

**REAL ESTATE BUILDERS GUIDE**  
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THE TAX RATE in Manhattan for the coming year will be 1.67, an increase of six points over the preceding year, and the best that can be said about the figure is that it might have been worse. At one time it looked as if the increase would amount to more than ten points. Heroic endeavors have been made to keep it down, because of the possible effect of a larger increase on the municipal election next Fall, but the success may be more illusory than real. The result may be only a postponement of the higher rate. It has been confidently anticipated that the tax rate for the coming year would at least remain stationary, but there is no assurance that such will actually be the case. The increase in the assessed valuation of real estate will be larger than it was for the current year, but it will not be so large as it was in immediately preceding years. While an enormous amount of new construction is now under way, it consists largely of fireproof buildings that will not appear in the valuation for the coming year. Neither will there be any very considerable opportunity for raising the valuations of unimproved property. There have not been any marked or extensive increases in ground value during the past twelve months. A fair guess as to the probable increase in assessed valuation would place it somewhere between \$200,000,000 and \$250,000,000, which would yield on the basis of a tax rate of \$1.67, about \$4,000,000 of additional income, and it remains to be seen whether the increase of the Budget can be kept down to that figure, and in respect to this essential element in the calculation one man's guess is as good as another's. Of course the most assiduous and determined effort will be made by the property-owners' association to prevent the increase of appropriations, but the mandatory increase will not be far from the figure named. They may succeed in keeping the increase in the Budget down to the estimated increase in income, but it is doubtful. No provision has as yet been made for really substantial economies, and the Record and Guide doubts whether such economies will ever be effected until some such reorganization as that embodied in the new charter has been successfully consummated.

IN VETOING the proposed new Building Code, Mayor McClellan did only what his character and record would lead his constituents to expect, and the reasons he gave for his action were unimpeachable. Rather no revision at all than such an entirely unsatisfactory revision as that which the Board of Aldermen adopted. What the ultimate effect of the mayor's action will be remains to be seen, but it is wholly improbable that a substantially better code will ever be passed by such a body as the Board of Aldermen. The only point of view from which the average alderman ever thinks of considering an alteration in the building regulation is the effect of such an alteration on the interest of his acquaintances or friends. In certain general respects he simply accepts the advice of experts, but whenever experts disagree and whenever a proposed regulation either threatens or benefits important building interests, his vote one way or another is merely a matter of political or personal influence. The majority of the board will not consequently pay the least attention to the Mayor's veto message. Their attention will be directed to the all-important task of trying to overcome its consequences. If the matter comes up again in the Fall it is wholly improbable that the board will pass any code that will meet the Mayor's objections

to the one he has just vetoed. The whole business will in all probability be postponed until after the election, and the kind of code which the city will ultimately get will depend upon the results of the Fall campaign. If a Mayor is elected who is willing to obey the orders of the machine, an attempt will be made to enact the code approved by the majority of the Board. On the other hand, in case some independent candidate is elected, or in case the victorious candidate proves to be, like Mayor McClellan, a man of independent disposition, some compromise will have to be arranged. The strength of the political and business interests that are contending over this matter are so considerable and are so nearly equal that in any event the ultimate result will probably be in the nature of a compromise.

THE very general opposition of the real estate and building interests to the code approved by the majority of the Board of Aldermen had much to do with its temporary or final rejection, and the organizations which participated in this successful protest should not let the matter rest as it is. They should not confine their efforts merely to protesting against a vicious and over-stringent set of building regulations. They should use their influence on behalf of a code designed particularly for the purpose of improving the general standard of building at the smallest practicable cost to the builder and to the community; and they should have a code prepared that would meet these two essential needs. The general nature of such a code has already been indicated by Mr. Ernest Flagg, who deserves the thanks of the whole real estate and building interests for the energy and ability with which he has insisted upon the necessity of keeping down the cost of fireproof structures and of so encouraging their erection. Upon the desirability of the specific proposals made by Mr. Flagg in his address and published in the last issue of the Record and Guide there is no need of commenting. The best method of giving effect in detail to Mr. Flagg's general idea must of course be exhaustively considered by experts; but there is absolutely no doubt as to the validity of the idea itself, and of the interest which real estate men and builders have in supporting it. What New York needs is a code which will encourage the largest possible amount of fireproof building and the highest practicable standard of fireproof construction. The existing code and both of its proposed revisions, establish standards of fireproof construction which unnecessarily increase the cost of sound building methods, the consequence being that necessarily the great majority of the buildings erected are inflammable and the city is constantly threatened by the awful loss that would result from a widespread conflagration. Little is being done to lessen this danger. Nothing would be done by the proposed new code. Its consequence would be to increase still further the cost of fireproof construction, and to afford builders an additional inducement to avoid it. On the other hand the increasing cost of wood and the diminishing cost of certain fireproof materials have made it possible to increase the general standard of building without imposing any additional burdens on the builder. A sensible code should take advantage of this fact, but such a sensible code will never be either framed or adopted unless the real estate and building interests actively and assiduously insist on its adoption.

THE PUBLIC SERVICE COMMISSION has, we believe, made a mistake in drawing up the list of express stations for the Broadway-Lexington route. It has not provided for any points at which express trains will stop between Canal street and 42nd street, and between 42nd street and 86th street. Such a distribution of express stations would result in a great deal of inconvenience to the traveling public. The aim of the commission should be to provide every important crosstown street with at least one express station. The existing subway gives one each to 14th and 42nd streets. A Seventh avenue subway, whenever it is built, must have an express station at the Pennsylvania Terminal, thereby satisfying at least in part the claim which 34th street and Greeley Square can make for this essential convenience. There remains 23d and 59th streets, and the Record and Guide believes that these streets should be provided with express stations on the Broadway-Lexington route. Twenty-third street and Madison Square are becoming a much more important business center than 14th street ever was—one of the most important in the whole of Manhattan; and it is not fair to the huge business population of this neighborhood to deprive it of the advantage of an express service. The enormous future



importance of the Queensboro Bridge and its traffic gives 59th street an equally strong claim upon an express station. Such an arrangement would involve the abandonment of the 42nd street station, which would undoubtedly spell inconvenience to many people, but fewer people would suffer in consequence of the want of such a station at 42nd street than would suffer from the absence of stations both at 23rd and 59th streets. Expresses on the present subway stop at 42nd street, and the proposed new route merely parallels the line of the existing subway south of that point. The great majority of passengers who wished to reach the Grand Central Station quickly could almost, if not quite as easily travel by the Fourth avenue route. Property-owners interested in 23rd and 59th streets should protest vigorously against the way in which the commission proposes to discriminate against these important streets.

### HARD FOR REAL ESTATE.

To the Editor of the Record and Guide:

In your editorial columns of the 17th instant you speak of the migration to New Jersey naturally to be expected from the opening of the Cortlandt st terminus of the McAdoo tunnels, and state that it will be at the expense of certain living quarters of Manhattan and Bronx. This feature and consequence being recognized, the question arises can anything be done to stem the tide and counteract the effects of the tapping of the population of New York proper?

Why are we Manhattanites paying millions for new bridges—the Queensboro and the Manhattan—and allowing them, and the "tubes" as well, to draft away population into Long Island and New Jersey with no reasonable prospect of recruiting the dwelling house population, especially the class that support the small avenue storekeepers, who can hardly make a livelihood as it is when the large department stores "centralize" the trade formerly given to these provident trades people?

And when one considers that Manhattan real estate pays, substantially, for the piper's tune, he wants to know if there is no relief possible from the additional increase in the tax rate just determined upon. May it not be found feasible to devise some other form of revenue to help pay this burdensome and inconsistent charge imposed on the real estate interests, in view of the fact that the personal tax system now in vogue (?) is repudiated?

The writer understands, while on this latter subject, that in certain States the "penalty" is but four-tenths of one per cent. personal tax charge. Could it not be legislated in this community so that a discrimination might be made and the personal tax made less than one and two-thirds per cent.? In that case some people who now swear off entirely on the percentage demanded might take a "civic pride" in paying a small amount (especially if given public credit) toward municipal expenditures.

158 Broadway.

LEWIS PHILLIPS.

NON-UNION TRIM, a long-standing cause of trouble, was the reason for a number of trades quitting work on a building at 7th av and 58th st. The elevator erectors, marble cutters and polishers, steam-fitters, electricians and tile-layers struck in sympathy with the carpenters, who objected to the manufactured trim because it had been made outside of the city under non-union conditions. But all the men are now back to work, and it is said on behalf of the General Arbitration Board that the charges against five of the unions for violating the arbitration plan will not be pressed. We are informed by the Secretary of the District Council of carpenters' unions that the journeymen carpenters have all the work they can do, though these unions are not now under the arbitration plan. The demand for tile-layers is even greater than the supply. Slow delivery of structural steel is the principal difficulty which the building trades have to contend with at present. This is delaying a good deal of work, and has set back some of the trades, as for example bricklaying. Common brick has fallen in price this week in consequence. Portland cement has had a small advance, as the effect of the increasing demand from all over the country, but is still obtainable at moderate cost; and it may be said of the quotations for all the fundamental materials that they continue comparatively low. Prices, however, are generally in the ascending scale—and the recessions can be only temporary—for is this not a bull market? Plans filed are fewer because of the vetoing of the proposed new building code, which would have increased the cost of fire-proof construction. In building circles there is a general feeling of relief that the ordinance has been disposed of. Some of the new building projects are highly important, which does not necessarily mean that they are extremely costly. They are important because they indicate a good distribution of work as regards the variety of trades to be employed thereby. Large apartment houses for upper Broadway and large loft buildings in midtown, with all kinds of alteration projects intermingled, are very representative of the desirable kinds of work that are now coming ahead. Building money is in good volume at

fair rates on approved plans, and it is to be noted that the character of the work in hand this year is of a higher general standard than New York has ever seen before.

### THE BUILDING CODE VETO.

A profound silence has reigned since the hurrahs for the Mayor's veto of the proposed building code subsided. Mr. McClellan found that he could not save an intelligible and workable remainder after crossing out parts to which there was, in his view, many serious objections, so he disapproved of the measure as a whole. Seven objections he specified carefully in his veto message.

"I went over the entire code very carefully," said the Mayor, "and concluded that the best way would be to send the entire draft back to the Aldermen. There are some good things in the code and some bad things, and I have no doubt the Aldermen will make the necessary changes."

The expectation is that code revision will not be taken up again until the complexion of the next Board of Aldermen has been determined by the November elections. In the meantime Chief Engineer Lewis will have made the experiments with building materials which the Mayor has directed. Outside of political circles the action of the Mayor seems to have caused no regret, and so far as heard from it has left no sting anywhere. Alderman Doull says he is satisfied, and that he would like to make an offer to the Mayor to draw up a new code with the assistance of his experts that would be satisfactory to the Mayor, to the building interests and the public at large.

How to obtain a suitable code is a subject to which much thought is being given. Already there is a strong body of opinion that the Board of Aldermen, however competent some of its members may be, is not the best source of authority. In this connection much consideration has been given to the opinions expressed by Ernest Flagg. A prominent representative of the concrete interests, Mr. J. H. P. Perry, of the Turner Construction Company, remarked this week:

"In view of the fact that for the half year ending July 1, 1909, building operations in New York City reached a total of \$149,000,000, or very nearly one-half of the total expenditure for building construction in the United States for the same period, the framing of a new building code for the city should be handled with great care.

"The constantly increasing demand among business men throughout this country for a tariff commission composed of experts competent to pass upon the technical details which go to make up a tariff is of interest in view of the expression of opinion frequently heard in connection with the preparation and passing of a building code by the Board of Aldermen in this city.

"When it is remembered that a building code is essentially the police regulation for building work and that at the same time, though to some minds illegally so, a specification for such construction, it is easily seen that a non-technical board composed of politicians is not a fit body to draft such legislation. This is emphasized by the fact that after a large number of public hearings had been held by the Building Committee of the Board of Aldermen, at which leading experts in different structural lines had appeared, the recommendations submitted to the committee were in almost every instance ignored, largely possibly through non-appreciation of their technical importance.



"The drawing of the building code should be given into the hands of a committee of five, and certainly not over seven members, properly paid, who could investigate similar laws in the cities of this country as well as in the larger European capitals. This committee, after preparing a tentative code, should hold hearings to which would be invited leading builders, architects and engineers so that the code as finally submitted to the Board of Aldermen for adoption would comprise, first; the best features of the codes of the other cities, and as well, represent the expert opinions on new sections not covered by old codes.

"A step in the right direction was made by Mayor McClellan in instructing Mr. Nelson P. Lewis, chief engineer of the Board of Estimate and Apportionment, to conduct experiments and prepare accurate stress tables and data with regard to cinder concrete construction so that the Board of Aldermen might have reliable and non-partisan information before it to aid it in framing suitable legislation."

HON. PATRICK MCGOWAN, who gracefully represents the city whether the Mayor be here or elsewhere, deplors that the boroughs of Manhattan, Brooklyn, Richmond, the Bronx and Queens are lagging behind in developing their transit facilities, and that the McAdoo tunnels will draw residents of New York over to New Jersey. Fortunately, old New York has the population to spare. There will always be plenty of oil in her cruse.

MAYOR McCLELLAN acted with good sense, political courage and a full understanding of his official duty when he vetoed the Aldermen's proposed building code. He came back to New York from his vacation to assume the responsibility, and he assumed it squarely.—N. Y. Sun.




CONSTRUCTION


## REASONS FOR THE MIDTOWN BUILDING BOOM

The Relation Which Locality and Construction Bear to Each Other—The New Loft Buildings of 26th and 27th Streets—Interesting Views of Experts in that Section



OST of the brilliancy in Manhattan building operations is being focused into the Midtown sections. Downtown there are as yet but few works of note to study—no skyscraper race to watch. The work is in the new commercial districts and the particular one to be referred to at this time is embraced in 26th and 27th sts, between 4th and 7th avs. Here are to be found a dozen loft buildings of the first class in course of construction, and several more

that have just been completed.

New York real estate operators are remarkable for seizing an opportunity quickly and making the most of it in short order. They cannot always work out their plans that way, but it is generally their aim. There is a reason. This is a case in point.

say, "the principal loft centers were south of 14th st. They are there yet; nothing has come to displace them or lessen their number. A good many loft buildings were hard to rent then, and there are a good many to rent still." Which is not an argument that there is not the best kind of a demand for large and well-lighted lofts in central sections, where the business is to be had—the business of the firms who are eager to rent such lofts. There may be too many of the kind that are hard to rent, but evidently not of the kind which previous to the panic were being erected in the midtown section between 14th and 23d sts, and now have crossed 23d st and are taking possession of a new field.

### 1. FEATURES OF THE DEMAND.

Brokers who have studied this demand, for example, the firm of S. B. Goodale & Son, of West 27th st, have observed several things connected with it. You can be certain that they



A WEST 27TH STREET IMPROVEMENT.

Buchman & Fox, Architects.

A 12-story and basement loft building in course of erection at 119-133 West 27th street for the Realty Holding Company. This is one of three operations by the same company.

The development has a number of interesting aspects which real estate experts are studying, and let it be said that such speculations as these, involving millions, are not worked out until after they have been made the subject of a great deal of study.

A number of the matters that must be considered at such a time group themselves under three general heads: (1) the demand, (2) the location, and (3) the architecture and construction of the buildings. As to the first, it is often said that the city is being overbuilt with lofts. Most critics have this fear, and this is how they substantiate it: "Twenty years ago," they

as well as all the builders and operators in the district have carefully investigated whether or not business needs larger and more commodious quarters, and if such could be built and rented for rates that could be met by those firms which find themselves either disadvantageously situated in another part of the city, or who require more floor space than they can obtain in the buildings where they now are.

### GETTING NEAR THE BUYERS.

The firm of Goodale & Son have noticed that manufacturers of fine ladies' wear, for example, want to get uptown in order to be near the buyers. The visiting buyers, as well as the resi-



dent buyers, are now to be found uptown rather than downtown, and it is easier for the salesman to get them to come over to see their lines if their salesroom is close by. Buyers from other cities are no longer to be found in equal number in the old downtown hotels; in fact, a number of the old hotels have disappeared themselves, because of the migration.

#### THE IMPORTANCE OF LIGHT.

Builders also understand that good light is a strong determining factor. Manufacturing firms are anxious to get good light and to be assured of its continuance. For that reason some owners are leasing adjoining houses on either side in order to control the light. Mr. Andrew J. Kerwin did this in the fine building which he erected as owner and builder at 27-35 West 24th st (100x98.9, eleven stories). He leased the dwellings on either side, and so has protected his tenants' light. This building Mr. Kerwin leased for \$85,000 annually, which is almost the record for that class and size of building. For the store and basement he obtained \$16,000, and for the first and second floors, \$8,000 per floor. One tenant occupies the four floors, paying \$24,000 per year. The third, fourth and fifth floors are also rented together to one tenant, who pays \$7,500 per floor, or \$18,500 in all. The sixth, seventh, eighth, ninth and tenth floors are rented at \$7,000 each, and the eleventh floor for \$7,500.

It is said that the success of this building started the big movement which is destined to make over the section between 23d and 34th sts. S. B. Goodale & Son sold Mr. Kerwin the site, and as a necessary preliminary outlined the operation for him just as it has turned out to be. Goodale & Son had long "preached" the convenience and bright future of the section. Sixth av was long a problem to them, as to everybody, but the coming of the Gimbel store has decided its future in the best possible way.

#### GET BACK FROM THE STREET LINE.

They strongly advise that builders make a covenant to place their buildings back from the line ten feet. The light would be greatly improved by so doing in all the cross streets destined for improvement. Years ago there was such an agreement in 25th st, and also on the north side of 24th st. While it makes the buildings shorter, it gives so much better light that the buildings are more desirable as investments.

Goodale & Son, moreover, are of the opinion that the next street to receive attention from builders and operators is 25th. "Manufacturers of fine ladies' wear find it to their advantage," they said, "to be in pleasant surroundings, commodious, well lighted and near the retail and hotel centers. If a firm have their office in one place and a factory in another part of the city, they must use a high priced man in between, and they can save five thousand a year by having office and factory combined, as in these new buildings."

#### 2. THE LOCATION.

For loft buildings commercial necessities now select the best locations, and also define the building plans. Both are an evolution, the effect of processes as scientific as anything can be in city building. In a sense the locality is as much a manufactured product as the building is the product of certain processes in mechanics. For a generation a series of city squares remain a social and business void. Residential population has moved and stable business activity has not yet arrived. It is a real estate desert. Suddenly certain changes are made in the city map. A rapid transit line is cut through on the east side, another goes through on the west side, a great trunk line railroad bores a tunnel across on the north side, and other similar revolutionary changes in the local geography are made, so that the once forsaken locality is entirely a different place. It has become a center instead of continuing a dead end; and the railroad builders have thus manufactured a new field for builders' operations.

During the renting season of 1908 a few far-seeing operators and builders noticed that there was a lack of new loft buildings to meet the demands of tenants in 24th, 25th, 26th and 27th sts, especially west of Broadway and over to Seventh av. The three or four buildings then in existence were readily rented, notwithstanding the depression in the business world. The objections to 28th and 29th sts were and are the antiquated car lines that interfere with shipping and receiving goods. As regards 30th, 31st and 32d sts, values were considered too high for the purposes of these particular operations, on account of the nearness of the Pennsylvania station.

#### WHAT BUILDERS PAY FOR LOTS.

"Consequently," said Messrs. Heil & Stern, who are prominent in the real estate affairs of that section, "27th st became the first street of importance in this new movement. Lots sold in 27th st, between Broadway and 6th av, one year ago at from \$2,200 to \$2,400 a front foot, and in the most recent sale a single lot in this street was sold for \$4,000 a front foot.

"Between 6th and 7th avs lots in January, 1909, were sold for \$1,500 a front foot, and a 50-ft. plot was sold just a few days ago for over \$2,200 a front foot. On this street there are now being erected seven 12-sty loft buildings, involving a cost of over \$1,800,000.

"While this was going on in 27th st, 26th st naturally felt the effects and became active; and in this street lots have risen in value 20 to 25% during the past six months, and there are now

being erected four new buildings, involving a cost of over \$1,000,000.

"The builders feel somewhat elated over the very good showing that has already been made by the large amount of space rented at this early date. We are of the opinion that the next street to feel the effect of this movement will be 25th st, it being the only street with the advantages that 26th and 27th sts possess, and lots can still be secured at prices that will appear cheap in one year. Loft buildings are more in demand by investors today than ever before, and the builder, with the assistance of the very easy money market, will be able to dispose of his product at completion, for he is not worrying about renting."

#### 3. ARCHITECTURE AND CONSTRUCTION.

On Manhattan Island the relation between the place where a building is to stand and its bulk, construction and architectural style is very close. Name the site and the experienced architect or builder will picture in his mind's eye the building that must go there, for economic reasons. The new buildings in the district under consideration will belong to the same general class, but will be divided into two orders through differences in architectural design following from differences in situation. Those west of Broadway are being erected on inside lots, and those on 4th and Madison avs have corner sites, and two facades to be ornamented.

A good standard was set in the 12-sty building erected by the West 26th Street Corporation, Emanuel Pilpel manager, and completed last Spring at Nos. 37-43, from plans by Neville & Bagge. The building was equipped with a ventilating plant, with Otis elevators having emergency doors, with a sprinkler system, a double water supply by pressure and gravity, fireproof stairways of steel construction entirely separated from the elevator hatchways, fireproof wood floors, mail chutes, kalamein front doors, window frames and sashes.

Three of the new loft buildings in West 27th st are being erected by the Realty Holding Company (Nathaniel J. Hess, pres., and E. H. Hess, vice-pres. and secy.), under the supervision of the agents, the firm of M. & L. Hess. One is at Nos. 40 and 42, on a plot 46x99, from plans by Buchman & Fox. The same company is erecting a new loft building of similar description at 22 and 24 West 27th st, and a larger one at 119 to 133 West 27th st, on plot 175x99. (See illustration.)

The last named building really consists of two separate buildings, with individual equipment. Entire floors may be had, however, with the center wall removed, giving one continuous floor extending through both buildings. The lofts in Nos. 119-127, with surface dimensions of 100x98.9, will rent for \$6,000 each, or about 60 cents a square foot. The store and basement in this building are scheduled at \$9,000. In the other section of the building (if considered as one), or Nos. 129-133, the store and basement are rated together at \$6,500, and the lofts at \$4,250 each. Sprinkler systems will be installed.

The 12-sty office and loft structure to be built by the Iselins at Madison av and 27th st, opposite Madison Square Garden, from plans by Maynicke & Franke, will cover a plot of 15,000 ft., extending through to 26th st. It means the conversion of this old residential section to retail trade. The Messrs. Adrian, Columbus and Ernest Iselin are operating as the "Neptune Realty Company," and upon the completion of the building it will be taken over under a lease by the Improved Property Holding Company, of which Henry Corn is president. Charles A. Cowen is the general contractor.

#### ON FOURTH AVENUE.

Good progress is being made in excavating for the 16-sty building which the Andrew J. Robinson Company, as general contractors, is to erect for H. Fillmore Hyde at the southeast corner of 27th st and 4th av, from plans of Charles A. Valentine. The Thompson-Starrett Company, as general contractor, is excavating the block front between 27th and 28th sts for the Bryce and Hewitt buildings, from plans of Clinton & Russell; and at the northeast corner of 26th st a 12-sty loft building is to be erected for the Putnam Holding Company from plans by William C. Hazlett.

VACUUM DUST COLLECTORS are being vigorously pushed in this market, with the probability that they will be soon followed by a variety of labor-saving utensils and appliances for use in dwellings, warehouses, churches, halls and clubs, as well as office buildings, theatres and hotels. British and European cities are greatly interested in these inventions. In the windows of drapers, hardware dealers, and other mercantile concerns, including some of the most prominent wholesale and retail firms, vacuum cleaners are conspicuously displayed and advertised. The principal vacuum cleaners offered for sale in the British Isles are British, American and French patents. Under the new British patent act, goods made under foreign patents must be manufactured in Britain. The different types of hand-operated vacuum cleaners in the market there range in price from \$66.42; the electrically driven, from \$71.54 to \$168.42; water power, ordinary pressure vacuum cleaners, \$121.66, plus cost of installing; water power high pressure, \$292, plus cost of installing. The public everywhere is being educated in the use of vacuum cleaners, with the result that more and more frequently they are becoming a fixture of the establishment.



# THE AMERICAN CEMENT INDUSTRY.

## And the Part that the Hudson River Will Play in the Future— Views of E. C. Eckel, and the Government's Annual Report.

THE new position and prominence which the Hudson River region is taking in the Portland cement trade are made the subject of the principal remarks in the annual report on the cement industry of the U. S. Geological Survey. The report came to hand this week in the form of an advance chapter of "Mineral Resources of the United States." It was written by Edwin C. Eckel, C. E., the same who recently located the new plant of the American Portland Cement Company at Poughkeepsie. Mr. Eckel is surprised that New York State (of course he means more particularly the Hudson River counties, for he does not care to direct too much attention to the matter) has not assumed a more prominent position in the Portland cement industry. It is the greatest wonder in the business world why the unsurpassed advantages of the Hudson River towns for manufacturing of many kinds have not been more largely availed of. It must be because the main principle and factor, the market, which means the dividends from the business, is neglected. The Hudson River region has always had every facility for manufacturing that New England has had except water-power in great abundance. But it has had cheaper coal and it has been nearer to market.

The Lehigh is the largest producing district for Portland cement in the country, and owes its prominence to the possession of good raw materials, good labor, fairly cheap fuel and excellent rail facilities. But, says Mr. Eckel, "just as the future of the Pittsburgh steel district is definitely limited by the growth of production at Gary, Buffalo, Birmingham and the Atlantic plants, so the Lehigh district is now facing similar limitations. Each year witnesses a marked narrowing of the profitable market area for cement made in the Lehigh district. The existing plants in western Pennsylvania now control the situation, during ordinary years, in that direction, while existing and prospective plants in West Virginia, Virginia and New York will more and more restrict shipments to the South and East."

### THE STATUS OF NEW YORK AS A CEMENT PRODUCER.

In view, says Mr. Eckel, of the relation of New York State to the early history of the cement industry in this country, it is a matter of surprise that the State has not assumed a more prominent position in the present stage of the industry. A very casual examination will show, he says, that its supplies of available raw materials are large, and that it contains or gives ready access to a number of important markets. The fact that during 1908 it ranked eighth among the States as a cement producer is therefore to be explained otherwise. He then adds:

"New York State at present contains a number of Portland cement plants, but even the successful ones have been able to exert little influence on the industry at large. This is chiefly due to the manner in which they were located, when regard was paid chiefly to the limestone supply and only secondarily to questions of market. To build a cement plant so located as to yield only cement may be an interesting technical operation, but it is not good business. In order to be satisfactory industrially, a plant should produce dividends as well as cement. In the past history of the New York industry this fact seems to have been overlooked.

"When the situation is examined critically, with markets, routes, and raw materials all in mind, it will be seen that there are only a few locations in New York where today the erection of a large plant would be justifiable. In the writer's opinion the number of such areas or localities DOES NOT EXCEED FOUR. To put the matter in another way, the erection of large plants at each of these localities WOULD DOMINATE THE CEMENT TRADE NOT ONLY OF NEW YORK BUT OF NEW ENGLAND AS WELL. To add to the interest of the situation, it may be noted that in three out of the four critical areas the raw-material supplies were geographically so compact that it was by no means impossible for one company to secure complete control of all the really available rock.

"In order to compare the ideal with the actual New York locations, it can be said that a year ago three of the controlling areas were not held by any cement company; the fourth was occupied by a company which for many reasons could not avail itself of its natural advantages of location. The last twelve months, however, have brought about many changes in the cement trade, and the readjustments in New York are not among the least of them. Of the four locations noted, that at Hudson is now controlled by leading interests in the Atlas Portland Cement Company; two of the other areas are held by another established cement company, and the fourth may be developed in the near future. The result of these acquisitions is that New York State will have a new series of modern and well-located plants, and that its output may then approximate that of Indiana."

Counting the Rosendale mills with the Portland mills, New York has more mills than Indiana has now, as the latter has but 7 Portland and 12 Natural cement mills; while New York

has 9 Portland and 15 Rosendale (or natural) mills. In fact, Pennsylvania is the only State having more cement mills of all kinds than New York, and her majority is only 2.

### PRODUCTION AND PRICES IN 1908.

The total production of all kinds of cement in the United States during 1908, as shown by returns just compiled by the United States Geological Survey from all cement producers of the country, amounted to 52,910,925 barrels, valued at \$44,477,653. The total production in 1906, two years before, was 51,000,445 barrels.

THE PORTLAND CEMENT production alone showed a decrease in 1908 as compared with 1907, in most of the Eastern and Southern States, the loss being greatest in Pennsylvania, New Jersey, New York and Michigan. This decrease in the East and South was offset, however, by remarkable gains reported by plants in the Middle West and on the Pacific coast, returns from Indiana, Illinois and California showing large increases over the production in 1907. The total production of Portland in 1908 was 51,072,612, valued at \$43,547,679, as against 47,785,390 in 1907, valued at \$53,992,551.

The average price of the entire Portland cement output in 1908 was only 85 cents a barrel—36 cents below the average price in 1907. The 1908 price is the lowest on record, the previous low point—88 cents a barrel—having been reached in 1904 as the result of business depression in that year.

In 1897 the total Portland output of the entire country stood at only 250,000 barrels, as against a production of 6,900,000 barrels of natural cement.

In view of trade conditions last year the matter for surprise is not that the increase in output is so small, but that there should have been any increase at all. The producing plants in 1908 numbered 98, as against 94 in 1907. New York State had 7 plants in operation, Pennsylvania 17, Michigan 15, Ohio 8, Indiana 7, Kansas 7, Illinois 5, Missouri 4, California 4, New Jersey 3, Texas 2, Oklahoma 2, Colorado 2, Utah 2, Alabama 2, Washington 2, Iowa 1, Kentucky 1, Tennessee 1, South Dakota 1, Arizona 1, Maryland 1, Virginia 1, Massachusetts 1, Georgia 1.

THE NATURAL CEMENT produced in the United States during 1908 amounted to 1,686,862 bbls., valued at \$834,509, as compared with an output of 2,887,700 bbls., valued at \$1,467,302, in 1907, a decrease in 1908 of 1,200,838 bbls. or over 41 per cent. in quantity, and of \$632,793, or over 43 per cent. in value. The year 1899 was the biggest producing year in the history of natural cement, when the total product amounted to 9,868,179 bbls.

Natural cement was produced in 14 States in 1907, but in only 12 States last year. New York, the largest producer, worked only 6 plants out of 15 in 1908, and produced but 623,618 bbls., as compared with 947,929 bbls. produced by 15 plants in 1907. In all the States, a total of only 25 plants were in action last year and 27 remained idle.

PUZZOLAN CEMENT, made by mixing blast furnace slag with slaked lime, was manufactured during 1908 at a number of plants in the United States. The output reported for 1908 was 151,451 bbls., valued at \$95,468. This shows a heavy decrease when compared with the production reported for 1907, which was 557,252 bbls., valued at \$443,998.

There are at present at least 10 plants equipped for the manufacture of puzzolan cement in the United States, though it is difficult to ascertain how many of these have been completely or partly dismantled. Only four plants reported production in 1908.

The imports of foreign cements during the year 1908 amounted to 842,121 bbls., as against 2,033,438 in the year 1907. The exports of hydraulic cement last year amounted to 846,528 bbls., as compared with 900,550 bbls. in 1907. There are excellent reasons for trying to increase this export trade. Approximately, the apparent consumption of Portland cement in 1908 was 51,068,505 bbls., compared with 49,918,278 in the year 1907, and 48,153,618 in 1906.

TWO MAGAZINES that should be in the hands of those interested in cement house construction are the "Architectural Record" for May and the "Cement Age" for the same month. Both contain much of great interest and value relating to the subject of concrete dwellings. In view of the fact that the architects as a class have from the beginning expressed a reluctance to encourage concrete construction, the thorough treatment of this subject by the "Architectural Record" is noteworthy. Concrete has forced itself to the front and has compelled the attention of the architect and builder. Concrete renders possible imperishable structures and it offers protection against fire; its outward appearance may be made wonderfully attractive and pleasing to the eye, and as investments concrete structures are extremely satisfying to the owners.—Monthly Bulletin of the Universal Portland Cement Company.



### REFORMING AN ENGINE ROOM.

At the beginning of this year a firm of supervising engineers were retained to reorganize the engine room of a certain hospital in this city. An examination of the fuel showed that the institution was getting but six million heat units for a dollar. Now they are getting ten million B. T. U. per dollar. The boilers were found to be scaled, and they were cleaned.

Steam traps were found leaking, thus blowing high-pressure steam to waste, as well as increasing the back pressure in the engines. The hot-water system was changed so that exhaust steam was used instead of live steam, which makes an important saving for a hospital. Three pumps were found to be constantly overworked, and also in bad condition. Besides repairing these, numerous water leaks were stopped, leaving less pumping to do.

The returns of hot-water and steam from the house-heating system were running directly into the river, wasting heat and water, also increasing the pumping, and hence, in turn, the final bill. The water system throughout the house was unreliable, and sometimes a pressure failed, owing to large leaks in the pipes. The piping in the engine-room showed many feet of useless pipe, yet it was not so connected that pumps could help out each other in case of fire or low water in the roof tanks, or in any other emergency. This was altered.

Impaired piping in the boiler-room was replaced, the fire-alarm system put in perfect order. Instead of coal at \$4.10 a ton, low grade fuel at \$2.25 per ton was substituted, and fewer tons are used daily than were used of the expensive coal in the past. The coal bill during March, April, May and June of last year for this hospital, which does not rank as a very large one, was \$2,148.57, and the bill for the corresponding period this year was \$1,144.10, a saving in four months of \$1,004.47.

The cost of all repairs made during the six months that the supervision has been exercised has been less than the repair bill for the similar period last year, and the management has saved in the six months an amount equal to the cost of the improvements to the plant, plus the supervising engineers' fee, and has remaining a surplus of profit.

### WHAT CONCRETE CONSTRUCTION COSTS.

With reference to the relative cost of reinforced concrete compared with structural steel construction, Mr. J. H. P. Perry told the Modern Science Club of Brooklyn that concrete can be put up at a saving of from 10 to 15 per cent., on the same plans. There are several actual cases, he said, which may be cited where bids have been received by the architects for a building which could be constructed either in steel or concrete, and in every instance, for industrial purposes at least, the concrete figure had come under the structural steel figure by from thirty to forty thousand dollars on a quarter of a million dollar and larger propositions. This was owing to the expensive fireproofing of every structural member—beams, columns, girders, brackets, etc., with terra cotta, brick or concrete. The steel skeleton can be run up cheaply, but before the building is completed its cost goes over concrete most appreciably. The vibration in a steel building was liable to cause occasional trouble and there was always the question of rust and depreciation.

With reinforced concrete structures, however, the steel used consisted of small sized bars or wire, all of which was fully protected by concrete. Baltimore and San Francisco had demonstrated beyond dispute the effectiveness of the concrete protection to steel under fire action. The Prussian government and numerous other investigators had made futile further discussion of the rusting possibilities of steel bars imbedded in concrete. Tests of blocks under water, in steam baths, in sulphur vapor, and under pressure proved the impermeability of concrete and its consequent prevention of rusting.

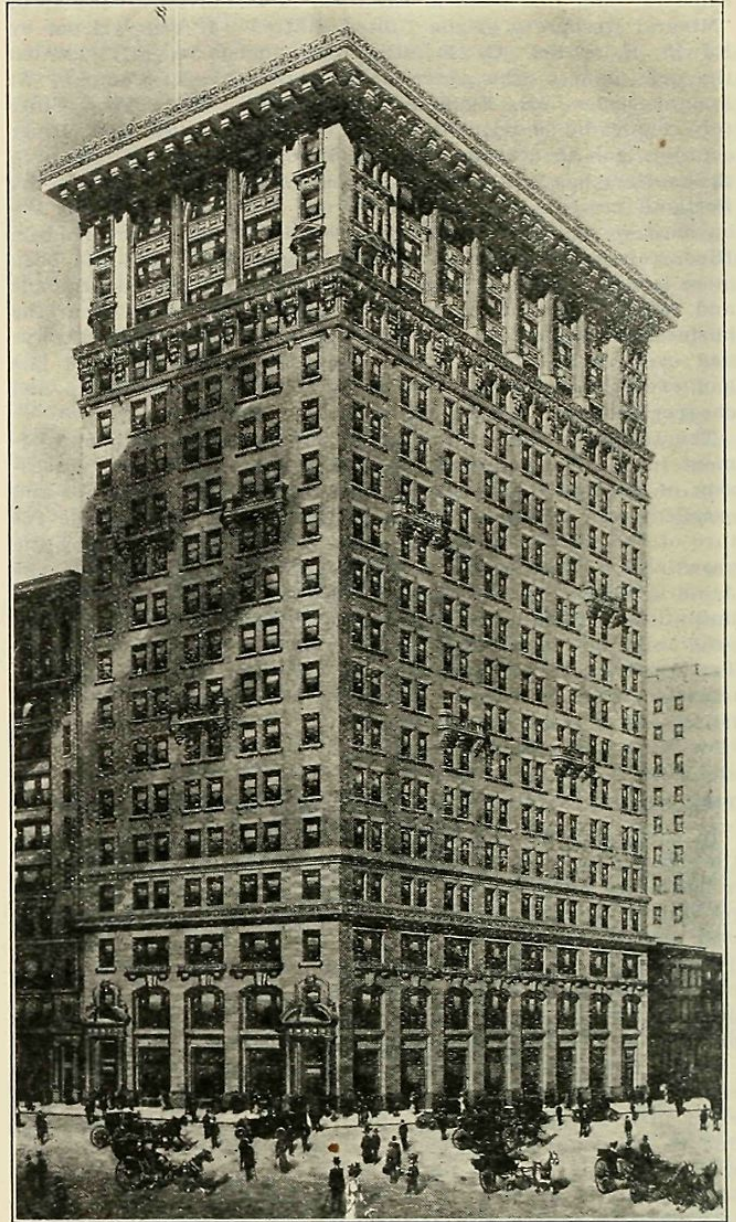
### RUSSELL STURGIS' OPINION OF FIREPROOF CONSTRUCTION.

In some reminiscences of the late Russell Sturgis, his office associate in early years, Peter B. Wight, of Chicago, tells in the August Architectural Record of the attitude of Mr. Sturgis toward fireproof construction. The great critic saw the opportunities for a newer artistic expression in architectural design in the use of new materials, as an extract from the following letter written by Mr. Sturgis to Mr. Wight in 1902 will show:

"My own feeling about the matter is that the mere exclusion from buildings of all materials that will burn is really easier than the architects will admit. I think that it is only the unwillingness to adopt such novel principles of design as the really fireproof construction would involve that prevents the improvement needed. If you or I were to be left a free hand to build without wood, our building would look very different from the old wooden buildings; it would be none the worse in design, probably better, but it would look very odd. Well, you and I have never been so very much afraid of making things look odd. Sometimes good architectural art is only to be advanced in that way, namely, by somebody bold enough to be an innovator."

### A COMING FIFTH AVENUE BUILDING.

Notable among the structural improvements coming on along 5th av, south of 23d st, is the new commercial building, to be known as the "Merchants' Exchange," and which is being constructed by the Merchants' Exchange Building Co., of which Henry Corn is president. The plot where the building will stand fronts 72 feet on 5th av and 175 feet in 17th st, being the southwest corner. The construction, of course, is to be fireproof throughout, including a system of sprinklers, and



MERCHANTS' EXCHANGE BUILDING.

5th Avenue, southwest corner 17th Street.

Maynicke & Franke, Architects.

floors which will be of concrete. The exterior materials on the first three stories will be of limestone, with brick and terra cotta above. A special feature will be the main entrance hall, which will be very elaborate. Four passenger elevators and two freight elevators will be installed. The intention is to have the structure ready for occupancy by December, 1909. Messrs. Maynicke & Franke, 298 5th av, are the architects.

**FOREST AREA OF THE SOUTH.**—The South, with twenty-seven per cent. of the total area of the United States, contains about forty-two per cent. of the total forest area of the country. The forest area by States is as follows: Alabama, 20,000,000 acres; Arkansas, 24,200,000; Florida, 20,000,000; Georgia, 22,300,000; Kentucky, 10,000,000; Louisiana, 16,500,000; Maryland, 2,200,000; Mississippi, 17,500,000; North Carolina, 19,600,000; South Carolina, 12,000,000; Tennessee, 15,000,000; Texas, 30,000,000; Virginia, 14,000,000, and West Virginia, 9,100,000. The importance of forest conservation to southern interests is clearly understood by the people of the South. The future of the South is more nearly bound up in the plan of forest preservation, with its accompanying protection to watersheds, power-streams, and woodworking industries, than is anything now before the people of this part of the country. Not only is the protection of the watersheds, which will some day furnish the power to run all manufacturing establishments in the entire South, an important matter to the South, but the industries depending upon the forest products will also be benefited by the protection thrown about the remaining timbered area.



## ELECTRICITY IN DEPARTMENT STORES.

A Wide Range of Application—The Unseen Force Which Performs More Services for Patrons Than They Realize—Recent Achievements of Illuminating Engineers.

By W. HARVEY KELLEY.

IT is safe to say that of the thousands of patrons entering any one of the large department stores but few appreciate the long forward strides which have been made by that salient power we call "electricity," and its beneficial effects upon department stores in particular. The brightly illuminated interior that has such a fascinating effect, the rushing cash carrier ever ready for immediate use, the escalating stairways that have made it possible to transport a much larger number of passengers in less time than the elevator system, and a hundred other ingenious inventions that have become essential to quick, clean service, all derive their facility from electricity.

One of the largest department stores in the city generates its own power, both for lighting and power. The power plant is located in the sub-basement and is a model of modern power plant design. It is equipped with four 400 K. W. Western Electric Company's generators, each direct driven by a 600 H. P. Corliss tandem compound engine; and two 200 K. W. Western Electric Company's generators, each direct driven by 325 H. P. high-speed Corliss compound engines. These generators, with a total capacity of 2,000 K. W., supply power for the entire electrical equipment at 110 volts over a 2-wire system. The large generators take care of the heavy day loads and the exterior lighting load at night. The smaller generators carry the Sunday load and the lighting load from 11 P. M. to about 5 A. M.

Upon entering the store, the patron is immediately struck with the beauty of the lighting effects. There are 1,400 direct current arc lights, 10,600 incandescent electric lamps, ranging from 16 to 32 candle power, and 1,700 candelabra show-case lamps throughout the building.

There are four escalating stairways, each driven by a 20-H. P. motor. These convey customers from the main floor up to the fifth. Here is a striking example of compactness and utility of small space for the electrical equipment. The motors driving these escalators are installed in traps below the surface of the floors, access to which is gained through a door level with the floor, which, when opened, makes it easy to get at all parts of the installation.

The attractiveness of these escalators is apparent from the number of patrons using them in preference to the 33 hydraulic elevators operated throughout the building. It is estimated that without these escalators the circulation of customers above the second floor would be considerably less. This is accounted for by the quick dispatch with which customers are handled. The long wait occasionally required for elevators and their crowded condition tends to discourage patrons from their use. This applies particularly to the rush seasons.

Most every shopper knows the convenience of the pneumatic tube system, as it is now a familiar store accessory, though it is not generally known that the compressed air for operating it is supplied by electrically driven blowers. These operate only when a carrier is placed in the tube and while it is in transit. This system has 300 stations throughout the building and is a marvel of ingenuity, for that which would take five minutes of a messenger's time is now accomplished in nearly as many seconds. There are three 30-H. P. motors operating this system.

### THE VENTILATING SYSTEM.

The ventilation of the entire building is controlled by five blower fans and eight exhaust fans, which are operated by motors with an average capacity of 25 H. P. These fans being located to such excellent advantage, are enabled to keep the entire building at a fairly even temperature.

The telephone system is compact and thoroughly up-to-date. The switchboard is of the standard Western Electric Company's type, with trunk lines and 130 extension lines. In addition to this there is an intercommunicating telephone system for communication between the various departments. A tel-autograph system is also installed for use between certain departments and the stock-room.

This tel-autograph is one of the latest achievements of electrical science, and its uses in a store of this kind are many. Its value, however, in this establishment, is appreciated from the reserve stock-room end of the business, as it keeps an automatic check on the conditions of the stock-room, and through the transmission of the signature of the party ordering any goods, the stock keeper is enabled to know whether such party has proper authority to order.

Each of the eleven floors of the store offer interesting facts regarding electrical application. Space, however, will not permit going into each one separately, but a few installations on the various floors are worthy of special mention.

