Broadway, 100x99.11. Prior mort \$----. Dec 15, demand, 6%. Dec 16, 1909. 7:2099. 10,000 Weinstein, Jacob and Max Lurie and Louis F Levy with Sol Brill. 129th st, Nos 43 to 53 West. Subordination agreement. Dec 15. Dec 16, 1909. 6:1727. nom Weinstein, Jacob and Max Lurie to Sol Brill. 129th st, Nos 43-53 West. Extension of \$30,000 mort until Dec 15, 1912, at % as per bond. Dec 15. Dec 16, 1909. 6:1727. nom Webb, Wm S, of Shellburne, Vermont to TITLE GUARANTEE & TRUST CO. 44th st, No 49, n s, 125 e Madison av, 16.8x100.5. Dec 15, due, &c, as per bond. Dec 16, 1909. 5:1279. 55,000 BOROUGH OF THE BRONX.

BOROUGH OF THE BRONX.

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

- Aldhous, Herbert to The Tremont Building & Loan Assoc.
 184th

 st, s s, 90 w Grand av, 20.2x59.10.
 Dec 8, installs, 6%.
 Dec

 10, 1909.
 11:3209 and 3212.
 4,500

 Same to Abraham Barnett.
 Same property.
 Prior mort \$4,500.
- ame to Abraham Barnett. Same property. Prior mort \$4,500 Dec 8, due &c as per bond. Dec 10, 1909. 11:3209 and 3212
- Arpe, Herman with Gustavus Robitzek and ano. Simpson st, e s, 172.11 n Home st, 25x100. Subordination agreement. Dec 9. Dec 15, 1909. 11:2975. Burgoyne, Emma L to Emma E Gross. 143d st, No 420, s s, 212.6 e Willis av, 18.9x100. P M. Dec 10, 1909, due &c as per bond. 9:2287. Bernardini Pietro erd Meridian

- 9:2287. 6,000 *Bernardini, Pietro and Joseph Brucciani to Henry Lipps Jr and ano trustees Henry Lipps. Bartholdi st, n s, lot 76 map No 426 of building lots near Williamsbridge station, 25x100. Dec 9, due Jan 1, 1913, 6%. Dec 11, 1909. 3,500 Buckbee, Geo E with Henrietta S W Archer. Tiebout av, w s, 323.5 s 184th st, 25x115. Subordination agreement. Dec 10. Dec 11, 1909. 11:3146. nom Buckbee, George E with Julia Lipps. Boscobel av, e s, 72.11 s Plympton av, 25x71.8x27.8x83.7. Subordination agreement. Dec 9. Dec 10, 1909. 11:2874. nom

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December 18, 1909



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Same with Henry, Jr, and Julia Lipps as trustees Henry Lipps. Boscobel av, e s, 46.11 s Plympton av, 26x83.7x irreg x95.6. Subordination agreement. Dec 9. Dec 10, 1909. 11:2874. nom Bedford Park Construction Co to Danl J O'Conor trustee Owen Byrne. Walton av, w s, 188 s 183d st, 20x95. Dec 1, 3 years, 5%. Dec 14, 1909. 11:3186. 6,500
Same to same. Same property. Certificate as to above mort. Nov 26. Dec 14, 1909. 11:3186. 700
Same to same. Same property. Dec 11, due June 11, 1911, 6%. Dec 14, 1909. 11:3186. 700
Same to same. Same property. Certificate as to above mort. Nov 25. Dec 14, 1909. 11:3186.
Bland, Emma S wife of and John B to DOLLAR SAVINGS BANK of City N Y. 163d st, s s, 175 e Morris av, 35x114.10. Dec 15, 3 years, 6% until Dec 1, 1910, and thereafter at 5%. Dec 15, 1909. 9:2422. 17,000

1909. 9:2422. Bronx Holding Co to Wm H Davol trustee Wm H Davol for benefit Laura B Seeley. 156th st, s s, 125 w Southern Boulevard, 40x 100. Dec 14, 3 years, 5%. Dec 15, 1909, 10:2720. 25,000 Same to same. Same property. Certificate as to above mort. Dec 14. Dec 15, 1909. 10:2720. Burland, Wolf to Lena Schwartz. 183d st, No 592, s s, 25 e Arthur av, 24x100. Dec 3, 3 years, 6%. Dec 15, 1909. 11:3071. 3,500

3,500

nom

Arthur av, 24x100. Dec 3, 3 years, 0/2. Dec 10, 1003. 11.0012. 3,50 Byck, Berthold with Edith H Oddie as guardian of estates of Edith, Sarah F J and Coleman H Williams. Brook av, No S75. Subor-dination agreement. Dec 13. Dec 15, 1909. 9:2365. non *Baker, Augusta to Barbara Honold. Plot begins 195 w White Plains road at point 620 n along same from Morris Park av, runs n 36.3 x w 100.8 x s 24.10 x e 100 to beginning, with right of way over strip to Morris Park av. Nov 1, 3 years, 5%. Dec 15, 1909. 10,00 Beck, John G to Henry Kroger. Johnson st, w s, at n e cor land now or late party first part, runs n 215.11 x w 60.3 to Kappock st as proposed x s 221.8 x e 10.5 to beginning. Dec 13, 1 year, 6%. Dec 16, 1909. 13:3407. 1,00 *Behrens, Anna to Matthew Waldron. Eastern Boulevard, n s, 50 w Quincy st, two lots, each 25x100. Two building loan morts, each \$3,500. Dec 15, 3 years, 5½%. Dec 16, 1909. 7,00 1.000

1,000

7.000

7,000
*Same and John R Peterson with same. Same property. Two subordination agreements. Dec 15. Dec 16, 1909. nom
Boulevard Construction Co to Gertrude Whiting. Southern Boulevard, w s, 412.6 n 171st st, 37.6x100. Dec 14, 5 years, 5%. Dec 16, 1909. 11:2977. 32,000
Same to same. Same property. Certificate as to above mort. Dec 11. Dec 16, 1909. 11:2977.
Crotona Construction Co to Ericson Realty Co. Webster av, e s, 125.11 n 184th st, 100.11x103.4x100x98.4. P M. Dec 15, due, &c, as per bond. Dec 16, 1909. 11:3031. 1,000
*Coulter, Joseph to Rosalie Boeri. Tremont road, n s, 75 e Amsterdam av, 25x100, Tremont Terrace. Dec 14, 2 years, 6%. Dec 15, 1909. 250

sterdam av, 25x100, Tremont Terrace. Dec 14, 2 years, 6%. Dec 15, 1909. 250 Callahan, Thomas to Mary A D Lange. 174th st, n s, 95.7 e Bath-gate av, 20x100. Dec 13, 1909, 3 years, 5%. 11:2922. 1,500 Curry, Cassius C E to Fritz Hartz. 143d st, No 448, s s, 460 e Willis av, 15x100. Prior mort \$2,500. Dec 10, due & c as per bond. Dec 13, 1909. 9:2287. 1,200 Same with Sarah L Huse. Same property. Extension of \$2,500 mort until Apr 15, 1912, % as per bond. Dec 13, 1909. 9:2287. nom

nom

nom *Clinton, Owen J to George Brown. Main st (old road leading from Eastchester to Westchester Village), at junction Bear Swamp road, runs n 197.7 x w S9.1 to Bear Swamp road x e 211.7 to beginning, except part for West Farms road. Nov 15, 2 years, 6%. Dec 13, 1909. 3,500 Connolly, Roger J to Michael J Egan. Washington av, No 2077, w s, 160.10 s 180th st, 50x140. P M. Dec 7, due &c as per bond. Dec 11, 1909. 11:3036. 8,500 *Casey, Della A of Yonkers, N Y, to Geo J Naegele. Wickham av, w s, 325 s Nereid av, 50x97.6. Dec 1, 1 year. 5%. Dec 11, 1909. 500

Dec 11, 500 1909.

*Casey, Della A of Yonkers, N Y, to Geo J Naegele. Wickham av, w s, 325 s Nereid av, 50x97.6. Dec 1, 1 year, 5%. Dec 11, 1909.
Cleland, Henry to Eliz MacCarthy. Park av, e s, 258.4 n 178th st, 41.4x100. Dec 9, 1 year, 6%. Dec 11, 1909. 11:3035.
30,000
Cowman, Ellen to Bertel Realty Co. Southern Boulevard, n s, 550 w Av St John, 37.6x105. Dec 10, demand, 6%. Dec 11, 1909. 10:2683.
Diamond, Mary wife of and Charles to Joseph Bulova. Crotona av, s e cor 180th st, 25.3x100x25x100. Prior mort \$.... Nov 26, demand, 6%. Dec 11, 1909. 11:3095.
*De Polo, Joseph and Eno Coletti to Amory Eliot and ano exrs Rollin H Lynde. 218th st, s s, 280 w 5th av, 25x114. Dec 9, due Feb 1, 1913, 5%. Dec 10, 1909.
P'Ambra, Annie D to John Tauer. Decatur av, e s, 300 s Wood-lawn road, 25x120. Prior mort \$9,000. Dec 13, due as per bond, 6%. Dec 14, 1909. 12:3331.
Dunn, John P and T Joseph to TITLE GUARANTEE AND TRUST CO. Webster av, w s, 60.5 s 189th st, runs w 57.2 x n 60 to s s 189th st, x w 135.1 to Marion av, x s 193.3 x e 117.9 x n 50 x e 76.8 to Webster av, x n 85.4 to beginning. Dec 14, 1909, due, &c, as per bond. 11:3025.
Dunni, John P and T Joseph to TITLE GUARANTEE AND TRUST CO. Webster av, w s, 60.5 s 189th st, runs w 57.2 x n 60 to s s 189th st, z w 135.1 to Marion av, x s 193.3 x e 117.9 x n 50 x e 76.8 to Webster av, x n 85.4 to beginning. Dec 14, 1909, due, &c, as per bond. 11:3025.
Duminco Construction Co to North American Mortgage Co. Bel-mont av, s e cor Crescent av, 42.7x100x128.4x128.6. Dec 15, 1909, demand, 6%. 11:3088.
*Di Luglio, Raffaele to Angel J Simpson and ano, exrs Henry C Raynor and Max Just. Barnes av, s w cor 222d st, 89x155. P M. Dec 15, 1909. 11:3088.
*Di Luglio, Raffaele to Angel J Simpson and ano, exrs Henry C Raynor and Max Just. Barnes av, s w cor 222d st, 89x155. P M. Dec 15, 1909. 46,00. Dec 16, 1909.
*Di Luglio, Raffaele and Concetta to Abraham Shatzkin. Barnes av, s w cor 222d st,

Ericson Realty Co to Ida J Ray. Webster av, n e cor 184th 125.11x98.4x121.4x92.2. Dec 6, 3 years, 5%. Dec 15, 19 h st, 1909 11.3031 10,000

Bronx

Same to same. Same property. Certificate as to above mort. Dec 6. Dec 15, 1909. 11:3031. EAST RIVER SAVINGS INSTN with Herman and Frank Lies-mann and Charles Schnholz. Willis av, No 139. Extension of \$20,500 mort until Nov 1, 1912, at 5%. Dec 11. Dec 15, 1909. 9:2297. nom Certificate

9:2297. noi *Elmohar Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for \$20,000 covering land in Nassau Co. Dec S. Dec 10, 1909.

