

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

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to
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Published Every Saturday

By THE RECORD AND GUIDE CO.

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 Vice-Pres. & Genl. Mgr., H. W. DESMOND Secretary, F. T. MILLER
 Nos. 11 to 15 East 24th Street, New York City
 (Telephone, Madison Square, 4430 to 4433.)

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

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Vol. LXXXIV. JULY 24, 1909. No. 2158.

THE RECORD AND GUIDE has frequently pointed out that in all probability improved means of communication with Long Island and New Jersey would tend to revive the importance of Greeley square and its neighborhood as a good location for theatres and restaurants. Recently, of course, Long Acre square and its vicinity has been getting all of this class of business; and it has looked as if eventually a large fraction of it might move as far north as Columbus Circle. But theatres and restaurants situated near the circle or even near Long Acre square, will not be very convenient for Long Island and New Jersey residents, and this fact will tend to check the hitherto prevailing tendency to a constant shifting farther north. In confirmation of this prediction several theatres have recently been erected just north of Thirty-fourth street, and now a prominent firm of restaurant-keepers have leased a location on Thirty-fourth street, just west of the square. We understand, also, that another large hotel will soon be built in this vicinity. In view of this very obvious condition, business men to whom a location near the Pennsylvania terminal would be useful should try to secure them before prices go any higher. There can be no doubt that all the streets and avenues leading towards the terminal will become far more valuable for retail trade than they have been hitherto. Riker Bros. showed their appreciation of this fact by securing a location on Seventh avenue under a long lease; and this example will have to be followed by other companies, such as the United Cigar Stores, Huyler's and the like, which seek locations wherever traffic is or promises to be peculiarly dense. During the coming real estate season a large amount of business of this kind will be transacted, and brokers will do well to prepare for it, and to persuade their clients to secure locations before prices become too high. The retailers who have made money on Fifth avenue were those who leased or bought sites while prices were still reasonable; and the same statement will prove to be true of the Pennsylvania terminal district.

IT IS a fair inference from the course of events during the past few years that the tendency even on the East Side is setting away from private residences and towards a further increase in apartment houses. Up to 1906 the district to the east of the Central Park was the only part of Manhattan in which the private residence still held its own. Of course apartment houses were built in that section, particularly on Madison avenue; but the value of land had nevertheless been increasing for some years, owing exclusively to the demand for private residences. Since 1906 the increase has not continued. Owners who have received exceptionally high prices for their dwellings have been those whose lots were needed for apartment houses. Certain owners, who were forced to sell their property, had to accept substantial concessions from the figures formerly prevailing. To be sure the process of replacing the old brownstone houses with new American basement residences still continues; but the movement has lost its earlier impetus and volume. Many families, who formerly would have bought dwellings, have been content with proprietary apartments in one of the new co-operative apartment houses. Others have preferred to rent apartments at very high prices. Most of the new apartment houses recently erected on the East Side have been leased quickly and at rentals very remunerative for their owners. The consequence is that they are being erected in

large numbers and that they will continue to be erected in large numbers during the coming year. Unless some change in condition takes place, it is improbable consequently that much higher prices will be reached for residence property east of the Central Park. People will find apartments, even if rented, less trouble and on the whole less costly. Even Park avenue, which it was expected would become a Fifth avenue, will have on it comparatively few private dwellings compared to the larger number of apartment houses. The side streets cannot, of course, be improved with tall buildings and so must remain the location of small dwellings; but the value of the lots will not go much higher. In the end, of course, some other location must be found for the homes of the wealthy, unless the wealthy should diminish in numbers, but that end will not come for another ten or fifteen years.

NOW that all the tunnels built by the Hudson & Manhattan Tunnel Company under the river are in use, the next question in reference to them of interest to the Manhattan property owner concerns their possible future extension. The McAdoo system is fairly complete at the present time; but it could unquestionably be made much more complete. The management of that road understands clearly the desirability of collecting and distributing its traffic over the widest possible area; and it is this understanding which has made it extend its northerly route, first to Greeley square and then to the Grand Central station. No official announcement has been made that further extensions are contemplated; but there can be little doubt that as soon as the company is in receipt of its full income under present conditions, further extensions will be proposed. Its terminus at Greenwich and Cortlandt streets is as well situated as possible for the financial district that will supply the bulk of its traffic; but as yet no sufficient provision has been made for the collection and distribution of passengers throughout the old mercantile district. There is every probability consequently that eventually some plan will be submitted to connect the Sixth avenue line with the Cortlandt street terminal by means of a lower West Side route running as near as is practicable to Broadway. An extension of this kind would enable the business population of the older mercantile district to take the north or south tunnels as suited their convenience, and it would give improved means of communication to a part of Manhattan which has hitherto been neglected in all the accepted plans for rapid transit development. Another extension which has been suggested is that of an East Side subway connecting the Cortlandt street terminal with the present northerly terminus of the system at Forty-first street and Park avenue. This line also would be very valuable to the New York & New Jersey Tunnel Company, because it would enable it to collect and distribute traffic throughout the whole city and the East Side, between City Hall and the Grand Central station. In case both were constructed the tunnel company would have a belt line around the lower part of Manhattan, tapping substantially the whole business district of that borough. It should be added, however, that this East Side line would cost a great deal of money, and many years may well elapse before the management of the company can afford such an increase of its responsibilities.

HOW should these extensions be regarded from the point of view of a comprehensive rapid transit system for the whole of New York City? Could the local authorities afford to permit the occupation of so much space in Manhattan for the benefit of lines that would be really supplementary to the railroad system of New Jersey? Probably they could not afford to do so in case the proposed lines interfered with essential longitudinal subways, designed to carry passengers to and from north New York; but we do not see why such lines should so interfere. When the franchise for the original Sixth avenue extension was granted, the old Rapid Transit Commission arranged that it should be built too deep to interfere with another subway nearer the surface, and there is no reason why a similar precaution should not be adopted in relation to both of the extensions we have described. In that case they would not interfere with any important longitudinal express routes, while at the same time they would constitute a valuable addition to the purely local transit system of Manhattan. A belt line running around

the lower business district of that borough would develop a large amount of exclusively local traffic, and in the end such belt lines will certainly be needed. Hitherto Manhattan, south of Forty-second street, has been much more closely connected with the district to the north than with the districts to the east and the west. But the lower Manhattan of the future will increasingly become the business and amusement centre for the whole of the metropolitan district. The density of traffic will be much greater south of Forty-second street than it will be north of that line, and its accommodations will demand a larger number of subways within that area. The consequence is that the belt line would be useful quite apart from its connection with the New Jersey tunnels. But, of course, its chief value would consist in the fact that it would enable the inhabitants of Hudson, Essex and Bergen counties to transact business conveniently over the whole business district of Manhattan. Every increase in the case of communication with New Jersey means an increase in the value of lower Manhattan real estate. In the course of twenty years there will be over 2,500,000 people living on the other side of the Hudson River, and the more completely they can be connected with Manhattan the greater the prosperity of the central borough.

THE BUILDING CODE is the great theme of the week, the sensational news feature for the daily papers, and the subject of general attention from property owners and building lines. Two long days were given up to hearings before the Mayor, who now has all the papers in the case and the fullest knowledge of the ordinance that both its friends and its opponents could give him. Having been eminently fair in his method of procedure, and having given evidence of a clear comprehension of the technicalities of the case, the Chief Executive of the city is generally credited with an intention to render a judgment as wise and just as any man would be capable of under the circumstances. From his attitude at the hearings he is expected to try to save enough of the code for a working basis. The difficulty in doing this is owing to the constitutional prohibition against his altering any of the provisions of the code. He must either veto or approve each as a whole. From intimations given at the hearing, it is thought that a section that will be crossed out is the one providing for a board of registration, which appears to be of doubtful constitutionality. The provisions for discretionary action by the Superintendent of Buildings have met with almost unanimous condemnation in their present form. Many architects were and still are in favor of granting a measure of discretionary power, but they have always coupled with this assent the stipulation that the rulings of the Superintendent shall be made a matter of public record and shall also serve as precedents. The present provisions require no public record of modifications, and they have been shown to be by eminent legal minds in conflict with the higher law of the City Charter in several particulars. No one expects that the Mayor will approve the code as it stands, but the wonder is how much of it that is worth having can be saved. The suggestion has been made that if possible it should be recalled for further amendment, but it is improbable that this can be managed.

A BUILDING SUPERINTENDENT REMOVED.—The tenure of office of a Superintendent of Buildings in New York City is as uncertain as the duration of a soldier's life on the battlefield. Superintendent D. F. Moore, of Brooklyn, who was suspended by the Borough President last week and removed this week, could hardly have expected to live forever in the office. A political job unprotected by the civil service is unsatisfactory employment at best. The higher the pay the shorter the time before the hand is played out and the cards are shuffled again. Mr. Moore takes the trouble to deny the "charges," but that does not stop the steam-roller. Other cities can keep good servants in executive positions for long periods, and all the while maintain an ideal relation, with full confidence and discretion accorded by the public on one hand, and a fair and consistent policy on the other; but politics in New York are yet too turbulent for that.

THE HUDSON RIVER CITIES are doing more building this year than ordinarily. Albany has in course of construction or just completed 250 buildings. Negotiations are pending for a boat factory to be erected at Albany by the Detroit Motor Boat Company of Detroit, which manufactures a high grade motor boat and gives steady employment to 950 men and 50 women. They are doing a good business, but want to get nearer the metropolis. At Poughkeepsie, where the American Cement Company, of Philadelphia, bought a mill site recently, the Fiat Automobile Company contemplates erecting large shops. (This company is represented in New York at 1786 Broadway.) Newburgh, the pivotal point for the Hudson-Fulton celebration, is sending circulars over the country offering, through the Business Men's Association, a number of fine manufacturing sites,

with both water and rail communication. At West Point the Government is making large improvements, which will keep hundreds of mechanics employed for years to come.

FEW BUILDINGS REALLY FIREPROOF.

By F. W. FITZPATRICK.

ONE-QUARTER of the sum expended for insurance in the year 1907 would have made every building erected in that period of fireproof construction.

Better buildings are the only prevention we can resort to or that we know of. True, no other nation builds so convenient and generally attractive buildings as we do and nowhere else, paradoxical as they may seem, has the art of fireproof construction been so highly developed. The trouble is that we have illustrated that art in distressingly few buildings. In round numbers there are perhaps 12,000,000 buildings in the country—representing a value of something like \$14,600,000,000—but of that number but 8,000 have been constructed so that by any stretch of the imagination they can be called fireproof. While even of that number there are really but six or seven structures in the entire land that are positively and full-fledged fireproof in the exact sense of the term!

Yet, to make a new building fireproof is comparatively easy and costs even initially not more than 10% more than does an ordinary construction, while after a life of four or five years it has become, actually as well as sentimentally, an economy, the least costly building to own. Why in the name of Heaven is so little of it done?

New York has 3,000 firemen and 11,000 horses and 160 steam fire-engines and the department has to respond to 26 alarms a day, and in spite of its wonderful efficiency the city suffers something like \$7,000,000 loss a year. London has about 3,843 fires a year and Berlin 3,000, with a loss of perhaps \$170,000. Rome will average 270 fires a year, Milan 786, Florence 160, and so on down the list, with not one European city equalling, pro rata of population, one-fifth of the fire loss or the cost of maintenance of fire departments that we have in this country.

Our economists have traced the panic of 1907 directly to the San Francisco fire. That absolute destruction of capital, disappearance of resources was, according to them, and we believe with reason, the beginning and principal cause of our late depression.

We say that fireproof construction is the one and only means of fire prevention. The term "fireproof" is used altogether too glibly. A man puts a tin roof upon his wooden building, or a concrete floor in his cellar, and immediately, by some occult process, it becomes a "fireproof" building, and he and his neighbors are grievously surprised if the thing eventually burns to the ground. The science is exact and its application simple, but no halfway measures are of much value. Like a chain, that is only as strong as its weakest link, so is a building. Everything must be done right for one little wrong is quite sufficient to vitiate all that has been done correctly. It is distressing indeed to see hundreds of thousands of dollars put into some great building, substantially built, and with all sorts of costly provisions made against fire, but with some foolish little detail missing—exposed windows on an alley unprotected, or something as silly that jeopardizes all that is in that building and its own very safety.

Architects are largely to blame for this. They seemingly have not seen and appreciated the necessity there is to do everything well. They are too busy endeavoring to create, by the exterior of a building, a monument to their own genius to give adequate time and consideration to the permanency and lasting qualities of the structure they are evolving. But even the laymen ought to know and could easily learn what really constitutes fireproof construction. The structure in all its parts and its decoration and finish should be of non-combustible and preferably non-damageable materials; its elevators and stairs should be enclosed; its windows and doors should be protected from external attack, and there should be ample equipment and due diligence exercised to prevent the spread of an incipient fire in the contents of that building. Surely simple enough general rules.

Beaux Arts Prize Winners.

The Society of Beaux Arts Architects have made the final judgment for the Paris prize of this year. The chosen pupil is sent abroad for three years and is permitted by the French Government to enter the Ecole des Beaux Arts in Paris without examination.

The subject given was a permanent exposition or institute for American industries in Washington. The large number of competitors was finally narrowed down to five, who were judged by a jury of twenty well known architects and members of the society. The prizes were awarded as follows:

M. J. Sciaconi, pupil of Mr. Prevot, first; A. F. Adams, pupil of Mr. Corbett, second; H. D. Hughes, pupil of Mr. Hornbostel, third. John Lange, pupil of Donn Barber, and Fred Feirel, pupil of Mr. Hornbostel, also competed. This prize in former years has been given by J. Pierpont Morgan, Mr. Carnegie and Mr. Juillard. This year the prize is the gift of Lloyd Warren.

An exhibition of the drawings for the public is being held to-day at East 22d st.

CONSTRUCTION

THE MAYOR AND THE BUILDING CODE

At Two Public Hearings He Gives It a Thorough Consideration—
Believed to be Against Unlimited Discretion and Board of Registration

MAYOR McCLELLAN is authorized by the Charter to reject or approve of any section of the new ordinance known as the Building Code. But he cannot amend or alter any of them. This is one reason why he took up the Code for consideration on Wednesday morning section by section. During the two days that the hearing continued he gave the ordinance the most thorough revision it has yet received in public. On Wednesday morning and afternoon he heard the opponents of the Code, and on Thursday those who had put it together or who favored its provisions.

The Mayor's appearance on the scene was unexpected, as it was thought that Acting Mayor McGowan would have the responsibility of deciding the fate of the Code. As the matter was of the highest importance, the Mayor was well advised to preside over the case himself, and the public seems to be better satisfied to have had it that way, irrespective of such political considerations as there may be.

These political considerations have become so conspicuous that it must have been difficult for the Mayor to ignore them, as it obviously was his desire, and to give judgment only in relevant matters. No apparent effort has been made to refute the very general belief that the cause of certain building interests have been championed by influential men in the city administration, and the cause of rival building lines by other influential statesmen. This is always the case with important legislation under our form of government. Something in the bill has the effect of splitting the Board of Aldermen, or the State Legislature, or the House of Congress, along political lines—and no one can prevent it. It is the way building codes and tariff laws are made, and if by any means exact justice is rendered between any two special interests it is either by accident or an oversight.

The initial mistake in this revision was in attempting anything more than what was first proposed by the Mayor, which was a mere literary revision for the most part, to bring the existing code into consonance with the present form of government, and then to incorporate with it the regulations that have been passed and the new methods of practice and construction that have been approved during the twelve years since the ordinance was enacted.

WILL ANYTHING BE SAVED?

If the Mayor has in mind the excision of objectionable sections and subdivisions altogether, and yet to leave an intelligible and workable remainder, he has a puzzling operation ahead. The general opinion was that he would be obliged to veto the whole measure.

In one fundamental particular the proceedings before the Mayor were different than those before the Building Committee. The Committee was asked to make amendments, but the Mayor was asked either to eliminate objectionable sections altogether or veto the ordinance as a whole. Early in the proceedings Mr. McClellan made his position clear in this respect and said that the question was solely on the approval or disapproval of a subdivision, section or chapter as a whole.

The speakers for the most part were from among those who had appeared at the hearings before the Committee to represent civic, professional and trade societies and various interests. The provisions most severely attacked were those creating a board of registration and a board of survey; also those provisions covering the duties and powers of the Superintendent of Buildings, the restrictions on reinforced concrete and cinder concrete, the restrictions on natural cements, and generally the code was savagely attacked for the increased cost of construction, and therefore the higher rents which it was said to impose upon the public.

It was necessary for those speakers representing professional and trade societies to speak again and again, as each section or subdivision to which they had objections to make was taken up. Generally they were brief and to the point, and those who wished to speak against the code as a whole were requested to defer their remarks until the afternoon. Objections were lodged against 52 of the 154 sections, not counting subdivisions.

The principal speakers on Wednesday were Messrs. Lawrence Veiller, representing the Tenement House Committee; William Butler, of the law firm of Eidlitz & Hulse, representing the Building Trades Employers' Association; Mr. Shallcross, of the Royal Insurance Company, for the Board of Underwriters; Electus D. Litchfield, for the New York Chapter of the American Institute of Architects; William F. McCoombs, for the Contractors' Association; Ernest Flagg, the architect; Prof.

Burr of Columbia University, representing the engineering profession; Thos. Vinton, of Tucker & Vinton, engineers and contractors; J. P. H. Perry, of the Turner Construction Company; President Tucker of the Concrete Association; Prof. Woolson of Columbia University; George G. Gleason, representing the Consolidated Rosendale Cement Company; Rudolph P. Miller and Charles H. Israels.

OBJECTIONS TO DEFINITIONS.

The first objections interposed were by Mr. Veiller to some of the definitions given in Section 4, which bring the code into conflict with the Tenement House Law, as in subdivisions 28 and 29, one defining a cellar and the other a basement.

Mr. Butler objected to the definition of the word "approved," as used in the code, and applied to any material, manner or mode of construction. The code says that this word shall be construed as though followed by the words "by the Superintendent of Buildings." Mr. Butler also objected to the definition of the word "standard" as given in subdivision 13, where it is said that it shall be construed to mean standards approved by the Superintendent of Buildings. Mr. Shallcross objected to the definition given of a pent house.

Nobody came forward to object to Section 5, relating to the Board of Examiners, but when Section 6 was called, the one which creates the new board of registration, and under which architects, engineers and master builders generally will have to be licensed, there were many speakers desiring to be heard. Mr. McCoombs and Mr. Butler, both lawyers, made strong arguments against this section. Both challenged the power of the Board of Aldermen to license trades, and Mr. McCoombs particularly showed that the courts had uniformly held such licenses to be unconstitutional.

Mr. McCoombs cited a Baltimore case now in the U. S. Court of Appeals with which the Mayor seemed to be familiar. The lawyer said it was not required of the Mayor that he should wait to get a final decision from the courts on a law believed to be unconstitutional, but that it was his duty to veto any measure he had reason to believe unconstitutional, and Mayor McClellan agreed that this was so:

"It is my duty, as a part of the legislative machinery of the city government," said the Mayor, "to veto on the ground of unconstitutionality if such ground exists."

"Yes," answered Mr. McCoombs, "and you need not wait for the courts to pass upon the point."

"Quite true," said the Mayor.

Mr. Veiller made an especially effective address against giving the Superintendent of Buildings power to modify or vary any provision of the code. He charged that the code was here in conflict with the charter, which conferred no such authority as the code allowed.

Messrs. McCoombs, Butler, Litchfield, Flagg and Shallcross also spoke against the great discretionary power lodged with the Superintendent of Buildings.

When the question of reinforced concrete came up Professor William H. Burr, of Columbia, declared the whole section to be wrong, and that many buildings exceeding the proposed limit of 85 feet had been built and were now in service. He said he would not place any limit on the height of reinforced-concrete buildings, in answer to a question by the Mayor, who asked pertinent questions throughout the hearing. In answer to other questions, Professor Burr cited well known buildings of that kind of construction, adding that reinforced concrete was called for in the designs for the Hudson-Fulton Memorial Bridge, which will have a span of 725 feet.

Representatives of several firms using reinforced concrete also entered their objections to Section 17. These included Messrs. Thomas M. Vinton, of Tucker & Vinton; Ross F. Tucker, President of the Concrete Association of America, and J. P. H. Perry, of the Turner Construction Company. Ernest Flagg said that reinforced concrete had done more to reduce the possibility of any great conflagration than any other building material in use. Representatives of the Cement Masons' Union and the Metallic Lathers' Union also protested. They said that some two thousand men would be put out of employment in this city if the code was signed. Frederick R. Ryan, a young attorney representing the concrete interests, made an illuminating speech in behalf of cinder concrete lasting an hour, which seemingly greatly interested the Mayor.

FIRE LIMITS AND FRAME BUILDINGS.

Section 18, relating to fire limits, provoked a good deal of discussion. C. F. Shallcross, representing the Board of Fire

Underwriters, said that wood should not be used in the construction of buildings more than twelve stories or 150 feet in height.

Ex-Congressman Waldo, of Brooklyn, said that a committee which he headed had suggested that frame buildings outside the fire limits should be restricted to dwelling houses and out-houses connected with them, but no attention had been paid to the recommendation.

On Section 62, dealing with the use of Portland cement, centered the first big fight of the afternoon, the firms handling Rosendale, or natural, cement wishing an amendment which would allow them to compete with Portland cement in certain kinds of work.

C. F. Shallcross said that the phrase allowing "other approved incombustible material" for outside walls in Section 115 would give the Superintendent of Buildings power to allow the use of hollow tiles on outside walls, of which he said the underwriters did not approve.

William Butler, as attorney for the Building Trades Employers' Association, said that Section 116 was the most pointed blow in the whole code at the cinder concrete industry. The provisions that the cinders should be screened and washed, he said, had been put in the code merely to annoy the manufacturers, but the provision that only the segmental arch might be used in high buildings, and that the wire metal mesh must be imbedded at least an inch and a quarter into the concrete, snout out, he said, the use of that material.

The architects of the city protested through E. D. Litchfield, of the New York Chapter of the American Institute of Architects, who said: "The architects have boiled down all their objections to this code on these two sections, Nos. 116 and 117, and we say that if these sections become law they will work a hardship and expense to every one in this city—landlord, tenant and builder."

The code was attacked generally by L. Lafin Kellogg, of counsel to the General Contractors' Association; Thomas Rock and the representatives of several labor unions. Resolutions by employers and labor organizations condemning the proposed code were submitted to Mayor McClellan.

"DANGEROUS, ILLEGAL."

L. Lafin Kellogg, representing the General Contractors' Associations, provided one of the sensations of the day when he said the adoption of the new code would do the following things:

"Produce unutterable confusion in conforming its requirements to the statutory provisions.

"Make the Superintendent of Buildings an autocrat to whose personal and arbitrary discretion all builders and owners must bend and yield.

"Force owners and builders to adopt arbitrarily any kind of construction that may result from the whim or caprice of the Superintendent of Buildings.

"Increase largely the cost of construction.

"Reduce largely the safety of construction.

"Remove many safeguards prescribed by the Fire Department from the buildings when constructed."

"The injurious consequences of such a code," continued Mr. Kellogg, "cannot be measured and can hardly be conceived. It is absolutely the most careless, dangerous, illegal and despotic piece of legislation that has been forced on a free government in years. It has deserved and received public condemnation on all sides, and it is earnestly hoped that it may and believed it will receive the unqualified disapproval of the Mayor."

Again on Thursday builders, lawyers and scientists went before the Mayor to discuss the code. The second day was entirely devoted to its defenders. Sitting with the Mayor behind the big mahogany desk in the old Council Chamber were Chief Engineer Lewis, of the Board of Estimate and Apportionment; C. B. J. Snyder, superintendent of buildings of the Board of Education, and William B. Crowell, the Mayor's legal advisor.

A BIG BUILDER IN ITS DEFENCE.

Paul Starrett, president of the Fuller Construction Company, and also a member of the Revision Commission, admitted that the code was not perfect. "But it is," said Mr. Starrett, "a great advance for safety and good construction.

"It would be a miracle," continued Mr. Starrett, "if we had devised a code that would suit every one. But this is a great advance, and it will be best to try it, get it going, and then remedy it where it needs it."

John D. Moore, the engineer, and C. H. Cullen, the architect, both code commissioners, addressed the Mayor in defense of the document. Mr. Moore argued principally in favor of wide discretion for the Building Superintendent. He showed that he is familiar with every line of the code and he answered arguments presented at the first hearing. Mr. Cullen defended the fireproofing provisions.

John Gill and James McGill, Jr., both representing bricklayers' unions, said that their organizations were in favor of all the sections limiting the use of concrete in construction work, and were, in fact, in favor of the entire code.

Daniel F. Cohalan, Grand Sachem of Tammany Hall, and chief counsel for the National Fireproofing Company, made his first public appearance as a champion of the code since the fight over it began. He denied the repeated declarations that he brought politics into it and resented the insinuations that

he framed the code in the interest of the hollow tile fireproofing companies.

President Henry, of the National Fireproofing Company, made an earnest address in defense of the fireproofing sections. He refuted a number of misstatements concerning his company. He made it evident that a great deal of the trouble over the code has arisen from exaggerated statements and misconceptions. Mr. Henry said the National Fireproofing Company might do one million dollars' worth of business in this city, but not six millions' worth.

E. V. Johnson, vice-president of the National Fireproofing Company; A. D. Kneeland, representing several clay companies, and Charles A. Bloomfield, of the New Jersey Clay Products Company, made speeches in defence of hollow brick.

"It is the opinion of every practical man," said Mr. Johnson, "that concrete is in a more or less experimental stage. Our experimental stage was passed long ago. Hollow bricks are accepted now just as steel beams are. Tile construction has been a known quantity since 1874."

Professor Bliss, of New York University, said cinder concrete, if made with clean, washed, hard coal cinders, is a splendid fireproof material, but that if made with ashes and clinkers it is not a good substance.

Alderman Kenneally, one of the Code Commissioners, defended the code against charges made by labor unions.

THE CODE HE WOULD BUILD.

Ernest Flagg's Views on What is Sufficient for New York—The Simple Laws of European Cities.

Ernest Flagg, the architect of the Singer Building, who was one of those who addressed Mayor McClellan on Wednesday in opposition to the pending building code, embodied his views in the following statement, which he afterward submitted in writing:

"I do not think you ought to sign the building code in its present form. There are many reasons why I think so. I will mention a few of the most important of them.

"If the code was entitled as it might well be, 'A law to discourage the use of non-combustible material in building in New York,' of course you would not sign it; no man who has the interests of the city at heart would do so; yet I think I can show you that it will have this very effect. It unquestionably places a premium upon the use of wood in building and a handicap upon the use of better materials.

"There has been much talk about the use of improper influence in the preparation of the code. It has been said that it was drawn to favor certain interests at the expense of other interests. I will not discuss this. It is not necessary to do so. Every provision of it can be explained on other grounds.

"The most natural mistake which the framers of such a measure as this could make would be to place quality before quantity. In most things quality should be placed before quantity; not so for the fireproofing regulations for a great city; in that case quantity is what is needed.

"It is a good thing to have buildings which are perfectly built and as nearly incombustible as possible, but bearing in mind their great cost and the fact that comparatively few can be of this kind, it is a much better thing to have a great quantity of buildings fairly fireproof.

"In our American cities, we face a great and appalling danger from fire. We stand in constant jeopardy of a fearful catastrophe. If under favorable conditions a fire ever gets beyond the control of the fire department, it may blot the whole city out of existence. In the terrible heat of such a conflagration fireproof and non-fireproof buildings would alike crumble. The remedy is not to supply the fuel, but to do away with the wood and so remove the essential element of a conflagration.

"The recognition of this fact should be the guiding principle in the preparation of our building laws. It should be the cornerstone of the code. We should escape from this dread, this terrible possibility, as rapidly as we can.

"The code as it stands—the code as it has been presented to you for signature—provides for the opposite of this; it is drawn to perpetuate present conditions or to make them worse, and I challenge anyone to controvert the truth of what I say.

"The framers of it have fallen heels over head into the very natural mistake of preferring quality to quantity. The ordinary construction of European cities is not strictly fireproof by any means, yet it is sufficiently so to guarantee them against the awful fate which daily threatens us.

"They have prescribed certain methods and specified the use of certain materials which, they say, they think are better than other methods and other materials, the use of which they have forbidden. While I do not always agree with them, I am willing to admit for the sake of argument that they are right, but no one will deny that the methods and materials prescribed are more expensive than others that will answer the purpose fairly well. If they are so, then a great mistake has been made and I appeal to you to correct it.

"If we can have fairly fireproof buildings within practicable cost, then every consideration of prudence requires that we have them, and have them with the greatest practicable speed.

"The cost of wood is daily increasing; the cost of certain

kinds of non-inflammable material for building is daily becoming less, owing to new discoveries and to improved methods of manufacture. THE GULF IN COST BETWEEN WOODEN FLOOR CONSTRUCTION AND VERY GOOD FIREPROOF FLOOR CONSTRUCTION IS SLIGHT; excellent fireproof partitions, built according to a method not recognized by the code, can be had at a cost which is actually less than the cost of the dangerous inflammable partitions of wooden lath and plaster.

"We are therefore almost if not quite at the time when fireproof methods could be required without hardship to anyone, but for the burdens laid upon them by the law and the insurance interests.

"I ask you as a practical man of common sense; if the true welfare of the city does not require that the building code be framed to bridge over the little remaining gulf that separates us from buildings which will not readily burn.

"I am speaking now of the ordinary building of from three to eight stories, buildings of the kind of which one hundred are erected to every one where skeleton frames are used. These are the buildings upon which the safety of the city depends; these are the buildings which prudence demands should be replaced as rapidly as possible by others of a less dangerous kind; I ask you: is it not the part of wisdom to apply less stringent requirements to such buildings if by doing so they can be made fairly fireproof instead of highly combustible?

THE SIMPLE LAWS OF BUDAPEST.

"I have recently been appointed architect of an important building in Budapest, Hungary, and I have therefore had occasion to make myself familiar with the building laws of that city. I have been surprised to find how simple they are; they occupy hardly as many lines of print as this code does pages. It is not a treatise on or a guide for construction, but simply a measure to secure safe buildings and the necessary light and air for them and for the streets, and this is all the building laws that any city needs.

"It has been said that the government is best which governs least, and the saying aptly applies to the government of building.

"The law should provide for safe buildings and NOT CONCERN ITSELF WITH TEACHING BUILDERS how the safety is to be reached. It should not undertake to specify what materials or what methods one may use, but what is required for strength, safety and the public good.

"The only possible justification for forbidding economical methods of construction and specifying costly ones, and the only justification which I think the framers of this measure will claim for so doing is the desire to have good building.

"Now if safety and good building are wanted, I think I can point out a better way to get them than to restrict the use of incombustible material by making its use so expensive that it will not be generally employed.

A FEW MEASURES SUGGESTED.

"Let us penalize the use of wood and favor the use of fireproof materials. I will briefly state a few of the measures I would suggest to that end:

"1st—Limit the use of wooden beams to buildings which are not over fifty feet high.

"2d—Require sixteen inches as the least thickness of walls for buildings where wooden beams are used.

"3d—Forbid the use of wood for floors and partitions in buildings over seventy-five feet high and forbid its use for floors, partitions, trim, window frames and sash in buildings over one hundred feet high.

"4th—Limit the free area of floor space in buildings where wooden beams are used to 2,500 feet and place no limit of free area on buildings where no wood is used for the floors, trim, window frames or sash.

"5th—Allow the use of any kind of floor construction which will withstand a test equal to the live load prescribed by the law without more deflection than 1-32 inch to each foot of span. Tests of the completed work to be made by the Superintendent of Buildings.

"6th—Reduce the live load requirements as follows: Office buildings, 60 instead of 75 pounds; court houses, 70 instead of 100; amusement halls, churches, colleges, libraries, municipal buildings, museums, schools, theatres, 70 instead of 90; asylums, bath houses, club houses, detention buildings, dormitories, dwellings, hospitals, hotels, lodge rooms, lodging houses, restaurants, studios, tenement houses, 40 instead of 60.

"7th—Allow the following working stresses:

ON STEEL.—Tension, 18,000 pounds instead of 16,000; shear, 10,000 instead of 9,000; safe extreme fibre stresses, rolled steel beams, 18,000 pounds instead of 16,000; riveted steel beams, 16,000 pounds instead of 14,000.

ON CONCRETE.—Portland cement, 1; sand, 2; stone, 4; 500 pounds instead of 400; concrete, Portland cement, 1; sand, 3; stone, 6, instead of 5, 250 pounds.

REINFORCED CONCRETE.—Extreme fibre stress on concrete in compression, per square inch, 750 pounds instead of 550; concrete in direct compression, per square inch, 750 instead of 400; tensile stress in steel, per square inch, 18,000 instead of 16,000.

"8th—Allow the use of any kind of partitions in which wood is not used.

"9th—Make two elevators equivalent to one staircase in buildings covering more than 5,000 sq. ft. of ground surface.

"The effect of these measures would be to limit the use of wood by practically excluding it in certain cases, and making it expensive to use in others; and to reduce the cost of fireproofing so as to make it scarcely more costly than wood. I think every one of these recommendations can be justified on the grounds of sound common sense and good public policy.

"If fireproofing is cheapened, as I suggest, there would be little reason for allowing the use of wooden beams in any case, and I know that there are many people, well qualified to judge, who feel that the time has come when wooden beams should either be entirely excluded from buildings in the closely built up parts of the city, or else used only with deafening or in the form of mill construction. There would be no great hardship in limiting the use of wooden floor systems to buildings not over fifty feet high provided my other suggestions are followed.

THICKNESS OF WALLS.

"The thickness of walls for buildings where wooden beams are used should unquestionably be increased. Our walls for this kind of construction are too thin, as any one can see by looking at the ruins caused by a great fire. Twelve-inch walls weakened by beam holes often on both sides of them and by flues and chases are not strong enough to act as efficient fire resisters. Thinner walls can safely be used with fireproof floor systems than where wooden beams are used, both because such systems being made of incombustible material enter into and form a part of the wall without weakening it, and because the walls would be subjected to less heat in case of fire.

"Our so-called fireproof buildings often have double wooden floors laid on wooden sleepers, wooden door bucks, grounds, window frames, sash, trim and doors. They contain at least four square feet board measure to each square foot of floor surface. We tear down old buildings which make no pretense at being fireproof, build "fireproof buildings" in their stead, and the "fireproof buildings" often contain fifty to a hundred times as much combustible material as the old buildings did. In some of these gigantic structures which are called fireproof there is an amount of wood used which is appalling to think of. In a general conflagration, they would burn like tinder and scatter fire brands for a mile or more around them. Five-eighths of this wood could be eliminated by omitting the wooden floors and one-half the remainder by forbidding the use of wood for trim, window frames and sash. There would be no hardship in excluding wood from floors, for cement floors can be had for less than the cost of wood, and much of the trim of fireproof buildings could be dispensed with to advantage.

"As to floor construction, how can it make any difference to the city what kind is used if it is strong enough to do the work required of it? Whether it is strong enough can easily be ascertained by test loads applied as suggested. The thing that does make a great difference to the city is the presence or the absence of wood. Every stick of wood which can be omitted from a building is a clear gain to the city.