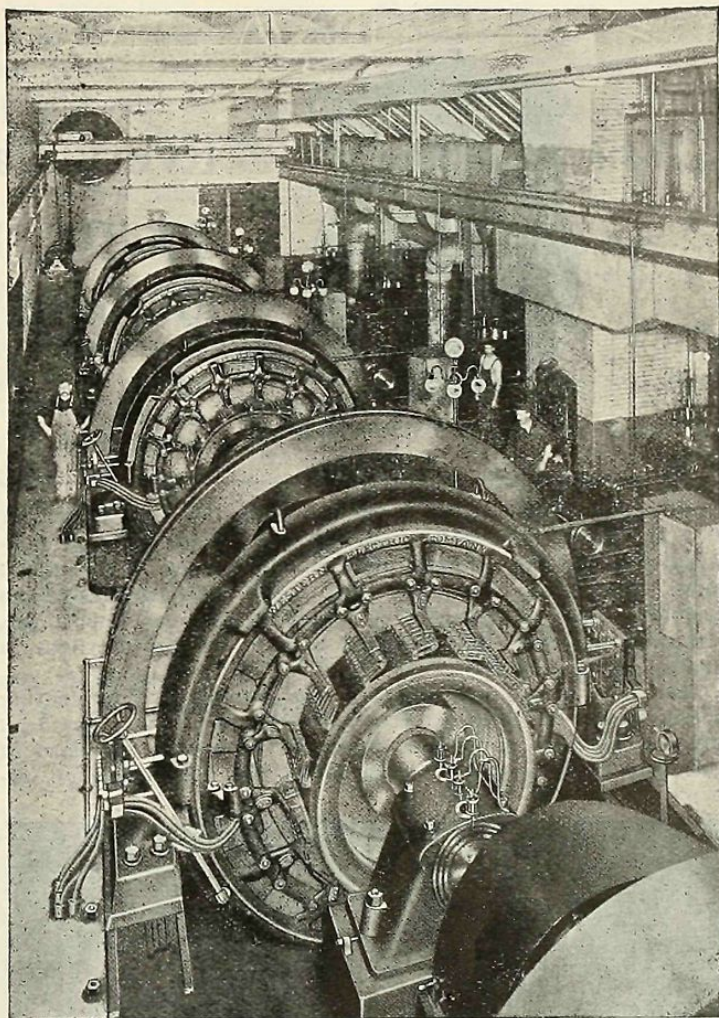
Among the more interesting features of this vast electrical equipment is a "booster" used for charging automobiles batteries. On the sixth floor is an upholstering establishment in which various machines are grouped on a line shaft, a 6-H. P.

motor furnishing the power. The seventh floor is allotted to offices, which have the latest electrical time-saving devices, such as the intercommunicating telephone, adding machine, envelope addressers, openers and sealers, etc.

One of the largest restaurants in New York City is located on the eighth floor. It has a floor area of 46,080 square feet. All the electric contrivances (such as fan motors, call bells, etc.) that aid in the comfort and convenience of patrons and quick, clear service, are embodied in this restaurant. Meals averaging 4,000 a day are served here. An attractive feature of this department is a fountain, 16x25 ft., in the centre of the room. This is very prettily banked on all sides with flowers, the centre piece being equipped with incandescent lights which produce a most beautiful effect.

### ELECTRICITY IN THE KITCHEN.

The kitchen adjoining and run in connection with this restaurant is a striking illustration of what can be accomplished with electricity. Almost every operation in the preparation of a first-class meal, from the paring of the vegetables, and



THE POWER PLANT IN MACY'S.

Showing the four 400-kw. Western Electric generators.

kneading of dough to the roasting of meats and the freezing of ice cream, is electrically performed. The table linen is cleaned, dishes are washed and knives scoured by the aid of electricity.

Electricity is also used as the motive power for mechanical conveyors, bottle washing and capping machinery, automatic fire alarm and the machinery used in the manufacturing departments of department stores, such as electro-plating, glass-cutting and cabinet making shops. There are altogether 107 motors in the building above referred to, ranging in capacity from 1/6 H. P. up to 90 H. P., exclusive of 50 extra fan motors operated during the summer months.

### ELECTRIC LIGHT REFINEMENTS.

While every one of the items already mentioned has done much in its own particular field of usefulness, to advance the modern department store a step farther in the onward march of improvement, it is safe to say that nothing has received more attention or accomplished more than the subject of artificial lighting. The color of the light and the arrangement of the lamps are important considerations with the modern department-store management where upwards of one million articles of merchandise are displayed, involving in some degree almost every known process of manufacture. The color of



# 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

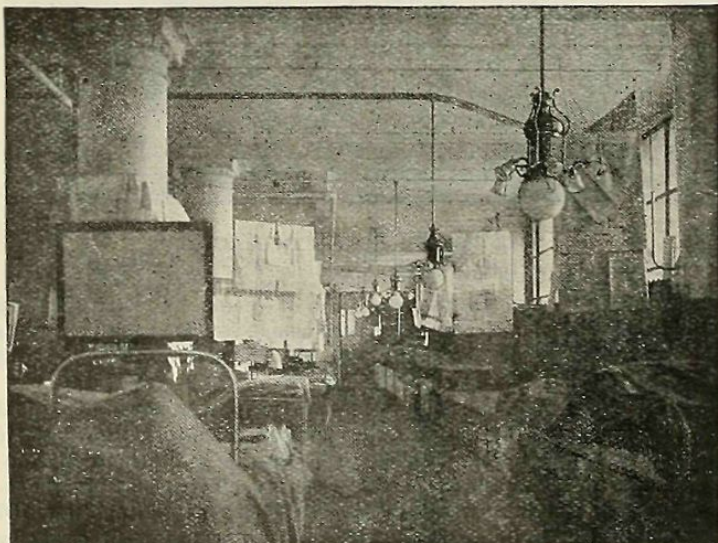
## PIPED FOR GAS



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

these articles are entirely dependent upon the light by which they are seen. Objects that appear of a certain color by daylight might make a very different appearance by artificial light. Therefore, where the advantageous display of objects and the proper matching of colors are of so much importance, it is very essential that artificial light be as near daylight in quality as is possible.

This fact being fully realized has stimulated illuminating engineers to the best efforts, with the result that artificial lighting methods have been developed to a high standard of efficiency. An excellent illustration of this high efficiency, to-



SALESROOM IN THE BOSTON STORE AT CHICAGO.  
Showing combination of arc and incandescent lamp fixtures.

gether with a vast amount of economy of power, is gained from the artificial lighting installation of the Boston Store in Chicago.

The electrical equipment of this store, like the Macy establishment, is entirely self-contained, and is another excellent example of successful application of electrical apparatus in the large department store. The generating equipment has been increased from time to time with the growth of the store, and at present consists of eight Western Electric Company's direct current generators of a combined capacity of 1,120 kilowatts,

connected to Fleming engines. The current is generated at 125 volts pressure and distributed throughout the store by a 16-panel Western Electric switchboard of white Italian marble.

The store is lighted by 400 Western electric arc lamps, many of which are of the Hawthorn short arc lamp design, together with a large number of incandescents. The economy of power above referred to lies in the construction of these arc lamps. They are mounted in a very artistic fixture, having a large canopy, which conceals the binding posts at the top of the lamp. Each fixture has four arms, which are equipped with incandescent lamps. These lamps are connected to a separate circuit from the arc lamp circuit and the switch boxes are so arranged that at night, when the arc lamps are turned off, the incandescents can be turned on, which will give sufficient light to the porters who clean the store at night. They can also be used with the arc lamps in case special lighting is desired.

From the foregoing, it is not difficult to see that the range of electrical application to the modern department store is wide indeed, and is as essential to its well keeping, as the breath of a new born babe is to its existence.

CEMENT IN SEWER WORK.—English engineers are complaining in their trade papers that Portland cement used for jointing sewer pipes causes the pipes to crack. Engineers and other practical men in England, as well as the text-books, invariably recommend Portland cement for this purpose, but in Ireland for the past twelve years architects and engineers have specified in all public and private works a hydraulic cement that is something like the old Roman cement in appearance and in composition. This cement is called Medina, and with it reliable joints can be made quickly and safely. Sand is not mixed with this cement and too much water spoils it. It is being said in London that it is nearly impossible to make a safe joint in sewer pipes with English Portland cement and guarantee it for any lengthened period, whatever brand is used. The joint may pass inspection and stand the water test for the time being; but if the ground is opened inside of twelve months and the pipes carefully examined and tested by the water test, a number of joints will be found leaking, even though the pipes are supported throughout on a concrete bed.

—The average American may like to be humbugged, but after the dust settles he does not retain any special love for the man that does the humbugging.



# 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.

2D ST, Nos. 170-172, 6-sty brick and stone store and tenement, 42x92.11, tin roof; cost, \$38,000; owner, E. L. Winthrop and others, 242 East Houston st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 634.

No contract has yet been issued.

26TH ST, Nos. 137-139 East, 6-sty brick and stone tenement and store, 46.8x66x85.9, tin roof; cost, \$40,000; owner, Charles Rubinger, 220 Broadway; architect, L. A. Goldstone, 45 West 34th st. Plan No. 636.

79TH ST, s s, 329.3 e Av A, two 6-sty brick and stone tenements, 106.3x88.4, gravel roof; cost, \$200,000; owner, City & Suburban Homes Co., 281 4th av; architect, P. H. Ohm, 42 East 23d st. Plan No. 637.

CATHERINE ST, Nos. 25½-27, 6-sty brick or stone tenement and store, 33.11x84.11; cost, \$20,000; owner, Joseph B. Koplik, 139 Park Row; architect, Chas. B. Meyers, 1 Union sq. Plan No. 635.

45TH ST, No. 411 West, 6-sty brick store and tenement, 24x87.5, slag roof; cost, \$28,000; owner John A. Hennion, 256 West 46th st; architect, F. C. Zobel, 114 East 28th st. Plan No. 638.

13TH ST, n s, 150 w 7th av, 6-sty brick and stone tenement, 50x90.3, tin roof; cost, \$45,000; owner, S. Lippman, 14 East 108th st; architect, C. B. Meyers, 1 Union sq. Plan No. 639.

No contract let.

#### Stores, Offices and Lofts.

87TH ST, Nos. 173-175 East, 6-sty brick and stone loft, 50x92.6, tar and gravel roof; cost, \$40,000; owners, Greenwald

Bros, 1550 3d av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 640.

#### Factories and Warehouses.

17TH ST, Nos. 606-608 East, 4-sty brick factory, 38x50, slag roof; cost, \$8,000; owner, Magdalen Stettin, 1187 Madison av; architects, J. Kastner & Dell, 1133 Broadway. Plan No. 642.

#### Miscellaneous.

113TH ST, No. 502 West, 1-sty brick and concrete feed room, 25x9.4; cost, \$1,500; owner, City of New York, City Hall; architect, Alexander Stevens, 157-159 East 67th st. Plan No. 633.

No contract has yet been issued.

110TH ST, foot over N. Y. C. R. R. tracks, iron footbridge, 11x56; cost, \$1,940; owner, Hudson Fulton Commission; architect, H. Hornbostel, 63 William st. Plan No. 641.

#### MANHATTAN ALTERATIONS.

CHERRY ST, Nos. 324-326, toilets, partitions, windows, sinks, to two 5-sty brick tenements; cost, \$2,000; owner, Frank J. Cassidy, Broadway and 79th st; architect, John H. Duncan, 208 5th av. Plan No. 1774.

GREENWICH ST, No. 43, partitions, show windows, to 4-sty brick tenement; cost, \$1,500; owner, Nathan Glassheim, 468 Riverside Drive; architect, G. M. McCabe, 96 5th av. Plan No. 1762.

HOUSTON ST, No. 134 East, airshaft, partitions, toilets, windows, to two 5-sty brick tenements; cost, \$3,000; owner, Chas. Schlemmer, 134 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1753.

PELL ST, No. 10, windows, skylights, beams, toilets, to 5-sty brick and stone store and tenement; cost, \$500; owner, E. Plath, 39 7th st; architect, Herman Horenburger, 122 Bowery. Plan No. 1745.

STANTON ST, Nos. 4-6, 2 and 3-sty brick rear extension, toilets, partitions, skylights, to 3-sty brick stores and tenements; cost, \$500; owner, Henry Hollmann, 245 Bowery; architect, Richard Rohl, 128 Bible House. Plan No. 1750.

SULLIVAN ST, No. 237, toilets, partitions to 4-sty brick tenement; cost, \$150; owner, Meta Schlobohm, Cliffside, N. J.; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1761.

2D ST, Nos. 196-198, toilets, partitions, windows, to two 5-sty brick tenements and stores; cost, \$1,500; owner, David Lion, 170 Broadway; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1752.

11TH ST, No. 439 East, toilets, partitions, windows, to 5-sty brick tenement; cost, \$1,500; owner, D. J. O'Connor, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 1787.

15TH ST, No. 424 East, skylight, windows, to 5-sty brick tenement; cost, \$3,500; owner, Erwin P. H. Martin, 309 East 169th st; architect, Edward Wehrlin, 309 Broadway. Plan No. 1754.

22D ST, No. 409 East, toilets, partitions to 4-sty brick store and tenement; cost, \$300; owner, Michael Naughton, 409 East 22d st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1756.

25TH ST, No. 342 East, 1-sty brick rear extension, 25x4, windows, plumbing fix-



tures to two 3-sty brick shop and dwelling; cost \$3,000; owner, Peter J. McMahon, 342 East 25th st; architect, Max Muller, 115 Nassau st. Plan No. 1765.

34TH ST, n s, 225 w 8th av, columns, alter boxes, to 4-sty brick and stone opera house; cost, \$1,200; owner, Oscar Hammerstein, n w cor. 7th av and 42d st; architect, Wm. H. McElfrick, 1402 Broadway. Plan No. 1757.

36TH ST, Nos. 335-337 East, toilets, partitions, windows, to two 5-sty brick tenements; cost, \$2,000; owner, W. H. Mills, Larchmont, N. Y.; architect, O. Reissmann, 30 1st st. Plan No. 1767.

38TH ST, No. 35 East, windows, walls, beams, to 4-sty brick and stone residence; cost, \$3,500; owner, Cornelia A. Beekman, 7 East 42d st; architects, Darrach & Beekman, 10 East 33d st. Plan No. 1777.

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

40TH ST, No. 114 West, 1-sty brick front and side extensions, 25x7x28, foundations, piers, openings to 1-sty brick and stone transformer building; cost, \$800; owner, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 1748.

45TH ST, No. 313 East, vent shaft, toilets, to 5-sty brick tenement; cost, \$3,000; owner, F. Sulzberger, 46th st and 1st av; architect, D. J. Comyns, 147 4th av. Plan No. 1768.

45TH ST, No. 21 West, 6-sty brick and front and rear extension, 25x29, alter floor, walls, to 5-sty brick dwelling; cost, \$25,000; owner, A. E. Jammes, 495 5th av; architect, H. Craige Severance, 500 5th av. Plan No. 1760.

45TH ST, No. 309 East, fireproof shaft, toilets, to 5-sty brick tenement; cost, \$5,000; owner, Jacob Eidt Estate, 875 2d av; architect, A. E. Nast, 147 4th av. Plan No. 1778.

46TH ST, No. 12 East, partitions, to 4-sty brick salesroom; cost, \$200; owner, The Home Club Co., 62 Cedar st; architects, Babb, Cook & Welch, 3 West 29th st. Plan No. 1784.

Richard Deeves & Son, 305 Broadway, has contract.

50TH ST, No. 27 West, partitions, windows, to 4-sty brick residence; cost, \$1,500; owner, Philip B. Jennings, 25 West 30th st; architect, Alfred C. Bossom, 55 West 33d st. Plan No. 1743.

53D ST, No. 337 West, toilets, skylights, windows, to 4-sty brick tenement; cost, \$650; owner, W. S. Pickard, Savannah, Ga.; architect, G. Haug, 103 Park av. Plan No. 1742.

56TH ST, No. 151 East, 1-sty and stone rear extension, 19x7.6, add 1-sty, partitions, entrance, to 3sty brick and stone dwelling; cost, \$8,000; owner, Latham G. Reed, 31 Nassau st; architect, H. E. Ficken, 10 West 22d st. Plan No. 1776.

58TH ST, No. 226 West, alter walls, floor, windows, to 1-sty brick and stone library and office; cost, \$3,500; owner, New York Genealogical Biographical Society, 226 West 58th st; architect, Henry Davidson, 255 West 69th st. Plan No. 1741.

Chas. O. Johnson, 240 10th av, has contract.

58TH ST, No. 130 West, 1-sty brick rear extension, 12x20, partitions to —sty brick dwelling; cost, \$1,000; owner, Joseph H. Abraham, 616 Madison av; architects, Edward I. Shire & Lewis R. Kaufman, 110 East 23d st. Plan No. 1755.

61ST ST, No. 115 East, add 1-sty to extension to 4-sty brick dwelling; cost, \$700; owner, James A. Benedict, 115 East 61st st; architect, E. W. Granut, 10 West 22d st. Plan No. 1759.

71ST ST, Nos. 357-361 East, partitions, windows, to three 6-sty brick stores and tenements; cost, \$6,000; owner, A. & A. Realty Co., 226 Lafayette st; architect, Richard Rohl, Bible House. Plan No. 1751.

76TH ST, No. 34 West, alter floors, stairs, to 4-sty brick dwelling; cost, \$750; owner, M. Fisher, 34 West 76th st; architect, R. F. Robertson, Bronx Manor, Yonkers, N. Y. Plan No. 1766.

Kelly & Kelley, 45 East 42d st, have the contract.

84TH ST, Nos. 250-252 West, cellar, brick rear extension, 14x13, partitions, stairways, walls, to two 5-sty brick store and apartments; cost, \$20,000; owner, C. R. Lee, 551 West End av; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 1770.

89TH ST, Nos. 69-71 East, alter shaft, windows, stairs, to 5-sty brick and stone stable and garage; cost, \$1,500; owner, Edmond J. Curry, 28 East 95th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1749.

113TH ST, No. 73 East, plumbing, windows, partitions, to 5-sty brick store and tenement; cost, \$2,800; owner, Lasner & Palestine, 119 Bleecker st; architect, Wm. Huenerberg, 769 East 158th st. Plan No. 1746.

123D ST, No. 305 West, cellar and basement rear extension, 16.8x72, alter walls to 3-sty brick store and dwelling; cost, \$950; owner, H. Dexheimer, 305 West 123d st; architect, Frank H. Hines, 104 West 124th st. Plan No. 1747.

AV D, w s, 69.6 n 15th st, alter roof beams, add 1-sty, vault, to 2-sty brick stable and loft; cost, \$1,500; owner, City of New York, City Hall; architect, E. W. Scheffer, 55th st and 6th av. Plan No. 1775.

AMSTERDAM AV, e s, between 113th and 114th sts, alter roof, plumbing, heating, to 3-sty brick and stone pathological laboratories; cost, \$25,000; owner, St. Luke's Hospital, 113th st and Morning-side av; architect, Ernest Flagg, 35 Wall st. Plan No. 1781.

No contract has yet been issued.

BROADWAY, s e corner 38th st, erect sign to 8-sty brick hotel; cost, \$4,500; owner, Normandie Hotel; architects, V. E. Rumborger & Elewood E. Rice, Dayton, Ohio. Plan No. 1783.

BROADWAY, No. 2291, skylights, partitions, to 2-sty brick office and store; cost, \$300; owner, Herbert Du Pey, 71 Broadway; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 1771.

G. W. Rolandow, 2291 Broadway, is lessee.

BROADWAY, No. 231, windows, show windows, to 5-sty brick and stone store and loft; cost, \$500; owner, McVicker Realty Co., 7 Pine st; architect, Louis Falk, 2756 3d av. Plan No. 1772.

CENTRAL PARK WEST, No. 395, pent house to 4-sty brick and stone hospital; cost, \$3,000; owner, New York Red Cross Hospital, 395 Central Park West; architect, Charles H. Richter, 68 Broad st. Plan No. 1779.

John C. Gabler, 339 West 18th st, has contract.

COLUMBUS AV, No. 982, dumbwaiter shaft to 5-sty brick tenement; cost, \$1,000; owner, T. J. Dengler, Gunhill rd and Jerome av; architect, George Haug, 103 Park av. Plan No. 1780.

LEXINGTON AV, No. 1032, 1-sty brick and stone rear extension, 17x44.4, floors, stairs, to 3-sty brick residence; cost, \$5,000; owner, Philip Lewisohn, 88 5th av; architect, Harry Allen Jacobs, 322 5th av. Plan No. 1744.

WEST BROADWAY, Nos. 383-385; Wooster st, Nos. 69-71, 6-sty brick front and rear extension, 55.1x104.8, partitions, toilets, elevator, stairs, to two 6-sty brick lofts; cost, \$75,000; owners, Golde & Cohen, 171 Broadway; architect, Charles B. Meyers, 1 Union sq. Plan No. 1758.

No contracts let.

2D AV, No. 1129, partitions, stairs, toilets, vault, to 5-sty brick tenement; cost, \$4,500; owner, Wm. Eifer, 455 West 14th st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 1763.

Joseph Epstein, 115 East 82d st, has contract.

2D AV, No. 1540, dumbwaiter shaft to 4-sty brick store and tenement; cost, \$500; owner, Katy Botty, 1742 Monroe av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1773.

6TH AV, s e corner 59th st, girders, beams, to 7-sty brick club; cost, \$1,000; owner, New York Athletic Club, 58 West 59th st; architect and engineer, L. R. Merritt and Henry J. Bowie Clarke, 1 Madison av. Plan No. 1769.

8TH AV, No. 2181, alter vault shaft, partitions, skylights, piers, to 5-sty brick store and tenement; cost, \$1,000; owner, Adam Weap, on premises; architect, A. J. H. Lenchtog, 46 West 132d st. Plan No. 1764.

## PROJECTED BUILDINGS.

### Bronx.

#### Dwellings.

CARPENTER AV, w s, 100 s 238th st, five 2½-sty frame dwellings, shingle roof, 20x35; total cost, \$22,500; owner, T. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 878.

BRONXDALE AV, w s, 27 n Rhineland av, 3-sty frame stores and dwelling, tin roof, 35.4x50; cost, \$7,000; owner, Thos. McDonough, no address; architect, T. J. Kelly, 683 Morris Park av. Plan No. 879.

CROTONA PARK EAST, e s, 265 s 174th st, 2-sty frame dwelling, slate roof, 24x46; cost, \$4,000; owner, Tillie Johnson, 850 East 164th st; architect, Stanley A. Dennis, 154 Nassau st. Plan No. 873.

WESTCHESTER AV, s s, 89.4 w Ferris pl, 2-sty brick store and dwelling, tin roof, 24.6x60; cost, \$8,500; owner, Thos. Masterson, Main st, Westchester; architect, B. Ebeling, 1136 Walker av. Plan No. 874.

176TH ST, n s, 240 e Prospect av, 2-sty and attic brick dwelling and 1-sty brick wagon room, tin roof, house, 32x65.8, shed, 12x11.6; total cost, \$15,350; owners, Shalita Bros, 625 Jefferson pl; architect, Henry J. Feiser, 150 Nassau st. Plan No. 875.

216TH ST, n s, 331 e White Plains av, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,000; owner, R. Meyer, 727 East 216th st; architect, B. Ebeling, 1136 Walker av. Plan No. 863.

FAIRFAX AV, e s, 169.11 s Waterbury av, 2½-sty frame dwelling, shingle roof, 18x32; cost, \$2,000; owner, Lucien Soyer, 172d st and Park av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 864.

HOLLAND AV, w s, 105 n Barnett pl, two 2-sty frame dwellings, tin roof, 21x50; total cost, \$8,000; owners, Jas. & John J. Dunnigan, 1214 Simpson st; architect, John J. Dunnigan, 1214 Simpson st. Plan No. 870.

LELAND AV, w s, 100 n McGraw av, 2-sty frame dwelling, 21x47; cost, \$5,200; owner, Tillie M. Stadler, 1350 Leland av; architect, Henry A. Stadler, Jr., 1350 Leland av. Plan No. 871.

TIMPSON PL, w s, 75.3 s Whitlock av, two 3-sty brick stores and dwellings, tin roof, 17x50; total cost, \$10,000; owner, Ellen McQuinlan, Whitlock and Leggett avs; architect, Edw. J. Clark, 83 West 125th st. Plan No. 880.

236TH ST, s s, 85 e Katonah av, seven 2-sty brick dwellings, slag roof, 21x55; total cost, \$56,000; owners, German Real Estate Co.; architect, Louis Falk, 2756 3d av. Plan No. 881.

Emil Hermann, 362 Willis av, is president.

215TH ST, s s, 325 e Bronxwood av, 1-sty frame dwelling, tin roof, 25x25; cost, \$1,000; owners, Guazzo & Monoco Co., 565 East 215th st; architect, L. Howard, 1861 Carter av. Plan No. 882.



POPLAR ST, s s, 277 e Hone av, 2-sty frame dwelling, tin roof, 21x50; cost, \$5,000; owner, Louis Kessler, Frisby av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 883.

190TH ST, s e cor. Devoe Terrace, four 2-sty brick dwellings, tin roof, 20 and 25x 39.6 and 50; total cost, \$23,000; owners, McLernon & Champoli, on premises; architect, Charles S. Clark, 445 Tremont av. Plan No. 888.

SCOFIELD ST, s s, 200 w William st, 2½-sty frame dwelling, shingle roof, 22x 28; cost, \$3,000; owner, James H. Rice, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 884.

#### Apartments, Flats and Tenements.

WEBSTER AV, n w cor. 180th st, 4-sty brick tenement, tin roof, 28x72; cost, \$16,000; owner, Chas. Bjorkgren, Inc., 2148 Mapes av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 876.

VYSE AV, w s, 125 s 180th st, four 4-sty brick tenements, plastic slate roof, 38.0½x72; total cost, \$80,000; owners, Kraba & Ernst, 503 East 165th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 872.

198TH ST, n e cor. Decatur av, 4-sty brick tenement, slag roof, 25x81.3; cost, \$22,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 868.

3D AV, w s, 151.6 n 173d st, two 6-sty brick tenements, slag roof, 50x100; total cost, \$110,000; owners, Worcester Con. Co., Maurice Frankel, 302 Broadway, secretary; architect, Chas. S. Clark, 445 Tremont av. Plan No. 869.

PARK AV, e s, 150 s 182d st, two 4-sty brick tenements, gravel roof, 25x107; total cost, \$40,000; owner and architect, William Guggolz, 2740 Creston av. Plan No. 890.

#### Miscellaneous.

GLEASON AV, s s, 100 e Beach av, 1-sty brick tool house, tin roof, 25x20; cost, \$300; owner, Rebecca Del Gaudio, 154 St. Lawrence av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 877.

ODELL ST, w s, 105 s Starling av, 1-sty frame barn, shingle roof, 12x12; cost, \$75; owner, Philip Kaufman, 2132 Gleason av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 867.

BRONX PARK ZOO GARDEN, opposite 185th st, 500 e So. Boulevard, 1-sty brick toilet, tile roof, 20x63.9; cost, \$7,500; owners, City of New York; architect, Geo. M. Beerbower, N. Y. Zoo Park. Plan No. 865.

BRYANT AV, n e corner 176th st, 3-sty frame hotel, 25x117.3, tin roof; cost, \$15,000; owner, Daniel Dillon, 173d st and Gleason av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 889.

ST. JOHN'S COLLEGE GROUND, 1830 n Pelham av, 1-sty brick club house, slag roof, 35x65; cost, \$8,000; owners, Manhattan Realty Co., 165 Broadway; architect, George H. Pegram, 165 Broadway. Plan No. 885.

WEBSTER AV, w s, 158 s 175th st, 1-sty brick abattoir, tin roof, 20x42; cost, \$500; owner, William A. Cameron, 1901 Bathgate av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 886.

#### Storage.

BRONX PARK ZOO GARDEN, opposite 185th st, 550 e So. Boulevard, 1-sty brick storage, gravel roof, 12x18; cost, \$200; owners, City of New York; architect, Geo. M. Beerbower, New York Zoo Park. Plan No. 866.

#### Stores, Offices and Lofts.

VAN NEST AV, e s, 133.9 s Van Buren st, 1-sty frame store, tin roof, 18.8x27.4; cost, \$1,500; owner, Carlo Toterio, Van Nest av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 887.

#### BRONX ALTERATIONS.

156TH ST, No. 429, new windows, new baths, etc., to 3-sty frame tenement; cost, \$500; owner, James Bain, on premises; architect, William Schnauffer, 363 East 149th st. Plan No. 327.

161ST ST, n w cor. Prospect av, rear, move 2-sty frame dwelling; cost, \$1,000; owner, Henry Acker, 1338 Prospect av; architect, Adolph Mertin, 33 Union sq. Plan No. 324.

169TH ST, No. 489, 1-sty brick extension, 10.6½x34.6, new girders, etc., to 2-sty and attic frame stores and dwelling; cost, \$1,500; owner, C. S. Scheuerman, on premises; architect, William Schnauffer, 363 East 149th st. Plan No. 328.

APPLETON ROAD, w s, 1,360.10 n Fort Schuyler rd, move 2-sty frame dwelling; cost, \$700; owners, Bronxdale Realty Co., 1123 Broadway; architect, Fred Damm, 281 East 144th st. Plan No. 317.

BAKER AV, s s, 25 w White Plains av, move and 1-sty of brick built under 2-sty brick store and dwelling; cost, \$3,500; owner, Pasquale D'Auria, 2113 Belmont av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 333.

BOSTON ROAD, w s, 148 s Jefferson pl, new partitions to two 5-sty brick stores and tenements; cost, \$50; owner, Jacob Jung, 83d st and Lexington av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 322.

CITY ISLAND AV, n w corner Orchard st, 2-sty frame extension, 32.10x24.4, to 2-sty frame police station; cost, \$6,500; owner and architect, City of New York. Plan No. 325.

Greystone av, e s, 210 n Waldo av, 1-sty frame extension, 12.3x33.3, to 1-sty and attic stone dwelling; cost, \$1,200; owner, Sarah Haugel, 1472 Lexington av; architect, Ward W. Clafin, 344 79th st, Brooklyn. Plan No. 321.

HUGHES AV, e s, 125 n 183d st, 1-sty frame extension, 25x40, and build 1-sty upon 1-sty frame stable; cost, \$1,879.75; owner, Frederick W. Schlosser, 2302 Hughes av; architect, Peter W. Schlosser, 2302 Hughes av. Plan No. 330.

ST. PAULS AV, n w cor. Pelham road, new front to 1-sty frame hotel; cost, \$300; owner, Chas. Miller, on premises; architect, J. Melville Laurence, Pleasantville, N. Y. Plan No. 316.

SEDGWICK AV, e s, 200 n 183d st, 2-sty frame extension, 21x23, to 2½-sty frame dwelling; cost, \$2,500; owner, Mrs. N. B. Maltby, on premises; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 320.

WALKER AV, e s, 100 s Fink av, new partitions to 2-sty frame storage; cost, \$100; owner, M. Marcus, 547 Westchester av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 329.

WEBSTER AV, w s, 15.9 s 175th st, move 1½-sty frame shop; cost, \$100; owner, William A. Cameron, 1901 Bathgate av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 326.

WEBSTER AV, No. 1510, 1-sty frame extension, 15x12, to 3-sty frame church and rectory; cost, \$2,000; Rev. Bartholomew F. Galligan, 351 East 55th st; architect, John V. Van Pelt, 333 4th av. Plan No. 319.

WILLIS AV, e s, 25 s 134th st, 1-sty of brick built upon 6-sty hotel; cost, \$5,000; owner, A. Brandt, on premises; architect, Wm. G. I. Roeder, 360 East 151st st. Plan No. 318.

VAN NEST AV, n s, 50 w Holland av, 2-sty frame extension, 15x15, to 2-sty frame dwelling; cost, \$600; owner, John Frederick Schmetzle, on premises; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 323.

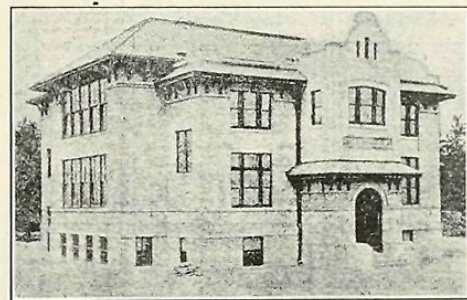
3D AV, No. 2856, new beams, etc., to 3-sty frame store and dwelling; cost, \$1,500; lessee, John Haffen, 152d st and Melrose av; architects, A. Arctander Co., 368 East 149th st. Plan No. 332.

3D AV, No. 2932, new store front to 2-sty frame store and dwelling; cost, \$500; lessee, Dare Seigel, on premises; architect, Chris. F. Lohse, 627 Eagle av. Plan No. 331.

#### ADVANCE REPORTS.

##### Public School of Reinforced Concrete.

IRVINGTON, N. J.—There has just been completed, at Irvington, N. J., a reinforced concrete public school, at a cost, it is said, not exceeding the prices formerly paid for non-fireproof buildings. The construction is entirely of reinforced concrete, including the exterior walls, which are ornamented with Moravian tile panels. The roof is of slate, having copper flashings. The stairs, which are also of reinforced concrete, are equipped with safety treads to prevent slipping. The building contains on the first floor two large class rooms, principal's room and three sets of stairs leading to the second floor. The second floor has two large class rooms, teachers'



room and library, and has been constructed so that future additions can be added from time to time as required. The basement contains, besides the boiler room, two large play courts and toilets. The floors of all toilet rooms are of mastic asphalt, and the floors of the play courts are of cement. All corridors and stair halls are of cement finish. The only wood floors in the building are in the class rooms, principal's and teachers' rooms. The heating is by a system of direct steam and ventilated by means of mechanical ventilation, introducing fresh air into the class rooms, at the same time removing the foul air. B. Allen, of Irvington, designed the plans, and the American Concrete-Steel Co., of Newark, erected the building.

##### Plans for City's \$50,000,000 Subway.

MANHATTAN.—Working plans and drawings are making headway for the new \$50,000,000 subway that the City of New York contemplates constructing, to extend from the Battery up Church st to Fulton st to Broadway, to Astor pl, to Irving pl; to Lexington av to 125th st, to Mott av, to 149th st, and up River av to Jerome av. The construction will be of concrete steel and will include in all twenty-six passenger stations. The owners will soon take estimates in various ways on the complete construction, operation and equipment. Mr. B. J. Arnold, of 314 Madison av, is consulting electrical engineer, and Henry Seaman, 154 Nassau st, is chief engineer of the Public Service Commission.

##### Another Storage Warehouse in the Bronx.

WEBSTER AV.—Julius Kindermann & Sons (furniture movers), of 1349 Brook av, have decided to erect another fireproof storage warehouse in the Bronx. This will make the third to be erected by this firm in this section. The new building will be situated on east side of Webster av, 25 ft. north of Anna pl. The construction will be strictly fireproof, probably of reinforced concrete, 8-stys, measuring 50x90 ft., and costing in the neighborhood of \$100,000. Wm. Schnau-



fer, 363 East 14th st, is preparing the plans. The owners will receive figures on the general contract about the 11th of August.

#### Interior Decorations for the New Theatre.

CENTRAL PARK WEST.—Carrere & Hastings, architects of the New Theatre, have announced that the painting and color scheme of the interior decorations of the playhouse had been intrusted to James W. Finn, of 134 East 22d st, who would begin work at once. Among the buildings which have been decorated by Mr. Finn are the New York Public Library, the library of Mr. J. P. Morgan, the residences of the late William C. Whitney and Charles T. Barney and the Knickerbocker Hotel.

#### Church for Sixth Avenue, Brooklyn.

BROOKLYN.—The Grace Baptist Congregation, of Brooklyn, has decided to erect in the near future a new edifice and Sunday school building at 6th av and 53d st. The Rev. Dr. J. M. McQuillan, 414 58th st, Brooklyn, is pastor. It has been determined to build of brick and granite, the church to contain a capacity of 700, and the Sunday school 600, measuring about 90x115 ft. The cost will approximate \$50,000. E. G. W. Dietrich, 30 East 20th st, Manhattan, is now preparing the plans. It is understood that no bids have yet been made or contracts issued.

#### Home and Training School for Deaconesses.

110TH ST.—The F. T. Nesbit Co., 116 Nassau st, has signed the contract to erect the new home and school for the New York Training School for Deaconesses, 228 East 12th st, to be situated in the north side of 110th st, 248 ft east of Amsterdam av, from plans by Messrs. Heins & La Farge, 30 East 21st st. The building will be strictly fireproof, 8-stys in height, 125x64 ft. in size, of brick and limestone. The cost will approximate \$150,000. The late Rev. William R. Huntington, D.D., of Grace Church, was president of the school.

#### Taking Bids for Duke Residence.

5TH AV.—Architect Horace Trumbauer, Land Title Building, Philadelphia, Pa., has been taking bids during the week on the general contract for the new limestone and brick residence, 72x140 ft., which J. B. Duke, the well-known tobacco manufacturer, of 111 5th av, Manhattan, and Somerville, N. J., proposes to erect the coming Fall at the southeast corner of 5th av and 78th st, costing in the neighborhood of \$175,000.

#### Proposed Theatre for Brooklyn.

LIVINGSTON ST.—The Realty Associates, 176 Renssen st, Brooklyn, contemplate the erection of a 1-sty brick and terra cotta theatre, 80x150 ft, at Livingston and Schermerhorn sts. The plans are now being prepared by V. Hugo Koehler, of 489 5th av, Manhattan. The cost is estimated at about \$250,000. No bids have yet been taken or contracts made. It is undecided how soon work will begin.

#### Broadway and 77th St Improvement.

BROADWAY.—Plans have been prepared by Architects Janes & Leo, 124 West 45th st, for the improvement of the southeast corner of Broadway and 77th st, with a 12-sty elevator apartment house covering a plot 160.4x05.5½ ft. The equipment will be of the highest type and the cost is approximated at about \$700,000. The Charter Construction Co., of 198 Broadway, will erect the building.

#### Apartments, Flats and Tenements.

26TH ST.—Chas. Rubinger, 220 Broadway, will erect a 6-sty flat, 46.8x85.9 ft, at Nos. 137-139 East 26th st, from plans by L. A. Goldstone, 45 West 34th st. Estimated cost, \$40,000.

YONKERS, N. Y.—Horace B. Hanson, 180 Reade st, Manhattan, will erect a 19-family brick flat house, 50x100 ft., 6-stys, at Radford st and Van Cortland Park, Yonkers, to cost \$75,000.

CATHERINE ST.—S. J. Pierano, 14 Franklin st, will erect a 6-sty tenement, 24.9x64.11 ft, at No. 76 Catherine st, to cost \$25,000. Rofrano & Raphael, 23 Roosevelt st, are making plans.

SIMPSON ST.—Edward J. Byrne, 3029 3d av, is preparing plans for two 5-sty flat houses for the Tully Construction Co., to be erected in the east side of Simpson st, 121 ft west of Westchester av, Bronx, to cost \$80,000.

13TH ST.—L. F. J. Weiher, 271 West 125th st, has completed plans for three 6-sty tenements 41.8x90.3 ft, for A. Ruff and A. Hochester, 52 West 120th st, to be erected in the south side of 13th st, 375 ft. east of 3d av.

HAVEN AV.—M. G. Heidelberg, 320 5th av has prepared plans for a 6-sty flat building, 114.4x87.4 ft, to be erected at the southwest corner of Haven av and 181st, costing \$175,000. The Fort View Construction Co., 320 5th av, is the owner.

ST. NICHOLAS AV.—Young & Gronenberg, 1328 Broadway, have prepared plans for a 5-sty flat building, 100x114.8 ft, to be erected by the H. Guttman Realty Co., 537 West 187th st, at the northwest corner of St. Nicholas av and 174th st, to cost \$150,000.

BROADWAY.—Plans are being prepared by Neville & Bagge, 217 West 125th st, for a high-class apartment house, 99.11x67.6 ft, for George Herbener, 415 West 95th st, to be erected at the southwest corner of Broadway and 157th st. Estimated cost, \$200,000.

YONKERS, N. Y.—Herbert James (builder), of Yonkers, will erect at the southeast corner of Highland and Riverdale avs, a 5-sty brick 13-family flat with two stores, 37x80 ft, to cost \$28,000. James A. Watson, Philippsburg Building, Yonkers, is now making plans. The owner will receive bids on all contracts about August 12.

NEWARK, N. J.—The Herman C. Schneider Building & Construction Co., 500 15th av, Newark, has taken the general contract to erect a 4-sty brick and limestone bachelor apartment house, 25x76 ft., at 464 Broad st, Newark, to cost \$25,000. E. A. Kirch, 77 Market st, is the owner; Wm. Lehman, 738 Broad st, is architect.

BECK ST.—Plans have been completed by Koppe & Daube, 830 Westchester av, for a 21-family tenement and store, 5-sty, 40x80 ft, to be erected by the Winnie Realty Co., of which Maurice Miller, 836 Westchester av, is president, at the southwest corner of Beck st and Intervale av, Bronx, to cost \$45,000. The owners will take all bids separately.

#### Churches.

ASBURY PARK, N. J.—The congregation of the Church of the Holy Spirit, on 2d av, contemplates erecting an edifice at a cost of \$20,000. Thos. A. Roche is pastor.

EAST ORANGE, N. J.—Hartman & Chambers, 202 Sanford st, East Orange, have just received the general contract for a \$30,000 addition to the Elmwood Presbyterian Church, Elmwood av and Eppirt st. Ludlow & Peabody, 12 West 31st st, Manhattan, are the architects. Rev. Charles B. Bullard, 20 Eppirt st, East Orange, is pastor.

EASTHAMPTON, L. I.—Thomas Nash, 1170 Broadway, Manhattan, has completed plans and has awarded to J. V.

Schaefer, Jr., & Co., 5 West 31st st, Manhattan, the general contract for the stone 1½-sty church to be erected at East-Hampton for St. Luke's Protestant Episcopal Church, of which Rev. F. Streeter, of Easthampton, is pastor.

JERSEY CITY, N. J.—Plans are being prepared by A. F. Leicht, 9 West 42d st, Manhattan, for a church and Sunday school, 1½-sty, 75x103 ft, for the Emanuel Baptist Church. Rev. H. A. Buzzel, pastor, to be erected on the Boulevard and Sherman pl, Jersey City. The structure will contain a seating capacity of 1,000, a new pipe organ, and will cost about \$35,000. The architect will soon be ready for bids on all separate contracts.

MONTCLAIR, N. J.—Messrs. Blake & Williams, 211 West 20th st, Manhattan, have received the heating contract for the new edifice to be erected at the southeast corner of Church and Trinity sts, for the First Baptist Congregation, of Montclair. Plans by Pilcher & Tachau, 109 Lexington av, call for a building 2-stys, 100x150 ft., limestone, terra cotta and brick, with a total seating capacity of about 950. Rev. H. E. Fosdick, 14 Trinity st, is pastor; Richard D. Kimball Co., 437 5th av, consulting engineer. Estimated cost, \$90,000.

#### Dwellings.

GREENWICH, CONN.—F. A. Moore, 571 5th av, Manhattan, is preparing plans for a 3-sty frame residence to be erected on Round Hill, Greenwich, for Tyler L. Redfield, of 411 West 43d st, Manhattan. Estimated cost, \$100,000.

ROCKAWAY, L. I.—Lee Somenfeld, 2228 Pitkin av, Brooklyn, has been commissioned to prepare plans for a frame 3½-sty boarding house, 49x54 ft, to be erected at the southwest corner of Washington and 3d sts, Rockaway Park. The cost is estimated at about \$12,000.

#### Factories and Warehouses.

MINETTO, N. Y.—The Minetto-Meriden Shade Cloth Co. intends erecting a large cotton mill at Minetto next spring.

NEW BEDFORD, MASS.—President Langshaw, of the Dartmouth Mfg. Co., is interested in the erection of a \$1,000,000 fine goods mill planned for New Bedford.

NIAGARA FALLS, N. Y.—The Carborundum Co. is reported to be preparing plans for a large addition to its plant on Buffalo av, to be used chiefly for the manufacture of garnet paper.

SEABRIGHT, N. J.—Frank B. Conover, of the Monmouth Ice Co., will erect a 50-ton plate ice plant, at a cost of \$50,000; work will start in early fall and the plant will be in full operation before the opening of the season of 1910.

BRIDGEPORT, CONN.—The American branch of the Henkel Lace Co., of Barmen, Germany, has just purchased a site of about five acres for a new factory at Bridgeport. Mr. Max Henkel represents the concern, and will probably have charge of construction.

SCHENECTADY, N. Y.—The Mohawk Overall Co. has awarded the general contract to Browne & Lowe, of Schenectady, for the erection of a 4-sty reinforced concrete fireproof factory, 37x137 ft, in Dock st, Schenectady. A. D. Lindley & Co., Parker Building, Schenectady, are the architects. Estimated cost, between \$30,000 and \$40,000.

LITTLE FALLS, N. Y.—Hallihan Bros., Little Falls, have received the contract to erect the 5-sty brick warehouse, 95x331 ft, for the Robert McKinnon Knitting Co., at Little Falls. The construction will include a steel water tower, 100 ft high, 20x20 ft, and a steel tank, 18x20 ft. Carral Haug, architect, of 500 Main st, Little Falls, estimates the cost at \$90,000.

NIAGARA FALLS.—The Turner Construction Co., engineers and contractors in reinforced concrete construction, 11



Broadway, obtained the general contract for the construction of a reinforced concrete building, 24x64, 4-stys high, for the Carborundum Co., at Niagara Falls, N. Y. C. H. Greenwood is the engineer, care owners. Work will be undertaken at once.