10, 1909. Elmondson Construction Co to Julia Lipps. Boscobel av, e s, 72.11 s Plympton av, 25x71.8x27.8x83.7. Dec 9, due Jan 1, 1913, 5%. Dec 10, 1909. 11:2874. • 5,000 Edmondson Construction Co to Henry Lipps Jr and Julia Lipps as trustees Henry Lipps. Boscobel av, e s, 72.11 s Plympton av, runs n 25 x e 95.6 x s 1.3 x s 27.8 x w 83.7 to beginning; Bos-cobel av, e s, 72.11 s Plympton av, 25x71.8x27.8x83.7. Con-sent to 2 morts for \$5,000 each. Dec 9. Dec 10, 1909. 11:2874.

Edmondson Construction Co to Henry Lipps Jr and Julia Lipps as trustees. Boscobel av, e s, 46.11 s Plympton av, 26x83.7x27.8x 95.6. Dec 9, due Jan 1, 1913, 5%. Dec 10, 1909. 11:2874 5,000

- 95.6. Dec 9, due Jan 1, 1913, 5%. Dec 10, 1909. 11:2874. 5,000
 Flood, Frank to Wm F Smith and ano. Walton av, e s, 196 s
 184th st, 25x95. Prior mort \$1,200. Dec 8, due &c as per bond. Dec 10, 1909. 11:3183. 2,500
 Finley, Freeman to Sarah R Russel. Morris av (Av A), w s, 172.1 n Cameron pl, 25.2x91.7x25x92.4 n s. Dec 13, 1909, due Nov 1, 1914, 5%. 11:3181. 5,000
 Same to same. Morris av, w s, 197.2 n Cameron pl, 25.2x92.4x25 x93 n s. Dec 13, 1909, due Nov 1, 1913, 5%. 11:3181. 5,000
 Forster, Fredk P and Henry A to Edward S Clark, of Cooperstown, N Y. Lots 45, 46, 55 to 58, 68 to 104, 109, 173 to 183, 110 to 119, 139, 141 to 166, 219 to 229, 237 to 260, 266 to 300, 303 to 319, 337 to 339A, map (No 394) of 339 lots at Riverdale and Mosholu, property of F P & H A Forster; Spencer (Odell) av, w s, gore, adj part of above, bounded on n w by lots 73 to 77 and part of 78, and on s w by part of lot 78, lot 79 and part lot 80; the block, bounded n by West 260th st (Beach st), s by West 259th st (Rock st), w by Huxley av (Incog st), and e by Newton av (Cortlandt av); Broadway, s w cor 259th st, runs w 200 to e s Newton av x s 305.6 to n e s Mosholu av x s e 132.9 x e 110.9 to w s Broadway x n 364.7 to beginning; block bounded n by 260th st, s by 259th st, runs s 265.1 to n e s Mosholu av x n to s s 259th st x e 238.7 to beginning; lot 35, also that part lot 34 on same map lying bet lot 35 on e and w s Huxley av, and bounded as follows: 261st st (Cuthbert av), n s, at s w cor lot 35, runs n 108.9 x w 5 x s 110 to 261st st x e 20.8 to beginning. Dec 15, 1909, due &c, as per bond. 13:3423.
 Gilson, Anna B to N Y LIFE INS & TRUST CO. 137th st, n s,

 $\begin{array}{c} 193,000\\ \text{Gilson, Anna B to N Y LIFE INS & TRUST CO. 137th st, n s,}\\ 101.11 w Cypress av, 4 lots, each 37.6x100. 4 morts, each $25,-$ 000. Dec 15, 1909, 5 years, 4½%. 10:2550. 100,007*Goodbody, Grace R and Jacob E to Henry L Smith. Waterburyav, n s, 105 e Crosby av, 56.10x75.9x50, and being lot 39 map108 lots Coster estate. Dec 10, 1909, 3 years, 6%. 2,000Gallen, David N to Harry Goldman. Home st, n s, at n e s 169thst, runs n w 94.4 x n e 57.10 x s e 110.1 to Intervale av, x sw 41.8 to Home st, x s w 23.2 to beginning. P M. Prior mort\$49,000. Dec 13, due Oct 1, 1910, 6%. Dec 14, 1909. 11:2973.13,50013,500

13,500
Giordano, Tommaso to BRONX BOROUGH BANK. 180th st, n w cor Mapes av, 97.2x50. Dec 14, 1909, 1 year, -%. 11:3110. Secures notes, &c, for \$20,000.
Grummon, Gertrude I to Annie Wier. 140th st, Nos 408 and 410, s s, 116.8 e Willis av, 33.4x100. Prior mort \$6,500. Dec 10, 1 year, 6%. Dec 11, 1909. 9:2284. 2,000
Giordano, Tommaso with John Violante, 181st st, n s, 41.2 e Belmont av, 50x80.1. Subordination agreement. Dec 14. Dec 15, 1909. 11:3083. nom

Goodano, Formano, Formano, Source and Arriver and Arriver

Same to same.Same property.Certificate as to above mort.Dec 9.Dec 10, 1909.Same to same.Grant av, es, 100 s 169th st, 172.2x100.Dec 9,5 years, 5½%.Dec 10, 1909.9:2450.Same to same.Same property.Certificate as to above mort.Dec 9.Dec 10, 1909.9:2450.10,000Same to same.Same property.Certificate as to above mort.Dec 9.Dec 10, 1909.9:2450.10,000Hubener, Louis, Martin Escher, John H Meyer and Diedrich Denkerto John G H Klemeyer.I61st st, n s, 122.2 w Elton av, runs n86.3 x w 50 x s 87.3 to st x e 50 to beginning, except part forst.Prior mort \$25,000.Dec 9, due &c as per bond.Dec 10,1909.9:2383.5,000Same to Diedrich Hillmann.161st st. n s, 72.3 w Elton av, runs5,000

Same to Diedrich Hillmann. 161st st, n s, 72.3 w Elton av, runs n $85.4 \times w 50 \times s 86.3$ to st x e 50 to beginning, except part for 161st st. Prior mort \$25,000. Dec 9, due &c as per bond. Dec 10, 1909. 9:2383. 5,00

5 000 10, 1909. 9:2383. Same to Wm H Steinkamp. 161st st, n s, 172.3 w Elton av, runs n 87.2 x w 50 x s 88.2 to st x e 50 to beginning, except part for st. Prior mort \$25,000. Dec 9, due &c as per bond. Dec 10, 1909. 9:2383. 5,000

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December 18, 1909

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PORTLAND CEMENT

BROAD STREET, NEW YORK

Hertz, Josephine B to Christine Wille et al. Boston road, No 1438, s e s, abt 22 e Prospect av, also 567.9 e from an angle in s e s Boston road opposite Jefferson st, 47x90x51.6x68.10. P M. Prior mort \$4,000. Dec 13, due, &c, as per bond. Dec 14, 1909. 11:2963. 4,000 Hess, Blume to Julius Schwarzkopf. Faile st, No 1015, w s, 489.6 s Bancroft st, 20x100. Prior mort \$8,500. Dec 14, 3 years, 6%. Dec 15, 1909. 10:2749. 2,500 Hahn, Joseph and Maurice Stierer to Rose B Marx. Ogden av, w s, 217.6 n 167th st, 24.11x95x25.6x89, and being lot 9 parcel 1 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Dec 15, 1909. 3 years, 5½%. 9:2528. 6,500 Intervale Construction Co to Harry Goldman. Home st, n s, at n e s 169th st, runs n w 94.4 x n e 57.10 x s e 110.1 to Intervale av, x s w 41.8 to Home st, x s w 23.2 to beginning. Prior mort \$40,000. Dec 13, due Nov 1, 1910, 6%. Dec 14, 1909. 11:-2973. 2,500

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2973. 2,50 Same to same. Same property. Certificate as to above mort. Dec 13. Dec 14, 1909. 11:2973. -*Jurgon, Jas V to Nellie F Madigan and ano. 230th st (16th av), s w s, 205 s e 6th st or av, 50x114.5, Wakefield. Dec 3, installs, 5½%. Dec 15, 1909. 1,00 *Janss, Geo H to Regent Realty Co. Av D, w s, 53.6 n 5th st, 50x100, Unionport. P M. Dec 6, 3 years, 5½%. Dec 11, 1909. 1.30 1,000

- 1.300 Jones, Jos H to Cornelius G Coakley et al exrs Kath T W Gardner. Ogden av, s e cor 163d st, 100x90. Dec 10, 3 years, 5%. Dec 11, 1909. 9:2511. 28,000
- 1909. 9:2511. 28,00 Jefferson National Realty Co of N Y to Ernest Sexauer and Henry Kuntz. Southern Boulevard, n w s, at e s Union av, runs n e 339.6 to w s Prospect av at point 123.5 s 149th st x n 23.5 x w 100 x n w 7.1 x s w 160.10 to e s Union av x s 178.8 to begin-ning. Prior mort \$210,000. Nov 16, 3 years, 6%. Dec 11, 1909. 10:2582. 35.00
- 10:2582. 35,000 Koenigsberger, Herman to LAWYERS TITLE INS & TRUST CO. Jerome av, Nos 2384 to 2410, e s, 67.5 n 184th st, 3 plots, each 100x100. 3 morts, each \$20,000. See Cons. Dec 19, 1909, 5 years, 5%. 11:3188. 60,000 *Kane's (J Martin) Hotel & Grove, a corpn, to TITLE GUARAN-TEE & TRUST CO. Bayside Drive, c l, at c l Classons Point road, being lot 30 map No 76 (new No 480 Westchester Co) of Classons Point, except part for road. Dec 10, 1909, due & c as per bond. 25,000 35 000

- Same property. Certificate as to above mort.
- *Same to same. Dec 10, 1909.
- Dec 10, 1909. Koenigsberger, Herman and FARMERS LOAN & TRUST CO as trustee with LAWYERS TITLE INS & TRUST CO. Jerome av, e s, 67.5 n 184th st, 300x100. Subordination agreement. Dec 6. Dec 13, 1909. 11:3188. Knox, Arthur with Wm H Davol trustee Wm H Davol for Laura B Seeley. 156th st, s s, 125 w Southern Boulevard, 40x100. Subordination agreement. Dec 14. Dec 15, 1909. 10:2720. nom Kemp-Jones Realty Co to Eliza Livingston. Boscobel av, s w s, 111.9 s e Plympton av, 25x70. Dec 15, 1909, 3 years, 5%. 9:2521. Same to same. Same property. Certificate as to above mort.