CINDER CONCRETE.

"Cinder concrete, when properly made, is a most excellent material for fireproof floors. It has been forbidden avowedly because it is feared that it will not be properly made. It is feared that the cinders will not be of the right kind. By this same method of reasoning, brick or sand might with equal propriety have been excluded. Brick are often of a poor quality, and there is ten times more danger that improper sand will be used than the wrong kind of cinders. One can tell at a glance whether the cinders are right, but bad sand is not so easy to detect. I say, allow any kind of fireproofing that will stand the requisite tests, no matter what the composition of it is and no matter what the span is.

EXCESSIVE REQUIREMENTS.

"The live loads required by this code are excessive and unnecessary; they are greater than are required in European cities and greater than there is any necessity for here. The margin of safety required for the dead load ought to be enough to take care of the live load in all buildings which are not used for public assembly or storage or for other heavy use. The live loads could well be reduced to the figures I have suggested; such a reduction would have no other effect than to stimulate and encourage the use of fireproof methods of building instead of combustible ones.

"The stresses allowed on steel and concrete are too low; they are less than is usual in good practice. The code seems to be fashioned upon the theory that builders will slight their work and that the Building Department will be powerless to prevent it. More strength is called for than is necessary apparently on this account with the result that the honest builder must throw away his money because the Department may fail in proper supervision and in the detection of violations of the law by builders whose object it is to slight their work. These are a severe tax on fireproof construction and an unnecessary one; it should be removed.

"I calculate that the stresses I have recommended would reduce the cost of fireproof floor systems by about twenty-five per cent. They could be made with entire safety, and they would greatly further the true interests of the city, both by

removing an unnecessary burden from the cost of building and by stimulating the use of fireproof methods of construction.

"The law should limit the area of buildings, so that the high ones will not shut out too much light from the street or unjustly deprive neighboring land of its fair share of light. The code makes no provision for this.

BUILDING HEIGHT.

"I recommend that buildings be limited to a height equal to the width of the street upon which they face with no further restriction of area than now exists, and that above this they may be carried to any height over an area equal to one-quarter of the area of the plot upon which they stand, increased by one-half the area of the street or streets opposite their facade or facades; but except within fifty feet of the corner and opposite parks and open spaces no building shall extend beyond a line drawn from the centre of the street and inclined towards the building at an angle of 75 degrees from the horizontal.

"Such a regulation would greatly benefit the city by securing light for the streets; it would benefit property holders by securing to them a fair share of light, and it would injure no one; because builders would still be permitted to occupy all the space that can be properly lighted. What more than this can fairly be asked?

EXTRAORDINARY POWERS.

"One of the most vicious features of the proposed code is the extraordinary powers which it vests in the Superintendent of Buildings. It seems hardly necessary to say that such powers are sure to be abused. The Superintendent of Buildings is to have it in his power to establish standards of construction. He may modify or set aside the law whenever he chooses to do so; he may favor some builders and rigidly hold others to the letter of the law. Builders who feel aggrieved may appeal to the Board of Examiners, but there is no check whatever upon favors he may grant. Such powers should not be entrusted to any one man, no matter how honest he is. If discretion must be allowed him, then every modification which he makes should be published, together with the reasons for making it, so that all may have fair treatment.

"I will repeat what I said at a hearing of the Committee of Aldermen. While I had an application for a modification of the law in the case of a certain building pending before him, the Superintendent asked me to use my good officers for a firm of builders in which he was interested and who had put in a bid for the work. If this is what happens in the case of an honest Superintendent of Buildings, what might not happen in the case of a dishonest one. There is no necessity for putting such temptation in the way of a city employee.

"The Board of Examiners is practically a self-perpetuating close corporation, entirely beyond the jurisdiction of the Mayor. This Board should be appointed by the Mayor and should not represent special interests, but be chosen from architects and engineers of high standing.

But it was not my present intention to suggest a new code, not to point out more than a few of what seemed to me to be the most glaring defects of the proposed one. I think I have said enough to show that if you sign this measure you will do the city a grave injury.

ERNEST FLAGG.

THE COOPER UNION PROTEST.

AT a general meeting of citizens called by the Allied Real Estate Interests at Cooper Union on Tuesday night, the building code which the Board of Aldermen has asked the Mayor to approve was condemned, in resolutions, for wantonly increasing the cost of building, for failing to provide publicity for the exceptions and modifications made by the Superintendent of Buildings, and for giving undue advantage to special interests.

The meeting had its curious aspects and stormy moments, which the daily journals of the following day sufficiently elaborated. Civic meetings at Cooper Union are regularly attended by a crowd of public-spirited citizens known as "minute men," who delight in oratorical controversies, no matter what the theme. They are ready to debate anything to the best of their ability in less than a minute's notice, or whenever they can edge in. They love to stand for even a brief moment in the public eye and to fancy they are voicing public opinion or somehow exercising an influence upon the course of local government. It is their pastime. They lend color and contribute excitement to a civic meeting whenever they get half a chance, and thereby save many from falling into dullness.

Representatives of the real estate and building lines who went to Cooper Union to hear public opinion expressed had the pleasure of meeting the "minute men." They also had the felicity of meeting a young engineer who claimed or accepted large responsibility for the building code; and if he came away as pleased as they, then there is nothing to regret. Emulating Mr. Jerome, he would have submitted to a heckling from those who did not like the code, but the "minute men" blew him away. One of the "patriots" was seized by the police, and dragged out, greatly to the indignation of those in the audience who had never been to a play at Cooper Union before, and did not understand.

The fact remains, in spite of irrelevant accidents, that the

meeting was the impressive protest which it was intended to be. The arguments and charges made against the code were mainly such as have become familiar to the readers of this paper. Among the speakers was Mr. William Butler, a young lawyer whose clear, ringing voice, and logical and pointed remarks, has been a feature of the hearings in this campaign. He represented the Building Trades Employers' Association, and showed particularly the antagonism between the proposed Code and the Charter in regard to the large discretion with which it was proposed to empower the Superintendent of Buildings. Again, in the matter of the proposed licensing of trades, he doubted very much the power of the Board of Aldermen to do this.

Prof. William H. Burr, of Columbia, representing presumably the engineering profession of this city, when it came his turn to speak said he felt lonely in spite of the big audience because he represented no interest whatever. "I haven't even a brick or a piece of concrete or even a hollow tile," he said, "to throw at the Board of Aldermen. But I think it would be very difficult to find a reason for the limiting of reinforced concrete to buildings 85 feet high. There are such buildings here now rising to 135 feet which under this code have no right to exist, though they are performing their functions excellently. One such in West 39th st supports greater loads than most buildings in this city.

"There is no reason to suppose that it will not stand there for all time performing its functions, yet under this code it oughtn't to be there at all.

Such buildings as the Hudson Terminals could not be put up under this code. And that is a pretty serious matter. This code ought to be sent back for revision just on these provisions regarding concrete and reinforced concrete if there were no other reasons; but there are many others. There are a dozen, perhaps a score, of types of reinforced concrete, every one of which should be permitted under proper regulations.

"Such a responsibility as this code puts on the Superintendent of Buildings should not be centred in one individual, and I doubt very much whether any carefully thinking man would want to accept it. The fire test is 100 degrees higher than anything ever done in the past, and there isn't a fireproof floor in this city that could pass this code or be constructed under it."

Alderman Robert F. Downing, of Brooklyn, who says he was tricked into voting for the majority report in the Board, said Moore was the czar of the commission.

COMMITTEE KEPT IN DARK.

"He bulldozed us in the commission meetings for eighteen months, and now he's getting a dose of his own medicine," exclaimed Downing, and the crowd cheered.

"As a member of the Building Committee of the Board of Aldermen, I desire to enter a protest against the code which was jammed through the Board," began Downing. "In appearing here to-night I voice the sentiment of five members of the eleven in the building committee, and of thirty-eight members of the Board, representing 2,000,000 people.

During the eighteen months the building code was in preparation all the members of the committee but two were kept wholly in the dark. We were invited to but one public hearing of the commission, and that only in relation to the heights of buildings. We were requested to sign a code with which we were wholly unfamiliar, and of which only one copy was printed. It was high-handed Tammany gag rule."

TOO MUCH POWER FOR ONE MAN.

Downing declared that six of the eleven members of the Building Committee agreed to favor the minority report, but that one switched at the last minute. He said the power placed in the hands of the Superintendent of Buildings made him superior to the code and arbitrary dictator of what should or should not be permitted under it. It was too much power to place in any one man's hands, he declared.

A BIG BUILDER'S PROTEST.

Patrick Gallagher, a builder of armories and school houses, declared that the infamy of the code's provisions was emphasized by the power lodged in the Building Superintendent and in the Board of Registration provided by the code, which enabled its members, appointed by the Mayor, to say who should and who should not practice as builder, architect or engineer in New York.

Benjamin D. Traitel, president of the Building Trades Association protested against the code on behalf of 1,000 builders, who erected \$2,200,000,000 worth of buildings in ten years.

All criticized the code severely, taking up particularly the restrictions placed upon reinforced concrete, cinder concrete and other materials. The discretionary powers granted to the Superintendent of Buildings were also condemned.

The resolutions of protest were presented by Senator Brush, of Brooklyn, and carried, and a committee of ten was directed to present them to the Mayor.

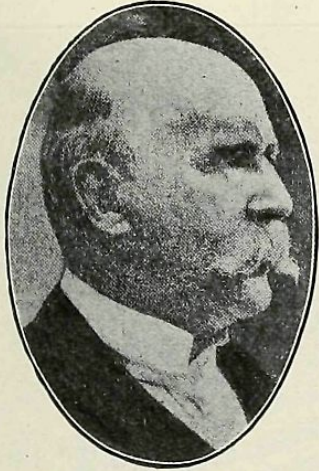
COMING AHEAD.—All the structural work on the Pennsylvania tunnels under Bergen Hill and the Hudson River has been completed. The concrete work has also been finished and both tubes are ready for track, and the installation of the electric power and signal systems.

THE MOST NOTABLE WORK OF THE ERA.

On July 19, 1909, at 10 a. m., the first train, carrying a number of invited guests, was run through the newly completed downtown tunnels of the Hudson & Manhattan Railroad Co. under the Hudson River from the terminal station at Cortlandt and Church sts on Manhattan Island to the Pennsylvania Railroad station in Jersey City. Public exercises were held at the City Hall in Jersey City upon the arrival of the train, which was greeted with cheers from a multitude of people and salutes of cannonry and steam whistles. At 3 p. m. on the same day the tunnels were opened to the public, and trains began running on a regular schedule. The connecting land tunnels between the Pennsylvania and Erie stations in Jersey City and the Hoboken station of the Delaware, Lackawanna & Western will be opened on Aug. 2.

THESE downtown tubes have been built after the same design as for the new portions of the uptown pair. Each is fifteen feet three inches in diameter, and lies from sixty to ninety feet below the surface of the water, or from fifteen to thirty feet below the bed of the river. The total length of the sub-aqueous portion of the tube is approximately five thousand seven hundred feet, or about two and a half miles. They are circular tubes formed by a segmental cast-steel lining bolted together in the rear of the excavating shields as they were driven forward. The tubes are lined with concrete up to the level of the top of the cable ducts, but the top half is unlined.

The Manhattan terminal station occupies the three floors below ground in the Hudson Terminal Buildings. There is, first,



CHARLES M. JACOBS,
Chief Engineer.

the great concourse, to which there are four main entrances and exits from the street, by wide inclined passages; and in this concourse there are stores of various kinds, with many more to come. Almost everything a traveler needs will be purchasable at the stores and booths, including meats, drugs, toilet articles, hardware, trunks, fruits, books, stationery and railroad tickets. These little shops occupy the space between the building columns and in the corners, leaving unobstructed broad aisles. Wall and column levels are painted light cream color above a white tile wainscoting, which is surmounted by a molding of dark green tile, ornamented with medallions of floral design. Rows of ceiling clusters of incandescent lamps inclosed in ground-glass bowls furnish the light.

The stations are built on the tangent form, which means simply that the tracks in the stations are perfectly parallel with the platforms. There are two platforms in each terminal, the arriving and departing. Passengers obtain egress and ingress on opposite sides of the cars, thereby avoiding the station delays heretofore so perplexing.

STEEL AND CONCRETE THROUGHOUT.

Steel and concrete alone enter into the construction of these subterranean stations. Vaulted arches rise on all sides. Four

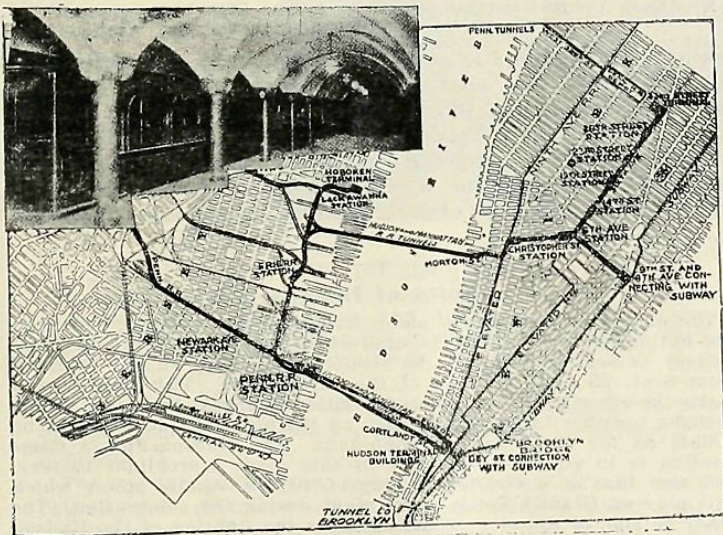


FIG. 1. MAP OF THE HUDSON TERMINAL SYSTEM.

stairways, built of concrete, with balustrades of bronze, connect the concourse with the two loading and six lead up from each of the unloading platforms to the concourse. The platforms being 370 feet long permit the operation of eight-car trains. The third rail is mounted on porcelain insulators supported by iron brackets. It is protected by a 9-in. plank mounted above it. All special track work in the station is of

Manard steel, furnished by the Pennsylvania Steel Company. The frogs are of solid construction and the switches are of the double-tongue type.

For ventilating the station and tubes dependence was placed mainly on natural means, but fans have been provided to accelerate the movement of air. The trains in their passing too and fro act as giant pistons whose every movement changes the atmosphere in the tunnel, forcing out the foul air, and creating a vacuum in the rear which draws in a supply of fresh air from the surface. It is for this sanitation system that the web-wall was built between the tracks in the subway portions of the system, in contradistinction to the system in vogue in the construction of other metropolitan subways. The ventilation of the offices in the buildings, above ground, is by

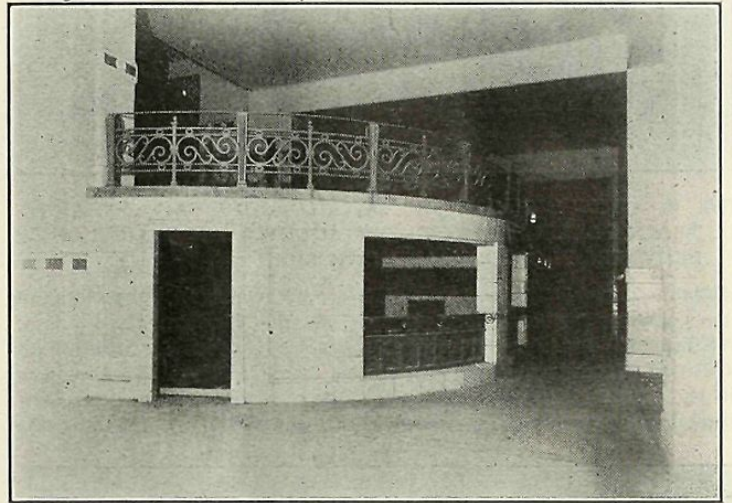


FIG. 2. REAR OF STAIRWAY FROM STREET TO TUNNEL STATION, SHOWING BOOTH AND DETAIL OF GRILL AND TILE WORK USED IN ADORNMENT OF PLATFORMS.

a general ventilating scheme independent of the one for the station proper.

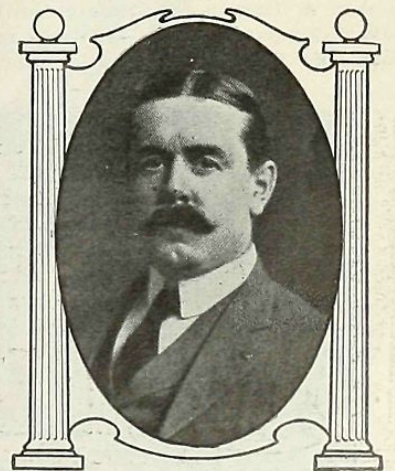
Below the train platform level is the substation (with dimensions of 87x59 ft.) for electric power, where the high tension alternating current from the power-house in Jersey City is converted into a 600-volt direct current for the third-rail circuits on the New York side, and also the machinery for light and power for the buildings. It is equipped with two 1,500-kw. rotary converters for the railroad work, and four 750-kw. rotaries for lighting and power in the buildings.

THE TERMINAL BUILDINGS.

While present attention is more particularly directed to the completion of the station proper and the opening of the tubes to travel, new interest and appreciation are also kindled in the great terminal buildings as a whole. Although the offices have been occupied for a year and more, the celebration of the week signaled the completion of the whole operation on the Manhattan side.

The twin buildings are united below the ground, and rise 22 stories above it, and cover 70,000 sq. feet of area. Their cubic contents are 14,500 cu. ft. above ground, and 3,650,000 below. Sixteen million, three hundred thousand bricks were used in the walls above the surface of the ground, 1,300,000 sq. ft. of tile partitions and 4,500 tons of architectural terra cotta. There are 5,200 doors in the building, and 5,000 windows, containing 120,000 sq. ft. of glass, enough to cover three square city blocks. The amount of concrete in the floor arches alone is 1,100,000 cu. ft., enough to pave Broadway from curb to curb one foot thick from the Battery to 42. st. There is over half a million sq. yds. of plastering, sixteen miles of plumbing, twenty-nine miles of steam pipe, fifty-six lineal miles of wood base, sixty-five miles of picture moulding, ninety-five miles of conduits and more than one hundred and thirteen miles of wiring, or more than enough to maintain a special telegraph line between New York and Philadelphia.

The lighting of the building requires 30,000 incandescent



COL. J. HOLLIS WELLS.
(Of Clinton & Russell.)
Architect of the Hudson Terminal Buildings.

lamps, attached to 13,000 fixtures. Twenty-two of the thirty-nine Otis elevators are express cars, rising without a stop to the 11th floor. The remaining seventeen are local cars, stopping at every floor up to the 11th.

THE HONOR MEN.

"The end crowns the work." Tunnels and terminal together will be an enduring monument to its builders and master minds. The men who have been conspicuous in the promotion of the

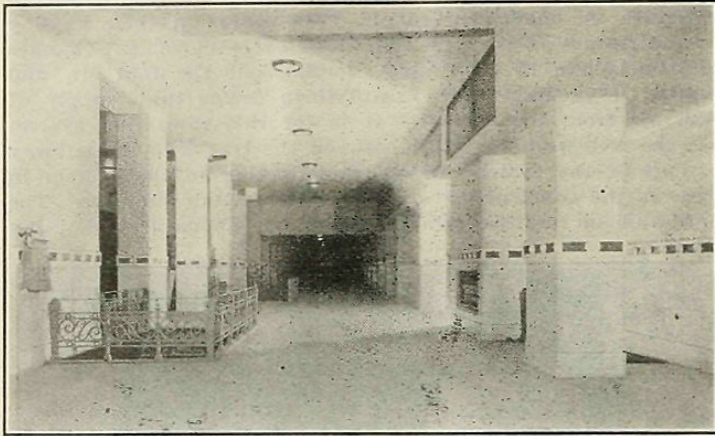


FIG. 3. SHOWING COLUMN DETAIL AND LONG, STRAIGHT TRAIN PLATFORM, INSURING AGAINST WIDE APERTURES BETWEEN PLATFORM AND CAR SILLS.

Hudson Tunnel System are: Walter G. Oakman, president of the construction company, known as the Hudson Companies; William G. McAdoo, president of the Hudson & Manhattan Railroad Company, and Pliny Fisk and William N. Barnum, of the banking house of Harvey Fisk & Sons. The civil engineering features of the tunnels and the design of the stations

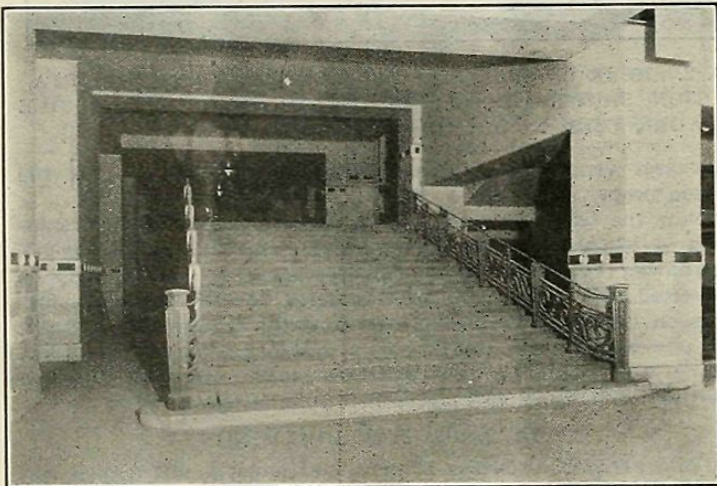


FIG. 4. GRAND STAIRCASE LEADING FROM ARCADE TO STATION CONCOURSE.

have been worked out by Charles H. Jacobs, chief engineer, and J. Vipond Davies, deputy chief engineer, who have had direct supervision over the construction forces in the tunnel work. The architects of the twin buildings were the firm of Clinton & Russell, and the general contractor the George A. Fuller Company, which is also constructing that other great work, the Pennsylvania terminal. During a part of the time

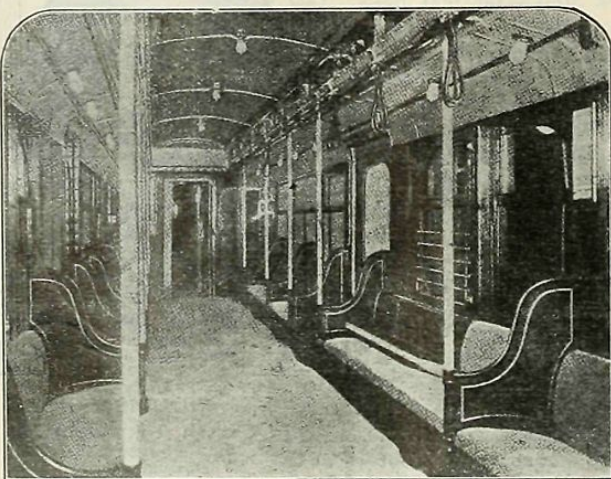


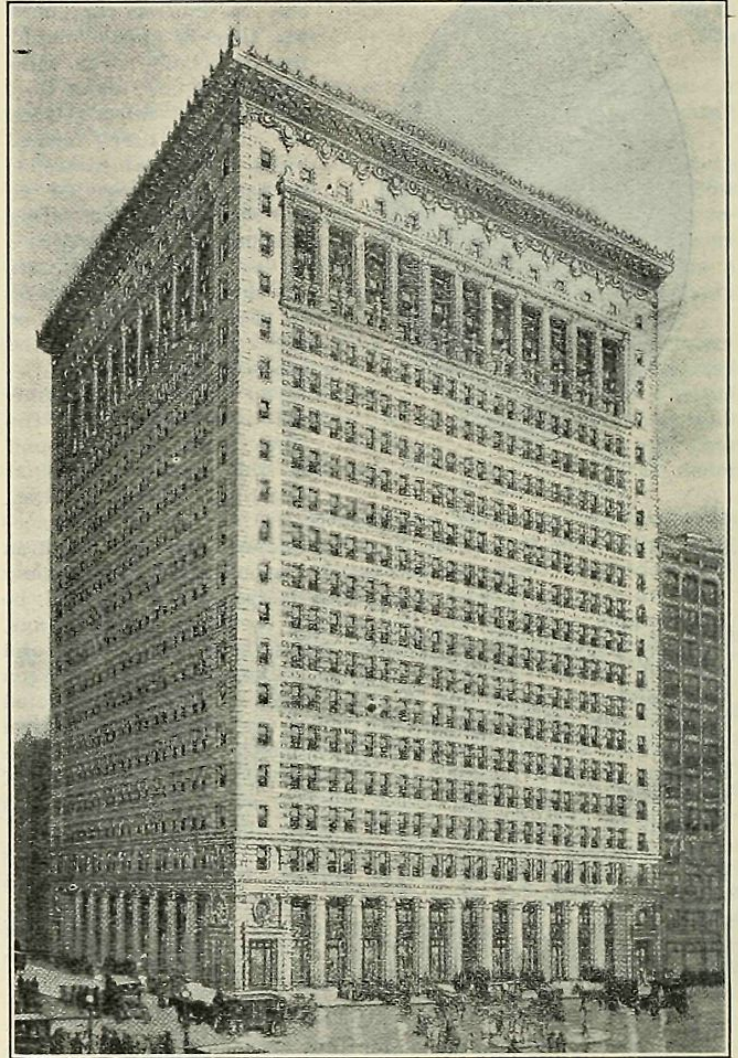
FIG. 5. INTERIOR OF A TUNNEL CAR.

since the work began as many as 6,000 men have been employed. The design and installation of the power-house in Jersey City, substations, third-rail, feeders and miscellaneous electrical equipment and also the rolling stock were in charge of L. B. Stillwell, consulting engineer, and Hugh Hazelton, electrical engineer. The cost of the system when fully completed will be about \$70,000,000.

CHICAGO'S LARGEST OFFICE BUILDING.

Architects D. H. Burnham & Co., of Chicago, have completed plans and specifications for what will be the largest office building in the city of Chicago. It will be erected by the People's Gas Light & Coke Co., and the whole project, including site, involves a total estimated cost of between \$5,500,000 and \$6,000,000. The building has been under consideration for two years, but actual construction was deferred because of difficulties in getting possession of some of the properties comprising the site. The plot has a frontage of 196 ft. on Michigan av and 172 ft. in Adams st. The new construction will involve difficult engineering problems, as it means the sinking of a caisson foundation.

The building will have twenty-one stories above ground, the limit in height in Chicago. Each floor will contain 33,712 sq. ft., about 10,000 sq. ft. less than an acre, and embracing in its total height over thirteen acres of floor space, providing 1,500 offices in which 3,000 to 5,000 people will do business and find employment during the working hours of the day. The facades



A CHICAGO BUILDING TO PROVIDE 1,500 OFFICES.
Michigan Avenue, northwest corner Adams Street.
D. H. Burnham & Co., Architects.

are to be of granite and glazed terra cotta, the latter of a light hue, similar to that used in the Railway Exchange Building, and up to the top of the fourth story all the granite will be polished. The columns upon the main front (of which there will be eighteen), will be monoliths, each 26 ft. 6 in. in height, and 4 ft. 3 in. in diameter. The Webb Pink Granite Co., of Worcester, Mass., has secured the granite contract. Operations will commence on November 1.

Notes of Interest.

The electric illuminations along Riverside Drive during the Hudson-Fulton celebration will be unprecedented in brilliancy. A great battery of searchlights will be stationed at 110th st and operated from Sept. 25 until the end of the celebration. This battery will make the river as light as day for miles in either direction. When brought together into a single flare on the night of Oct. 9 it will be visible as far north as the Highlands. The Hudson-Fulton Commission is to stand the expense of this giant searchlight battery, and also that of a smaller battery of 400,000 candle power which will play on Grant's Tomb every night during the celebration. The plant outside of the city proper involves the lighting of the Hudson River Valley on the evening of Saturday, Oct. 9, from New York to Troy, by means of huge signal fires on mountain and hilltops.

The Central proposes constructing at 149th st and Park av a new passenger station to take the place of the present Mott Haven Station. The cost is expected to be in the neighborhood of \$1,000,000, but the work will not be undertaken in the near future. At a public hearing before the Public Service Commission on the application of the Port Morris & Spuyten Duyvil Railroad to issue \$2,500,000 bonds under a \$20,000,000 mortgage, which it seeks to have the Commission authorize, it came out that the New York Central is planning to build at Spuyten Duyvil a tunnel cut-off some 671 feet long, to avoid the sharp curve where the tracks come out from the Spuyten Duyvil line onto the Hudson River Division.

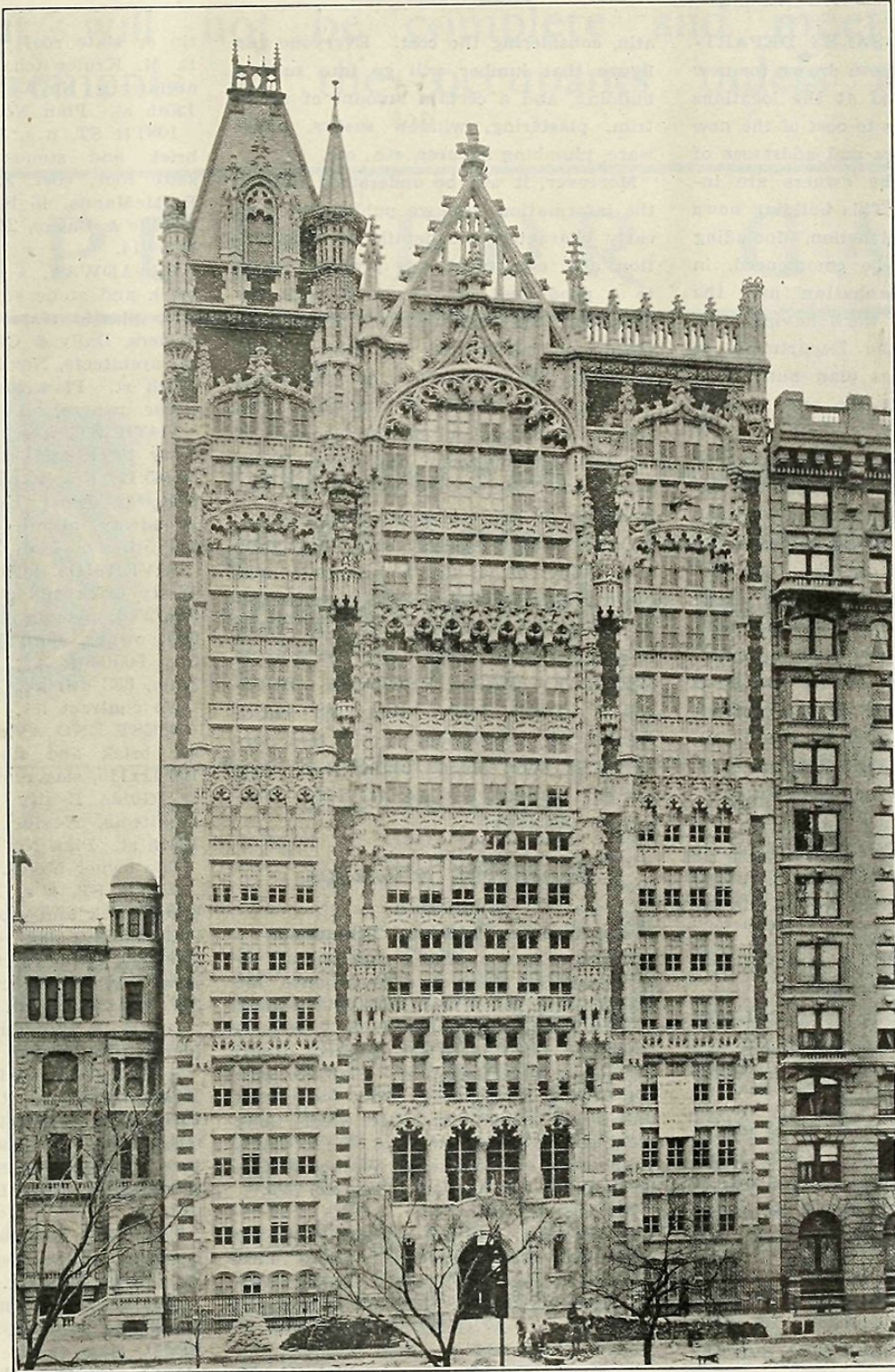
NEW PRACTICALITIES IN ARCHITECTURE.

As Illustrated in the Great House with
a Gothic Facade on Manhattan Square.

THE really notable apartment house of the day—the one which has most recently entered the class of completed buildings—rears its great Gothic facade in Manhattan Square, opposite the interminable fronts of the Museum of Natural History. The "Apthorpe" has passed from the center of the stage, preceded by the "Hendrick Hudson," and a long line of impressive houses, and the "Belnord" is not ready to come on.

It is a veritable mine of possibilities for architects, as they may now do with this material what heretofore could only be done with stone, or not done at all when the estimated cost exceeded the appropriation.

In this great house on Manhattan Square the Gothic similitudes have been carried into the design and construction of the vaulted vestibule. Similarly the main hall on every floor is lined with Caen stone. Two suites of ten rooms each will be found on a typical floor, but in some instances the library is designed in the style of a studio, with a height equal to a story and a half. Consequently, the upper apartment in the combination has a studio whose floor level is half a story



APARTMENT HOUSE IN MANHATTAN SQUARE.
West 77th Street, New York. Harde & Short, Architects.

External attractiveness is undoubtedly an asset in a fashionable apartment house, as the sacrifice of the essential maximum of "accommodation" is a liability. And this detail is in fact very good, well chosen, well adjusted, well "scaled." . . . How can the humane and sensitive passer fail to be grateful to the designer who has given him so much, not only that he must look at, but that he must find so well worth looking at.—Architectural Record.

Structurally, there are some of larger bulk than the Manhattan Square house, but none so large that are more richly ornamented.

The motive suggests a complete cathedral front, though, of course, the architects refrained from doing a great deal that would have carried the analogy farther. The design is worked out in limestone and terra cotta,—mainly, of course, in the latter; and among late examples of architectural terra cotta ornamentation, this facade is the most notable.

The problem of the architects in this particular assignment is common enough in New York—and is none the less difficult; because it is only one-quarter of a real chance to do something worth while. But what the architects have been able to achieve here is proof sufficient of the architectural refinements that are possible of interpretation with the aid of terra cotta.

below the regular floor level, and is reached by open stairs. It is an effect quite new, for city apartments at least, and constitutes one of the several distinctive features of this house. Another difference is in the fact that the restaurant, on the ground floor, has a connection with the kitchen and dining rooms of the hotel adjoining. For this house there needs to be no kitchen, and there is none; and consequently, no all-permeating culinary fumes, as in some large apartment houses. In each suite there is one servant's room, and on the fifteenth floor there are other rooms for the help. The studio room in one beautiful suite is trimmed in the English style with birchwood darkly stained, almost if not quite black, and having very heavy mouldings and carved work, but otherwise as yet undecorated. Floors in all master rooms are in quartered oak; and the rental figure given was \$4,600 annually.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing \$35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problem-

atic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. **THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS.** Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

129TH ST, n s, 68.6 e Convent av, 6-sty brick and stone apartment house, 138x86.11, slag roof; cost, \$200,000; owner, Central Building Improvement & Investment Co., 149 Church st; architect, Henri Fouchaux, 105 Hudson st. Plan No. 594.