**FAR ROCKAWAY, L. I.**—Mullen & Buckley (furniture), Central av, Far Rockaway, have awarded to the Industrial Engineering Co., 95 Liberty st, Manhattan, the general contract to erect a 7-sty reinforced concrete fireproof warehouse and stable, 52x90 ft, 13 stalls, at Far Rockaway, at a cost of 37,000. Morrell Smith, Bank Building, Far Rockaway, is the architect.

#### Halls and Clubs.

**ROCHESTER, N. Y.**—J. Mills Platt, 921 Chamber of Commerce Building, Rochester, has been selected to prepare plans for a \$30,000 club house, 2-stys, brick, to be erected by the Beechwood Hall Association at Rochester.

**PRINCETON, N. J.**—It is announced that the general contract has been awarded to C. W. Kafer, 115 South Stockton st, Trenton, for the erection of the new Campus Club House at Princeton, 3-sty, brick and limestone, 50x75 ft, to cost \$40,000. R. C. Gildersleeve, 150 5th av, Manhattan, prepared the plans.

**JAMAICA, L. I.**—M. E. McHugh, 51 Dungan av, Jamaica, has received the general contract and has awarded to Ralph Bangert the carpentry work for the new Parish Hall, brick, 1½-sty, 60x127 ft, on Flushing av, north of Shelton av, for St. Mary's Roman Catholic Church. The cost is estimated at \$20,000. F. J. Berlendach, 260 Graham av, Brooklyn, is the architect.

#### Hospitals and Asylums.

**EASTVIEW, N. Y.**—Plans for improvements to the Westchester County Almshouse, to be erected at Eastview, have been submitted to State Board of Charities at Albany for approval. Probable cost, \$60,000.

**WEEHAWKEN, N. J.**—The North Hudson Hospital Asso., 189 Palisade av, Union Hill, Lewis Menegaux, president, has awarded to Bond & McNally, 148 Bullserry road, Weehawken, the general contract for the 3-sty fireproof, brick hospital, 75x40 ft., at Weehawken. Robert G. Dixon, 148 Bullserry road, is architect. Estimated cost, \$30,000.

#### Miscellaneous.

**RIVERHEAD, L. I.**—The Pauly Jail Bldg. Co., of St. Louis, Mo., has been engaged to prepare plans for a jail which the Supervisors contemplate erecting at a cost of about \$125,000.

#### Municipal Works.

**COLLINGSWOOD, N. J.**—The Council has adopted a resolution authorizing the construction of a municipal water works, which will be submitted to the voters.

**OLEAN, N. Y.**—The citizens have voted to issue \$119,000 bonds for constructing sewers and water works, for the erection of three firehouses, and the purchase of a steam road roller.

**BEVERLY, N. J.**—Clyde Potts, 17 Battery pl, Manhattan, has been selected to prepare plans for a sewage disposal works for Beverly. E. N. Perkins, town clerk. Jas. V. Roberts, Mayor.

**AUBURN, N. Y.**—Hazen & Whipple, Manhattan, are reported to have been selected by the Board of Water Commissioners to prepare plans and specifications for a filtration plant to cost about \$170,000.

**MANHATTAN.**—Estimates will be received by the Commissioner of Correction Thursday, August 5, for furnishing labor and materials required for construction

and completion of a 166-foot wood twin screw passenger steamer.

**CRANFORD, N. J.**—Bids will be received until Aug. 30 by the Bridge Com., Bd. Chosen Freeholders, at Elizabeth (Emmor K. Adams, Chmn.) for a highway bridge over the Rahway River at North av, Cranford. Jacob L. Bauer, 130 Broad st, Elizabeth, is engineer.

**BROOKLYN.**—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, August 4: No. 1. Furnishing and delivering engineers' and draughtsmen's supplies. No. 2. Laying water mains and appurtenances and removing existing water mains in Evergreen, Lee, Marcy and Sumner avs, in Forest and Roebling sts; and setting branches, valves and hydrants on existing mains in Bedford and Throop avs, Brooklyn.

**MANHATTAN.**—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, August 4: No. 1. Furnishing and installing recording pressure gauges in the Boroughs of Manhattan and Bronx. No. 2. Hauling and setting two dock hydrants and appurtenances on Pier 61, East River, and removing two dock hydrants and appurtenances from pier at foot of Rivington st. No. 3. Hauling and laying water mains in Arlington, Heath, La Salle and McGraw avs; in 175th and 208th sts, and in Broadway. No. 4. Removing the existing roof over the engine room and the boiler room, remodeling the building, furnishing, delivering and erecting a traveling crane at the 98th st pumping station, Manhattan.

#### Office and Loft Buildings.

**23D ST.**—Otto Strack, owner and architect, 214-220 East 23d st, has completed plans for the 8-sty brick loft building, 22x90 ft., to be erected at 212 East 23d st. Cost, about \$40,000.

**BUFFALO, N. Y.**—A new store and office building to cost about \$40,000 is to be erected at the corner of Main and Utica sts. It will contain ten offices and seven stores and will be 2-stys high. The owner is J. C. Henkel, of Corning.

**SYRACUSE, N. Y.**—Merrick & Randall, of Syracuse, will receive estimates on the general contract, also separate bids after August 1, for the 4-sty fireproof office and store building, 90x100x50 ft., to be erected at South Salina and Onondaga st, Syracuse, for the McCarthy estate. Estimated cost is about \$75,000.

**SCHENECTADY, N. Y.**—Schenectady is to have one of the finest furniture stores in the State. R. E. Burger, of Glens Falls, will tear down the present store at 136 State st and erect one of the largest business houses in the city. Orin Finch, architect, is now preparing plans for a 5-sty building. The plans will call for a fireproof structure of reinforced concrete and terra cotta. The front will be polished granite with the exception of the ornamental iron window casings and the large plate glass display windows. The estimated cost is \$50,000.

#### Power Houses.

**NEW HAVEN, CONN.**—The United Illuminating Co. expects to increase the size of its power plant. E. K. Parker is superintendent.


**HOLYOKE, MASS.**—The Board of Public Works of Holyoke will expend \$50,000 to enlarge the water works and electric light plants. W. K. Snow is manager of the municipal power plant.

#### Schools and Colleges.

**UTICA.**—The School Commissioners of Utica propose the erection of two new schools at East Utica. Dennis J. Kelly is clerk of the board.

**WEST HARTFORD, CONN.**—Plans for a school have been prepared. W. C. Brocklesby, of Hartford, is the architect. Appropriation, \$38,000.

**SYRACUSE, N. Y.**—Merrick & Randall, of Syracuse, are taking bids for a 3-sty brick school, to be erected by Father James P. Magee in Schuyler st, Syracuse, to cost \$50,000.



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

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RUTHERFORD, N. J.—Nine available sites for the proposed new public school will be submitted for discussion at a public meeting in the city hall Tuesday evening, August 3.

FALL RIVER, MASS.—The Board of Aldermen has voted appropriations, including \$125,000 for a Manual and Commercial Training School, and \$75,000 for school sites and buildings.

HAMBURG, N. Y.—The new public school addition to be erected by the Board of Education at Hamburg, at a cost of \$45,000, will be constructed by T. W. Harris, County Savings Bank Building, Buffalo. Bids on separate contracts will probably be taken about August 5.

#### Contracts Awarded.

80TH ST.—The Libman Contracting Co., 1968 Broadway, has received the general contract for \$15,000 worth of alterations to the residence of Miss Helen Driscoll, No. 122 East 80th st, from plans by Schwartz & Gross.

6TH AV.—The Libman Contracting Co., 1968 Broadway, has received the contract for extensive alterations and additions to Jack's Restaurant, Nos. 759-761 6th av, and 103 West 43d st, for Jack Dunston & Co., from plans by Walter D. Blair, architect.

13TH ST.—The Consolidated Card Co., S. A. Cohen, president, 226 West 14th st, has awarded to McDermott & Hanigan, 404 West 17th st, the general contract to erect the 3-sty fireproof loft building, 25x100 ft., at No. 225 West 13th st, from plans by Ditmars & Brite, 111 5th av.

26TH ST.—The T. B. Leahy Bldg. Co., 1 East 42d st, has received the general contract to erect the 4-sty fireproof brick and steel sub-station, 50x100 ft., for the New York Edison Co., to be erected at 49 West 26th st, to cost about \$150,000. The plans are by Wm. Weissenberger, Jr., 55 Duane st.

BROOKLYN.—The general contract for adding 2-stys to the 4-sty Y. M. C. A. building at the southwest corner of Marcy av and South 9th st, Brooklyn, for that association, has been awarded to John Auer & Sons, of 640 Lexington av, Brooklyn, from plans by Boring & Tilton, 32 Broadway, Manhattan. The work is to cost around \$60,000.

BROOME ST.—Thomas Rae & Sons, 253 West 27th st, have received the general contract to erect the 6-sty brick and stone warehouse, 84x67 ft., which the Trinity Corporation will erect at the northeast corner of Broome and Clarke sts, at a cost of \$65,000. The general contractors have taken bids on mason-work. Wm. E. L. Aigeltinger, 254 West 27th st, is the architect.

SCHENECTADY, N. Y.—The Raymond Concrete Pile Company, of New York and Chicago, through its Schenectady representative, G. W. Van Vranken, has secured the contract for the placing of 675 Raymond concrete piles in the foundations of the Schenectady County Court House, Schenectady, N. Y. W. L. Stoddard, New York, is the architect of the building. The Raymond Company also secured through Mr. Van Vranken, the contract—which has just been executed—for the concrete piling foundations of the pattern storage warehouse of the General Electric Company, at Schenectady; C. E. Hulth, Superintendent of Grounds and Buildings.

#### Government Work.

The bid of the Quogue Plumbing Co., of Quogue, N. Y., \$1,295 in amount, has been accepted for making repairs to plumbing in hospital at Fort Hancock, N. J.

The U. S. Cast Pipe and Foundry Co., 71 Broadway, Manhattan, has received the contract for furnishing the District of Columbia with cast iron water pipe specials at \$47.60 per ton.

Sealed proposals will be received on the 18th of August for the installation of a vacuum-cleaning system in the United States Post Office at Des Moines, Iowa. James Knox Taylor, supervising architect, Washington, D. C.

BROOKLYN.—Proposals for alterations in hospital building will be received at the Bureau of Yards and Docks, Washington, Aug. 14, for alterations in the naval hospital building, Brooklyn, N. Y. R. C. Hollyday, Chief of Bureau.

FORT TOTTEN, N. Y.—Coburn & Cook, of Newport News, Va., have secured the contract from the Quartermaster General of the Army for installing an electric light system at Fort Totten, N. Y., for the total sum of \$15,373.88.

PHILADELPHIA, PA.—Proposals for crane tracks will be received at the Bureau of Yards and Docks, Washington, Aug. 14, for constructing an extension of the crane track, navy yard, Philadelphia, Pa. R. C. Hollyday, Chief of Bureau.

Sealed proposals will be received on the 16th of August for the installation of a vacuum-cleaning system in the United States Post Office and Court House at Grand Rapids, Mich. James Knox Taylor, supervising architect, Washington, D. C.

NORFOLK, VA.—Proposals for improving building No. 16 will be received at the Bureau of Yards and Docks, Washington, Aug. 7, for making alterations and improvements to building No. 16, navy yard, Norfolk, Va. R. C. Hollyday, Chief of Bureau.

Sealed proposals will be received the 9th of August for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. post office at Belvidere, Ill. James Knox Taylor, Supervising Architect, Washington, D. C.

Sealed proposals will be received at this office until 3 o'clock P. M. on the 26th day of August, 1909, and then opened for the additional approach work at the U. S. Post Office, Court House and Custom House at Laredo, Tex. James Knox Taylor, Supervising Architect, Washington, D. C.

FT. SLOCUM, N. Y.—Office of Constructing Q. M.—Sealed proposals will be received Aug. 18 for installing steam heating systems in barracks Nos. 35, 38 and 40 and officers' quarters Nos. 8 and 9. Blank forms of proposals, specifications, plans and all necessary information furnished at office of chief Q. M., department of the East, Governor's Island, N. Y. H.

Proposals will be received the 31st of August for the construction, excepting mechanical equipment and interior finish, of the U. S. Post Office and Court House at New Orleans, La., in accordance with the drawings at the office of the architects, Messrs. Hale & Rogers, 11 East 24th st, New York. Applications must be accompanied by a certified check for \$250, which will be held until the return of the drawings and specification. James Knox Taylor, Supervising Architect, Washington, D. C.

#### Brief and Personal.

Fiske & Company furnished their "Tapestry" brick for the Masonic Temple, Brooklyn.

The new plant of the Bradford Pressed Brick Company, of Bradford, Pa., William Hanley proprietor, has commenced operations.

O. Arlt, of the firm of Rogers, Brown & Co., 30 Church st, returned to his desk this week after spending two weeks in South Jersey.

William Messer Company, plumbing contractors, formerly of 157-59 Suffolk st, are moving into their own building at 27 Suffolk st.

The offices of the A. Feldman Construction Company, mason builders and gen-

eral contractors, have been removed to 170 Broadway, Room 1611.

The New York office of the Ticonderoga Pulp & Paper Co., of Ticonderoga, N. Y., has been moved to the Fifth Avenue Building, at Fifth av and 23d st.

Retail building material dealers, particularly the lumber dealers, are finding it advantageous to make their warehouses fireproof. Fires in lumber yards are very costly.

Allen J. Huke, formerly with the Rockland-Rockford Lime Company, is now assistant manager at the 14th st store of the Domestic Sewing Machine Company.

Lovell H. Carr, local salesman for the Alpha Portland Cement Co., 50 Church st, returned from a two weeks' vacation trip at the Rockland Breakwater, Me., on Tuesday.

The city of Pittsburgh is constructing a new filtration plant. Universal Portland cement is being used in the concrete work, some 40,000 barrels having been contracted for.

Passenger traffic on the New Haven road is increasing steadily. The growth this summer has been so heavy that the road has been compelled to add nine trains daily between New York and Stamford.

W. E. Beatty, of the John P. Kane Co., mason material dealers, 103 Park av, is spending his vacation along the Jersey shore, making his headquarters at Asbury Park. He is expected back about August 10.

The Merhoff Brick Co., Little Ferry, N. J., is working about 200 men this season in its yards. Its fires are blazing and its schooners are plying the Hackensack River, loaded with brick, which are being delivered on contract.

E. Furman & Co., Sayreville, N. J., are working their plant to the full, employing something like 300 hands. The large deposits of fire-brick clay in this vicinity along the Raritan River, affording opportunity for water transportation, make this a particularly desirable location.

The new Curtis Building, Philadelphia, Edgar V. Seeler architect, is using six hundred thousand "Old English Colonial Red Brick," made by Sayre & Fisher Co. The size of these bricks, which are made to match those which are used in some of the older buildings in London, is 9 by 4½ by 2¼ inches.

W. C. Black, of the front brick firm of Carter, Black & Ayres, 1 Madison av, leaves the city next week for a short vacation at Delaware Water Gap. He is expected back about the middle of August, when Andrew A. Ayres will take his vacation. James W. Carter returned this week from Forked River, N. J., where he spent a short vacation.

Work is progressing rapidly on the extension to the Universal Portland Cement Company's plant No. 5 at Universal (Pittsburgh), Pa. This extension will contain eleven kilns 7 ft. 6 ins. in diameter by 120 ft. long, and will bring the total output of this plant up to 10,000 barrels per day. It is expected that the addition will be finished and in operation by January 1, 1910.

Prof. A. D. F. Hamlin, of Columbia University School of Architecture, has sailed for Constantinople, where he will make a survey of the Robert College property and draw plans for its future extension. Professor Hamlin was born in the Turkish capital, his father, Cyrus Hamlin, having been the founder of Robert College. Two of the present five buildings of the institution were designed by Professor Hamlin.

Concrete roadways were quite thoroughly discussed in the articles submitted in a competition of the Association of American Portland Cement Manufacturers recently conducted through "Good Roads Magazine." The first prize for the



best treatment of the subject was awarded to Ernest McCullough, a civil engineer of Chicago, and Chas. W. Ross, Street Commissioner of Newton, Mass., received the second prize.

The age of the airship has really dawned. The English Channel has been crossed since the previous issue of this paper, and regular airship routes for passengers are being laid out in France. Within 20 years the world has seen seven revolutionizing inventions in the coming of the trolley car, the skyscraper building, the automobile, the motor boat, the electric train, wireless telegraphy, and, finally, the successful navigation of the air.

The contract for decorating and furnishing the interior of the New York Press Club, recently erected from plans by Ernest Greene, at Spruce and William sts., has been awarded by the architect and building committee to Mrs. Ella Briggs and Mrs. Mina Leigh Mercer. The decorating will be on new lines, the special design for freizes and mural decorations being made by Mrs. Briggs, who is graduate of the Vienna School of Arts and Crafts.

The United States Civil Service Commission announces an examination on August 18, 1909, to secure eligibles from which to make certification to the position of architectural draftsman, in the Philippine Service at Manila, at salaries ranging from \$1,800 to \$2,250 per annum. It is desired to secure persons of considerable office training, capable of producing architectural plans that are both accurate and complete. Ability in designing is desirable, but the principal essential is reliability in the drafting of working plans. There will be no educational examination for these positions. Applicants will be rated according to their training and experience as shown in application form 375.

General George Moore Smith, head of the Candee, Smith & Howland Company, masons' materials, presided at a meeting of the Newburgh military and naval committee of the Hudson-Fulton celebration at Newburgh last Saturday night, and on Monday he had a conference with the general executive committee in this city. In the Newburgh parade there will probably be about twelve thousand men, made up of the sailors from the fleet, the separate companies and regiments of the eastern section of the State, outside of New York City; probably the West Point cadets, one regiment from Manhattan, one from Brooklyn, and a few choice battalions from other States. General Moore will command the parade at Newburgh, and as the commanding officer of the First Brigade of the National Guard he will also have much to do with the New York City celebration on the day previous.

Eugene S. Schoen, of 25 West 42d st., the architect, was in Poughkeepsie this week in company with Albert E. Schaaf, general manager of the American Fiat Automobile Company, of 1786 Broadway, Manhattan, to look over the site of the factory to be erected there from plans by Mr. Schoen. The company has secured a site, comprising nearly 30 acres of land, situated directly on the State Boulevard, which runs from New York to Albany. The plant will be about 500 ft. from the Hudson River, and in appreciation of the decision of the company to build at Poughkeepsie the city officials have given a private dock to the concern, the dock to become the perpetual property of the company. It was due to the fact that the American branch of the company has been unable for two years or so to secure a sufficient number of cars from the Fiat Works in Italy to meet the increasing demand that the American factory is to be built. The company will make one or two of its most popular models in this country,

thus relieving the pressure under which the parent company is working in its Turin plant. (See also issue July 17.)

### The Evolution of the Electric Elevator Machine.

As near as can be determined, the first direct application of electricity to elevator service was made in 1880, when Siemens and Halske installed an elevator in an exhibition at Mannheim. Instead of a stationary machine with cables to car and counterweight, as is the present practice, the motor was attached underneath the car and actuated pinions which ran in racks fastened to the guide posts.

In America, in 1887, Mr. Wm. Baxter, Jr., of Jersey City, designed and installed a direct-connected machine at Baltimore, Md., but it was not until 1889 that the first successful electric elevators were put into operation, when Otis Brothers & Co.

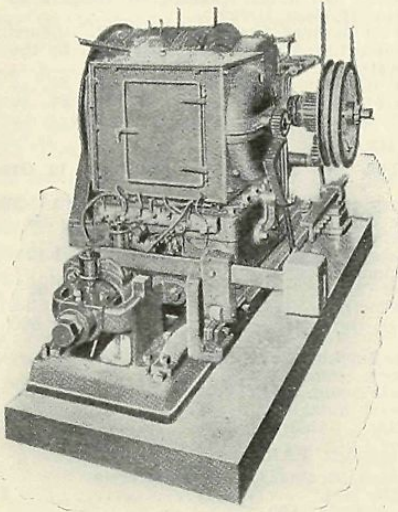


FIG. 1. FIRST OTIS ELECTRIC MACHINE.

installed two direct-connected worm gear machines in the building of A. T. Demarest, No. 335 5th av, New York City.

The motors and regulator boxes or controllers for these machines were purchased of Eickemeyer & Osterheld, being the invention of Mr. Rudolph Eickemeyer, designed primarily for street car work. These motors were selected as the most suitable out of many kinds considered, and time has proven that the choice was wisely made.

These first machines, and those built for a number of years after, were controlled by hand cable.

The illustration (Fig. 1) shows the Demarest machines, which are still in regular operation and giving good service and satisfaction. It will be noted that the brake pulley is very small, and that the brake mechanism consists of a single shoe, lever and weight.

### Tying Bundles of Empty Cement Sacks.

"We receive, on an average, considerably over a million sacks a month," said a cement manufacturer. "It is not difficult to understand, therefore, that the manner in which returned sacks are bundled and shipped to us is one of considerable interest. Once in a while, in watching these returned sacks, we come across something that is new and interesting, and, as a case in point, might mention a new method of tying up bundles.

"In this shipment, the sacks had first been laid out flat in piles of 50 each. Then two ropes 40 ins. long had been passed under the pile, one about 8 ins. from each end, and a longer rope about 8½ ft. long had been laid lengthwise on top of the pile. The next step was to bring the two short ropes up over the pile of sacks and tie them tightly. This, as you will see, had the effect of rolling or doubling the sacks over the long rope.

The bundle was then turned over, and the long rope brought around it, crossed in the middle of the bundle, then brought around the middle of the bundle and tied tightly.

"The result was a neat, compact bundle that could be easily carried but could not be broken open by any ordinary accident. By way of experiment we cut the long rope on one bundle, and one of the short ropes on another, but the bundle was still compact and firm, and it was still difficult to pull out any of the sacks. When we came to count the shipment, we found the full number of sacks that the customer claimed to have shipped. No sacks had been lost in transit from those bundles."

### Prevailing Rate of Wages.

This schedule is issued by the Building Trades of New York City and vicinity, through the office of the Consolidated Board of Business Agents of the Building Trades. Office and headquarters, Groll's Hall, 145-147 East 53d st., New York City. (Phone 336 Plaza.) Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can arrange through the office named by applying to the Board Secretary, Roswell D. Tompkins.

Asbestos Workers, Boiler Felters, Pipe Coverers, Insulators, \$4.50; Asbestos Workers' Helpers, \$2.80; Bluestone cutters, Flagger, Bridge and Curb Setters, \$4.50; Bluestone Helpers, \$3; Boiler Makers and Iron Shipbuilders, \$5; Boiler Makers' Helpers, \$3; Carpenters and Framers, \$5; Cabinet Makers, \$4; Cement and Concrete Masons, \$5; Cement Concrete and Asphalt Laborers, \$3; Derrickmen and Riggers, \$3.75; Elevators' Constructors and Millwrights, \$4.50; Elevator Constructors' Helpers, \$3; Electrical Workers, \$4.50; Electricians' Helpers, \$2.20; Electrical Fixture Workers, \$4.50; Engineers (Portable), \$27.50 per week, by the day, \$5.50; House Shorers, Movers, Sheath Pilers, \$3.50; House Shorers' Helpers, \$2.65; Housesmith, Bridgemen, Iron Workers, \$4.80; Metallic and Wood Lathers, \$4.50; Marble Cutters and Setters, \$5; Marble Carvers, \$5.50; Marble Polishers, \$4; Sawyers, \$4.25; Bed Rubbers, \$4.50; Marble Cutters' Helpers, \$3; Mosaic Workers, \$4.25; Mosaic Workers' Helpers, \$2.75; Machine Stone Workers and Rubbers, \$4; Machine Stone Workers' Helpers, \$2.75; Machinists of all description, \$4.50; Plasterers, Plain and Ornamental, \$5.50; Plasterers' Laborers, \$3.25; Plumbers and Gas Fitters, \$5; Painters, \$4; Decorators and Gilders, \$4.50; Riggers on Machinery, Dynamos, Boilers, etc., \$3.50; Roofers, Tar, Felt, Composition, Damp and Waterproofers, \$3.75; Sheet Metal Workers, Coppersmiths, Tinsmith, Metal Roofers, \$4.50; Stone Cutters, \$5; Stone Setters, \$5.50; Steam and Hot Water Fitters, Hydraulic, Pneumatic Tube, etc., \$5; Steam and Pipe Fitters' Helpers, \$3; Tile Layers, Ceramic, Marbleitic, Rubber, Glass, Encaustic, \$5; Tile Layers' Helpers, \$3; Terra Cotta Workers, Chippers, Cutters and Fitters, \$3.60; Upholsters of all descriptions, \$4.08; Wire Workers on Screens, Guards, Grills, etc., \$4.50.

### Ceiling Company Opens Brooklyn Branch.

The Acme Metal Ceiling Co., of 2295 2d av, Manhattan, has opened branch offices and shops at 871 Flushing av, near Broadway, Brooklyn. The addition to this company's already extensive business was made necessary by increased orders from Kings County and because there was a need felt for bringing the company's products within convenient traveling distance of customers across the river. The same large stock that is carried in the local shops will be maintained in Brooklyn. W. Rothbart is president of this company.



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Material Market in Volcanic Tactics.

A mighty upheaval disturbed the building material market this week. The embargo on cement prices was raised and went from \$1.33 to \$1.38, an increase of five cents. Brick tumbled from \$5.75 and \$6.25 to \$5.25 and \$5.75, a new low record for the year. Jerseys are quoted fifty cents around higher than Hudson Rivers. This, in itself is noteworthy. Southern pig iron advanced fifty cents around, for the second time within a month. Northern remained stationary, but it is liable to go upward at any time. Nearly every branch of the structural steel market reported an advance of from five to ten cents around, and the American Steel & Wire Company announced an increase in price of \$2 per ton in steel wire products. Incidentally, the United States Steel Corporation, of which this and other companies supplying the building material market are subsidiaries, announced an advance in the next quarterly dividend of three per cent. a year instead of two. Lumber had a fluctuating market, but no changes in prices current. Stone prices stand. The expected advance in the price of slate was deferred. It was the most active week in the building material market that had been experienced since the late depression, when it was all the other way. This, with the exception of the fall in brick, is the reaction that the Record and Guide has been prophesying for three months.

### Hudson River Brick Drops to \$5.25.

Hudson River hard brick dropped on Wednesday from \$5.75 and \$6.25 to \$5.25 and \$5.75 per M, a decrease of fifty cents. This means a reduction of \$2.25 and \$2 from the quotation of May 8, and is seventy-five cents cheaper than prices current on June 12, immediately following the long wet spell which paralyzed brick-making and building. The present tumble, which was reported on Wednesday, is due to the fact that steel mills and fabricators are somewhat behind in their shipments, thus holding up the bricklayers on office, loft and industrial buildings, apartment houses and public work. In the mean time the manufacturers have had good making weather, and in consequence the demand is below the supply. Conditions had been equalized during the last week or two when dealers loaded up their yards, which had been depleted, owing to the rush that followed the June cut. They are loaded now and hence the drop.

### JERSEYS HAVE A GOOD MARKET.

Jerseys, on the other hand, have a good market, and are quoted higher than Hudson Rivers by fifty cents per M., an unusual condition. Those jobs that are taking Jersey brick are at Willett's Point, on Long Island Sound, where government work is under way, at Fort Totten, and at Ward's Island, at all of which places bricklaying is not dependent upon steel shipments, and in New Jersey, where most of the fabricating is done by local companies, thus insuring quick deliveries. The yards are working at about 80 per cent. of output and shipments are being regularly made.

### SMITH YARDS AGAIN IN OPERATION

The Hudson Valley yards of T. H. & A. H. Smith, recently incapacitated when nearly half the racks in the yards collapsed one night recently, resumed operations this week. Repairs have been made and the company's output capacity has been increased greatly. The plant was handicapped for two weeks.

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

	Per M.	
Hudson River, Common	\$5.25@	\$5.75
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	
<b>Fronts:</b>		
Bufs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
<b>Enameled:</b>		
English size	70.00	75.00
American size	62.00	68.00
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.		1.02
Rockland-Rockport, L., per bbl.	1.12	
Rockland-Rockport, special, 320 lbs.		1.42
Select finish, per 350 lbs., net.	1.62	

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.

Calced, ordinary city, in barrels	
250 lbs.	\$1.30
In barrels, 320 lbs.	1.60
In bags, per ton.	\$8.50 10.00
Calced, city casting, in barrels,	
250 lbs.	1.45
In barrels, 320 lbs.	1.65
Neat wall plaster, in bags, per ton.	9.25
Wall plaster, with sand, per ton.	5.25
Browning, in bags, per ton.	4.25
Scratch, in bags, per ton.	

Note.—When sold in bags a rebate of 6½ 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 Advances Five Cents.

Portland cement advanced five cents this week. The selling price is now \$1.38 for cargo lots in cloth, N. Y. Since May 1 it has been \$1.33. Word was 'phoned to the various agencies on Tuesday afternoon, and on Wednesday morning official circulars were received announcing the change. It is understood that they are devoid of explanation as to why the readjustment comes at this time. No official statement would be given out by John B. Wight, of the Alpha Co., secretary of the Licensees Association, when a Record and Guide man called upon him, and at the offices of the North American Portland Cement Company at 30 Broad st, equal silence was maintained.

### ORIGINAL DROP WAS 20 CENTS.

On May 1 a circular was sent to members of the Association of Licensed Portland Cement Manufacturers, announcing that the price of Portland cement in the Eastern sales district would thereafter be \$1.33, which was twenty cents lower than the then uniform selling price. A drop of 15 cents was also made in the prices quoted in Western states. Maryland, Delaware and the District of Columbia were declared to be "wide open." Their condition is said to be unchanged.

Secretary Wight, when the agreement was signed, gave out this statement:

"The manufacturers had a conference on certain existing conditions and decided for purely commercial reasons to make a drop in the price of Portland cement so that all the licensees could stand on the same platform, as to sales, conditions,

etc. The prospects are that as soon as all the business interests represented in the Association are straightened out, the demand will increase and that prices will advance to their normal position, and may even go higher."

It was then stated that the life of this supplementary agreement would expire on January 1, 1911, and was made a part of the agreement of January 18, 1909. It was, however, generally believed that the readjustment would come on or about July 1. At that time a member of the association said, in explaining the failure of the association to revise the price list, that "The object for which the agreement was drawn up has been attained and only one interest remains to be placated."

Since that time numerous meetings have been held, but no readjustment came until on Tuesday, when, at noon, a compromise was reached, when, instead of placing the price back to \$1.53 it was advanced to only \$1.38.

The feeling is general among the cement interests that this break in price will be followed very soon by further advances. When the big drop was made the mills had a great reserve supply on hand. Today mill stocks have been greatly reduced as a result of the tremendous volume of business that has been done since the price was lowered. But this business was not all profitable. The shading of profits was very narrow and in some cases profit taking was eliminated altogether. In this the little companies suffered most, and it is generally believed that it was the little fellows who finally insisted upon some alleviation of conditions that have been facing them for the last two months, and thus brought about the temporary compromise.

### DELAYED DYCKERHOFF PORTLAND ARRIVES.

Owing to repairs that have been going on at the Dyckerhoff Portland cement mills at Amoneburg, near Biebrich, on Rhein, Germany, shipments to this port have been delayed. During the week, however, the local office received 500 400-lb. bbls. on the Str. Zeeland, of the Red Star Line, from Antwerp. It was the first consignment that had been received here for several weeks. Other larger consignments are on the way, and hereafter the company expects to ship regularly 500 bbls. a week. Heretofore the shipments have been 500 every other week.

Mr. E. Thiele, the local representative of the Dyckerhoff Portland Cement Company in this city, went abroad several weeks ago to visit the new stamping mills that will increase the output of the company to 2,000,000 bbls. a year. The addition was placed in service about July 1, and the new shipments will contain some of the material made by the new, up-to-date machinery. This company's plant is now said to be the best equipped of any on the continent.

### CEMENT.

Portland, Domestic, in cloth*	\$1.38
Rosendale or Natural, per bbl.	.90

(\*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cts., 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	\$1.38@	
Atlantic brand	1.38	
Atlas Portland	1.38	
Bath Portland	1.38	
Dragon Portland	1.38	
Edison Portland	1.38	
Lehigh Portland	1.38	
Trowel Portland	1.38	
Vulcanite Portland	1.38	
Alsen's (German) Portland	2.35	
Dyckerhoff (German) Portland	2.45	



**Sharp Advance in Southern Pig Iron.**

Following an advance of fifty cents announced scarcely a month ago, Southern pig iron moved up fifty cents in No. 1 foundry, steamship dock, N. Y.; No. 2 foundry spot and in No. 3 foundry, early in the week. Northern No. 1 X Jersey City, remains stationary at \$17.00 and \$17.25; also No. 2 X foundry, Jersey City, and \$16.50 and \$16.75 No. 2 plain. Some Southern companies, like the Republic Iron and Steel, advanced their prices \$1. The latter company has been practically sold up in pig iron for a month.

Northern is liable to go up too. When the jump comes it may be as high as fifty cents. Pennsylvania and Buffalo have both gone forward.

The Southern price probably will remain firm until October first. Inquiries on Northern continue good and of some size. In many cases large sales have resulted. One was for 4,000 tons. These are for deliveries up to the last of the year, but those reaching over into the first quarter of 1910 are made subject to an advance of from 50 cents to \$1.50 over present prices. Pennsylvania furnaces have no stocks on hand. They are sold up to output. Buffalos are shipping on time and they report some stock on hand.

**STRUCTURAL IN ASCENDENCY.**

But pig iron was not the only item in the metal market that moved upward. Nearly every branch of the structural department reported advances of from five to ten cents. Angles, tees, zees, beams and channels moved up five cents; round and square iron were quoted ten cents higher, machinery steel iron finish base, added ten cents, as did soft steel bars in base or ordinary sizes. Soft steel sheets 1/4-in. and heavier, 3-16 and No. 8 also took on ten cents. Blue annealed, Nos. 8, 10, 12, 14 and 16 were quoted at ten cents over preceding quotations.

**PRICES NOT EXPECTED TO GO HIGHER NOW.**

The advance has been looked for some time and was due to a readjustment of conditions pending the reestablishment of the iron and steel business upon an even footing following the effects of the late depression. It is a natural consequence of increasing orders. The mills found that they had booked to capacity and they are now busy working this off. It is said that no change is liable to occur until after September 1, but one thing is positive, and that is: **PRICES WILL NOT GO LOWER.** The day of the low price of building commodities is over, and, save in the single exception of Portland cement, upward prices may be looked forward to in all branches of the building supply business.

**ADVANCE IS NOT RADICAL.**

The advance reported above is not so radical as would appear from first glance. It is merely a movement toward the old figures that maintained before the Steel Corporation declared an open market in March. The tendency is unmistakably in the direction of that condition and, jobbers who realize that, are getting in large stocks in advance.

**SHEET METAL BUSINESS IMPROVING DAILY.**

Conditions are daily improving in the sheet metal market. There is a better undertone. One indication of this is shown in the fact that one big company that usually receives a carload a day from the American Sheet and Tin Plate Company, has been unable to receive its usual supply due to the fact that the mills are behind in shipments and has been ordering through a well-known jobbing house. This is the only way that this type of concern can get its supplies because the jobber carries a big stock and can make immediate shipments. Instances like this merely show that conditions in the trade are improving.

**AMERICAN WIRE PRODUCTS PUT UP.**

At the office of the American Steel & Wire Co., 30 Church st, verification was obtained of the circular sent out to agents under date of July 24 announcing an increase of \$2 a ton in the price of steel wire products. The circular was received on Monday, and took effect immediately. This includes the company's mesh concrete reinforcement. The price of steel wire products was reduced on May 1 last. It was denied at the company's offices that that price was to have remained in force until Jan. 1. The price probably will stand until Oct. 1. It is understood that it will not cover long deliveries.

**SOME BIG CONTRACTS PLACED.**

The principal fabricated structural order placed here during the last ten days was for the Vanderbilt Hotel at 4th av and 34th st, 4,600 tons. It went to Post & McCord. The American Bridge Co. will supply the material. Another was for 800 tons for a manufacturing plant for the Horton Ice Cream Co. in West 24th st, which went to A. E. Norton. Competition for fabricating work is still keen and ruling prices are low except on select work. The principal steel orders in the mills continue to be for railroads. The Receivers for Milliken Brothers, Inc., are working the plant to capacity to make deliveries on the Gimbel Brothers store contract, which requires 2,500 tons. The first deliveries must be made before Sept. 1.

**Northern:**

No. 1 x Jersey City.....	\$17.50@	17.25
No. 2 Foundry x Jersey City.....	17.00	17.25
No. 2 plain.....	16.50	16.75

**southern:**

No. 1 Foundry, steamship dock....	17.25	17.75
No. 2 Foundry spot.....	16.75	17.25
No. 3 Foundry.....	16.25	16.75

**STRUCTURAL.**

Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under .....	\$1.51	
Angles .....	1.51	1.56
Tees .....	1.56	1.61
Zees .....	1.56	1.61

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

<b>ROUND AND SQUARE IRON.</b>		
1 to 1 1/2, base price.....	1.80	
3/4 and 7/8 in.....	1-10c.	extra

**FLAT IRON.**

1 1/2 to 4 in. x 5/8 to 1 in., base price ...	1.80	
1 1/2 to 4 x 1/4 x 5-16.....	2-10c	extra
2 to 4 in. x 1 1/2 to 2 in.....	5-10c	extra
4 1/4 to 6 in. x 1 1/4 to 1 1/2.....	4-10c	extra
Norway Bars .....	3.30	....
Norway Shapes .....	3.30	....
Burden Best Iron .....	\$3.15	base
Burden H. B. & S.....	\$2.95	base
Machinery Steel, Iron Finish, base....	1.80	
Soft Steel Bars, base or ordy. sizes....	1.80	
Tool Steel, regular quality.....	7.00	....
Tool Steel, extra quality.....	13.00	....

**SOFT STEEL SHEETS.**

1/4 and heavier .....	2.10	
3-16 .....	2.20	
No. 8 .....	2.30	

**Blue Annealed**

No. 8 .....	2.30	
No. 10.....	2.30	
No. 12.....	2.35	
No. 14.....	2.40	
No. 16.....	2.50	

	<b>One Pass.</b>	<b>Cleaned</b>
	<b>Cold Rolled.</b>	<b>American.</b>
No. 16 .....	\$2.40	\$3.30
No. 18 .....	2.70	3.35
No. 20 .....	2.75	3.40
No. 22 .....	2.80	3.45
No. 24 .....	2.90	3.50

**Lumber Finds Fluctuating Market.**

A continued demand for long-leaf yellow pine is reported from the leading wholesale lumber men with a decided improvement in the sale of spruce. For some unexplained reason there was a noticeable demand for two-inch pine planking for concrete mould making, due probably to increased numbers of concrete jobs, the lumber yard being today about the best thermometer of the amount of concrete work in progress. This may be due to the fact that possible interference with that kind of construction from the direction of the building code has been removed and

contracts that have been held up for some time have received the word to go ahead. In all other branches of the lumber market business was fluctuating and no conspicuous orders were taken.

**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.

**SPRUCE (Eastern; Random Cargoes.)**

2 inch cargoes .....	\$23.00@	\$28.00
6 to 9 inch cargoes.....	24.00	28.00
10 to 12 inch cargoes.....	26.00	30.00

**LATH.**

1 1/2 in. round wood lath.....	3.50	3.75
Eastern spruce, slab.....	4.25	4.56

**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.**

<b>(Rough or dressed.)</b>		
<b>Good Uppers, 4-4, 5-4 and 6-4 per</b>		
1,000 feet .....	\$93.00@	\$94.50
Selects, 4-4 .....	\$2.00	\$4.00
Selects, 5-4 .....	\$2.00	\$4.00
Selects, 6-4 .....	\$3.00	\$4.00
Selects, 8-4 .....	\$2.00	\$4.00
Shelving, No. 1, 1 x 10 in.....	50.00	
Shelving, No. 2, 1 x 10 in.....	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts.....	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds.....	46.50	52.50
No. 1 Dressing boards.....	47.00	50.00
5-4, 6-4, 8-4.....	54.00	56.00

**KILN-DRIED ROUGH NORTH CAROLINA PINE.**

F. O. B. Car or Vessel, New York.				
No. 1. No. 2. No. 3. Box.				
4-4 Edge, under 12 ins.	\$28.00	\$26.00	\$18.00	\$14.50
4-4 Wide Edge, over 12 inches .....	42.00	35.00	....	....
4-4 x 4 and 5 inches.....	30.00	27.00	18.50	....
4-4 x 6 inches.....	32.00	28.00	19.50	15.50
4-4 x 8 inches.....	34.00	29.00	20.00	16.00
4-4 x 10 inches.....	35.00	30.00	20.50	16.50
4-4 x 12 inches.....	39.00	32.00	22.00	17.50
5-4 Edge, under 12 ins.	30.00	27.00	19.50	15.50
5-4 Wide Edge, over 12 inches .....	43.00	36.00	....	....
5-4 x 10 inches.....	37.00	32.00	21.50	17.50
5-4 x 12 inches.....	42.00	36.00	23.50	18.50
6-4 Edge .....	33.00	30.00	21.00	15.50
6-4 x 10 inches.....	38.00	33.00	22.50	17.50
6-4 x 12 inches.....	43.00	37.00	24.50	18.50
8-4 Edge .....	34.00	31.00	22.00	15.50
8-4 x 10 inches.....	39.00	34.00	23.50	17.50
8-4 x 12 inches.....	44.00	38.00	25.50	18.50

**Flooring:**

13-16 x 2 1/2 & 3".....	28.00	26.00	19.00	14.00
13-16 x 3 1/2 .....	28.00	26.00	19.50	15.00
13-16 x 4 to 4 1/2.....	27.50	25.50	19.50	15.00
13-16 x 3 to 4 jointed.....	32.00	28.00	20.00	....
13-16 x 2 1/2 to 3 Rift.....	42.00	37.00	....	....
13-16 x 3 1/2 Rift.....	37.00	32.00	....	....

**Ceiling and Partition:**

13-16 x all widths exc. 3 1/2 and 5 1/2.....	28.00	26.00	19.00	15.00
white .....	....	....	....	25.00
3/4 x all widths, exc. 3 1/2 and 5 1/2.....	29.00	27.00	20.00	15.50
1/2 (for 5 1/2 add \$2).....	23.00	21.00	15.00	10.00
1/2 (for 5 1/2 add \$2).....	20.50	19.00	12.00	8.00
German Siding 13-16 x 5 1/2" face.....	33.00	30.00	21.00	16.50
Beveled Siding, 1/2 x 4 to 6 .....	19.00	17.50	12.00	9.00
Case and Moulded Base, all patterns .....	37.00	32.00	....	....

**Roofers:**

13-16 x 5 1/2 in. face.....	\$16.50
13-16 x 7 1/2 in. face.....	17.50
13-16 x 9 1/2 in. face.....	18.50
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 .....	19.00

**Stone Market Slowly Recovering.**

Gradual improvement is noted in the stone market, although transactions are still not so numerous nor so important as they had been hoped for. Prices remain steady and the inquiry is fair, but orders do not seem to materialize. Buff limestone seems to have had the ascendancy in the market during the last few weeks, but this is considered a coincidence rather than an indication of any well-defined tendency.

The John R. Smith's Sons Co. got the contract for supplying 10,000 cu. ft. of Bedford buff limestone for the Dodd-Mead building in 4th av, and the New Jersey Stone Construction Co. closed for all the stonework, including four monoliths (each 14 ft. 7 ins. high and 3 ft. thick) for the Merchants Union National Bank at Union Hill, N. J. Bradley & Sons, of Long Island City, also closed a number of important contracts.

The promised advance in the price of slate did not materialize, but it is thought that it will come within the next two weeks.



### A Model Fabricating Plant.

Engineers and builders who have visited the recently completed shops and office extensions of the George A. Just Company, engineers and contractors, at 239 Vernon av, Long Island City, have expressed praise and approval of the compactness and general utility of the establishment. Situated within walking distance of the new Blackwell's Island Bridge, and almost at the door of the Belmont tubes, this company has modernized its equipment to meet the progressive tendency of the neighborhood and the constant increase in business.

The company makes a specialty of structural work for buildings and handles mainly metropolitan district contracts, although the company recently completed the second half of the Smallman & Ingram department store in London, Ontario, Canada, one of the largest buildings of its kind in the Dominion. Other work that this company has in hand is the completion of an addition to the bottling establishment of the Jacob Ruppert brewery, 90th st and 3d av, and an extension to the machine house to accom-

panying illustration has only recently been completed. It is 75 ft. by 100 ft. and is equipped with electrically driven machinery for rapid and thorough fabrication of material.

The office is equipped with every convenience for the engineers, draftsmen and officials. The walls of the office building are concrete without furring, which, according to Mr. Just, president, answers the requirements thoroughly.

With this new equipment, this company is in a position to handle any size fabricating contract with dispatch, and, because of its central location at tidewater, it can make quick deliveries to any point in the Greater City.