- 9:2521. 7,000
 Same to same. Same property. Certificate as to above mort. Dec 15, 1909. 9:2521.
 Same to Chas W Demarest and ano trustees Warner J Landon. Boscobel av, s w s, 136.9 s e Plympton av, 25x85.2. Dec 15, 1909, 3 years, 5%. 9:2521. 7,500
 Same to same. Same property. Certificate as to above mort. Dec 15, 1909. 9:2521.
 Krabo, Chas O to Greenwich Mortgage Co. 181st st, n s, 283.7 e Vyse av or st, 58.7x84x46.6x80.11. P M. Dec 15, 1 year, 5½%. Dec 16, 1909. 11:3134.
 Kearney, James A and Viola E to TITLE GUARANTEE & TRUST CO. Prospect av, Nos 2315 and 2317, late Taylor av, n w s, abt 150 n 183d st, 50x100. Dec 16, 1909, due, &c, as per bond. 11:3102. 5,000
 Levin (Nathan B) Co, a corpn. to Henrietta S W Archer. Tiebout

- Leckler, Peter to Phebe Crawford and ano admrs Mary E Van
 16,000

 Zandt. Anthony av, w s, 240 s 199th st, 50x125. Dec 11, due
 Jan 1, 1913, 5%. Dec 13, 1909. 12:3319.
 3,000

 Leckler, Peter to Virginia Anderson. Anthony av, w s, 200 n
 Minerva pl, 25x125. Dec 11, due Jan 1, 1913, 5%. Dec 13, 1909. 12:3319.
 Leckler, Peter 13, 1909. 12:3319.
 1,500

- Minerva pl, 25x125. Dec 11, due Jan 1, 1913, 5%. Dec 13, 1909. 12:3319. 1,500 Leckler, Peter to Mary E Hoyt. Grand Boulevard and Concourse (Anthony av), w s, 225 n Minerva pl, 25x125. Dec 11, due Jan 1, 1913, 5%. Dec 13, 1909. 12:3319. 1,500 Longfellow Realty Corpn to Lizzie Shidlovsky. Longfellow av, s w cor Freeman st, 131.9x109.5. Prior mort \$80,000. Dec 14, demand, 6%. Dec 15, 1909. 11:2992. 5,000 LAWYERS TITLE INS & TRUST CO with Longvale Construction Co. Kelly st, e s, 230 n Longwood av, 3 lots, each 40x100. Ex-tension of three morts for \$27,000 each until Dec 10, 1914, at 5%. Dec 16, 1909. 10:2710. nom *Mulgannon, Ida H and Eliz J Stancliffe to Anthony McOwen. Boston Post road, n s, at s w cor land now or late of David Smith, runs along said road the following courses: S w 364.8 and 206.3 and 89.10 and 306.6 x n w 746.7 x n e 697.2 x s e 27.1 and 143 and 47.8 and 25 and 24.3 and 23.9 and 20.5 and 29.11 and 7.7 and 31 and 40.3 and 52.1 and 18 and 41.1 and 29.1 and 60.5 to beginning, Westchester. Prior mort \$50,000. Dec 10, due &c as per bond. Dec 15, 1909. 3,500 Mellwin Realty & Construction Co to Jas G Wentz. Mapes av, n e cor 180th st, 93x47. Building loan. Dec 13. demand, 6%. Dec 15, 1909. 11:3111. 34,000

- *Monk, Abraham of Westchester, N Y, to Hudson P Rose Co. Bassett av, w s, abt 98.4 s McDonald st, 24.7x100x25.10x100, and being lot 120 map 327 lots Hunter estate. P M. Nov 23, 3 years, 5½%. Dec 10, 1909. 500 Miller, Peter B to Wm E Thorn. 261st st, late Cuthbert av, n w cor Feldston av, 25.7x104.11x25x99.4. Dec 10, 3 years, 6%. Dec 11, 1909. 13:3423. 1,200 *Melnik, Ike to Geo Hauser. Plot begins 590 e White Plains road at point 595 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. Prior mort \$3,500. Dec 14, 1909, 3 years, 6%. 1,500
- 1,000
 McLaughlin, Nannie Š to Johanna L Barry. Pelham av, s e cor Bathgate av, 82.5x150.7. Prior mort \$----. Dec 10, 1909, 2 years, 5½%. 11:3059. 1,000
 Mulligan, Cath to James Douglas. Northern Terrace, s s, 275 w Westchester av, runs s 200 x e 12.8 x n e to n w s Spuyten Duyvil Parkway x n to Terrace x w to beginning. Prior mort \$5,200. Nov 1, 3 years, 5%. Dec 16, 1909. 13:3417. 1,000
- 1,000 McIntosh, Alexander to Minnie Smith. Parkview pl, s e s, 269.2 s w 190th st, 33.8x90x53.7x92.2 and being lot 46 map No 1060 of 112 lots of Est Moses De Voe at Fordham Heights. P M. Dec 15, 1909, 3 years, 5½%. 11:3219. 1.491 N Y City Unit-Ownership Realty Co to Abram Morris and ano. Union av, e s, 246.1 n 161st st, 37.6x100. Dec 15, 1909, 2 yrs, 6%. 10:2677, 5,000 *North Bronx Realty Co to Sadie B Clocke. Wilson pl, n s, 150 e Barker av, being south 100 ft of lot 11 blk A map Lester Park, 25x100. Certificate as to mort for \$2,500. Dec 4. Dec 10, 1909. nom
- N
- 1909

- Barker av, being south 100 ft of 101 ft ft ft A may bester 124.9, 1909.
 25x100. Certificate as to mort for \$2,500. Dec 4. Dec 10, 1909.
 Nestrock, Fredk H and Charles and Caroline Sittig with LAWYERS TITLE INS & TRUST CO. Forest av, No 758. Subordination agreement. Dec 7. Dec 10, 1909. 10:2655. nom
 Nestrock, Fredk H to LAWYERS TITLE INS & TRUST CO. Forest av, No 758, e s, 100 n 156th st, 20x100. Dec 7, 5 years, 5%. Dec 10, 1909. 10:2655.
 Nora Realty Co to Sophie Knepper. 179th st, s s, 100 w Prospect av, 72x95. P M. Prior mort \$. June 1, due, &c., as perbond. Dec 16, 1909. 11:3093.
 *Ornstein, Adolph and Emanuel to Gabriel Fried. Amsterdam av, w s, 172.3 n Middletown road, 50x100, Tremont Terrace. P M. Dec 16, 1909, 3 years, 6%.
 Onyx Realty & Construction Co to Bernard Galewski. Courtlandt av, No 622, e s, 75 n 151st st, 20.4x100; Courtlandt av, No 624, e s, 95.4 n 151st st, 20.4x100. Building loan. Dec 11, 1909, 1 year, 6%. 9:2398.
 Same to same. Courtlandt av, w s, 75 n 151st st, 25x100; Courtlandt av, w s, 100 n 151st st, 25x100. Building loan. Dec 11, 1909, 1 year, 6%. 9:2411.
 Onyx Realty & Construction Co and David Galewski with LAW-YERS TITLE INS & TRUST CO. Courtlandt av, Nos 719 and 721, Subordination agreement. Dec 11. Dec 13, 1909. 9:2415. nom
 Prensky, Saml to Solomon Jacobs. 188th st, 1ate Bayard st, s w s, s e cor Hughes av, and being lots 259 and 260 map property S Cambreling et al, 45x87. Prior mort \$26,000. Dec 16, 1909, 3 years, 6%.
 Pirk, Amalia to Laura F Henry. Crotona av, n e cor 180th st, 35 x102x35x102.1. Nov 16, 1 year, 6%. Dec 13, 1909. 11:3096. 6,000
 Peace, Annie to Eliz G Hardy. Irvine st, w s, 100 n Seneca av, 02509.