40TH ST, Nos. 144-146 East, 6-sty brick and stone apartment house, 48x31, slag roof; cost, \$45,000; owner, J. F. A. Clark, 13 E. 38th st; architects, Walker & Gillette, 131 West 40th st. Plan No. 592.

No contract let.

WEST END AV, n e cor 99th st, 12-sty brick and stone apartment house, 116x55.6x90.11, slag roof; cost, \$700,000; owner, Allendale Const. Co., 135 Broadway; architects, L. A. Goldstone and Wm. L. Rouse, 12 W. 32d st. Plan No. 590.

Benjamin Mordecai, president; J. M. Stoddard, secretary and treasurer.

RIVERSIDE DRIVE, n e cor 151st st, 6-sty brick and stone apartment house, 103.9x160.1, plastic slate roof; cost, \$275,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 West 125th st. Plan No. 605.

175TH ST, s s, 75 w Amsterdam av, 6-sty brick and stone apartment house, slag roof; cost, \$85,000; owner, T. J. McGuire Construction Co., care architect; architects, Euell & Euell, 36 Manhattan st. Plan No. 606.

AMSTERDAM AV, s e cor 175th st, 6-sty brick and stone apartment house, 75x90, slag roof; cost, \$100,000; owner, T. J. McGuire Construction Co., care architect; architects, Euell & Euell, 36 Manhattan st. Plan No. 607.

CONVENT AV, s e cor 149th st, 6-sty brick and stone apartment, 99.11x90x87,

tin or slate roof; cost, \$175,000; owner, E. M. Krulewitch, 695 St. Nicholas av; architects, Neville & Bagge, 217 West 125th st. Plan No. 613.

108TH ST, n s, 125 e Broadway, 8-sty brick and stone apartment, 75x84.11, slate roof; cost, \$200,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 614.

BROADWAY, s w cor 165th st, 6-sty brick and stone store and tenement, 125x90, plastic slate roof; cost, \$200,000; owners, Daily & Carlson, 440 East 136th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 615.

The owners build.

114TH ST, n s, 100 e Amsterdam av, 8-sty brick and stone apartment house, 50x85.11, tin or plastic slate roof; cost, \$110,000; owner, Henessy Realty Co., 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 620.

RIVERSIDE DRIVE, s e cor 114th st, 12-sty brick and stone apartment house, 52x125.6, plastic slate roof; cost, \$350,000; owner, John J. Hearn Construction Co., 505 5th av; architects, Denby & Nute, 333 4th av. Plan No. 618.

No contract let.

WEST END AV, s w cor 100th st, 12-sty brick and stone apartment house, 100.11x115, slag roof; cost, \$700,000; owner, Guide Realty Co., 2875 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 623.

The owner builds.

164TH ST, s s, 100 e Broadway, two 6-sty brick and stone apartment houses, 99.11x86.11, slag or slate roof; cost, \$250,000; owner, Metropole Realty Co., 179 Henry st; architects, Neville & Bagge, 217 West 125th st. Plan No. 609.

Dr. M. J. Burstein, 179 Henry st, president. The owners build.

RIVERSIDE DRIVE, n e cor 91st st, 11-sty brick and stone apartment house, 72.4¼x115, composition roof; cost, \$400,000; owner, Townsend Realty Co., 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 611.

Thomas T. Hopper, 1328 Broadway, has contract; S. C. Weiskoff, 68 William st, structural engineer.

AUDUBON AV, n e cor 176th st, 6-sty brick and stone apartment house, 99.11x87x90, slag or tin roof; cost, \$200,000; owner, Granite Construction Co., 299 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 612.

Isidore Wetkind, president; Samuel Ruth, secretary and treasurer.

149TH ST, s s, 100 w Convent av, 6-sty brick and stone tenement, 75x86.11, plastic slate roof; cost, \$90,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 West 125th st. Plan No. 603.

BROADWAY, n w cor 164th st, 6-sty brick and stone apartment house, 125x90, slag roof; cost, \$200,000; owners, Daily & Carlson, 440 East 136th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 604.

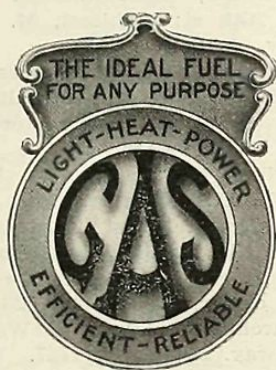
The owners build.

WEST END AV, n w cor 99th st, 12-sty brick and stone apartment house, 100.11x115, slag roof; cost, \$700,000; owner, Guide Realty Co., 2875 Broadway;

Mr. Real Estate Man and Messrs. Architect-Owner-Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

architects, Neville & Bagge, 217 West 125th st. Plan No. 624.

Arlington C. Hall, president; H. M. Hall, secretary. The owner builds.

158TH ST, n s, St Nicholas to Edgecombe av, 6-sty brick and stone tenement, 217.10x79.0x33.6, tin roof; cost, \$250,000; owner, Sun Construction Co., 1400 5th av; architect, B. W. Levitan, 20 West 31st st. Plan No. 599.

Benjamin Neiberg, 1400 5th av, president.

CLAREMONT AV, w s, 125.7 s 122d st, 8-sty brick and stone apartment house, 99.5x85, slag roof; cost, \$300,000; owner, Clinton W. Kinsella, 150 5th av; architects, Neville & Bagge, 217 West 125th st. Plan No. 601.

The owner will build.

ST. NICHOLAS AV, n w cor 174th st, 6-sty brick and stone tenement and store, 100x114.8, tin roof; cost, \$150,000; owner, H. G. Realty Co., 127 West 24th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 625.

MORNINGSIDE AV, n w cor 120th st, 6-sty brick and stone apartment house; 101.10x118.4x101, tin roof; cost, \$100,000; owner, Joseph H. Davis Building Co., 312 West 109th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 629.

The owners will build.

BROADWAY, n e cor 157th st, 6-sty brick and stone apartment house; 99.11x67.6, plastic slate roof; cost, \$200,000; owner, Geo. Herbener, 45 West 95th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 630.

The owner will build.

ESSEX ST, Nos. 33, 6-sty brick and stone store and tenement, 25.7x74.6; tin or plastic slate roof; cost, \$28,000; owner, F. Wolf, 45 Essex st; architect, Samuel Sass, 23 Park row. Plan No. 631.

Stores, Offices and Lofts.

GRAND ST, Nos. 570-572, 6-sty brick and stone loft building, 50.8x65, tin roof; cost, \$50,000; owner, Joseph Freyer, care Kantrowitz & Esberg, 320 Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 591.

55TH ST, Nos. 452-454 West, 3-sty brick and reinforced concrete laundry, 75x95, tar and gravel roof; cost, \$45,000; owner, Alida B. Emmet, Stony Brook, L. I.; architect, David E. Baxter, 77 Pike st. Plan No. 595.

Champion Laundry, 106 7th av, is lease. Turner Const. Co., 11 Broadway, builder.

HENRY ST, No. 61, 3-sty brick and concrete parish house, 30x100, tar and slag roof; cost, \$35,000; owner, The Presbyterian Church of the Sea and Land, care of D. J. Morrison, 26 Cortlandt st, president; architects, Cady & Gregory, 6 W. 22d st. Plan No. 593.

No contract let.

MADISON AV, n w cor 38th st, 20-sty brick and stone store and loft building, 74.4½x100, tar and gravel roof; cost, \$500,000; owner, 250 Madison Avenue Co., 165 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 600.

Frederick Johnson, 165 Broadway, president; Mark M. Whipple, 165 Broadway, is secretary. No contract let.

23D ST, s s, 285 e 3d av, 8-sty and basement brick and stone loft building, 50x100, tar and gravel roof; cost, \$75,000; owner and architect, Otto Strack, 214 East 23d st. Plan No. 616.

23D ST, s s, 188 e 3d av, 8-sty and basement brick and stone loft building, 22x90; cost, \$40,000; owner and architect, Otto Strack, 214 East 23d st. Plan No. 617.

HUDSON ST, Nos. 96-100, Leonard st, Nos. 1-5, Franklin st, Nos. 161-163, 10-

sty brick and stone loft and office building, 57.8x89.3, 5-ply tar roof; cost, \$200,000; owner, Augustus C. Bechstein, 50 Water st; architect, Alexander Baylies, 33 Bible House. Plan No. 596.

No contract let.

43D ST, Nos. 3-7 East, 7-sty brick and stone loft building, 56.8x90, Akron tile roof; cost, \$100,000; owner, Pittsburg Construction Co., 787 5th av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 597.

No contract let.

39TH ST, Nos. 222-226 West, 12-sty brick and stone store and loft, 62.10x87, slag or gravel roof; cost, \$225,000; owner, Marmac Construction Co., 316 West 30th st; architect, Fred'k C. Browne, 143 West 125th st. Plan No. 608.

Hubert B. McLellan, president; James M. Simpson, vice-president; James Fogarty, secretary and treasurer. The owner builds.

RIDGE ST, No. 89, 6-sty brick and stone loft building, 25x71, tin roof; cost, \$50,000; owner, L. Levy, 13 Catherine st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 621.

PEARL ST, No. 452, 6-sty brick and stone loft building, 25x82, slag roof; cost, \$20,000; owners, E. M. & M. L. Woodruff, 215 West 14th st; architect, Frank E. Perkins, 225 5th av. Plan No. 622.

31ST ST, Nos. 31-33 East, 12-sty brick and stone loft building, 42.10x88.9, tar and gravel roof; cost, \$170,000; owner, Thomas Williams, 31 East 31st st; architect, James Riely Gordon, 402 5th av. Plan No. 627.

52D ST, s s, 150 e 7th av, 12-sty brick and stone loft building, 150x90.5, slag roof; cost, \$300,000; owner, Michael Coleman, 120 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 626.

Miscellaneous.

5TH AV, w s, opposite 82d st, in the park, 2½-sty brick and concrete boiler house, 96x82, tile roof; cost, \$350,000; owner, Metropolitan Museum of Art, on premises; architects, McKim, Mead & White, 160 5th av. Plan No. 619.

Not let.

SPRING ST, No. 18, 1-sty brick and stone outhouse, 11.3x9.8; cost, \$2,000; owner, Estate Sarah A. Campbell, 186 Newark av, Jersey City, N. J.; architect, Richard Rohl, 128 Bible House. Plan No. 632.

Stables and Garages.

50TH ST, Nos. 637-639 West, 2-sty brick stable, 50x98, plastic slate roof; cost, \$12,000; owner, Wm. W. Astor, London, England; architect, James W. Cole, 403 West 51st st. Plan No. 602.

25TH ST, n s, 250 w 2d av, 6-sty brick and stone stable and storage, 50x100, cement and gravel roof; cost, \$50,000; owner, David H. Posner, Boston, Mass; architect, Benj. Finkensieper, 134 Broadway, Brooklyn. Plan No. 610.

Factories and Warehouses.

BROADWAY, w s, 250 n 130th st, 10-sty brick and stone storage warehouse, 75x75, tile roof; cost, \$125,000; owner T. J. McGuire, care architects; architects, Euell & Euell, 39 Manhattan st. Plan No. 598.

Paul Euell, 465 West 157th st, has plumbing.

Dwellings.

38TH ST, No. 107 East, 6-sty brick and stone dwelling, 25x70, plastic slate roof; cost, \$40,000; owner, Dr. James W. McLane, 51 West 38th st; architects, R. H. Robertson & Son, 160 5th av. Plan No. 628.

No contract has yet been issued.

MANHATTAN ALTERATIONS.

ATTORNEY ST, Nos 146-150, toilets, partitions, windows, skylights to three 4-sty brick stores and tenements; cost, \$3,000; owner, Abraham Finelite, 150 Nassau st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1704.

CANAL ST, No 31, cellar rear brick extension, 21.7x16, stairs, windows, to 5-sty brick store and tenement; cost, \$500; owner, Abraham Siegel, 31 W 95th st; architect, Frank Straub, 122 Bowery. Plan No. 1732.

CORNELIA ST, No. 19, alter stairs, floors, install Otis elevator, to 3-sty brick and stone stable; cost, \$5,500; owner, Sun Publishing Co., 170 Nassau st; architect, Richard Simmonds, 52 Gansevoort st. Plan No. 1719.

I. C. Hoes Sons, 52 Gansevoort st, have contract.

ESSEX S, No. 23, partitions, windows, toilets, to 5-sty brick tenement; cost, \$1,500; owner, Philip Roth, 50 East 96th st; architect, O. Reissmann, 30 1st st. Plan No. 1737.

GRAND ST, s w cor Mercer st, erect tank to 5-sty brick store and loft; cost, \$1,300; owner, Leon Tanenbaum, 640 Broadway; architect and builders, The Rusling Co., 39 Cortlandt st. Plan No. 1709.

GRAND ST, No. 334, partitions, show windows, to 4-sty brick store and office; cost, \$300; owner, Herman Tolk, 334 Grand st; architect, H. Horenburger, 122 Bowery. Plan No. 1723.

HOUSTON ST, No. 308 East, show windows to 5-sty brick tenement; cost, \$200; owner, Emil Adler, 308 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1707.

MADISON ST, No. 116, partitions, windows, to 6-sty front and rear store and tenement; cost, \$3,000; owner, Esther Cohen, 925 Aiken av, Pittsburgh, Pa.; architect, E. Rossbach, 2010 Bway. Plan No. 1731.

NORFOLK ST, No. 108, toilets, partitions, oven to 5-sty brick store and tene-

ment; cost, \$2,000; owner, Wolf Karnis, 26 Ludlow st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1734.

WASHINGTON ST, No. 57, toilets, partitions, windows, to 4-sty brick tenement; cost, \$2,000; owner, Samuel Sloan, Garrison, N. Y.; architect, John H. Knu- bel, 318 West 42d st. Plan No. 1738.

1ST ST, Nos. 61-63 East, partitions, to 6-sty brick tenements and stores; cost, \$100; owner, Morris W. Levine, premises; architects, Gross & Kleinberger, Bible House. Plan No. 1718.

4TH ST, No. 349 East, partitions, win- dows, to 3-sty brick tenement; cost, \$300; owner, A. E. Mason, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1726.

5TH ST, No. 731 East, partitions, toi- lets, windows, to 5-sty brick tenement; cost, \$800; owner, Louis Braun, 752 Grant av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1721.

23D ST, s s, 150 w 6th av, 1-sty brick rear extension, 25x100, partitions, stairs, walls, to 5-sty brick store, loft and tene- ment; cost, \$15,000; owner, Louise Con- nor, 532 Madison av; architects, Westervelt & Austin, 36 West 34th st. Plan No. 1724.

W. D. Lewis Co., 90 West st, has gen- eral contract.

28TH ST, Nos. 37-39 East, alter show windows to 9-sty brick and stone office and store; cost, \$350; owner, J. E. Olson Construction Co., 39 West 25th st; archi- tect, F. C. Zobel, 114 East 28th st. Plan No. 1712.

35TH ST, No. 444 West, fireproof shaft to 5-sty brick tenement; cost, \$3,500; owner, Juliana Lyding, 230 West 15th st; architect, John G. Pfuhrer, 66 10th av, Whitestone, L. I. Plan No. 1705.

40TH ST, No. 58 West, partitions, plumbing fixtures, to 4-sty brick and stone residence; cost, \$1,500; owner, M. J. Panott, prefises; architect, Geo. Klein, Jr., 237 Lexington av. Plan No. 1717.

45TH ST, No. 10 East, 1-sty brick rear extension, 18x23, partitions, stairs, to 5-sty brick dwelling; cost, \$6,000; owner, A. Silberman, 161 West 86th st; archi- tect, David M. Ach, 1 Madison av. Plan No. 1714.

47TH ST, No. 107 West, 2-sty and basement brick front extension, 20x8, cut door, to 4-sty and basement brick store and dwelling; cost, \$3,000; owner, Miss Bertha Singe, 107 West 47th st; archi- tect, P. F. Brogan, 119 East 23d st. Plan No. 1720.

61ST ST, Nos. 226½ West, toilets to 5-sty brick tenement; cost, \$1,035; owners, Taylor & Ellis, premises; architect, S. Wiesenberg, 271 West 40th st. Plan No. 1729.

S. L. Snyder, 271 West 40th st, has plumbing contract.

76TH ST, Nos. 208-212 West, 1-sty brick rear extension, 11x6, stairs, doors, to 6-sty brick stable and carriage room; cost, \$3,000; owner, Mary Goodell, care architect; architect, E. Rossbach, 2010 Broadway. Plan No. 1713.

115TH ST, No. 73 East, fireproof shaft, partitions, to 5-sty brick tenement; cost, \$3,000; owner, Sarah Yeamans, 308 West 121st st; architect, M. Zipkes, 353 5th av. Plan No. 1736.

BROADWAY, s w cor 29th st, show windows, to 4-sty brick and stone store and loft; cost, \$500; owner, John Mamok, premises; architect, Louis Falk, 2756 3d av. Plan No. 1728.

CENTRAL PARK WEST, s w cor 86th st, excavate court, to 12-sty brick apart- ment house; cost, \$2,500; owner, Chas. W. Ogden, care David H. Taylor, 31 Nas- sau st; architects, Mulliken & Moeller, 103 Park av. Plan No. 1715.

2D AV, No. 2456, partitions, plumbing, to 5-sty brick tenement; cost, \$2,000; owner, Chas. A. Person, 200 Broadway;

architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1722.

2D AV, No. 842, 2-sty brick front ex- tension, 24x5.10, partitions, alter wall to 4-sty brick residence; cost, \$4,500; own- er, Miss Mary Schmitz, 6 Convent Hill; architect, Wm. F. Marshall, 247 East 43d st. Plan No. 1735.

Southern & Marshall have contract. Wm. McClintock, 67 East 5th st, plumb- ing.

3D AV, No. 2291, columns, piers, to 4- sty brick and stone store and lodging house; cost, \$1,000; owners, W. J. Nauss, 2291 3d av; architect, B. & J. P. Walther, 147 East 125th st. Plan No. 1733.

5TH AV, No. 150, add 1-sty, partitions, girders, to 8-sty brick store and office building; cost, \$75,000; owner, Methodist Book Concern, 150 5th av; architects, Milton See & Son, 6 West 22d st. Plan No. 1716.

5TH AV, No. 384, alter vault to — sty brick and stone store and office; cost, \$900; owner, Gorham Co., 5th av and 36th st; architect, Alexander Brown, Jr., 33 East 20th st. Plan No. 1739.

5TH AV, No. 353, alter vault, to 8-sty brick and stone office building; cost, \$3,000; owner, Astor Chanler Estate, 25 West 26th st; architect, M. Zipkes, 353 5th av. Plan No. 1706.

Chester Billings Co., lessees.

5TH AV, Nos. 236-238, alter vault to 11-sty brick and stone store and loft; cost, \$300; owner, M. De Jonge, San Francisco, Cal.; architects, Buchman & Fox, 11 East 59th st. Plan No. 1711.

J. C. Lyons, 4 East 42d st, has contract.

5TH AV, No. 697, partitions, windows, to 4-sty brick and stone dwelling; cost, \$500; owner, J. J. Astor, 23 West 26th st; architect, James McWalters, 2434 Broadway. Plan No. 1727.

5TH AV, No. 275, alter stairs, show windows, to 4-sty brick and stone store and loft; cost, \$1,500; owners, Isaac Walker, London, England; architects, Koehler & Farnsworth, 489 5th av. Plan No. 1730.

6TH AV, Nos. 216-218, cut walls, show windows, to two 4-sty brick stores; cost, \$1,000; owner, Sarah I. Wyckoff Bent, 1773 Washington av; architect, Louis A. Sheinart, 1496 Bryant av. Plan No. 1708.

J. L. Post is lessee.

6TH AV, No. 938, partitions, toilets, alter baths, store front, to 4-sty brick and stone store and dwelling; cost, \$5,000; owner, Wm. J. Bowe, 157 West 105th st; architect, M. J. Grimes, 39 East 42d st. Plan No. 1725.

Peter McCormick & Sons have contract.

8TH AV, No. 661, new front, to 4-sty brick and stone hotel; cost, \$950; owner, William Volk, 661 8th av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1740.

11TH AV, No. 840, toilets, partitions, windows, beams, to 5-sty brick tenement and store; cost, \$2,500; owners, Daniel Melschner and Caroline Reis, 779 10th av; architect, Robt. Schaefer, 1524 Flat- bush av. Plan No. 1710.

PROJECTED BUILDINGS.**Bronx.****Dwellings.**

229TH ST, n s, 255 e Carpenter av, two 2-sty frame dwellings, tin roof, 21x60; total cost, \$10,000; owners, Phelan Bros. Const. Co.; architect, M. W. Del Gaudio, Tremont and Webster av. Plan No. 845.

Frank S. Phelan, No. 1910 Westchester av, is president.

RYER AV, e s, 111 n Burnside av, two 2-sty frame dwellings, tin roof, 21x51.6; total cost, \$8,000; owner, Robt. W. Todd, 229 Broadway; architect, Lloyd J. Phyfe, 950 Ogden av. Plan No. 838.

SEDGWICK AV, w s, 175 s Depot pl, 2-sty frame store and dwelling, tin roof, 25x50; cost, \$5,500; owners, Elmer Realty

Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 839.

Nicholas E. Goldman, Valentine av and 197th st, is treasurer.

168TH ST, n s, 98.2 e Walton av, two 2-sty frame dwellings, tin roof, 21x55; total cost, \$11,500; owner, Elmer Realty Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 840.

Nicholas E. Goldman, Valentine av and 197th st, is president and treasurer.

236TH ST, s w cor Katonah av, 2-sty brick store and dwelling, tin roof, 25x60; cost, \$8,300; owner, Romanus Ensner, 4281 Katonah av; architect, Fred Hammond, 396 E. 155th st. Plan No. 846.

SYCAMORE AV, w s, 370 s 254th st, 2½-sty frame dwelling, slate roof, 37x28; cost, \$3,000; owner, Geo. W. Perkins, Riverdale; architect, Thos. Greenlus, Jr., 435 E. 238th st. Plan No. 847.

WHITE PLAINS AV, s e cor 216th st, 1-sty brick store and dwelling, tin roof, 34.3x56; cost, \$6,000; owner, Peter Scheriden, on premises; architect, Louis Falk, 2756 3d av. Plan No. 848.

GLEASON AV, n s, 455 e Castle Hill av, 2-sty frame dwelling, tin roof, 21x52; cost, \$4,500; owner, Adam Mink, 2316 Waterbury av; architects, Koppe & Daube, 830 Westchester av. Plan No. 849.

261ST ST, n s, 153.5 w Broadway, 2½-sty frame dwelling, shingle roof, 22x34.10; cost, \$3,500; owner, A. S. Corbett, The Arsenal, Central Park; architect, E. S. Child, 17 State st. Plan No. 835.

TIEBOUT AV, w s, 298.6 s 84th st, two 2-sty frame dwellings, tin roof, 21x55; total cost, \$12,000; owner, Nathan B. Levine Co., 1910 Westchester av; architect, John E. Kirby 481 5th av. Plan No. 851.

LIND AV, w s, 349.4 n 168th st, 2-sty brick dwelling, tin roof, 20x58; cost, \$5,800; owner, Angelo De Julio, 655 DeGraw st, Brooklyn; architect, Angelo H. Martire, 1566 Broadway. Plan No. 852.

VALENTINE AV, w s, 300 n 200th st, two 3-sty frame dwellings, 25x33 and 36x21, tin roof; total cost, \$8,000; owner, Daniel Houlihan, 2876 Bainbridge av; architect, J. J. McMillan, 157 East 205th st. Plan No. 858.

SUMMIT AV, s w cor 165th st, 3-sty brick stores and dwellings, 39x46.6, tin roof; cost, \$7,000; owner, Jos. H. Jones, 950 Ogden av; architect, Lloyd J. Phylfe, 950 Ogden av. Plan No. 859.

SUMMIT AV, w s, 46 s 165th st, 5 2-sty brick dwellings, 18.6x36 and 18.0x36; tin roof; total cost, \$15,000; owner, Jos. H. Jones, 950 Ogden av; architect, Lloyd J. Phylfe, 950 Ogden av. Plan No. 860.

Apartments, Flats and Tenements.

BELMONT AV, s w cor 189th st, 5-sty brick tenement, slag roof, 37.6x90; cost, \$40,000; owners, The E. 189th St. Building & Con. Co.; architect, David Stone, 127 Bible House. Plan No. 841.

H. Feinberg, No. 220 Broadway, is president.

193D ST, n s, from Morris to Bainbridge avs, two 5-sty brick tenements, tin roof, 36.87x79; total cost, \$60,000; owner, John Boyland, 103 E. 125th st; architect, John P. Boyland, 103 E. 125th st. Plan No. 842.

FREEMAN ST, s w cor Hoe av, 6-sty brick tenement, tin roof, 50x90; cost, \$60,000; owner, Samuel Lyttle, 1224 Hoe av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 843.

137TH ST, s s, 155.1 e St. Ann's av, 5-sty brick tenement, tin roof, 50x87.8; cost, \$50,000; owner, Frederick Vollmar, 580 E. 137th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 844.

HUGHES AV, n w cor 179th st, three brick tenements, two 4 and one 5 stories, tin roof, 41.10x76.9½; total cost, \$75,000; owner, O'Leary Con. Co.; architect, John P. Boyland, 103 E. 125th st. Plan No. 836.

John O'Leary, 2334 Cambreleng av, is president.

PARK AV, e s, from 188th to 189th sts, three 5-sty brick tenements, tin roof, 37.2x90; total cost, \$115,000; owner, Geo. Keller Const. Co.; architect, John P. Boyland, 103 E. 125th st. Plan No. 837.

George Keller, on premises, is president.

HUGHES AV, e s, 150 n 183d st, 4-sty brick tenement, tin or plastic slate roof, 25x80; cost, \$25,000; owner, Chas. A. Corby, 2080 Beaumont av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 850.

181ST ST, s s, 100 w Mapes av, 4-sty brick tenement, slag roof, 45.3x48; cost, \$20,000; owners, Thos. Mulhare Const. Co.; architect, Albert Rothermel, 411 East 144th st. Plan No. 853.

Thos. Mulhare, No. 790 East 181st st, is president.

179TH ST, n s, 86.8 w Hughes av, three 4-sty brick tenements, tin roof, 31.10x63, 33.2x63; total cost, \$60,000; owners, O'Leary Realty & Const Co.; architect, John P. Boyland, 103 East 125th st. Plan No. 854.

John O'Leary, No. 2334 Cambreleng av, is president.

BATHGATE AV, w s, 150.8 s 179th st, two 5-sty brick tenements, plastic slate roof, 54x82.9; total cost, \$50,000; owner and architect, Wm. H. Birkmire, 396 Broadway. Plan No. 855.

162D ST, n w cor Stebbins av, 5-sty brick store and tenement, tin roof, 44.8x88.2; cost, \$30,000; owner, J. C. Gaffney, 920 E 167th st; architect, Edw. J. Clark, 83 W 125th st. Plan No. 857.

165TH ST, s s, 86.47 e College av, four 3-sty brick tenements, tin roof, 20x55; total cost, \$50,000; owners, Mountain Const. Co., 165th st and College av; architect, Otto L. Spannhake, 233 E 78th st. Plan No. 861.

WASHINGTON AVE, w s, 100 s 169th st, 6-sty brick tenement, tin roof, 35x96; cost, \$35,000; owners, Sheriff St. Realty Co.; architect, Frank Straub, 122 Bowery. Plan No. 862.

Mendel W. Greenberg, 127 Delancey st, is president.

Storage.

176TH ST, s s, 51.11 w Bristow st, 5-sty brick storage, plastic slate roof, 29x26; cost, \$15,000; owner, Chas. H. Sproessig, Jr., 1098 E. 170th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 834.

Stores, Offices and Lofts.

PROSPECT AV, w s, 95 n 161st st, 1-sty brick stores, slag roof, 143.6x69.8; cost, \$35,000; owner, Henry Acker, 1338 Prospect av; architect, Adolph Mertin, 33 Union sq. Plan No. 856.

BRONX ALTERATIONS.

165TH ST, s s, 38.7 w Forest av, new partitions to 3-sty frame dwelling; cost, \$50; owners, Andrea Avitable, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 314.

APPLETON ROAD, n w cor St. Paul's av, move 1¼-sty frame dwelling; cost, \$125; owner, Susan A. Snedeker, Globe av; architect, Chas. R. Baxter, 3099 Middletown road. Plan No. 306.

HARRINGTON AV, s s, 845.6 e Fort Schuyler road, 1-sty frame extension, 20x28, to 1-sty frame dwelling; cost, \$1,500; owners, Thos. C. and Mary A. Cokely, 1345 Fort Schuyler rd; architect, John E. Cahill, Jr., Overing st. Plan No. 311.

KATONAH AV, e s, from 233d to 234th st, 1-sty frame extension, 32½x14½, to 1-sty frame carriage shed and stable; cost, \$1,500; owners, Woodlawn Cemetery Co., Woodlawn; architect, Thos. J. Toumey, 190 Lenox av. Plan No. 308.

KATONAH AV, n e cor. 233d st, 1-sty frame extension, 10x9, to 1-sty frame stable and shed; cost, \$1,000; owners, Woodlawn Cemetery Co., Woodlawn; architect, Thos. J. Toumey, 190 Lenox av. Plan No. 309.

PROSPECT AV, s e cor Dawson st, new show window to 4-sty brick stores and tenement; cost, \$500; owner, Michael Bacci, 46 Park st; architect, Louis Falk, 2756 3d av. Plan No. 315.

PROSPECT AV, w s, 71 n 161st st, 1-sty brick extension, 25.1x15, to 1-sty brick Amusement Hall; cost, \$1,000; owner, Henry Acker, 1338 Prospect av; architect, Adolph Mertin, 33 Union Square. Plan No. 310.

PELHAM AV, n e cor Cleveland av, move 2-sty and attic frame dwelling; cost, \$250; owner, Bronx Parkway Realty Co.; architect, Henry Lane, 1499 Zerega av. Plan No. 312.

Julius B. I. Kelheimer, 141 Bway, sec. UNION AV, Nos. 608 and 610, two 1-sty brick extensions, 17.6x11.6 to two 4-sty brick stores and dwellings; total cost, \$2,000; owner, Milton J. Dornberg, 168 Lenox av; architect, Jobst Hoffmann, 318 W. 121st st. Plan No. 307.

UNIONPORT ROAD, w s, 76.10 n Meade st, 1-sty frame extension, 50x59.20 to two 1 and 2-sty frame store, hall and dwelling; cost, \$10,000; owner, Rosa Maurer, on premises; architect, B. Ebeling, 113 Walker av. Plan No. 305.

Corrects error in last issue when cost of alteration was \$1,000.

WESTCHESTER AV, s s, 56 w Robbins av, move 2-sty brick store and dwelling; cost, \$250; owner and architect, B. C. Murray, 648 St. Anns av. Plan No. 313.

ADVANCE REPORTS.

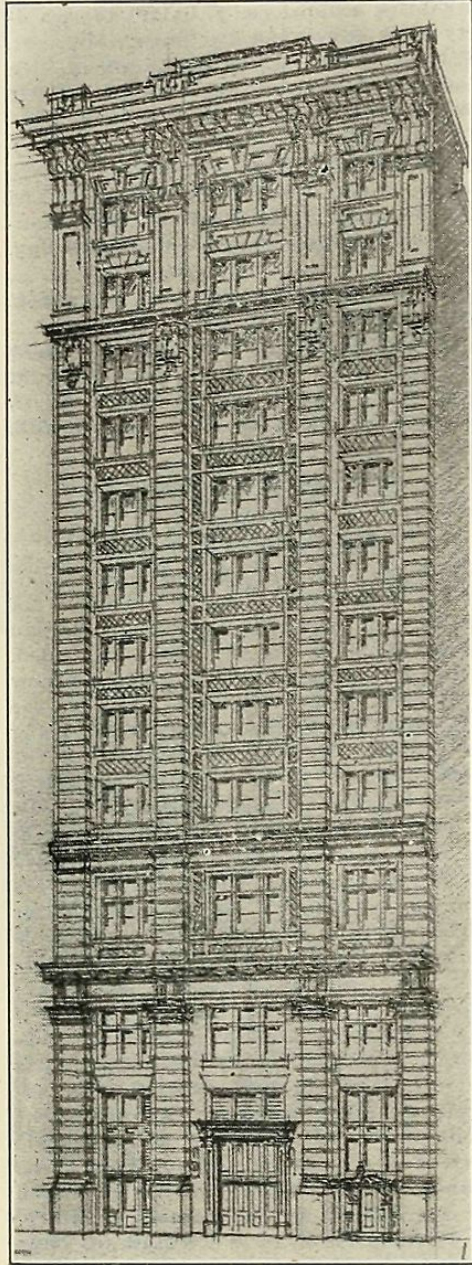
The Building Outlook.

Business activity among the architects, is indicated in the schedule of plans filed with the Manhattan Bureau of Buildings during the week just ended. The sum of the estimated costs for new structures and alterations exceeds the \$8,500,000 mark, the actual figures being \$8,593,705. This covers the cost of the work planned to be executed according to the number of applications put on file. A year ago this week the estimated cost of new buildings and alterations totaled \$1,870,685, and only 10 applications were for new structures, as against 44 this week, showing a gain of 34. There is talk by certain architects and contractors that building operations will be exceedingly active this fall and winter if all of the work already planned for goes ahead. Among the important buildings for which recent permits have been issued are the following: An apartment house to cost \$280,000, on Riverside Drive, s e cor 152d st, Gingold Realty Co., owner; John Hauser, archt; a church to cost \$50,000 for the Fathers of Mercy, at Morningside av, n w cor 114th st, Daus & Otto, archts; Rector's new hotel, at Broadway and 44th st, from plans by J. R. Pope, Archt; to cost \$1,000,000; a school for the Church of St. Gabriel, at 36th st, n s, 145 east of 2d av, J. V. Van Pelt, archt., to cost \$130,000; an office and loft building, Nos. 105-111 West 40th st, for the Tilden Investing Co., D'Oench & Yost, archts., to cost \$400,000; a loft at Nos. 134-140 West 29th st, for the 29th St Realty Co., J. H. Morgan, archt., to cost \$300,000; an apartment house on Park av, n e cor 61st st, H. A. Lucas, archt., to cost \$350,000; an apartment house, Nos. 848-852 7th av, for the Rockford Realty Co., owner, A. J. Bodker, archt., to cost \$450,000.

Edison Company's 26th Street Sub-Station and Loft Building.