### A Fight Against Jersey Quicksand.

A most interesting fight against quicksand has been going on at Rutherford, N. J., where the town has been laying a new sewer system. After one company gave up the struggle the Union Building & Construction Co., of Passaic, N. J., took the contract, and with the aid of E. George & Co., of 28 South st, is successfully carrying the work on to completion,

ing and concrete will always be under water, a permanent construction was thus effected. This sand, not being coarse enough for use in building purposes was used in filling in other parts of the trench as the work progressed. There is little prospect of the work being finished before late in the Fall.

The firm of E. George & Co. ever since it was founded in 1873 has been in business in South st, and while primarily it handles all kinds of ship pumps and other appliances, it has in recent years made a specialty of renting out portable gasoline pumps by the hour, day or week. Besides having some pumps at work for List & Rhodes, contractors, at one of their operations in 26th st, between 6th av and Broadway, it has some at Jersey City and Garfield, N. J. The company has an apparatus so simple in its working features that an unskilled laborer can handle it, the company making all repairs. In the latter particular the company by its fine organization is enabled to remedy accidents to its mechanism in remarkably short time, thus saving contractors large sums in emergencies.

### Enameled Brick for Light Shafts.

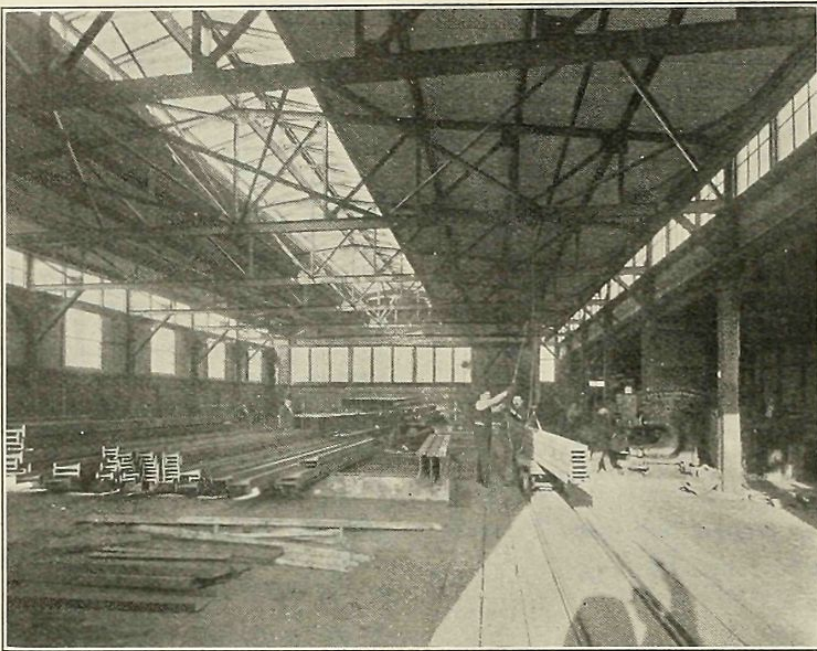
Discussing with Andrew A. Ayres, of the front brick firm of Carter, Black & Ayres, No. 1 Madison av, the other day, the increasing use of enameled brick for light wells in apartment houses of the better grade, the fact was noted that considerably more of that kind of brick is being used for that purpose to-day than heretofore. Asked if that type of brick would be the principal one used for such purposes in the future, he said:

"No, I will not say that, exactly. You see the question of cost enters into the balance as to whether enameled or some light, smooth surfaced brick is to be used. But this I will say, that in high-grade apartment house operations, where they are run up to great heights, or where they are closely shut in or have a north exposure where high walls of adjoining buildings shut out a large portion of sunlight during certain portions of the day, a constantly increasing amount of white enameled brick will be used for that purpose, especially since greater permanent sanitary qualities are claimed for it."

Conspicuous among the new apartment houses now going up where enameled brick is being used for light shafts, is that being erected by Paterno Bros., the speculative builders, at 116th st, Claremont av and Riverside drive. For this operation, the architect for which is Schwartz & Gross, Carter, Black & Ayres will supply 325,000, as distributing agents for the American Enameled Brick and Tile Co., for which the former company is local representative. Another of the many deliveries of white enameled brick for use in light shafts is to the Cathedral Construction Co. for an apartment house at 110th st and Riverside drive for which 300,000 will be used.

This company is making deliveries of 800,000 Harvards for M. Reid & Co., general contractors for the Ritz-Carlton Hotel, and has just finished making deliveries of 400,000 buffs for DeSaulles & Gillespie, owners and contractors of the Nassau Hotel at Long Beach, for which Lewis R. Kaufman was architect. About 400,000 of this company's buffs were used in the recently completed Coney Island Hospital, for which Richard Hemmingham was the contractor and Helme & Huberty were the architects.

A new contract just closed by this firm calls for 250,000 Harvards and 60,000 enameled brick for the new power-house to be erected by the P. J. Carlin Construction Co., from plans by McKim, Meade & White, at Bellevue Hospital.



NEW FABRICATING SHOP IN THE GEO. A. JUST IRON WORKS.  
239 Vernon Avenue, L. I. City.

modate new and larger refrigerating machinery.

The George A. Just Company is supplying steel for the addition to the George Ehret brewery, at 92d st, near 3d av, for which Julius Kastner & Dell are the architects. Other work now on hand is the factory building for Chas. Roos, coppersmith, at 429 East 91st st; the 6-sty addition to the North River Insurance Building, 93-95-97 William st, for which Frank H. Quinby is architect; Kent Hall at Columbia University, for which McKim, Mead & White are architects; and alterations to the brewery of William A. Miles Company, at Cherry and Scammel sts, this city. For the last-named improvement C. F. Hettinger & Co., of Boston, are architects.

Also, an extension to the varnish plant of E. Calman & Co.; an extension to the plant of the National Varnish Company; the supplying of steel work for the Wellesbourne apartments at 140 East 56th st, Manhattan, for which Lawlor & Haase are the architects; a refrigerating building for the Ebling Brewing Company, in the Bronx; and a 202x82-ft. 4-sty candlehouse for the Standard Oil Company in Long Island City are contracts which have kept this company busy in the last few months, and probably will continue to keep the shops busy during the entire Fall.

The shop that is shown in the accom-

panying illustration has only recently been completed. It is 75 ft. by 100 ft. and is equipped with electrically driven machinery for rapid and thorough fabrication of material.

The office is equipped with every convenience for the engineers, draftsmen and officials. The walls of the office building are concrete without furring, which, according to Mr. Just, president, answers the requirements thoroughly.

With this new equipment, this company is in a position to handle any size fabricating contract with dispatch, and, because of its central location at tidewater, it can make quick deliveries to any point in the Greater City.

A most interesting fight against quicksand has been going on at Rutherford, N. J., where the town has been laying a new sewer system. After one company gave up the struggle the Union Building & Construction Co., of Passaic, N. J., took the contract, and with the aid of E. George & Co., of 28 South st, is successfully carrying the work on to completion,

In laying the pipe a novel procedure was adopted. When the last ranger was placed in the 15 to 18-foot trench a board flooring of 2-inch pine was laid as a pipe rest and around the whole concrete was grouted. Inasmuch as the pipe floor-



# OF INTEREST TO PROPERTY OWNERS.

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

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

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.

**TOWNSEND AV.**—To construct a sewer and appurtenances in Townsend av, bet East 176th st and East 175th st. Proceedings initiated by Local Board of Van Cortlandt.

**VAN CORTLANDT AV.**—To construct a sewer and appurtenances in Van Cortlandt av, bet. Jerome av and the Grand Boulevard and Concourse. Proceedings initiated by Local Board of Van Cortlandt.

**222D ST.**—To regulate and grade East 222d st, from Bronxwood av to Carpenter av, and all work incidental thereto. Proceedings initiated by Local Board of Chester.

**CASTLEHILL AV.**—To regulate and grade Castlehill av, from West Farms rd to the public pl at its southerly terminus, and all work incidental thereto; the following work to be included from West Farms rd to Lafayette av only: That curbstones be set and flagging and crosswalks laid. Proceedings initiated by Local Board of Chester.

**DALY AV.**—To pave Daly av, from 176th st to 177th st. Proceedings initiated by Local Board of Crotona.

### CONDEMNATION PROCEEDINGS.

**222D ST.**—Opening and extending of East 222d st (formerly 8th st or av, although not yet named by proper authority), from Bronx River to 7th st, 24th Ward, Bronx. Commissioners Michael E. Devlin and Louis Falk give notice that the final report in this proceeding will be presented for confirmation to the Supreme Court on Oct. 15, that the report has been deposited in the office of the

Clerk of the County of New York, there to remain for and during the space of 5 days, as required by law.

**3D AV.**—Widening of 3d av, opposite 159th st. Commissioners Joseph G. Gay, Peter L. Mullaly and Pierre G. Carroll 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 Aug. 10.

**SENECA AV.**—Opening and extending from Hunt's Point rd to the Bronx River. Commissioners J. Frederick Cryer, Sidney B. Hickox and John Lanzer give notice that the bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on Aug. 10; that the bill has been deposited in the office of the Clerk of the County of New York, there to remain for a period of 10 days.

**ROCHAMBEAU AV.**—Opening and extending Rochambeau av, from East 212th st to the property line between the land of Wm. W. Niles and the land formerly of Michael Varian, located about 265 ft. south of Van Cortlandt av. Commissioners Thomas C. Larkin, Martin J. Moore and Michael E. Devlin give notice that the Commissioner of Assessment has assessed any or all such lands, tenements and hereditaments and premises as are within the area of assessment fixed and prescribed as the area of assessment for benefit by the Board of Estimate and Apportionment on the 16th day of November, 1906, and that the said area of assessment includes all those lands, tenements and hereditaments and premises which, taken together, are bounded and described as follows: One-half of the block on each side of Rochambeau av, bet. the southerly side of East 212th st and a line 100 ft. south of the southerly line of East 206th st, and parallel therewith, together with the property lying on the northerly side of East 212th st, bet. Woodlawn rd and De Kalb av, included bet. the northerly side of East 212th st and a line 100 ft. distant northerly therefrom, and parallel therewith. Provided no objections are filed the reports as to awards and as to assessments of benefit will be presented for confirmation to the Supreme Court on Oct. 21.

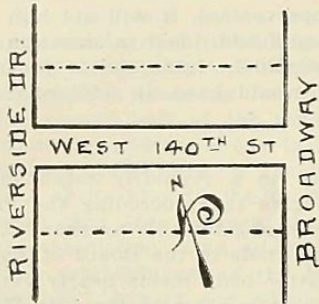


151ST ST.—Closing of West 151st st, from the easterly side of Riverside Drive extension to bulkhead line Hudson River. Commissioners Morris J. Hirsch, Cambridge Livingston and Gilbert H. Montague give notice that the final report in this matter will be presented for confirmation to the Supreme Court on July 29.

222D ST.—Opening and extending, from 7th av to Hutchinson River. Commissioners M. J. Cooney, Michael E. Devlin and William Henderson give notice that the bill of costs, charges and expenses in this proceeding up to and including June 15, 1909, will be presented for taxation to the Supreme Court on Aug. 3.

### ASSESSMENTS.

140TH ST.—Regulating, grading, etc., 140th st, from Broadway to Riverside Drive. Area of assessment: Both sides of 140th st, from Broadway and Riverside Drive, and to the extent of one-half the block at the intersecting sts. The attention of property owners is



directed to the fact that the assessment for the above work was entered July 20 in the Record of Titles of Assessment Kept in the Bureau for the Collection of Assessment and Arrears of Taxes and Assessments and of Water Rents, and unless paid within 60 days after the date of entry, interest will be collected thereon at the rate of 7 per cent. per annum, to be calculated to the date of payment from the date when such assessment became a lien, as provided by law. The assessment is payable to the Collector of Assessments and Arrears at the Bureau for the

Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents, Room H, 280 Broadway, Manhattan. All payments made thereon on or before Sept. 18, 1909, will be exempt from interest, as above provided.

SHAKESPEARE AV.—Regulating, grading, curbing, flagging and building approaches in Shakespeare av, bet. West 168th and West 169th sts. Assessment entered July 13, and payable within 60 days. Area of assessment includes both sides of Shakespeare av, from 168th st to 169th st, and to the extent of half the block at the intersecting sts. All payments made thereon on or before Sept. 11, 1909, will be exempt from interest. After that date interest will be charged at the rate of 7 per cent. per annum, from the date when the assessment became a lien to the date of payment.

## LAW DEPARTMENT

### "DISPOSSESS" PROCEEDINGS.

As intimated by us at the time of review of the Appellate Division decision letting in again the question of sufficient steam heat as a defense to a "dispossess" proceeding brought for the non-payment of rent, the courts were once more bound to be flooded with this line of defense. No one who owes money—cash—is without some definite and plausible form of excuse why he should not be forced to pay it. We doubt greatly if the law "merchant" so called had not long ago from very necessity been settled as to the impossibility of letting in defenses to the collection of notes and other negotiable paper in current use and standing, that every failed note sought to be collected (and many others) would be defended against.

Similarly in summary proceedings a definite requirement, that of paying rent, if allowed to be the subject of every possible defense the tenant can conjure up can shortly be almost entirely defeated. If a land owner could defend against his taxes and a following tax lien if not tax sale, are there courts enough to try the defenses there would be put in?

It has long been a principle of court decisions, though not of theory, that where delay may mean entire loss of the claim on the one side as against only delay or duplication of litigation (the latter of which the law abhors) on the other, that a sharp, quick remedy will be granted temporarily, leaving the later fuller question for ultimate decision. On this principle have been hung attachments, injunctions and summary proceedings for the non-payment of rent. If now to be once more opened, in the case of the last named, to equity on the other side, that can be thought up on the part of tenant or bright attorney, one year leases will not be long enough to see the end of the defenses to rent paying, that the first "cold snap" of every autumn will place in the quiver of a dilatory or disgruntled tenant.

In the case before us, and our present text, the defenses were lack of sufficient heat, poor hot-water supply, and defective plumbing. There was little left to add, but poor quality of gas!

The result following was that rent due in January stood unpaid—and all succeeding months—in July following, and the matter was then remitted by an Appellate term of the Supreme Court to a new trial, the end of which who shall predict to be within the probable termination of the lease year.

We have yet in law to learn to require that defenses tending toward delay and loss of time (which, in truth, as well as common saying, often means money) should be justified by a deposit of money to prove good faith—as also to stand by the old adage that two wrongs do not always make a right.

### COMMISSION FOR SELLING LEASES.

To the Editor of the Record and Guide:

Won't you let us know through your columns, what the regular charge is for selling leases. We do not mean lease-holds, but leases.

A SUBSCRIBER.

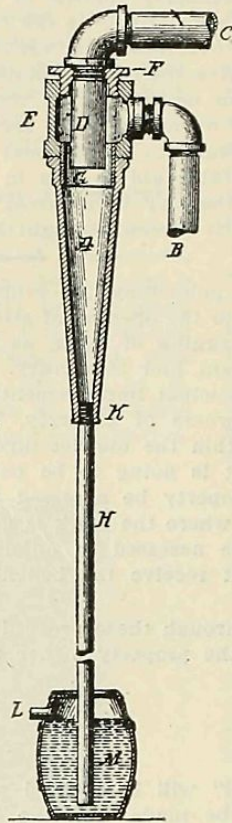
Answer.—The members of the Board of Brokers of New York charge 5 per cent. for selling leases.—Editor.

## A CLEANER MADE OF PIPING.

According to the opinion of a prominent West Side house agent vacuum cleaning installations have already been found to be a considerable aid when selling dwelling property. The chief drawback to the more general use of cleaners of this type has been the expense. Besides, the ordinary plant requires the operation of the gasoline or electric motor and vacuum pump. In place of the usual paraphernalia employed a substitute was lately suggested by a correspondent in the Scientific American

which is designed to operate in the same way as the barometric condenser, using in this case the city water supply or a supply from a tank. It is the idea that such an apparatus could be hung at the rear of a dwelling, since it would take up no more room than required by a leader pipe.

The illustration will show the arrangement of the apparatus. A is an ordinary hose nozzle 12 ins. long, with thread for 3-in. iron pipe on large end and tapped for 1/2-in. pipe on smaller end. By means of the nipple G it is connected to a 3x3/4 in. tee, which is bushed on the opposite end to 1 in. This bushing has a 1-in. pipe, D, extending from the inside and ending as shown in the cut, just inside of nozzle. The other end of D protrudes through the bushing F, and is then run as afterward described. The smaller end of the nozzle carries a 1/2-in. pipe, H, which forms the down leg of the ejector. The apparatus is placed so that the point K is at least 34 ft. above the cellar, forming the barometric column. The pipe B is connected with the water supply, with a conveniently situated valve to regulate the flow.



APPARATUS.

The pipe H is carried down to a seal pot, M, situated in the cellar.

This can be made of a barrel with an overflow to sewer, as shown at L. The pipe C is carried to a vacuum reservoir, which can be situated either in cellar or attic, preferably the latter, as it means a saving in piping and less joints to provide chance of leaks. This pipe is connected to top of reservoir, and the service pipe to the various rooms also comes from the upper end, but extends to within 12 ins. of the bottom.

The service pipe has a connection for rubber hose, with valve at each floor. In order to obtain the required vacuum, all that is necessary is to turn on the water in the pipe B, when the descending column in H causes a partial vacuum in the reservoir and in the service pipes. Care must be taken that all joints are made perfectly airtight in service pipes and in C. The reservoir must also be airtight. It can be made of a kitchen boiler with a small hand hole cut in the bottom to remove dust which collects within.

## GOOD PLUMBING PAYS.

If the average property owner will only take time to consider the question he cannot do other than admit that the plumbing outfit of the ordinary dwelling or flat is, after all, the most difficult to maintain in proper sanitary condition and repair. This will become all the more apparent if the person interested will but examine his pile of repair bills for cleaning out traps, installing new supply pipes, closets, basins and innumerable small parts so important to the successful operation of the plant. It is no broad statement to assert that not infrequently the cost for replacements and labor in such cases exceeds the maintenance charge of other equipment.

Usually the tenant is blamed for such a state of affairs, although in many instances the real fault may be traced to defective installation and the employment of light materials, which are unfit to properly withstand the wear and tear caused by the elements. It has often been pointed out that the method of conveying water through a building is a simple problem, requiring no especial ability on the part of the mechanic, while, on the other hand, the disposal of excrement without unnecessary odor or the violation of established plumbing regulations is an entirely different matter.

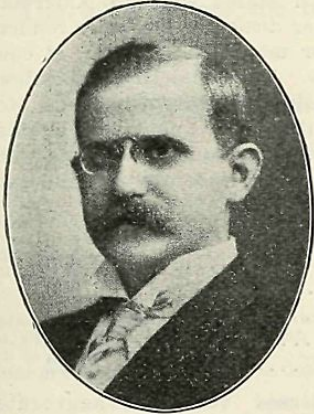
Providing the rough work has been installed in a proper manner, and heavy material is used, little trouble is likely to follow; but often an error is committed in finishing with seconds, or an inferior grade of materials, such as thin traps, pitted closets and basins or other weak or damaged parts. Under such circumstances there is but one sensible thing to do, and that is to rip them out and have the job done right and by an experienced plumber. If the building affected is an apartment the expense of a proceeding of this kind will doubtless foot up into the hundreds, although the saving in the end will justify the outlay.



# HISTORY OF TENEMENT HOUSE LEGISLATION.

By ADOLPH BLOCH.

ON April 4, 1900, the Legislature passed Chapter 279 of the Laws of 1900, appointing a committee to examine into the tenement house question in cities of the first-class and to report to the next Legislature a code of tenement house laws. It was made the duty of the commission "to make a careful



ADOLPH BLOCH.

examination into the tenement houses in cities of the first-class; their condition as to construction, healthfulness, safety, rentals and the effect of tenement house life on the health, education, savings and morals of those who live in tenement houses, and all other conditions of the so-called tenement house question in these cities that can affect the public welfare." The commission was directed to make a full report of its work with "such recommendations as it deems wise, to enable the best and highest condition in said tenement house life in said cities to be attained."

The Commission was appointed on April 16, 1900, by Governor Roosevelt and organized on April 20. Mr. Robert W. de Forest was elected Chairman of the Commission, Mr. Lawrence Veiller was appointed Secretary, and at a later date Mr. Edward B. Whitney was appointed Counsel to the Commission.

On February 18, 1901, the Commission submitted its report to Governor Odell, who, on February 25, 1901, transmitted it to the Legislature with the following recommendations:

"This report is commended to your careful consideration with the hope and in the belief that it will receive at your hands the attention which its importance warrants. If the proposed recommendations, after careful scrutiny, shall meet with your approval, they should be speedily enacted into law."

## BILL SPEEDILY PASSED.

That the Legislature carried out the recommendation of the Governor to speedily pass a bill which contained the Code of Tenement House Laws proposed by the Commission is evidenced by the fact that on April 12, 1901, the Tenement House Law became the law of the State of New York by the approval of the Governor. In other words, in a period of less than a month and a half, the law which revolutionized the whole tenement house situation in New York, which affected every house occupied by three or more families, numbering upwards of about 82,000 houses, and which contained all the minute details and specifications required in houses to be thereafter constructed, had passed all the preliminary stages required for the enactment of law: the printing of the proposed bill, introduction of the same in the Senate and Assembly, the reference to the Committee on Affairs of Cities in both Houses, deliberation and reports of these Committees, the three readings and final passage of the bill by both Houses, its consideration by the Governor and his final approval. It is all the more remarkable, when it is considered that the report of the Commission was, perhaps, one of the most comprehensive documents ever presented for the consideration of any Governor or Legislature. The general report alone comprised 190 pages, and annexed thereto were no less than twenty-six separate printed reports on every conceivable subject that related to the general question of tenement house legislation, including the "History of Tenement House Legislation in New York from 1852 to 1900," a volume in itself of 195 pages, "Housing Conditions and Tenement House Laws in Leading American Cities," "Tenement House Fires, A Statistical Study of New York's Tenement Houses," "Parks and Playgrounds in Tenement Districts," and many other kindred subjects.

The law itself as drafted by the Commission contained 165 sections exclusive of those which amended the Greater New York Charter creating the Tenement House Department.

## RAILROADED THROUGH LEGISLATURE.

It is my personal opinion that not a single member of the Legislature ever read the report, much less considered with care the recommendations of the Commission. It was railroaded through the Legislature. No opportunity was given for a public hearing by the Cities Committee, nor indeed could any be given, because the Legislature was shortly to adjourn, hearings were practically suspended and the Committee of Rules of the Assembly was about to take charge of all pending legislation. The law came unannounced and unheralded upon an unsuspecting real estate public like a thunderbolt from a clear sky. When its provisions became generally understood, it was realized that if enforced they would, in many instances, result in disastrous losses to vested property interests. There was probably not a single house in the city occupied by three or more families which was not seriously effected by one or more of its provisions. The law, drastic in its effect, was mandatory

and permitted of the exercise of no discretion whatever on the part of the officials who were to enforce it. It applied not only to the rookeries and unsanitary tenements which are properly the subject of legislative inquiry and enactment, but as well to thousands of houses which are properly and honestly constructed in accordance with all the laws that existed at the time of construction, and were respectably maintained and occupied. Thousands of owners who had invested the accumulated savings of a lifetime suddenly realized that the alterations required by the law would entail expenditures which equaled, in many cases, exceeded their equities.

## ACTUATED BY HIGHEST IDEALS.

There can be no question from the character of the men that constituted the Commission that their motives were sincere, and they devoted their best thought and efforts to secure the enactment of a law which would remedy the exceedingly bad conditions that existed at the time. They were actuated by the highest ideals, but after giving to them all the credit which they deserved as public spirited men, who, without compensation, gave their valuable time and sacrificed private interests for the public good, nevertheless, the fact remains that the Tenement House Law as originally enacted did grievous injury to a large body of our citizens who had, through industry, frugality and foresight, invested their savings in real estate, believing that they could depend upon a fair return therefrom in their declining years. The legislative procedure which made possible the passage of this important law in less than six weeks, in itself, is a commentary upon our system of legislation, probably without a parallel in the civilized nations of the globe. A measure which involves such immense interests, and which had at stake the very fortunes of thousands of people, should have, as a matter of pure fairness and justice, been submitted to the people for consideration and ample time—a year, if need be—afforded to bring out all possible reasonable objections to the same. That this law was far from perfect became apparent immediately upon its passage, for a few days later, on April 25, 1901, an amendment was passed providing that buildings then in process of erection, plans for which had been filed on or before April 10, 1901, and commenced in good faith on June 1, with the first tier of beams laid before August 1, 1901, shall not be deemed applicable to the provisions of the law. That real estate owners' associations quickly sprung into existence is little to be wondered at, and that they got busy with the Legislature and courts might well have been expected. It was found, for instance, that certain forms of sanitary appliances which had been authorized by the Board of Health and largely installed in tenement houses had to be abolished within two years, and other appliances concerning whose practicability there was considerable doubt substituted at an expense that ranged from \$750 to \$3,000. An action was immediately instituted to test the constitutionality of that requirement of the law by the United Real Estate Owners' Association. The case of the Tenement House Department vs. Moeschel, has now become a leading authority in our jurisprudence. Originally tried in the Municipal Court it was successively appealed to the Appellate Term of the Supreme Court, Appellate Division of the Supreme Court, the State Court of Appeals, and finally to the Supreme Court of the United States. Although constitutionality of the law was upheld, its provisions, received severe judicial criticism. The value of this litigation cannot be underestimated. It stands as a monument to our Association and demonstrates to the municipal authorities that the rights of real estate owners will be defended by a strong and powerful organization to the very last ditch, if need be.

## LAW WORKED HARDSHIP.

The provisions of the law which worked serious hardship upon owners are too numerous to mention here. The law, in its application and enforcement went a great deal further than was ever actually intended by the original framers. It was discovered that expensive alterations and changes were required that had no compensatory advantage, either to the owner or to the occupant. Many amendments have since been passed and the law has been changed in a great many respects, too numerous to be discussed in the space allotted for this article, and only very brief reference thereto can be made. As a result of conferences with Commissioner de Forest and Deputy Commissioner Veiller, the Stranahan-Kelsey bill was introduced in 1902. This bill amended some forty-eight sections of the Tenement House Act, and constituted Chapter 352 of the laws of 1902. The following year (1903), the Marshall bill (Chapter 179) was passed, which contained seventy-two sections amending the law. The law was subsequently changed in important respects at nearly every session of the Legislature since, namely: in 1904, by Chapter 346; the same year, by Chapter 739; in 1905, by Chapter 507; 1906, by Chapter 148; 1907, by Chapter 622, and also by Chapter 631; 1908, by Chapter 250. At the last session of the Legislature the New York Consolidated Laws were passed and the provisions of the Tenement House Law constituted Chapter 61, of said laws. It remained, however, until a few weeks ago, that the law was amended in



such a way as to meet the entire approval of all persons, officials and bodies interested in the enforcement of the law,—the original framers, members of the Tenement House Commission, the Tenement House Committee of the Charity Organization Society, the Tenement House Commissioner and the United Real Estate Owners' Association of the City of New York, which represented upwards of 5,000 owners of the better class of tenements as well as the general real estate interests throughout the city. This happy result was brought about by a series of conferences which were attended by Mr. Lawrence Veiller, the Director of the Tenement House Committee of the Charity Organization Society and former Deputy Commissioner, Mr. Edmond J. Butler, the Tenement House Commissioner and a special committees of our associations. I take the greatest pleasure in making public acknowledgment of our sincere gratitude to Mr. Veiller for his valuable assistance, for without it I am frank to say that there would have been little likelihood of securing the relief we now have. There is no man in the City of New York more familiar with tenement house conditions, the law and its enforcement, than he. When the unnecessary hardships of the law were brought to his attention he readily assented to the plan of participating in these conferences to consider the law and the manner of its enforcement, section by section. We held conferences almost weekly for a period of about a year, at which objections and criticisms of the law were freely made and considered, with the result that the amendments now enacted were drawn and a proper bill introduced in the Senate by Senator Grady, and in the Assembly by Mr. Beverly Robinson, which is now known as Chapter 354 of the laws of 1909.

**EXACTING COMMISSIONS ON BILLS PAID.**

To the Editor of the Record and Guide:  
I am informed by some owners that they have discovered that agents employed by them have exacted ten per cent. from the payees upon all bills for running expenses of the property in their charge, and that this percentage was retained by the agents without the knowledge or consent of their employers. I am also informed that this practice is general in this city, and that agents claiming to be honest and reliable do not usually place orders for work and labor on property in their care unless it is agreed beforehand that they shall be paid ten per cent. upon each bill, so that when a bill for \$100 for supplies or work is rendered to the agent, he pays only \$90 on it and retains the remaining \$10 and puts the bill in his accounts as a payment of \$100 against the owner, and deducts same as well as his commission for collecting the rents. I have made some investigations recently on my own account and I find that the above is true. I find that in many instances carpenters, plumbers, painters, coal men and others are afraid to refuse or disallow these percentages or of complaining to the owner, fearing to lose the custom of the agents. This is a state of things that it seems to me calls for strong action on the part of the Real Estate Board of Brokers, and like associations.

Just consider the effect of this proceeding. The owner employs and pays the agent to keep the expenses down; but if the agent gets ten per cent. or anything from the men employed to do the work or furnish the supplies for the building, the greater the cost and the larger the bills, the more money in the agents' pockets, so that the inducement to work against the interest of his employer is just as strong as the inducement the other way, and in some cases stronger.

Every agent who is guilty of this practice should be disciplined and be subject to expulsion from all reputable brokers' associations. It is not only against good morals, but it is against the law, and the offending agent in such cases not only loses his commission, but it is probable that all commissions theretofore paid or allowed to him can be recovered by landlords and owners by suit. The law will not permit the servant to betray his master.

**SQUARE DEALING.**

**COLONIAL PARK.**—The City of New York is to expend \$110,000 in completing Colonial Park, between Bradhurst and Edgecombs avs, from 145th to 146th sts. The Board of Estimate and Apportionment at its last meeting authorized Commissioner Smith to advertise for contracts. At the present moment Colonial Park lies in a bad condition, it is possible, however, to convert it into a pleasing recreation ground. In all, the city's holding at this point includes about 12 acres of land.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

**ALDERMANIC BOARD FIXES TAX RATE.**

**Democrats Carry the Day Even Though the Republican Members Refuse to Vote.**

**D**URING the week the Board of Aldermen fixed the tax rate for the various boroughs. This was accomplished, however, only after a spirited session, the Republican faction declining to vote on the ground that they had opposed the budget on which the rates are based, consequently must consistently oppose the rate. President McGowan threatened to enforce the provision in the charter which states that an Alderman who refuses to vote or perform other duties of his office renders himself liable to a fine of \$500 for misdemeanor, and, if convicted, may be removed from office. The recalcitrant members of the Board maintained their position despite President McGowan's efforts, and finally stated that they would vote against the rate if pressed further. The requisite number of votes were finally obtained from the ranks of the Democrats and the rate was fixed.

The rates for the various boroughs are as follows:

Manhattan .....	\$1.67800
Bronx .....	1.67800
Brooklyn .....	1.73780
Queens .....	1.72536
Richmond .....	1.77522

The total amount of the assessed valuation aggregates \$7,250,500,559, divided in personal and real property between the various boroughs as follows:

County.	Real Estate.	Personal Estate.	Total.
New York .....	\$5,077,150,294	\$346,162,305	\$5,423,312,599
Kings .....	1,354,809,840	84,332,190	1,439,142,030
Queens .....	308,112,605	9,673,200	317,785,805
Richmond .....	67,106,965	3,153,160	70,260,125
Grand total .....	\$6,807,179,704	\$443,320,855	\$7,250,500,559

**TAX RATE FOR FIVE YEARS.**

It will probably interest many property owners to compare the present rate with those of previous years, so a table showing these rates for the past five years is given. It will be noticed that the rate is ten points higher than it was in 1904, though 1905, 1906 and 1907 were lower.

County.	1904.	1905.	1906.	1907.	1908.
New York .....	1.51	1.49	1.47	1.48	1.61
Kings .....	1.57	1.56	1.53	1.55	1.67
Queens .....	1.57	1.55	1.55	1.53	1.66
Richmond .....	1.59	1.55	1.55	1.56	1.71

Taxpayers will be able to obtain their bills from the Receiver of Taxes not later than Sept. 1.

When everything is considered the rate is exceedingly gratifying to the Board of Estimate and Apportionment and to the Tax Department officials. Last year the increase in assessed valuations was very small, owing to the stagnation which followed the panic in the latter part of 1907. It looked as though the increase would amount to at least fifteen points, while when all the figures were collected it was ascertained that a six-point raise would suffice.

The tax levy will bring into the treasury of the city about \$117,145,889. The total amount of the budget is \$156,552,748.18, of which aggregate \$34,231,062.84 will be turned into the general fund.

**INVESTORS SHOULD PURCHASE NOW.**

Charles A. Weber, of 410 East 149th st, who has been prominently identified with Bronx realty for several years, is enthusiastic over the situation in that borough. Business has been dull during the past two years, not only from the broker's standpoint, but also from that of the professional speculator and builder. The outlook, however, is more encouraging than for some time past, and it is the consensus of opinion among men thoroughly conversant with the underlying conditions, that activity in trading will soon commence and, as a natural result, an uplift in prices will result.

In speaking of the condition of the realty market in the Bronx Mr. Weber said:

"I find there are a few investors in the market at present, but recently I notice that a number of professional speculators are again buying property, which I consider a good indication, as the investors generally follow the professional operators, or buy from them.

"The business done by the Bronx real estate brokers for the past six months consisted chiefly of exchanging improved property for vacant lots, to builders. The outlook for the fall is very good, and we now have positive assurance that construction on the Lexington av subway will be commenced very soon, and with these extensions up the Southern Boulevard and Westchester av to Pelham Bay Park and up Jerome av on the West Side, I predict there will be considerable activity in these immediate localities.

"There never was, or never will be, better opportunities for the large or small investor than at the moment. NOW is the time to BUY."



# REAL ESTATE

## REAL ESTATE AND BUILDING STATISTICS.

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

### MANHATTAN AND THE BRONX.

CONVEYANCES.		1909.		1908.	
		July 23 to 29, inc.	July 24 to 30, inc.	July 23 to 29, inc.	July 24 to 30, inc.
Total No. for Manhattan	144	Total No. for Manhattan	172		
No. with consideration	8	No. with consideration	15		
Amount involved	\$571,909	Amount involved	\$324,275		
Number nominal	136	Number nominal	157		
		1909.	1908.		
Total No. Manhattan, Jan. 1 to date	6,839	Total No. Manhattan, Jan. 1 to date	5,912		
No. with consideration, Jan. 1 to date	550	No. with consideration, Jan. 1 to date	411		
Total Amt. Manhattan, Jan. 1 to date	\$33,640,240	Total Amt. Manhattan, Jan. 1 to date	\$21,240,282		
		1909.	1908.		
Total No. for the Bronx	134	Total No. for the Bronx	116		
No. with consideration	12	No. with consideration	6		
Amount involved	\$133,682	Amount involved	\$74,540		
Number nominal	122	Number nominal	110		
		1909.	1908.		
Total No., The Bronx, Jan. 1 to date	4,487	Total No., The Bronx, Jan. 1 to date	4,762		
Total Amt., The Bronx, Jan. 1 to date	\$2,646,284	Total Amt., The Bronx, Jan. 1 to date	\$3,541,160		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>11,326</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>10,674</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$36,286,524</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$24,781,442</b>		

### Assessed Value Manhattan.

1909.		1908.	
July 23 to 29, inc.		July 24 to 30, inc.	
Total No. with consideration	8	Total No. with consideration	15
Amount involved	\$571,900	Amount involved	\$324,275
Assessed value	\$534,500	Assessed value	\$291,500
Total No. nominal	136	Total No. nominal	157
Assessed value	\$18,949,500	Assessed value	\$8,116,100
Total No. with consid., from Jan. 1 to date	550	Total No. with consid., from Jan. 1 to date	411
Amount involved	\$33,640,240	Amount involved	\$21,240,282
Assessed value	\$27,168,500	Assessed value	\$16,684,600
Total No. nominal	6,379	Total No. nominal	4,501
Assessed value	\$348,625,220	Assessed value	\$281,474,700

### MORTGAGES.

1909.		1908.	
July 23 to 29, inc.		July 24 to 30, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	120	Total number	135
Amount involved	\$3,615,079	Amount involved	\$6,650,800
No. at 6%	40	No. at 6%	51
Amount involved	\$767,308	Amount involved	\$206,880
No. at 5½%	20	No. at 5½%	35
Amount involved	\$111,030	Amount involved	\$372,900
No. at 5%	34	No. at 5%	15
Amount involved	\$1,280,250	Amount involved	\$174,750
No. at 4½%	18	No. at 4½%	1
Amount involved	\$1,099,500	Amount involved	\$6,000
No. at 4%	1	No. at 4%	1
Amount involved	\$2,000	Amount involved	\$120,000
No. at 2%	1	No. at 2%	1
Amount involved	\$28	Amount involved	\$21
No. with interest not given	28	No. with interest not given	33
Amount involved	\$468,021	Amount involved	\$177,530
No. above to Bank, Trust and Insurance Companies	33	No. above to Bank, Trust and Insurance Companies	16
Amount involved	\$1,285,000	Amount involved	\$124,300
		1909.	1908.
Total No., Manhattan, Jan. 1 to date	5,955	Total No., Manhattan, Jan. 1 to date	5,322
Total Amt., Manhattan, Jan. 1 to date	\$196,780,098	Total Amt., Manhattan, Jan. 1 to date	\$185,068,856
Total No., The Bronx, Jan. 1 to date	4,610	Total No., The Bronx, Jan. 1 to date	4,342
Total Amt., The Bronx, Jan. 1 to date	\$40,261,409	Total Amt., The Bronx, Jan. 1 to date	\$21,977,178
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>10,565</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>9,664</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$237,041,507</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$207,036,034</b>

### EXTENDED MORTGAGES.

1909.		1908.	
July 23 to 29 inc.		July 24 to 30, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	30	Total number	6
Amount involved	\$1,524,539	Amount involved	\$17,500
No. at 6%	6	No. at 6%	1
Amount involved	\$131,500	Amount involved	\$2,500
No. at 5½%	14	No. at 5½%	3
Amount involved	\$317,500	Amount involved	\$9,500
No. at 4½%	1	No. at 4½%	1
Amount involved	\$55,000	Amount involved	7
No. at 4%	7	No. at 4%	1
Amount involved	\$308,000	Amount involved	\$699,539
No. at 2%	1	No. at 2%	2
Amount involved	\$13,000	Amount involved	\$5,500
No. above to Bank, Trust and Insurance Companies	6	No. above to Bank, Trust and Insurance Companies	6
Amount involved	\$225,000	Amount involved	.....
		1909	1908
Total No., Manhattan, Jan. 1 to date	1,172	Total No., Manhattan, Jan. 1 to date	.....
Total Amt., Manhattan, Jan. 1 to date	\$50,314,765	Total Amt., Manhattan, Jan. 1 to date	.....
Total No., The Bronx, Jan. 1 to date	365	Total No., The Bronx, Jan. 1 to date	.....
Total Amt., The Bronx, Jan. 1 to date	\$2,998,285	Total Amt., The Bronx, Jan. 1 to date	.....
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>1,537</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	.....
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$53,313,050</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	.....

### PROJECTED BUILDINGS.

1909.		1908.	
July 24 to 30, inc.		July 25 to 31, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	11	Manhattan	15
The Bronx	48	The Bronx	54
Grand total	59	Grand total	69
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$422,440	Manhattan	\$5,672,400
The Bronx	491,625	The Bronx	497,850
Grand total	\$914,065	Grand total	\$6,170,250
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$228,320	Manhattan	\$295,860
The Bronx	29,430	The Bronx	4,900
Grand total	\$257,750	Grand total	\$300,860
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	715	Manhattan, Jan. 1 to date	344
The Bronx, Jan. 1 to date	1,562	The Bronx, Jan. 1 to date	928
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>2,277</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>1,272</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$95,333,265	Manhattan, Jan. 1 to date	\$50,357,121
The Bronx, Jan. 1 to date	25,387,985	The Bronx, Jan. 1 to date	8,441,925
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$120,721,250</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$58,799,046</b>
Total Amt. Alterations:		Total Amt. Alterations:	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$8,416,864</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$7,896,636</b>

### BROOKLYN.

#### CONVEYANCES.

1909.		1908.	
July 22 to 28, inc.		July 23 to 29, inc.	
Total number	526	Total number	513
No. with consideration	28	No. with consideration	19
Amount involved	\$147,125	Amount involved	\$110,825
Number nominal	488	Number nominal	494
<b>Total number of conveyances, Jan. 1 to date</b>	<b>17,192</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>15,868</b>
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$8,298,310</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$12,509,360</b>

#### MORTGAGES.

Total number	496	Total number	408
Amount involved	\$2,181,799	Amount involved	\$1,442,640
No. at 6%	249	No. at 6%	297
Amount involved	\$892,842	Amount involved	\$942,602
No. at 5½%	46	No. at 5½%	78
Amount involved	\$163,920	Amount involved	\$353,925
No. at 5%	170	No. at 5%	19
Amount involved	\$964,260	Amount involved	\$92,785
No. at 4½%	3	No. at 4½%	3
Amount involved	\$71,500	Amount involved	\$3,900
No. at 4%	1	No. at 4%	11
Amount involved	\$89,277	Amount involved	\$49,428
No. with interest not given	28	No. with interest not given	.....
Amount involved	\$89,277	Amount involved	.....
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>15,722</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>15,708</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$63,222,420</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$57,805,272</b>

#### PROJECTED BUILDINGS.

No. of New Buildings	188	No. of New Buildings	103
Estimated cost	\$958,625	Estimated cost	\$654,590
Total Amount of Alterations	\$64,470	Total Amount of Alterations	\$55,541
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>5,754</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>2,762</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$31,856,261</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$15,444,258</b>
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$2,774,660</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$3,268,247</b>

### QUEENS.

#### PROJECTED BUILDINGS.

1909.		1908.	
July 23 to 29, inc.		July 24 to 30, inc.	
No. of New Buildings	133	No. of New Buildings	63
Estimated cost	\$536,030	Estimated cost	\$228,300
Total Amount of Alterations	\$10,000	Total Amount of Alterations	\$33,385
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>2,790</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	.....
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$9,944,585</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	.....
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$474,595</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	.....

## THE WEEK.

THE majority of real estate brokers, if asked for an expression of opinion on the present realty conditions, will state that the market is dull and the actual sales consummated are few and far between. This statement, when taken together with the facts is incorrect. While everyone knows that business is not what it should be, still a careful study of the records will show that the number of parcels that are weekly changing hands at private contract are greatly in excess of the number reported during the corresponding period last year. The Record and Guide has consistently maintained that the revival of activity would be gradual and that when in-



vestors come to the full realization of the opportunities to make money in realty there would be an uplift in prices such as has never been witnessed in the city. Manhattan will not be the only gainer, but the other boroughs will come in for their share of the increase in values.

It is distinctly noticeable the number of investors who are coming into the market. For some months past the "outsider" has been buying, and if patience is practiced a handsome profit is sure to result. During the past year or so, brokers have reported that inquiries were numerous, but that difficulty was experienced when it was suggested that contracts be signed. Conditions at the present time are somewhat different. Those in the market to buy have a clearly defined idea as to what they want, and if the proper parcel is offered negotiations are brought to a speedy termination. Probably the greatest stumbling block in the way is the owners of realty themselves. They are, as a general rule, loath to part with their holdings, the result being that the concessions made are not material.

Barnard Court, a 10-sty apartment, modern in every particular, was reported sold by the builders. This property is located on the west side of the avenue, just north of 116th st, and has a frontage of 119.6 ft. on the avenue and an average depth of 70 ft. This house is beautifully located, there being a fine outlook over the river from the rear apartments and from those facing on the avenue a panoramic view of Columbia College can be obtained. There is a large vacant plot of ground on the easterly side of Claremont av at this point. No streets have been cut through west of Broadway from 116th to 119th st, and with the exception of one structure this entire plot is unimproved. This section of the city has come into favor during the past few years. There was a time when builders were afraid to invest any considerable sum of money, for fear that an adjoining property would be sold to some irresponsible concern, which would construct a building of inferior type, thereby hurting the entire neighborhood. This danger was passed, however, in the natural course of events. After the subway was completed, property enhanced greatly in value, and finally passed the point where it would be profitable to build any other than a first-class building. It was necessary to demand rentals which would preclude the possibility of the tenement or semi-tenement variety. As soon as this condition was realized, builders jumped in and a quantity of real estate changed hands.

Among the sales closed during the current week was that of the premises known as Nos. 257 to 265 West 17th st, a 9-sty loft building of fireproof construction, 127x92. This sale accentuates the growing demand on the part of investors, inasmuch as the buyers are the present tenants. This deal was in the form of a trade, the 7-sty apartment house located at the southeast corner of Madison av and 99th st, 50x100, and a plot of 10 lots on Park av and 166th st, being included in the transaction. Another good example of investment buying is found in the sale of the northwest corner of Wadsworth av and 180th st. The Hanover estate bought a plot 75x90 at that point. They are already the owners of record of the adjoining property on the street, and now control a frontage of 119.6 ft. on the avenue and 90 ft. on the street. Seventh av also came in for a sale when the southeast corner of that avenue and 54th st was disposed of. This property is improved at present with 3-sty dwellings, known as Nos. 162 to 172 West 54th st.