- Peace, Annie to Eliz G Hardy. Irvine st, w s, 100 n Seneca av, (5,000)Peace, Annie to Eliz G Hardy. Irvine st, w s, 100 n Seneca av, 25x38.2. Dec 11, 5 years, 5%. Dec 14, 1909. 10:2761. 4,500 Same and John Rendall with same. Same property. Subordina-tion 'agreement. Dec 11. Dec 14, 1909. 10:2761. nom Poldow, Joseph to Wilhelmine Grevel. Robbins av, w s, 400 s 147th st and being s ½ lot 168 map No 31 Westchester Co, Wil-ton, &c, 25x147.8x25.4x144.6 s s. P M. Dec 1, 3 years, 5%. Dec 14, 1909. 10:2557. 8,000 Poldow, Joseph to Mary E Monaghan. Robbins av, No 449, w s, 375 s 147th st, late Lexington st, 25x147x25.3x151. P M. Dec 13, due, &c, as per bond. Dec 14, 1909. 10:2557. 2,500 Same to Emma Hess. Same property; also Robbins av, No 447, w s, 400 s 147th st, and being s ½ of lot 168 map Wilton, &c, 25x147.8x25.4x144.6 s s. P M. Dec 13, 1 year, 6%. Dec 14, 1909. 10:2557. 1,000 Polshenski, Joseph to Mary E Brady. Boston road s c s 449.6

- Polshenski, Joseph to Mary E Brady. Boston road, s e s, 442.6 n e Perot st, 24.6x72.6x25.7x79.9. Dec 10, 1909, 3 years, 5%. 12:3254.
- at s w s 188th st, 26,000 201 182d
- 12:3294. 4,57 Prensky, Saml to Marie Say. Hughes av, s e s, at s w s 188th st, 45x87.6. Dec 16, 1909, 3 years, 5%. 11:3076. 26,0 Rehbock, August to Katharina Gass. Belmont av, s e cor 182d st, 74.1x27.7x87.3x28. Sept 20, demand, 6%. Dec 16, 1909. 11:3082. 20
- St. 11:13082.
 Reich, Lena wife of and Saml D Reich to Natalie F Hodgman. Morris av, e s, 330 n 165th st, 20x95. Dec 15, due, &c, as per bond. Dec 16, 1909. 9:2437.
 Riedell, Max R to Gustavus and Edward Robitzek. Simpson st. e s, 172.11 n Home st, 25x100. Dec 15, 1909, 3 years, 5%. 11:2975
- Rieden, and it is the st, 25x100. Dec 15, 1909, 5 years, 57,000 11:2975. 7,000 Read, Geo W to Chas R Strong. Walton av, n w cor 176th st, 125x15. Dec 15, 1909, 3 years, 5½%. 11:2851. 2,000 Reder, Aaron and Louis Hathak with William Rankin. Fox.st, No 564. Subordination agreement. Dec 10. Dec 13, 1909. 10:2683.

- Redmond, Margt F to Martin Zimmerman. Bathgate av, No 1836. e s, 164 s 176th st, 25x102x25x101, except part for av. P M. Nov 1, due &c as per bond. Dec 13, 1909. 11:2923. 8,500 Robinson, David to Adolf Mandel. Teller av, w s, 99.6 n 165th st, 240x100, except lot 20x100 known as 1053. Prior mort \$______ Sept 1, demand, 6%. Dec 13, 1909. 9:2428. 2433. 5,000 *Ruppert, Jacob with TITLE GUARANTEE & TRUST CO. Clas-sons Point road, being lot 30 map No 76, new No 480, Westches-ter Co) of Classons Point. Subordination agreement. Dec 9. Dec 10, 1909. nom Reville-Siesel Co to Frank Hedley. Intervale are provided to the total

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December 18, 1909

INTERIOR Material and work the standard for fourteen years. Our reputation the best positive evidence as to our superiority. MARBLE AND ONYX BANK WORK A SPECIALTY CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

Roth Construction Co to Prospect Investing Co. Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x e 10 x n 25 x w 95 x s 75 to beginning. Building loan. Nov 29, 1 year, 6%. Dec 10, 1909. 10:2655. 43,000 Same to same. Same property. Certificate as to above mort. Nov 27. Dec 10, 1909. 10:2655. Reder, Aaron to William Rankin. Fox st, No 564, s s, 318.11 e Prospect av, 40x109. Dec 10, 1909, due &c as per bond. 10:2683. 28,000 Bichter George with LAWYEES TITLE INS & TRUST CO. Kelly

1150

Prospect av, 40x105. Dec 10, 1905, due &c as per bold. 28,000
Richter, George with LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 68.11 s Intervale av, 36x100. Agreement as to share ownership in mort. Dec 6. Dec 10, 1909. 10:2710. nom
Reilly, Hugh, of Brielle, N J, to Benj W B Brown. Summit av, w s, about 340 s 165th st, No 842, 25x87.6. Dec 16, 1909, 1 year, 6%. 9:2523. 2,000
Same with same. Kelly st, e s, 106.11 s Intervale av, 38x100. Agreement as to share ownership in mort. Dec 6. Dec 10, 1909. 10:2710. nom
Schavel, Maria to Eliz B Stone. Jackson av, e s, 78.9 s 166th st, 20x77.8x20x77.8. Prior mort \$4,600. Dec 10, 1909, due &c as per bond. 10:2650. 400
*Stadler, Tillie M to Mae M Palmer. 174th st, w s, 351.4 s West-chester av, 25x100. Prior mort \$4,000. Dec 1, 3 years, 6%. Dec 11, 1909. 5tonington Realty Co to Milton S Guiterman and ano exrs Henry

chester av, 25x100. Prior mort \$4,000. Dec 1, 3 years, 6%. Dec 11, 1909.
Stonington Realty Co to Milton S Guiterman and ano exrs Henry Rosenwald. Webster av, n w cor 184th st, 35x122x19.2x125. Dec 10, 3 years, 5%. Dec 11, 1909. 11:3024. 32,500
Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. 25,500
Same to same. Webster av, w s, 35 n 184th st, 39x103. Dec 10, 3 years, 5%. Dec 11, 1909. 10:3024. 25,500
Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. 25,500
Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. 35,500
Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. 35,500
Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. 35,500
Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. 35,500
Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. 35,500
Stuve, Alfred with Edith H Oddie as guardian estates of Edith, Sarah F J and Coleman H Williams. Brook av, No 875. Subordination agreement. Dec 11. Dec 15, 1909. 9:2365. nom
Schwicardi, Natalie with Marie Krabo and ano. 182d st, No 622. Extension of \$4,000 mort until Dec 15, 1911, at 6%. Dec 3. Dec 16, 1909. 11:3177. 26,000
Same to same. Morris av, e s, 80 s Kingsbridge road, 16.8x105. Dec 15, 5 years, 5%. Dec 16, 1909. 11:3177. 7,000
Same to same. Morris av, e s, 80 s Kingsbridge road, 16.8x105. Dec 15, 5 years, 5%. Dec 16, 1909. 11:3177. 7,000
Same to same. Morris av, e s, 80 s Kingsbridge road, 98.6x105. Certificate as to six morts aggregating \$40,000. Dec 15. Dec 16. 1909. 11:3177. 7,000
Same to same. Morris av, e s, 80 s Kingsbridge road, 98.6x105. Certificate as to six morts aggregating \$40,000. Dec 15. Dec 16. 1909. 11:3177. 7,000

105. Dec 15, 5 years, 5%. Dec 16, 1909, 11:3177. 7,000
Same to same. Morris av, e s, 80 s Kingsbridge road, 98,6x105. Certificate as to six morts aggregating \$40,000. Dec 15. Dec 16. 1909, 11:3177.
*Steinmetz Construction Co to Alice C Guernsey, guardian Alice Guernsey, Glover st (Grace st), e s, 275 s Lyon av, 25x130. Building loan. Dec 16, 1909, 3 years, 5½%. 5,000
*Same to same. Same property. Certificate as to above mort. Dec 16, 1909.
*Turney, Cathleen to Wm Sorley. Byron av, n w s, at n s Nereid av, runs w 28.11 x w 26.6 to n e s Nereid av x n w 53.8 x n e 175 x s e 97.8 to av x s w 145.11 to beginning. P M. Dec 16, 1909, due, & as per bond. 3,000
*Same to same. Furman av, s e s, 100 n e Nereid av, runs s e 97.9 x n e 237.11 x w 104.4 to Furman av x s w 207.4 to beginning. P M. Dec 16, 1909, due, & as per bond. 4,500
*Same to same. Furman av, n w s, 100 n e Nereid av, runs n w 91.2 x n e 160.10 x e 91.5 to Furman av x s w 128.3 to beginning. P M. Dec 16, 1909, due, & as per bond. 4,000
*Same to same. Furman av, s e s, at n e s Nereid av, runs s e 97.9 x n e 100 x n e 97.9 to Furman av x s w 100 to beginning. P M. Dec 16, 1909, due, & as per bond. 2,500
*Same to same. Nereid av, n e s, at n w s Furman av, runs n e 100 x n w 91.2 x s w 100.5 to Nereid av x s e 94.10 to beginning. P M. Dec 16, 1909, due, & c, as per bond. 3,000
*Same to same. Nereid av, n e s, at n w s Furman av, runs n e 100 x n w 91.2 x s w 100.5 to Nereid av x s e 94.10 to beginning. P M. Dec 16, 1909, due, & c, as per bond. 3,000
*Same to same. White Plains road, s e s, at s w s Nereid av, runs n e 100 x n w 91.2 x s w 100.5 to Nereid av x n s 9.600
*Same to same. White Plains road, s e s, at n e s Nereid av, runs n e 100 x n w 91.2 x s w 100.5 to Nereid av x n w 140.2 to beginning. P M. Dec 16, 1909, due, & c, as per bond. 3,000
*Same to same. White Plains road, s e s, at n e s Nereid av, runs n e 193.3 x w 104.1 x s w 16