26TH ST.—It has been decided by the New York Edison Co. that only part of the proposed West 26th st station and loft building will be erected at the present time. The part first to be constructed at 49 West 26th st will be used entirely as a Converter and Battery sub-station. It will have dimensions of 56x98.9 ft.

and will have a basement converter floor, a high tension switchboard floor, and a battery floor, with a pent house on the roof for the ventilating blower system. The future extension of this building, as per sketch, will be along the easterly side thereof, with an addition in height, and when completed will be 75x98.9 ft. deep and 190 ft. in height above the curb, having nine loft floors above the transformer station. The rear building wall above the station will set back from the building line 5 ft. to form a rear light court for the loft floors. The entrance to the loft floors will be on the easterly side of the building with a main entrance hall, 17 ft. wide with pilasters and pan-



NEW EDISON SUB-STATION.

elled wainscot of marble. There will be three electric passenger elevators with ornamental wrought iron grille enclosure on the first floor, and two continuous stairways enclosed in fireproof partitions, also a fire-escape stairway in the rear of the building. The various floors of the station will be connected with a separate stairway from the basement to the blower house on the roof.

The building will be of modern fireproof steel skeleton construction throughout, and the lofts will be entirely separated from the station by means of a brick curtain wall. The exterior will be tapestry brick, granite and terra cotta, with cast iron kalamein bronze and copper window frames, doors, sash, etc. The rear window-frames and sash will be constructed hollow of galvanized iron. Suitable toilet accommodations will be provided for both women and men on each loft floor, with porcelain fixtures, nickel-plated fittings, marble partitions, tile wainscot and floor. All interior trim will be molded pressed steel with kalamein

iron paneled doors and jambs. The building will be provided with a sprinkler system, steam heating plant and ventilating system and the lighting will be supplied by the company's service. As estimated, the approximate cost of the entire building will be \$400,000. Wm. Weissenberger, Jr., is architect in charge for the Edison Co.

Work to Start on 22d Regt. Armory.

FORT WASHINGTON AV.—The general contract for new home of the 22d Regiment, N. G., S. N. Y., to be erected at Fort Washington av, 168th and 169th sts, Washington Heights, was awarded during the week to Messrs. Guidone & Galardi, of 162 East 23d st, by the Board of Armory Commissioners. Their bid was \$515,000, this figure being \$75,000 under the appropriation. The construction is to be of brick with limestone and terra cotta trimmings. The drill hall in this armory will be the largest in the country, measuring 176x425 ft. The rifle range on the mezzanine floor will be 100 yards in length, and contain fifteen targets. The gallery, which extends entirely around the drill hall, will seat 2,500. The plot contains 82,000 sq. ft. The site of the present armory, at Broadway and 67th st, was purchased in 1884 for \$265,000, and it is said that an offer of \$1,150,000 for it was recently refused by the board. The old building will be closed and the property sold as soon as the new edifice is ready for occupancy. Walker & Morris, 66 East 23d st, are the architects.

Other bidders who submitted estimates were the Columbia Engineering Co., \$622,000; Snare & Triest Co., \$516,850; Joseph Di Benedetto, \$561,234; Thomas B. Leahy Bldg. Co., \$532,323; J. H. Parker Co., \$559,000; Thomas McKeown, \$539,000; P. J. Brennan, \$550,000; Kelly & Kelley, \$571,290; J. F. Walsh, \$555,000; Cramp & Co., \$560,900; J. T. Brady, \$629,000; I. A. Hopper, \$589,146; George Hildebrand, \$567,800; Fountain & Choate, \$563,918; T. J. O'Connell, \$563,000; Luke A. Burke & Son, \$560,000, and George F. Driscoll, \$549,000.

Plans for a 5th Ave. Improvement.

5TH AV.—Preliminary plans have been prepared by Albert Joseph Bodker, architect, 27 West 32d st, for the proposed 16-sty office structure to be erected at the northwest corner of 5th av and 26th st, north of the Cafe Martin and Madison Square Park. The building is planned with stores on the first story, with offices above, and is to cost approximately \$750,000. An operating company headed by Mr. Theodore Starrett, the well-known builder and formerly of the Thompson-Starrett Co., has purchased the property for about \$900,000 and will erect the building in the near future. The plot has a frontage on the avenue of 34.4 ft, and 127.6 ft in the street. No bids have yet been taken and it will be about six weeks yet before plans are ready for contractors. It is also learned that the Meriden Company, (silverware), 218 1/2 5th av, will probably occupy some part of the building.

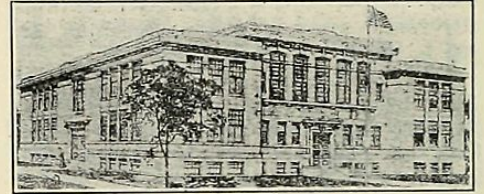
Newark to Have New Playhouse.

NEWARK, N. J.—The Real Securities and Investment Co., of which Philip J. Bowers is president, will soon begin the erection of a vaudeville playhouse at New and Halsey sts, Newark. Henry Baechlin, 45 Clinton st, Newark, is preparing the plans. The construction is to be strictly fireproof, of attractive interior design, having a seating capacity of about 1,200. There will be first and second balconies, with orchestra pit and the usual boxes. If the present plans are followed out, the stage entrance will be in New st, and the walls will be so constructed as to admit the street front for

store purposes. The total investment involved in the building, with the land value, will amount to approximately \$300,000. It is also announced that the theatre will probably be ready to open by next December. L. O. Mumford, proprietor of the Arcade Theatre, will manage the house. No building contracts have yet been awarded.

Proposed School For Madison, N. J.

MADISON, N. J.—Plans have been submitted and approved by the Madison Board of Education for a new school-house to be erected at Madison, as a cost of between \$60,000 and \$70,000. The town voters have been holding special



meetings to determine the best location for the building. The construction will be of brick with stone trimmings, 4-stys in height, with an overhang roof. The building will be spacious and up-to-date in every particular. No building contract has yet been awarded. Address Chairman Board of Education for further particulars.

Big Country Club Near Seabright.

RUMSON ROAD, N. J.—The general contract has just been signed by Geo. D. Morrow, of Allenhurst, N. J., for the erection of a group of club buildings, including a main clubhouse, polo clubhouse, golf club, boathouse, children's building, garage, stable, gate lodge and gardener's cottage, for the Rumson Country Club, of Rumson Road, N. J., near Seabright. The construction will be of hollow tile and slate, and the buildings will cover a ground area of 210 acres. Officers are Edward D. Adams, 71 Broadway, Manhattan, president and chairman of the building committee, and Thomas McCarter, 37 Madison av, Manhattan, vice-president. Freeman & Hasselman, 39 West 38th st, are the architects, and C. W. Leavitt, Jr., 220 Broadway, will be the landscape architect. The estimated cost of the buildings will approximate \$500,000.

Greenhut's Store to Be Enlarged.

6TH AV.—The department store of Greenhut & Co., at the southwest corner of 6th av and 19th st, is to be extended over Sixth avenue, covering the entire block frontage. The three old 3-sty brick store buildings at the northwest corner of 6th av, and 18th st fronting 65th ft on the avenue, and 75 ft in the street will be raised and a 4-sty addition connecting with the main building will be erected. This will give the entire building a depth of 300 ft in both sts, and 180 ft on the avenue. Messrs. Buchman & Fox, 11 East 59th st, are now preparing the plans, but will not take figures before about the middle of September.

Contract for Williamsbridge Factory.

WILLAMSBIDGE, N. Y.—W. A. L'Hommedieu, 1 Madison av, has obtained the general contract to erect the lace manufacturing plant at 216th st, Bronx boulevard and Olinville av, Williamsbridge, for the Vari Lace Mfg. Co., of 225 5th av. The building will be 2-stys, 54x140, and 1-sty, 27x200 ft., of brick, mill construction, and cost \$50,000. Marvin Davis & Turton, 1135 Broadway, are the architects, and the R. D. Kimball Co., 437 5th av, engineers. M. C. Sternback, is president, and Louis Oppenheimer, secretary, of the company. (See issue June 26.)

Trinity to Erect New Loft Building.

VESTRY ST.—The Corporation of Trinity Church, of 187 Fulton st, H. H. Canmann comptroller, is having plans and specifications prepared by Messrs. Clinton & Russell, 32 Nassau st, for a new 8-sty light brick and stone loft building, measuring 121x65 ft in size, to be situated at Vestry and Hudson sts. The estimated cost is placed at about \$175,000. It will be some time yet before plans will be figured and the building contract let.

Derby & Co., to Erect Large Warehouse.

JERSEY CITY, N. J.—P. Derby & Co. (chairs), 198 Canal st, Manhattan, have awarded to the Concrete Steel Co., 29 Broadway, Manhattan, the general contract for the erection and equipment of a large factory warehouse, 5-stys 90x200 ft, and stable building, 2½-stys, 26x53 ft, at Communipaw av and Morris Bridge Canal, Jersey City. The construction will be of reinforced concrete. Plans are by John T. Rowland, Jr., and Frank Eurich, Jr., of 15 Exchange place, J. C.

Riverside Drive and 114th Street Improvement.

RIVERSIDE DRIVE.—Messrs. Denby & Nute, 333 4th av, will have plans ready about August 1st, for the 13-sty fireproof, elevator apartment house which the John J. Hearn Construction Co., 505 5th av, is about to erect at the southeast corner of Riverside Drive and 114th st, at an estimated cost of about \$350,000. The owner will build and award all sub-contracts.

Loft Building for 125th Street.

125TH ST.—Plans are now being prepared by Henry Anderson, architect, 138 East 22d st, for a ten-story elevator loft building, light brick and terra cotta, to measure 50x150 ft for Joseph Degnon, of 1 Liberty st, to be erected at Nos. 309-311 West 125th st. No contracts have yet been awarded or figures taken.

Apartments, Flats and Tenements.

CONVENT AV.—Robert M. Silberman, owner, 103 Park av, is taking bids on materials for the 6-sty flat house, 94x100 ft., to be erected at Convent av, southwest corner 149th st, from plans by Gross & Kleinberger, Bible House. Estimated cost, \$125,000.

MT. VERNON, N. Y.—The General Improvement Co., 11 West Sidney av, Mt. Vernon, will erect a 4-sty brick and stone 9-family tenement, 25x70 ft., on Union av, near 1st st, to cost about \$30,000. The Milligan Co., 154 East 1st st, Mt. Vernon prepared the plans. Jacob Hoag, of Mt. Vernon, has received the general contract.

Churches.

SUMMIT, N. J.—The Methodist Episcopal Church is to be enlarged and a parish house erected. The cost to be about \$25,000. Address chairman board of trustees.

OAKHURST, N. J.—The Oakhurst Methodists expect to soon begin the erection of a new edifice at that place. A building committee, consisting of Isaac B. White, C. J. Strahan, Marcus Coon, Joseph Robinson and William R. Tallman, has been appointed.

ALBANY, N. Y.—The Peter Keeler Building Co., 464 Orange st, Albany, has received the general contract and will take bids on materials about August 10, for the church 1½-stys brick and stone, 50x60 ft., a recreation building and Sunday school, 3-stys, 60x30 ft., for the First Christian Church, Rev. Adelbert C. Youmans, pastor. Alexander Selkirk, Jr., 13 North Pearl st, Albany, is architect.

PALMER, MASS.—Plans of Alfred L. Darrow, of Boston, have been accepted

by the building committee of the Second Congregational Church for a new church to be erected here. Frame, 56x100 ft., slate roof, steam heat, electric lights, cypress finish, metal lath, hard plastering. The building committee is composed of Luther H. Gager, Charles F. Smith, Henry G. Loomis, Fred M. Wilbur and Mrs. Abbie M. Wing.

Competitions.

FALL RIVER, MASS.—D. H. Shay, superintendent of public buildings, will receive competitive plans and designs at the office of the City Auditor until Aug. 2, for a 3-sty brick sandstone 16-room technical high school. For particulars address Mr. Shay.

CHESTER, PA.—Architects are asked to submit plans for a 4-sty Masonic hall and bank building, brick, stone and terra cotta construction, to be erected by the Delaware County Trust, Safe Deposit & Title Co. and the Masonic Lodge of Chester. Address J. B. Hinkson, Law Building. Estimated cost of building to be \$50,000.

MANHATTAN.—A competition among the architects of the United States for the purpose of securing designs for the memorial of Robert Fulton, costing \$2,500,000, is announced by The Robert Fulton Monument Association, of No. 3 Park Row. Architects of good standing and experience are requested to apply to the association for forms on which to make application for the competition program and permission to have their names entered as competitors. The monument is to be erected in Riverside Park.

Court Houses.

HACKENSACK, N. J.—Bids are about to be called for the erection of the new courthouse at Hackensack, N. J., 200x135 ft., 4-stys, to cost \$800,000. James Riely Gordon, 402 5th av, Manhattan, is architect.

WATERBURY, CONN. — Architects Griggs & Hunt, of Waterbury, will have plans for alterations and additions to the courthouse in Leavenworth st ready for figures about August 1. There will be a 1-sty addition, 60x83 ft.; an addition on rear, 24x60 ft., and addition of 1-sty on the whole building. There will be a new asphalt roof, terra cotta trim, new plunger elevator, steam heat, etc.

Dwellings.

COLD SPRING, L. I.—G. Atterbury, architect, 20 West 43d st, Manhattan, has awarded to Geo. Mertz & Sons, of Portchester, N. Y., the general contract to erect the fireproof residence and stable, at Cold Spring, L. I., for Mrs. Chas. Peabody, of 224 Madison av, Manhattan. The cost is estimated at \$90,000.

NEW BRIGHTON, S. I.—The North Eastern Const. Co., 225 5th av, Manhattan, has received the general contract to erect the 2½-sty fireproof, brick veneer and terra cotta block residence, 45x50 ft, for A. B. Pouch, 59 Pearl st, Manhattan, at Low Terrace and Belmont place, New Brighton. H. S. Kissam, 37 Liberty st, is the architect.

ORANGE, N. J.—Plans have just been completed by Wm. H. Bogart, 457 Jackson av, Jersey City, for one hundred 2-family dwellings to be erected at Orange, N. J., at a total cost of about \$500,000. Abraham N. Pasman (real estate) of 2 Foye pl, Jersey City, will erect the buildings. The design of each house will be different, and all modern improvements will be included.

Factories and Warehouses.

SYRACUSE, N. Y.—At Syracuse new factories to go up will be the Syracuse Safe Co. plant, W. W. Taber, architect; factory for Crouse & Hinds Co., Gaggin & Gaggin, architects, and the Moyer factory, W. W. Ward, architect.

EAST SOMERVILLE, N. Y.—The Carbon Stove & Range Co., Michael Baum, proprietor, will rebuild his plant costing over \$75,000. The Somerville Iron Works, owned by Lissberger Bros., of 738 East 14th st, Manhattan, will also be rebuilt immediately.



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WEST ALBANY, N. Y.—The New York Central Railroad has plans under way for the construction of another large blacksmith shop and machine shop at West Albany. The building is to be of brick and steel construction, 150x600 ft. Bids will be received in a few days.

WATSESSING, N. J.—The American Concrete Construction Co., Union Building, Newark, N. J., is the engineer on a new plant which is being built at Watseessing, N. J., by Scott & Bowne, the emulsion manufacturers. The plant is to be a large one and the machinery equipment is now being arranged for.

Halls and Clubs.

CAMDEN, N. J.—The Camden Lodge of Elks contemplate the erection of an addition to their clubhouse, costing about \$20,000. Thomas E. Stephens, of Camden, is architect.

JAMAICA, L. I.—Bids are all in for the construction of the parish hall, 2½-stys, 67x127 ft., brick and terra cotta, for St. Mary's Roman Catholic Church, on Flushing av, north of Shelton av, Jamaica. Estimated cost, \$5,000. F. J. Berlenbach, 260 Graham av, Brooklyn, is architect.

Hospitals and Asylums.

NEWBURGH, N. Y.—Benj. B. Odell, Jr., of Newburgh, it is reported, contemplates the erection of a hospital for the treatment of tuberculosis, to cost about \$25,000.

PORT JEFFERSON, L. I.—The Brooklyn Catholic Society, it is announced, has secured a building site at Port Jefferson, L. I., on which it is proposed to erect a hospital, home and school costing about \$200,000.

JERSEY CITY.—The Board of Freeholders recently commissioned Hugh Roberts, architect, 1 Exchange pl, to prepare plans for the lunatic asylum soon to be erected at Jersey City. It is reported that \$450,000 will be the cost.

PLATTSBURG, N. Y.—Dennis Callanan, Catherine and Bridge sts, Plattsburgh, was awarded the contract this week for the completion of the Champlain Valley Hospital, at Plattsburgh. Pierce & Bickford, Lake st, Elmira, N. Y., have made plans for a building, 3-stys, 106x162 ft, brick and stone.

NORWICH, CONN.—Three dormitory buildings will be erected at the Norwich Hospital for the Insane during the year, accommodating 100 patients each. The building committee consists of Costello Lipett, Dr. Clinton E. Stark, E. C. Pinney, E. S. Greeley, of New Haven, and Dr. H. M. Pollock. There is an appropriation of \$234,000 for the work.

Miscellaneous.

STAMFORD, CONN.—Frederick C. Taylor, Schuyler Merritt and Robert Whitaker have been appointed a committee to select a site for the proposed new Ferguson library. A report will probably be made at the next meeting of the Common Council.

BAYONNE, N. J.—J. O'Rourke & Son, architects, Union Building, Clinton st, Newark, have taken bids for the 3-sty brick convent, 50x60 ft, to be erected by St. Mary's Star of the Sea Roman Catholic church, at Av C and 14th st, Bayonne, to cost around \$25,000. Rev. Andrew M. Egan, is rector.

KINGSTON, N. Y.—J. A. Wood, 120 Liberty st, Manhattan, has completed plans for the 5-sty fireproof hotel, brick, stone and steel, 85x30 ft., for the Ulster County Hotel Co., to be erected at Kingston, at a cost of \$75,000. Plans are now ready for figures. John S. Winne is president and manager.

NEWARK, N. J.—J. H. & W. C. Ely, architects, 800 Broad st, Newark, are taking figures for the fireproof brick and marble bank and office building, 1 and 2-

stys, 20x65x65 ft., at Market and Ferry sts, Newark. The estimated cost is \$35,000. The building is for the Iron-bound Trust Co., 11 Ferry st, Newark.

Municipal Works.

BROOKLYN.—Bids will be received by the Park Board Thursday, July 29, for resurfacing the old walks in and around Prospect Park Plaza, Brooklyn.

BRIDGEPORT, CONN.—The Bridgeport Hydraulic Co. has announced that it will lay a new 24-inch water main through Nichols st to Pembroke st. The work will cost about \$30,000.

MANHATTAN.—Bids will be received by the Commissioner of Bridges Thursday, July 29, for laying and relaying water mains on the Bronx approach to the Madison av bridge over the Harlem River.

BLACKWELL'S ISLAND.—Estimates will be received by the Department of Public Charities Tuesday, July 27, to erect bins, dressers, shelving, counters and the like in the kitchen building at the City Hospital, Blackwell's Island.

BROOKLYN.—The Department of Charities will open bids on Monday, July 26, for material required to lay new flooring throughout the front corridors and repair floors and wainscots in certain portions of the Kings County Hospital, Brooklyn.

MANHATTAN.—The Police Commissioner will open bids on July 29 for erecting all the materials necessary to build and complete the new station house, prison and garage for the Thirteenth Precinct, Broome and Clinton sts, Manhattan.

BRONX.—The Park Board will receive bids on July 29 for erecting an electrically welded wire fence, with reinforced concrete and wood posts, easterly extension of Bronx Park. Also for furnishing 800 barrels emulsifying road sprinkling oil (No. 1, 1909), for parks, Borough of the Bronx.

Schools and Colleges.

FREEPORT, L. I.—Chas. G. Jones, 280 Broadway, Manhattan, has completed plans for a 2½-sty school, 70x92 ft., to be erected at Freeport.

LAWRENCE, L. I.—Wm. Adams, 15 West 38th st, Manhattan, has been commissioned to prepare plans for a public school to be erected at Lawrence, L. I., at a cost of \$80,000.

ESSEX, CONN.—Architects Brocklesby & Smith, of Hartford, have completed plans and estimates will be received at once for the new school to be built in Essex. It will be frame, 60x100 ft., with six rooms. Steam heat required. Dr. F. B. Bradeen, Essex, is chairman of the building committee.

Office and Loft Buildings.

NEW BRITAIN, CONN.—W. P. Crabtree, architect, is preparing plans for a new office building to be erected in Park st, for the New Britain Lumber & Coal Co. It will be of face brick, 30x40 ft., 2 stories, with gravel and slate roof, hot water heat, electric lights, etc.

NEW ORLEANS.—Hale & Rogers, 11 East 24th st, Manhattan, have completed plans for the U. S. post office building to be erected at New Orleans, La., at a cost of \$1,200,000. Bids will soon be called for. James Knox Taylor, Washington, D. C., is supervising architect.

LONG ISLAND CITY.—F. Y. Parsons, 1133 Broadway, Manhattan, is completing plans and will take bids for the 6-sty office building, 75x100 ft., to be erected at Anable av and Court sq, Long Island City, by Stuart Hirschmann, of 200 Broadway, Manhattan. Estimated cost, \$125,000.

SPRINGFIELD, MASS.—Plans of E. C. & G. C. Gardner, of Springfield, are being

figured for the new office building to be erected for the New England Telephone & Telegraph Co. It will be 60x107 ft., 4 stories and basement, of brick and steel, fireproof construction, with limestone and terra cotta trim, steam heat.

WILLIAM ST.—No architect has yet been selected for the new 12-sty office building to be erected at Nos. 123-133 William st, by the "125 William Street Company," in which Chas. H. Copping, 15 William st, Manhattan, and J. S. Smith, care Stokes Smith Co., 1011 Diamond st, Philadelphia, Pa., are investors.

Brief and Personal.

Orin F. Perry, general manager of the Rockland-Rockport Lime Co., has returned from his vacation spent at Rockland, Me.

E. P. Gebhard, local manager for the Strasburg Manufacturing Co., returned from a visit to his company's lumber mill, in Strasburg, Va., on Thursday.

C. W. Troxwell, who has for five years been employed as outside man by the Rockland-Rockport Lime Co., resigned his position with that company this week and took a position of similar capacity with the Palmer Lime & Cement Co.

Vice Chancellor Garrison has granted an injunction restraining the P. Lorillard Tobacco Company from excavating further on the land of Henry Richards in the Marion section of Jersey City, where the tobacco company is preparing to erect a large plant.

L. L. Buck, M. Am. Soc., C. E., formerly chief engineer of the Bridge Department of Manhattan, died very suddenly from apoplexy at his home at Hastings-on-Hudson, N. Y., on July 17. Mr. Buck had charge of the construction of the Williamsburgh Bridge.

Kirk Brown, general manager of the Yale & Towne Mfg. Co., has resigned for the purpose of availing himself of another business opportunity. Walter C. Allen, general superintendent of the works, has been appointed to the position thus made vacant, with headquarters in New York.

Wm. L. Rouse, of 12 West 32d st, and L. A. Goldstone, 45 West 34th st, architects, have associated in the preparation of plans for three million dollars' worth of apartment houses to be erected in the Riverside Drive section. For a full description of locations and owners names see issues of July 17, page 112, and this week's issue.

The Cortlandt Engineering Co., contractors and electrical engineers, of 39 Cortlandt st, announces that it has signed contracts for the mechanical equipment, including boilers, engines, generators, switchboard, wiring, steam heating and elevators for the light manufacturing building to be occupied by the Champion Laundry Co., 56th st, near 10th av.

The building in Jersey City for June amounted to \$740,452, an increase over June, 1908, of about nine per cent. This does not include the \$800,000 permit for the P. Lorillard Co. tobacco plant, which is now being constructed in Marion. That permit not being included because of some small technicalities that have not yet been settled between the Superintendent of Buildings and the contractors.

The new county buildings committee is pressing the contractors hard to complete at least two of the court rooms in the new Court House, in Jersey City, in time for occupancy at the opening of the September term of the courts. The contract for the electrical fittings has been awarded to Cassidy & Sons, and they will begin work at once, and the marble setters went to work this week to get the two rooms in shape.

Mr. Ernest R. Ackerman, who, besides being president of the Lawrence Portland

(Continued on page 175.)

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Week Inactive in Building Materials.

A noticeable falling off of local contract awards, coupled with the uncertainties attendant upon the ultimate fate of the Building Code, were factors that retarded material marts during the week. Iron advanced, the steel situation cleared somewhat, and brick weakened. Stone remained steady, with a slight improvement in suburban business. A report of country wide conditions prepared by the Cement Manufacturers Association, tended to inspire renewed confidence in this branch of the building interests which, of all others, has been the most disturbed during the summer. Despite the advance there was a remarkable buying movement in iron, especially in New England, the Hudson Valley and in Eastern Pennsylvania. This aggregated 100,000 tons. Money was easy, but despite that fact it was apparent that there is a tendency to hold back awards for new work. This, however, is taken to be merely a temporary condition resulting from local influences. Prices of materials are as low as they will probably go. After the present trepidation is overcome, there promises to be a fulfilment of the prophesy that the Fall will be a busy one. A noticeable improvement was felt in the demand for yellow pine, this even overshadowed the lead taken by spruce, cypress and white pine as reported last week, but the major part of the orders were from the suburbs.

Hudson River Hard Brick Prices Drop.

A drop of 25 cents per M in Hudson River common brick took effect on Monday and continued the week. Jerseys remained stationary, as did Hudson River light hard. The demand was a little less. Good brick making weather—that is, dry with plenty of sunshine and wind—enabled the manufacturers to catch up pretty well with their usual stocks. A better quality of brick is coming down the river, too. This drop is said to be a temporary one.

The Jersey market continued to be remarkably active with good contracts going ahead in Newark, Jersey City and Hoboken. This market is expected to increase, due to the building boom that is expected to follow the actual operation of the Hudson River tunnels; and it is said that some New York and the leading New Jersey architects have more work on hand than they can comfortably accommodate.

Most of this is in the nature of estimating on prospective structures in the cities just named. Hackensack valley manufacturers report big orders from local and Metropolitan markets. Unprecedented activity is reported in the Passaic and Hackensack valleys, in factory, office building, and considerable apartment house projects. A reliable authority states that there has been somewhat less activity in dwelling house construction in the extreme north section of New Jersey this year.

WHY BIG BUSINESS IS EXPECTED IN NEW JERSEY.

Of all the new business reported in New Jersey most of it is of a contract rather than of a speculative nature. If anything, there is an overproduction of dwelling houses there, due in a measure to foresightedness of property owners in anticipating the probable rush of Manhattanites to the suburbs with the inauguration of easier transportation facilities between the larger North Jersey cities and Gotham. But experts agree that this surplus will rapidly be transformed into a deficit, and that there will

be even a greater demand for apartment houses than heretofore. Herein is where brick manufacturers expect the present demand will continue.

STRIKE DANGER ENTIRELY PASSED.

Subsequent developments in the Hudson River brickyard labor difficulties show that the danger of any such disagreement has been entirely removed. While the method of averting the threatened breach of agreement, is kept a secret it is generally understood that it was brought about by a compromise of the matters at issue, namely, pay and hours.

Lime has a good local market with some large orders in prospect.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	Per M.
Hudson River, Common.....	\$5.50@	\$6.25
Hudson River, Light Hard.....	3.00	4.00
Hudson River, Pale.....	.....	.....
New Jersey, Hard.....	5.75	6.25
Croton Point—Brown, f. o. b.....	12.50	.....
Croton Point—Dark and red.....	12.50	.....

FRONTS:

Bufs, No. 1 (delivered at bldgs.)	22.00	30.00
Greys, various shades & speckled..	29.00	31.00
White No. 1.....	23.00	35.00
White No. 2.....	25.00	31.00
Old Gold	29.00	31.00

ENAMELED:

English size	70.00	75.00
American size	57.00	63.00
Seconds, etc.	40.00	45.00

*Ten per cent. and cartage rates, given below, should be added to quotations for retail prices.

Battery to 23d St., east of Broadway.....	\$0.70
Battery to 23d St., west of Broadway.....	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River.....	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water .....	.75
East of Jerome Ave., 161st to 181st St....	1.00
East of Jerome Ave., north of 181st St....	1.50
West of Jerome Ave.....	1.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl....	\$0.75@	\$0.80
State common, cargo rate, per bbl....	.80	.85
Rockland-Rockport, Com., per bbl....	1.12	1.02
Rockland-Rockport, L., per bbl....	1.12	1.02
Rockland-Rockport, special, 320 lbs....	1.42	.....
Select finish, per 350 lbs., net....	1.02	.....
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.	.....	.....
West Stockbridge, finishing, 325 lbs.	1.35	.....
Palmer, com., S.....	.85	.....
Palmer com., L.....	1.25	.....
Palmer, finishing, S.....	.95	.....
Palmer, finishing, L.....	1.40	.....

PLASTER PARIS.

Calcined, ordinary city, in barrels	.....	.....
250 lbs.	\$1.30	.....
In barrels, 320 lbs.....	1.60	.....
In bags, per ton.....	\$8.50	10.00
Calcined, city casting, in barrels,	.....	.....
250 lbs.	1.45	.....
In barrels, 320 lbs.....	1.65	.....
Neat wall plaster, in bags, per ton..	9.25	.....
Wall plaster, with sand, per ton.....	6.25	.....
Browning, in bags, per ton.....	4.25	.....
Scratch, in bags, per ton.....	.....	.....

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

SAND, GRAVEL, GRIT.

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

Cement Association Report Encourages Trade.

Although Portland cement in cargo lots, in cloth, New York, is being sold at \$1.33, the price fixed by agreement approved by local licensees, somewhat different figures are being given out at some of the local offices. The agreement has not been modified, neither has it been abridged. The rate of \$1.33 is still the uniform selling price. In exceptionally large lots it might be possible to purchase cement a shade lower than \$1.33, but as far as can be learned no agent whose firm is represented in the agreement signed last May will sell for less than the price fixed.

But despite the unsettled conditions in the cement business in the Eastern district, the business in cement throughout the country is growing constantly and wonderful advances have been made. The report prepared by officers of the association of cement manufacturers has

encouraged mill owners and has been the bright ray in an otherwise darkened perspective.

INCREASES OF 83 PER CENT.

The value of building permits granted during the five months beginning from January 1 throughout the country indicate an increase of 83 per cent. over the first five months of 1908. The total values show an increase in 75 and a decrease in 13 of the 88 principle cities from which the data was obtained. This included cities in the States of New York, New Jersey and Connecticut. The increase in the use of cement in Greater New York, figured on the cost of building construction, was 157 per cent. Outside of the district of New York, and including the States of New York, New Jersey, Pennsylvania and Maryland, the gain in the use of cement was 71 per cent. The total value of building permits issued in New York, Pittsburg and Chicago exceeds the total value of the 85 other cities considered in the computation.

DEMAND DRAINING LEHIGH STOCKS

The remarkable demand for cement which is said to be felt everywhere, has caused a marked diminution of stock on hand in the Lehigh Valley storehouses. There are one million less barrels on hand at present than there were last year at this time. This is attributed to increased consumption, which, according to some authorities is just starting. Others, more conservative, believe it is due to increased sales resulting from the drop in prices in the Eastern district, while some are inclined to think it is due to a curtailment of production. The figures given in the report just issued to members of the association would indicate, it seems, that the conditions in the Lehigh Valley stockrooms is due to increased demand. None of the companies have reported a reduction of output during the price embargo but on the other hand, some have increased their output as told from time to time in this paper.

MANY MILLS REPORTED BUSY.

Reports from the Lawrence, Vulcanite, Alpha and Atlas mills show remarkable activity. The Alsen mills are working day and night. The crusher plant which was recently destroyed by fire entailing a loss of about \$30,000 has been entirely rebuilt, enlarged and improved, was again put in service on Thursday. It now has a larger output than ever. This company recently closed a 100,000 barrel contract with the Gore Meehan Co. for the delivery of cement at Peekskill and Garrison, N. Y., for a portion of the aqueduct. This company has a Government contract to deliver 90,000 bbls. of cement at Black Rock, N. Y., to be used in harbor improvements. The Glens Falls Portland Cement Co. was awarded a 30,000-bbl. contract this week by the Acme Engineering Co. for barge canal work. This company's plant is located near the scene of this work. It is understood that there was keen rivalry among several companies for this contract.

CEMENT.

Portland, Domestic, in cloth.....	\$1.33
Rosendale or Natural, per bbl.....	.90
(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7¼ cents, or 50 cents a barrel.)	

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

Alsen's (American) Portland.....	\$1.32@	\$1.43
Atlantic brand	1.33	.....
Atlas Portland	1.33	\$1.43
Bath Portland	1.33	.....
Dragon Portland	1.33	1.43
Edison Portland	1.33	.....
Lehigh Portland	1.33	.....
Trowel Portland	1.33	.....
Vulcanite Portland	1.33	.....
Alsen's (German) Portland.....	2.35	.....
Dyckerhoff (German) Portland.....	2.45	.....

Extensive Movement in Pig Iron.

A great buying movement has developed in the pig iron business since the first of the month. The consumption in the Eastern district alone has exceeded 350,000 tons. In consequence there has been a further advance of 25 to 50 cents a ton. No 2 Eastern, which recently advanced 50 cents at the furnace and \$16.70 to \$17.50 Jersey City, went up 25 cents more. This is said to be due to the fact that most of the furnaces are now on the old wage basis, that the cost of coke has advanced and cost of ore production is greater and that there is a big demand for pig iron just now. The present buying movement is not generally looked upon as a boom, however, but a healthy increase in business that had long been promised the furnaces but which never really materialized. Inquiries remain good, one for 8,000 tons from this vicinity during the week.

STATEMENT FROM MR. J. A. TOPPING.

Asked to verify for the Record and Guide the daily press despatches to the effect that the Republic Iron & Steel Co. had signed the wage scale submitted to it by the Amalgamated Association of Iron and Steel Workers to be effective until July 10, 1909, Mr. J. A. Topping, Chairman of the Board of Directors of that company, gave this statement to this paper:

"The Republic Iron & Steel Co. made a settlement with the Amalgamated Association of Iron and Steel Workers for its iron mills, which arrangement is in effect until July 1, 1909. The Amalgamated Association's jurisdiction, however, does not obtain in its steel works and steel finishing mills, this department of the Republic's plant having been and is now operating independently."

STRUCTURAL STEEL MARKET ACTIVE.

There continues to be a good quick order business in structural steel. Prices remain without change, however, although it is considered probable that an upward movement is not far off. The sheet metal market remains unchanged.

BIG BUSINESS IN THE MARKET.

The Passaic (N. J.) Steel Co. has taken a contract for 600 tons for an office building in New Brunswick, N. J. Snare & Triest are reported to have placed an order for 2,000 tons of structural steel with Morris & Wheeler, of Philadelphia, to cover construction of the Cuban piers there, but are still in the market to have this material fabricated. The Pennsylvania Tunnel and Terminal Co. has an inquiry out for twenty signal bridges.

Table with columns for Northern and Southern steel prices, listing items like Jersey City, Foundry, and plain steel with prices per ton.

Table for STRUCTURAL prices, listing beams, channels, angles, tees, and zees with prices per foot.

BAR IRON FROM STORE (National Classification).