## THE AUCTION MARKET

THE market was of the typical midsummer variety. Comparatively few parcels were offered for sale. Interest was centered in the partition sale by the Hankinson estate. While the properties were valuable, still bidding was anything but brisk, and several of them were bid in by parties in interest. This sale was held at the stand of Joseph P. Day.

In addition to the previously mentioned partition sale, there were several other pieces put up. The first one offered was No. 54 East 110th st, located 20 ft. east of Madison av. It is a 3-sty dwelling, with stores, and is 16.8x100.11 in size. It was a voluntary sale and was knocked down to T. F. Dooley, for a client, for \$13,050. Mr. Dooley also bought, for a client, No. 56 East 110th st, adjoining, a similar structure, paying \$12,300 for it. No. 218 Monroe st, a 5-sty tenement, with stores, 25.2x73.11, was purchased by Elizabeth Casey for \$20,500. It is located 25.2 ft. west of Scammel st.

J. C. Hankinson, a party in interest, bought Nos. 543 and 545 Washington st, a 2-sty stable, 49.8x60x50x62.3; also No. 566 Greenwich st, a 4-sty tenement and store, 25.1x87.5x25x86.8. It is subject to a mortgage of \$15,000. The price paid for the two parcels was \$32,568. Nos. 452 and 454 Washington st, located at the southwest corner of Watts st, 46.8x68.2, was also knocked down to Mr. Hankinson, a party in interest. The purchase price was \$42,900. No. 8 Caroline st was next put on the block. It is a 5-sty tenement, with store, and went to the same party for \$19,800. It is located 59.4 ft. north of Duane st and is 28.5x80 in size. Michael Abrams bid \$9,200 for No. 64½ Sullivan st, a 3-sty tenement and store, 15x55.9x irregular. No. 94 Weeks av, a vacant plot 280x95, located 90 ft. north of 174th st, was sold to Beam & Lawrence for a client for \$23,100.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

#### Felix Isman Buys Property Adjoining West St.

CORTLANDT ST.—The two 3-sty buildings known as 85 and 87 Cortlandt st, 42.10x60, are reported sold by Charles Thorn, as attorney for L. W. Wittaker. The purchaser is said to be Felix Isman, of Philadelphia. This property is located next to the southeast cor of West st, which is owned by the Pennsylvania railroad and is connected to the company's ferry terminal on the west side of West st by a bridge. The seller in the present deal acquired this property at auction on June 30th last. The price paid was \$71,550. The Central Railroad of New Jersey owns a large structure at the northeast cor of Liberty st, 186x100x194.1x104.9, having a frontage on Washington st. The latter mentioned building is 12 stories in height and is fireproof. Mr. Isman has sold a number of properties to the Pennsylvania railroad in the past, they being located mostly in the 33d st section.

WASHINGTON SQ.—Minnie C. Owens sold to Z. T. Piercy 40 Washington sq South, southeast cor of Macdougall st, a 4-sty building, 25x79.

#### Nine Story Loft Building Changes Hands.

17TH ST.—A. Fillmore Hyde sold 257 to 265 West 17th st, a 9-sty fireproof loft building, 127x92, to William Steiner Sons & Co., the present tenants, who gave in exchange the 7-sty elevator apartment house at the southeast cor of Madison av and 99th st, 50x100, and a plot of 10 lots at the cor of Park av and 166th st, adjoining on the east is a 6-sty warehouse belonging to Siegel, Cooper & Co. on a plot, 97.11x184, with a frontage on 18th st. Abutting is a 5-sty stable, 78x92.

21ST ST.—John Peel sold to William F. Donnelly 451 West 21st st, a 4-sty dwelling, 16.8x98.9. The Theological Seminary occupies the square block bounded by 9th and 10th avs, 20th and 21st sts, and is located opposite the property just disposed of. There has been considerable activity in this district since the new docks at the water front have been built.

25TH ST.—John C. Welwood sold to Emil Fraad, president of the Fraad Contracting Co., the 3-sty brick stable, 25x100, at 330 West 25th st. Mr. Fraad will renovate and improve the property and move his business into it. The Columbia Roman Catholic School, a 3-sty building, and the Italian Church occupying a combined plot, 130x98.9, are opposite the premises involved in the present deal.

26TH ST.—The Manheimer estate sold 116 West 26th st, a 4-sty and basement building, 21.5x98.9.

#### Dwelling Sold Near 4th Av.

27TH ST.—The McIndo estate sold 119 East 27th st, a 3-sty and basement dwelling, 21.10x98.9. There has been considerable activity of late in the side streets, both east and west of 4th av, of late. At one time it looked as though the boom in this section would be confined to the avenue alone between 34th st and 14th st, but a number of individuals have been tempted to part with their properties. There has been considerable enhancement in values in this district since Easter.

38TH ST.—J. Arthur Fischer sold for Robert Bicket to Mary A. Magee 217 West 38th st, a 3-sty dwelling, 20x98.9. The building is 50 ft deep, and is located approximately 200 ft west of 7th av.

#### Purchases and Leases to Publisher.

39TH ST.—Michael Coleman purchased 224 and 226 West 39th st, 41x98.9, and will erect (through the Marmac Construction Co., which he controls), a 12-sty loft and store building, which he has leased for 21 years to the American Fashion Co. and Pictorial Review, from May 1, 1910, at \$19,500 net per annum.

39TH ST.—The Beck estate sold to Michael Coleman, 222 West 39th st, a 3-sty and basement dwelling, 20.7x98.9. The Second Reformed Presbyterian Church, on a lot 75x98.9, is across the street. Adjoining the church on the east is an orphan asylum, which occupies 132x98.9. St. Chrysostom Protestant Episcopal Church, 100x98.9, is located at the northeast cor of 7th av. Mr. Coleman also bought 224 and 226, adjoining, and now owns a plot 61.9x98.9, which he will improve with a 12-sty mercantile building.

44TH ST.—Henry Nechols sold 522 West 44th st, a 5-sty tenement, 25x100.5. The building has a depth of 65 ft.

47TH ST.—William J. Roome & Co. sold for Gustav C. Muller, the two 5-sty tenements, 216 and 218 East 47th st, 45x100.5.

53D ST.—Pease & Elliman sold for the estate of Henri Berlie the 4-sty flat, 121 East 53d st, 25x100, to a client for investment. This property is nearly opposite the Steinway piano factory, which was recently sold to a syndicate of prominent operators.

#### Will Erect Tall Mercantile Building.

4TH AV.—The Kips Bay Realty Co., Mr. Benjamin Mordecai, president, sold to the Germania Life Insurance Co. the northeast cor of 4th av and 17th st, 28x115. In negotiating for this property the Kips Bay Realty Co. was represented by Mr. William H. Chesebrough, president of the Century Realty Co., the latter company being largely interested in the Kips Bay Realty Co. The Germania Life Insurance Co. has also bought from the Coe estate plot of land adjoining this on the north, 52x115, and on the combined plot, 80x115, they will erect a tall office building for their own occupancy. The Germania Life Insurance Co., of which Cornelius Doremus is president, recently disposed of its present home which is located in Nassau st, to the Fourth National bank. It was reported at the time of sale that the price paid was approximately \$1,500,000. The amount involved in the present deal is said to be \$500,000.

#### Purchased for Resale.

7TH AV.—The Mills estate sold its holdings at the southeast cor of 7th av and 54th st to a corporation. The property consists of six 3-sty and basement dwellings fronting on the street and known as 162 to 172 West 54th st, and a 5-sty flat at 829 7th av, adjoining. On the avenue the property has a frontage of 100.5 ft. and on 54th st it fronts 100 ft. The buyers have no plans for improving the site and it will be offered for resale. Grace Church is located at the northeast cor of 7th av and 54th st, and occupies a plot 75x100. Across the avenue is the Caledonian Club, which occupies a 3-sty building on a lot 25x100.

10TH AV.—Harry N. Kohn bought from the Linder estate 513 10th av, a 5-sty double flat with stores, 25x75. Mr. Kohn will remodel the house.



**NORTH OF 59TH STREET.****Sale Near Park Av.**

63D ST.—G. M. de Mauriac has sold to Kenneth M. Murchison 49 East 63d st, a 4-sty dwelling, 17x100.5, adjoining the northeast cor of Park av, which is improved with a 4-sty dwelling with a frontage of 20.5 ft. on the avenue and 75 ft. on the street. Abutting the house just sold is a 5-sty apartment, 25.1x100.5x irreg., built 87 ft. deep. Mr. Murchison is an architect with offices located at 320 5th av.

67TH ST.—Littleman & Shapiro sold 224 West 67th st, a 5-sty flat, 25x100.5, built 68 ft. deep. Calvary Baptist Church is opposite.

79TH ST.—The Cruikshank Co. sold for Samuel O. Edmunds to a client for occupancy 155 East 79th st, a 4-sty dwelling, 18.9x102.2.

**Adds to Holdings.**

79TH ST.—Joseph P. Day sold for Thomas Thedford to Clinton Joel Packard 169 West 79th st, a 4-sty and basement dwelling, 18x102.2, which was under lease to Mrs. George Sweet. Mr. Packard recently bought the adjoining properties, 171 to 175 West 79th st, 45x102.2, from the Sisterhood of St. Mary for \$70,000, and contemplates the erection of an apartment house on the combined site.

80TH ST.—Lytleton Fox sold 163 East 80th st, a 3-sty dwelling, 18.9x100.8.

83D ST.—The City Real Estate Co. sold the 4-sty and basement dwelling, 18 West 83d st, 18x102.2, to Solomon Salinger, who will occupy.

**Six Story Houses in Demand.**

98TH ST.—Tucker, Speyers & Co. sold for Joseph F. Keller to an investor 227 to 231 East 98th st, two 6-sty new law houses, each 37.6x100.11, and having a depth of 87 ft. There are three to five apartments on a floor, each having from three to four rooms each. There is steam heat and hot water supplied in these houses.

98TH ST.—The Meteor Realty & Construction Co., George Backer and I. Polstein, sold to an investor 315 and 317 West 98th st, an 8-sty apartment house in course of construction, 75x100.11.

115TH ST.—Meister & Bache Realty Co. resold 63 East 115th st, a 5½-sty flat, 25x100.11.

143D ST.—Arnold A. Herrman sold for Julius and Selma Thomas 147 West 143d st, a 5-sty and basement new law house, 37.6x99.11.

**Recent Purchase Enlarges Holdings.**

131ST ST.—George Godfrey sold to James O'Connell, 75x100 in the north side of West 131st st., 150 ft. east 12th av. This gives Mr. O'Connell, with his holdings on the east side, 150 ft. fronting on 131st st. This property formed part of old Manhattanville village, most, if not all, owned by John B. Lawrence in 1804. The Lawrence estate has held title since then.

**Builders Dispose of New Constructed Apartment.**

CLAREMONT AV.—The Michael E. Paterno Construction Co. sold 15 Claremont av, known as Barnard Court, a 10-sty high-class apartment house, recently completed. The property has a frontage of 119.8 ft. on the avenue, and is located just north of 116th st. The average depth of the plot is 70 ft. The Paterno Bros. have been exceedingly active in this section for some years past and have built a number of apartments, modern in every particular. The firm took the stand that there were enough families in the city of sufficient means, who were willing to pay a reasonable amount for good apartments. The result of this decision has fully justified the necessary expenditure of money. In all the houses constructed by this firm, particular attention has been given to light and ventilation, and plenty of closet room has been always provided. The house just sold is the first operation of the Michael E. Paterno Co., which was formed last January about the time that this plot was acquired. There is a growing demand for good houses of this type in the neighborhood of Columbia College. There are many natural advantages in this section, not the least being the superb view of the Hudson river and its convenience to the business sections of the city. The subway opened this particular part of town, and when the improvements, now under way, at 96th st, are completed, this part of town will be even more accessible. The buyer, Louis Ottmann, will take title August 16.

LExINGTON AV.—Tucker, Speyers & Co. sold for Mrs. S. M. Marks 1034 Lexington av, a 3-sty and basement dwelling, 17x98. This adjoins 1032, sold by the same firm recently.

MADISON AV.—In part payment for 257 to 265 West 17th st, a 9-sty fireproof loft building, A. Fillmore Hyde receives a 7-sty elevator apartment house at the southeast cor of Madison av and 99th st, 50x100. A corner at Park av and 166th st was also included in the trade. This plot comprised about 10 lots. William Steiner Sons & Co. were the sellers.

3D AV.—Jacob Corday has bought the southwest cor of 3d av and 80th st, a 4-sty tenement, 25.4 by 90. Mr. Corday will make extensive alterations to the property.

**WASHINGTON HEIGHTS.****Ready Market for Heights Property.**

143D ST.—The Janpole & Werner Construction Co. sold to Henry Ruschmeyer 536 West 143d st, a 6-sty apartment house, 37.6x99.11, 100 ft. east of Broadway. A similar structure adjoins on the east. The Saquenay, a 6-sty building on a plot 99.11x100 is located on the southeast cor of Broadway and this street. On the north side is a row of six apartment houses, each having a frontage of 70.10 ft. and a depth of 86 ft. on a lot 99.11 ft. deep.

156TH ST.—The Audubon Park syndicate, Max Marx, president, sold to G. A. Bagge 65x100 on the north side of 156th st, adjoining the cor of Riverside drive. The site will be improved with a high-class apartment house.

AMSTERDAM AV.—The Heuer estate sold to August F. Vilmeister 2110 Amsterdam av, a 5-sty triple flat with store, 30x100, adjoining the southwest cor of 165th st.

CONVENT AV.—The Crystal Realty Co. sold the dwelling 413 Convent av, 20x75, to Mrs. J. C. Henning.

**Estate Purchases Corner.**

WADSWORTH AV.—The Hanover estate, William J. Merritt, president, bought from Alexander Walker, 75x90, at the northwest cor of Wadsworth av and 180th st. The Hanover estate recently acquired, 44.6x80, adjoining on the avenue, from George Karsch, and now controls a plot fronting 119.6 feet on the avenue and 90 ft. on the street. The property will be resold to builders.

**BRONX.****Will Improve Recent Purchase.**

FAIRMONT PLACE.—Mehltrotter & Karges sold for their own account a vacant lot, 25x100, on the north side of Fairmount pl, between Prospect and Marion avs. The purchaser is a builder and he will immediately improve the property.

**Will Erect Bronx Apartments.**

FOX ST.—Henry Morgenthau Co. sold a plot of 10 lots in the westerly side of Fox st, commencing 100 ft. south of East 163d st. The purchasers will erect six 40-ft., 5-sty apartment houses, with 2 apartments of 7 rooms each on a floor.

AMSTERDAM AV.—Goodwin & Goodwin resold for Nathan & Zimmerman to clients for investment 1628 and 1630 Amsterdam av, two 5-sty double flats, with stores, 50x100.

202D ST.—The 2-family dwelling on the south side of 202d st, east of Webster av, 25x100, is reported sold.

**Will Construct Row of Dwellings.**

BAINBRIDGE AV.—Stubenwold Bros., builders, sold to A. C. Bosselman the 3-sty dwelling at the southwest cor of Bainbridge av and 179th st, Bedford Park, 49x100. The sellers are preparing plans for 15 1 and 2-family houses in 179th st and Bainbridge av.

BEEKMAN AV.—Thos. J. Keane sold to A. Pronsky 344 Beekman av, a 5-sty apartment house, 40x105.

**Clay Av. Activity.**

CLAY AV.—The A. J. Schwarzler Co. sold a 5-sty double flat, 40x 80, on the east side of Clay av, south of 169th st. This completes the sale of a row of 17 houses erected at this point by the Schwarzler Co.

CLAY AV.—A. Warner sold 1381 Clay av, a 2-sty dwelling, 16.8x75.

CROTONA AV.—Mohltretter & Karges sold 2146 Crotona av, a 2-family frame dwelling house, 34x90, to Frederick Friendenberg.

HOE AV.—The Gaines Roberts Co. sold 1042 Hoe av, near Westchester av, to an investor. This is the fourth house sold in a row of five recently completed.

MORRIS AV.—Mehltretter & Karges sold to Mary Ann Rudd 1989 Morris av, a 3-sty, 2-family brick dwelling, 20x100.

**Plot of Lots in Trade.**

PARK AV.—In part payment for the 9-sty loft building, 257 to 265 West 17th st, William Steiner Sons & Co. gave to A. Fillmore Hyde a plot of 10 lots at the cor of Park av and 166th st. The southeast cor of Madison av and 99th st, a plot 50x100, and improved with a 7-sty elevator apartment house also figured in the deal.

3D AV.—Louis Seidman sold to Thos. J. Keane 4 lots in 3d av, running through to Lincoln av, adjacent to the proposed Bronx Board of Trade Building.

**LEASES.**

Porter & Co. leased to Demorest & Demorest the building to be erected for them at 131 West 125th st.

Folsom Bros. leased for Eugene C. Casey the 3-sty and basement house 11 West 131st st to Dr. Roswell D. King for a term of 5 years.

Duross Co. leased for Hugh King to the Consumers Liquor Dealers' Association for 5 years 630 and 632 Hudson st, two 5-sty buildings.

Daniel H. Renton & Son leased for Maria Thompson to Margaret McKeon for a term of years the 3½-sty and basement private dwelling 423 West 146th st.

Leon S. Altmayer leased for Ida Kempner for a long term of years 39 West 91st st, a 4-sty and basement dwelling which has been extensively altered and decorated recently.

Basil & Blake leased for the 42d St & Manhattanville Railway Co. (Fredk. W. Whitridge, receiver), the building at 118 and 120 East 42d st, for a term of years, for restaurant and cafe purposes, to P. J. Flannery, at gross rental of \$160,000.

Tucker, Speyers & Co. leased for Daniel W. Richman, of the Eldridge Corporation, to Jos. H. Cronin and George Reiger the northwest cor of 7th av and 52d st, 75x75, for a long term of years at an aggregate rental of \$200,000. The corporation will erect a new building covering the entire plot for the lessee, to be used as a high class restaurant, cafe and dance hall.

Pease & Elliman report the following leases: 306 West End av, for W. F. S. Hart; 125 West 82d st, for Mrs. Jeannette Jenkins; 249 Madison av, for Henry W. Cobb; 216 West 93d st, for Mrs. L. A. Livingston; 71 East 55th st, for J. Norman de R. Whitehouse; 43 East 76th st, for Jacob Holzman; stable at 109 West 51st st, for Mrs. R. P. Flower; in conjunction with E. S. Willard & Co., 21 West 53d st, for Mrs. Leon Graves.

**UNCLASSIFIED SALES**

The total number of sales reported is 52, of which 16 were below 59th st, 22 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 46, of which 10 were below 59th st, 19 above, and 17 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 120, as against 163 last week, and in the Bronx 141, as against 191 last week. The total amount involved is \$4,511,299, as against \$4,939,814 last week.

The amount involved in the auction sales this week was \$359,906, and since January 1, \$44,291,172. Last year the total for the week was \$1,619,830, and from January 1, \$37,747,774.

149TH ST.—Abram Bachrach sold 248 to 254 West 149th st, two 6-sty apartment houses, 80x99.11.

129TH ST.—Mrs. Mary A. Smith sold 306 West 129th st, a 5-sty double flat, 25x99.11.

CORLEAR AV.—The Interborough Rapid Transit Co. has purchased from the Dash estate about 80 lots bet 240th st and 242d st, and Spuyten Duyvil Parkway from Corlear av to Spuyten Duyvil rd, adjoining the property owned by the company. J. Clarence Davies was the broker in this transaction. With this purchase the Interborough company controls practically 5 square blocks. The company has not made any statement in connection with the purchase, but it is known that it has been considering for a long time the building of car barns on its west side branch to accommodate the greatly increased traffic. The property acquired is at the terminal of the Broadway branch.



# WANTS AND OFFERS

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

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

FIRST-CLASS cornice and skylight foreman wanted. BOX 20, Record and Guide.

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

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

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**DAVID B. OGDEN, Counsel.**

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**THE REALTY RECORDS CO., 11-15 E. 24th St. Tel., 4430 Mad. Sq.**

## Banks of Discount

## REAL ESTATE NOTES

William Oppenheim, formerly at 21 East 14th st, has opened offices at 170 Broadway.

John Finck sailed Saturday, July 24, on the Hamburg-American Steamship "Amerika" for a three months' tour on the Continent.

Basil & Blake sold for P. J. Flannery the lease and business of the store at the northeast corner of 44th st and 6th av to Edward Fitzgerald.

Willard S. Burrows Co. announces that Ernest Hall Coolidge is now associated with their office and will represent them in all matters pertaining to real estate.

S. B. Goodale & Son and Fiest & Fiest, of Newark, N. J., leased with option to purchase 30,000 sq. ft. floor space factory situated at Pacific and Malvern st, Newark, N. J., for New Jersey Machine Co., to the May Manton Pattern Co., now located in New York City.

The corporation of Lowerre & Walton, which has been conducting a general real estate brokerage business at No. 509 5th av, has been dissolved. The business will be continued by L. Roberts Walton at the same address. In addition to doing a general real estate business Mr. Walton will make a specialty of insurance.

Justice Bischoff, of the Supreme Court, has appointed Jacob Katz receiver of rents of 223 Division st, and 234 East Broadway, a 3-sty and basement tenement house, pending a suit brought by B. Goldstein against Augusta E. Smith and others to foreclose a second mortgage of \$7,000. The prior lien amounts to \$28,000.

Howard C. Pyle, together with Cyrus Pyle and Miss Hazel B. Pyle, Mr. Pyle's father and sister, and J. H. Reynolds, confidential clerk in Mr. Pyle's real estate office, are spending a month at Culver's Lake, near Branchville, Sussex County, N. J. During the absence of Mr. Pyle his partner, George H. Gray, has entire charge of the business of the firm.

The work of the Fifth Av. Association in causing improvements in 5th av is attracting to its membership many prominent owners of realty in that thoroughfare and adjacent streets. Recent accessions to membership are Harry Payne Whitney,

Senator William A. Clark, Benjamin F. Yoakum, Mortimer L. Schiff, Melville E. Stone and Frederick S. Flower.

An expert on Manhattan real estate lately said that to boom values in this borough, too much importance cannot be made of the fact that it is a unique commodity, and one in a class all by itself by reason of the fact that it cannot be added to owing to the peculiar conditions surrounding it. It must steadily and rapidly enhance in value as our population increases.

Title to several million dollars' worth of property, heretofore held in the name of Theodore A. Havemeyer and others, was transferred to the Havemeyer Real Estate Company. Among the parcels conveyed were 537 5th av, the Havemeyer Building, at Cortlandt, Dey and Church sts, the southwest corner of Liberty and Greenwich sts, the southwest corner of Liberty and Church sts, and the southwest corner of Cortlandt and Washington sts.

L. J. Phillips & Co. sold at auction on Saturday, July 24, on the premises, for \$21,500, a plot measuring 200x872 and running through from Ocean av to the shore front at Deal, New Jersey, to Arthur Lippes, a banker, whose country residence is directly opposite. The sale was by order of F. J. Lissman, as executor of the estate of A. L. Phillips. The property is near a number of large country estates, including the homes of H. P. Goldschmidt, Philip Lehman, Charles Minzeheimer, Henry Seligman and Robert Nathan. Frederick Lewisohn, owner of Elkwood Park, was the under bidder at the sale.

### RECENT LOANS.

The City Real Estate Co. loaned to the Allendale Building Co. \$600,000 on property at the northeast cor of 99th st and West End av, 110x100.11, where a 12-sty fireproof building will be erected.

The Lawyers Title Insurance & Trust Co. loaned to the 39th St. Theatre Co. \$80,000 on property at the north side of 39th st, 86.8 ft. east of Broadway, 75x98.9.

The Tilden Investing Co. has secured from the City Real Estate Co. a building loan of \$550,000 on the property on the north side of 40th st, 110 ft. west of 6th av, on which a 12-sty office building is to be erected. It adjoins the new Union Dime Savings Bank Building, at the northwest cor of 6th av and 40th st.

The Metropolitan Life Insurance Co. loaned \$750,000 to the Harperley Hall Co. on the property at the northwest cor of Central Park West and 64th st, 100.5x150, where a 12-sty co-operative apartment house is to be erected.



THE TITLE INSURANCE CO., OF NEW YORK

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

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

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway,

Monday, Aug. 2.

Zerega av. opening, from Castle Hill av to Castle Hill av, at 2 p. m. 225th st (Muscoota st), opening, at 11 a. m.

Tuesday, Aug. 3.

East 214th st, opening, from White Plains road to Barnes av, at 2 p. m. and 3 p. m. Chittenden av, etc, opening, at 10.30 a. m.

Wednesday, Aug. 4.

Fox st, opening, from Leggett av to Longwood av, at 10 a. m.

Thursday, Aug. 5.

West 184th st, opening, from Amsterdam av to New av easterly, at 2 and 3 p. m. Unnamed st (West 187th st), opening, at 1 p. m.

ADVERTISED LEGAL SALES.

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

July 31.

No Legal Sales advertised for this day.

Aug. 2.

Amsterdam av, No 1360 n w cor Lawrence st, Lawrence st, No 81 runs w 31.10 x n e 71.8 x s 71.8 to beg, 2-sty brk and frame tenement and store. Sheriff's sale of all right, title, &c, which Edward McMahon had on Feb 5, 1908, or since; Walter E McDonnell, att'y, 132 Nassau st; Thomas F Foley, ref. By Joseph P Day.

97th st, No 307, n s, 150.2 e 2d av, 25x100.11, 4-sty brk tenement. Rector, Church Wardens and Vestrymen of the Protestant Episcopal Church of St Marks in the Bowery agt Cecilia Ferrari et al; Stuart G Giboney, att'y, 30 Broad st; Geo E Kent, ref. (Amt due, \$9,587.08; taxes, &c, \$300.) By Joseph P Day.

Valentine av, s e s, 180.9 n e 198th st, 50x98.11 x50x99.2, vacant. Abraham Kaufman agt Martha E Stein et al; Menken Bros, att'ys, 87 Nassau st; Harry A Mendelson, ref. (Amt due, \$6,758.71; taxes, &c, \$24; sub to a mort of \$6,250.) Mort recorded Nov 7, 1908. By L J Phillips & Co.

Willett st, No 68, e s, 100.2 s Rivington st, 24.9 x100, 5-sty brk tenement, store and 5-sty brk tenement in rear. Rexton Realty Co agt Abraham Spies et al; Kurzman & Frankenheimer, att'ys, 25 Broad st; Joseph Pool, ref. (Amt due, \$7,922.51; taxes, &c, \$531.08; sub to a first mort of \$25,000.) Mort recorded July 16, 1907. By L J Phillips & Co.

Aug. 3.

Arthur av, No 2388, e s, 112.6 n 186th st, 37.6 x84.8x37.6x84.10, 4-sty brk tenement and store. Henry Elias Brewing Co agt Guiseppe Jamascia et al; Louis W Osterweis, att'y, 170 Broadway; Sylvester H Ward, ref. (Amt due \$3,723.97; taxes, &c, \$1,503; sub to a first mort of \$15,000.) Mort recorded Jan 24, 1906. By Joseph P Day.

Ferris av, w s, 816.3 s lands of St Josephs Institute for Deaf Mutes, 473.3x823.4, to West-

chester Creek, x-x892.10, Westchester. Albert L Lowenstein agt Henry Emanuel et al; Edw V Thornall, att'y, 50 Church st; James Kearney, ref. (Amt due \$24,298.26; taxes, &c, \$—; sub to a prior mort of \$10,000.) Mort recorded Apr 8, 1908. By Herbert A Sherman.

Aug. 4.

76th st, No 422, s s, 300 w Av A, 25x102.2, 5-sty brk tenement. James Fulton agt Chas M Siegel et al; Wm J Canary, att'y, 2 Rector st; Edw L Parris, ref. (Amt due, \$21,406.41; taxes, &c, \$436.) By Joseph P Day.

Aug. 5.

Madison st, No 220, s s, 52.2 w Jefferson st, 26.1x100, 5-sty brk tenement and store. Theodore Bitterman agt Samuel Grayboys et al; Samuel Bitterman, att'y, 309 Broadway; Joseph C Levi, ref. (Amt due, \$15,594.93; taxes, &c, \$1,750.) Mort recorded April 26, 1906. By Joseph P Day.

White Plains road, w s, — s Van Nest av, runs n — x w — x n 25 x w 65.1 x s e 32.6 x e 72.7 to beginning, Van Nest. John Haffen et al agt George Muller et al; Samuel P Goldman, att'y, 203 Broadway; Thomas W Cuthbert, ref. (Amt due, \$4,360.31; taxes, &c, \$1,437.63.) Mort recorded July 15, 1899. By Joseph P Day.

215th st, No 762, s s, 325 e Maple st, 25x125, Wakefield. Charles Mann agt David Lyle et al; Benjamin & Taylor, att'ys, 160 Broadway; Sylvester L H Ward, ref. (Amt due, \$2,046.77; taxes, &c, \$168.39.) Mort recorded June 10, 1900. By Joseph P Day.

13th st, No 704, s s, 86.4 e Av C, 23.10x103.3, 5-sty brk tenement. Robert I Brown agt Joseph Pimstein et al; Sackett, Chapman & Stevens, att'ys, 154 Nassau st; J P Sullivan, ref. (Amt due, \$18,225.20; taxes, &c, \$426.55.) Mort recorded July 19, 1906. By Samuel Marx.

215th st, s s, 148 e Maple av, 27x125, Wakefield. Frank M Patterson agt James De Carlo et al; John J Gorman, att'y, 27 William st; Lester J Tompkins, ref. (Amt due, \$827.35; taxes, &c, \$490.00; sub to a prior mort of \$3,500.) By Joseph P Day.

2d av, Nos 2461 to 2467 n w cor 126th st, 99.11 x100, three 6-sty brk tenements, stores on av. Henry H Jackson agt Ida Stern et al; Stephen H Jackson, att'y, 106 Lexington av; Carl L Schurz, ref. (Amt due, \$63,327.59; taxes, &c, \$6,053.67; sub to a mort of \$55,000.) Mort recorded Dec 12, 1905. By Joseph P Day.

Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty Allen st | brk loft and 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.

Aug. 6.

120th st, No 536, s s, 400 e Pleasant av, 18.9x 100.11, 2-sty brk dwelling. Jacob S Friedman et al agt Louis Meyer Realty Co et al;

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

Herman A Schoenfeld, att'y, 256 Broadway; Leopold Freiman, ref. (Amt due, \$2,425.61; taxes, &c, \$114.57; sub to a mort of \$5,000.) Mort recorded Apr 30, 1907. By Joseph P Day.

College av, Nos 476 to 480 n e cor 146th st, runs 146th st | n 109.7 x e 168.9 x s w 150.2 x n w 23.4 x w 59.6 to beginning, two 5-sty brk tenements and stores. Fannie Liberman et al agt Rosalia Meli et al; Jacob Silverstein, att'y, 309 Broadway; Arthur M Levy, ref. (Amt due, \$5,493.45; taxes, &c, \$360.00.) Mort recorded July 2, 1907. By Joseph P Day.

140th st, Nos 43 to 57, on map Nos 41 to 51, n s, 325 e Lenox av, 200x98.9, two 2-sty frame and two 2-sty brk dwellings, 2-sty brk building and vacant. John Monks agt Isaac Helfer et al; Lewis S Goebel, att'y, 41 Park Row; Henry H Davis, ref. (Amt due, \$50,872.51; taxes, &c, \$2,970.56.) Mort recorded Apr 13, 1905. By Joseph P Day.

Edgecombe av, No 142 | s e cor 142d st, 25x 142d st, No 318 | 73.11x24.11x71.3, 5-sty brk tenement and store. George Kitt agt Theresa F Burke; Cooper & Baer, att'y, 20 Vesey st; Wm E Morris, ref. (Amt due \$3,845.35; taxes, &c, \$132.00; sub to two mort aggregating \$24,000.) Mort recorded May 31, 1906. By Joseph P Day.

112th st, No 160, on map No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue. Max Levin agt Ebenezer Baptist Church et al; Manheim & Manheim, att'ys, 302 Broadway; James T Brady, ref. (Amt due, \$12,299.28; taxes, &c, \$341.81; sub to a mort of \$14,000.) Mort recorded June 16, 1908. By Hugh D Smyth.

1st av, No 1895/s w cor 98th st, 25x99.6, 5-sty 98th st, No 340 | brk loft and store building. Pendant Realty Co agt Fannie S Patterson et al; Bowers & Sands, att'ys, 31 Nassau st; Joseph Ullman, ref. (Amt due, \$16,585.38; taxes, &c, \$950.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.

Aug. 7.

No Legal Sales advertised for this day.

Aug. 9.

16th st, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. John H McLain agt Bernat Springer et al; Ferdinand E M Bullowa, att'y, 32 Nassau st; Albert G Thorne, ref. (Amt due, \$5,569.02; taxes, &c, \$364.32.) Mort recorded Oct 25, 1905. By Joseph P Day.

Elliott av | n w cor Willow Lane, 158x90x176.6 Willow Lane | x102, Throggs Neck. Susan E Laytin agt Georgiana Lester et al; Chas W Hulst, att'y, 170 Broadway; E Mortimer Boyle, ref. (Amt due, \$6,435.76; taxes, &c, \$224.90.) Mort recorded Apr 13, 1908. By Joseph P Day.

St Pauls pl | n w cor Crotona pl, 51.2x95.6x50x84.10, vacant. (Amt due, Crotona pl | \$3,359.85; taxes, &c, \$—; sub to a mort of \$3,000.) To be readvertised for Aug 18. 236th st, No 281, n s, 85 w Katonah av, 25x100, 2-sty frame dwelling. (Amt due, \$908.23; taxes, &c, \$230; sub to a first mort of \$3,000.) Withdrawn \*97th st, No 200 | s e cor 3d av, 51x62.11, 6-sty brk tenement 3d av, Nos 1721 and 1723 | and stores. (Amt due, \$25,219.50; taxes, &c, \$1,437.84; sub to a prior mort of \$50,000.) Wm W Moore...63.208 110th st, No 46, s s, 36.8 e Madison av, 16.8x100.11, 3-sty stone front dwelling. (Voluntary.) T F Dooley, for a client...12,300 110th st, No 54, s s, 20 e Madison av, 16.8x100.11, 3-sty stone front dwelling with two stores. (Voluntary.) T F Dooley, for a client.13,050 Monroe st, No 218, s s, 25.2 w Scammell st, 25.2x73.11x25x71.11, 5-sty brk tenement with two stores. (Voluntary.) Elizabeth Casey...20,500 \*97th st, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$15,014.52; taxes, &c, \$452.51.) Otto J Bueb...14,500 7th av, Nos 2308 to 2312 | s w cor 136th st, 99.11x100, three 5-sty brk 136th st, No 200 | tenements and stores. (Amt due, \$4,491.78; taxes, &c, \$2,515.31; sub to four mort aggregating \$103,500.) Adj to August 17

JAMES L. WELLS.

93d st, No 266, s s, 84 e West End av, 16x84.5, 5-sty brk dwelling. (Amt due, \$17,666.83; taxes, &c, \$949.79.) Clarence V Kip, defendant.

Table with 2 columns: Description and Amount. Total: \$359,906. Corresponding week, 1908: \$1,619,830. Jan. 1st, 1909, to date: \$44,291,172. Corresponding period, 1908: \$37,747,774.

INDEX TO THE RECORD & GUIDE

VOL. LXXXIII., JANUARY-JUNE, 1909

PRICE, \$1.00

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CONVEYANCES MORTGAGES LEASES AUCTION SALES PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHs

Record and Guide Co., 11 East 24th St., New York



# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 22 to August 5, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND: 1ST AND 3D WARDS. FLAGGING AND REFLAGGING SIDEWALKS ON NICHOLAS AVENUE, between Innes street and Richmond Terrace; and on PROSPECT STREET, between Elizabeth street and Broadway.

HERMAN A. METZ, Comptroller.  
City of New York, July 20, 1909. (12494)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 22 to August 5, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN: 12TH WARD, SECTION 7. 140TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from Broadway to Riverside Drive.

HERMAN A. METZ, Comptroller.  
City of New York, July 20, 1909. (12413)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 22 to August 5, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3. 51ST STREET—SEWER, between 1st and 2d avenues. 17TH WARD, SECTION 9. NORMAN AVENUE AND JEWELL STREET—SEWER BASIN at the northwest corner. 23D WARD, SECTION 6, and 24TH WARD, SECTION 5. ERECTING WOODEN RAIL FENCES on ATLANTIC AVENUE, north side, between Nostrand and Brooklyn avenues; on DEAN STREET, north side; on ST. MARK'S AVENUE, north side; and on ST. JOHN'S PLACE, both sides, between Albany and Troy avenues; southwest corner of TROY AVENUE AND PACIFIC STREET; on LINCOLN PLACE, south side, between Nostrand and Rogers avenues. 25TH WARD, SECTION 6. LEXINGTON AVENUE—SEWER, south side, from Ralph avenue, westerly to existing sewer. 26TH WARD, SECTION 13. ETNA STREET—REGULATING, GRADING, CURBING AND LAYING SIDEWALKS, between Dresden street and Hale avenue, and between Norwood avenue and the City Line

(Eldert's Lane). 29TH WARD, SECTION 15. BROOKLYN AVENUE—SEWER, between Avenue C and Carnarsie Lane. 29TH WARD, SECTION 16. EAST 22D STREET—SEWER, between Beverley road and Durvea place. 30TH WARD, SECTION 3. 59TH STREET—SEWER, between 7th and 8th avenues. 30TH WARD, SECTION 18. SEWER in 85TH STREET, between 3d and 4th avenues; and in FOURTH AVENUE, west side, between 82d and 86th streets.

HERMAN A. METZ, Comptroller.  
City of New York, July 20, 1909. (12406)

## THE RECORD AND GUIDE

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

# REAL ESTATE RECORDS

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

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

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

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

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

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

## CONVEYANCES

July 23, 24, 26, 27, 28 and 29. (No. 83.)

### BOROUGH OF MANHATTAN.

Attorney st, No 156, e s, 150 n Stanton st, 25x100.5, 5-sty brk tenement and store. Samuel Leder to Max Kalter. Mort \$34,000. July 28, 1909. 2:345—4. A \$20,000—\$29,000. 100

Attorney st, Nos 147 and 149, w s, 65.6 n Stanton st, 34x60, 5-sty brk loft and store building. Elsie Abendschein of Brooklyn, to Wilhelmine Abendschein of Brooklyn. 1-6 part. All title. B & S. July 8, 1909. 2:350—73 and 74. A \$15,000—\$26,000. nom

Same property. George Abendschein of Brooklyn, to same. 1-6 part. All title. B & S. July 7, 1909. 2:350. nom

Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100, 6-sty brk tenement and stores. Charles Rubinger to Benedetto Casagrande and Domenico Casella. Mort \$79,500. July 27, 1909. 1:199—3 and 4. A \$38,000—\$44,000. other consid and 100

Broome st, No 35 | s w cor Goerck st, 25.2x100, 5-sty brk Goerck st, Nos 13 and 15 | tenement and stores. Esther Ginsberg to Jessie Lamport. Mort \$45,000. July 20, 1909. 2:326—47. A \$20,000—\$45,000. nom

Broome st, No 320. | n e cor Chrystie st, 62.5x75, three 5-Chrystie st, Nos 122 to 126. | sty brk tenements and stores. Sunflower Realty & Security Corp to Kremraf Realty Co, a corpn. 1/2 part. Mort \$87,000. July 27, 1909. 2:419—1 to 3. A \$63,000—\$88,000. other consid and 100

Same property. Same to Jogert Realty Co, a corpn. 1/2 part. Mort \$85,000. July 27, 1909. 2:419. other consid and 100

Broome st, No 19 | s w cor Mangin st, 25x75.

Mangin st, No 13 |

Broome st, No 21, s s, 25 w Mangin st, 25x75. 6-sty brk tenement and stores.

Charles A Person to Spring Realty Co. All liens. July 19, 1909. 2:321—14. A \$28,000—P \$50,000. other consid and 100

Canal st, No 324 | s s, 153.6 e Church st, 25.5x95.5 to Lispe-Lispenard st, No 43 | nard st x25x100.9, 5-sty stone front loft and store building. Susan E wife of and Leonard H Wood to Chas A Cowen & Co. Mort \$55,000. July 20, 1909. 1:210—10. A \$45,000—\$55,000. other consid and 100

Centre st, Nos 43 and 45 | w s, 54.4 s Pearl st, runs w 47.7 to e Lafayette st, Nos 15 and 17 | s Elm st, now Lafayette st, x s 45.3 x e 32.8 to Centre st x n 41 to beginning, two 3-sty brk office and store buildings. Walter Bowne to Samuel Green. Q C. July 23, 1909. 1:155—34. A \$50,000—\$55,000. nom

Cathedral Parkway or | n s, 175 e 8th av, 125x70.11, two 6-sty brk 100th st | tenements. Benj J Weil to Fanny Gruen. All liens. July 26, 1909. 7:1826—8 and 12. A \$75,000—P \$130,000. other consid and 100

Carmine st, No 35, n s, 175 e Bedford st, 25x100, 5-sty brk tenement and store. Charles Klemann HEIR Chas L Klemann to Eliz G Schmid. All liens. July 20, 1909. July 29, 1909. 2:586. other consid and 100

Same property. Eliz G Schmid to C Livingston Klemann. Nov 2, 1907. July 29, 1909. 2:586—35. A \$16,000—\$25,000. other consid and 100

Division st, No 189. Assessed \$22,000. Mort \$14,000. Equity \$8,000.

Division st, No 187. Assessed \$23,500. Mort \$14,000. Equity \$9,500. 1/2 part of this.

East Broadway, No 200. Assessed \$26,500. Mort \$13,500. Equity \$13,500.

Certificate of payment of transfer tax of \$210.85 on gross real estate of \$26,250. Otto Kelsey, Deputy Comptroller of State N Y to estate of Abraham Newmark. July 23, 1909. 1:285.

Essex st, No 107, w s, abt 152 n Delancey st, 25x87.6, 5-sty brk tenement and store. Louis Klein to Gussie Klein. Mort \$28,750. July 28, 1909. 2:410—60. A \$23,000—\$33,000. nom

Goerck st, No 144, e s, 75 s Houston st, 25x100, 7-sty brk loft and store building. Julius Frankel et al to Leopold Kaufmann. Q C. June 9, 1909. 2:325—10. A \$13,500—\$35,500. nom

Greenwich st, No 818, w s, abt 25 n Jane st, 21.2x91.4x21.2x91.9, s s, 3-sty brk tenement.

Greenwich st, No 820, w s, 45.9 n Jane st, 21.5x92.4x21.5x91.10, 3-sty brk tenement.

Chas T Galloway to Minerva Realty Co. July 22, 1909. 2:642—60 and 61. A \$17,000—\$20,500. other consid and 100

Jones st, No 9, n s, 95 w 5th st(?), probably means 4th st, 25x100x24.11x100, 7-sty brk loft and store building. Felt Construction Co to Twenty-Fifth Construction Co. Mort \$—. July 22, 1909. 2:590—77. A \$11,000—\$37,000. nom

Lewis st, No 78, e s, 124.9 n Rivington st, 25x99, 5-sty brk tenement and store and 5-sty brk tenement in rear. Hyman Moskowitz to Louis Lippman. 1/2 part. All title. Mort \$—. July 28, 1909. 2:329—39. A \$16,000—\$27,000. 100

Lewis st, No 117, w s, abt 125 s Houston st, 25x100, 7-sty brk loft and store building. FORECLOS, July 6, 1909. Geo W Collins ref to George and Emma Kocher of Brooklyn. Mort \$25,000 and taxes \$1,001.49. July 28, 1909. 2:330—24. A \$16,000—\$46,000. 10,900

Mott st, No 157, w s, 100 n Grand st, 25x100, 6-sty brk tenement and store and 5-sty brk tenement in rear. Joseph Gallo to Tommaso Jarossi. 1/2 part. July 21, 1909. 2:471—51. A \$19,000—\$30,000. nom

Madison st, No 163, n s, abt 90 e Pike st, 25x100, 5-sty brk tenement and store. FORECLOS, July 22, 1909. Fulton McMahon referee to Jonas Weil and Bernhard Mayer. July 27, 1909. 1:273—3. A \$24,000—\$40,000. 5,000

Suffolk st, No 73, w s, abt 25 s Delancey st, 25x100, 5-sty brk tenement and store. George Herring EXR and TRUSTEE Wm Herring for Charles Herring to Charles Herring, of Brooklyn, N Y. July 1, 1909. 2:352—58. A \$25,000—\$36,000. nom

University pl, No 124, n w s, 51.9 n e 13th st, 25.10x104.3x25.9 x102.10, 3-sty brk tenement and store. Herbert A Weeks to Emmelin C Baxter. C a G. July 21, 1909. 2:571—23. A \$50,000—\$53,000. nom

Vandewater st, No 36, s s, 107.3 w Pearl st, runs w 17.1 x s 50.2 x e 14.1 x n 21.10 x e 2.9 x n 28.2 to beginning, 2-sty brk loft building. John F Fox to Armor Realty Co. Mort \$8,350. July 15, 1909. 1:113—14. A \$4,500—\$7,000. nom

Washington st, Nos 792 and 794, w s, 77.6 n Jane st, 39x69.10, 6-sty brk loft and store building. Minerva Realty Co to Chas T Galloway. Mort \$40,000. July 22, 1909. 2:642—22 and 23. A \$12,000—\$15,000. other consid and 100

William st, e s, bet Ann and Beekman sts, lot 25 blk 93 sec 1. Certificate as to redemption of transfer tax lien recorded July 7,



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1909, and executed to Rudolph Wallach. Daniel Moynahan, Collector of Assessments and Arrears, to whom it may concern. July 29, 1909. 1:93.