Bronx -

Same to same. Grand av, e.s. 350 s 192d st. 50x100. Dec 10, due & cas per bond. Dec 11, 1909. 11:3204. 5,950 Same to same. Grand av, e.s. 400 s 192d st, 50x100. Dec 10, due & cas per bond. Dec 11, 1909. 11:3204. 5,950 Same to Elmer A Allen. Grand av, w.s. 250 s 192d st, 50x106. Dec 10, due & cas per bond. Dec 11, 1909. 11:3214. 4,710 Utility Realty Co to LAWYERS TITLE INS & TRUST CO. 163d st, s. w. cor Tiffany st, 100.4x60. Dec 10, 5 years, 5%. Dec 11, 1909. 10:2711. 70,000 Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 10:2711. Viau, Benjamin to Joseph Corn. Longfellow av, s. e cor 172d st, runs s 250 x e 100 x s 100 x e 25.4 x s 41.10 x n 18.9 x n e 200 x n e 23.6 to av x s 45.8 to beginning; Boone av, w.s. 154.8 s 172d st, runs s 140.2 x s w 35.6 x s w 58.9 x s w 27.4 x n w 20 x n e 18.9 x n e 200 x n e 23.6 to beginning; Boone av, e.s. 187 s 172d st, runs n e 57.6 x s 25 x e 86.6 to West Farms road x s 41 x s w 38.3 x s w 29.4 to road x s 14.9 x s w 126.4 to av x n 140.9 to beginning; West Farms road, w.s. at 154 to av x n 140.9 to beginning; West Sol. Prior mort \$... Dec 14, 1909, 3 years, 5%. Dec 15, 1909. 11:3083. 5500 Same to Margt M Coakley. 181st st, n s, 66.2 e Belmont av, 25 x 80.1. Prior mort \$... Dec 14, 3 years, 5%. Dec 15, 1909, 11:3083. 5500 Wolf, Marks to Minnie Eisenberg. 182d st, s s, 102.3 e Washing-ton Margt M Coakley. 181st st, n s, 66.2 e Belmont av, 25 x 80.1. Prior mort \$... Dec 14, 3 years, 5%. Dec 15, 1909, 11:3083. 5500 Wolf, Marks to Minnie Eisenberg. 182d st, s s, 102.3 e Washing-ton av, 18x65.4x18.2x69.3. P.M. Dec 4, installs, 5%. Dec 15, 1909. 11:3049. 5500 Wolf, Marks to Minnie Eisenberg. 182d st, s s, 102.3 e Washing-ton av, 18x65.4x18.2x69.3. P.M. Dec 4, installs, 5%. Dec 15, 1909. 11:3049. 5500 Wolf, Marks to Minnie Eisenberg. 182d st, s s, 102.3 e Washing-ton av, 18x65.4x18.2x69.3. P.M. Dec 4, installs, 5%. Dec 15, 1909. 11:3049. 5500 Wolf, Marks to Minnie Eisenberg. 182d st, s s, 102.4 e Washing-ton av, 18x65.4x18.2x69.3. P.M. Dec 4,

st, 50.10x95x49.11x212. Nov 8, due Oct 16, 1909, 6%. Dec 16, 1909. 9:2388. 3,700 West Bronx Realty Co to Manhattan Mortgage Co. Woodycrest av, s e cor 165th st, 50x100.9. Prior mort \$_____. Dec 10, 1909, due &c as per bond. 9:2508. 28,000 Same to same. Same property. Certificate as to above mort. Dec 10, 1909. 9:2508. 28,000 Wolf (Henry F A) Co to GERMAN SAVINGS BANK in City of N Y. Westchester av, n s, 141.11 e Hoe av, 50x76.11x50.11x67. Dec 10, 1909, 3 years, 5%. 10:2751. 26,000 Same to same. Westchester av, n s, 91.11 e Hoe av, 50x67x50.11 x57.2. Dec 10, 1909, 3 years, 5%. 10:2751. 24,000 Wright, Harlan P and Wm R Hausstein to Gustavus Robitzek and ano. Faile st, w s, 100 n Lafayette av, 100x100. Dec 13, 1 year, 5½%. Dec 14, 1909. 10:2764. 5,500 Wolf (Henry F A) Co, a corpn, to GERMAN SAVINGS BANK. Westchester av, n s, 91.11 e Hoe av, 50x-. Certificate as to mort for \$24,000. Dec 10, 1909. 10:2751. 5,500 Wolf (Henry F A) Co, a corpn, as, 141.11 e Hoe av, 50x100. Certificate as to mort for \$26,000. Dec 10, 1909. 10:2751. 5,500 Wolf (Henry F A) Co, a corpn, and Bronx Investment Co with THE GERMAN SAVINGS BANK. Westchester av, n s, 91.11 e Hoe av, 100x-. Subordination agreement. Dec 10, 1909. 10:2751. nom Warren (A) Construction Co to Prospect Investing Co. Creston av, w s, 97 n 183d st, 75x117.6. Dec 10, due July 1, 1910, 6%. Dec

THE GERMAN SAVINGS BANK. Westchester av, n s, 91.11 e Hoe av, 100x—. Subordination agreement. Dec 10, 1909. 10:2751. nom Warren (A) Construction Co to Prospect Investing Co. Creston av, w s, 97 n 183d st. 75x117.6. Dec 10, due July 1, 1910, 6%. Dec 11, 1909. 11:3172. 26,000 Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1909. 11:3172. 29,000 Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1909. 11:3172. 29,000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 29,000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 29,000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 29,000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 29,000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 29,000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. 4000 Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 4000 Dec 1, 1910, 5½%. 40000 Dec 13, 1909. 40000 Dec 10, 1912, 6%. Dec 13, 1909. 40000 Dec 10, 1912, 6

^{1,33} *Weber, Henry to Edw R Koch. Unionport road, e s, 91 s Colum-bus av, runs s 54 x e 114 to Washington st x n 25 x w 70 x n 25 x w 65 to beginning, and being lots 77 and 80 map portion Hunt estate. Prior mort \$8,000. Nov 18, due &c as per bond. Dec 12 1000 Dec 2,344 estate. 1 13, 1909.

att'y; Americus C Stabile, ref. (Amt due, \$4,653.00.)

Dec. 14.

63d st, No 210 East. Julius Bachrach agt First Avenue Realty Co; Isaac Cohen, att'y; Francis P Pau, ref. (Amt due, \$6,305.35.) Dec. 11.

186th st, n e s, lot 31, map of Bassford Estate, Bronx. Mary Dunne agt Julius Braun; Moran & Healy, att'ys; Melvin G Palliser, ref. (Amt due, \$4,422.37.) Stanton st, Nos 329 and 331. Arthur Fishmann agt Sarah Goldstein et al; Jacob A Wolf, att'y; Sylvester Malone, ref. (Amt due, \$5,-144.90.) Stanton st, Nos 333 and 335. Arthur Fishmann et al agt Sarah Goldstein et al; Jacob A Wolf, att'y; Sylvester Malone, ref. (Amt due, \$3,436.90.)

JUDGMENTS IN FORECLOSURE

SUITS.

Dec. 9.

97th st, Nos 204 to 208 East. John A Weekes agt Denis M Sheeran et al; Weekes Bros, att/ys; James Kearney, ref. (Amt due, \$4,-423.70.) Rivington st, No 319. Hugo Cohn agt Abraham I Pasternack et al; August W Glatzmayer,

No judgments in foreclosure suits filed this day.

Dec. 13.

Dec. 10.

133d st, No 208 West. Jessie M Wells agt John T Mulhall et al; Elek J Ludvigh, att'y; Arthur P Massey, ref. (Amt due, \$2,-040.67.)

Dec. 15.

Tiebout av, s w cor 184th st, 23.3x90.6x38.6x 91.9. Adelia A Carpenter agt Lochinvar Real-ty Co; Wilson M Powell, att'y; Wm S Grey, ref. (Amt due, \$12,829.17.) 120th st, n s, 187.6 w 1st av, 37.6x100.11. Wil-son M Powell agt Morris Garfinkel et al; Alexander R Wilson, att'y; Joseph R Trues-dale, ref. (Amt due, \$36,959.08.)

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1151

DYCKERHOFF is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect. **PORTLAND CEMENT** E. THIELE, Sole Agent,

Dec. 11.

LIS PENDENS.
Dec. 11.
Park av, No 471. United States Mail Chute Equipment Co agt Number 471 Park Avenue, Inc., et al; action to foreclose mechanics lien; attry, C A Hack.
30th st, No 259 West.
Lots 57 to 60, map of No 2 Olinville at Williamsbridge.
Charlotte E Hall agt Elbert L Todd et al; action to set aside deed; attry, F B Wightman.
Pitt st, No 25.
Clinton st, No 93.
Jefferson Bank agt Lena Koransky et al; action to set aside two deeds; attrys, Strasbourger, Eschwege & Schallek.
Belmont av, e s, 127.9 n 181st st, 58.10x164.1x irreg. Savoy Trust Co agt Ortensia Pianisani et al; action to set aside two deeds; attrys, bourger, Eschwege & Schallek.
Myr av, e s, 125 n 180th st, 18.9x103. Harry J Winkler et al agt Rebecca F Levin et al; action to set aside deed; attry, Weill & Weil.
14th, st, No 306 East. Jennie Pecoraro agt Nicola Pecoraro; action to impress lien; attry, H. Levy.
Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11; John A Murray agt Tinton Avenue Construction Co et al; action to foreclose mechanics lien; attry, E Herrmann.
Boyn at, no 98, s e Sharespear av, 26.2x73.10. William Daly et al agt Thomas J Meehan; action to reform deed; attry, J A Bowen.
Maison av, No 1629. Molly Goldstein agt Tille Salkin (action to declare deed void, &c; attrys, Dec. 14.
105th st, No 105 West, Max Revden et al agt

Dec. 14.

- Dec. 14. 105th st, No 105 West. Max Revden et al agt Froma Realty Co; action to foreclose mechan-ics lien; att'y, U S Rosenberg. 65th st, No 56 West. Francis X Gartlan agt Peter F Rafferty; specific performance; att'y, M H Hayman. Washington av, w s, 75 s 169th st, 25x90. Sarah Cohen agt Ettie Rothenberg et al; action to foreclose mechanics lien; att'y, M H Beall.
- Beall. Broadway, n w cor 111th st, 50.5x75x irreg. Louis Bossert et al agt Larimer A Cushman Baking Co et al; action to foreclose mechan-ics lien; att'y, P Obernier.

Dec. 15.

No Lis Pendens filed this day.

Dec. 16.

Dec. 16. 96th st, No 134 West. Aaron Rosenbluh agt Geo L Amouroux et al; action to set aside deed; att'y, G H Epstein. 1st av, n e cor 103d st, 100.11x100. James King agt John S Baird et al; action to impress lien; att'y, N J O'Connell. Lenox av, No 456. Fortunato D'Onofrio agt Josephine Donsbach; specific performance; att'ys, Cantwell & Abrahams.

FORECLOSURE SUITS.

Dec. 11.