Table for ROUND AND SQUARE IRON, listing base prices for 1 to 1 1/2 inch and 3/4 inch diameters.

FLAT IRON.

Table for FLAT IRON, listing prices for various thicknesses and widths, including Norway Bars and Shapes.

Table for SOFT STEEL SHEETS, listing prices for 1/4 and heavier, 3-16, and No. 8.

Table for Blue Annealed steel, listing Nos. 8, 10, 12, 14, 16 and prices per lb. for One Pass. Cold Rolled and Cleaned American.

RUSSIA, PLANISHED, ETC.

Table for Genuine Russia, listing prices for Patent planished per lb. A, 10c; B, 9c, net, and Metal laths per sq. yd.

Table for GALVANIZED STEEL, listing Nos. 14 and 16, 18 and 20, 22 and 24, 26, 27, 28, 30 and prices per lb.

Table for GENUINE IRON SHEETS—Galvanized, listing Nos. 22 and 24, 26, 28 and prices per lb.

Table for SOLDERS, listing Half and half and No. 1 with Case and Open prices.

TERNE PLATES.

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

Table for PIG LEAD, listing Ton lots, Less, and ZINC prices.

Yellow Pine Feels Uplift.

A general uplift was reported in yellow pine during the week. The price of spruce is stiffening while there is still a good demand for North Carolina pine. There is no tendency toward a general advance in price of lumber at present and neither is there any indication of a reduction. The yards in New York are not busy although there is a fair demand in New York for long leaf pine for use in concrete mould making.

LUMBER.

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

Table for SPRUCE (Eastern; Random Cargoes), listing 2 inch, 6 to 9 inch, and 10 to 12 inch cargoes.

Table for LATH, listing 1 1/2 in. round wood lath and Eastern spruce slab.

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

WHITE PINE.

Table for WHITE PINE (Rough or dressed), listing Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet, and various sizes of shelving.

HARDWOOD FLOORING.

K. D. bored, end matched or butted and bundled. Standard grades of oak flooring: Clear—Shall have one face free from defects, except 3/8-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft. Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft. Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft. 13-16 Oak, 2, 2 1/4 and 2 1/2. Clear quartered white oak \$80.00 Select quarter-sawed white oak 47.00

Table for Clear Quarter-sawed white oak, Select quarter-sawed red oak, Clear plain sawed white oak, Select P. S. white oak, Clear plain sawed red oak, Select P. S. red oak, Common oak, red and white, No. 2 Factory or common oak, red and white.

Table for PLAIN OAK, listing 4-4, 1sts and 2ds, 5-4, 6-4 and 8-4 in. 1sts and 2ds, 4-4 Common, 5-4, 6-4 and 8-4 in. Common, 4-4 Culls, 5-4, 6-4 and 8-4 in. Culls.

KILN-DRIED ROUGH NORTH CAROLINA PINE.

Table for KILN-DRIED ROUGH NORTH CAROLINA PINE, listing F. O. B. Car or Vessel, New York, No. 1, No. 2, No. 3, Box, 4-4 Edge, under 12 ins., 4-4 Wide Edge, over 12 inches, 4-4 x 4 and 5 inches, 4-4 x 6 inches, 4-4 x 8 inches, 4-4 x 10 inches, 4-4 x 12 inches, 5-4 Edge, under 12 ins., 5-4 Wide Edge, over 12 inches, 5-4 x 10 inches, 5-4 x 12 inches, 6-4 Edge, 6-4 x 10 inches, 6-4 x 12 inches, 8-4 Edge, 8-4 x 10 inches, 8-4 x 12 inches.

Table for Flooring, listing 13-16 x 2 1/2 x 3, 13-16 x 3 1/2, 13-16 x 4 to 4 1/2, 13-16 x 3 to 4 jointed, 13-16 x 2 1/2 to 3 Rift, 13-16 x 3 1/2 Rift.

Table for Ceiling and Partition, listing 13-16 x all widths exc. 3 1/2 and 5 1/2 white, 3/4 x all widths, exc. 3 1/2 and 5 1/2, 3/4 (for 5 1/2 add \$2), 1/2 (for 5 1/2 add \$2), German Siding 13-16 x 5 1/2 face, Beveled Siding, 1/2 x 4 to 6, Case and Moulded Base, all patterns.

Roofers:

Table for Roofers, listing 13-16 x 5 1/2 in. face, 13-16 x 7 1/2 in. face, 13-16 x 9 1/2 in. face, Factory Flooring, 1 1/2, 2, 2 1/2, & 3 x 5 to 9 finish 1/4 inch scant in thickness and 1/2 inch scant in width when worked for splines and 3/4 inch scant in width when tongued and grooved.

SHINGLES.

Table for SHINGLES (New York Lighterage Limits.), listing 6 x 18 No. 1 Heart Cypress, 6 x 18 No. 1 Primes for A's, "Perfection" 18 in. Red Cedar, "Eureka" Red Cedar, Extra Clears, 4-in. Count.

Prices of Slate Likely to Advance.

Owing to an increasing demand for structural slate, and the fact that the prices fixed during the late depression have never been readjusted, an increase in the cost of that commodity is likely to occur at any time. It is said that some of the quarries are hardly making enough to warrant taking the stone out. The general stone market is reported to be doing well, but there have been few big contracts placed during the week. Prices remain unchanged.

STONE.—Wholesale rates, delivered at New York.

Table for STONE, listing Ohio freestone, Longmeadow freestone, Brownstone, Portland, Conn., Scotch redstone, Lake Superior redstone, Granite, Maine, Granite, grey, Granite, black, Granite, Milford pink, Granite, Picton Island red, Granite, Picton Island pink, Limestone, buff and blue, Kentucky limestone, Caen, Portage or Warsaw stone, Vermont white building marble, South Dover building marble, Bennington building marble, Georgia building marble, Tennessee marble, Wyoming bluestone, Hrdson River bluestone (premiscuous sizes, per cu. ft.).

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

Table for SLATE, listing Genuine No. 1 Bangor, No. 1 Chapman, No. 1 Red, Brownville and Monson Maine, Peach Bottom, Unfading Green.

Is the Bryant Building a Tower?

In connection with the announcement that the W. G. Cornell Company, plumbing and heating contractors, specializing in big contracts and rush work, with offices in the Everett Building, had been awarded the contract for the installation of plumbing in the Bryant Building, at Nassau and Liberty sts, the claim has been made that this 31-story structure, when completed, will be the tallest office building in the city.

There are two sides, of course, to this statement, and there are champions on the side equally as positive as those on the other. The question, however, finally narrows down to the query, "What is an office building?" or, to be more specific, "When does an office building become a tower?"

Up in the dining-room of the Cafe Martin one day this week, a number of men learned in building construction and architecture were discussing the Bryant building, and a lively debate followed on the above question. The negatives were for considering the Singer and Metropolitan structures the tallest office BUILDINGS, basing their claim upon the fact that they were in truth, buildings. The positives, however, maintained that they were TOWERS, inasmuch as they were only a part of the main buildings, while the Bryant building rose straight from its foundations to roof without recession at any intermediate part.

But there was a hitch when the president of one contracting company mentioned the case of the City Investing building, which is also 31 stories high. The contention was made that the steep roof, covering three stories placed it in the category of a tower, for it was in reality a tower-roof. Two more stories could be added, it was said, to the Bryant building if the superintendents quarters and attic were figured in the total height of the building. The question was argued during the various courses of the repast, but at adjournment neither side had won the other to its way of thinking.

A special feature which the Cornell Company will install in this building is a gigantic water pump to raise the water supply to the storage tanks 31 stories above the street level. These tanks will be auxiliary to a fire protection system with which the structure will be equipped. Usually this system is divided into two parts in structures like the Singer and Metropolitan but in this case it will be only one. The most modern, up-to-date and best plumbing will be installed in this building.

Shipping Cement to Panama.

The U. S. steamer Ancon sailed from Communipaw on Thursday on her first voyage to Panama, having on board the second consignment of Atlas Portland cement under the contract to furnish 4,500,000 bbls. for use on the canal works. The Ancon carried 87,144 bags and 21,348 bbls. of cement, which is equivalent to 43,134 bbls., or 8,626 tons. Her cargo also included supplies for the Panama Railroad.

The Cristobal, now returning to New York from Colon, carried the first 5,000 tons of the big contract, and it is expected that the two ships will carry 9,500 tons each voyage when the Canal Commission is in a position to receive this quantity. The vessels are scheduled to make one voyage a month, which will mean that 19,000 tons of cement will go forward every 30 days, if present arrangements are carried out.

At this rate shipments of the 4,500,000 bbls. contracted for with the Atlas Portland Cement Company will extend over a period of nearly four years. If, however, greater quantities are needed every month, other transportation arrangements will be made.

It is said that the government will profit by handling the contract in its own vessels instead of chartered ships. Discharging of the cargoes will necessarily be governed by weather conditions, for it stands to reason the cement cannot be handled in rain; so, if there are delays at Cristobal, the government will not have to pay demurrage as it would in case of steamships under charter.

Construction Company Moves Offices.

The executive offices of the Dillman Fireproof Construction Co. have been moved from 415 East 99th st to the Townsend Building, 1123 Broadway. The officials of this company are now ensconced in a fine suite of offices where they have more floor space than they had heretofore. The new quarters and location are considered better adapted to the demands of the company's business.

At the present time the company is completing the fireproofing of the Kings County Hospital in Flatbush and the Bossert Hotel, Montague and Hicks sts, Brooklyn. Work has just been finished by this company on the 12-story loft buildings at 22-24 and 30-34 West 26th st, for which Street, List & Rose were general contractors. The 12-story loft building at 483 Greenwich st, for which F. T. Nesbit & Co. were general contractors, is also being completed. The Dillman Fireproof Construction Co. fireproofed the structural steel on all the three last named buildings. The company recently signed several important contracts upon which it will begin work within the next six weeks. The company reports that it expects to have all the work it can conveniently handle during the summer.

Leadamant Pipe.

A new specialty which, if claims made for it prove well founded, will soon become a staple building material is "Leadamant pipe." It is an alloy with a lead base, so designed as to retain the desirable qualities of lead pipe and to add greater strength, hardness and stiffness, which prevent it from sagging, denting or disintegrating. "Leadamant" is also claimed to be more economical, because its strength is so much greater than lead pipe that for the same bore a lighter weight can be used. It is easily worked or soldered. The National Lead Company manufactures it.

Large Contracts for A. Perlman Iron Works.

The A. Perlman Iron Works, which has a large plant at 1733 West Farms road, the Bronx, has recently closed some important contracts in ornamental wrought iron, in which work this company makes a specialty. Some of the iron grille doors that have been made by the A. Perlman Iron Works are on some of the most conspicuous buildings in this city. The company is exceptionally busy now with apartment-house contracts in the west side and on Washington Heights.

Canavan Bros.' Contract

The Canavan Brothers Co., contractors and house shorers, of 518 West 56th st., have placed two steam shovels at work in the cellar excavating job at 28th st and Fourth av., where the Thompson Starrett Co. will erect the Bryce-Hewett buildings. It has already been stated that one machine was being used on the job, but owing to the nature of the soil it has been found that the use of two of these huge appliances would be entirely feasible. The Canavan Brothers Co. which has numerous other important excavating jobs on hand at present, and which reports a busy Summer and prospects of a busy Fall, besides doing the excavating, is also doing the house shoring and sheath piling for this job under its own contract entirely.

ADVANCE REPORTS.

(Continued from page 172.)

Cement Co., which has local offices at No. 1 Broadway, is the representative of his home county, Union, N. J., in the Legislature of that State, departed this week for a prolonged visit abroad. Before leaving Mr. Ackerman expressed himself as being confident of a speedy readjustment of prices in the cement business and said that he expected that the increase in the consumption of that building commodity would result in something like a shortage before the end of the year. Mr. Ackerman is the author of numerous popular bills which have recently been placed upon the statutes of New Jersey, among them the Civil Service Commission measure. He is also one of the world's foremost philatologists, his collection of postage stamps having been valued at half a million dollars. He is expected back about Sept. 15.

Bids Opened.

FORT HANCOCK, N. J.—Henry Collins, of Brooklyn, submitted the lowest bid at \$5,996, for constructing a sewer outlet at Ft. Hancock. Bids were opened by W. T. Hawkins, Construction Q. M., on July 17.

The Board of Education opened bids on July 19, (No. 1) forming offices on the first story of the hall of Board of Education, Manhattan. Thomas McKeown, \$1,393, low bid. (No. 2) alterations and repairs at P. S. 65 and 76, Brooklyn. Charles Cochar, P. S. 65, \$1,320; P. S. 76, \$1,620, low bidder.

BROOKLYN.—John H. O'Brien, Commissioner of water supply, gas and electricity, opened bids on July 14, for laying water mains in Flatbush, Carlton, Vanderbilt and Atlantic avs, and Pacific st, Brooklyn. Robert Carter & Co., 551 Prospect place, Brooklyn, \$19,965, was low bidder. Other bidders were: Newman & Carey Co., James H. Holmes, Murphy Bros., H. E. Fox, James Kelley.

Contracts Awarded.

89TH ST.—Henry Otis Chapman, architect, has prepared plans for changing the stable 171 West 89th st into a garage for a Mr. Brown. The C. F. Bond Co., 136 Liberty st, has received the general contract.

74TH ST.—The C. F. Bond Co., 136 Liberty st, has just signed contracts for enlarging and making over into an American basement house the 5-story residence 121 East 74th st for Fredk. Delafeld; also extensive repairs and similar changes to the residence 121 East 64th st for Dr. Kimball. These plans were prepared by Donn Barber, 24 East 23d st.

ALBANY.—Barge canal contracts have been awarded by the State Superintendent of Public Works, F. C. Stevens, as follows: No. 20-A, improving the river and land line of the canal between Little Falls and Mindenville, to Houston Barnard, Rochester, \$490,592; No. 20-B, dredging channel in the Mohawk river, between Mindenville and Canajoharie, S. Pearson & Son, Inc., Long Island City, \$933,194; No. 20-C, dredging channel in the Mohawk river from Canajoharie to Yosts, American Pipe and Construction Co., Philadelphia, \$585,720; No. 23, constructing the canal, land line, from King's Bend to Genesee river, Millard & Lupton Co., Philadelphia, \$1,887,036.

Government Work.

Sealed proposals will be received on the 29th of August for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Paris, Kentucky, James Knox Taylor, supervising architect, Washington, D. C.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board

of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest charge at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

PUBLIC WORKS.

SIDEWALKS.

The attention of property owners in the Greenwich section is directed to a late resolution of the Board of Local Improvements of the Greenwich District which calls for the repairing of sidewalks at the following locations: To repair sidewalk at the northwest corner of Barrow and Hudson sts; at Nos. 97, 99 and 101 Barrow st; at Nos. 173 and 175 Perry st; at No. 328 West Eighteenth st, and at the southeast cor of 27th st and 10th av.

RECEIVING BASINS.—To construct receiving basins on both sides of Nagle av about 270 feet north of Dyckman st, and on the southeast corner of Nagle and Hillside avs. Proceedings initiated by Local Board of Washington Heights.

EMERSON ST.—To pave with asphalt block pavement on concrete foundation, curb and recurb Emerson st from Broadway to Seaman av. Proceedings initiated by Local Board of Washington Heights.

26TH ST.—To reconstruct sewer under pier at foot of 26th st, East River. Proceedings initiated by Local Board of the Kips Bay District.

40TH ST.—To reconstruct outlet sewer under pier at foot of 40th st, North River. Proceedings initiated by Local Board of Hudson District.

PIER (OLD) 8, NORTH RIVER.—To reconstruct sewer under Pier (old) 8, North River. Proceedings initiated by Local Board of Greenwich District.

PIER 40, NORTH RIVER.—To reconstruct sewer under Pier 40, North River. Estimated cost, \$5,000. Proceedings initiated by Local Board of Greenwich District.

CONDEMNATION PROCEEDINGS.

PUBLIC PARK.—Relative to acquiring title for the use of the public to the block of land and premises bounded by 1st and 2d avs, East 35th and East 36th sts, Borough of Manhattan, required for the opening of a public park. Commissioners Emanuel Blumenstiel, Wilber McBride and Cornelius F. Collins, give notice that the abstract of their revised and corrected estimate and assessment, together with damage map, and also all the affidavits, estimates, proofs and other documents used in making their revised and corrected report, have been deposited in the Bureau of Street Open-

ings, in the Law Department of The City of New York, at the office of said Bureau, Nos. 90 and 92 West Broadway, Manhattan, there to remain until the 14th day of August, 1909. That their revised and corrected report herein will be presented to the Supreme Court on Aug. 19.

MOUNT VERNON AV.—Opening and extending from Jerome av to northern boundary of the city, as the same has heretofore been laid out and designated as a first class street or road. Commissioners Edw. Browne, John De Witt Warner and John J. Quinlan give notice that the supplemental bill and additional bill of costs, charges and expense in this proceeding will be presented for taxation to the Supreme Court on July 29.

212TH ST.—Acquiring title, wherever the same has not been heretofore acquired, to WEST 212TH ST, from Kingsbridge road to Harlem River, Commissioners Harold Nathan, John J. Ryan and Peter H. Garland give notice that the supplemental and additional bill of costs, charges and expenses incurred in the above-entitled matter will be presented for taxation to the Supreme Court on July 28. The said bill of costs, charges and expenses has been deposited in the office of the Clerk of the County of New York, there to remain for and during the space of 10 days.

PAULDING AV.—Opening and extending of Paulding av, from East 222d st to East 223d st. Commissioners Edwin C. Hoyt, John J. Mackin and James F. O'Brien give notice that the bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 28.

WESTCHESTER AV.—Opening and extending from the Bronx River to Main st. Commissioners Jno. F. Coffin, Edward L. Godfrey and Michael J. Mack, give notice that the supplemental and additional bill of costs charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 29.

A NEW STREET.—Opening and extending a new st adjoining the easterly side of and parallel with the Manhattan approach of the Manhattan Bridge, between Forsyth and East Broadway, and a new st adjoining the westerly side of and parallel with the Manhattan approach of the Manhattan Bridge, between Bayard st and East Broadway. Joseph M. Schenck, clerk, gives notice that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 28.

15TH AND 18TH STS.—Dock proceeding. Notice is given by Joseph M. Schenck, Clerk, that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 28.

ST NICHOLAS PARK.—Opening and extending, bet the westerly line of Hamilton terrace produced and the easterly line of Convent av, and bet the centre line of St. Nicholas terrace and the southerly line of West 141st st. Commissioners Matthew F. Donohue, Martin Wallace and Edgar Allan Lynn give notice that the bill of costs, charges and expenses in this proceeding up to and including July 12, 1909, will be presented for taxation to the Supreme Court on Aug. 3.

TO AVOID LEAKY ROOFS.

Among the many penalties of real property ownership none is perhaps more annoying or expensive than a leaky roof. In this connection a writer in the National Builder affirms that there can be no other excuse given for leaky roofs than absolute carelessness or bad workmanship, except in cases where the materials of which they are constructed have yielded to the laws of wear and tear, and fail longer to serve the purpose for which they were originally intended. "If the roof work of buildings is properly executed," argues this authority, "they should remain perfectly watertight so long as the material will last. Yet it is a common occurrence that leaks develop themselves with the first rain that falls after their completion, and more or less tinkering is found necessary, for the reason that when work of any kind is defective in its execution, continual repairing or renewal as a whole becomes a necessity." It is asserted that under such circumstances, owners are apt to complain and feel almost revengeful towards the parties by whom the work was done; that in an abstract view of the case such feelings are sustained by the provocations experienced.

With this in mind the following extract from the article referred to will undoubtedly assist the property owner to repair his own roofs, or direct how it can be done:

It is well known that it is difficult to solder tin when it is covered with water, yet it often happens that in removing ice and snow from a roof holes are cut in the tin by the shovel. Such holes can be stopped without much trouble by taking a piece of heavy iron, of suitable size, with countersunk holes or ordinary screw heads. A piece of thick cloth is to be cut the size of the iron, well soaked in heavy iron paint (red oxide), the cloth placed over the leak, and the piece of iron screwed down over the cloth. Holes can be punched through the tin by means of a prick punch. If the tin can be wiped dry before applying the cloth, so much the better. If water is running down the roof, a dam can be made above the leak of putty or clay, to keep the water off until the leak is stopped. In some cases white lead, iron paint or putty will do; or, if the leak is not exposed at the time to running water, the cloth and paint will do. A little varnish mixed with the paint will make it stick better. After these cloth patches become dry they will hold water as well as solder, and perhaps better, as they are more elastic.

If the flashing breaks away from the brick fire wall, it can be fastened by taking fence nails and putting them through suitable washers to enlarge the heads of the nails and driving them through the tin into the mortar joints; then the tin (where it joins the brick), can be plastered with a cement made by mixing dry sand with iron paint to the consistency of mortar. This cement is the best medicine for repairing roofs known, and is cheap enough to suit any one. If a leak occurs between wood and brick, the same cement can be used, and in many cases it can be used on gravel roofs. For repairing about chimneys this cement is unequalled. When a gravel roof is wet, it is evident it would be difficult to repair it with paint, cement or hot tar. Yet, if the roof leaks, it is at this time the repairs are required. In such a case, take the best Portland cement and, perhaps, sand, mix it with water and apply to the leak. As cement will harden under water, it will adhere to the gravel on the roof, and should stop the leak. When the cement becomes hard and dry it can be painted with iron paint or coal tar. A good cement for roofs can be made by mixing coal tar that has been boiled, or when hot has some pitch or resin mixed with it, with dry sand. This becomes as hard as stone. It is something like what cement pavements are made of. The sand has a tendency to keep the tar from running off.

THE JERSEY TUBES AND LONG ISLAND CITY'S FUTURE.

FOLLOWING the completion of any great municipal improvement the question often asked is: "What benefit will accrue to this territory or that district?" Frequently these questions are answered in favor of one community at the theoretical expense of another, or vice versa. But a peculiar benefit is expected to follow the completion of the Hudson River tunnel system more far reaching, perhaps, than the ordinary real estate holder or dealer, or even the most far-sighted speculator realizes. Furthermore, this benefit will be felt in a part of the city which, to the casual observer, would seem to be the most far removed from the transit change placed in operation this week. That territory is at the eastern terminus of the Blackwell's Island Bridge.

As the Record and Guide has heretofore pointed out, a large tract of land in Long Island City has been connected to the Island of Manhattan, with but little apparent benefit. There are no transit facilities, save for a bus line over the span; it is too great a walk for the average pedestrian, and there is no saving in the use of the structure for Long Island City manufacturers, they say, because of the greater hauling distances. Thousands of employees of factories on the other side of the East River still use the ferry at a daily round trip cost on boat and street car, to and from their place of employment, provided they live in New York, which hundreds do, of sixteen cents.

There is no noticeable building activity in the section affected by the span, and as far as many property owners in the vicinity know, there is little likelihood of any extensive undertakings of that character in prospect within the near future at any rate.

But realty values are going up. Property in the vicinity has been assessed at a higher figure than ever before within the recent past, and this burden is being borne mostly by manu-

facturers and owners of the few tenement houses in the affected area. Records show comparatively few transactions in that section, and the advice seems to have gone forth: "Hold for a year for your price."

Just at this point is where Long Island City will look for a practical benefit from the New Jersey tubes, even though their inception has a retarding influence at first. Long Island City is destined to become the principal manufacturing centre in New York. That is, its chief development will be in the erection of big plants for heavy manufacturing purposes. Concerns doing light manufacturing will continue to utilize the loft building and enjoy the advantages of central locations. Already the cost of sites for manufacturing purposes in Manhattan has reached nearly a prohibitive price, say experts, especially in the central portions of the Island. Harlem and the Bronx, of course, still offer opportunities, but there is the long haul or lighterage, should a concern be fortunate enough to obtain a shore front site. While it is true that shore fronts in Long Island City and Astoria have jumped in the recent past, very desirable manufacturing sites are still comparatively cheap there. This seems to be proved by the fact that some of the large manufacturing companies have and are still moving from Manhattan to that vicinity. Besides those recently mentioned in this paper, the following might be mentioned as a few instances where big companies have sought greater ground areas in the new territory, say within the last four or five years:

The Irving Iron Works, Newtown Creek, the head of which company, Walter E. Irving, was formerly employed by George A. Just, of the George A. Just Co., which has recently completed a big extension to its plant at 239 Vernon av, Long Island City; the Collins Iron Works, Ravitch Brothers, steel contractors; A. Klaber & Son, marble, which firm has also recently extended its plant; John Pirkel, iron and steel workers, which company recently established a shop at Greenpoint as a branch of its Brooklyn foundries; G. L. Stuebner Iron Works, hoisting machinery, at Vernon av and 12th st; the National Bridge Co., Lexaner Lemke Co., Astoria; James Gilles & Son, Long Island City, stone; George Call & Co., Long Island City, sandstone, etc.; Morrison's, William Bradley & Co., Shuttleworth's, Traitel Bros., mosaic, and E. Miller's Sons, stone.

With the gradual increase in the number of big manufacturing plants in that vicinity will come the necessity for more tenement houses; for, as a real estate man said recently, the factory and the tenement house go hand in hand. But with the tenement house necessarily comes the necessity of rapid transit.

It is the want of rapid transit, in fact any kind of transit, that is retarding the growth of this section. The Belmont tubes are tied up in litigation, the Sunnyside yards of the Pennsylvania Railroad are still nowhere near completion, and remains practically unused.

While this condition exists the New Jersey tunnels will retard the population of Long Island City. But it will be only momentarily, so to speak. New Jersey has its manufacturing centres in Newark, Jersey City, Hoboken, Bayonne and Elizabeth, all on tide water. The rapid transit afforded Jersey people will call many factory employees' families across the Hudson which might otherwise have gone to Long Island City, or by commuting have created a demand for tenements in that city. But soon the under-river transit facilities eastward will excel in convenience even the new tubes into New Jersey and coupled with bridge cars will land the prospective Long Island City resident within walking distance from his home, which abode will be also within walking distance of his place of employment.

This is where the New Jersey tunnels will benefit Long Island City. It will, perhaps, hamper development now, but Long Island City will grow, despite all opposing influences, and the McAdoo tunnels will eventually serve to nurture that development by the simple process, if for no other, of awakening a rivalry between New Jersey and Long Island City for the manufactory and its denizens.

SIGNING OF CONTRACTS BY AGENTS.—Many complications are liable to occur before a negotiation for real property may be considered closed, therefore more than usual attention should be given to the contract. Not infrequently contracts for purchase or sale are improperly signed by agents or regularly constituted attorneys. To avoid possible misunderstandings due to this cause it may be well to state that the proper way for an agent to sign an instrument of this nature on behalf of his principal is, "the principal by the agent," John Doe, by William Smith, agent. Should it be signed "Wm. Smith for John Doe" that would bind the principal, provided the agreement on its face purported to be made by the owner or principal; and where the agency is disclosed and the contract is within the agent's authority, the latter will not be personally bound, unless upon clear and explicit evidence of an intention so to bind; if an agent who did not possess the authority risks signing a contract for his principal, the former would be personally bound to carry out the agreement, except in the case of an auction when this rule does not apply, as when the auctioneer, carrying out his duty as such, affixes his signature to the memorandum of the sale or acquisition as the agent of the grantee as well as the grantor.

CARE OF MERCANTILE STRUCTURES.

The most important department of a real estate business is its agency department. This department grows steadily month by month provided a firm's business is going ahead and increasing in volume and profits. In this department the most capable men are needed—men of experience and executive ability who know how to handle the many conditions that arise week after week and which must be disposed of promptly and efficiently. To the agency department devolves the responsibility of the care of mercantile properties. Holdings of this character can be divided into three classes: (a) Business buildings rented to one tenant; (b) store and loft buildings where practically no service is furnished tenants; and (c) the modern high-class fireproof loft building where heat, elevator service and possibly janitor service are included in the rent, and power and light furnished to the tenants at an extra expense. Office buildings are not included under this head, although the management of the modern downtown office structure requires the most expert advice and should always be placed in charge of a reliable, progressive and competent agent if the best income results are to be expected by the owner.

THE AGENT'S RESPONSIBILITY.

It is obvious that the easiest building for the agent to manage is the building leased to one tenant. Owners of such properties certainly make a mistake in thinking that it is unnecessary to have an agent. While with such buildings the duties of rent collecting are easy, yet the owner by employing an agent, secures the services of an expert to handle his property. The agent becomes acquainted with the tenant from personal contact, and his agency interest naturally leads to a careful study of the property itself and the neighborhood in which it is located. An agent's responsibility is something more than that of a mere rent collector. He must at all times be able to advise his client expertly as to existing neighborhood conditions and be able to correctly inform his client whether or not property and rental values are advancing or receding. From actual experience in managing a property the agent is always able to advise wisely and profitably regarding the making of new leases or the renewing of old ones. No owner has the training or experience that will enable him to grasp all conditions as well as the experienced real estate man who makes realty his life study.

The duties of managing store and loft buildings are similar to those of managing buildings rented to one tenant except that they are somewhat augmented. When there are two, three or six tenants care must be exercised to always keep the building filled, and considerable diplomacy is required to satisfy the ideas and desires of the various tenants in the matter of signs, elevator (or hoist) service, heat (when furnished), etc. Insurance is an important item in making leases for store and loft buildings, and the agent must be particular in this respect. If care is not used the business of one small tenant will often greatly increase the insurance premiums not only for the owner on the building but also on the stock of other tenants. The insurance carried by the tenants generally amounts to more than the insurance carried on the building itself. One undesirable or irresponsible tenant often leads to the loss of excellent ones. A most important point in managing this class of property is to have all leases expire at the same time so as to be able to take care of the tenant whose business is growing and who will require more space, or to enable the letting of a large amount of space to the best possible advantage.

DUTIES OF THE AGENT.

It is apparent that an agent's duties are considerably added to in the matter of managing the modern fireproof loft and manufacturing building. He must know how to divide the floors and rent them to the best advantage. He must not permit the overloading of floors, he must properly supervise the arrangement and placing of the tenant's machinery, he must be cautious against permitting a rental to a tenant whose machinery is detrimental to the comfort of other tenants or detrimental to the building itself, he must be cautious against the use of acids in manufacturing and must guard against a hazardous business. The agent at all times must be alert so as to increase the income of the property under his charge and at the same time have a building filled with contented, happy tenants, satisfied with all the rules and regulations made by the agent for the operation and conduct of the building. If a building has a power or light plant the agent should select tenants who are large power users. He must make power and light rates that are profitable to the owner, and the question of "overtime power" is often a troublesome one.

No matter what class of property an agent is managing he must see that the building and premises are regularly inspected and that the covenants of the tenant's leases are being properly complied with. These inspections should be made at least monthly, and in large buildings weekly inspections are necessary to properly keep in touch with the property. The matter of drawing leases is of no small importance, and it is a well-known fact that an owner is often more than saved the cost of the agent's service by having expert and practical advice on agreements and leases. Much could be added regarding

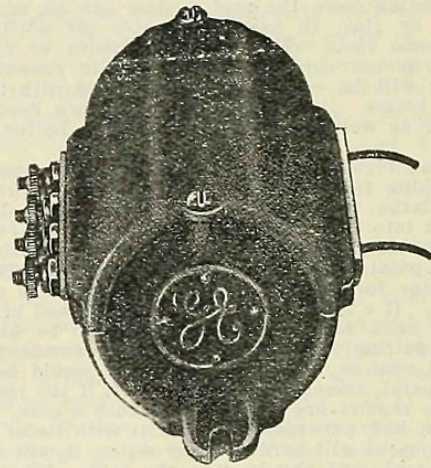
the cares and duties to managing mercantile buildings or any class of Manhattan property. It is apparent that to successfully manage business properties the agent must have a thorough experience and knowledge in all branches of the real estate business and a staff of experts in his agency department so as to properly handle all repairs at lowest rates, to effect insurance under the best possible advantage, to negotiate leases and to collect rents. No individual owner, no matter who he is, can possibly secure as well-directed or as competent experts in each of these several branches as those who can be found in a reliable real estate office of character, size and influence.

CHARLES F. NOYES.

ELECTRICAL REPAIRS REDUCED.

Although it is not generally known, there has recently been introduced on the market an apparatus styled a bell-ringing transformer designed to end the troubles consequent upon the use of primary batteries in connection with electric bells. The transformer will only be of service, however, where the home of the owner or tenant is already wired for electric lights. The instrument is compact and free from mechanical defects and may be relied upon to perform its work perfectly. It has a low voltage secondary winding with taps giving 6, 12 and 18 volts when the primary is connected to the ordinary 110 volt lighting circuit. The transformer will operate successfully on circuits ranging from 100 to 130 volts at the usual lighting frequencies.

A strong point in favor of the new mechanism is that a continuous short circuit on the secondary will do no damage either to the transformer or adjacent circuits. Both the core and coils are placed in a small metallic box with lugs or feet attached for convenience in fastening to the wall or ceiling.



CURRENT TRANSFORMER.

The only tool necessary in installing the transformer is an ordinary screwdriver. It is claimed that when once attached the instrument requires no attention whatever. It may also be used to advantage for operating buzzers, spark coils, burglar alarms, gas lighting and annunciator systems.

Right here it is well to state that perhaps one of the greatest sources of annoyance to owners and real estate agents is the wet or dry battery so universally used to ring door bells. Half of the time, yes, three-quarters of the time, these heretofore indispensable necessities are out of order, or suddenly disintegrate through the action of unlooked for dampness, or other causes not generally understood by the layman. The item of repairs to door bell systems in many instances is the most prominent charge against the revenue obtained from improved real estate, and owners as well as agents have every reason to welcome any invention that promises to put a stop to this perpetual drain on the pocketbook.

The apparatus described may be purchased through electricians, or from any of the large electrical supply houses in the lower section of Manhattan. No radical change in the house wiring system will be found necessary.

VALUE OF A GOOD JANITOR.—According to the New York Times, "duties of the janitor are not fully performed when he sees that the steam heating apparatus is working to the entire satisfaction of the anaemic lady on the top floor and the stout man who occupies the apartment nearer the street. He has more to do than merely to see that the ashes are carried out and placed where they may be carted away. He is, to a certain extent, the executive officer of the house, and the families in it are entitled to look to him for a certain measure of protection. The prevention of fire is much more important than the extinguishing of it after it has started, and, if all janitors were properly alive to their responsibilities, they would see to it that the possibility of conflagrations was reduced to a minimum. They know far better than the tenement house inspectors the condition of the buildings and of fire escapes, and by putting to the best possible use the knowledge acquired, and making it their business to keep fully posted relative to the requirements of tenants and of the tenement house law they can render a great service to the public."

HUDSON TUBES AND REALTY VALUES.

Opportunities Offered the Early Investor— North Jersey Realty Responds to Change.