4th st W, No 40½ | n e cor Jane st, runs n 29.2 x s e 37.2 x n 0.4 Jane st, No 31 | x e 41.5 x n 5.7 x s 16.8 to Jane st, x w 77.8 to beginning, 4-sty brk tenement and store with 2-sty brk extension. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and the Farmers Loan and Trust Co as TRUSTEES same. June 30. July 26, 1909. 2:616-1. A \$14,000-\$16,000. nom

7th st E, Nos 215 and 215½, n s, 216.4 w Av C, 33.4x97.6, two 5-sty brk tenements and stores. Scheer-Ginsberg Realty & Construction Co to Isaac Graf. B & S. July 27. July 28, 1909. 2:390-46 and 47. A \$20,000-\$32,000. 100

10th st E, No 311, n s, 220.6 e Av A, 25x94.9, 5-sty brk tenement, Sarah Blaustein to Bernath Loewenstein. ¼ part. All liens. July 28. July 29, 1909. 2:404-50. A \$20,000-\$32,000. nom

15th st E, Nos 324 and 326, s s, 271.4 e 2d av, 26.4x103.3, 6-sty brk tenement. Louis Flato et al to Agnes M Scoville. Mort \$39,750. July 20. July 24, 1909. 3:921-51. A \$18,000-\$42,000. other consid and 100

25th st E, No 114, s s, 204.2 w Lexington av, 20.10x98.9, 4-sty stone front dwelling.

25th st E, No 116, s s, 183.4 w Lexington av, 20.10x98.9, 5-sty stone front dwelling. PARTITION, June 10, 1909. Francis A Winslow referee to Charlotte E Trope widow and Georgie M wife Wm H Smith, of Newark, N J. July 23. July 24, 1909. 3:880-82 and 83. A \$33,000-\$45,500. 65,000

25th st E, No 114, s s, 204.2 w Lexington av, 20.10x98.9, 4-sty stone front dwelling.

25th st E, No 116, s s, 183.4 w Lexington av, 20.10x98.9, 5-sty stone front dwelling. Louise M Von Hect, wife Alonzo Hernandez et al to Charlotte E Trope and Georgie M Smith, of Newark, N J. Q C. July 23. July 24, 1909. 3:880-82 and 83. A \$33,000-\$45,500. other consid and 100

26th st W, No 116, s s, 192.10 w 6th av, 21.5x98.9, 4-sty stone front tenement and store. Jos Manheimer et al INDIVID and as HEIRS and DEVISEES Marx Manheimer to I Randolph Jacobs. Mort \$8,000. July 28, 1909. 3:801-52. A \$19,000-\$21,000. other consid and 100

26th st E, No 123, n s, 142.9 w Lexington av, 14.6x98.9, 3-sty stone front dwelling. John McConaughy EXR Chas E Keniston to Chas W N Akberg. July 28. July 29, 1909. 3:882-16. A \$12,500-\$14,500. 21,000

29th st W, No 154, s s, 172.6 e 7th av, 24.6x98.9, 2-sty brk bldg and store. Elias Ponvert to Realty Holding Co. Q C. July 13. July 29, 1909. 3:804-68. A \$24,000-\$25,000. nom

29th st W, No 222, s w s, 300.6 n w 7th av, 16.7x68.3x16.7x68.1, 3-sty brk tenement. Alfred C Bachman to Jacob Kottke and Alya Realty Co. Mort \$8,000. July 27. July 28, 1909. 3:778-52. A \$9,000-\$10,000. other consid and 1,000

29th st W, No 222, s w s, 300.6 n w 7th av, 16.7x68.3x16.7x68.1, 3-sty brk tenement. PARTITION, June 16, 1909. Michl J Egan referee to Alfred C Bachman. July 28, 1909. 3:778-52. A \$9,000-\$10,000. 10,800

31st st W, No 114, s s, 183.4 w 6th av, 20.10x107.3x21.4x103, 4-sty stone front tenement and store. John H Snell to Clarence Martin. Morts \$55,000. May 7, 1908. July 28, 1909. 3:806-51. A \$45,000-\$48,000. 100

31st st W, Nos 31 and 33, n s, 433.4 w 5th av, 33.4x98.9, 10-sty brk and stone loft and store building. John H Snell to Clarence Martin. Mort \$203,000. April 6. July 29, 1909. 3:833-22. A \$100,000-\$235,000. 100

32d st W, No 154, s s, 231.1 e 7th av, 18.11x72.8x15.11x72.8, 4-sty brk tenement.

32d st W, No 156, s s, 212.2 e 7th av, 18.11x73x15.5x73.6, 4-sty brk tenement. Canaan Investing Co to Lawyers Realty Co. July 27. July 28, 1909. 3:807-70 and 71. A \$87,000-\$91,000. other consid and 100

38th st W, Nos 108 and 110, s s, 120 w 6th av, 40x98.9, 5-sty brk restaurant. Chas A Cowen & Co to Susan E Wood, of Hawthorn, N J. Mort \$90,000. July 23. July 24, 1909. 3:813-43 and 44. A \$84,000-\$140,000. 100

38th st W, No 217, n s, 167 w 7th av, 20x98.9, 5-sty stone front dwelling. CONTRACT. Robert Bicket to Mary A Magee. June 9. July 23, 1909. 3:788-38. A \$18,000-\$21,500. 32,000

39th st W, Nos 433 and 435, n s, 325 e 10th av, 50x98.9, two 5-sty brk tenements and stores. Ida Douglas to Walter Ackerman. Mort \$46,000. June 2. July 28, 1909. 3:737-15 and 16. A \$20,000-\$30,000. other consid and 100

40th st E, No 131, s s, 87 e Lexington av, 18.6x74.1, 3-sty brk dwelling. Theo C Visscher to Mary L Tonetti. Mort \$9,000. July 26. July 28, 1909. 3:895-68. A \$14,000-\$16,000. other consid and 100

41st st E, No 9, n s, 166 e 5th av, 22x98.9, 5-sty stone front building and store. Julia Del Monte to Chas B Samuels. Mort \$65,000. June 19. July 24, 1909. 5:1276-8. A \$88,000-\$100,000. nom

41st st E, No 9, n s, 166 e 5th av, 22x98.9, 5-sty stone front building and store. Release mort. Chelsea Realty Co to Julia Del Monte, of Brussels, Belgium. June 15. July 24, 1909. 5:1276-8. A \$88,000-\$100,000. 5,000

43d st E, Nos 204 to 210, s s, 105 e 3d av, 100x100.5, 4 and 5-sty brk loft and store building. Mort \$30,000.

81st st E, Nos 104 and 106, s s, 225 w Lexington av, 83x102.2, two 6 and 7-sty brk tenements. Mort \$70,000. Mary E Donahue to Mary A Fyans. All title. July 24. July 27, 1909. 5:1316-43. A \$44,000-\$65,000; 5:1509-66 and 68. A \$52,500-\$146,500. nom

44th st W, No 522, s s, 325 w 10th av, 25x100.5, 5-sty brk tenement. Philip Lockley to Pauline Nechols. Mort \$22,500. July 24. July 26, 1909. 4:1072-46. A \$9,000-\$20,000. other consid and 100

45th st W, No 7, n s, 155 w 5th av, 15x100.5, 4-sty stone front dwelling. John D Rockefeller, Jr, to Abeyton Realty Co. B & S. July 19. July 24, 1909. 5:1261-31. A \$41,000-\$46,000. nom

45th st W, No 9, n s, 170 w 5th av, 15x100.5, 4-sty stone front dwelling. John D Rockefeller, Jr, to Abeyton Realty Co. B & S. July 19. July 24, 1909. 5:1261-30½. A \$43,000-\$45,000. nom

45th st W, No 11, n s, 185 w 5th av, 15x100.5, 4-sty stone front dwelling. John D Rockefeller, Jr, to Abeyton Realty Co. B & S. July 19. July 24, 1909. 5:1261-30. A \$42,000-\$44,000. nom

49th st W, No 116, s s, 228.4 w 6th av, 21.8x100, 4-sty stone front dwelling. Nellie S Lockwood to Edw B Corey, of Far Rockaway, N Y. Mort \$21,500. July 21. July 24, 1909. 4:1001-42. A \$30,000-\$33,000.

49th st W, No 503, n s, 75 w 10th av, 25x100.5, 4-sty stone front tenement. Christiana Bollmann to Emil Roth and Christina his wife, tenants by entirety. July 28. July 29, 1909. 4:1078-29½. A \$9,000-\$14,000. other consid and 100

52d st E, No 310, s s, 160 e 2d av, 20x100.5, 4-sty stone front dwelling. Daniel M Dunham and ano to Carl Ernst. Mort \$11,000. July 27. July 29, 1909. 5:1344-46. A \$7,000-\$10,000. other consid and 100

60th st E, No 147 (93), n s, 65 e Lexington av, 20x100.5, 4-sty and basement stone front dwelling. Ida Grossmayer DEVISEE Regina Grossmayer to Fannie Grossmayer another DEVISEE same will. ½ part. Mort \$500. July 21. July 28, 1909. 5:1395-22. A \$16,000-\$21,000. nom

60th st E, No 151 (97), n s, 105 e Lexington av, 20x100.5, 4-sty and basement stone front dwelling. Fannie Grossmayer DEVISEE Regina Grossmayer to Ida Grossmayer another DEVISEE same will. ½ part. July 27. July 28, 1909. 5:1395-24. A \$16,000-\$21,000. nom

65th st W, Nos 168 and 170, s s, 125 e Amsterdam av, 49x100.5, two 5-sty brk tenements, store in No 170. FORECLOS, June 29, 1909. Chas W Culver referee to Harris Youdelman. July 7. July 23, 1909. 4:1136-58 and 59. A \$26,000-\$48,500. 5,000

68th st E, Nos 433 and 435, n s, 150 w Av A, 50x100.5, 6-sty brk tenement. Merger Realty Co to Saml W Lippman, of Atlantic Highlands, N J. B & S and C a G. July 27. July 28, 1909. 5:1463-17. A \$17,000-\$57,000. nom

69th st E, No 115, n s, 185 e Park av, 20x100.5, 5-sty brk and stone dwelling. Paul Tuckerman to Chauncey B and Ethel D Spears. Mort \$55,000. July 15. July 23, 1909. 5:1404-8. A \$35,000-\$75,000. other consid and 100

71st st E, No 512, s s, 223 e Av A, 25x100.4, 1-sty frame building. FORECLOS, July 7, 1909. Jos S Schwab referee to Arthur J Albert. July 28, 1909. 5:1482-43. A \$5,000-\$5,000. 4,700

71st st W, No 68, s s, 40 e Columbus av, 20x75.5, 3-sty and basement stone front dwelling. L Napoleon Levy to Geo W Tubbs. B & S. July 29, 1909. 4:1123-61½. A \$16,500-\$22,500. nom

71st st W, No 128, s s, 275 w Columbus av, 18.9x100.5, 4-sty and basement stone front dwelling. Leon E Baily to Lena Rider. Mort \$21,000. July 20. July 29, 1909. 4:1142-44. A \$14,500-\$26,000. nom

73d st W, No 163, n s, 184 e Amsterdam av, 16x102.2, 4-sty and basement stone front dwelling. Release dower. Sarah A Jackson widow to Laura J Bremner child Wm H Jackson. All title. June 25. July 24, 1909. 4:1145-8. A \$11,000-\$18,000. nom

73d st E, No 414, s s, 238 e 1st av, 25x102.2, 5-sty brk tenement. Louis Klein to Gussie Klein. Mort \$24,000. July 28, 1909. 5:1467-39. A \$7,000-\$22,000. nom

76th st E, No 226, s s, 230 w 2d av, 25x102.2, 4-sty brk tenement and stores. Louis Platt and ano to Mary Sadusky. Mort \$—. June 22. July 23, 1909. 5:1430-34. A \$11,000-\$20,000. other consid and 100

77th st W, No 212, s s, 110.4 e Broadway, 50x102.2, 1-sty frame building and vacant. Wm P Eno to Charter Construction Co. July 2. July 23, 1909. 4:1168-41 and 41½. A \$45,000-\$56,000. 100

78th st E, Nos 315 and 317, n s, 225 e 2d av, 50x102.2, two 4-sty stone front tenements. John Koleszar to Solomon, Maurice P and Tobias P De Vries. Morts \$30,000. July 27, 1909. 5:1453-10 and 11. A \$18,000-\$33,000. other consid and 100

81st st E, No 237, n s, 150 w 2d av, 25x102.2, 4-sty stone front tenement. PARTITION, July 7, 1909. Chas F Mathewson ref to City Real Estate Co. Mort \$15,000. July 29, 1909. 5:1527-18. A \$11,000-\$17,000. 17,000

83d st W, No 18, s s, 219.6 w Central Park West, 18x102.2, 4-sty and basement stone front dwelling. City Real Estate Co to Rosa Welt Straus. Mort \$18,000. July 23. July 24, 1909. 4:1196-42. A \$12,000-\$23,000. other consid and 100

Same property. Rosa W Straus to Solomon Salinger. Mort \$18,000. July 23. July 24, 1909. 4:1196. other consid and 100

Same property. Solomon Salinger to Bertha B wife Solomon Salinger. July 23. July 24, 1909. 4:1196. nom

85th st E, No 209, n s, 150.6 e 3d av, 25.8x100, 4-sty brk tenement and store and 2-sty frame tenement in rear. John T Delaney to Michael Naughton. April 6. July 26, 1909. 5:1531-7. A \$11,000-\$17,000. other consid and 100

85th st E, No 413, n s, 169 e 1st av, 25x102.2, 4-sty stone front tenement. Charles Handte to Wilhelmina Schmidt of Arlington, N J. ½ part. Mort \$11,000. July 29, 1909. 5:1565-8. A \$8,500-\$15,000. 100

86th st E, No 335, n s, 270 w 1st av, 25x100.8, 5-sty brk tenement and store. Amalia Selg widow to Amelia Grob and Joseph Selg. Mort \$13,000. July 22. July 23, 1909. 5:1549-16. A \$10,000-\$20,000. nom

89th st E, No 310, s s, 200 e 2d av, 25x100.8, 5-sty brk tenement. Hedwig Rothschild to Jonas Weil and Bernhard Mayer. Mort \$15,000. July 8. July 28, 1909. 5:1551-45. A \$9,000-\$19,000. other consid and 100

92d st E, Nos 163 and 165, on map Nos 165 and 167, n s, 150 w 3d av, 42.8x100.8, 6-sty brk tenement and store. 5:1521-29. \$22,600-\$60,000.

Central Park West, Nos 385 and 386, w s, 25.2 s 99th st, 55.6x100, 9-sty brk and stone tenement. 7:1834-34. A \$53,000-\$175,000.

8th av, No 462, e s, 24.8 n 33d st, 24.8x100, 4-sty brk tenement and store and 3-sty brk tenement in rear. 3:783-2. A \$44,000-\$49,000. nom

11th av, Nos 692 and 694, e s, 90 n 49th st, 35x100x37x100, 3-sty brk tenement and store and vacant. 4:1078-64 and 64½. A \$14,000-\$14,500.

Herman Auerbach to Auerbach Realty Co. All liens. July 29, 1909. other consid and 100

93d st E, No 340, s s, 75 w 1st av, 25x75, 5-sty brk tenement. Gustav Walker et al to Seligman Bachenheimer and Jennie his



# MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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

wife as tenants by entirety. Mort \$15,000. July 26. July 27, 1909. 5:1555-30½. A \$7,000-\$14,000. 100

97th st E, No 228, s s, 175 w 2d av, 25x100.11, 4-sty stone front tenement. Rosa Marino to Angelo Marino. Mort \$10,000. July 23, 1909. 6:1646-32. A \$9,000-\$16,000. 100

99th st W, No 150, s s, 263.5 e Amsterdam av, 15.4x80.8x15.4x 79.11, 3-sty and basement brk dwelling. Benj Yiddoll to Lucy A Barton. Mort \$7,000. July 22. July 24, 1909. 7:1853-53½. A \$5,000-\$8,000. other consid and 100

100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and stores. Saml Lorber to Isaac Leibson of Wilkesbarre, Pa. All title. All liens. July 26. July 27, 1909. 6:1672-12. A \$12,000-\$45,000. nom

101st st E, No 219, n s, 285 e 3d av, 25x100.11, 4-sty brk tenement. Rosa Marino to Angelo Marino. Mort \$8,500. July 23, 1909. 6:1651-12. A \$9,000-\$15,000. 100

104th st W, Nos 111 to 117, n s, 137 w Columbus av, 88x100.11, 6-sty brk tenement. Joseph Freedman to Isabella Bendick, Borough of Richmond. May 18. July 28, 1909. 7:1859-24. A \$43,000-\$150,000. nom

106th st E, No 339, n s, 74 w 1st av, runs n 75.5 x w 11.6 x n 25.6 x w 14.6 x s 100.11 to st x e 25.11 to beginning, 5-sty brk tenement and store. Filomena wife Antonio Sorge to said Antonio Sorge. Q C. May 19. July 28, 1909. 6:1678-23¼. A \$9,000-\$20,000. other consid and 100

106th st E, No 62, s s, 188.4 w Park av, 29.2x100.11, 4-sty brk tenement. Johanna C Dieffenbach of Rockland Co, N Y, to Jane C Seggebruch of Rockland Co, N Y. Mort \$18,500. July 17. July 29, 1909. 6:1611-46. A \$14,000-\$22,000. nom

110th st E, No 126, s s, 125 w Lexington av, 25x100.11, 5-sty stone front tenement. Louis Breslauer et al to Jennie Kuretsky. Apr 26. July 23, 1909. 6:1637-61. A \$11,000-\$21,000. other consid and 100

111th st W, Nos 51 and 53, n s, 125 e Lenox av, 50x100.11, two 5-sty brk tenements. Isidor Siegal to Chas A Ashmead, of Yonkers, N Y. Mort \$60,000. July 24. July 26, 1909. 6:1595-7 and 8. A \$26,000-\$52,000. other consid and 100

114th st E, No 304, s s, 80 e 2d av, 20x100.11, 4-sty brk tenement and store. Vincenzo Manzione to Michele A Bove. Mort \$12,000. July 26. July 29, 1909. 6:1685-51½. A \$5,500-\$12,000. nom

115th st E, No 75, n s, 90 w Park av, 25x100.10, 5-sty brk tenement. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co as TRUSTEE same. June 30. July 26, 1909. 6:1621-32. A \$11,000-\$21,000. nom

115th st E, No 63, n s, 185 e Madison av, 25x100.11, 5-sty brk tenement. Meister & Bache Realty Co to George David. Mort \$24,000. July 23. July 28, 1909. 6:1621-28. A \$11,000-\$23,000. 100

118th st W, No 17, n s, 285 w 5th av, 25x100.11, 5-sty brk tenement. Schneider Groceries Trading Co et al to Armor Realty Co. Mort \$26,000. July 2. July 24, 1909. 6:1717-25. A \$14,000-\$30,000. nom

Same property. Armor Realty Co to John W Strayer, of Morsemere, N J. All liens. July 7. July 24, 1909. 6:1717. nom

118th st E, No 344, s w s, 125 n w 1st av, 25x100.10, 6-sty brk tenement and store. Isador Goldstein to Eleanor Tobiesen. Mt \$23,000. July 6. July 29, 1909. 6:1689-32. A \$8,000-\$31,000. nom

119th st W, No 367, n s, 212.1 w Manhattan av, 18.9x100.11, 3-sty and basement brk dwelling. Benjamin Rosenfeld to Gertrude Kramer. All liens. July 28. July 29, 1909. 7:1946-6. A \$8,300-\$13,000. other consid and 100

124th st W, No 142, s s, 300 e 7th av, 25x100.11, 5-sty brk tenement and store. William Stuhmiller to Gustav Walker and Myron Sulzberger. Mort \$26,000. July 23. July 27, 1909. 7:1908-51. A \$12,000-\$27,000. other consid and 100

125th st E, No 303, n s, 50 e 2d av, 25x99.11, 5-sty stone front tenement and store. Merger Realty Co to Emanuel Jacobus. B & S and C a G. July 27. July 28, 1909. 6:1802-3. A \$10,000-\$20,000. nom

125th st W, No 20, s s, 241.3 w 5th av, 18.9x100.11, 4-sty stone front tenement and store. Release mort. Jos J Day to Frank McCoy. July 12. July 26, 1909. 6:1722-46. A \$37,500-\$42,000. 1,000

125th st W, No 20, s s, 241 w 5th av, 18.9x100.11, 4-sty stone front tenement and store. Frank McCoy et al to Wm T Koch. Mort \$24,000. July 19. July 26, 1909. 6:1722-46. A \$37,500-\$42,000. other consid and 100

127th st W, Nos 305 and 307, n s, 109.6 w 8th av, 50.6x99.11, two 5-sty brk tenement and stores. Milton Mayer to Louis Jaffa. Q C. Jan 27, 1900. July 29, 1909. 7:1954-26 and 27. A \$20,000-\$44,000. other consid and 100

131st st W, No 132, s s, 370 e 7th av, 20x99.11, 3-sty and basement stone front dwelling. Max Blanck to John S Marratt. Mort \$11,500. July 21. July 23, 1909. 7:1915-48. A \$8,800-\$15,000. other consid and 100

131st st W, Nos 647 to 651, n s, 150 e 12th av, 75x99.11, 1-sty frame shops. Emlen N Lawrence et al to George Godfrey. May 29. July 28, 1909. 7:1998-7 to 9. A \$16,500-\$16,500. other consid and 100

131st st W, Nos 647 to 651, n s, 150 e 12th av, 75x99.11, 1-sty frame shops. George Godfrey to James O'Connell. Mort \$17,000. May 29. July 28, 1909. 7:1998-7 to 9. A \$16,500-\$16,500. nom

133d st W, No 124, s s, 262.6 w Lenox av, 12.6x99.11, 3-sty and basement stone front dwelling. Jessie Quintane now Jessie Q Fara to Alema Realty Exchange Co. Mort \$5,000. July 21. July 23, 1909. 7:1917-44. A \$5,500-\$7,000. nom

134th st W, if extended, n s, at w s land N Y C & H R R R Co, runs w 133.6 to North or Hudson River x n 200.11 to s s 135th st, if extended x e 134.6 x s 201 to beginning; all title to land under water in front of and adj above, 1-sty frame buildings of coal yard. Robert Gordon to Robert Gordon Realty Co. July 22. July 26, 1909. 7:2005-27. A \$-\$. nom

143d st W, No 147, n s, 250 e 7th av, 37.6x99.11, 6-sty brk tenement. Julius Thomas et al to Saml H Sternberg. Mort \$49,000. July 28, 1909. 7:2012-12. A \$13,500-\$47,000. nom

148th st W, No 225, n s, 375 w 7th av, 25x99.11, 5-sty brk tenement. Dorothy Grossbaum to Sol Rosenbloom, of Pittsburg, Pa. 1-3 part. Mort \$18,000. Dec 21, 1908. July 28, 1909. 7:2034-16. A \$7,000-\$20,000. nom

154th st W, Nos 250 and 252, s s, 250 e 8th av, 37.6x99.11, 6-sty brk tenement. FORECLOS, June 16, 1909. Arthur S Luria referee to Fleischmann Realty & Construction Co. Mort \$32,500. July 22. July 23, 1909. 7:2039-54. A \$10,500-\$37,500. 16,000

154th st W, Nos 258 and 260, s s, 175 e 8th av, 37.6x99.11, 6-sty brk tenement. FORECLOS, June 16, 1909. Arthur S Luria referee to Fleischmann Realty & Construction Co. Mort \$32,500. July 22. July 23, 1909. 7:2039-57. A \$10,500-\$37,500. 16,000

154th st W, No 248, s s, 287.6 e 8th av, 37.6x99.11, 6-sty brk tenement. FORECLOS, June 16, 1909. Arthur S Luria referee to Fleischmann Realty & Construction Co. Mort \$32,500. July 22. July 23, 1909. 7:2039-52. A \$10,500-\$37,500. 15,000

154th st W, Nos 254 and 256, s s, 212.6 e 8th av, 37.6x99.11, 6-sty brk tenement. FORECLOS, June 16, 1909. Arthur S Luria referee to Fleischmann Realty & Construction Co. Mort \$32,500. July 22. July 23, 1909. 7:2039-55. A \$10,500-\$37,500. 16,000

156th st W, No 515, n s, 125 w Amsterdam av, 50x99.11, 2-sty frame dwelling and vacant. John Crowley to Etta Crowley. Q C. July 30, 1908. July 29, 1909. 8:2115-44. A \$20,000-\$23,000. other consid and 100

158th st W, No 503, n s, 100 w Amsterdam av, 25x99.11, 5-sty brk tenement. Chas E Moore to James Morrison, Jr, and Herbert S Stoddard. Mort \$24,000. Jan 26, 1906. July 29, 1909. 8:2117-42. A \$10,000-\$25,000. nom

167th st W, No 512, s s, 120 e Audubon av, 25x85, 2-sty frame dwelling. James O'Hare et al, EXRS Ellen O'Hare to Alice and Margaret O'Hare and Sarah McGreevey. All liens. July 21. July 27, 1909. 8:2123. nom

Same property. James O'Hare to same. ¼ part. All title. July 21. July 27, 1909. 8:2123-56. A \$5,000-\$6,500. 2,000

210th st W, s s, 100 e Amsterdam av, or 10th av, 25x99.11, vacant. Mort \$1,500.

210th st, s s, 125 e Amsterdam av, or 10th av, 75x99.11, vacant. Mort \$4,000.

Robert Gordon to Robert Gordon Realty Co. July 22. July 26, 1909. 8:2206-9 and 10. A \$6,000-\$6,000. nom

210th st W, n s, 100 w 9th av, 200x99.11, vacant. Robert Gordon to Robert Gordon Realty Co. Mort \$15,000. July 22. July 26, 1909. 8:2207-29 to 33. A \$24,000-\$24,000. nom

Amsterdam av, No 482.

Amsterdam av, No 480.

Agreement as to windows, &c. John M Heard with Josephine Lederer. June 5. July 26, 1909. 4:1231. nom

Audubon av, No 80, n w cor 169th st, 26.10x100, 6-sty brk tenement and store. Louis Schlechter to Trial Realty Co. Mort \$-\$. Aug 29. July 26, 1909. 8:2126-21. A \$12,000-P \$20,000. other consid and 100

Broadway, late Kingsbridge road, w s, 149.10 n 181st st, 30x 184.11x30x188.5, vacant. Robert Gordon to Robert Gordon Realty Co. All title. July 22. July 26, 1909. 8:2180-93. A \$5,000-\$5,000. nom

Broadway's e cor 77th st, 105.5x84.3x102.2x110.4, vacant. Henry 77th st L Eno to Charter Construction Co. Mort \$200,000. July 10. July 23, 1909. 4:1168-44 to 47. A \$170,000-\$170,000. other consid and 100

Broadway, Nos 610 to 618 | n e cor Houston st, 109.5x196.8 to Crosby st, Nos 150 and 152 | w s Crosby st, x95.5x197.7, two 6-Houston st, Nos 2 to 18 | sty brk loft and store buildings. Nathan Seeley TRUSTEE for and Herbert B Seeley to Emma W Wingate. 1-75 part. Mort \$14,000. July 20. July 29, 1909. 2:522-1. A \$600,000-\$700,000. 1,550

Broadway, No 929.

17th st E, No 31.

Madison av, No 825.

Release all right, title and interest under will of Wm H Jackson. Sarah A Jackson to Sarah L Jackson et al. June 25. July 24, 1909. 3:846, 850 4:1232 and 1247, 5:1383. nom

Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to 10-ft alley x n 24.1 x w 184.3 to Bowery x s 38.11 to beginning, one 2 and one 3-sty brk loft and store buildings. Geo G Segal to Segal Realty Co. Mort \$60,000. July 19. July 27, 1909. 2:426-6 and 7. A \$40,000-\$44,000. other consid and 100

Cathedral Parkway, Nos 235 and 239, or 110th st, n s, 175 e 8th av, 125x70.11, two 6-sty brk tenements. Fanny Gruen to Jonas Weil and Bernhard Mayer. Mort \$155,000. July 26. July 27, 1909. 7:1826-8 and 12. A \$75,000-P \$130,000. other consid and 100

Central Park W | s w cor 97th st, 100.11x200, vacant. Wm N Mac-97th st Lean to First Church of Christ Scientist, of N Y City. Mort \$250,000. May 27. July 23, 1909. 7:1832-33 to 40. A \$164,000-\$164,000. other consid and 100

Central Park W | s w cor 97th st, 100.11x200, vacant. Johnston 97th st Livingston to Wm N MacLean. May 27. July 23, 1909. 7:1832-33 to 40. A \$164,000-\$164,000. other consid and 100

Columbus av, Nos 900 to 906, n w cor 104th st, 101.10x37. Release claims, &c, for Station platform. Daniel Buckley to Interborough Rapid Transit Co et al. May 21. July 29, 1909. 7:1859. 380

Columbus av, No 227, e s, 75.5 n 70th st, 25x100, 5-sty brk tenement and store. Archibald Walker and Jas Cheape TRUSTEES of Chas L Robert and Cath B Cheape to Chas L Robert and Lucie V Robert. All liens. Feb 20. July 29, 1909. 4:1123-4. A \$26,000-\$46,000. nom

Lexington av, No 1477, e s, 75.8 n 95th st, 25x84.

Lexington av, No 1475, e s, 50.8 n 95th st, 25x84.

two 5-sty brk tenements.

Helen Heilmann et al to estate John Faeth. Mort \$35,000. July 22. July 23, 1909. 5:1524-20 and 21. A \$33,000-\$50,000. other consid and 100

Madison av, No 683; also land in Long Island City. Exemplified copy of last will and testament of Mary F Williamson. Feb 25, 1897. July 24, 1909. 5:1376. nom

Morningside av E, No 9 | s e cor 115th st, runs e 101.5 x s 27 x w 115th st, No 352 | 84.9 to Morningside av E x n 31.10 to beginning, 5-sty brk tenement.

Morningside av E, No 8, e s, 31.10 s 115th st, runs e 95.5 x s 36.11 x w 72.8 x n 43 to beginning, 5-sty brk tenement.

Adolph Altman to Florence Cahen and Margt Weill. Mort \$90,000. July 20. July 23, 1909. 7:1849-16 and 18. A \$45,000-\$80,000. other consid and 100



# HECLA IRON WORKS

# Architectural Bronze

North 10th, 11th and 12th Streets

AND

BROOKLYN,

NEW YORK

# IRON WORK

Madison av, No 262 | s w cor 39th st, 45x100, 4-sty brk dwelling. 39th st, No 22

39th st, No 20, s s, 100 w Madison av, 22.6x98.9, 2-sty brk stable. Grace H Dodge et al EXRS, &c, Sarah H Dodge to No 262 Madison Av, a corpn. B & S. July 15. July 26, 1909. 3:868-60 and 62. A \$275,000-\$367,000. 350,000

Park av, Nos 1668 and 1670, w s, 100.11 n 117th st, 50.5x90, 6-sty brk tenement and stores. Benjamin Rosenfeld to Gertrude Kramer. All liens. July 28. July 29, 1909. 6:1623-37. A \$19,000-\$54,000. other consid and 100

Vermilya av, w s, 100 s Isham st, 25x125, vacant.

Vermilya av, n s, 125 w Isham st, 25x125, vacant.

Robert Gordon to Robert Gordon Realty Co. Prior mort \$2,500. All title. July 22. July 26, 1909. 8:2236-21 and 22. A \$6,000-\$6,000. nom

West End av, w s, 25.2 n 95th st, 25.2x57.11x25.5x54.2, vacant. Archibald K K Mackay to Margt A Mackay, of Lenox, Mass. C a G. All liens. June 2. July 26, 1909. 4:1253-73. A \$11,000-\$11,000. nom

Same property. Mary A wife Francis J Synge to Allen Tucker, of Locust, N J. C a G. All liens. May 27. July 26, 1909. 4:1253. nom

West End av, No 50, e s, 50.5 s 62d st, 25x100.

West End av, No 52, e s, 25.5 s 62d st, 25x100. two 5-sty brk tenements and stores. Joseph A Solomon to Mary Lyons. Morts \$18,000. July 27. July 29, 1909. 4:1153-62 and 63. A \$16,000-\$32,000. other consid and 100

Same property. Mary Lyons to Union Construction and Realty Co. Mort \$24,000. July 28. July 29, 1909. 4:1153. other consid and 100

1st av, No 2057, w s, 75.6 n 106th st, 25.6x86.6, 5-sty brk tenement and store. Antonio Sorge to Filomena Sorge. Mort \$—, May 19. July 28, 1909. 6:1678-26. A \$8,500-\$20,000. other consid and 100

2d av, No 630, e s, 79.9 s 35th st, 18.11x72. Release claims, &c, for station platform. Maria E Bartholdi to Interborough Rapid Transit Co et al. June 21. July 29 1909. 3:940. 378.74

2d av, No 2346, e s, 60.11 n 120th st, 20x80, Release claims, &c, for station platform. Rachel Stonehill to Interborough Rapid Transit Co et al. June 5. July 29 1909. 6:1808. 400

3d av, Nos 1929 and 1931, e s, 50.4 n 106th st, 50.6x100. Release claims, &c, for station platform. John A and Edwin S Townsend INDIVID and EXRS Richard H L Townsend to Interborough Rapid Transit Co et al. June 25. July 29, 1909. 6:1656. 1,010

3d av, No 1070, w s, 50.5 n 63d st, 25x100, 5-sty brk tenement and store. Jean J Reubell and ano to John T Bauer. July 6. July 23, 1909. 5:1398-35. A \$21,000-\$35,000. other consid and 100

4th av, No 433, e s, 79 s 30th st, 21x100, 4-sty stone front tenement and store. Lawyers Realty Co to Abraham Schwab. B & S. July 23. July 27, 1909. 3:885-92. A \$37,500-\$43,500. nom

5th av, No 135 | n e cor 20th st, 28.9x113, 10-sty brk and 20th st, Nos 1 and 3 | stone loft and store building. Century Bank of City N Y to Landlords Realty Co. July 26. July 28, 1909. 3:849-1. A \$260,000-\$400,000. other consid and 100

5th av, No 537, e s, 95.5 n 44th st, 30x100, 5-sty brk building with store. 5:1279-72. A \$300,000-\$330,000.

83d st, Nos 147 to 151, n s, 325 e Amsterdam av, 75x102.2, 4-sty brk stable. 4:1214-14. A \$45,000-\$75,000.

Crosby st, Nos 145 to 149 | n e cor Houston st, 64.10x105.10 Lafayette st, Nos 312 and 314 | to Lafayette st x 56.4x112.8, 6-Houston st, Nos 26 to 32 | sty brk loft and store building. 2:522-22. A \$90,000-\$150,000.

Liberty st, No 126 | s w cor Greenwich st, 73x56.4, 5-sty Greenwich st, Nos 142 to 146 | stone front office and store bldg. 1:54-18. A \$110,000-\$150,000.

Prince st, Nos 112 and 114, s s, 20 w Greene st, 40x75, 6-sty stone front loft and store building. 2:500-19. A \$43,000-\$75,000.

Liberty st, No 108, s s, 59.10 w Trinity pl, old line, now abt 5 w Trinity pl, new line, 23.8x53.1x24.6x52.10, part 5-sty stone front loft and store building.

Cedar st, No 111, n s, abt 13 w Trinity pl, 18.7x60.7x17.10x60.7, part 5-sty stone front loft and store building.

Liberty st, No 106, s w cor New Church st, late Trinity pl, 5.9x 52.10x6.3x52.8, part 5-sty stone front loft and store building. 1:52-30. A \$127,800-\$150,000.

12th st, Nos 65 to 69, n s, 189.6 e 6th av, 50x103.3, 5-sty stone front tenement. 2:576-74. A \$48,000-\$90,000.

Cortlandt st, No 26 | n e cor Church st, 23.1x123x31.7x123.8, Church st, Nos 19 to 25 | part 14-sty brk and stone office and store building.

Dey st, No 21, on map No 25 | s e cor Church st, runs Church st, Nos 33 to 37, on map Nos 27 to 35 | e 38.3 x s 76.2 x e 3.8 x s 12.6 x w 1.1 x s 2.3 x w 34.5 to e s Church st x n 90.10 to beginning, part 14-sty brk and stone office and store bldg. Cortlandt st, No 24 (18), n s, abt 23 e Church st, 28x128, part 14-sty brk and stone office and store building.

Dey st, No 19 (21), s s, abt 38 e Church st, 25x75, part 14-sty brk and stone office and store building.

Cortlandt st | n s, 23.10 e Church st, runs n 213.8 to s s Dey st x e Dey st | 24.9 x s 88.3 x e 5.9 x s 130.9 to Cortlandt st x w 28 to beginning, part 14-sty brk and stone office and store bldg. 1:63-6. A \$1,253,900-\$1,850,000.

Cortlandt st, No 77 (67) | s w cor Washington st, 20.7x57.4 Washington st, No 168 (148) | x31.2x58.11, 5-sty brk tenement on map Nos 168 and 170 | and stores. 1:58-8. A \$85,500-\$95,000.

Also all right, title and interest to all other lands wheresoever situate in State of N Y belonging to Theo A Havemeyer dec'd and not heretofore sold by his heirs. Theo A Havemeyer et al to Havemeyer Real Estate Co. 7-9 parts. All title. All liens. B & S. Jan 26, 1907, July 28, 1909. nom

Same property. Same to same. 7-9 parts. All title. All liens. Jan 26, 1907. July 28, 1909. nom

Same property. Camilla M Beach, Amos T French and Amory G Hodges as EXRS and TRUSTEES Chas F Havemeyer dec'd and et al to same. 2-9 parts. All title. All liens. Jan 26, 1907. July 28, 1909. nom

Same property. Same to same. 7- 9 parts. All title. B & S. Jan 26, 1907. July 28, 1909. nom

6th av, Nos 466 and 468, e s, 24.8 n 28th st, 49.4x40, two 5-sty brk and stone tenements and stores. Lawyers Realty Co to Canaan Investing Co. Mort \$125,000. July 27. July 28, 1909. 3:830-3. A \$98,000-\$112,000. other consid and 100

6th av, No 256, e s, 70.7 n 16th st, 21.5x65, 3-sty brk loft and store building. FORECLOS, July 6, 1909. Frank C Avery referee to Moses M Valentine. July 27. July 28, 1909. 3:818-4. A \$54,000-\$58,000. 83,200

6th av, Nos 928 to 936 | s e cor 53d st, 100.4x74.4, five 4-sty stone 53d st, No 66 | front tenements and stores. John E Olson Realty Co to Anna M Doyle widow. Q C, C a G and release contract. June 11. July 27, 1909. 5:1268-71 to 74. A \$120,000-\$149,000. nom

7th av, No 450 (390), w s, 75.10 n 34th st, 18x75, 4-sty brk tenement and store. Susan Mount to Willmarth A Robinson. July 24. July 27, 1909. 3:784-43. A \$41,000-\$44,000. other consid and 100

7th av, No 2522 | n w cor 146th st, 26.6x100, 5-sty brk tenement 146th st, No 201 | and stores. Geo A Andrews to Edw A Isaacs. of Madison, N J. Mort \$30,000. July 20. July 23, 1909. 7:2032-29. A \$21,000-\$42,000. other consid and 100

7th av | n w cor 150th st, 199.10 to 151st st x100, vacant. Ameri-150th st | can Bonding Co of Baltimore, Md, to Geo Cator, of 151st st | same place. B & S. May 25. July 26, 1909. 7:2023-29 to 36. A \$124,000-\$282,000. nom

7th av, No 829 | s e cor 54th st, 100.5x100. Power of 54th st, Nos 162 to 172 | attorney. Euphemia P Nelson, of Denver, Colo, to Benj P Mills, of Glen Cove, L I. April 21. July 29, 1909.

9th av, No 360, e s, 80.3 n 30th st, 18.6x100, 4-sty brk tenement and store. Magdalena Dyroff ADMRX Mathias of Matthias Bach to John Zimmerer, of Seward Neb. July 16. July 26, 1909. 3:754-5. A \$14,500-\$17,500. 20,200

11th av, No 568, e s, 25 s 43d st, 25x100, 4-sty brk tenement and stores. Robert Gordon to Robert Gordon Realty Co. July 22. July 26, 1909. 4:1071-3. A \$6,500-\$9,500. nom

Harlem River, bet 124th and 125th sts bulkhead. Agreement as to erection of shed on bulkhead, &c. Eva Rogers et al with City of N Y acting by Commissioners of Docks. June 14. July 27, 1909. 6:1812. nom

MISCELLANEOUS.

Assignment of credits. Vincent F Bosco and Virgilio Annoni firm Bosco & Co to Louis, Peter, Joseph and Carlo Bosca firm Louis Bosca & Sons and Luigi, Bosca & Figli. July 27. July 28, 1909. nom

Power of attorney. Samuel Rosenblatt to Julian Rosenblatt. June 9. July 24, 1909. P A.

Power of attorney. Emil W Klappert to Ferdinand Alexander. May 3. July 23, 1909. P A.

Power of attorney. Isidor Wormser Jr to Wm E Lauer. May 25. July 28, 1909.

Power of attorney. Florence A Head to Frederick A Head. June 7. July 28, 1909. P A.

Power of attorney. John B McDonald to Henry B Reed. June 18. July 28, 1909.

Power of attorney. Samuel Untermyer to Alvin Untermyer. June 14. July 27, 1909.

Power of attorney. Ina E Wilzin to Isaac M Wilzin. Aug 31, 1906. July 26, 1909. P A.

Revocation of power of attorney. Luigi, Bosca and Figli, a firm, to Vincent Bosco and ano. July 26. July 28, 1909.

Revocation of power of attorney. Pauline Alp to May Boltan. July 20. July 29, 1909.

BOROUGH OF THE BRONX.

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

Bush st, n s, 110 e Creston av, 48.4x91.5x47.8x92.4, vacant. Ernest Wenigmann to Robt S Ament. July 22. July 23, 1909. 11:2808. other consid and 100

Beck st, s s, 110 e Av St John, 325x125, vacant. Morris Osman-sky et al to Rachel Osmansky. All liens. July 21. July 24, 1909. 10:2684. nom

Buchanan pl, n s, 125 w Jerome av, 25x100, vacant. Annie T or Anne T Mellon to Kath J McKenna. July 22. July 23, 1909. 11:3196. other consid and 100

\*Chestnut st, e s, 200 n Cornell av, 100x100, and being plot 14 map (No 1106 in Westchester Co) of Arden property at Eastchester and Westchester. Mort \$1,500.

222d st or Chestnut st, e s, 300 n Cornell av, and being plot 3 same map, except part for st, 100x100.