- Ridge st, Nos 35 and 37. Broome st, No 145. Harris Kanzer agt Louis Shulsky et al; att'y, M N Krakower. 143d
- M N Krakower. 43d st, s e cor 8th av, 75x25.1. Samuel A Tanenbaum agt Benjamin F Carpenter et al; att'y, M S Hoffman. 32d st, No 281 West. Samuel A Tanenbaum agt Jacob J Carpenter et al; att'y, M S Hoff-132d

agt Jacob J Carpenter et al; att'y, M S Hoffman.
Av A, w s, 120.4 s 71st st, 25x100. Meyer Jarmulowsky et al agt Grove Realty Co; amended; att'y, B Alexander.
Brook av, w s, 50 n 142d st, 50x90. Chas E Sands et al agt Louis Lese et al; att'ys, Bowers & Sands.
35th st, n s, 200 w 5th av, 18.9x98.9. Metropolitan Bank agt George Nicholas et al; att'ys, Ritch, Wodoford, Bovee & Butcher.
133d st, n s, 137.6 w Amsterdam av, 37.6x99.11. Arnold S Furst agt Carmine Altieri et al; amended; att'ys, Furst & Furst.
Rutgers pl, No 14. Benjamin Levy agt Henry A Jaffin et al; att'y, A C Finelite.
Perry st, No 8. Augusta Parkin agt John McDermott et al; att'y, F W Cole.
Dec. 13.

Dec. 13.

Lots 79 and 80, map of Ruser Estate, Bronx. Hudson P Rose Co agt Winifred J Moran et al; att'y, H A Anderson. Hughes av, s e cor 189th st, 100x87.6. Belmont av, s w cor 189th st, 100x87.6. Gerson M Krakower agt East 189th st Build-ing & Construction Co et al; att'ys, Krakower & Peters

- k Peters.
- & Peters. Rutgers pl, No 14. State Bank agt William Harris et al; att'y, W T Kohn. 107th st, s s, 50 w 1st av, 50x63.5. Lawyers Mortgage Co agt Sciama & Co et al; att'y, G Carv

- Cary. Lind av, s e s, 283.7 s w Union st, 25.9x162. Helen R Viele agt Mary A Hessels et al; att'y, R K Brown. Rivington st, No 5. Julius Smolinski et al agt Rocco N Marasco et al; att'ys, Kantrowitz & Esberg. Nov. 30. Nov. 30.

177th st, n w cor Wadsworth av, 100x44.10. James O Clark et al agt Hugh King et al; att'y, H Swain. Corrects error in issue of Dec 4, when location was 137th st, n w cor Wadsworth av.

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hompson st, e s, 225 n Bleecker st, 50x85. Edw L Partridge trustee agt Saul Wallenstein et al; att'ys, Huntington, Rhinelander & Sey-mour. Thompson mour.

- et al; att'ys, Huntington, Rhinelander & Sey-mour. Cherry st, Nos 227 and 229. Water st, Nos 486 and 488. Ignatz Roth et al agt Morris Koslow et al; amended; att'ys, Lese & Connolly. Isth st, No 419 and 433 West. Alice Shevlin agt Margaret A Trolan et al; partition; att'y, E J Pierce. 115th st, n s, 343.9 w 7th av, 18.9x94.4x19.8x 100.4. Madison Square Mortgage Co agt Gus-tav Frohlich et al; att'ys, Peacock & Steves. Sth st, No 317 East. Albert H Hastorf agt Con-gregation Leches Iasher Bnei Horowitz et al; att'ys, Davis & Kaufmann. 101st st, Nos 188 to 192 East; three actions. Julius Levy agt Martin M Goodman et al; att'y, B H Stern. 3d av, No 1763. Lawyers Mortgage Co agt Abraham Tumpkowsky et al; att'y, G Cary. Dec. 15.

- Dec. 15. 134th st, Nos 77 and 79 West. Bronx Security & Brokerage Co agt Marvin D Hubbell; att'y, L Lovinson

- - Dec. 17.
- Dec. 17.
 East Houston st, n w cor Goerck st, 50.3x68.6.
 East Houston st, n s, 50.3 w Goerck st, 50x86.6.
 Bella Hillman et al agt Louis Sorkin et al; att'ys, Kantrowitz & Esberg.
 Prospect av, w s, 50 n 152d st, 75x95. Clementine M Silverman agt Solomon Levine; att'ys, Cahn, Nordlinger & Landauer.
 115th st, n s, 343.9 w 7th av, 18.9x94.4. Madison Square Mortgage Co agt Gustav Frohlich et al; att'ys, Peacock & Steves.
 Lot 184, map of Laconia Park, Bronx. John Moylan agt A Shatzkin & Sons Inc et al; att'y, E A Brown.
 97th st, No 120 East. John J Mahony agt Julius Gerstenhaber et al ;att'y, D P Mahony.
 Tiffany st, s w cor 167th st, 94.6x38.6x irreg. Anna N Rogers agt Clarence D Baldwin et al; att'ys, Merrill & Rogers.

JUDGMENTS

In these lists of Judgments the names alpha-betically arranged and which are first on each line are those of the judgment debtor. The let-ter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

99 John St., New York.

- 16 Barry, Richard J-Ronalds Johnson Co.
 1,159,68
 16 Bancus, Joseph D-F Z Maguire ..., 112,15
 16 Bancus, Joseph D-F Z Maguire ..., 863,33
 16 Bancus, Joseph D-F Z Maguire ..., 131,31
 16 Bennett, William-M Hallanan ..., 257,76
 16 Brooks, Wm L-C A Herrmann ..., 187,33
 17 Brauer, Fred C, Jr-W B Jacockc..., 61,55
 17 Bernstein, Barnet H et al-F Speidel...60,11
 17 Bird, Peter J-S Hochstadter ..., 145,91
 17 Burnes, Horace D-N Y Telephone Co. 26,74
 17 Blum, Moses-M Wiener ..., 186,91
 17 Burdick, Alvan T-J A Thompson..., 5,017,48
 17 Baroks, Lawrence R et al-L Redmond.226,67
 17 Bayard, David et al-Long Island Potato Exchange ..., 375,17
 17 Bock, Franklyn E et al-Manhaitan Elec.

 11 Diamond, Samuel—J Tishmancosts, 24.68

 11 Deitsch, Harry et al—J Saphirstein..1,128.10

 13 Demorris, Edward—E J Sheppard30.70

 13 Duffy, Edward—Metropolitan St Ry Co...

costs, 67.88

Elastic in its nature, can be applied with 25 per

cent. less labor and has 121/2 per cent. more cov-

KING'S WINDSOR CEME ering capacity than any other similar material. For PLASTERING WALLS AND CEILINGS J. B. KING & CO., 17 State Street, New York $13 \\ 13$ N Ycosts, 14 13 Feller, Benjamin & Samuel—I D Schlache ski. 15 Hutchinson, Edw D-American Surety 17 Fried, Ike-Italian-American Automobil 299 21 3.62 13 Grossman, Samuel & Becky-J Streichler. 182.20 13 Garfield, Samuel et al-G Barnett et al.45.71 14 Garcewich, Robert-M J Klein et al. 7,068.73 14 Grady, Ellen N et al-L McDermott....costs, 23.10

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14 Knaisch, Michael, gdn-A H Joline ot

 14 Loeb, Ann.

 14 Lane, John C-H Egget.

 14 Lawrence, Orrin G-A Strauss Printing

 14 Lippman, Solomon L et al-J Horwitz et al.

 14 Lippman, Solomon L et al-J Horwitz et al.

 14 Lippman, Solomon L et al-J Horwitz et al.

 14 Lippman, Solomon L et al-J Horwitz et al.

 14 Lippman, Solomon L et al-J Horwitz et al.

 14 Leipsiger, Leo-L F Dommerich et al.

 14 Lippiatt, Wm H-C C Lippiatt.

 14 Lowenhaupt, Walter J-Painters Magazine.

 14 Lowenhaupt, Walter J-Painters Magazine.

 52.67

 173.91

 33.94

 15 Lenner, Jacob—C C Kanner, Y Telephone, 78.80
16 Lazarus, Ray—D Kamsler, 117.01
16 Lloyd, John H—T V Hussey, 113.41
16 Luce, Clarence—J Fitzpatrick et al., 177.31
16 Leonhardt, Bertha—W E Cuff, 642.17
16 Levy, Morris—M Markowsky, 207.85
17 Lux, Vincent—M C Gross, 70.55
17 Levy, Henry—E Cohn, 85.66
17 Lety, Henry—B Gottschalk et al., 49.61
17 Levy, Henry—B Gottschalk et al., 49.61
17 Levy, Henry—B S B Lamb, 20.75
17 Levy, Henry D—S B Lamb, 195.71
11 Marder, Frank—N Y Telephone Co., 24.16
11 Marder, Frank—N Y Telephone Co., 24.16
11 Marks, Joel—the same, 32.35
11 Michel, Louis—the same, 28.99
12 Day Law, 20.75
13 Law, 140, 22 11 Meyer, Willy—Brooklyn Heights R R Co. 112.44
11 Morcardes, Karl et al-M N Clement. 500.00
11 Milter, Otto J et al-People &c.....100.00
11 Metropulos, Harris et al-M N Clement. 1,000.00
11 Maksimowic, Antonio et al--the same 500.00
11*Moore, Chas E et al-C M Anderson...64.26
11 McFadden, George et al-People &c.....100.00
13 Morine, Edwin C et al-N Y Telephone Co. 13 Mattis, Abraham-L Alter





Vulcanite Portland Cement and Berkshire "Snow White" Portland Cement Delivered in small or large quantities at job any point in Manhattan or Bronx, by our prompt and reliable trucking service. "The Brand with a Reputation." VULCANITE PORTLAND CEMENT CO., Flatiron Building, N.Y.

17 Swartwout, Egerton et al-P Roberts & Co. 2,168.05
11 Turk, Robert L-Higgins & Higgins...112.34
11 Taishoff, Benjamin & Philip et al-N Levin. 256.72 11 Topham, Thomas W, Pres-L H Backman

 26:95

 13 Wohlstetter, Philip et al-Frisch Cigar Store

 Co

 Tress

 14 Wilkenfeld, Joseph-N Y Telephone Co.86:59

 14 Wagner, Henry C---the same

 14 Wall, Arthur W---the same

 14 Weibel, Mary A---the same

 14 Weibel, Mary A---the same

 14 Weibel, Mary A---the same

 14 Weibel, Frederick W recr-R Smith.

 14 29.19 874 41

CORPORATIONS.