WITH the opening of the lower tubes of the McAdoo tunnel system, which completes the direct railway connections between Manhattan, Jersey City and Hoboken, there begins the dawn of a great change in the value of considerable real estate within the commuting zone of nearby New Jersey. Owing to these exceptional means of transit to New York, an advantage has been acquired that is certain to bring about an era of extraordinary development. Even before the advent of the tunnels, New Jersey had a steady growth, without the "booming" tactics of land agents, because the country is truly healthful and beautiful, and a goodly percentage of far-seeing and fortunate citizens of the solid and discriminating sort, who knew ideal home sites when they saw them, were ever willing to locate in Jersey, despite the drawbacks of travel. But now, since the one great obstacle to expansion has been removed, and since New Jersey has come to stand on an equality with other adjacent territory in the competition for new settlers, it is evident that the demand for property will be considerably intensified. The time has come at last when Jersey must be included in all home-prospecting plans.

In so far as investments are concerned the prospective property owner now has before him innumerable opportunities for acquiring realty along the lines of any of the railroads shown in the accompanying map. Buying real estate near New York is like purchasing intrinsic wealth; it is especially true when applied to realty within the zone affected by the new tunnel system. On every side of New York City, except its Jersey side, the future has been discounted with respect to land values. By the manipulation of speculators, prices have been raised in advance of the coming of population; that is, of the actual home settler, and when he finally arrives, he will have to pay an exorbitant figure for his lot and building. The profit that should accrue to the individual buyer and builder, as his justly earned increment, will have been skimmed by the schemer and syndicator. It may well be said that today there is in reality no spot around New York, outside of the Jersey commuting district, where prices are really cheap and low enough to warrant the private buyer in expecting a substantial return on his investment, through the steady enhancement in the value of his own home and holdings. There are other considerations as well that make realty across the Hudson a desirable investment to the home seeker.

Besides the apparent opportunities for quick profits at present offered investors in Jersey realty, inducements to ownership are made still more attractive by low taxes and reasonable transportation rates. Between New York City taxes, and those paid in the average Jersey town, no parallel can be drawn. Everywhere in New Jersey the assessed values for purposes of taxation average considerably below actual values. Moreover, a recent State law provides that a large part of the taxes paid by railroad corporations must be devoted to the support of the public school system, which will further tend to reduce the burden of the taxpayer.

Still another important difference between the treatment accorded a property owner in New Jersey and New York is that the system of special assessments for general improvements in vogue in the latter State is scarcely known in the suburban sections of the former. The operation of that system has caused sad experiences to thousands upon thousands in and around the city. In countless instances assessments for benefit wiped out entire equities, or placed such heavy liens against the holdings of small owners that they staggered under the load for their life-time. Such a system as referred

to consists in taxing a limited number of lot owners for general public improvements made in the vicinity of their property, such as street openings, sewers, parks, etc. To be more precise, a district of assessment is arbitrarily fixed by a board of assessors, and every man within the area defined is taxed his proportionate share of the expenses of a local improvement, on the theory that it is of special benefit to his particular property. Where this plan is in operation, no property owner knows what his taxes may be in the course of any one year. Assessment may come piling on assessment, until he finds that his taxes "eat him up."

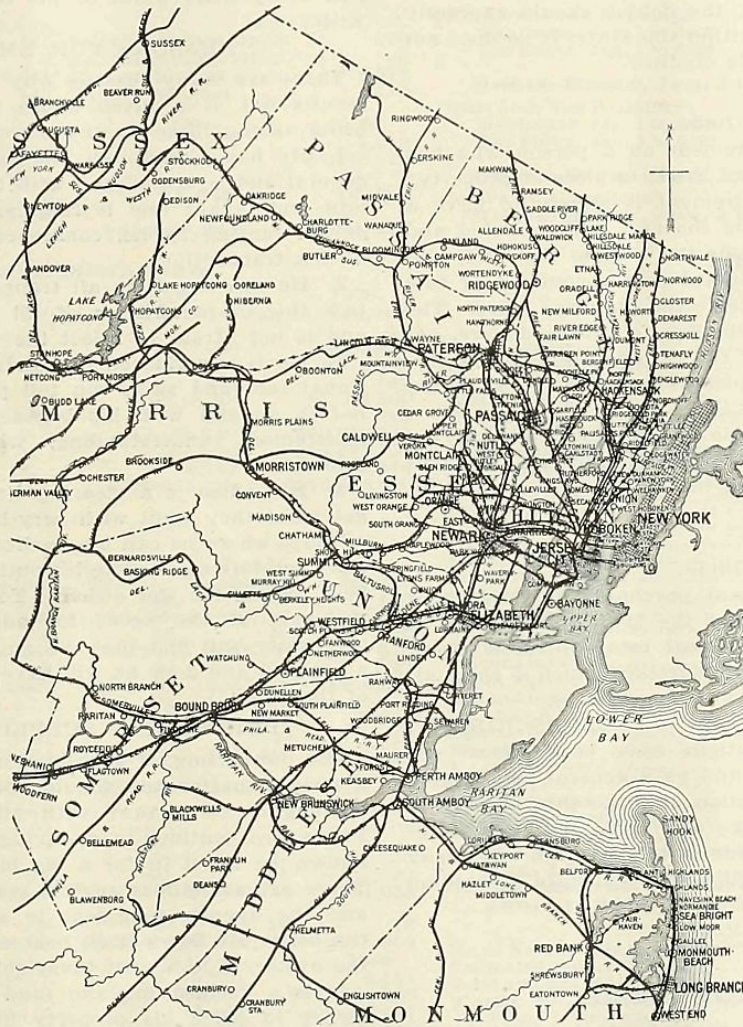
In the past, attention has been directed time and again to the amazing difference in land prices at equal distances from the New York City Hall within a radius of 25 miles. Take any point within the limits of that circle in New Jersey, and compare the cost of land there with the cost at any point equidistant with it on the New York side, and the demonstration will be incomprehensible. On an average the disproportion will be found to stand as one to ten. That means that as a rule land prices are ten times higher in New York suburbs than for similarly located lands—as to distance—in the New Jersey suburbs. This great inequality in values is wholly without basis in reason, and cannot last long. It is a paradox, but one that is capable of explanation. In this regard, "New Jersey To The Front" argues that view and weighed in the light of all the elements that contribute to the fixing of values, suburban New Jersey prices ought to be at par with suburban New York prices.

However, hastened by the under river railroads the inevitable process of equalization has set in, and will steadily and rapidly assert its influence. Eventually, but at no distant date, values will have reached a common level, where the land has advantages in common, regardless of their location on either side of the Hudson River.

It has been estimated that the time to be saved by the Hudson tunnels as against the ferry service between downtown Manhattan and the Jersey terminals will be equivalent to that consumed by 10 miles of railroad travel. The tubes now connect Manhattan with a suburban territory 380 miles in area, or about 20 per cent. larger than the entire City of New York, and 18 times as large as the Island of Manhattan. Real estate interests are anxiously awaiting the completion of the McAdoo station near Pavonia av, Jersey City, which will connect with all lines of the Erie Railroad system. Among the villages and towns to be benefited through the opening of the under river tunnel service to the Erie, may be mentioned such places as Arlington, North Newark, Forest Hill, Belleville and Nutley, on the Greenwood Lake and Newark branches, and similar residential centres along the Northern R. R. of New Jersey and main lines.

While Jersey City realty will doubtless immediately begin to feel the beneficial influence of quicker communication with Manhattan, it is expected that the important changes in values will be confined to Bergen and Essex Counties. In fact this opinion is supported by the large number of purchases lately consummated in that quarter.

Although not indicated on the map herewith, there are innumerable places in Rockland Co., N. Y., as well, which cannot escape the beneficial influence of the Hudson tunnels. Beginning at the southern boundary line and extending northward as far as Nyack a marked change has already taken place in vacant land values, and a considerable increase in building operations throughout that section portends an unprecedented buying and selling movement.



LAW DEPARTMENT

MORTGAGE INTEREST.

The place of payment of mortgage interest occasionally becomes of vital interest as when a default of thirty days in its payment is sought to be availed of by a mortgage holder, not having a known place of residence or doing business, or a qualified agent to receive the money within the State.

A hard fought case in the courts recently was one where such a state of things existed. The lender at the time of the execution of the mortgage had a known residence in another State, and in the absence of an express agreement fixing some other place for payment of the interest the Appellate Court held that the mortgagor was bound to tender payment of interest there. The court said: "The question presented upon this appeal is whether the interest was payable at the residence of the mortgagor or whether the defendants may defend upon the ground that they were ready and willing to pay the interest in this State. The general rule is that where no place of payment is specified the debtor must seek the creditor. That rule, of course, is based upon the presumed intention of the parties. If they wish a particular place of payment other than the residence of the creditor they must specify it in the contract. * * * Where the creditor has a known residence in another State when the contract is made, the debtor should expressly stipulate for a place of payment within the State, if he does not wish to pay at the residence of his creditor."

To the Editor of the Record and Guide:

What is the expense and requirement on a person who has signed in a broker's office a contract to sell a piece of property?

Answer.—The expense and requirement is simply to have a deed drawn in accordance with the contract and executed and duly acknowledged by whoever holds the title to the land, and be ready at the place and time named in the contract of sale to offer the executed deed and receive the purchase price. The cost of drawing a deed varies from five to fifteen dollars, according to the scale of charges of the attorney whom you employ, and the amount of legal attention necessary to fulfil the terms of the contract with respect to it.

We have known most lamentable results to follow on the careless signing of broker-drawn contracts of sale, without legal advice as to what the title to the land requires to be inserted.—Editor.

To the Editor of the Record and Guide:

Will you please inform a constant purchaser of your paper from the newsstands if it is against the laws of the State of New York for a foreigner to own real estate in New York. Thanking you in advance for your courtesy, which I shall always be happy to reciprocate when occasion offers.

SUBSCRIBER.

Answer.—The Alien Law restrictions have been almost entirely relieved from in this State, and as a general rule it may be stated that a citizen of any nation or State that accords to American citizens the right to take and hold land, is reciprocally entitled in New York. Outside of this, too, an alien may buy and sell freely unless interfered with by a State proceeding—an almost unheard of event.—Editor.

HENRY HARMON NEILL.

Henry Harmon Neill, an expert on real estate values in the Greater City, but in Manhattan especially, real estate editor of the Evening Mail since 1894, statistician, writer and connoisseur of prints and data of Old New York, died on Monday at his home 215 Tompkins av, St. George. He had been in ill health for a year.

Born at Matlock, Derbyshire, England, April 25, 1864, he obtained his primary education in his native country and at an early age came to America, where he was graduated from the Columbia University school of law and political science in 1886. He was admitted to the Bar in the same year. He specialized in real estate and finally devoted his entire time to the study of that subject until he became a recognized authority in property values in this city. His newspaper training aided materially in his successful life, he frequently said. He prepared for the Record and Guide "The Harmon Neill Rule for Valuing City Lots," issued in the spring of 1906, charts of which have since found their way into nearly every real estate office in the municipality. His real estate articles in daily press and periodicals were much sought and read. From 1903 to 1907 he was commissioner in condemnation proceedings. Mr. Neill possessed one of the most complete and valuable private collections of old Manhattan prints and pictures in existence.

Mr. Neill leaves his wife, who was Miss Mabel M. Cary, and a son, Henry Harmon, Jr. Mr. Neill's father, H. M. Neill, of New Orleans, had a national reputation as a cotton expert. The funeral services were held on Wednesday and the burial was in Woodlawn.

THE MANAGEMENT IS THE THING.

The question is continually asked, should an agent be employed to collect rents? The answer in every instance is, Yes. Owners will find in the long run a decided saving should a good, competent collector be given charge of the property in question. The man who makes the management of property a specialty is in a position to handle tenants. He knows what are their rights and when the owner is being imposed upon. He knows just how much they are entitled to in the way of repairs and at what point to stop. Then again, where the business is transacted through a third party, the owner of the building is always the gainer, for in many cases direct answers need not be given. The broker has the option of telling the tenant that he will "refer the matter to the owner of the property, etc."

Take for example an ordinary 5-sty apartment, with two families on a floor, making in all ten families in the structure. Every one of these ten households has his own idea as how to live, and it is doubtful whether any two of them will agree. One family insists that the house is not properly heated, while another says that there is too much steam on. Complaints flow in thick and fast, especially when it is known that the owner can be applied to direct. The man who is fortunate enough to possess enough money to own a parcel of real estate, is looked upon as a grinder of the facts of the poor, unless every little whim of the tenants is immediately complied with.

REASONS FOR EMPLOYING AGENT.

There are many reasons why a reliable agent will get better results out of a given house than the owner, the following being among those worthy of consideration:

1. He has a thorough knowledge of the renting business in general and is acquainted with the laws pertaining to the landlord and tenant and is familiar with the tricks and schemes of the renting public, consequently occupies a firm ground in all his transactions.

2. He can negotiate all transactions impartially and can detect the characteristics of all tenants and would-be tenants and is not afraid to reject the undesirable.

3. He is experienced in handling tenants and by his professional tact and skill, can tell promptly what to do and what not to do and with his broad experience can arrive at some satisfactory understanding, whereby good tenants are retained.

4. His office is a clearing house for prospective tenants to get what they want with very little trouble. His office is open all day, where he can be reached. He only does this one thing, and therefore can devote his entire energies to accomplishing the best results for the owner. To be sure there is a charge on the part of the agent for supervising the real estate, but the owner will find that the amount is well invested and when all is said and done he will have money-in-his-pocket at the end of the year.

PURCHASING SUPPLIES REQUIRES CARE.

The purchasing of supplies for a modern apartment house is a serious matter and should not be undertaken by anyone not thoroughly conversant with all the details of the business. Prices are continually changing and the first thing an owner knows, he is let in for a big bill that was really unnecessary. There are sometimes several ways of making the same repair, and the agent's judgment in such matters is almost always the best. He bases it on past experiences, while in the case of the owner, it is almost invariably guess work.

It is a decided mistake (and one frequently made) for the owner to place his property in charge of a man unfamiliar with the business, just because he is "cheap." This is certainly false economy. The man with large interests in store, factory and other business enterprises, will secure the best men possible for managers and consider the money paid them wisely expended, and yet without any hesitation entrust the care and management of many thousands of dollars worth of real estate to persons utterly unfitted or to those whose business interests are so varied that they give a very small portion of their time and personal attention to the management of the property in question. The more conservative owners are rapidly placing their property in the hands of men especially fitted for this work. It is not reasonable to expect an investment, of say \$100,000, in a manufacturing industry to yield ten per cent. under the management of a \$10 a week man. Then, why expect it in a real estate investment?

Those owners who are dissatisfied with their realty holdings will do well to place their property in the hands of an experienced and competent agent, and the results will certainly justify the additional expenditure.

RECREATION PARK FOR BRONX.—There are rumors that a local realty concern is negotiating for a lease of the triangular block between 158th and 160th sts, Westchester and Union avs, owned by Monika Geiger, with a view to placing an amusement park at that point. It is said to be the intention of the promoters to provide tennis courts for the accommodation of occupants of nearby apartment buildings.

stances of this kind were evidenced at the time of the recent realty boom in Manhattan and the Bronx, especially at the auction sales, when it was clearly obvious that in order to secure generous figures all that was necessary for owners to do was to broadly proclaim the liberality of the terms of sale. A tight money market causes a temporary suspension in buying and selling; easy money, on the other hand, facilitates negotiations, chiefly for the reason that accommodations may be had at low cost. Since these facts are undeniable, and based upon the hypothesis that a marked change for the better in commercial conditions is beginning to manifest itself, the preceding forecast should not fall short of fulfillment to the letter.

By far the most distinguishing feature of the market for the week was the sale by Louis M. & Thomas W. Jones of the 6-sty Croisic apartments, and a 6-sty building adjoining at the northwest corner of 5th av and 26th st, to Theodore Starrett, representing a syndicate which it is understood intends to erect thereon a large office building. The property fronts 34.4 feet on 5th av, and 127.6 feet on the side street. It has been intimated that the price fetched in this transaction approached closely the \$900,000 mark. Such being the case the sellers have profited well by their investment, for it will be recalled that the parcel was sold to them in January last by James D. Ireland for a figure reported at the time to have been about \$750,000. The present transaction is important not only for the reason that it contributes additional assurance of the confidence shown by large investors in high class realty in that neighborhood, but chiefly because it presages the early improvement of one of the best corners on lower 5th av. It has been pointed out that the location in question is particularly suitable for office building purposes, being close to the large hotels and within easy walking distance of Broadway.

Compared with the corresponding period in 1908 the budget for the week shows a marked change for the better. One of the encouraging features of present trading is the almost entire absence of exchanges which have hitherto been numerous. There is perhaps nothing that lends a more stimulating influence to the market than the wide publicity of a long list of cash sales.

Everything considered, trading for the week has been well distributed. Below 59th st the sale of a 3-sty building on 3d av adjoining the southeast corner of 23d st furnishes an item for speculation in that the parcel was acquired by F. W. Seybel of F. W. Seybel & Co., who, it is believed, intends enlarging the structure for private use. Further uptown it will be noticed that there is a gradual tendency toward the acquisition of old dwellings, as an examination of the budget will show. Over on Riverside Drive the otherwise quiet market in that zone was given life by the announcement of the sale of handsome 5-sty residence on that parkway. The parcel affected brought a figure said to have been in the neighborhood of \$325,000.

One of the topics widely discussed by brokers and owners this week is the evident revival of interest in elevator apartment house building on Washington Heights. A large number of plans for structures of this type have recently been filed with the building department and judging by this as well as by the increase in lot buying in that neighborhood, many operations will shortly be under way. In this connection it may safely be affirmed that the era of cheap flat construction on Washington Heights has disappeared. So successful has become the renting of high grade elevator apartments in the locality referred to that prospective owners in several instances have announced their intention of exacting even higher rentals than are now being obtained. Prominent among the newly projected apartments is one to be erected on Riverside Drive, 156th to 157th sts, for the Riviera Realty Co. The building will have 12 apartments on a floor, of from 6 to 10 rooms, with 2 and 3 baths. It will contain 4 elevators and a series of exterior courts. The cost of the structure will be about \$1,700,000.

THE AUCTION MARKET

PROSPECTIVE bargain hunters who attended the auction sales held during the week in the Vesey Street Salesroom were doomed to disappointment by the withdrawal and adjournment of several of the offerings. The list included several attractive parcels, among which was a 7-sty loft building at 73 Canal st and a dwelling at 149 Riverside drive. On Monday at the stand of Joseph P. Day, 12 Lewis st, just north of Grand st, a 5-sty brick tenement and store, 25x100, was knocked down to the Dean Holding Co. for \$20,375. The same auctioneer struck off to Charles G. Moses for \$19,425 the 5-sty brick tenement and store at 617 East 16th st. On Tuesday Mr. Day conducted the sale of the clubhouse of the Builders' League at 74 West 126th st. The property was ordered sold by the Supreme Court to foreclose a mortgage of \$21,658, held by George T. Whyte. The only bid in this instance was made by John P. Leo, Jr., president of the Builders' League, who secured the property for \$22,650. On Wednesday out of six sales advertised to take place, five were adjourned, the remaining one being conducted by Bryan L. Kennelly. The parcel affected in this case consisted of three 3-sty cottages and outbuildings, situated on the west side of Sea View av, 381.9x829, extending to Railroad av, East Long Branch, N. J. The lot was struck off to C. R. Myer on a bid of \$22,500.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Quickening in Houston Street.

HOUSTON ST.—The Cruikshank Co. sold for an estate to Lowenfeld & Prager 331 East Houston st, a 5-sty tenement, 25x80, near Ridge st.

HOUSTON ST.—The Cruikshank Co. sold for Lowenfeld & Prager 309 and 311 East Houston st, two 4-sty buildings, 50x100, near Attorney st.

HOUSTON ST.—The Minsker Realty Co. bought from the German Evangelical Church its property at 139 to 145 East Houston st, consisting of a church and 3 and 5-sty parish houses, on plot 100x100. It is said that the purchasing company will erect on the site a tall loft building.

38TH ST.—The del Calvo estate sold the 4-sty high stoop brownstone residence 24 West 38th st, 25x100.

44TH ST.—Harry Schwartz sold 438 West 44th st, a 3-sty and basement dwelling, 20x100.5.

44TH ST.—George Schwegler sold 451 West 44th st, 3-sty front and rear tenements, 25x100.5, and for John J. Wigger the adjoining and similar parcel at 453. The property has been in the hands of the sellers for over 30 years. The purchasers are builders, who will erect a 6-sty house.

49TH ST.—Henry M. Weill sold for the Henrique estate 114 West 49th st, a 4-sty dwelling, 21x100. The property has not changed hands in 18 years.

49TH ST.—Edward B. Corey, of the Haymarket, purchased 116 West 49th st, a 4-sty dwelling, 21.8x100, from John J. Halligan. Mr. Corey already owns 118 and 120 adjoining, making a total plot of 71.8x100. It is rumored that Mr. Corey contemplates erecting an amusement building on the site.

Broadway Leasehold Sold.

BROADWAY.—It is reported that the northwest cor of Broadway and 12th st, an 11-sty business building, 49x87 and irregular, has been sold to Bernard Ratkowsky and Kassel Simon, fur dealers, on East Broadway. The seller is The 821 Broadway Co., of which Daniel W. Richman is president. The ground is owned by Mary H. S. Register.

2D AV.—J. Berkowitz and S. Lonsman sold 317 and 319 2d av, a 6-sty apartment house, 35x100.

3D AV.—Frederick Fox & Co. sold for Henrietta Harris, 297 3d av, 3-sty business block building, 23.8x100. This property adjoins the southeast cor of 23d st. The buyer is Mr. F. W. Seybel, of the firm of F. W. Sebel Co., whose 6-sty loft building abuts the property on 23d st.

Notable 5th Avenue Purchase.

5TH AV.—Louis M. and Thos. W. Jones sold for about \$900,000 the 6-sty Croisic apartments and a 6-sty building adjoining at the northwest cor of 5th av and 26th st to Theodore Starrett, representing a syndicate which will shortly erect thereon a 16-sty office building at a cost of approximately \$700,000. Frank E. Smith represented the owners on the sale. The property fronts 34.4 ft. on 5th av and 127.6 ft. on 26th st. It is just north of the Cafe Martin and faces Madison Square Park. It will be recalled that the property was acquired by the Messrs. Jones last January for \$750,000 from Jas. D. Ireland, who took in part payment in exchange 19 private dwellings at 222 to 258 West 135th st. It is said that the operating company which has purchased the property will be officered by Mr. Starrett, and that it has now under way several large projects for buildings uptown and in the financial district. Albert Joseph Bodker is to be the architect of the new building.

NORTH OF 59TH STREET.

65TH ST.—Peter Saxton bought from E. Mortimer Barnes of Richfield Park, N. J., and Ethel Barnes, executor for the Edward M. Barnes estate, the 4-sty dwelling at 144 West 65th st, 20x100.

79TH ST.—J. A. Stein sold the 4-sty dwelling 46 East 79th st, on lot 18x80, adjoining the southeast cor of Madison av. The cor, a 5-sty apartment house, opposite the Cook Block, was sold last week by the J. C. Lyons Building & Operating Co.

82D ST.—Hart E. Berg sold 313 West 82d st, a 4-sty dwelling, 20x102.2.

85TH ST.—F. R. Wood & Co. sold 107 West 85th st, a 3-sty dwelling, 19x97.6, to a client for occupancy.

106TH ST.—Mrs. J. C. Seggebruch sold the 4-sty flat 62 East 106th st, 29.2x100.11, to Thos. A. Clark. The building will be altered and later will probably be occupied by the Wichita Club, now at Madison av, near 104th st.

108TH ST.—Davis Bussell sold John Reis, 67 West 108th st, a 5-sty triple flat, 25x100.11, between Manhattan and Columbus avs.

111TH ST.—M. Wilman sold to Samuel Block a dwelling at 23 West 111th st, 31x111.

114TH ST.—The Meister & Bache Realty Co. and Levy & Starr have purchased 37 West 114th st, a 5-sty flat, 25x100.11. The Scheer-Ginsburg Realty & Construction Co. recently took title to the property.

Harlem Flats Find Buyer.

115TH ST.—Sarah Usland sold to Louis Bernstein 110, 112, 114 and 116 West 115th st, four 5-sty flat houses, 100x100.

138TH ST.—The Germania Life Insurance Co. sold the 3-sty private house 300 West 138th st, 17.6x99, to James D. Freeman, who will use same for occupancy.

BROADWAY.—Clarence Martin sold 1934 Broadway, a 4-sty building, 28.11x72, to an investor. The plot was sold through William Cruikshank's Sons, and is leased to the Allen Knight Automobile Co. It fronts 28.11 ft. on Broadway, bet 64th and 65th sts.

EDGEcombe AV.—Francis Mendelson is reported to have sold the plot 30.5x110.1x irregular, on the west side of Edgecombe av, opposite 142d st.

Dwellings in Demand.

LEXINGTON AV.—Bridget Curry sold 1009 Lexington av, a 4-sty dwelling, 17x70. This house adjoins the southeast cor of 73d st and Lexington av.

LEXINGTON AV.—Marcus Mark sold 1011, 1013, 1015, and 1017 Lexington av, four 3-sty brownstone dwellings, forming a plot 68.2x70, at the southeast cor of 73d st.

LEXINGTON AV.—Bert G. Faulhaber & Co. sold for the estate of William Remsen their one-third interest in the property on the east side of Lexington av to Harlem River and East 130th st, 3d av Bridge Approach, to East 132d st. This is part of the premises which Henry Hart and William Remson acquired by grant from the city in 1870, and contains over 20 lots upland and 326 feet of water frontage.

MORNINGSIDE AV.—Henry M. Weill sold for Chas. E. Osgood to Mrs. Mary E. O'Neil 8 and 10 Morningside av, two 5-sty flats, 75.3x101x irregular, at the southeast cor of 115th st.

MORNINGSIDE AV.—Henry M. Weill sold for a client to S. Levy two 5-sty flat houses at the southeast cor of Morningside av and 115th st, 75x100.

RIVERSIDE DRIVE.—The 5-sty American basement dwelling at 4 Riverside Drive has been sold by Carl D. Jackson to a Mrs. Booth, who will occupy it. The sale includes the contents of the house, and the price is said to have approached \$325,000. It occupies a plot 374x98.11x20.11x95.4 on the curve of the Drive, just north of 72d st, and in the block to the south of the Chas. M. Schwab mansion. Mr. Jackson acquired the property in May, 1906, from the estate of John S. Sutphen for \$38,000, and shortly afterward erected the house from plans by Trowbridge & Livingston. The broker in the transaction was Joseph P. Day.

WEST END AV.—The Realty Mortgage Co. (Benjamin Mordecai, president) has sold to Edgar A. Levy the southwest cor of 98th st and West End av, consisting of a vacant plot at the cor, 25x100, and three 3-sty private houses adjoining, together 50x100.

WASHINGTON HEIGHTS.

176TH ST.—Gen. Geo. D. Scott sold to Catherine Theresa Collier his residence, a 3-sty dwelling, 48x105, at the northwest cor of West 176th st and Montgomery av. The property faces the holdings of H. H. Rogers.

BROADWAY.—The Central Building & Improvement Co. sold the northeast cor of Broadway and 151st st, a plot 100x150, to a builder who will improve the site with a high-class elevator apartment house.

BRONX.

QUINCY ST.—Edward Polak sold for John R. Peterson to Marie Behrens for immediate improvement lots 74 and 75, Waring estate, on Quincy st, near Eastern Boulevard.

SIMPSON ST.—The Henry Morgenthau Co. sold to the Tully Construction Co. (Michael Tully, president) the plot, 80x100, on the east side of Simpson st, 122 feet north of Westchester av. The property will be improved immediately with two 5-sty 40-foot apartment houses, arranged for 5 families on a floor.

205TH ST.—John Connolly sold two lots on the north side of East 205th st, west of Perry av, to a builder who will build 2-family houses.

207TH ST.—Riley & Loughney, builders, sold the brick dwelling at the northwest cor of East 207th st and Hull av. The buyer will occupy.

207TH ST.—Riley & Loughney, builders, sold one lot in the north side of East 207th st, west of Hull av. The buyer will erect a dwelling.

BAINBRIDGE AV.—Margaretta Uihlein sold to Charles Wynne the dwelling 2023 Bainbridge av, 25x100.

BOSCOBEL AV.—Theresa Abelson sold the northwest cor of Boscobel and Nelson avs, a triangular plot, 100x94x100.

BATHGATE AV.—Charles V. Halley, sold through Edward Polak the plot on the west side of Bathgate av, 139 feet north of Wendover av to J. Daub, who will improve it with a 4-sty apartment house and stores.

FINDLAY AV.—Edward Polak sold for Thornton Bros. Co. to Marie Erb a 2-sty dwelling on a lot 16.8x100, known as 1272 Findlay av, near 169th st.

FINDLAY AV.—Edward Polak sold for Thornton Bros. Co. to Frank Porkony a 2-sty dwelling known as 1278 Findlay av, near 169th st, 16.8x100.

MOHEGAN AV.—H. F. N. Truelsen sold to V. Hoffman a plot, 66x149, on the east side of Mohegan av, 100 feet north of 170th st.

MONROE AV.—Anna Drucker sold the northwest cor of Monroe av and 174th st, a one-story building, 45x95.

MONTGOMERY AV.—Gen. Geo. D. Scott sold his residence, a 3-sty dwelling, 48x105, at the northwest cor of 176th st and Montgomery av, to Catharine Theresa Collier.

VYSE AV.—Edward Polak sold to the Fremont Realty Co. five 2-sty 2-family houses, 100x100, situated on the west side of Vyse av, 100 ft. north Tremont av.

WALTON AV.—Mrs. A. S. Miller sold to a Mr. Marker the 2-sty dwelling 2008 Walton av, 25x100.

WEBSTER AV.—Edward Polak sold to the Irving Construction Co. a plot 182x82x212 on the east side of Webster av, north of Gun Hill road.

LACONIA PARK.—Edward Polak sold for Charles Berls to Thomas Callahan lots 5 and 6, Cedar av, Laconia Park, and resold the same to Samuel Schwarts, of Hoboken.

3D AV.—Mrs. Annie Peyser sold the southwest cor of 145th st and 3d av, 58x100, to a purchaser for improvement.

LEASES.

Henry M. Weill leased for Jacobs & Pell the building 441 6th av to a client.

Lydia F. Folsom leased the 3-sty and basement house 57 East 52d st for a term of years.

Congress Hall, Saratoga Springs, N. Y., has been leased for this season to Mr. A. W. Eager, proprietor of the Hotel Martha Washington, of this city, who is now in possession.

Louis Becker, of 2003 Amsterdam av, leased for a term of years for Geo. M. Fishel the 3-sty dwelling, 25x100, known as 510 West 161st st. The lessee will occupy same as his residence.

Frederick Fox & Co. leased for Charles Kaye, from the plans, 7,000 sq. ft. of space in the new building now in course of construction at 30-32-34 West 26th st for a term of years to E. C. Carroll & Co.

Frederick Fox & Co. leased to the Lindon & Bannin Co. for the Manufacturers' Building Co., 16,500 sq. ft. of space in the new building now being erected for Gen. Lloyd S. Bryce, on the northeast cor of 4th av and 27th st, for a term of years.

Duross Co. leased for H. Struthers Walter the 4-sty English basement house 114 West 16th st, to Frederick Sibthorpe and Marie Sibthorpe for a term of 4 years; also 152 West 14th st to Nels Rasmussen and Augusta Rasmussen for a term of years.

The Great Northern Hotel at 109 to 121 West 56th st, extending through to 118 West 57th st, which will be ready for occupancy by Sept. 1, has been leased for a term of years. The lease is at an aggregate of \$1,500,000. The hotel will be run for permanent and transient guests.

Duross Co. leased for Hammond & Co. 114 West 14th st to the Waxen Oil Co.; also 496 Hudson st for the Leon Realty Co. to the Alpine Athletic Club; 207 West 11th st for A. J. McReedy to Cornelius P. Sullivan. Also leased for William Rau 4-sty brownstone dwelling 138 West 64th st, 20x100, to Margaret E. Trempe for 3 years.

The Chas. F. Noyes Co. leased for the N. Y., N. H. & Hartford R. R. Co. 523-5-7-9 Water st, a plot 127.8x85, to Koenig & Co., for a total term of 21 years. The lessees will immediately erect a loft building to be used in part for their own business. Koenig & Co. own the block front on Rutgers slip, from Water st to South st, partly adjoining the property just leased, and now control at this point a plot containing over 25,000 sq. ft.

SUBURBAN.

PORT CHESTER, N. Y.—S. Osgood Pell & Co. sold at Colonial Ridge, Port Chester, N. Y., plot 86, with a dwelling, and plot 75, which is one of the largest on the property.

NARRAGANSETT PIER, R. I.—Herbert A. Sherman sold for Mrs. H. O. Havemeyer 10 acres at Narragansett Pier, R. I., fronting on Ocean road and the ocean, for \$100,000. The property is conceded to be the finest site for a villa at Narragansett Pier.

MT. VERNON, N. Y.—Edward Polak sold to Frieda Du Floe lots 32, 33, 34 and 35 in block 1, Chester Hill Park, Mt. Vernon, for the Chester Hill Park Co. The company will build for Mrs. Du Floe at once a hollow tile and cement dwelling; also a garage.

NEW WINDSOR, N. Y.—Chas. T. Goodrich & Son, of Newburgh, N. Y., sold to Wm. G. Gregg for the New Amsterdam National Bank of that city the structural iron plant on the Hudson River at New Windsor, on the outskirts of Newburgh. It contains about 40 acres of land and about 800 ft. of water front.

CALDWELL, N. J.—Remarkable activity still prevails in Caldwell real estate. Sales of about 150 plots have been made since March 15. The purchase by Carl Mau, of Lakeside av, Verona, from Mrs. Fillmore Condit of nearly 100 acres of the Westover tract was announced during the week. This purchase includes the entire western portion of the property. It is understood that the new owner of the bulk of this land will follow out the improvements planned by Mrs. Condit. Ravine av is to be opened, graded and macadamized from Campbell av, Caldwell, to Fairfield av, West Caldwell, and Westover av, from Bloomfield av near the Monomnock Inn to Central av. There are nearly 2 miles of roadbed in these sts. Ravine av will enable the people west of Caldwell to reach that town by a direct road, which eliminates the heavy grades of Bloomfield av, and its opening is much desired.

LARCHMONT MANOR, N. Y.—C. G. Harmon & Co. report the following sales at The Woods of Larchmont, Larchmont Manor, Westchester Co.: A plot 56x100 in Highland av; an irregular plot 103.65 ft. in Wildwood road, 126.35 ft. on Rockingston av, and 120 ft. in Highland av; a plot 75x133.3 in Wildwood road; a plot 200x150 in Wildwood road; a plot 75x170 in Hickory road; a plot 50x120 in Forest av; a plot 120x100 in Highland av; a plot 60x195 in Rockingstone av; a plot 75x120 in Beech road; a plot 50x120 in Highland av; a plot 50x171.37 in Beech road; a plot 75x160.32 in Linwood road; an irregular plot 200x134.58 at the cor of Wildwood and Cedar roads; a plot 35x101.85 at the cor of Chestnut road and Forest av; a plot 75x120 in Beech road; a plot 58.97x110 in Wildwood road; a plot 90x100 in Highland av; an irregular plot 145.19x120 at the cor of Hickory and Cedar roads; an irregular plot 109.64x100 at the cor of Wildwood and Cedar roads; a plot 60x100.81 in Cedar road; a plot 60x100 in Highland av, and a plot 50x138.57 in Linwood road.