H Morton Merriman et al to Steven B Ayres. July 8. July 28, 1909. other consid and 100

\*Carlisle pl, e s, 125 s 213th st, 25x125, and being lot 132 map property of W F Duncan at Williambridge. Leone Ruggiero to Peter Zambetti. Mort \$150. July 26. July 28, 1909. other consid and 350

Dawson st, No 876, e s, 740.4 n Longwood av, 40.7x100, 5-sty brk tenement. Theron S Johnson to Woolf Rosentall. Mort \$27,000. July 22. July 23, 1909. 10:2702. other consid and 100

Garden st, n s, 215.2 w Southern Boulevard, 50x100, vacant. Merger Realty Co to Emanuel Jacobus. B & S and C a G. July 27. July 28, 1909. 11:3100. nom

Home st, s e cor Intervale av and being lot 14 blk 449 map No 835 subdivision of property Henry D Tiffany, part of Fox estate, -x -, vacant. William Loeb to Abraham Kaufman. Q C. July 10. July 28, 1909. 10:2719. 100



# THE GEORGE A. JUST CO. IRON WORK

## 239 VERNON AVENUE FOR BUILDINGS

### LONG ISLAND CITY NEW YORK

- Home st, No 878, s s, 177.11 e Stebbins av, 16.9x80.9x17.11x87.2, 2-sty frame dwelling. Carl Eichorst to Pauline G Dunne. Mort \$3,500. July 29, 1909. 10:2692. other consid and 100
- Home st, No 974, s s, 144.11 w Vyse av, 31x82x31x85.6, 4-sty brk tenement. O'Leary Realty & Construction Co to George Wagner. Mort \$14,000. July 26. July 27, 1909. 10:2752. other consid and 100
- Irvine st, w s, 69.4 s Garrison av, 20x50, 3-sty brk dwelling. Release mort. Cosmopolitan Bank to Broad Realty Co. July 25. July 27, 1909. 10:2761. nom
- Irvine st, w s, 125 n Seneca av, 25x38.2, 3-sty brk dwelling. Franz A Pacher to Herrmann Fischer. Mort \$8,000. July 24, 1909. 10:2761. nom
- Kelly st, e s, 230 n Longwood av, 120x100, vacant. Release mort. Geo F Johnson to Longvale Construction Co. July 15. July 24, 1909. 10:2710. 9,000
- Kelly st, No 920, e s, 275 s 163d st, 37.6x120.4x44.11x131, 4-sty brk tenement. Elsa W Simon to Alice W Meyer, of Whitehall, N Y. July 22. July 27, 1909. 10:2711. 100
- \*Marion st, s e s, lot 213 map Penfield property at South Mt Vernon (map No 298), 30x100. Charles Hertsch to Helen Kreutzberg of Mt Vernon, N Y. Mort \$1,100. July 15. July 29, 1909. nom
- \*Same property. Helen Kreutzberg to Charles Hertsch and Katherine his wife. Mort \$1,100. July 15. July 29, 1909. nom
- \*Prospect terrace n w cor 226th st, late 12th st, 25x100, Wake-226th st. field. Christian Schulz to Wm T Meehan. July 26. July 27, 1909. nom
- Simpson st, e s, 121.10 n Westchester av, 80x100, vacant. Morgenthau Realty Co to Tully Construction Co. B & S. July 20. July 29, 1909. 10:2727. other consid and 100
- West st s w s, 245 w Daly av, lot 10 map No 252 Westchester 181st st Co of Wardsville, 50x117x50.1x114, vacant. Minor O Russ to Mary A Hessels of Queens Co N Y. Mort \$5,000. July 22. July 24, 1909. 11:3124. other consid and 100
- West st s w s, 245 w Daly av, lot 10 map 252 (Westchester Co) 181st st. Co of Wardsville, 50x117x50.1x114, except part for 181st st, vacant. David A Telley to J C Julius Langbein. July 22. July 23, 1909. 11:3124. other consid and 100
- West st s w s, 245 w Daly av, lot 10 map No 252 (Westchester 181st st. Co) of Wardsville, 50x117 to 181st st x 50.1x114, vacant. J C Julius Langbein to Minor O Russ. July 22. July 23, 1909. 11:3124. other consid and 100
- \*Waldo pl, w s, 134.2 n Middletown road, 50x100. Chas R Baxter to Lucy M Arnold. Mort \$3,750. July 22. July 26, 1909. 100
- \*Waldo pl, w s, 109.3 n Middletown road, 25x100, Tremont terrace. Chas R Baxter to Baxter Howell Building Co. Mort \$3,000. July 27. July 29, 1909. other consid and 100
- Whittier st, w s, 260 n Garrison av, runs n 36.9 x w 159.11 x s 75 x e 139.11 to beginning, vacant. John J A Sheridan to Peter Ryan. Mort \$700. July 19. July 23, 1909. 10:2755. nom
- \*5th st, n s, 230 w Av D, 25x108, Unionport. Release mort. Michl Rauch to Katharina Janson. July 23. July 24, 1909. nom
- 133d st n s, 275 w Walnut av, 47.5x203.5 to s s 134th st, vacant. 134th st Release mort. Mutual Life Ins Co of N Y to John J Roche. July 1. July 24, 1909. 10:2585 and 2586. 12,000
- \*Waldo pl, w s, 109.3 n Middletown road, 25x100. Release mort. Archibald G Buckenham to Chas R Baxter. July 23. July 24, 1909. 750
- 134th st n s, 275 w Walnut av, 47.5x207.11 to 135th st, vacant. 135th st Release mort. Mutual Life Ins Co of N Y to John J Roche. July 1. July 24, 1909. 10:2585 and 2586. 12,000
- 135th st s w s, 275 n w Walnut av, 47.5x207.11 to n e s 134th st, 134th st vacant.
- 134th st s w s, 275 n w Walnut av, 47.5x203.5 to 133d st, vacant. 133d st John J Roche to N Y Connecting Railroad Co. July 1. July 24, 1909. 10:2585 and 2586. nom
- Same property. CONTRACT. John J Roche to same. May 28. July 24, 1909. 10:2584, 2585, 2586 and 2587. 48,000
- 135th st s w s, 275 n w Walnut av, 47.5x207.11 to n e s 134th 134th st, vacant. Release mort. Caroline M Hoyt to John J Roche. June 30. July 24, 1909. 10:2585 and 2586. nom
- 140th st, n s, 100 w 3d av, 50x100, vacant. Joseph W Flynn to Mabel H Deissroth. July 28. July 29, 1909. 9:2321. nom
- \*149th st, n e cor White Plains road, 125x100.
- White Plains road, e s, 100 n 149th st, 75x111.6, and being lots 2 to 6 and 9 to 11 map estate Jos Husson, Clasons Point. Fritz Laudemberger to George Glenz. July 16. July 24, 1909. nom
- \*Same property. George Glenz to Fritz Laudemberger. July 16. July 24, 1909. nom
- 151st st, No 310, on map No 300, s s, 470 w Cortlandt av, 25x118, 3-sty frame tenement and 2-sty frame rear tenement. Charles Rumpf et al to Emma Buhler, Carrie Porr and Otto Rumpf. Q C. Apr 21. July 28, 1909. 9:2410. 100
- 153d st, No 339, n s, 175 w Courtlandt av, 25x100, 2-sty frame dwelling. Filippina F Governale to David I Shapiro. Mort \$4,500. July 23. July 26, 1909. 9:2413. nom
- 168th st, n s, 98.2 e Walton av and being lots 16 and 17 map property J Romaine Brown and ano, 50x106x50.6x98.7, vacant. Geo E Buckbee to Elmer Realty Co. July 22. July 24, 1909. 9:2466. nom
- 168th st, n s, 95 w Grand Boulevard and Concourse, and being lots 7 to 10 map (No 1325) of Brown & Deering, on 168th st, 100x124.2x101x138.7, vacant. Eva Goldstein to William Lustgarten. Mort \$3,360. July 26. July 27, 1909. 9:2466. other consid and 100
- \*179th st, s s, abt 310 w Bronx Park av, 25x80, and being lot 151 2d map Neill estate. Fredk O Quarg to Edw A Schill and John J Welsh. Mort \$3,000. July 23. July 26, 1909. other consid and 100
- \*Same property. Jacob Cohen to Fredk O Quarg. Q C. C a G and correction deed. July 12. July 26, 1909. nom
- 183d st, Nos 637 to 641 n e cor Hughes av, 50x100, five Hughes av, Nos 2290 to 2296 2 and one 3-sty brk tenements, stores in 183d st. Herbert P Hoffman to William Betsch. Mort \$27,500. July 26. July 28, 1909. 11:3087. other consid and 100
- 183d st, n s, 325 w Webster av, 25x100.9x25x99.9, vacant. Julia A Grogan to John J Donovan. Mort \$1,000. July 1. July 28, 1909. 11:3143. other consid and 100
- 198th st, n s, 266.11 e Jerome av, 25.10x103.5x25x112.11, vacant. Patrick J Sullivan to Cath A Driscoll. July 27. July 28, 1909. 12:3319. other consid and 100
- \*216th st, s s, 200 w Tilden av, 75x100. Irving Realty Co to Melrose Realty Co. Mort \$750. July 12. July 23, 1909. 100
- \*Same property. Jos S Brown to Irving Realty Co. Mort \$— Mar 10, 1908. July 23, 1909. other consid and 100
- \*223d st, No 769, n s, 656.10 e White Plains road, 25x100. Lena Greenberger to E Russell Valentine. Mort \$5,450. July 20. July 29, 1909. other consid and 100
- \*224th st, n s, 52 e 4th av, and being w 1/2 of e 1/2 of lot 420 map Wakefield, 26.3x114. Leon M Joswiak to Antonina Klunder. Mort \$700. July 24. July 26, 1909. nom
- \*225th st s s, 257.4 e Bronxwood av, 25x126.11 to Corsa lane Corsa lane x 28.3x113.10, and being lot 232 map No 1114A of 329 lots part Schieffelin estate. Melrose Realty Co to Nunzio Barbara. Mort \$750. July 21. July 24, 1909. other consid and 100
- \*Same property. Release dower. Lena Rosenbaum to Melrose Realty Co. July 14. July 24, 1909. 100
- \*232d st, s w s, 305 n w 7th st or av, 25x114.5. 231st st, n e s, 230 s e 6th st or av, 50x114.5. 232d st, s w s, 230 s e 6th st or av, 25x114.5. 232d st, s w s, 255 s e 6th st or av, 50x114.5, Wakefield. Release mort. Fannie Cannon to The Monatiquot Real Estate Co. June 14. July 28, 1909. 500
- \*232d st, s w s, 230 s e 6th st, or av, 25x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Emma M Carlson. July 1. July 29, 1909. 650
- \*232d st (18th av), s w s, 405 e 6th st or av, 50x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Rose Knoblock. All liens. May 27. July 27, 1909. 1,300
- \*232d st, s w s, 230 n w 7th st or av, 25x114.5. Same to John J McGurk. All liens. June 14. July 27, 1909. 600
- 234th st, n s, 435 w Katonah av, 50x100, two 2-sty frame dwellings. Henry Seebeck to Bernard Schultz. July 19. July 24, 1909. 12:3375. other consid and 100
- 236th st, No 281, n s, 85 w Katonah av, 25x100, 2-sty frame dwelling. Cath V Sheridan to Otto P Schroeder. Mort \$3,737. July 26. July 27, 1909. 12:3377. nom
- \*Amundson av, e s, 300 s Randall av, 25x100.
- \*Amundson av, e s, 325 s Randall av, 25x100, Edenwald. Release judgment. The Scandinavian Building and Mutual Loan Assoc of N Y and Brooklyn to Nelly Nelson. July 15. July 29, 1909. nom
- \*Same property. Release judgment. Same to same. July 15. July 29, 1909. nom
- Andrews av, e s, 298.11 s Fordham av, 25x100, vacant. University Heights Realty Co to J J Karbry O'Kennedy. Mort \$6,500. June 30. July 26, 1909. 11:3218. 100
- \*Arnov av, n s, 213.6 e Pelham road, lots 61 and 62 map of 143 lots Paul estate, Westchester, 50x100.
- Sands av, n s, 466 e Pelham road, 50x109.7. Arnov av, n s, 188.6 e Pelham road, 25x100. Herman Auerbach to Auerbach Realty Co. All liens. July 29, 1909. other consid and 100
- Arthur av, n w s, abt 150 s 187th st, and being lot 89 map Union Hill, Powell farm, 50x124, except part for Arthur av, vacant. Giuseppe Iamascia to Tommaso Giordano. Mort \$3,800. July 20. July 23, 1909. 11:3065. other consid and 100
- \*Bracken av, w s, 647.9 s Kingsbridge road, 50x100. Dix & Shapiro to Solomon Putzman. All liens. July 23. July 28, 1909. other consid and 100
- Bassford av, No 2315 n w cor 184th st, 25.10x46.8x29.11x47, 2-sty 184th st frame dwelling.
- Bassford av, No 2317, w s, 25.10 n 184th st, 19.9x46.6x19.9x46.8, 2-sty frame dwelling. Mosholu Realty Co to Johann B W Lange. Mort \$9,000. July 21. July 23, 1909. 11:3053. other consid and 100
- \*Blondell av, e s, 250 s Evadna st, 62.4x101.1x47.2x100, Westchester. Wm M Fleischman to Joseph Polchinski. Mort \$800. July 17. July 23, 1909. other consid and 100
- Belmont av, No 2237, w s, 75 s 183d st, 50x100, 2-sty frame dwelling. Henry Bolitzer to Irma Bolitzer. 1/2 part. July 27, 1909. 11:3086. other consid and 100
- Brook av | 190.3 n Rose st, ——. Agreement as to party wall. Bergen av Cancellation of lis pendens, payment of judgment, etc. J Ogden Armour with John E and Joseph Conron, firm Conron Brothers. May 24. July 29, 1909. 9:2361. —
- \*Bronx Park av | s e cor Wyatt (177th) st, 100x25. Abe Buchberg Wyatt st to Benjamin Kimmel. Q C and correction deed. July 20. July 29, 1909. nom
- Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40x102.8, 5-sty brk tenement. Abe Prenskey to Louis Seidman. Mort \$43,150. July 28. July 29, 1909. 10:2554. other consid and 100
- Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40x102.8, Thos J Keane to Abe Prenskey. Mort \$40,000. July 28. July 29, 1909. 10:2554. other consid and 100
- \*Carpenter av, e s, 50 n 234th st, 25x105, Wakefield. FORECLOS, June 17, 1909. Jacob Levy ref to Joseph L Marcus. July 28. July 29, 1909. 4,807.63
- \*Carpenter av, e s, 175 n 234th st, 27x105.5, Wakefield. FORECLOS, June 17, 1909. Same to same. July 28. July 29, 1909. 4,763.62
- Courtlandt av, Nos 719 and 721 n w cor 155th st, 50x100, 2-sty 155th st, No 347 frame dwelling and store, 1-sty frame store and 2-sty frame stable on st. David Galewski et al to Onyx Realty and Construction Co. Mort \$19,750. July 28. July 29, 1909. 9:2415. other consid and 100
- Cambreling av, e s, 199.6 s Crescent av, 50x100, vacant. FORECLOS, June 29, 1909. James T Brady ref to James T Barry. July 29, 1909. 11:3089. 500
- \*Columbus av, n s, 50 w Madison st, 25x100. Elizabeth Hoerrner to Carl L Rieger. July 28. July 29, 1909. other consid and 100
- Clinton av, No 1421, w s, 100 s Crotona Park South, 24x100x16.6x100.8, 2-sty frame dwelling. Margaret Denig to William Denig. Mort \$7,800. July 28. July 29, 1909. 11:2936. nom
- Decatur av, No 3081, w s, 325 s Woodlawn road, late Scott av, 25 x110, 3-sty frame dwelling. William McGowan to Francesco Miglionico. Mort \$7,000. July 20. July 24, 1909. 12:3332. other consid and 100



# INTERIOR MARBLE AND ONYX

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Material and work the standard for fourteen years. Our reputation the best positive evidence as to our superiority.

**BANK WORK A SPECIALTY**

- \*Doon av | s e cor Kingsbridge road, 94.4x100x107.4x100, Kingsbridge road | Edenwald. Abraham Benerofe to Bernard Friedman. Mort \$1,250. Aug 29, 1907. Re-recorded from Aug 30, 1907. July 29, 1909. other consid and 100
- \*Same property. John H Eden to same. Q C. July 28, 1909. July 29, 1909. nom
- Eagle av, No 864, e s, 76.9 s 161st st, 16.7x71, 2-sty frame dwelling. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co as TRUSTEE of Louis M Wilkens. June 30. July 26, 1909. 10:2626. nom
- Eagle av, No 866, e s, 60.2 s 161st st, 16.7x71, 2-sty frame dwelling. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and the Farmers Loan & Trust Co TRUSTEE Louis Wilkens. June 30. July 26, 1909. 10:2626. nom
- Eagle av, No 868, e s, 43.7 s 161st st, 16.7x71, 2-sty frame dwelling. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co TRUSTEE of Louis Wilkens. June 30. July 26, 1909. 10:2626. nom
- Eagle av, No 870, e s, 27 s 161st st, 16.7x71, 2-sty frame dwelling. Polka M Wilkens et al as TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co as TRUSTEE Louis Wilkens. June 30. July 26, 1909. 10:2626. nom
- Eagle av, No 872, e s, 93.5 s 161st st, 16.7x71, 2-sty frame dwelling. Polka Marie Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co as TRUSTEE same. June 30. July 26, 1909. 10:2626. nom
- \*Eastchester road, e s, abt 109 s Seminole st and being lot 147 map 327 lots Hunter Estate, 27.3x137.7x25x147.4. Hudson P Rose Co to Domenico Scoini. July 23. July 24, 1909. nom
- \*Fowler av, w s, abt 125 n Rhineland av, 25x142.4. Olga wife Martin Bariffi to Frederick O Quarg and Veronica his wife. Mort \$630. July 26. July 27, 1909. other consid and 100
- Fulton av, w s, 25 s 171st st, 75.2x98.10x75x93.7, vacant. Jennie Lewinsohn to Louis Lewinsohn. B & S. July 24, 1909. 11:2927. nom
- Same property. Louis Lewinsohn to Jennie Lewinsohn. B & S. July 23. July 24, 1909. 11:2927. nom
- Forest av, e s, 182.10 n 161st st, 25x0.5x25x0.4. Frank D Hadley Robt H Elton to Chas F Seelig. Q C. June 30. July 23, 1909. 10:2658. 30
- Same property. Frank D Hadley et al to same. Q C. June 14. July 23, 1909. 10:2658. nom
- \*Ft Schuyler road, w s, 25 n Lampport av and being lots 110 map No 1098 of Tremont Heights, 25x109x25x—. The Lampport Realty Co to Solomon Katzerinsky. All liens. June 24. July 29, 1909. other consid and 100
- \*Green av, s s, 175 w Mapes av, 50x100, Westchester. Auguste wife of and Otto Eichler to Bertha Thode. Mort \$2,500. July 28. July 29, 1909. nom
- \*Same property. Bertha Thode to Otto Eichler. All liens. July 28. July 29, 1909. nom
- Greystone av, e s, abt 186 n Waldo av and being lots 121 and 122 map No 1345 map property known as Waldo Hutchins Est, building only. Bill of sale. Aldus Realty Co to Sarah Hangel. July 1. July 23, 1909. 13:3406. nom
- \*Harrison av, n w cor Cornell av, 25x90. Bertha Meitzel widow to Robt E Morrison and Mary L his wife as tenants by entirety. Mort \$3,000. July 26. July 27, 1909. other consid and 100
- \*Hobart av, w s, 150 s Waterbury av, 25x100. Karl M Ehrlich to Hudson P Rose Co. Mar 22. July 29, 1909. nom
- \*Hobart av, w s, 61.2 n Waterbury av and being lots 316 to 318 map No 1116A 336 lots property Sisters of Charity, 76x101.4. Huldah Davidson to Abraham I Kantrowitz. June 17. July 23, 1909. nom
- Hughes av, No 2412, e s, 171 s 188th st, 24x87.6, 2-sty frame dwelling. Pasquale Montenigro to Felice Montenigro. Mort \$8,000. Apr 23. July 27, 1909. 11:3076. nom
- \*Harrison av, w s, 125 s McGraw st, 50x90. Margaret Becker to Annie F Mackenzie. Mort \$1,000. July 28. July 29, 1909. other consid and 100
- Intervale av, n w s, 655.7 n e 167th st, 75x72.10, vacant. Carl Eichhorst to Volga Impt Co. Mort \$13,850. July 9. July 24, 1909. 10:2692. other consid and 100
- \*Jefferson av, | n w cor Burke av, 25x100, Edenwald. Kate Molloy Burke av. | or Malloy to Edward Gillespie. July 26. July 27, 1909. other consid and 100
- Jerome av, w s, 300 n 184th st, 50x100, vacant. Release mort. Anne E Levey et al EXRS, &c, Isaac Levy or Levey to August Kuhn. July 9. July 29, 1909. 11:3199. 10,025
- Jerome av, w s, 275 n 184th st, 25x100, vacant. Release mort. Anne E Levey et al EXRS Isaac Levy or Levey to August Kuhn. July 9. July 29, 1909. 11:3199. 4,375
- \*Layton av, n s, 75 w Dean av, 25x100. Julius Figliuolo to Tere-sina Carobine. July 19. July 29, 1909. other consid and 100
- \*Madison av, w s, 308.5 s 2d st, 25x100 and being lot 138 map in partition real estate Wm Adee. Thomas C Arnov and ano, EXRS Longin Fries to Geo W Smith and ano. July 23, 1909. 1,450
- \*Magenta av (211th st), n s, 125 w Pine av, 50x96x50x95.10. Re-lease mort. Ralph Hickox to Eva Lipschitz. June 25. July 26, 1909. 1,080
- Mott av, No 384, e s, 75 s 144th st, 25x100, 3-sty frame dwelling. Henry M Pierson et al to Frederic T Hume. June 30. July 26, 1909. 9:2341. nom
- Mott av | s e cor 144th st, 75x100, vacant. Eliza H Hume to Fred-eric T Hume. June 18. July 26, 1909. 9:2341. nom
- Old Mill Brook, w s, 125 s Bergen av, runs s 18 x e 5 to c 1 Old Mill Brook x n 18 x w 5 to beginning. Kate Montague to Con-ron Bros Co. Q C. June 18. July 26, 1909. 9:2361. nom
- \*Nelson av, | n w cor Bland av, 50x100. Land Co "D" of Edenwald Bland av. | to Ester Smalls. Jan 18. July 27, 1909. nom
- Prospect av, No 1934, e s, 125 s Tremont av, late Locust av, 50.6x 90, 2-sty frame dwelling and vacant. Chas F Leeder to James J McMahon. Mort \$8,000. June 30. July 27, 1909. 11:2956. other consid and 100
- \*Olmstead av, e s, 58 s Ellis av, 25x105. Hannah Frankel to George Hausen. Mort \$5,000 and all liens. July 20. July 26, 1909. other consid and 100
- Park av | n w cor 189th st, 85.3x66.10x90.6x68.9, 2-sty frame bldg 189th st | and store and vacant. Giacomo Miglionico to William McGowan. Mort \$5,000. July 13. July 24, 1909. 11:3033. other consid and 100
- \*Park av | n e cor 216th st, 100x150. Adelia M Valentine to Car-216th st | oline M Hills. Mort \$16,000. July 28. July 29, 1909. other consid and 100
- Pelham av, Nos 602 and 604, late Union av, s s, 16.3 e Arthur av, 50.11x108.3x50x98.5, 3-sty frame tenement and store, 2-sty frame dwelling and 2-sty frame tenement in rear. Pasquale J Lamberti to Hannah, Bridget, Thomas and Timothy Mahoney. Q C. July 24. July 29, 1909. 11:3078. 75
- \*Pelham Bay Park, n s, 272.11 e Monument No 40, also being the intersection of c 1 of Park av, and s s Forest av, runs n e 120 x — on curve 245.6 x — on curve 200.6 x — on curve 260.2 x s w 487.9 to c 1 Clifford av x — on curve 294.11 x s w 89.11 to Pelham Bay Park x s e 272 and 272.11 to beginning.
- Park av, c 1, adj land, now or late of Roosevelt, runs — on curve 100.3 x n e 118.1 to land of Roosevelt x s w 92.1 x s w 151.3 to beginning Westchester.
- Wm B Randall to Evelyn wife said Wm B Randall. Oct 30, 1907. July 23, 1909. Mort \$25,750. 18,500
- Perry av, No 3276, e s, 250 s 209th st, 25x100, 2-sty frame dwelling. August Shanbacher to Margt E Weindell. Mort \$4,800. July 17. July 23, 1909. 12:3347. other consid and 100
- Private road lying bet the premises firstly described in deed made by party 1st part to said party 2d part dated June 11, 1877, and land heretofore conveyed by party 1st part to Mrs Randolph and now owned by the said party 2d part, and also all title to the old Free Landing road and other roads mentioned in second described parcel of land conveyed by said deed. T Bailey Myers to Bowie Dash. Q C. June 11, 1877. July 24, 1909. 13:3414. nom
- Ryer av, No 2043, w s, 220.1 n Burnside av, 25x100, 2-sty frame dwelling. Anna F Hodgins to Mary E Kennedy. Mort \$4,000. July 22. July 23, 1909. 11:3149. nom
- \*Road leading from Village of Westchester to Old Ferry Point, e s, at bolt marked "Case," adj lands Anna A Morris, runs n e 366.3 x s e 220.3 x s w 425.9 to road x n e 220.3 to beginning, contains 1 99-100 acres, Westchester. Joseph Furst as EXR Margt F Eschbach to Christina Bohl. July 22. July 23, 1909. 14,000
- River Drive, e s, — s 232d st and 110 from s boundary line of property of parties of first part, runs n on curve 4.4 x e 3.8 x s w on curve 7.2 to beginning. Huntington W Merchant to Along the Hudson Co. July 20. July 23, 1909. 13:3411. nom
- Southern Boulevard, No 1015, w s, 403 s Westchester av, 40x128.2 x40x126.8, 5-sty brk tenement and store. The Gaines-Roberts Co to Herman Hesse. Mort \$32,000. July 26. July 27, 1909. 10:2725. other consid and 100
- \*Saxe av, w s, 100 n McGraw av, 25x100. John M Bauer to Tillie M Stadler. July 23. July 24, 1909. other consid and 100
- Sedgwick av, w s, abt 175 s Depot pl, 25x100 and being lot 3 parcel 5 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907. Geo E Buckbee to Elmer Realty Co. July 22. July 24, 1909. 9:2540. other consid and 100
- \*Saxe av, w s, 100 n McGraw av, 25x100. Henry A Hurlbut et al to John M Bauer of Brooklyn, N Y. Q C. July 17. July 23, 1909. nom
- Summit av, No 991, w s, 607.10 s 165th st, 28.9x92, 4-sty brk tenement. Henry Borchers to John F C and Fredk J Riese. Mort \$16,000. July 26. July 27, 1909. 9:2523. other consid and 100
- Spofford av, | n w cor Coster st, runs w 105.4 x n e 442.7 to w s Coster st | Coster st x s 428 to beginning.
- Spofford av, n e cor Coster st, runs n 464.1 x e 78.10 to s w s Hunt's Point av x s e 522.11 to Spofford av x w 315 to begin-ning, except part conveyed by Johnson to Hunt's Point Estates recorded May 14, 1909.
- Hunt's Point av, n e s, 337.10 s e Lafayette av, runs e 12 x s 29.10 to av x n w 32.10 to beginning.
- Spofford av, s w cor Coster st, runs w 101.6 x s e 443.2 to w s Coster st x n 427.11 to beginning.
- Spofford av, s e cor Coster st, runs e 365.8 to s w s Hunt's Point av x s e 840.8 to n s Randall av x w 668.9 x n w 196.2 to e s Coster st x n 569.5 to beginning.
- Randall av, n s, at n e s Hunt's Point av, runs n w 452.11 x s e 264.9 x n e 249.1 to w s Whittier st x s — to a creek x w — to a small ditch x s e — to n s Randall av x w — to beginning.
- Whittier st, e s, 225.5 s Spofford av, runs n e 189.5 x s e 140.5 to c 1 old creek x s w to st x n 386.11 to beginning.
- Randall av, s s, at s w s Hunt's Point av, runs s e 540.2 to e s Whittier st x w 60 to w s Whittier st x s 18 x w 589 x n w 573.2 to s s Randall av x e 676.11 to beginning.
- Randall av, s s, at n e s Hunt's Point av, runs e — to old ditch x s — to Hunt's Point av x n w — to beginning.
- Hunt's Point av, n e s, 100 n Eastern Boulevard, runs e 78.9 to w s Drake st x n 93.10 to c 1 small creek x w 114.7 to av x s e 64.8 to beginning.
- vacant.
- George F Johnson to Hunt's Point Estates, a corpn. B & S and C a G. All liens. July 27, 1909. 10:2763, 2764, 2765, 2768, 2769 and 2770. other consid and 100
- St Anns av | n w cor 158th st, 48.2x100, 6-sty brk tenement. 158th st |
- Cauldwell av, w s, 100 n 165th st, 70x119.4x82.11x163.11, vacant. Lorenz Weiher to Weiher Construction Co. Mort \$66,700. July 15. July 26, 1909. 10:2622. nom
- \*Tremont av, n s, 28 e Theriot av, 28x79x25x—, and being lot 225 map 370 lots McGraw estate, Van Nest, except part for Tre-mont av. Clara A Miller to Samuel W Greenbaum. July 28. July 29, 1909. other consid and 100
- \*Theriot av, e s, 52 n Tremont av, 50x100, and being lots 250 and 251 map McGraw estate. Clara A Miller to Charlotte G Green-baum. July 28. July 29, 1909. other consid and 100
- Union av, No 612 | s e cor 151st st, 17.6x90, 4-sty brk tenement 151st st, No 830 | and stores. Max A Herzog to Max Cohen, and Emanuel Glauber. Mort \$12,000. July 21. July 23, 1909. 10:2674. other consid and 100



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\*Union av, e s, 25 s Railroad av, 50x100, Westchester. Charles Rumpf et al to Emma Buhler and Carrie Porr. Q C. Apr 21. July 28, 1909. nom

\*Same property. Otto Rumpf to same. Q C. Apr 21. July 28, 1909. nom

Wyse av, w s, 200 s 173d st, 50x100, vacant. Wm H Schott to Moses L Finkelstein. July 26. July 29, 1909. 11:2989. other consid and 100

Valentine av, No 2385 | w s, 81.4 n 184th st, and at s e cor lot 11, Ryer av | runs s 81.6 x w 250 to Ryer av x n 81.6 x e 250 to beginning, being part of lot 12 map of south part of farm of Peter Valentine, except part for Ryer av, 2-sty frame dwelling and vacant. Albertine A Mayer to Geo H McGuire. Mort \$6,000. July 26. July 28, 1909. 11:3152. nom

Wyse av, w s, 125.1 s 180th st, 153.3x167.3x155.4x160.10, vacant. Hans F N Truelsen to Marie Krabo and Johanna R Ernst. Mort \$10,500. July 28. July 29, 1909. 11:3127. other consid and 100

Westchester av | n s, 75.1 n e from e s Intervale av, runs n e 25 Intervale av | x n w 52.6 x w 52.6 to e s Intervale av, x s 25 x e 39.4 x s e 39.4 to beginning, vacant. James C Gaffney to Henry Morgenthau. Mort \$3,500. July 14. July 29, 1909. 10:2704. nom

Whitlock av | s w cor 149th st, runs n w 60.11 x s w 69 x s 110 x e 149th st | 157.6 to av x n 49.11 to beginning, vacant. William Maily to Friedrich Rubel. July 14. July 28, 1909. 10:2601. other consid and 100

\*Westchester av | s w cor St Lawrence av, now 172d st, —x109.2 St Lawrence av | x50x118.7. Henry F Muller to Lena Rupp. Q C. July 7. July 23, 1909. nom

Webster av, late Bronx River road, w s, 200.3 s McLean av and being lots 213, 215, 217 and 219 map No 1 Supreme Court Valentine vs Brady, part Hyatt Farm, 100.4x117.5x100x125.8, s s, vacant. Henry F Vogt to Leonard P Ernst. Confirmation deed. July 20. July 23, 1909. 12:3398. 7,000

Woodycrest av, No 1009, w s, 151.2 n 164th st, 25.2x85, 3-sty frame tenement. Fannie M Fischer to Kath B Potter, of Saranac Lake, Franklin Co, N Y. Mort \$6,000 and all liens. July 12. July 27, 1909. 9:2512. nom

\*1st av, e s, 400 n 2d st, 25x100, Olinville. Ina E Wilzin to Mary C Varian. Mort \$3,350. July 23. July 26, 1909. other consid and 100

3d av, late Fordham av, w s, 25.4 s 173d st, runs e 1.7 x n 25.3 x w 1.7 x s 25.4 to beginning. Henry L Morris and ano TRUSTEES Gouverneur Morris to Louisa C Squire. Q C. All title. Nov 19, 1908. July 23, 1909. 11:2920. 75

3d av | e s, 77.11 s 136th st, 51.3x128.10 to w s Lincoln av, Lincoln av | x50x117.3, vacant. Henrietta Hotaling EXTRX David V P Hotaling to Nathan Baumann. Correctin deed. April 16, 1904. July 29, 1909. 9:2318. 27,500

Same property. Louis Seidman to Thos J Keane. Mort \$20,000 and all liens. July 9, 1909. July 29, 1909. 9:2318. other consid and 100

\*7th av or st, s e s, 50 n e 232d st (18th av), 25x100, Wakefield. The Monatiquot Real Estate Co of N Y to Anna and Martha Kiernan. All liens. June 28. July 27, 1909. 659

Land of Tremont Temple Congregation, Gates of Mercy, n s, 191 s 180th st, runs e 62.11 x n 19.10 x s w 65.7 to beginning. Tremont Temple Congregation, Gates of Mercy, to United Real Estate & Trust Co, a corpn, of Nebraska. June 18. July 29, 1909. 11:3161. exch

\*Lots 313, 318 and 442 to 447 map Arden property, East and Westchester. Release mort. Annie V Taylor to Walter W Taylor. July 23, 1909. 753.75

\*Lots 4 and 5 block 49.  
Lots 1 and 2 block 50.  
Lots 1, 2, 8 and 9 block 51.  
Lots 1, 2, 3, 11, 21, 22, 23, 31 and 37 to 40, block 52, all in Sec D of Edenwald map (No 1162).  
Release mort. Emma A Howson to Land Co "D" of Edenwald. Oct 8, 1908. July 27, 1909. 3,500

Lots 39 and 40 blk 51, and lots 24 to 26 blk 52 map Edenwald. Release mort. The Peoples Trust Co to Land Co D of Edenwald. July 19, 1909. July 27, 1909. 1,000

Plot at or near Hunt's Point known as Elmwood, begins Old Hunt's Point road, e s, at line between property hereby conveyed and property Chas D Dickey, contains 129 4,712-10,000 acres, except Old Hunt's Point road, n s, 151.4 w from w s Hunt's Point road, runs s w 132.6 x n w 100 x n e 100 x s 77 x s e 100; also except parts taken for new Hunt's Point road and Whittier st. Allan D Pryor to Geo F Johnson. Mort \$328,000. July 30, 1900. July 26, 1909. Re-recorded from July 31, 1900. 10:2763, 2765, 2766, 2768, 2769, 2770, 2772, 2773, 2775, 2764, 2776, 2777, 2778, 2780 and 2781. 52,462

Plot begins 95 s 165th st and 40.2 w Cauldwell av, runs s 4.10 x w 19 x n 4.10 x e 19.9 to beginning. Geo P Abrogast to Adelaide A Hayden. B & S. July 22. July 26, 1909. 10:2622. other consid and 100

\*Plot begins 590 e White Plains road, at point 1070 n along same from Morris Park av, runs n 125 x e 100 x s 125 x w 100 to beginning, with right of way over strip to Morris Park av. Chas A Weber to William Duerr. 1-3 part. Mort \$3,250. July 2, July 29, 1909. other consid and 100

\*Same property. Same to Geo B Seyfarth. 1-3 part. Mort \$3,250. July 2. July 29, 1909. other consid and 100

MISCELLANEOUS.

Power of attorney. Kate Montague to Lossie Minzie. June 22, 1907. July 26, 1909. 9:2361.

LEASES

July 23, 24, 26, 27, 28 and 29. BOROUGH OF MANHATTAN.

Allen st, Nos 182 and 184, all. Jos Green to Bertha Lassman; 3 years, from June 1, 1909. July 23, 1909. 2:417.....4,276

Allen st, Nos 23 and 25, all. Moses Harris to Hyman Weisner; 3 years, from July 1, 1909. July 23, 1909. 1:300.....2,936

Bleecker st, No 218, store. Herman Koch to Calcedonio Del Grasso; 3 years, from May 1, 1910. July 23, 1909. 2:524....480

Centre st, Nos 43 and 45 n w s, 54.4 s w Pearl st, runs n w 47.7 Lafayette st, Nos 15 to 17 | to Lafayette st, late Elm st, x s 45.6 x s e 32.8 to Centre st x n e 41 to beginning. Assign lease. Thos J Donigan to Samuel Green. July 11. July 23, 1909. 1:155. 100

Church st, n e cor Liberty st, ——. Assign lease. Westervelt Cafe Co to Saranac Realty Co. July 27. July 28, 1909. 1:62...nom

Cherry st, No 250, store. Abraham Precker to Rubin Feigelbaum; 3 9-12 years from Aug 1, 1909. July 27, 1909. 1:255.....192

Greenwich st, No 750. Reassign lease. Davies J Marshall to Edw J Hearty. July 24, 1909. 2:633.....nom

Greenwich st, No 750. Assign lease. Davies J Marshall to Edw J Hearty. All title. July 24, 1909. 2:633.....nom

Greenwich st, No 750. Assign lease. Edw J Hearty to Davies J Marshall. July 23, 1909. 2:633.....nom

Liberty st, No 99, cor store and part basement. Anoka Real Estate Co to Westervelt Cafe Co; 9 8-12 years, from Sept 1, 1908. July 28, 1909. 1:62.....6,470 to 7,470

Mulberry st, No 170. Assign lease. Cono Conte to Ferdinand Munch Brewery. May 21. July 23, 1909. 2:471.....nom

Mulberry st, No 170, store, &c. Caterina Cimino to Jos L Conte and Cono Conte; 5 years, from Oct 1, 1906. July 23, 1909. 2:471. 780

Pearl st, No 508, store and basement. Bernard Golden and ano to Peter Nocito; 1 10-12 years from July 1, 1909. July 27, 1909. 1:166.....1,500

Same property. Assign lease. Peter Nocito to P Ballantine & Sons. July 15. July 27, 1909. 1:166.....nom

Rivington st, No 234, store, &c. Lewis Kremer to Nathan Goldberg; 3 10-12 years from July 1, 1909. July 27, 1909. 2:339. 1,500

Same property. Assign lease. Nathan Goldberg to Wm J Lindemann. July 5. July 27, 1909. 2:339.....nom

Spring st, No 258, store floor. Philip L Schell EXR Paul Schell to Andrew A McKenna; 2 years, from May 1, 1908. Rerecorded from Nov 21, 1906. July 24, 1909. 2:579.....1,320

14th st, No 446 West, all. Margt L King to F W Greenwood & Co; 5 years from May 1, 1908. July 26, 1909. 2:646.....3,000

18th st, Nos 18-22 East, 2d, 3d, 4th, 5th and 6th floors. Susan W Duncan et al TRUSTEES John P Duncan to Ignaz Modry and Robt Kanter; 10 1-12 years, from Jan 1, 1910. July 23, 1909. 3:846.....16,000

22d st, No 120 West, all. John H Neillely to Marion Dwight; 3 years, from April 1, 1898. July 29, 1909. 3:797.....1,500

Same property. Same to same; 3 years, from April 1, 1901. July 29, 1909. 3:797.....1,500

Same property. Hamilton M Neillely to same; 3 years, from Apr 1, 1904. July 29, 1909. 3:797.....1,500

Same property. Same to same; 3 years, from Apr 1, 1907. July 29, 1909. 3:797.....1,500

26th st, No 114 West, all. Frank L Roy to Justine Boissonnade; 5 years, from May 1, 1909. July 23, 1909. 3:801.....2,100

26th st, No 114 West. Assign lease. Justine Boissonnade to John D Haase. July 21. July 23, 1909. 3:801.....nom

26th st, No 114 West. Assign lease. John D Haase to Justine Boissonnade. July 24, 1909. 3:801.....nom

26th st, No 114 West. Surrender lease and consent to same. Justine Boissonnade et al to Frank L Roy. May 1. July 28, 1909. 3:801.....500

26th st, No 114 West. Subordination of lease to mort for \$55,000. I Randolph Jacobs and Justine Boissonnade with Lawyers Title Ins & Trust Co. July 21. July 28, 1909. 3:801...nom

26th st, Nos 38 to 44 West, 11th floor. Crown Embroidery Works to Geo H Montrose; 5 years, from Feb 1, 1910. July 28, 1909. 3:827.....4,000

40th st, Nos 321 and 323 West, all. Waldron Bros Realty Co to Isidor H Kempner; 5 years, from May 1, 1910. July 23, 1909. 4:1031.....5,684

50th st, No 27, n s, 420 w 5th av, 20x100.5. Assign lease. Harry J Douglas to Annette O Jennings. July 23. July 24, 1909. 5:1266. nom

51st st, No 625 West. Assign lease. Annie Muller to Edw Goll. July 23. July 24, 1909. 4:1099.....nom

51st st, No 625 West, store, &c. The John T Brook Co to Annie Muller; 10 10-12 years, from July 1, 1909. July 24, 1909. 4:1099.....900

51st st, No 625 West. Assign lease. John D Haase to Edw Goll. All title. July 28, 1909. 4:1099.....nom

51st st, No 625 West. Assign lease. Edw Goll to John D Haase. July 26. July 27, 1909. 4:1099.....nom

59th st, No 214 East. Assign lease. Frank Grosso to Frank Poglioli and ano. July 22. July 29, 1909. 5:1332.....nom

83d st, Nos 142 to 148 West, all. The Hermitage Co to Anna Quinn; 3 years from Aug 1, 1909. July 27, 1909. 4:1213...12,600

108th st, No 238, s s, 575 w Amsterdam av, 25.4x100.11, all. Andrew J Cobe to Robt Welch; 3 5-12 years, from June 6, 1909. July 23, 1909. 7:1879.....1,740

117th st, No 338 East, west rear part of basement. Louis Alterisi to Antonino Reitano and ano; 4 years, from May 1, 1909. July 28, 1909. 6:1688.....240

118th st, Nos 531 and 533 East, store. Emma Stronczner to Giulius Kazemier; 3 years, from July 21, 1909. July 23, 1909. 6:1815.....780

124th st, n e cor Pleasant av, runs e 97.5 x s e — to s s 124th st, x w 137 to av, x n — to beginning, being land under water Harlem River. The City of New York (Dock Dept) to Lehigh Valley R R Co; from date of possession to May 1, 1915. July 29, 1909. 6:1812 and 1819.....25c per sq ft

125th st, No 18 West, store, &c. Anna G Enders to Helena and Julius Jones; 3 years from May 1, 1909. July 27, 1909. 6:1722. 2,400

144th st, Nos 222 to 226, s s, 75 w 7th av, 75x99.11, all. Frances R Scott to Samuel Rothaus, of Englewood, N J. and Solomon Gold, N Y; 3 years, from Aug 1, 1909. July 29, 1909. 7:2029. 6,400

Av B, No 165, store. Betty Gluck to Gustave A Oelke; 3 years, from May 10, 1909. July 29, 1909. 2:393.....660

Broadway, No 1155, store. Wm R Morgan et al to Wm S Vroom; 3 yrs, from May 1, 1909. July 28, 1909. 3:828...6,500 and 6,750

Broadway, No 2742, e s, 28 n 105th st. David L Phillips to Marie Dervieux; 3 years, from Oct 1, 1909. July 23, 1909. 7:1877. 900 to 1,200