11 Merchants & Mechanics Building Co-11 Columbia Addenia and Anderson & Price Co. 11 City of N Y et al—Anderson & Price Co. Costs, 166.68 13 Pouso Alto Diamond Co—N Y Telephone Co. 45.87

15 Revel Realty & Securities Co-P H Max-rel et al. 252.16 16 Tinton Avenue Construction Co et al-J B 17 Mitow Realty Co-E M Houghtaling et t al. .167.07 17 Kotzen Realty Co-R Gordon.....costs, 17 Direct Construction Co-J C Walsh et al. 130.88 17 Rex Fire Extinguisher Co-Whites Express Co-29.04

SATISFIED JUDGMENTS.

¹Fliegelman, Samuel et al-People, &c.

Malzman, Pincus et al-L Saideman, 1909..331.91 McCormick, Wm D-E Wagner. 1909......70.31 Mullins, Patrick et al-M N Clement. 1909.. 820.97

Miller, Isaac B-Jacob Doll & Sons. 1909.... 228.00

 Martin, Katharine 1 et al. 296.16

 1908.

 Meuer, Frank et al.—L. Siegbert et al. 1905.65.13

 Man, Abrick H et al.—C M Robinson.

 1908.

 Martin, Josephine—Tiffany & Co.

 1909.

 McCrain, John et al.—E Dennis.

 1890.

 271.22

 O'Brien, William—T G Fischel.

 1909.

 1908.

 Picken, James C—B J Rice.

 1909.

 274.44

 Picken, James C—B J Rice.

 1909.

 644.88

 Same—Jackson Mantel & Grate Works.

 1907.

 1907.

1909. .196.99

Richardson, Anna S-Transit Realty Co. 1908.

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5.13 .65.13 Schaefer, Frank F et al-Knickerbocker Trust Co. 1908 .428.86

 Wilmott, Herbert A-Ludwig Baumann & Co.

 1909

 1909

 35.82

 Weiss, Charlotte S--K Kohen.

 1908

 Wiley, Elbart M--L C Raegener.

 1909

 Wiley, Elbert M--A P Moore.

 1909

 Walkof, Jacob-L Steinleib.

 1905

 Walsh, William-Clover Farms Co.

 1905

 Walsh, William-Clover Farms Co.

 1909

 Marman, Jacob & Abraham-J Altkrug.

 1909

 1909

CORPORATIONS.

1909 ⁴Uvalde Asphalt Paving Co-National Trad Co et al. 1909 107 70

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

MECHANICS' LIENS

Dec. 11.

Dec. 14.

Dec. 13.

Dec. 14.

Home st, n s, intersec n e s, 169th st, runs n w 94.4 x n = 57.10 x s = 110.2 to Intervale av x s w 41.8 x s w 23.2 to beginning. Harry Goldman loans Intervale Construction Co to erect a 5-sty apartment; 3 payments....2,500 Dec. 15. No Building Loan Contracts filed this day.

Dec. 16.

Dec. 17.

Dec. 17. Barnett pl, s w cor Matthews av, 25x100. George Hauser loans John & Clotilda Woer-ter to erect a 3-sty dwelling; — payments. Bogart av, w s. 100 n Rhinelander av, 50x100. Same loans Wm L & Bertha M Schaaf to erect a 2-sty dwelling; — payments.....4,500 Rowland av, e s. 50 n Dorsey st, 25x83. Geor-gia C Balch loans James & Margaret Dolan to erect a 2-sty dwelling; 3 payments...3,000

SATISFIED MECHANICS' LIENS.

Dec. 11.

Dec. 14.

Dec. 13.

1155

BUILDING LOAN CONTRACTS.



Let us give you some figures on Daylighting the dark spots of your Store, Loft or Office Building. We can show a great saving.

AMERICAN LUXFER PRISM CO. Tel 8257 Spring 8258 507-509 West Broadway N.Y.



Dec. 15.

ADVANCE REPORTS.

(Continued from Page 1125.)

Factories and Warehouses.

MERIDEN, CONN.-Architect C. S. Palmer, of New Britain, Conn., is preparing plans for a new building for the Connecticut Electrical Equipment Co. Brick, 4-stys, 40x120 ft., gravel roof.

JERSEY CITY, N. J .- The United Wireless Telegraph Co., of New York City, Floyd Marshall, secretary, will erect a factory on meadow land south of Montgomery st. A large force will be employed.

STAMFORD, CONN .- Architect Henry Marvin, Bridgeport, Conn., is preparing plans for a factory to be built at Stamford, the name of the owner being withheld for the present. The structure will be 1 and 2-stys high, of brick, 40x115 ft., with a gravel roof.

BROOKLYN.-Architect Steg-Chas. mayer, 168 East 91st st, New York City, has taken bids for the 4-sty brick flat for Peter Doelger, 407 East 55th st, New York City, to be erected at Briggs av and Oakland st, Brooklyn. Estimated cost, \$30,000. Stores on ground floor.

BRISTOL, CONN.-Estimates are being received for a new factory which will be erected by the New Departure Manufacturing Co., of Bristol. It will be brick, 250x70 ft., 1-sty, with steel truss, slag roof and brick floor. They will also install another large engine in their present power house.

NEWARK, N. J .- Estimates have been taken by Faulkner & Foughner, architects, Newark, for a 2-sty brick extension to the warehouse of J. J. Hockenjos, in Treat pl. The plans provide for an addition 20x80 ft., faced with glazed brick to conform with the present building. The estimated cost is \$10,000. SPRINGFIELD, MASS.—The Spring-

field Crude Oil Engine Co. received bids for the erection of a new factory on St. James av. It will be 1-sty, 80x100 ft., brick and steel, fireproof, with a saw-tooth roof, skylights, steam heat, con-crete floor, etc. Derby Shepard & Robinson, of Boston, are the architects. Howard R. Bemis is treasurer of the company.

³Eldridge st, No 205. Barnett Miller agt Solo-mon Miller et al. (Jan 23, 1908)435.00
45th st, Nos 411 West. Wm A Thomas Co agt J A Hennion et al. (Dec 13, 1909)190.71
108th st, No 9 East. Folbe Plumbers Supply Co agt Anna Garner et al. (June 1, 1909).

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ORDERS.

Dec. 15. & Co on J Fordon

ATTACHMENTS.

Dec. 9. No attachments filed this day.

Municipal Work.

NEW YORK CITY .- The Commissioner of Correction will receive bids on Tuesday, Dec. 21 for furnishing and delivering hardware, paints, oils, leather and miscellaneous articles.

MANHATTAN.-Estimates will be received by the Sheriff of the County of New York, Thursday, Dec. 23, for repairing the Ludlow st jail, Nos. 70 to 74 Ludlow st, Manhattan.

JAMAICA, L. I.-The Board of Health will open bids Dec. 22 for labor, implements and materials required to drain approximately eighty-one acres of salt meadow land in the vicinity of Jamaica, Queens.

BROOKLYN-The Commissioner of Water Supply, Gas and Electricity will open bids Wednesday, Dec. 22, for furnishing and delivering tools, garden implements, pipe, pipe fittings, valves, boiler tubes, supplies for pumping stations, reservoir and repair yards, Brooklyn.

BROOKLYN.-Estimates will be received by the Commissioner of Docks, Tuesday, Dec. 21, for preparing for and building a bulkhead wall, with appurtenances, and furnishing rip rap stone, at Whale Creek, Brooklyn. Also, for pre-paring for and building a steel steam lighter with all appurtenances.

OTISVILLE, N. Y .- The Board Health will open bids on Dec. 22 for delivering plumbing materials, fixtures and fittings to be used in the construction and equipment of various buildings now erected or proposed for erection upon the grounds of the Tuberculosis Sanatorium, at Otisville, Orange County, N. Y.

NEW YORK CITY .- Bids will be received by the Park Board Thursday, Dec. 23, for regulating, grading and laying rock asphalt mastic walks and making other improvements in the grounds ad-jacent to the New York comfort station opposite Grant's tomb, in Riverside Park, Manhattan.

BROOKLYN .- Estimates will be received at the office of the Department of Public Charities, foot of East 26th st, Tuesday, Dec. 21, for furnishing material for filling and grading at Coney Island Hospital on Ocean Parkway, north of Dec. 10.

Browne, Chas O; Brown, Williams & Burbank; \$5,249.47; Griggs, Baldwin & Baldwin. Doutney, Thomas; Frank. D Lambie; \$2,000; Doutney, Tho H W Booth.

Dec. 11.

Humphrey, Eodith; Richard B Constantine; \$1,168; E O Jones. Wallace, Geo E; White Co; \$1,587.29; N Lyon. Dec 13, 14 and 15. No attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Dec. 10, 11, 13, 14, 15, 16.

Dec. 10, 11, 13, 14, 15, 10. Gramercy Park Construction Co. 35 Gram-ercy Park. Abendroth Bros. Gas Ranges. 863 Jarossi & Dacunto. West side Hoffman st, bet 187th and 188th sts. Abendroth Bros. Gem Heater. 165 Krabo & Ernst. Vyse av. West side of 18th st. Abendroth Bros. Boiler and Radiators. 914 914

Mintz, S. 124 Bradhurst av. .R Goldstein. Chandeliers, Tubs, &c. 500 Mintz, S. 122 Bradhurst av. .R Goldstein. Chandeliers, Tubs, &c. 500 St Nicholas Construction Co. 155th st and St Nicholas av. .Robinson Dumb Waiter Co. Dumb-Waiters. 270 Urban Building Co. 29-31 W 35th. .A B See E Elevator Co. .Elevator. 2,075

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Coney Island Creek, Brooklyn. Also, for macadam roadways, brick gutters, cement walks, curbs, catch basins and drainage pipes at Coney Island Hospital, Brooklyn.

Government Work.