UNCLASSIFIED SALES

The total number of sales reported is 57, of which 13 were below 59th st, 24 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 37, of which 8 were below 59th st, 15 above, and 14 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 163, as against 194 last week, and in the Bronx 191, as against 242 last week. The total amount involved is \$4,939,814, as against \$8,892,855 last week.

The amount involved in the auction sales this week was \$408,787, and since January 1, \$43,931,266. Last year the total for the week was \$733,953, and from January 1, \$36,127,944.

26TH ST.—Hugh Cavanagh sold 107 East 26th st, a 3-sty dwelling, 20.10x98.9.

64TH ST.—The Ginsburg Realty Co. bought from Jean Burger the 5-sty triple flat 18 West 64th st, 25x100.5. The parcel is in the rear of the eRichhart plot at 5 to 15 West 63d st, which was recently acquired by Shubert interests with a view to erecting a playhouse there.

BROADWAY.—Hall J. How & Co. sold for Samuel Winters to the Barnard Realty Co. (Alonzo B. Kingh) the plot of 5 lots at the northeast cor of Broadway and 180th st, with frontages of 122 ft. and 105 ft., respectively. The site will be improved immediately with a 6-sty elevator apartment house, similar to the one now under construction by Mr. Kight at the southeast cor of Broadway and 180th st.

BROADWAY.—Chas. S. Kohler sold for Chas. R. Buckley & Bro. to George Herbener the block front on the east side of Broadway, bet 157th and 158th sts. It is the largest unimproved plot on Broadway at a subway station corner.

177TH ST.—John Mossimino sold 43 West 177th st, a 4-sty 2-family house. This is one of a row of 19 houses erected by Mr. Mossimino at Tremont av and 177th st, three of which were sold by him last week.

AQUEDUCT AV.—H. H. Marx sold to W. F. Sheridan 2214 Aqueduct av, a 3-sty dwelling, on plot 45x102.2.



WANTS AND OFFERS



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REAL ESTATE NOTES

Leon Stamper, formerly with Edward Polak, is now manager of the Prospect Realty Co., at 878 Prospect av, Bronx.

John R. & Oscar L. Foley were the brokers in the sale of 142 to 146 West 21st st, conveyance of which appeared in last week's issue.

The William Rosenzweig Realty Operating Co. has been dissolved. M. Rosenzweig will continue in the real estate business at 149 Broadway.

Three mortgages on Manhattan real estate, amounting to \$225,000, were transferred to Yale University by the Title Guarantee and Trust Co.

Plans have been filed for adding one story to the 5th av front of the Methodist Book Concern building at 150 5th av, and three stories on the 20th st side, at a cost of \$75,000.

At a special meeting of the Board of Governors of the Real Estate Board of Brokers, resolutions of respect to the memory of Henry Harmon Neill, real estate editor of The Evening Mail, were passed.

Hugo Wabst announces the removal of his real estate and insurance office to more extensive quarters at 3318 White Plains road, at which address he will continue to give special attention to mortgage loans.

A deficiency judgment for \$32,537.60 was entered recently against Silberberg & Saul, incorporated, real estate dealers, in favor of the Lafayette Trust Co., growing out of the foreclosure sale of property on the southeast cor of Lenox av and 138th st.

Justice Erlanger, of the Supreme Court, has appointed Chas. Brownold receiver of rents of 441 and 443 West 16th st, two 5-sty tenements, pending a suit brought by Emelie Hoffman against Herman Hoffman and others to foreclose a mortgage of \$12,000.

The 250 Madison Co., of which Frederick Johnson is president, filed plans for a loft building at the northwest corner of Madison av and 38th st, which will be the tallest building of the kind in the city. It will be 20 stories high, and the estimated cost is \$500,000.

At the regular semi-annual meeting of the directors of the Monaton Realty Investing Corporation held on Tuesday, a regular dividend of 2½ per cent. for the 6 months ended June

30, 1909, and an additional dividend of 2½ per cent. for the same period to all stockholders of record June 30, 1909, were declared, payable on or before Aug. 14.

Chas. W. Kirby has been appointed second deputy commissioner of police. Deputy Kirby is a member of the real estate firm of Gibbs & Kirby, which operates on the upper West Side and Washington Heights districts. He lives at 240 West 104th st. Mr. Kirby's salary will be \$4,000 a year and his duties will include the supervision of the school of instruction, the bureau of repairs and supplies and the police department stable.

Ground was broken recently for the foundation of the new Municipal Building at the Manhattan terminal of the New York and Brooklyn Bridge. The building will occupy the site formerly occupied by the Staats-Zeitung Building. It will be bounded by Duane st and the bridge, with Centre st on one side and Park Row on the other. The cost for the excavation and construction of the foundation will be \$1,000,000, and the contract for the work has been awarded to the Foundation Co., of 115 Broadway. The bases for the foundation will be laid 96 ft. below the water level. It is affirmed by experts that this work will be the largest foundation ever laid for a building of modern construction.

TAXPAYERS' CONGRESS MEET.

The regular monthly meeting of the Taxpayers' Congress was held at their new quarters at 111 Broadway on Thursday, July 15. William Temple Emmet presided. The meeting was attended, as most of the taxpayers' organizations were represented by delegates. President Emmet told of the necessity of having non-partisan organizations of taxpayers that would exert their efforts only in the cause of good government. A resolution was passed authorizing Joseph S. Schwab, chairman of the executive committee, to appoint a committee of three to consider the advisability of conducting a weekly non-partisan taxpayers' newspaper. Harry Robitzek, of the Taxpayers' Alliance of the Bronx, is chairman of this committee, and will render a report at the next monthly meeting.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, July 26.

Washington av (Queens), opening from East River to Jackson av, at 11 a m.
Baker av, opening from Baychester av to the city line, at 11 a m.
Triangular area, opening, bounded by Lafontaine av, Quarry road and south side of Oak Tree place, at 11 a m.
East 205th st, opening from White Plains rd to Boston Post rd, at 12 m.
Unnamed street (West 187th st), opening, at 1 p m.
Edgewater rd, opening from Garrison av to Seneca av, at 2 p m.

Tuesday, July 27.

East 227th st and 228th st, opening, at 12 m.
West 234th st, opening from Albany rd to Kingsbridge av, at 2 p m.

Thursday, July 29.

Ludlow av, &c, opening, at 10 a m.

Friday, July 30.

Riverside Drive, widening from 139th st to 142d st, at 1 p m.

At 258 Broadway.

Monday, July 26.

Forest av, school site, Queens, at 11 a m.

Wednesday, July 28.

St Gabriel's Park (objections), at 10 a m.

VOLUNTARY AUCTION SALES.

July 26.

JOSEPH P. DAY.

110th st, Nos 54 & 56 E, two 3-sty and basement stone front dwellings, 16.8x100.11 each.
Monroe st, No 218, 5-sty brk tenement and stores, 25.2x73.11x—.

ADVERTISED LEGAL SALES.

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

July 26.

Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8, 5-sty brk tenement and store, David Levy agt Sarah Zazeela et al; Reiss & Reiss, att'ys, 132 Nassau st; Max S Levine, ref. (Amt due, \$5,061.24; taxes, &c, \$1,062.48.) Mort recorded April 25, 1905. By Joseph P Day.

West End av, No 520 n e cor 85th st, 27.2x100, 85th st | 4-sty and basement brk dwelling. Bessie N Carman agt Mary W Somerville et al; Breed, Abbott & Morgan, att'ys, 32 Liberty st; Robert J H Powel, ref. (Amt due, \$47,049; taxes, &c, \$825.75.) By Joseph P Day.

117th st, Nos 429 & 431, n s, 306.6 e 1st av, 37.6x100.10, 6-sty brk tenement and stores. Millie Levy agt Louis Rand et al; Simon M Roeder, att'y, 119 Nassau st; Morris Koe-

nig, ref. (Amt due, \$6,287.31; taxes, &c, \$175.) By Joseph P Day.

Washington st, Nos 543 & 545, on map Nos 541 & 543, e s, 97 n Charlton st, 49.8x60x50 x62.3, 2-sty frame brk front stable.
Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8, 4-sty brk tenement and store.

Washington st, Nos 452 & 454 s w cor Watts st, Watts st, Nos 145 & 147 | 46.8x68.2, two 4-sty brk tenements and stores.

Caroline st, No 8, e s, 59.4 n Duane st, 28.5x 80, 5-sty brk tenement and store.

Sullivan st, No 64½, w s, 127.11 n Broome st, 15x55.9x—x47.6, 3-sty frame brk front tenement and store.

Weeks, av, e s, 90 n 174th st, 280x95, vacant. Frank Hankinson agt Chas Hankinson et al; James, Schell & Elkus, att'ys, 170 Broadway; H Seymour Eisman, ref. (Partition.) By Joseph P Day.

July 27.

146th st, Nos 550 & 552, s s, 125 e Broadway, 75 x99.11, two 5-sty brk tenements. Chas M Rosenthal agt Rae Ginsberg et al; Cahn, Nordlinger & Landauer, att'ys, 160 Broadway; Maxwell Davidson, ref. (Amt due, \$1,678.85; taxes, &c, \$1,561.24.) By Joseph P Day.

156th st | n e cor Cauldwell av, runs n 90 x Cauldwell av | e 201 to Trinity av, x s 90 x w Trinity av | 201 to beg, vacant. Wm H Harris agt Chas F Kastenhuber et al; Fancher Nicoll, att'y, 258 Broadway; Myron Sulzberger, ref. (Amt due, \$18,227.48; taxes, &c, \$3,932.45; sub to a prior mort of \$18,731.68.) Mort recorded Nov 22, 1904. By Joseph P Day.

July 28.

St Pauls pl n w cor Crotona pl, 51.2x95.6x50x Crotona pl | 84.10, vacant. George Colon agt St Pauls Construction Co et al; Gratz Nathan, att'y, 261 Broadway; Thomas H Baskerville, ref. (Amt due, \$3,359.85; taxes, &c, \$—; sub to a mort of \$3,000.) By Joseph P Day.

July 29.

236th st, No 281, n s, 85 w Katonah av, 25x 100, 2-sty frame dwelling. Dora M Schrenkeisen agt Catherine V Sheridan et al; Wm R Osborn, att'y, 165 Broadway; Francis V S Oliver, ref. (Amt due, \$908.23; taxes, &c, \$260; sub to a first mort of \$3,000.) Mort recorded July 14, 1906. By Joseph P Day.

97th st, No 200 | s e cor 3d av, 51x62.11, 3d av, Nos 1721 & 1723 | 6-sty brk tenement and stores. Wm W Moore agt Carl Ernst et al; Scharps & Scharps, att'ys, 32 Broadway; Abraham L Jacobs, ref. (Amt due, \$25,219.50; taxes, &c, \$1,437.84; sub to a prior mort of \$50,000.) Mort recorded Nov 21, 1906. By Joseph P Day.

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

July 30.

93d st, No 266, s s, 84 e West End av, 16x84.5, 5-sty brk dwelling. Central Trust Co agt Clarence V Kip et al; Joline Larkin & Rathbone, att'ys, 54 Wall st; John C Gulick, ref. (Amt due, \$17,666.83; taxes, &c, \$949.79.)

151st st, s s, 175 w 7th av, 75x99.11, vacant. (Amt due, \$24,833.58; taxes, &c, \$1,012.56.) Adj sine die

150th st, n s, 175 w 7th av, 75x99.11, vacant. (Amt due, \$24,827.13; taxes, &c, \$1,012.50.) Adj sine die

150th st, n s, 100 w 7th av, 75x99.11, vacant. (Amt due, \$24,827.13; taxes, &c, \$1,012.50.) Adj sine die

Allen st, No 196, s e s, 229 n e Stanton st, 22x88.1, 4-sty brk tenement and store. (Amt due, \$17,429.43; taxes, &c, \$702.26.) Adj to Sept 15.

Broadway, Nos 2906 & 2908, e s, 50.11 n 113th st, 50x100, 3-sty brk garage. (Sheriff's sale of all right, title, &c.) Withdrawn

Riverside Drive, No 149, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, \$68,292.42; taxes, &c, \$3,068.63.) Adj to Aug 19.

*Clinton st, Nos 188 & 190 n e cor Division st, 90.4x26.10x67.10x64, 6-sty Division st, Nos 218 to 222 | brk tenement and stores. (Amt due, \$47,089.91; taxes, &c, \$2,077.99; sub to a mort of \$82,000.) Sender Jar-mulowsky

*67th st, Nos 216 to 220, s s, 300 w 2d av, 120x100.5, three 6-sty brk tenements and stores. (Amt due, \$22,578.98; taxes, &c, \$576; sub to seven morts aggregating \$164,550.) Gerson Hyman et al

119th st, No 85, n s, 138 e Lenox av, 18x100.11, 3-sty dwelling. (Sheriff's sale of all right, title, &c.) Withdrawn

(Continued on page 186.)

INDEX TO THE RECORD & GUIDE

VOL. LXXXIII., JANUARY-JUNE, 1909

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OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF July 17 to 31, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau of the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. SHAKESPEARE AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, between West 168th and 169th Streets.

HERMAN A. METZ, Comptroller.
City of New York, July 13, 1909. (12226)

PUBLIC NOTICES.

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

BOROUGH OF THE BRONX.

- List 399, No. 1.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Morris street, from White Plains road to Boston road.
- List 401, No. 2.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in East One Hundred and Seventy-eighth street, from Creston avenue to Rver avenue, together with a list of awards for damages caused by a change of grade.
- List 403, No. 3.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences on East Two Hundred and Thirty-third street, from Bronx Boulevard to Baychester avenue, together with a list of awards for damages caused by a change of grade.
- List 597, No. 4.—Paving East One Hundred and Fifty-eighth street with asphalt blocks, from Jackson avenue to Cauldwell avenue, and with granite blocks from Forest avenue to Jackson avenue, and setting curb where necessary.

BOROUGH OF QUEENS.

- List 67, No. 5.—Regulating, grading, curbing, laying sidewalks and crosswalks in Sixth avenue, from Vandeventer avenue to Flushing avenue, First Ward.
- List 69, No. 6.—Regulating, grading, curbing, flagging and laying crosswalks in Washington avenue, from Jackson avenue to Academy street, First Ward.
- List 153, No. 7.—Regulating, grading, curbing,

PUBLIC NOTICES.

flagging Elm street, from Sherman street to the Boulevard, First Ward.

List 159, No. 8.—Regulating, grading, curbing, flagging and laying crosswalks on Fourteenth avenue, from Broadway to Newtown road, First Ward.

List 242, No. 9.—Regulating, grading, curbing, flagging and paving with asphalt on concrete foundation Onderdonk avenue, from Palmetto street to Stanhope street, Second Ward.

List 262, No. 10.—Grading, curbing and flagging Fourteenth avenue, from Graham avenue to Broadway, First Ward.

List 263, No. 11.—Regulating, grading, curbing, flagging Elm street, from Academy street to Second avenue, First Ward.

List 430, No. 12.—Paving with brick pavement Grover street, from a point about 200 feet north of Onderdonk avenue to Woodward avenue, Second Ward.

List 440, No. 13.—Regulating, grading, curbing and paving with brick pavement Harmon street, from Grand View avenue to Kings County line, Second Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 24, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, July 22, 1909. (12319)

PUBLIC NOTICES.

one year, of the land and buildings and appurtenances thereunto belonging, bounded by North William Street, Park Row and the Brooklyn Bridge, Borough of Manhattan, and known on the draft damage map used in the proceedings for its acquirement as Parcels 13, 14, 15 and 16.

Parcel No. 13 comprising the buildings known as 87 Park Row and 35 North William Street.

Parcel No. 14 comprising the buildings known as 83 and 85 Park Row and 27 and 29 North William Street.

Parcel No. 15 comprising the buildings known as 77, 79 and 81 Park Row and 25 North William Street.

Parcel No. 16 comprising the building known as 75 Park Row.

For full particulars see City Record.

JOHN H. MCCOOEY,
Deputy and Acting Comptroller.
City of New York, Department of Finance,
Comptroller's Office, July 19th, 1909. (12351)

A CHANCE TO BUY GOOD HOUSES CHEAP.

Attention is invited to the approaching sale by SEALED BIDS, on WEDNESDAY, JULY 28TH, 1909, of a large number of buildings of various kinds now standing on the strip of land recently acquired by the City of New York for water-supply purposes (72-inch pipe line), between and including Freeport and Valley Stream, along and near the line of the Long Island Railroad.

Included in this sale will be a number of residences in good condition, some new and others virtually so, any of which may be easily and safely moved to other locations; several good business structures, also readily movable, and a large number of minor residences, barns, sheds and other structures, either capable of being moved or containing excellent building material.

Full particulars of the sale will be found in the New York "City Record," beginning July 20th, or may be obtained by applying to the Collector of City Revenue, Room 141, Stewart Building, No. 280 Broadway, New York City.

All bids must be enclosed in properly sealed envelopes, marked "Proposals to be opened July 28th, 1909," and must be delivered, or mailed in time for their delivery, prior to 11 A. M. of that date to the Collector of City Revenue, Room 141, No. 280 Broadway, New York City. Each parcel must be bid for separately, and will be sold in its entirety as described in the "City Record."

JOHN H. MCCOOEY,
Deputy and Acting Comptroller.
City of New York, Department of Finance,
Comptroller's Office, July 19th, 1909. (12305)

CORPORATION SALE OF LEASES.

CORPORATION SALE AT PUBLIC AUCTION OF THE LEASE OF CERTAIN BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

Upon the recommendation of the Commissioners of the Sinking Fund, and pursuant to a resolution adopted by them at a meeting held June 23, 1909, the Comptroller of the City of New York will sell at public auction, on

FRIDAY, AUGUST 6, 1909,
at 11.00 A. M., in Room 141, No. 280 Broadway,
Borough of Manhattan, the lease, for a period of

AUCTION SALES OF THE WEEK.

(Continued from page 185.)

JAMES L. WELLS CO.

*198th st, No 244, s s, 55 w Briggs av, 25x98, 2-sty dwelling. (Amt due, \$1,206.95; taxes, &c, \$212.37; sub to prior mortgages of \$7,646.30.)
C S Siener8,407

HERBERT A. SHERMAN.

*Madison st, No 163, n s, abt 90 e Pike st, 25x100, 5-sty brk tenement and store. (Amt due, \$17,384.84; taxes, &c, \$50.94; sub to a prior mortgage of \$28,000.) Jonas Weil et al33,542

SAMUEL MARX.

Ludlow st, No 19, w s, 158.3 s Hester st, 18.6x87.6, 2-sty brk tenement and store. (Partition.) Leonard Weil13,300

Broadway, Nos 2828 to 2834, s e cor Cathedral Parkway, 100x100x irreg, 2-sty brk music hall (Lion Palace), leasehold. All right, title, &c. (Amt due, \$2,865.) Withdrawn

Murray st, No 72, s s, about 100 w West Broadway, 25x75, 4-sty stone front loft and store building, leasehold. (Amt due, \$5,543.37; taxes, &c, \$1,141.73.) Mary J Heuer.....8,500

Total \$408,787
Corresponding week, 1908 \$733,953
Jan. 1st, 1909, to date \$43,931,266
Corresponding period, 1908 \$36,127,944

REAL ESTATE RECORDS

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

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

CONVEYANCES

July 16, 17, 19, 20, 21 and 22. (No. 82.)

BOROUGH OF MANHATTAN.

Allen st, No 191, w s, 150 n Stanton st, 25x87.6, 5 -sty brk tenement and store. FORECLOS, July 13, 1909. Harry B. Raffel, ref to Joseph L B Mayer. Mort \$25,000 and all liens. July 15, July 16, 1909. 2:417—25. A \$18,500—\$33,000. 32,000

Allen st, No 17 | n w cor Canal st, 75x22.6, 7-sty brk loft and Canal st, No 73 | store building. Ike Weinberg to Chas Enderle. Q C. July 19. July 20, 1909. 1:300—29. A \$33,000—\$50,000. nom

Broome st, Nos 171 to 177, | s e cor Clinton st, runs e 80 x s 75 Clinton st, No 142. | x w 40 x n 28 x w 40 to Clinton st x n 47 to beginning, 6-sty brk tenement and stores. Benj S Lissner to Isak Flam, of Brooklyn. Mort \$156,300 and all liens. Mar 18. July 16, 1909. 2:346—44. A \$65,000—\$115,000. nom

Broome st, Nos 72 and 74, n s, 50 w Cannon st, 47x75, 6-sty brk tenement and stores. Annie Loebel to Wm Konowitz. Mort \$50,500. June 8. July 16, 1909. 2:332—71. A \$34,000—\$62,000. 100

Cathedral Parkway, Nos 215 to 221, n s, 250 w 7th av, 100x70.11, 6-sty brk tenement. The Oussani Construction Co to Joseph Oussani. Mort \$145,000. July 16. July 17, 1909. 7:1826—18. A \$0 0 30—\$240,000. other consid and 100

Cherry st, No 425, s s, 125.5 w Jackson st, 25x88.8x25x90.7, e s, 3-sty brk stable. Michl O'Brien et al to Jos M O'Brien and Loretta E Cosgrove. July 20. July 22, 1909. 1:260—40. A \$9,000—\$14,000. nom

Cherry st, Nos 385 to 389, | s e cor Scammell st, 71.3x156.6 to n s Scammell st, Nos 52 to 58. | Water st x 71.3x151, ten 5-sty brk Water st, Nos 632 to 636, | tenements and stores. FORECLOS, on map Nos 630 to 636. June 17, 1909. Chas W. Dayton, Jr, ref to Pincus Lowenfeld and Wm Prager. July 16, 1909. 1:260—6 to 9 and 58 to 63. A \$46,000—\$68,000. 66,250

Crosby st, Nos 35 and 37. Power of attorney. Mary E Ray to Joseph W Stinson. Apr 14. July 16, 1909. 2:473.

Crosby st, Nos 35 and 37, e s, abt 135 s Broome st, 50x100, two 6-sty brk tenements and stores. D Brainerd Ray et al EXRS, &c, Mary E Ray to Alessandro Delli Paoli. Mort \$59,000. July 15. July 16, 1909. 2:473—30 and 31. A \$46,500—\$69,000. nom

Centre st, Nos 43 and 45, | w s, 54.4 s Pearl st, 41x32.8 to e s Lafayette st, Nos 15 to 17. | Lafayette st, late Elm st, x 45.3x57.3, two 3-sty brk office and store buildings. Mary A Murray et al, being 11 HEIRS of Caroline Bowne, deed, to Walter Bowne. 35-40 parts. B & S. Apr 30, 1906. July 17, 1909. 1:155—34. A \$50,000—\$55,000. nom

Same property. James B Bowne et al, HEIRS, &c, Caroline Bowne to Walter Bowne. 4-40 parts of all right, title and interest. Apr 30, 1906. July 17, 1909. 1:155. nom

Clinton st, Nos 215 and 217, n w cor Madison st, 50x95. | Clinton st, No 213, w s, 50 n Madison st, 25x95. | Beam right agreement, &c. Caroline O'Neill with Grace A Duff and Henry G Timmermann EXRS Wm H Duff and Joseph Spector. June 24. July 16, 1909. 1:270. nom

Clinton st, No 91, w s, 150 s Rivington st, 25x100, 5-sty brk tenement. Rosie Welkowitz to William Welkowitz her husband. Mort \$36,500. July 19. July 20, 1909. 2:348—24. A \$28,000—\$46,000. nom

Cannon st, No 64, e s, 125 s Rivington st, 25x100, 5-sty brk tenement. Jennie Wolfson to Hannah B Anger. July 15. July 20, 1909. 2:328—7. A \$17,000—\$33,000. other consid and 100

HECLA IRON WORKS Architectural Bronze AND IRON WORK North 10th, 11th and 12th Streets NEW YORK

Prospect av, No 2062, e s, old line, 265 s 180th st, late Samuel st, 16.6x150, 2-sty brk dwelling. Heinrich Rieser to Ferdinand Gehlhardt & Gebhardt, June 15. July 20, 1909. 11:3109. nom

Wendover av, Nos 459 and 461, n s, 45 w Washington av, 40.3x99.2 x40.3x99.6, 6-sty brk tenement and stores. Isaac Saltzman to Jennie Tannenbaum. Mort \$46,000. July 1. July 16, 1909. 11:2904.

THE GEORGE A. JUST CO. IRON WORK
239 VERNON AVENUE FOR BUILDINGS
LONG ISLAND CITY NEW YORK

Madison st, s w cor Jefferson st, store, &c. Morris Singer to Edward Hurwitz; 3 years from May 1, 1909. July 17, 1909. 1:271.
Macdougall st, Nos 111 and 113, cor store, &c. Michele Di Santi and ano to Antonio Pietropinto; 5 years from June 1, 1911. July 17, 1909. 2:542.
Mott st, Nos 202 and 204, store No 5. J Malgieri and ano to L Martocci-Pisculli; 3 years from Sept 15, 1909. July 22, 1909. 2:493.
Oliver st, No 54, store, &c. Angela Rofrano to Frank Guma; 5 years, from May 1, 1909. July 20, 1909. 1:320.
Water st, s s, 69 w Jefferson st, 127.8x83.8x127.8x82.4. N Y, N H & H R R Co to Edward A Koenig, L E Witzel and Lewis Margulies; 10 years and 9 1/2 months from June 15, 1909; privilege of 11 years renewal. July 20, 1909. 1:247. taxes, &c, and 1,700.
7th st, No 148 East, all. Meyer Hurwitz to Rachel Latner; 3 years, from Mar 1, 1908. July 17, 1909. 2:402.
17th st, No 36 West, store, &c. Saml Bergmann to Chas Bleiberg and Harris Samuels; 10 1/2 years, from Aug 1, 1909. July 20, 1909. 3:818.
18th st, No 110 West, all. Chas H Young and ano, TRUSTEES Geo Bell to Anna M Kerner; 2 years and 9 1/2 months from July 15, 1909. July 16, 1909. 3:793.
21st st, No 527 West, ground floor.
21st st, Nos 529 and 531 West, two lofts.
Mare C Thompson and ano to N Y Charcoal Co; 3 years, from May 1, 1909. July 16, 1909. 3:693.
28th st, No 52 West. Consent to assign and release of lease, &c. John S Fellouris with Henry Oestreicher and John S Jennings. July 6, 1909. 3:829.
34th st, Nos 13 and 15 West, 7th loft. Boawit Realty Co to Debenham, Gardiner & Co, Lim; 8 10-12 years, from July 1, 1909. July 21, 1909. 3:836.
40th st, No 147 West. Agreement as to consent to assignment and surrender of lease, &c. Zoe M Deane et al EXRS, &c, Michael Dean with Henry Oestreicher and John S Jennings. July 9, 1909. 4:993.
42d st, No 330 West, west store. Anna D Sauer to Albert Arns; 4 10-12 years, from July 1, 1909. July 17, 1909. 4:1032.
48th st, No 224 East, all. Richard G P Dieffenbach EXR Richard G L Dieffenbach to Wm H Hornidge; 5 years, from May 1, 1910. July 20, 1909.
90th st, No 309 West, all. Gertrude T wife John F Cockerill to Wm F McClelland; 5 years, from Oct 1, 1909. July 21, 1909. 4:1251.
99th st, Nos 343 and 345 East, n w cor 1st av, cor store. Maurice Cohen to Jacob Feller; 8 years, from Oct 1, 1909. July 20, 1909. 6:1671.
106th st, No 223 East, all. Richd E Buckley to John Wenning; 3 years from May 1, 1909. July 22, 1909. 6:1656.
109th st, No 232 East, store. Konrad Guhring to Salvatore Torrigrosso; 3 years, from May 1, 1909. July 20, 1909. 6:1659.
Same property. Assign lease. Salvatore Torrigrosso to J & M Haffen Brewing Co. April 2. July 20, 1909. 6:1659.
Same property. Assign lease. J & M Haffen Brewing Co to H Koehler & Co. July 12. July 20, 1909. 6:1659.
109th st, No 232 East. Assign lease. H Koehler & Co to Francesco DeLeo. July 19. July 20, 1909. 6:1659.
112th st, Nos 132-136 East. Surrender lease. Joseph Shenk to The Comet Co. July 13. July 19, 1909. 6:1639.
141st st, Nos 231 and 233 West, all. Samuel Einhorn to Grace Leonard; 5 years, from Sept 1, 1908. July 20, 1909. 7:2027.
149th st, No 512 West, all. Eliz Marks to Frank E Shaw; 2 yrs, from Oct 1, 1909. July 19, 1909. 7:2080.
Av A, No 83, 3 upper floors. Louis M Rosenthal to Sophie Peter; 5 years, from May 1, 1911. July 20, 1909. 2:433.
Amsterdam av, No 477. Assign lease. John D Haase to Wm Schmidt and ano. June 20, 1909. July 20, 1909. 4:1213.
Amsterdam av, No 477, s e cor 83d st. Assign lease. William Schmidt and ano to John D Haase. July 19, 1909. 4:1213.
Amsterdam av, No 477, s e cor 83d st, store, &c. S'mon E Bernheimer and ano to William and Fredk Schmidt; 10 years, from May 1, 1909. July 19, 1909. 4:1213.
Amsterdam av, s w cor 111th st, cor store. Gross Herbener, a corpn, to Hermann Appel; 10 years from May 1, 1909. July 22, 1909. 7:1882.
Broadway, No 1418, assign lease. Felix Isman to Edwin Wolf. July 16. July 21, 1909. 3:815.
Broadway, No 2377, store. Barney Estate Co to Hygrade Wine Co; 5 years from Oct 1, 1909. July 22, 1909. 4:1234.
Broadway, Nos 1457-1461, store. Schulte & Co to Broadway-Crosby Co; 9 3-12 years from June 1, 1909. July 22, 1909. 4:994.
Lenox av, No 474, south store. Thos M Fanning to Henry Dietz; 3 1-12 years, from Apr 1, 1909. July 21, 1909. 6:1731.
Park av, n w cor 98th st, 100x25. Subordination of lease to 2 mortgs for \$25,500 each. The Roxbury Realty Co and Barnet Kaplowitz with J Herbert Carpenter and Wm J Quinlan, Jr, EXRS, &c, Sidney Mason. May 22. July 17, 1909. 6:1604.
St Nicholas av, n w cor 180th st, store No 6. Emanuel M Krulwich to David T Oliver; 5 years, from time gas and electricity are installed. July 21, 1909. 8:2162.
St Nicholas av, n w cor 180th st, store, No 5. Emanuel M Krulwich to Vincent P Villone; 5 years, from time gas and electricity is installed. July 20, 1909. 8:2162.
St Nicholas av, No 1474. Assign lease. Martin Kennedy to Peter C Eckhardt. July 12. July 16, 1909. 8:2154.
Same property. Assign lease. Peter C Eckhardt to Ehlert Henneke. July 12. July 16, 1909. 8:2154.
West End av, No 193, store. John Ehlers and ano to Jonas Klein; 3 years, from May 1, 1909. July 20, 1909. 4:1180.
1st av, No 2014, north store. Ferdinando Mazzacano to Max Fader; 1 8-12 years, from Oct 1, 1908(?), omitted. July 16, 1909. 6:1697.
1st av, No 231, double store. Max Canno to Michael Bass; 5 years, from Sept 1, 1905. July 21, 1909. 2:455.

2d av, No 1127, all. Rose Cramer to Thos F Purcell; 10 years, from June 1, 1909. July 19, 1909. 5:1414.
3d av, No 373, store. Eureka Realty Co to Frank O'Neill; 3 7-12 years from July 1, 1909. July 22, 1909. 3:907.
4th av, No 350, all. Henry H Jackson and ano EXRS Peter A H Jackson to Anton Herbst; 5 10-12 years, from July 1, 1909. July 21, 1909. 3:855.
5th av, No 503. Assign lease. The Five Hundred & Three Fifth Av Co to Chas A Seymour. All title. May 29, 1908. July 16, 1909. 5:1277.
6th av, No 473, north store. James Slater to H Jack Friedman; 5 years, from May 1, 1909. July 19, 1909. 3:804.
6th av, Nos 460 and 462.
28th st, Nos 52 to 56 West.
Agreement as to assignment and surrender of lease and to assumption of covenants, &c, under lease. Lucius H Beers TRUSTEE Mary A Ashley with Louis Buchler, John S Jennings, Henry Oestreicher and Archibald Haddon. July 12. July 16, 1909. 3:829.
6th av, Nos 460 and 462.
28th st, No 56 West.
Consent to assign and release of lease, &c. Wm F Hencken and Nicholas W Haaren with Henry Oestreicher and John S Jennings. July 9. July 16, 1909. 3:829.
6th av, No 323, all. Berthold A Rich to Harry Cohen; 5 years, from May 1, 1915. July 20, 1909. 3:796.
7th av, No 315. Assign lease. Edw Keogh to Edw Gormley. Apr 23. July 20, 1909. 3:803.
8th av, No 2748. Assign lease. Jos Trunk to Thos J Crowe. July 15. July 19, 1909. 7:2031.
8th av, No 2849. Assign lease. John D Haase to Jos Roggenburg. July 15. July 19, 1909. 7:2046.
8th av, No 2717, store, &c. Henry B Lipner to Antonio Pellerano; 5 years from May 1, 1909. July 22, 1909. 7:2044.
8th av, n e cor 46th st, part of top floor to be used for installation of motors, &c. Metropolitan Mercantile & Realty Co to Leo B Weisl. 15 10-12 years from July 1, 1909. July 22, 1909. 4:1018.
9th av, No 795, assign lease. Charlotte McGovern to Francis R Burns. July 21. July 22, 1909. 4:1062.
9th av, n w cor 50th st, —x—, store. Diedrich H Hamje and ano EXRS John Tietjen to Francis R Burns; 5 years from May 1, 1909. July 22, 1909. 4:1060.
9th av, No 767, store, &c. Susie C Faulhaber et al to Simon Hutter; 3 years from May 1, 1909. July 22, 1909. 4:1061.
11th av, No 659. Assign lease. Anna E Moonan to James Conroy. July 19. July 20, 1909. 4:1095.
All property, franchises, railroad, tracks, stations, grounds, buildings, bridges, rolling stock, &c, &c. Spuyten Duyvil & Port Morris R R Co to N Y C & H R R R Co; May 19, 1909, for and during term of corporate existence of party 1st part. July 16, 1909. Misc. 2 instruments.
Same property. Agreement as to termination of lease dat'd Nov 1, 1871. N Y C & H R R R Co with The Central Trust Co of N Y as TRUSTEE. May 19, 1909. July 16, 1909. Misc.

BOROUGH OF THE BRONX.

156th st, No 810, s e cor Prospect av, corner store. Cath E Farrell to Morris A Kopel; 5 10-12 years, from July 1, 1909. July 20, 1909. 10:2687.
184th st, No 577 East, store, &c. Lawrence J Duffey to Saml L Gottlieb; 6 months from July 1, 1909, privilege of 2 years renewal. July 22, 1909. 11:3065.
*214th st, No 724 East, store, &c. John Di Mattia to Pietro Zambelli; 2 years, 7 months and 11 days, from July 20, 1909. July 21, 1909.
*214th st, n e cor White Plains av, 30x120, all. Pasculina B-lotti to Francesco Romano; 3 years, from June 1, 1909. July 17, 1909.
Brook av, No 293, s w cor 140th st, store, &c. The Hermann Stursberg Realty Co to August W Johnson; 5 years, from July 1, 1909. July 16, 1909. 9:2284.
Same property. Assign lease. August W Johnson to Davies J Marshall. Mort \$3,210. July 15. July 16, 1909. 9:2284.
Brook av, No 293, s w cor 140th st. Assign lease. Davies J Marshall to August W Johnson. July 17. July 19, 1909. 9:2284.
Broadway, No 6009. Assign lease. John G Beck to Geo C Kienzle. Mort \$2,490. July 16, 1909. 13:3415.
Broadway, No 6009. Re-assign three leases. Geo C Kienzle to John G Beck. July 17. July 19, 1909. 13:3415.
Crotona av, No 1809, store, &c. Ernst O Becker to Herman Goossen; 5 years, from May 1, 1910. July 20, 1909. 11:2944.
Jerome av, No 2654, store. Henry U Singhi to Edw H Ingles; 5 years, from May 1, 1909. July 20, 1909. 11:3191.
Locust av, No 317. Assign lease. Leo Friedman to Henry Metzler. July 8. July 22, 1909. 10:2598.
Morris av, No 531, s w cor 149th st. Reassign lease. John D Haase to Thomas O'Connor. All title. Mort \$2,800. July 14. July 16, 1909. 9:2337.
St Anns av, No 169. Assign lease. Robt Frummerin to August W Johnson. July 22, 1909. 9:2263.
Wales av, s w cor 152d st, —x—. Assign lease. Chas E Eabin to James C Clancy. June 30. July 22, 1909. 10:2643.
*Wright av, No 56, store. Eugenio Visco to Rosario Dina and ano; 5 years, from Apr 1, 1908. July 17, 1909.
*Westchester av, 2251, n e cor Glebe av, double store. Wilhelmina Ruppel to Frank Sams; 5 years from Aug 1, 1909. July 22, 1909.

JOHN C. ORR CO., India, Java and Huron Sts. and East River
SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS
City of New York, Borough of Brooklyn Telephone
948 Greenpoint

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

July 16, 17, 19, 20, 21 and 22.

BOROUGH OF MANHATTAN.

Adolphi, Lillie with THE GERMAN SAVINGS BANK. 6th st, No 237 East. Agreement modifying mort. July 14, 1909. 2:462. **nom**
Ahern, John V to Mary E Ahern. 13th st, No 129, n s, 327.6 w 6th av, 20.6x97.3x—x81.4. July 8, 3 years, interest as per bond. July 16, 1909. 3:000
Ambecker, Henry to Henry Doscher. 101st st, No 107, n s, 125 w Columbus av, 25x100.11. Prior mort \$25,000. July 12, due July 15, 1912, 6%. July 17, 1909. 7:1856. **2,000**
Acme Mortgage Co with Kath T Moore. 11th av, n e cor 21st st, —x—. Leasehold. Subordination agreement. July 15, 1909. July 17, 1909. 3:693. **nom**
Atkinson, William, of Saugerties, N Y, to TITLE GUARANTEE AND TRUST CO. Attorney st, No 8, e s, 140.7 s Grand st, runs e 100 x s 9.4 x w 50 x s 11.3 x w 50 to Attorney st, x n 20.7 to beginning. July 19, due, &c, as per bond. July 20, 1909. 1:315. **18,000**
Altieri, Mary to Packard & Co, bankers. 133d st, Nos 503-509, n s, 100 w Amsterdam av, 75x99.11. Assignment of rents to extent of \$2,400. July 20, July 21, 1909. 7:1987. **2,400**
Adler, Emil and Leopold to TITLE GUARANTEE & TRUST CO. Houston st, No 308, n s, abt 100 e Av B, 22.6x113.3x22.7x110.6. July 13, due, &c, as per bond. July 21, 1909. 2:384. **22,500**
Blumenkrohn, Isidor and Leo W Vogel to TITLE INS CO of N Y. 53d st, Nos 312 and 314, s s, 135 e 2d av, 36x100.5. July 20, 3 years, 5%. July 21, 1909. 5:1345. **13,000**
Blumenkrohn, Isidor and Leo W Vogel to TITLE INS CO of N Y. 53d st, No 316, s s, 171 e 2d av, 29x100.5. July 20, 3 years, 5%. July 21, 1909. 5:1345. **12,000**
Barasch, Sigmund W and Wm H Schmohl with METROPOLITAN SAVINGS BANK. Jackson st, No 69, w s, 46.8 s Water st, 23.4 x114. Subordination agreement. July 20, 1909. 1:243. **nom**
Bozeman, Celesta M to TITLE GUARANTEE & TRUST CO. 3d av, Nos 1403 to 1409, s e cor 80th st, Nos 200 and 202, 20x73. July 15, due, &c, as per bond. July 16, 1909. 5:1525. **21,000**
Birnbaum, Abraham to THE U S SAVINGS BANK in City of N Y. 59th st, No 328, s s, 275 w 1st av, 25x100.4. July 16, 3 years, 5%. July 17, 1909. 5:1351. **17,000**
Bifulci, Vincenzo, Leonardo Melaragno, Roberto D'Allessio and Angelo Salottolo to THE BOWERY SAVINGS BANK. 116th st, No 317, n s, 217 e 2d av, 16.6x100.11. July 15, 5 years, 4½%. July 16, 1909. 6:1688. **7,700**
Bifulci, Vincenzo, Leonardo Melaragno, Roberto D'Allessio and Angelo Salottolo to THE BOWERY SAVINGS BANK. 116th st, No 315, n s, 200.6 e 2d av, 16.6x100.11. July 15, 5 years, 4½%. July 16, 1909. 6:1688. **7,700**
Bifulci, Vincenzo, Leonardo Melaragno, Roberto D'Allessio and Angelo Salottolo to THE BOWERY SAVINGS BANK. 116th st, No 319, n s, 233.6 e 2d av, 16.6x100.11. July 15, 5 years, 4½%. July 16, 1909. 6:1688. **7,600**
Bove, Maria and Michael A her husband to BOWERY SAVINGS BANK. 2d av, No 2227, n w cor 114th st, 25.11x80. July 15, 5 years, 4½%. July 16, 1909. 6:1664. **18,000**
Bove, Maria to Hugo Cohn exr Rosa Schoeffel. 2d av, No 2227, n w cor 114th st, 25.11x80. Prior mort \$18,009. July 16, 1909, installs, 6%. 6:1664. **1,500**
Bozeman, Celesta M to TITLE GUARANTEE & TRUST CO. 3d av, No 1407, e s, 20 s 80th st, 20x73. July 15, due, &c, as per bond. July 16, 1909. 5:1525. **13,000**
Bozeman, Celesta M to TITLE GUARANTEE & TRUST CO. 3d av, Nos 1403 and 1405, e s, 40 s 80th st, 2 lots, each 20x73. 2 morts, each \$13,000. July 15, due, &c, as per bond. July 16, 1909. 5:1525. **26,000**
Barasch, Sigmund W to the METROPOLITAN SAVINGS BANK. Jackson st, No 69, w s, 46.8 s Water st, 23.4x114. July 20, 1909, 5 years, 5%. 1:243. **23,000**
Birdsall, Avis, Lawrence E and Edith F Embree and Nina E de Raismes with Geo W Wickersham and ano trustees Saml McLean. Spring st, s w cor Renwick st. Extension of mort for \$23,000 to Oct 1, 1912, at 4½%. June 30, July 20, 1909. 2:594. **nom**
Bachrach, Irving and Isaac Schmiedler to Spring Realty Co. 19th st, No 427, n s, 328 e 1st av, 24x92. July 1, 1 year, 6%. July 20, 1909. 3:951. **4,000**
Brummell, Louise to EMIGRANT INDUSTRIAL SAVINGS BANK. 29th st, No 4, s s, 120.6 e 5th av, 20x98.9. July 20, 1909, due July 1, 1911, 5%. 3:858. **10,000**
Beckert, Sophie I wife of Edward to Daniel Whitford. 48th st, No 557, n s, 100 e 11th av, 25x100.4. July 19, Secures notes, —%. July 20, 1909. 4:1077. **4,600**
Blumenthal, Theresa and Henrietta Bruneman to Max Heller. 102d st, No 122, s s, 325.7 w Columbus av, 26x100.11. July 19, due Dec 20, 1914, 4½%. July 20, 1909. 7:1856. **22,000**
Berkowitz, Joseph and Solomon M Landesmann with Harry W Watrous exr and trustee Walter W Watrous. 2d av, Nos 317 and 319, w s, 52 n 18th st, 34.8x98. Extension of mort for \$44,000 to July 12, 1912, at 4½%. July 20, 1909. 3:899. **nom**

Bernardik, Jacob and Meyer Zalka to Henrietta Katz. 1st av, No 1122, e s, 100 n 61st st, 29.3x97.9x14x95. July 19, due, &c, as per bond. July 20, 1909. 5:1456. **2,000**
Bremel, Julius J with David Banks. 113th st, No 75, n s, 150.10 w Park av, 26.4x100.11. Extension of mort for \$16,000 to July 17, 1912, at 5%. July 19, 1909. 6:1619. **nom**
BOWERY SAVINGS BANK with Annie L Phelan. Lexington av, Nos 1932 and 1934, n w cor 119th st, No 141, 100.11x15. Extension of mort for \$6,000 to Aug 2, 1912, at 5%. July 13, July 19, 1909. 6:1768. **nom**
Burns, Francis R to Geo Ehret. 9th av, No 795. Saloon lease. July 25, demand, 6%. July 22, 1909. 4:1060. **7,000**
Burns, Francis R to Geo Ehret. 9th av, No 741. Saloon lease. July 21, demand, 6%. July 22, 1909. 4:1062. **7,030**
Bierhoff, Joseph to Francis Hustace of Montclair, N J. 127th st, Nos 106 and 108, s s, 85 w Lenox av, 40x99.11. July 1, 5 years, 6%. July 22, 1909. 7:1911. **10,000**
Cardone, Antonio to Mary R and Caesar Loforte her husband. Hancock st, Nos 5 and 7, e s, 138 s Bleecker st, 40x100x49.8x100. July 21, 3 years, 6%. July 22, 1909. 2:526. **10,000**
Ceyna, Anna to Phillippine Wallbott. 1st av, No 1312, e s, 100.4 s 71st st, 25.1x113. Prior mort \$15,000. July 21, 1909, 2 years, 6%. 5:1465. **3,000**
Congregation Hungarian Chebra Bechurim to Esperanto Mortgage Co. 3d st, No 297, n s, 373.9 w Av D, 26.3x96. Equal lien with mort for \$10,000. July 14, 5 years, 5%. July 21, 1909. 2:373. **10,000**
Same to same. Same property. Equal lien with mort for \$10,000. July 14, 5 years, 5%. July 21, 1909. 2:373. **10,000**
Same to same. Same property. Prior mort \$20,000. July 14, installs, 15 months, 6%. July 21, 1909. 2:373. **3,700**
Coleman, H Augusta to TITLE GUARANTEE AND TRUST CO. 92d st, No 56, s s, 163.2 e Madison av, 17.9x100.8. July 14, due, &c, as per bond. July 20, 1909. 5:1503. **14,000**
Cook, Wm W to New York Public Library, Astor-Lenox and Tilden Foundations. 71st st, s s, 275 e 5th av, 125x100.5. P M. July 19, 3 years, 4½%. July 20, 1909. 5:1385. **gold, 75,000**
Clarke, Walter J to Michael Naftal. 126th st, No 371 West. Certificate as to amount due on two morts. July 3. July 19, 1909. 7:1953.
Crowe, Thos J to A Finck & Son. 8th av, No 2748. Store lease. July 15, demand, 6%. July 19, 1909. 7:2031. **4,351.80**
Connolly, Teddy, of Brooklyn, to EMIGRANT INDUSTRIAL SAVINGS BANK. Mangin st, Nos 3, 5 and 7, w s, abt 85 n Grand st, 75x100. July 15, 3 years, 4½%. July 16, 1909. 2:321. **18,000**
Corell, Philip as trustee Emma M Sullivan with Rocco Russo and Palm Bracco. 72d st, No 431 East. Extension of mort for \$9,000 to July 15, 1912, at 5%. July 15, July 19, 1909. 5:1467. **nom**
Chester, Anita C to Alema Realty Exchange Co. Lenox av, No 471. Assign rents to extent of \$350. July 10, July 19, 1909. 7:1918. **nom**
Corridan, James to Mary J Kingsland, of Mt Pleasant, N Y. 109th st, No 130, s s, 325 e Amsterdam av, 25x100.11. July 13, due July 16, 1914, 5%. July 16, 1909. 7:1863. **22,500**
Corridan, James to Katie Deacy. 109th st, No 130, s s, 325 e Amsterdam av, 25x100.11. Prior mort \$22,500. July 16, 1909, 5 years, 6%. 7:1863. **3,500**
Cohen, Sarah to Otto M Eidlitz and ano. 84th st, No 418, s s, 180 e 1st av, 20x102.2. Prior mort \$7,500. July 1, 5 years, 6%. July 16, 1909. 5:1563. **5,000**
Deane, Parker K, of Cornwall, N Y, to Abraham D Weinstein. 104th st, Nos 29 and 31, n s, 300 e 5th av, 50x100.11. P M. Prior mort \$53,000. July 15, 3 years, 6%. July 16, 1909. 6:1610. **7,000**
Debenture Corporation, a corpn, to Mary E Barker. Certificate of mort for \$700 on land in Huntington, L I. July 2. July 17, 1909. —
Debenture Corporation to Mary E Barker. Certificate of mort for \$1,000 on land at Huntington, L I. July 2. July 17, 1909. —
Debenture Corporation to Susie C Post. Certificate of mort for \$1,300 on land at Huntington, L I. July 2. July 17, 1909. —
Debenture Corporation to E Olin Corwin and ano trustees, &c, Isaac Reeve. Certificate of mort for \$1,800 on land at Huntington, L I. July 2. July 17, 1909. —
Drucker, August H to Theo P Huffman. 48th st, No 337, n s, 150 w 1st av, 25x100.5. Prior mort \$8,500. July 13, 3 years, 6%. July 16, 1909 5:1341. **1,500**
Dieffenbach, Bertha and Isaac Heller with Julius Kastner. 63d st, No 229 West. Subordination agreement. July 15. July 20, 1909. 4:1155.
Dowd, John to Ida L Davis. Broadway, w s, 413.5 s 218th st and being lot No 20 map No 186 of 240 lots in 12th Ward, 25x100. July 15, 3 years, 6%. July 16, 1909. 8:2243. **6,000**
Dieffenbach, Bertha to Julius Kastner. 63d st, No 229, n s, 425 w Amsterdam av, 25x100.5. July 19, due, &c, as per bond. July 20, 1909. 4:1166. **15,000**
Dunning, Frances G to Edgar B Van Winkle. 18th st, No 110, s s, 250 e 4th av, 25x92. July 20, due, &c, as per bond. July 21, 1909. 3:873. **15,000**
Dingwall, Alex W et al exrs and trustees Jacob Litt with Jacob Lowenstein. 9th av, No 254, e s, 39.8 n 25th st, 19.8x65. Extension of mort for \$10,000 to June 30, 1914, at 5%. June 29, July 21, 1909. 3:749. **nom**
Dickinson, Patrick F to Geo A Andrews. 126th st, No 530, on map No 518, s s, 291.3 w Amsterdam av, 29.4x99.11. P M. Prior mort \$—. July 15, due Jan 1, 1914, 6%. July 21, 1909. 7:1980. **5,000**
Dickinson, Patrick F to Geo A Andrews. 126th st, No 532, on map No 520, s s, 320.7 w Amsterdam av, 29.4x99.11. P M. Prior mort \$—. July 15, 3 years, 6%. July 21, 1909. 7:1980. **5,000**
Daly, Daniel of Brooklyn to TITLE GUARANTEE & TRUST CO. 3d av, Nos 427 and 429, s e cor 3d st, Nos 202 and 201, 49.4x110. July 20, due, &c, as per bond. July 21, 1909. 3:910. **23,000**
Eberle, John C and Jacob G to Julius Goebel. Av C, Nos 89 to 97, n w cor 6th st, No 645, 100.4x41. July 20, due, &c, as per bond. July 21, 1909. 2:389. **80,000**
Eberle, Jacob K with Julius Goebel. Av C, Nos 89 to 97; 6th st, No 645 East. Subordination agreement. July 13. July 21, 1909. 2:389. **nom**



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- Lawyers Mortgage Co with Richard P Lydon. 78th st, No 103, n s, 100 e Park av, 19x102.2. Extension of mort for \$19,000 to June 30, 1912, at 5½%. May 27. July 22, 1909. 5:1413. nom
- Lawyers Mortgage Co with Isaac Sakolski. 1st av, No 2133, w s, 150.11 n 109th st, 25x75. Extension of mort for \$10,000 to June 14, 1914, at 5½%. June 21. July 22, 1909. 6:1381. nom
- Lawyers Mortgage Co with Business Mens Realty Co. 49th st, No 315 East. Extension of mort for \$7,000 to June 30, 1912, at 5%. July 13. July 22, 1909. 5:1342. nom
- Lawyers Mortgage Co with Tarsus Realty Co. Orchard st, No 196. Extension of mort for \$20,000 to June 29, 1913, at 5%. June 26. July 22, 1909. 2:412. nom
- Loewensohn, Solomon to Edmund Bittiner exr Louis Meisel. 3d av, No 710, w s, 75.5 s 45th st, 25x95; also Suffolk st, No 142, e s, 225.2 n Rivington st, 24.9x100, ½ part; also 47th st, No 353, n s, 127 e 9th av, 27x100.5. July 16, 1909, 3 years, 6%. 5:1229. 2,500
- Louvre Realty Co to MANHATTAN SAVINGS INSTITUTION. Av A, Nos 1408-1410, s e cor 75th st, No 500, 50x98. Certificate of consent to mortgage for \$44,500. July 2. July 19, 1909. 5:1486. —
- Same to Henry Gerken. Same property. Certificate of consent to mortgage for \$7,500. July 2. July 19, 1909. 5:1486. —
- Lipman, Samuel to Samson Lachman. 13th st, Nos 209 and 211, n s, 150 w 7th av, 50x103.3. P M. Prior mort \$37,000. June 22, due July 19, 1910, 6%. July 20, 1909. 2:618. 5,000
- Lipman, Samuel to John H Lubbert and ano. 13th st, Nos 209 and 211, n s, 150 w 7th av, 50x103.3. P M. June 22, due Sept 19, 1910, 5%. July 20, 1909. 2:618. 37,000
- Lipman, Samuel to Abraham Goldsmith. 13th st, Nos 209 and 211, n s, 150 w 7th av, 50x103.3. Prior mort \$42,000. June 22, installs, 6%. July 20, 1909. 2:618. 28,000
- Lowden, John to BOWERY SAVINGS BANK. 93d st, No 174, s s, 100 e Amsterdam av, 18x100.8. July 20, 1909, 5 years, 4½%. 4:1223. 10,000
- Lohman, Regina T with Raffaele and Angelo Sirico. 121st st, No 341, n s, 200 w 1st av, 25x100.11. Extension of mort for \$12,000 to July 12, 1912, at 5%. May 18. July 19, 1909. 6:1798. nom
- LAWYERS TITLE INS & TRUST CO with Max Cohen and Emanuel Glauber. 116th st, No 304, s s, 118.9 w 8th av, 18.9x100.11. Extension of mort for \$15,000 to July 13, 1914, at 4½%. July 12. July 20, 1909. 7:1848. nom
- Lent, Solomon to Charles Lanier and ano exrs and trustees Frances A Lawrence. Mott st, No 5, w s, 64.6 n Worth st, runs w 77.9 x s 1.7 to Worth st, No 199, x n e 25.8 x n 9.11 x e 97.8 to Mott st x s 25. July 20, 5 years, 4½%. July 21, 1909. 1:161. 30,000
- McNichols, Mary A to LAWYERS TITLE INS & TRUST CO. 3d av, No 1325, e s, 22.2 s 76th st, 20x67. July 20, 5 years, 4½%. July 21, 1909. 5:1430. 12,000
- Mayer, Isaac and Henry to the SEAMANS BANK FOR SAVINGS in the City of N Y. Broadway, se cor 113th st, 100.11x125. July 10, due July 19, 1914, 5%, to July 19, 1910, and 4½% thereafter. July 20, 1909. 7:1884. 360,000
- McGillcuddy, Joseph with METROPOLITAN LIFE INSURANCE CO. 53d st, Nos 512 and 514, s s, 175 w 10th av, 75x100.5. Extension of mort for \$37,500 to June 30, 1912, at 5½%. July 6. July 16, 1909. 4:1081. nom
- Martin, Erwin P H, Otto L, Wm, of N Y, Erwin A H Martin of Brooklyn, Charles Martin of Borough of Queens, N Y, Michl F Martin of Closter, N J, Bertha Rau of Boston, Mass, Clara Strauch, Kath Ehalt and Lena Kremler of Brooklyn, N Y, to Louis Thurn. 15th st, No 424, s s, 244 w Av A, 25x103.3. Prior mort \$ —. July 10, 3 years, 6%. July 1909. 3:946. 2,500
- McDonough, Ellen to John Hardy. 30th st, No 144, s s, 190 e 7th av, 23x82.7x23.1x85.6. July 2, 3 years, 5%. July 17, 1909. 3:805. 5,000
- MUTUAL LIFE INS CO of N Y with Alice L Brush et al. 34th st, No 136, s s, 325 e 7th av, 25x98.9. Extension of mort for \$50,000 to Aug 1, 1911, at 5%. Aug 7. July 16, 1909. 3:809. nom
- MERCANTILE TRUST CO with Jas B Haggin. Broome st, s w cor Broadway, 200 to Mercer st x 28. Extension of mort for \$375,000 to Aug 14, 1910, at 4¼%. July 22, 1909. 2:474. nom
- Mendelsohn, Sigmund with Simon Jarett. 107th st, No 82, s s, 50 w Park av, 25x75.11. Extension of mort for \$13,000 to Dec 1, 1912, at 5%. July 14. July 16, 1909. 6:1612. nom
- McGoldrick, Helen V and Edwin J her husband to George Brown, of Hopewell Junction, N Y. 150th st, No 458, s s, 266.8 e Amsterdam av, 16.8x99.11. July 15, 5 years, 5½%. July 16, 1909. 7:2064. 7,000
- Mandel, Max to Delia G Levy. Bowery, No 197, e s, 174.8 n Delancey st, 25x150. Building loan. Prior mort \$39,000. July 14, due June 30, 1910, 6%. July 16, 1909. 2:425. 21,000
- Mittelman, Josef to Frances Frey, Jr. 2d av, No 1826, e s, 25.8 n 94th st, 25x79.9. P M. Prior mort \$13,000. July 15, due Jan 1, 1911, 6%. July 16, 1909. 5:1557. 4,000
- Morison, Margaret wife of and Andrew P, of Montclair, N J, to ALBANY SAVINGS BANK. Morningside av West, n w cor 117th st, No 401 West, 100.11x120. July 14, 5 years, 4½%. July 16, 1909. 7:1961. gold, 205,000
- Same to Frieda Thorn. Same property. Prior mort \$205,000. July 9, 2 years, 6%. July 16, 1909. 7:1961. 30,030
- Morison, Margaret and Harry B Davis and Charles Helborn with ALBANY SAVINGS BANK. Morningside av West, Nos 70 to 73, n w cor 117th st, No 401, 100.11x120. Subordination agreement. June 29. July 16, 1909. 7:1961. nom
- Same with Frieda Thorn. Same property. Subordination agreement. June 29. July 16, 1909. 7:1961. nom
- Morison, Margaret and Chas E Ball with ALBANY SAVINGS BANK. Morningside av West, Nos 70 to 73, n w cor 117th st, No 401, 100.11x120. Subordination agreement. July 13. July 16, 1909. 7:1961. nom
- Same with Frieda Thorn. Same property. Subordination agreement. July 13. July 16, 1909. 7:1961. nom
- Morison, Margaret and Henry L Wardwell with ALBANY SAVINGS BANK. Morningside av West, Nos 70 to 73, n w cor 117th st, No 401, 100.11x120. Subordination agreement. July 13. July 16, 1909. 7:1961. nom
- Same with Frieda Thorn. Same property. Subordination agreement. July 13. July 16, 1909. 7:1961. nom
- Morison, Margaret, of Montclair, N J, to Robert M Silverman. Morningside av West, Nos 70 to 73, n w cor 117th st, No 401, New University Court. Assignment of rents to secure 2 notes for \$1,250 each, due Aug 20, 1909. July 15. July 16, 1909. 7:1961. nom
- McGarr, Eugene to Morris H Hayman. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.10. July 1, installs, 6%. July 22, 1909. 7:1935. 9,630
- Same to Joseph J Meaney. Same property. July 1, 2 years, 6%. July 22, 1909. 7:1935. 15,000
- Miller, Adolph S to Joseph H Schwartz. 71st st, Nos 416 and 418, s s, 238 e 1st av, 50x100.5. July 20, installs, 6%. July 22, 1909. 5:1465. 2,000
- McNicholas, Mary A to Otto Hirsh. 3d av, No 1325, e s, 22.2 s 76th st, 20x67. P M. July 15, 3 years, 6%. July 22, 1909. 5:1430. 4,000
- Mora, Joseph with Bertha Picker nee Jacobs. 72d st, No 407, n s, 138 e 1st av, 25x102.2. Extension of mort for \$3,000 to Nov 1, 1912, at 6%. July 12. July 21, 1909. 5:1467. nom
- Marx-Jacobson Realty Co to City Mortgage Co. Delancey st, n e cor Mangin st, 50x100. July 22, 1909, on demand, 6%. 2:323. 10,000
- Same to same. Same property. Certificate as to above mort. July 22, 1909. 2:323. —
- Nicholas, George to Henrietta C S Burley. 36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9. Prior mort \$225,000. July 21, due, &c, as per bond. July 22, 1909. 3:837. 26,753.41
- Napolitano, Maria to Louis Alterisi. Monroe st, No 16, s s, abt 225 e Catharine st, 25x49x25x46. P M. Prior mort \$12,500. July 21, installs, 6%. July 22, 1909. 1:253. 4,000
- Naumann, Henry C to Hyman Starr. Broadway, w s, 125 n 190th st and 125 n land of lots of L Chittenden and land of Joseph Potter, 50x200. July 16, 2 years, 6%. July 17, 1909. 8:2180. 8,500
- Neuman, Moritz and Joseph Berkowitz and ano with Solomon M Landsmann. 2d av, Nos 317 and 319. Extension of mort for \$9,000 to May 1, 1912, at 6%. July 15. July 20, 1909. 3:899. nom
- Norwood Holding Co to Marry Curran. 7th av, No 2299, s e cor 135th st, No 190, 24.11x75. July 1, due, &c, as per bond. July 20, 1909. 7:1919. 6,000
- Nelson, Chas W with George Gerlach. 135th st, No 519, n s, 380 w Amsterdam av, 40x99.11. Extension of mort for \$10,000 to Nov 3, 1911, at 6%. July 15. July 16, 1909. 7:1988. nom
- Nicholas, George to County Holding Co. 36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9. Prior mort \$220,000. July 21, 1909. 1 year, 6%. 3:837. 5,000
- Oakley, Eleanor M and Abbie M Pierce to IRVING SAVINGS INSTN. 21st st, No 29, n s, 375 w 4th av, 25x98.9. July 20, 1 year, 4½%. July 21, 1909. 3:850. 2,000
- Orlando, Bernardo to Consumers Brewing Co. 105th st, No 220, s s, 230 e 3d av, runs e 15 x s 100.9 x n 15 (?) x n 100.9 to beginning. Error. July 15, demand, 5%. July 16, 1909. 6:1654. 1,000
- Otto, Fred to Jacob Kerner. Lewis st, No 159, w s, 62.1 n 3d st, 21.4x75.6x22.1x76.1. Prior mort \$8,000. July 14, due Dec 15, 1910, 6%. July 17, 1909. 2:357. 4,000
- O'Neil, Margaret to EMIGRANT INDUSTRIAL SAVINGS BANK. 128th st, No 212, s s, 175 w 7th av, 16.8x99.11. July 19, 3 yrs, 4½%. July 20, 1909. 7:1933. 8,000
- O'Brien, Mary C to Christian Schierloh. 55th st, No 313, n s, 175 w 8th av, 18x100.5. Prior mort \$14,000. July 15, 1 year, 6%. July 20, 1909. 4:1046. 3,500
- Paoli, Alessandro D to D Brainerd Ray et al exrs Mary E Ray. Crosby st, Nos 35 and 37, e s, abt 135 s Broome st, 50x100. July 15, due Oct 15, 1910, 6%. July 16, 1909. 2:473. 33,000
- Palumbo, Theodore to George Hassler, of Brooklyn, N Y. Ludlow st, No 75, w s, 87.6 s Broome st, 25x87.6. P M. Prior mort \$25,000. July 14, due July 15, 1919, 6%. July 16, 1909. 2:408. 9,200
- Powell, Thomas, of Brooklyn, to Bernard J McCann. St Marks pl, No 28, or 8th st, s s, 386 e 3d av, 26x120. July 16, 1 year, 6%. July 17, 1909. 2:463. 4,000
- Peragallo, Ferdinando and Bernardo to TITLE GUARANTEE & TRUST CO. 112th st, No 243, n s, 125 w 2d av, 25x100.11. July 16, 1909, due, &c, as per bond. 6:1662. 10,000
- Pier, Earl G to Joseph P Reed. Lexington av, No 359, e s, 39.6 n 40th st, 19.9x85. Prior mort \$25,000. July 15, due July 16, 1910, 6%. July 16, 1909 5:1295. 4,000
- Person, Chas A to EXCELSIOR SAVINGS BANK. Broome st, Nos 19 and 21, s w cor Mangin st, Nos 13 and 15, 50x75. July 19, 1909, 5 years, 5%. 2:321. gold 43,000
- Person, Chas A and STATE BANK of City of N Y with EXCELSIOR SAVINGS BANK of the City of N Y. Mangin st, Nos 13 and 15 and Broome st, Nos 19 and 21. Subordination agreement. July 19, 1909. 2:321. nom
- Penzel, Gustav L and Gustav F with Herbert S Rauh. 1st av, No 1584. Extension of mort for \$15,000 to July 1, 1912, at 4½%. July 15. July 19, 1909. 5:1562. nom
- Purcell, Thomas F to Geo Ehret. 2d av, No 1127. Saloon lease. July 17, demand, 6%. July 19, 1909. 5:1414. 1,000
- Pearson, Chas H to LAWYERS TITLE INS & TRUST CO. 140th st, No 520, s s, 255 w Amsterdam av, 15x99.11. P M. July 19, 5 years, 5%. July 20, 1909. 7:2071. 10,000
- Peck, Nathan and Wm J Peck to Sarah K and Ella K Peck. 48th st, Nos 425 and 427, n s, 325 e 1st av, 50x100.5. Nov 1, 1907, demand, 6%. July 20, 1909. 5:1360. 13,500
- Peck, Sarah K with Ella K Peck. 48th st, n s, 325 e 1st av. —x—. Agreement as to part ownership in mort for \$13,500. Nov 1, 1907. July 20, 1909. 5:1360. nom
- Renwick, Harold S to E R Jackson. Washington st, No 228. ½ part. Assignment of rents to secure \$283. July 16, due Dec 1, 1909, July 17, 1909. 1:128. nom
- Ripley, Mary B guardian Sidney D Ripley with Max Heyman et al. 13th st, No 607, n s, 113 e Av B, 25x103.3. Extension of mort for \$23,000 to June 30, 1912, at 5%. June 23. July 16, 1909. 2:396. nom

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Henderson, Lester Q—A W Fraenkle. 1909. 49.86
 Heaton, Wm C—Bogert Flour Co. 1909. 114.91
 Hildebrant, Jacob T—H Goldman. 1909. 162.12
 Harlam, Moses—S Lustgarten. 1909. 495.34
 Isele, Analie & Robert—D S Decker. 1908. 117.96
 Ibert, Frank—Battery Park National Bank. 1909. 503.14
 Johnson, Charles H—E J S Van Houten. 1908. 40.01
 Joline, Adrian H et al—C R Simpson. 1908. 5,275.09
 Kennedy, Matthew D et al—Standard Plumbing Supply Co. 1909. 273.03
 Kelly, John J—W A Coddington. 1906. 68.50
 Kahn, Robert J—E M Rabenold. 1908. 417.65
 Levy, Aron et al—L Markel. 1909. 66.99
 Leberman, Frances—C S Wood. 1908. 127.55
 Levenson, Elias—A Weil et al. 1909. 76.96
 Lash, Sidney R—W H Chamberlain et al. 1909. 48.96
 Lennon, Wm F Construction Co et al—Noonan & Price Co. 1909. 113.53
 Letts, Alonzo W—W Bruggemann. 1909. 30.31
 Levy, Jacob—H Lesser. 1909. 400.89
 Levy, Charles—Sharlow Bros Co. 1909. 39.74
 Lennon, Wm F Construction Co & Samuel Solomon—D Davis. 1909. 59.65
 Levenson, Michael et al—G H Montrose. 1908. 1,231.45
 Linck, John M—C H Parsons. 1909. 278.52
 Moseley, Benjamin E—W B Rainey. 1907. 108.41
 Moore, Henry G—C Stumpf. 1903. 1,787.53
 Same—W Jacobsohn. 1905. 832.39
 Same—R Lonergan. 1909. 6,147.86
 Moskowitz, Louis et al—L Markel. 1909. 66.99
 Merksamer, Samuel—J Rubenstein. 1904. 187.41
 McMahon, John T et al—Harlem Supply Co. 1909. 215.56
 Murray, Joseph et al—W H Hussey. 1909. 1,489.08
 Morris, Martin P—Cherry River Boone & Lumber Co. 1908. 321.45
 Morrison, James F—E P Hatch. 1904. 42.00
 Morris, Martin B—Louisiana Red Cypress Co. 1908. 300.43
 Mendelsohn, Samuel—S Gordon. 1909. 100.73
 Minimax Co et al—G M Wood. 1909. 534.67

Nutt, Samuel D—Scarsdale Pub Co, the Colonial Pub Co. 1908. 67.67
 Neilson, Oscar—West End Mfg Co. 1908. 106.01
 Neuberger, David—R Sichel. 1902. 39.62
 Nocera, Giovanni or John & Rosa—R Hill. 1909. 113.67
 O'Leary, John—R Luongo. 1909. 576.88
 Phillips, Isaac & Manning—M Schnur. 1909. 224.72
 Penfield Wm W et al—E A Acker. 1909. 114.32
 Quinn, W Johnson—M E Lassell. 1909. 124.40
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