HUDSON, N. Y.-Wm. F. Holding, 2426 Davidson av, New York, has received \$1,000 additional to his contract for installing fireproof construction throughout

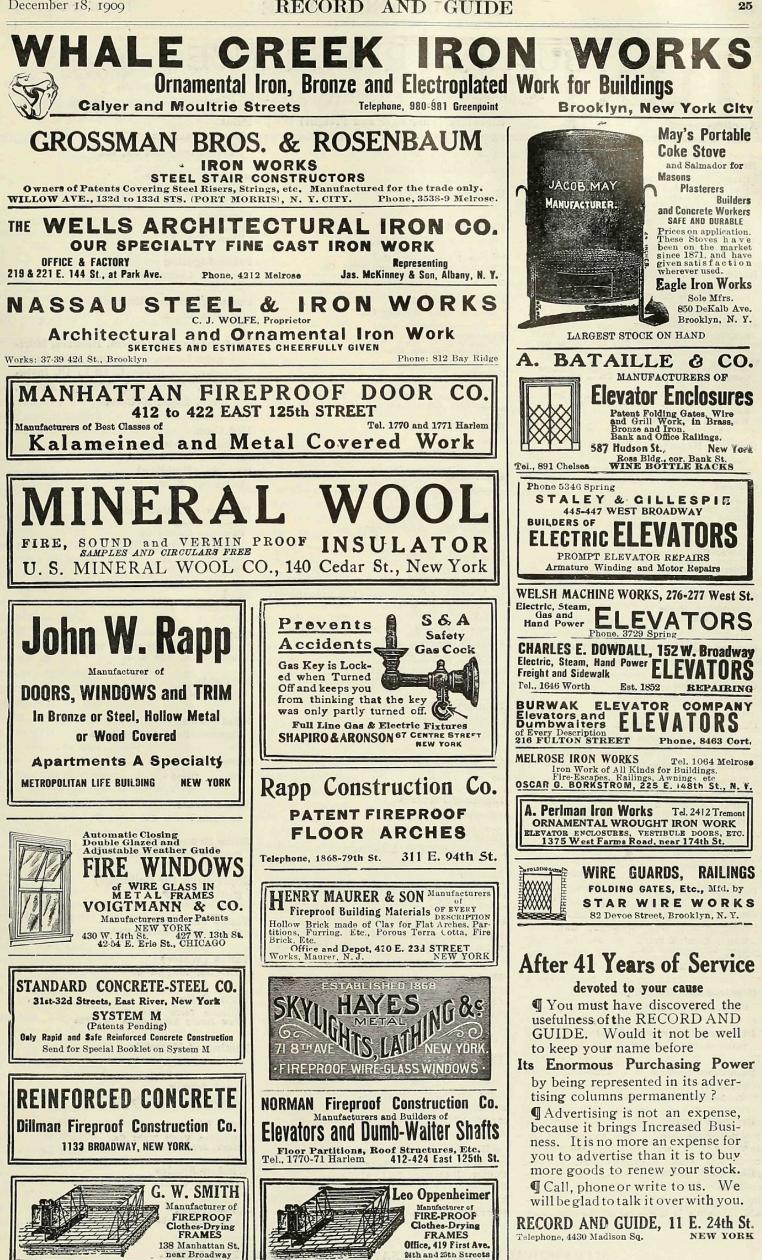
the U. S. public building, Hudson, N. Y. BALTIMORE, MD.-Bids were opened Dec. 7 by James Knox Taylor, Supervising Architect, Washington, D. C., for installing lighting fixtures in the U.S. Post Office at Baltimore, Md. The Mitchell-Vance Co., New York, was the low bidder at \$1,930; time, 60 days. NEW YORK CITY.—Proposals will be

received at the Bureau of Yards and Docks, Navy Department, Washington, C., until January S, for dredging an D. opening through Cob Dock and constructing quay walls, navy yard, New York.-R. C. Hollyday, Chief of Bureau, Washington, D.C.

WASHINGTON, D. C.-Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Dec. 24 for steel work, fireproof roof and dressed granite for building No. 110; fireproof storehouse for fuses, acids, and oils at the U.S. Navy Yard, Washington, D. C .- Wm. M. Smith, Acting Chief of Bureau, Washington, D. C. WASHINGTON, D. C.-Plans have been

prepared by the Interior Department, Washington, D. C., and bids will shortly be invited for remodeling the power plant at the Government Hospital for the Insane at Washington. The work includes engines, generators, and miscellaneous electrical material. The date for the opening of bids has not yet been decided on.

FORT MONROE, VA .- Sealed proposals will be received until January 10, for the construction, including plumbing, heating, electric wiring and fixtures, of an engineer's storehouse at Fort Monroe, Va. Plans may be seen in the office of the chief quartermaster, department of the East, Governor's Island, N. Y.-Ernest R. Tilton, Captain and Quartermaster, Eastroace Monte Mo Fortress Monroe, Va.



BUYER'S REFERENCE

For Alphabetical Index to Advertisers see page 12

Elevators (Passenger and Freight) Burwak Elevator Co. Dowdall, C. E. Otis Elevator Co. Staley & Gillespie Welsh Machine Works

Expansion Bolts Farrington, H.

Fireproofing Murer & Son, Henry National Fireproofing Co. Norman Fireproofing Co. Norman Fireproof Construction Co. Rapp Construction Co.

Floor Surfacing Electric Floor Surfacer Co.

Furnaces Thatcher Furnace Co.

Granite Benvenue Granite Co. New England Granite Works, The Woodbury Granite Co.

House Wreckers Reebers Sons, J. Tripler, John H.

Insurance Ritch, Inc., Wm. T.

Interior Woodwork Empire City Wood Working Co.

Iron Grille Work Bataille & Co., A.

Iron Work (Architectural & Structural) Fon WORK (Architectural Borkstrom, O. G. Dimond, Thos. Eagle Iron Works Hecla Iron Works Just Co., The Geo. A. Nassau Steel & Iron Works Perlman Iron Works, A. Wells Arch. Iron Co., The Whale Creek Iron Works

Laundry Tub Covers Greason Mfg. Co. Ramsdell Mfg. Co.

Lawyers Russell, G. D.

Lighting Fixtures Shapiro & Aronson

Rockland-Rockport Lime Co.

Electric Elevator & Machy. Maintaining Co.

Artistic Marble Co. Cork & Zicha Fisher Co., The Robt. C. Klaber & Son, A. Shipway & Bro., John H. Theis' Sons, Peter

Metal Ceilings Acme Metal Ceiling Co. Berger Mfg. Co. Brower, W. H. Brooklyn Metal Ceiling Co. Canton Steel Ceiling Co. New York Metal Ceiling Co. Shanker Metal Ceiling Co., S 8.

Metal and Metal Covered Work Manhattan Fireproof Door Co. Rapp, John W. Voightmann & Co.

Mineral Wool U. S. Mineral Wool Co. Paint Lucas & Co., John Toch Bros. Universal Compound Co., Inc.

Painting Oliver, Wm. H.

Plumbers Cornell Co., W. G. Haase, Wm. A.

Prism Lighting American Luxfer Prism Co.

Pumps (Gasolene Engine) George & Co., E.

Real Estate Auctioneers, Brokers, Mortgage Loans, Operators, Title Insurance, see pages 1, 12 to 18, inclusive. Want and Offer p., also p. prec. Legal Notices.

Red Gum Himmelberger-Harrison Lumber Co.

Reports (Building) Dodge Co., F. W.

Roofers and Materials Acme Roofing Co. Casmento Roofing Co. Commonwealth Roofing Co. Fitzsimmons-Shiller-Wilson Co. Hatfield, Geo. E. Smith & Dorsett Co.

Sand Gallagher, C. J.

Slate Friedman Slate and Marble Works Johnson Co., The E. J.

Skylights Drouve Co., G.

Steel Stairs Grossman Bros. & Rosenbaum

Stone (Artificial) Cowlin, David

Stone (Cut) La Spina-Morris Cut Stone Co.

Stone Renovating Fordham Stone Renovating Co.

Supervision (of Buildings) Hall Co., G. F.

Tanks (Gasolene) N. Y. Tennis Racket Co.

Tanks (Water) Corcoran, Inc., A. J.

Terra Cotta Atlantic Terra Cotta Co. New Jersey Terra Cotta Co., The

Testing of Materials McKenna, Dr. Chas. F.

Towel Supply Peerless Towel Supply Co.

Vault Lights Brooklyn Vault Light Co. Mark Sons, Jacob

Window Shades American Window Shade Co.

Wire Works Star Wire Works

ALPHABETICAL INDEX PAGE UNAVOIDABLY OMITTED THIS WEEK.

Awnings Sullivan & Son, John

Brick Carter, Black & Ayers Empire Brick & Supply Co. Fiske & Co., Inc. Fredenburg & Lounsbury Houghtaling & Wittpenn Kreischer Brick Mfg. Co., The Person & Co. Ffotenhauer-Nesbit Co. Sayre & Fisher Co.

Building Alterations Nelson & Collins. Sumner, Fred. C.

Building Inspection Building & Sanitary Inspection Co.

Building Material (Masons') Candee, Smith & Howland Co. Heaney Co., P. J. Kane Co., John P. McCarthy & Bro., John A. Peck, N. & W. J. Wise Co., Nathaniel

Building Reports Dodge Co., F. W.

Cement

Alsen's Am. P. Cement Works. Atlas Portland Cement Co. Edison Portland Cement Co. Fredenburg & Lounsbury King & Co., J. B. Lawrence Cement Co., The Thiele, E. Vernon, Frank Vulcanite Portland Cement Co.

Cement Work Harrison & Meyer Taylor, Ronald

Concrete Construction (Reinforced) Standard Concrete-Steel Co.

Concrete Piles Raymond Concrete Pile Co.

Concrete Reinforcement American Steel & Wire Co.

Contractors (General) Biodgood, Frank P. Corning Co., Edward Egan, Jas. F. Fuller Co., Geo. A. Grant & McCloskey Kelly, Robert E. Kruger & Co., W. E. Libman-Lewine Co. Siegel & Co., F. Whitney-Steen Co.

Consulting Engineers Assoc. Engineering Specialists Bates, Putnam A. Bolton, Reginald Pelham Mailloux, C. O.-Knox, C. E. Miller, Rudolph P. Quay Engineering Co. Rhodes, Fred. Dana Wohlauer, Alfred A.

Cornices and Skylights Hayes, Geo.

Directories (for Buildings) Tablet & Ticket Co., The

Doors and Sashes Macaulay, C. R. Weisberg-Mark Co.

Drying Frames Oppenheimer, Leo Smith, G. W.

Electrical Contractors Brussel, Dennis G.

Electrical Supplies Ostrander & Co., W. I Lime Lumber

Collins, Lavery Co. Heidritter, F. L. & A. Orr Co., John C.

Maintenance Machinery

Marble