# WATER-FRONT PROPERTIES

## Factories, Factory Sites

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

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Columbus av, No 967, south store. Isaac Saltz to Sol Eppler; 5 years, from Oct 1, 1908. July 23, 1909. 7:1862.....720 and 780  
 1st av, No 2070. Assign lease. Jos Borrelli and ano to Davies J Marshall. July 28. July 29, 1909. 6:1701.....nom  
 1st av, No 2070, corner and rear stores. Eliz A Brown and ano to Michael D'Errico and ano; 5 years, from Nov 1, 1908. July 29, 1909. 6:1701.....900 and 1,080  
 1st av, No 1735, s w cor 90th st, store, &c. Elias Rosenbaum to Emil Eichler; 3 9-12 years, from Aug 1, 1909. July 29, 1909. 5:1552.....780  
 2d av, No 1102, s e cor 58th st, store, &c. Saml Gelb to James R Bradley; 4 9-12 years, from Aug 1, 1909. July 23, 1909. 5:1350.....1,599.96 and 1,800  
 2d av, Nos 1014 to 1020.....  
 54th st, Nos 310 to 316 East.....  
 53d st, No 307 to 311 East.....  
 all. Adolf Kerbs to United Cigar Manufacturers Co; 10 years, from Jan 1, 1912. July 23, 1909. 5:1346.....23,200  
 2d av, No 1102, s e cor 58th st, Assign lease. James R Bradley to Arthur Jost. July 21. July 23, 1909. 5:1350.....nom  
 3d av, Nos 1147 and 1149. Assign lease. Edw J Hearty to John D Haase. July 23, 1909. 5:1421.....nom.  
 3d av, Nos 1147 and 1149. Assign lease. John D Haase to Edw J Hearty. All title. July 24, 1909. 5:1421.....nom  
 3d av, No 188. Assign lease. Peter Haff and ano to Lina Hoberg. All title. July 23. July 24, 1909. 3:873.....200  
 3d av, No 755, store. Francis J Breslin to Michl J Jennings; 5 years, from Oct 1, 1909. July 28, 1909. 5:1320.....1,800  
 4th av, n e cor 17th st. Agreement modifying terms of lease. Kips Bay Realty Co to Henry C Kreuger. July 17. July 24, 1909. 3:873.....500  
 7th av, n w cor 52d st, 75.5x74.4, all. Elk Ridge Corpn to Geo Rieger and Jos H Cronin; 15 years, from Nov 1, 1909. July 24, 1909. 4:1024.....taxes, &c, and 8,200 to 11,500  
 7th av | w s, 75.4 n 49th st, —x—, to e s Broadway. Assign Broadway | lease. Knickerbocker Trust Co to Barney Estate Co. July 27. July 29, 1909. 4:1021.....nom  
 8th av, No 2651, double store, &c. Frank Tozzi to Gus Hellmers; 3 years, from Oct 1, 1909. July 29, 1909. 7:2043.....1,500  
 8th av, No 2033. Assign lease. Lansing B Anderson and ano to Peter G Burgholzer. July 16. July 29, 1909. 7:1846.....nom  
 8th av, No 2848, s e cor 151st st. Nettie Robertson to Antoinette A Lanteline; 3 years, from Nov 1, 1909, with privilege 2 years renewal. July 24, 1909. 7:2036.....420 and 480  
 8th av, No 2791, north store, &c. Samuel Eisnitz to Charles Roehm; 5 4-12 years from Jan 1, 1909. July 27, 1909. 7:2045.....\$700 and 760  
 9th av, No 520, all. New Amsterdam Realty Co to Gertrude Dehnert; 4 11-12 years from June 1, 1909. July 27, 1909. 3:762.....1,800  
 11th av, n e cor 21st st, —x—. Assign lease. Quinn & Smith to Acme Mortgage Co. All title. Morts \$38,000. July 27. July 29, 1909. 3:693.....other consid and 100  
 Same property. Consent to assign lease. Kath T Moore to same and Quinn & Smith. June 2. July 29, 1909. 3:693.....  
 12th av, w s, 79.5 n 131st st, runs n w — x n 28.11 x — 6.11 x — 59.5 x — 30.7 x — 83.2 to av x s 35.6 to beginning, part 1-sty brk building.....  
 Plot begins at s w cor of said plot at pt 39.10 from n s 131st x 95.10 w 12th av, runs n — x n e 45.11 x — 59.5 x 46.6 x — 56.7 to beginning, all.....  
 Wm Webber et al EXRS, &c. Richd Webber to Chas D Morris; 10 years from Jan 1, 1909. July 26, 1909. taxes, &c, and 1,547.66  
 Bulkhead, bet old Pier 1 and new Pier 1 on North River, 106x—. The City of N Y (Dock Dept) to Meade Transfer Co; 5 years, from June 1, 1909. July 29, 1909. 1:16.....1,500  
 Bulkhead north of pier new 42, N R. The City of N Y (Dock Dept) to William Farrell & Son; 5 years, from Feb 1, 1909; 5 years renewal at \$2,625. July 29, 1909. 2:657.....2,500  
 East River, at s s 38th st, 120x80, bulkhead. The City of N Y (Dock Dept) to Joseph Gordon; 5 years, from Aug 1, 1909. July 29, 1909. 3:969.....2,100  
 East River, at 71st st, cribwork dump inside of bulkhead line. The City of N Y (Dock Dept) to Bouker Contracting Co; 5 yrs, from Aug 1, 1909; 5 years renewal at \$4,200. July 29, 1909. 5:1483.....4,000  
 East River, 130 ft of bulkhead, lying bet n s New Pier No 30, and s s of New Pier No 31. The City of N Y (Dock Dept) to Foster-Scott Ice Co; 5 years, from May 1, 1909. July 29, 1909. 1:240.....1,890  
 East River, bet 68th and 69th sts, pile platform. The City of N Y (Dock Dept) to Central Brewing Co; 10 years, from May 24, 1909. July 29, 1909. 5:1480.....165  
 East River, s s, 95th st, runs s 197 x w 22 x n 84 x n e 6 x n 109 x e 18 to beginning. The City of N Y (Dock Dept) to Geo E Paul; 5 years, from Dec 28, 1907. July 29, 1909. 5:1574.4.665  
 Harlem River, at East 138th st, 20x—. The City of N Y (Dock Dept) to New York Sanitary Utilization Co; from Jan 1, 1909, to Aug 1, 1911; 5 years renewal at \$1,650. July 29, 1909. 6:1762.....1,500  
 Harlem River, at n s 109th st, 187x—, bulkhead. The City of N Y (Dock Dept) to Diedrich Bunke and John Meyer; 5 years, from June 1, 1909. July 29, 1909. 6:1703.....1,984.50  
 North River, at n s 79th st, 100x—. The City of N Y (Dock Dept) to Thomas Ward; 5 years, from Dec 1, 1908. July 29, 1909. 4:1255.....1,200  
 North River, 83 ft of bulkhead s of Pier New No 46. The City of N Y (Dock Dept) to Central Railroad Co of N J; from May 1, 1909, to Oct 25, 1914; 10 years renewal at \$2,860. July 29, 1909. 2:657.....2,600  
 North River, between 27th and 28th sts.....  
 Bulkhead, bet Piers Nos 67 and 68; also.....  
 Land under water.....  
 The City of N Y (Dock Dept) to Erie Railroad Co; 10 years, from Nov 1, 1903. July 29, 1909. 3:664.....3,240  
 N s of platform in rear of approach to Pier 47, N R, 102.11x—. The City of N Y (Dock Dept) to Foster-Scott Ice Co; 5 years, from May 1, 1909. July 29, 1909. 2:657.....3,255  
 Part s of pier at foot East 21st st, E R, begins at inner end of pier and runs outshore 235. The City of N Y (Dock Dept) to O'Brien Bros; 5 years, from June 1, 1907, with 3 years renewal at \$6,765. July 29, 1909. 3:987.....6,150

Pier foot West 44th st, with bulkhead 120 n of pier between 42d and 43d sts, North River, and extends to n s of pier at 44th st, 220x— with sheds. The City of New York (Dock Dept) to The United States Transportation Co; 10 years, from completion; 10 years renewal at 10% advance. July 29, 1909. 4:1107.....25,000  
 Pier 68 foot West 28th st, N R, and ½ bulkhead s of said pier. The City of N Y (Dock Dept) to Delaware, Lackawanna & Western R R Co; 10 years, from May 1, 1912; 10 years renewal at \$25,300. July 29, 1909. 3:664.....23,000  
 Pier at foot West 41st st, s s, 70 ft from outer end of pier, 95x—. The City of N Y (Dock Dept) to Central R R of N J; from July 1, 1909, to —, with 10 years renewal at \$1,320. July 29, 1909. 4:1107.....1,200  
 Pier New No 21, North River, 82 ft of bulkhead. The City of N Y (Dock Dept) to Chas Mulford; 5 years, from Jan 1, 1909; 5 years renewal. July 29, 1909. 1:130.....2,400  
 Portion of n s of pier at foot West 39th st, begins at inshore end of space and being about 354 e from outer end of pier and extends east 277 ft. The City of New York (Dock Dept), to N Y Horse Manure Transportation Co; 5 years, from July 1, 1907; 5 years renewal \$3,300. July 29, 1909. 3:665.....3,000  
 S ½ of pier foot East 112th st, Harlem River. The City of N Y (Dock Dept) to Henry L Joyce; from June 1, 1909, to May 10, 1913; 5 years renewal at \$1,650. July 29, 1909. 6:1712.....1,500  
 S 25 ft of pier at foot West 79th st, x340. The City of N Y (Dock Dept) to N Y Contracting & Trucking Co; 10 years, from May 1, 1909; 2 years renewal. July 29, 1909. 4:1194 and 1255.....1,200

### BOROUGH OF THE BRONX.

Home st, No 736 (920), cor Forest av, assign lease. Anna Handt to David A Sweeney and Jacob Rosenthal. June 16. July 27, 1909. 10:2651.....nom  
 161st st, No 690 East, s e cor Trinity av. Bill of sale. Assign lease. Louise G Koeper INDIVID and as ADMRX Benj E Koeper to Christine Jacobsen. July 29, 1909. 10:2637.....3,600  
 \*235th st, No 636 East, all. Germansky Construction Co to Walter L Messer and James J Jones; 1 year from Aug 1, 1909. July 27, 1909.....360  
 Arthur av, No 2356, all. Louis Stang to Michael Gentile; 3 years from Aug 1, 1909. July 27, 1909. 11:3073.....693  
 Park av, n e cor 138th st, frame building. Charles Greite to William Meyer; 8½ years from Feb 1, 1909. July 27, 1909. 9:2340.....4,800  
 Westchester av, n w cor Southern Boulevard, —x—. Surrender lease. Charles Kling to Beattie Realty Co, a corpn. All title. July 26. July 27, 1909. 10:2727.....nom  
 Westchester av, Nos 446 and 448, all. Annuccio Santini with Isidore Teitelbaum and David Haber; 10 years, from Oct 1, 1909. July 29, 1909. 9:2294.....2,900 and 3,500

### 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 23, 24, 26, 27, 28 and 29.

### BOROUGH OF MANHATTAN.

Ashmead, Chas A to Isidor Siegal. 111th st, Nos 51 and 53 n s, 125 e Lenox av, 2 lots, each 25x100.11. 2 morts, each \$3,000. 2 prior morts, each \$27,000. July 24, 5 yrs, 6%. July 26, 1909. 6:1695. (6,000)  
 Adler, Ernest N to Etta Potter with John A Brown, Jr. 3d av, No 1317. Subordination agreement. June 18. July 26, 1909. 5:1430. nom  
 Acme Dock Corpn to Allen Marquand et al exrs Henry G Marquand. 118th st, n s, 498 e Pleasant av, runs n 201.10 to s s 119th st x e 25 x s 100.11 x e 286.1 to bulkhead line of Harlem River x s 106.10 to 118th st x w 346.2 to beginning, all right, title and interest to land under water of Harlem River. July 22, due Aug 1, 1914, 5%. July 23, 1909. 6:1815. 70,000  
 Same to same. Same property. Certificate as to above mort. July 22. July 23, 1909. 6:1815.  
 Same and Wm H Schmohl and ano exrs Chas H Reid with same. Same property. Subordination agreement. July 22. July 23, 1909. 6:1815. nom  
 Block, Hattie with Ferdinand Alexander. 135th st, No 619, n s, 285 w Broadway, 40x99.11. Agreement as to share ownership in bond and mortgage. July 22. July 23, 1909. 7:2002. nom  
 Bauer, John T to Jean J Reubell and ano, of Paris, France. 3d av, No 1070, w s, 50.5 n 63d st, 25x100. P M. July 6, due July 15, 1914, 5%. July 23, 1909. 5:1398. 35,000  
 Brown, Mary S to Eliza Thompson and Lillian Le Baron. 12th st, No 539, n s, 148 w Av B, 22x103.3. July 23, due Aug 1, 1911. 6%. July 26, 1909. 2:406. 1,500  
 Bradley, John to V J Hedden & Sons Co. 26th st, Nos 518 to 531, s s, 275 w 10th av, 225x98.9. Subordination agreement. July 24. July 27, 1909. 3:697. nom  
 Brady, Sarah A to EMIGRANT INDUSTRIAL SAVINGS BANK. 58th st, Nos 552 to 556, s s, 100 e 11th av, 75x100.5. July 12, 3 years, 4½%. July 28, 1909. 4:1086. 35,000





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- Bachman, Alfred C to Gustav Lippmann. 29th st, No 222, s w s, 300.6 n w 7th av, 16.7x68.3x16.7x68.1. P M. July 27, due, &c, as per bond. July 28, 1909. 3:778. 8,000
- Bates, Lillian E to Leon Levy. 57th st, No 249, n s, 60 w 2d av, 16.8x100.5. Prior mort \$14,000. Given as security for payment of \$4,000. July 27, demand, 6%. July 28, 1909. 5:1331. 1,000
- Bates, Lillian E to Babies Shelter of the Church of the Holy Communion. 57th st, No 249, n s, 60 w 2d av, 16.8x100.5. July 27, 3 years, 5%. July 28, 1909. 5:1331. 14,000
- Bogert, Walter L, Francis L and Hibernia C with Charles Appel. 144th st, No 307 West. Extension of \$14,000 mort until July 1, 1914, at 5%. July 5. July 28, 1909. 7:2044. nom
- Butler, Katherine C of Mt Vernon, N Y, to Norman W Andrews. 29th st, No 126, s s, 81 w Lexington av, 19x98.9. July 22, 1 year, 6%. July 28, 1909. 3:884. 4,500
- Barbour, Wm to GREENWICH SAVINGS BANK. 51st st, No 135, n s, 325 e 7th av, 25x98.8. July 29, 1909, due, &c, as per bond. 4:1004. 30,000
- Casagrande, Behedetto and Domenico Casella to Chas Rubinger. Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100. P M. July 27, 1909, 5 years, 6%. 1:199. 16,500
- Corey, Edw B, of Far Rockaway, L I, to Nellie S Lockwood, of Pelham Manor, N Y. 49th st, No 116, s s, 228.4 w 6th av, 21.8x100. P M. Prior mort \$21,500. July 23, due Aug 1, 1910, 6%. July 24, 1909. 4:1001. 7,500
- Charter Construction Co to Wm P Eno, of Saugatuck, Conn. 77th st, No 212, s s, 110.4 e Broadway, 50x102.2. P M. July 2, due as per bond, 6%. July 23, 1909. 4:1168. 40,000
- Canavan, Margaret to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 1354, w s, 60.6 s 90th st, 21.1x81. July 26, 1909, 5 years, 4½%. July 26, 1909. 5:1518. 10,000
- City Mortgage Co with N Y TRUST CO. Delancey st, n e cor Mangin st, 50x100. Subordination agreement. July 23. July 26, 1909. 2:323. nom
- Cunningham, Mary H to Luke Kouwenhoven. 55th st, No 124, s s, 140 w Lexington av, 25x100.5. July 27, 1909, due May 1, 1912, 5%. 5:1309. 20,000
- Chaimowitz, Jacob and Thomas Carroll to Lewis Q Jones. 113th st, No 324, s s, 325 w 1st av, 25x100.11. May 28, due June 1, 1914, 5%. July 27, 1909. 6:1684. 20,000
- Central Railroad of Haiti to MORTON TRUST CO. Certificate as to mort dated June 1, 1909. July 24. July 27, 1909. Genl morts. —
- Cammarota, Raffaele to Henry De Forest Weekes. Mott st, No 57, n w s, abt 50 n Bayard st, 25x100. July 27, 1909, installs, 6%. 1:200. 2,000
- Duffy, Cath T widow and devisee James Duffy to John Stemme. Madison st, No 189, n s, 156.1 w Rutgers st, 23.10x100. July 27, 1909, due Dec 15, 1911, 5%. 1:273. 3,000
- Dehnert, Gertrude to V Loewers Gambrinus Brewery Co. 9th av, No 520. Saloon lease. July 24, demand, 6%. July 27, 1909. 3:762. 750
- Dyer, Chas W with Fannie F Ely. 159th st, No 557 West. Extension of mort for \$5,000 to Sept 27, 1914, at 5%. July 20. July 24, 1909. 8:2118. nom
- Di Paola, Frank to Kips Bay Brewing & Malting Co. Elizabeth st, No 244. Saloon lease. July —, 1909, demand, 6%. July 23, 1909. 2:507. 600
- Del Monte, Julia, of Brussels, Belgium, with NATIONAL SAVINGS BANK of Albany, N Y. 36th st, No 49 West, and 41st st, No 9 East. Agreement apportioning mort. June 25. July 24, 1909. 5:1276, 3:838. nom
- Daily, George and John A Carlson to Joseph Hamerslag. Broadway, Nos 3291 to 3295, s w cor 133d st, No 600, runs w 125 x s 99.11 x e 50 x n 25 x e 75 to Broadway x n 74.11 to beginning. Prior mort \$145,000. July 23, due, &c, as per bond. July 24, 1909. 7:1999. 45,000
- Daily, George and John A Carlson to Sumner Gerard as sub trustee Estate Henry Mason. Broadway, Nos 3291 to 3295, s w cor 133d st, No 600, runs w 125 x s 99.11 x e 50 x n 25 x e 75 to Broadway, x n 74.11 to beginning. July 23, 3 years, 5%. July 24, 1909. 7:1999. 145,000
- De Vries, Solomon, Maurice P and Tobias P to John Koleszar. 78th st, Nos 315 and 317, n s, 225 e 2d av, 2 lots, each 25x102.2. Two morts, each \$1,500. Two prior morts \$—-. July 27, 1909. 3 years, 6%. 5:1453. 3,000
- Elias, Sadie with Louisa Minturn. 116th st, Nos 30 and 32 West. Extension of mort for \$55,000 to Oct 11, 1914, at 4¾%. July 27. July 29, 1909. 6:1599. nom
- Everhart, Geo P of Chicago, Ill, to Isabella Loring. Broadway, No 1365, w s, old line, 44 s 37th st, 22x112.3x20.6x112.4, except part for Broadway. July 1, 2 years, 6%. July 28, 1909. 3:812. 5,000
- Eno, Wm P with Henry L Eno. Liberty st, No 111, n s, 59 w Church st, 25x101.2. Extension of mort for \$60,000 to Jan 1, 1912, at 5%. July 2. July 23, 1909. 1:60. nom
- Eno, Wm P, of Saugatuck, Conn, with Henry L Eno, of Westport, Conn. Broadway, s e cor 77th st, 105.5x84.3x102.2x110.4. Extension of mort for \$100,000 to Aug 3, 1910, at 6%. July 2. July 23, 1909. 4:1168. nom
- Forbes, Helen F to THE GREENWICH SAVINGS BANK. 44th st, No 147, n s, 500 w 6th av, 16.8x100.4. July 8, due, &c, as per bond. July 23, 1909. 4:997. 5,000
- Fuld, Fred with Gustave Walker and Myron Sulzberger. 93d st, No 340 East. Extension of \$2,000 mort until Dec 13, 1913, at 6%, and subordination of same to mort for \$13,000. Dec 26, 1908. July 26, 1909. 5:1555. nom
- Feuerbach, Lawrence E J of Saranac Lake, N Y, to Louise L Albert nee Feuerbach, of same place. 47th st, No 332, s s, 321 e 9th av, 28x100.5. July 12, 3 years, 4½%. July 26, 1909. 4:1037. 20,000
- Fechter, Benjamin to The Roman Catholic Orphan Asylum in City of N Y. Cannon st, No 60, e s, 175 s Rivington st, 25x100. July 27, 3 years, 4½%. July 28, 1909. 2:328. 25,000
- Faden, Abraham, Beny Katz and Hyman Katz to Chas I Roskoph. 3d st, No 189, n e s, 175 n w Av B, 24x96.2. Prior mort \$28,000. July 20, due Jan 20, 1912, 6%. July 28, 1909. 2:399. 8,000
- Fuld, Florentine M to Anna Kurzman. 128th st, Nos 28 and 30, s s, 310 w 5th av, 75x99.11. Prior mort \$90,000. Jan 15. July 28, 1909. 6:1725. 15,000
- Faden, Abraham, Beny Katz and Hyman Katz to Geo Hauser. 31 st, No 189, n e s, 175 n w Av B, 24x96.2. Prior mort \$—-. July 20, 5 years, 5%. July 27, 1909. 2:399. 28,(0)
- Feuerbach, Lawrence E J and Louise L Albert, of Saranac Lake, N Y, to Henriette L Rottmann. 47th st, No 332, s s, 321 e 9th av, 28x100.5. July 14, 3 years, 5%. July 27, 1909. 4:1037. 2,000
- Fifth Avenue Restaurant Co to Fifth Avenue Bldg Co. Certificate as to mort for \$60,000. Feb 10. July 27 1909. Genl morts. —
- Faeth, John, Estate of (Inc), to Helen Heilmann. Lexington av, No 1475, e s, 50.8 n 95th st, 25x84. P M. Prior mort \$15,000. July 22, due, as per bond. July 23, 1909. 5:1524. 4,000
- Ford, Lizzie with Cord Vogts. 106th st, No 158, s s, 100 e Amsterdam av, ——. Extension of mort for \$5,000 to July 18, 1910, at 6%. July 15. July 29, 1909. 7:1860. nom
- Gordes, Chas F to George Ehret. 12th av, No 780. Saloon lease. July 24. July 26, 1909. 4:1103. 5,000
- Gramercy Park Construction Co to Mary C Stewart. Gramercy Park East, No 36, e s, 39.5 s 21st st, runs e 80 x s 39.5 x e 2.11 x s 44 x w 82.1 to Gramercy Park East, x n 83.5 to beginning. July 16, due Aug 16, 1909, 5%. July 29, 1909. 3:876. 60,000
- Same to same. Same property. Consent to above mort. July 16. July 29, 1909. 3:876. —
- Same to same. Same property. Certificate as to above mort. July 16. July 29, 1909. 3:876. —
- GREENWICH SAVINGS BANK with Helen F Forbes. 44th st, No 147, n s, 500 w 6th av. Extension of mort for \$20,000 to July 8, 1912, at 4½%. July 19. July 23, 1909. 4:997. nom
- GREENWICH SAVINGS BANK with Louise Wick. 52d st, Nos 556 and 558 West. Extension of mort for \$25,000 to June 25, 1914, at 5%. June 25. July 28, 1909. 4:1080. nom
- Godfrey, George to Emlen N and John B Lawrence. 131st st, Nos 647 to 651, n s, 150 e 12th av, 75x99.11. P M. May 29, due July 1, 1914, 5%. July 28, 1909. 7:1998. 17,000
- Gottlieb, Edw O to TITLE GUARANTEE & TRUST CO. Av A, No 121, w s, 48.9 s 8th st, 24.5x70. July 28, 1909, due, &c, as per bond. 2:435. 16,000
- Grimmer, Otto, of Yonkers, N Y, to Bond, Mortgage & Securities Co. 37th st, No 230, s s, 205 w 2d av, runs w 20 x s 48.4 x n w 2.3 to e s Samuel st x s w — x e — x n 98.9 to beginning. July 27, 3 years, % as per bond. July 28, 1909. 3:917. 17,000
- Goldstein, Morris to Isabelle D Fowler. 2d av, No 2390, e s, 100.11 n 122d st, 20x80. July 26, 5 years, 5%. July 27, 1909. 6:1799. 10,000
- Same and Edith Splint with same. Same property. Subordination agreement. July 22. July 27, 1909. 6:1799. nom
- Gentile, Reginald to Delia S Brush guardian Thos Sauer et al. 1st av, No 2064, e s, 40.11 s 107th st, 20x93. July 26, 3 years, 5%. July 27, 1909. 6:1700. 6,750
- Gruen, Fanny to trustees of Columbia College in City of N Y. Cathedral Parkway, n s, 175 e 8th av, 62.6x70.11. P M. July 26, 1909, 5 years, 4½%. 7:1826. 75,500
- Gruen, Fanny to trustees of Columbia College in the City of N Y. Cathedral Parkway, n s, 237.6 e 8th av, 62.6x70.11. P M. July 26, 1909, 5 years, 4½%. 7:1826. 77,500
- Green, Samuel to Wm R H Martin and ano trustees John T Martin. Centre st, Nos 43 and 45, w s, 54.4 s Pearl st, runs w 47.7 to e s Lafayette st, Nos 15 and 17, x s 45.3 x e 32.8 to Centre st x n 41 to beginning. July 22, 5 years, 5%. July 23, 1909. 1:155. 79,000
- Green, Samuel to Edgar Whitlock. Centre st, Nos 43 and 45, w s, 54.4 s Pearl st, runs w 47.7 to e s Lafayette st, Nos 15 and 17, x s 45.3 x e 32.8 to Centre st x n 41 to beginning. Prior mort \$79,000. July 22, 3 years, 6%. July 23, 1909. 1:155. 32,000
- Goldsmith, Rebecca I of Newark, N J, to Max Seligman and ano. Cannon st, Nos 93 and 95, w s, 225 n Rivington st, 50x100. Prior mort \$50,000. May 18, 8 yrs, 6%. July 23, 1909. 2:334. 18,000
- Genovese, Salvatore to LAWYERS TITLE INS & TRUST CO. 11th st, Nos 416 and 418, s s, 319 w Av A, 50x94.6. July 22, 5 years, 5%. July 23, 1909. 2:438. 32,000
- Genovese, Salvatore to ITALIAN AMERICAN TRUST CO. 11th st, Nos 416-418, s w s, 319 n w Av A, 50x—-. Prior morts \$40,000. July 22, demand, 6%. July 23, 1909. 2:438. 3,000
- Genovese, Salvatore to Emma Keller of Brooklyn. 11th st, No 418, s w s, 319 n w Av A, 25x—-. Prior mort \$16,000. July 15, 3 years, 6%. July 23, 1909. 2:438. 4,000
- Genovese, Salvatore to Emma Keller. 11th st, No 416, s w s, 344 n w Av A, 25x—-. Prior mort \$16,000. July 15, 3 years, 6%. July 23, 1909. 2:438. 4,000
- Haertel, Ernest with UNION DIME SAVINGS BANK. 107th st, Nos 233 and 235, n s, 400 w Amsterdam av, 50x100.11. Extension of mort for \$65,000 to Nov 1, 1914, at 4½%. July 8. July 29, 1909. 7:1879. nom
- Haendler, Adolph with Christine Bladel. Goerck st, No 60, e s, 125 n Delancey st, 25x99x25x99.2. Extension of mort for \$5,000 to Aug 1, 1914, at 6%. July 20. July 23, 1909. 2:323. nom
- Herring, Charles to TITLE GUARANTEE & TRUST CO. Suffolk st, No 73, w s, abt 25 s Delancey st, 25x100. July 27, due, &c, as per bond. July 28, 1909. 2:352. 18,000
- Hebrew Orphan Asylum of City of N Y with Bertha Cohen. 8th av, No 2101, w s, 63.5 n 113th st, 37.6x100. Extension of mort for \$33,000 to July 22, 1912, at 4½%. July 23, 1909. 7:1847. nom
- Hayman, Morris H with Moritz Doob. 129th st, Nos 251 to 255 West. Subordination agreement. July 26. July 29, 1909. 7:1935. nom
- Howell, Nellie K wife of Jesse to Fanny C Lyon et al trustees Saml E Lyon. Hamilton terrace, No 11, e s, 107.6 n 141st st, 17.5x67.6x17.6x66.3. July 29, 1909, 3 years, 5%. 7:2050. 7,500
- Ireland, James D to U S Fidelity & Guaranty Co. 3d st, No 60, s e cor West Broadway, Nos 559 to 563, 21.6x75. Prior mort \$25,000. July 14, installs, 5%. July 27, 1909. 2:536. 4,500



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Jaffe, Pinkus to Eiz S Whitehead. 80th st No 233, n s, 202.6 w 2d av, 26.3x102.2. Prior mort \$ —. July 27, 2 years, 6%. July 27, 1909. 5:1526. 2,000

Jacobs, I Randolph to LAWYERS TITLE INS & TRUST CO. 26th st, Nos 114 and 116, s s, 171.5 w 6th av, 42.10x98.9. July 27, 3 years, 5%. July 28, 1909. 3:801. 55,000

Jennings, Michl J to Geo Ehret. 3d av, No 755. Saloon lease. July 27, demand, 6%. July 28, 1909. 5:1320. 4,000

Judis, Irving to Harriet N Mead trustee Robt G Mead, of Ossining, NY. 105th st, Nos 18 and 20, s s, 237.6 e 5th av, 37.6x100.11. Nov 11, 1904, due Nov 1, 1909, 5%. Rerecorded from Nov 11, 1904. July 26, 1909. 6:1610. gold, 41,000

Jacobs, Pauline with Davis Rosenkrantz. Rivington st, No 180, n e cor Attorney st, Nos 116 to 120, 25x100. Extension of mort for \$15,500 to July 1, 1912, at 6%. July 9, July 23, 1909. 2:344. no n

Julian, Angelo to LAWYERS TITLE INS AND TRUST CO. Mott st, No 110, e s, 43.2 s Hester st, runs e 45.11 x s 6.10 x s 16 x w 68.5 to st, x n 22.10 to beginning. July 28, 5 years, 5%. July 29, 1909. 1:204. 18,000

Same to Ellen Goggin. Same property. Prior mort \$18,000. July 28, due July 1, 1911, 6%. July 29, 1909. 1:204. 2,000

Kneeland, Adele extrx and trustee Charles Kneeland with Geo R Simpson. New Chambers st, Nos 82 and 84, s w s, 125.3 n Cherry st. Extension of mort for \$13,000 to Aug 1, 1912, at —%. July 23, 1909. 1:111. nom

Krulowitch, Emanuel M to LAWYERS TITLE INS & TRUST CO. 177th st, n s, 170 w Wadsworth av, runs n 89.10 x w 115.9 to e s Broadway, No 4180, x s 91.2 to st x e 100.2. July 23, 5 years, 5%. July 24, 1909. 8:2145. 175,000

Kaufmann, Leopold to Rosina Weil. Goerck st, No 144, e s, 75 s Houston st, 25x100. Prior mort \$ —. July 19, 5 years, 6%. July 27, 1909. 2:325. 5,000

Kipp, Herman H to TITLE GUARANTEE & TRUST CO. 31st st, No 232, s s, 237.6 w 2d av, 18.9x98.9. July 26, due, &c, as per bond. July 27, 1909. 3:911. 10,000

Kimball, Emily D to TITLE GUARANTEE & TRUST CO. 29th st, No 110, s s, 253.1 w Lexington av, 21.10x98.9. July 22, due, &c, as per bond. July 28, 1909. 3:884. 20,000

Kazemier, Julius to George Ehret. 118th st, Nos 531 and 533 East. Saloon lease. July 22, demand, 6%. July 23, 1909. 6:1815. 1,500

Kehr, August to Wm Fink. West End av, No 169, w s, 75.5 s 68th st, 25x100. Prior mort \$16,000. July 2, due July 28, 1914, 6%. July 28, 1909. 4:1179. 4,500

Lawyers Mortgage Co with Isaac Sakolski. 1st av, No 2131, w s, 125.11 n 109th st, 25x75. Extension of mort for \$9,000 to June 30, 1914, at 5%. June 21, July 29, 1909. 6:1681. nom

Lawyers Mortgage Co with Samuel Laber. 7th st, No 114, s s, 250 w Av A, 25x90.10. Extension of mort for \$28,000 to June 30, 1914, at 5%. July 27, 1909. 2:434. nom

Lauferty, Florence and Emanuel to Julius Kraft. 91st st, No 81, n s, 20 w Park av, 18.8x67. July 28, 1909, 3 years, 5%. 5:1503. 4,000

Lawyers Mortgage Co with Hedwig Rothschild. 89th st, No 310, s s, 200 e 2d av, 25x100.8. Extension of mort for \$15,000 to June 30, 1914, at 5%. July 8, July 27, 1909. 5:1551. nom

Lawyers Mortgage Co with Emma Nooney. 128th st, No 206, s s, 125 w 7th av, 16.8x99.11. Extension of mort for \$9,000 to June 30, 1912, at 5%. June 12, July 27, 1909. 7:1933. no n

Landlords Realty Co to EQUITABLE LIFE ASSUR SOC of the U S. 5th av, No 135, n e cor 20th st, Nos 1 and 3, 28.9x113. July 27, 5 years, 4½%. July 28, 1909. 3:849. gold, 280,000

Same to same. Same property. Certificate as to above mort. July 21, July 28, 1909. 3:849. —

Lawyers Mortgage Co with Matthew Goldman. Elizabeth st, No 44, e s, abt 100 n Canal st, 25x55. Extension of mort for \$16 - 000 to June 30, 1914, at 5%. July 6, July 27, 1909. 1:203. nom

Laighton, Paul de Blois of Stamford, Conn, to Irving E Raymond. 63d st, Nos 22 to 28, s s, 148.4 e Broadway, 100x100.5. Prior mort \$406,340. July 19, due, &c, as per bond. July 23, 1909. 4:1115. 110,000

Lyons, Transfer Co to Fannie Lyons. Certificate as to mort. July 26, July 29, 1909. —

Lawyers Mortgage Co with Hedwig Rothschild. 89th st, No 310, s s, 200 e 2d av, 25x100.8. Extension of mort for \$15,000 to June 30, 1914, at 5%. July 8, July 28, 1909. 5:1551. nom

Lyons, Mary to Joseph A Solomon. West End av, Nos 50 and 52, e s, 25.5 s 62d st, two lots, each 25x100. Two P M morts, each \$3,500. Tw prior morts \$8,500 each. July 27, 1 year, 6%. July 29, 1909. 4:1153. 7,000

Minerva Realty Co to Ringland F Kilpatrick. Greenwich st, No 818, w s, abt 25 n Jane st, 21.2x91.4x21.2x91.9 n s Greenwich st, No 820, w s, 45.9 n Jane st, 21.5x92.4x21.7x91.10. July 28, 1 year, 5%. July 29, 1909. 2:642. 20,000

Same to same. Same property. Certificate as to above mort. July 28, July 29, 1909. 2:642. —

Morrison, James, Jr, and Herbert S Stoddard to LINCOLN TRUST CO. 158th st, No 503, n s, 100 w Amsterdam av, 25x99.11. July 28, 3 years, 4½%. July 29, 1909. 8:2117. 15,000

Meyer, Herman to Central Brewing Co. West st, Nos 322 to 324. Saloon lease. July 28, demand, 6%. July 29, 1909. 2:-598. 2,958.13

Minore, Francesco to Lion Brewery. Elizabeth st, No 234. Saloon lease. July 22, July 24, 1909. 2:507. 1,131

McKenna, Andrew A to Lion Brewery. Spring st, No 258. Saloon lease. July 16, July 24, 1909. 2:579. 5,721.04

Mellick, Ella H to N Y TRUST CO. 9th av, No 368, e s, 24.8 s 31st st, 18.6x100. July 23, 3 years, 5%. July 24, 1909. 3:754. 12,000

MacLean, Wm N to Johnston Livingston. Central Park West, s w cor 97th st, 100.11x200. May 27, due Aug 23, 1914, 4½%. July 23, 1909. 7:1832. 250,000

McManus (Thomas) & Son to LAWYERS TITLE INS & TRUST CO. 5th av, Nos 1368 to 1374, s w cor 114th st, No 2, 100.11x 38.6. July 26, 5 years, 5%. July 27, 1909. 6:1597. 75,000

Same to same. Same property. Certificate as to above mort. July 26, July 27, 1909. 6:1597. —

Morton, Eliza T to DRY DOCK SAVINGS INSTN. 9th st, No 19, n s, 300 e 5th av, 25x92.3. July 28, 1909, due, &c, as per bond. 2:567. 5,000

Newman, Edgar B with BANK FOR SAVINGS in City N Y. 25th st, Nos 542 to 548 West. Extension of mort for \$25,000 to July 26, 1914, at 4½%. July 28, 1909. 3:696. nom

Neadlés, Rosa with Louis C Wagner. 76th st, No 209, n s, 130 e 3d av, 25x102.2. Extension of mort for \$15,000 to Sept 11, 1913, at 5%. Apr 21, July 27, 1909. 5:1431. nom

Nugent, Eliza to Ezekiel Fixman. Morton st, No 40, s s, 150.2 w Bedford st, 24.9x96.6. Prior mort \$28,000. July 23, due, &c, as per bond. July 26, 1909. 2:583. 800

N Y LIFE INS CO with Herman Wakeman, Maria L Tuers and Brittania T Mauger. Attorney st, Nos 36 to 44. Extension of mort for \$75,000 to June 27, 1914, at 5%. June 22, July 28, 1909. 2:341. nom

Norwood, Margt M and Catherine to MUTUAL LIFE INS CO of N Y. Park av, No 933, e s, 25.6 s 81st st, 25.6x100. Prior mort \$ —. July 28, due, &c, as per bond. July 29, 1909. 5:1509. 2,500

O'Brien, Wm R to Thos W Strong and ano sub-trustees Thos W Strong. Irving pl, No 53, w s, 53 n 17th st, 26x100. July 20, 5 years, 4½%. July 23, 1909. 3:873. 33,000

O'Reilly, Edwin R to Margt A Claffy. Assignment of interest in estate of Cornelius O'Reilly to secure note for \$3,431.55. July 27, 1909. Genl morts. nom

Pratt, Sophia J of Brooklyn, N Y, to Chas A Runk trustee Fred- erica Hertzell. 48th st, No 112, s s, 145 w 6th av, 20x100.5. July 28, 1909, 1 year, 5%. 4:1000. 1,500

Progress Brass Fitting Co to William Oldermann. Certificate as to chattel mort. July 22, 1909. July 23, 1909. —

Pfaff, Anna D to City Real Estate Co. 8th av, No 570, n e cor 38th st, No 277, 13.8x63.9. July 23, due, &c, as per bond. July 24, 1909. 3:788. 3,500

Rubinger, Chas to Agnes Neustadt et al exrs Sigmund Neustadt. Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100. July 27, 1909, 5 years, 4½%. 1:199. 63,000

Riess, Ernst with Fannie and Florence Ball. 113th st, No 221 West. Extension of mort for \$10,000 to July 1, 1912, at 4½%. July 23, July 28, 1909. 7:1829. nom

Robinson, Willmarth A to Susan Mount. 7th av, No 450 (390), w s, 75.10 n 34th st, 18.1x75x18x75. P M. July 24, due July 27, 1912, 4½%. July 28, 1909. 3:784. 45,000

Roffler Construction Co to IRVINGS SAVINGS INSTN. 111th st, s s, 125 w Amsterdam av, 108.4x91.10. Building loan. July 27, 5 years, 6%, until building is completed, and 5% thereafter. July 28, 1909. 7:1882. 160,000

Same to same. Same property. Certificate as to above mort. July 24, July 28, 1909. 7:1882. —

Rautenberg, Ida wife Ferdinand with BANK FOR SAVINGS in City N Y. Henry st, No 60. Extension of \$15,000 mort until July 11, 1914, at 4½%. July 21, July 28, 1909. 1:277. nom

Roth, Emil to Christina Bollmann. 49th st, No 503, n s, 75 w 10th av, 25x100.5. P M. July 28, due, &c, as per bond. July 29, 1909. 4:1078. 12,000

Ridder, Lena to Rachel A Bogert. 71st st, No 128, s s, 275 w Columbus av, 18.9x100.5. P M. July 29, 1909, 5 years, 5%. 4:-1142. 5,000

Shumway, Sarah R with Mary E Lester. 56th st, No 351, n s, 189.4 e 9th av, 17.10x100.5. Extension of \$13,500 mort until July 2, 1912, at 5%. July 2, July 29, 1909. 4:1047. no n

Schlesinger, Isaac to DRY DOCK SAVINGS INST. Houston st, No 38, n e cor Lafayette st, Nos 313 to 319, Elm st, as widened, 27.7x100.8x17.7x100.6. July 29, 1909, due, &c, as per bond. 2:522. 55,000

Schneider, Benj to FRANKLIN SAVINGS BANK. 102d st, No 179, n s, 175 e Amsterdam av, 25x96. July 29, 1909, due Jan 29, 1912, 5%. 7:1857. 4,000

Schmidt, Wilhelmina, of Arlington, N J, to Chas Handte. 85th st, No 413, n s, 169 e 1st av, 25x102.2. P M. July 29, 1909, 3 years, 6%. 5:1565. 2,000

STATE BANK with William Jay trustee Mary E B Field. Orchard st, No 145. Subordination agreement. July 26, July 28, 1909. 2:416. no n

Singer, Bertha with William Jay trustee Mary E B Field. Orchard st, No 147. Subordination agreement. July 28, 1909. 2:416. nom

Singer, Mendel to William Jay as trustee Mary E B Field. Orchard st, No 145 to 149, w s, 35 n Rivington st, 3 lots, each 25x87.6. 3 morts, each \$30,000. July 28, 1909, 5 years, 4½%. 2:416. 90,000

Sloane, Chas C of Newburgh, N Y, to TITLE GUARANTEE & TRUST CO. Bleecker st, No 368, n w cor Charles st, No 91, 21.4 x70. July 27, due, &c, as per bond. July 28, 1909. 2:621. 14,000

Sarasohn, Abraham H with William Jay trustee Isaac Bell, Jr. Orchard st, No 149. Subordination agreement. July 26, July 28, 1909. 2:416. nom

St Luke's Home for Aged Women with Abraham Feifer. Rutgers st, No 22. Extension of mort for \$18,000 to Sept 1, 1914, at 5%. July 26, July 27, 1909. 1:273. nom

Sauer, Fredk W to TITLE GUARANTEE & TRUST CO. St Nich- olas av, No 769, w s, 61.4 s 149th st, 20.5x114x20x109.10. July 16, due, &c, as per bond. July 27, 1909. 7:2063. 14,000

Schwab, Abraham to Lawyers Realty Co. 4th av, No 433, e s, 79 s 30th st, 21x100. P M. July 26, 1 year, 6%. July 27, 1909. 3:885. 5,000

Schwab, Abraham to Lawyers Realty Co. 4th av, No 433, e s, 79 s 30th st, 21x100. P M. July 26, 3 years, 5%. July 27, 1909. 3:885. 45,000

Scottish Provident Instn with Edw R Andrews, of Boston, Mass. Broadway, Nos 273 to 277, n w cor Chambers st, Nos 71 and 73, 51.1x95.2x50.5x93.11. Extension of mort for \$143,938/75 until May 20, 1919, at 4%. May 20, July 23, 1909. 1:149. no n

Silverson & London Construction Co to Angie M Booth. Riverside Drive, e s, 86.6 n e 127th st, runs n e 75 x e 141.11 x s e 92.6 x s w 30.1 x w 174.3 to beginning. Certificate of mort for \$190,- 000. July 20, July 26, 1909. 7:1995. —

Schesinger, Maurice F with Agnes M Scoville. 15th st, Nos 324 and 326, s s, 271.4 e 2d av, 26.4x103.3. Extension of mort for \$4,000 to July 15, 1912, 6%. July 23, July 24, 1909. 3:921. nom

Scoville, Agnes M to Louis Flato and ano. 15th st, Nos 324 and 326, s s, 271.4 e 2d av, 26.4x103.3. P M. Prior mort \$39,000. July 22, 1 year, 6%. July 26, 1909. 3:921. 500

Sewing, Gottlieb F to Giovanni Russiello. 1st av, No 2169, w s, 25.11 n 112th st, 25x100. July 22, installs, 6%. July 24, 1909 6:1684. 1,000

Strachstein, Rose to Louis Marks. 79th st, Nos 303 and 305, n s, 70 e 2d av, runs n 76.7 x e 30 x n 25.6 x e 25 x s 102.2 to st x w 55 to beginning. Prior mort \$38,750. Dec 21, 1908, due Feb 1, 1910, 6%. July 24, 1909. 5:1542. 1,000



# INHIBITIVE COATINGS FOR STEEL WORK

Based on Investigations of Scientific and Government Authorities

**CHAS. H. SPOTTS,** SPECIFICATION AND TECHNICAL PAINTS **Hudson Terminal Building**  
Manager Architectural Paint Dept., C. M. Childs & Co. **30 CHURCH ST., N. Y.**

- Tienken, John M and John H Wohltmann to TITLE GUARANTEE & TRUST CO. 56th st, No 425, n s, 350 w 9th av, 25x100.5. July 26, due, &c, as per bond. July 27, 1909. 4:1066. 12,000
- Tully, Edw to EMIGRANT INDUSTRIAL SAVINGS BANK. Varick st, No 230, e s, 48.7 s Carmine st, runs e 48.2 x n 5 x n 61.6 to Carmine st, No 88, x w 18.7 to Varick st x s 48.7 to beginning. July 27, due July 3, 1911, 5%. July 27, 1909. 2:528. 1,000
- Tilden Investing Co to City Real Estate Co. 40th st, Nos 105 to 111, n s, 109.11 w 6th av, 90.1x98.9. Building loan. July 26, 1 year, 6%. July 27, 1909. 4:993. 550,000
- Same to same. Same property. Certificate as to above mort. July 23. July 27, 1909. 4:993. —
- Trope, Charlotte E, and Georgie M Smith wife Wm H, of Newark, N J, to UNION TRUST CO of N Y. 25th st, Nos 114 and 116, s s, 183.4 w Lexington av, 41.8x98.9. P M. July 23, 5 years, 4½%. July 24, 1909. 3:830. 46,000
- Trope, Charlotte E and Georgie M Smith of Newark, N J, to Alice H Reimer. 25th st, No 114, s s, 204.2 w Lexington av, 20.10x 98.9; 25th st, No 116, s s, 183.4 w Lexington av, 20.10x98.9. P M. Prior mort \$46,000. July 23, due, &c, as per bond. July 24, 1909. 3:880. 12,000
- Thirty-Ninth St Theatre Co to LAWYERS TITLE INS & TRUST CO. 39th st, No 123, n s, 86.8 e Broadway, 75x98.9. Building loan. July 19, due July 23, 1914, 5%. July 24, 1909. 3:815. 80,000
- Same to same. Same property. Certificate as to above mort. July 24, 1909. 3:815. —
- Topfritz, Harry L to Wm A Campbell. 7th av, Nos 1975 and 1977, e s, 27.11 s 119th st, 36.6x100. Prior mort \$42,000. July 22, 2 years, 6%. July 23, 1909. 7:1903. 8,000
- Topfritz, Harry L to Wm A Campbell. 7th av, Nos 1971 and 1973, e s, 64.5 s 119th st, 36.6x100. Prior mort \$42,000. July 22, 2 years, 6%. July 23, 1909. 7:1903. 8,000
- Tuttle, Nathaniel of Croton-on-Hudson, N Y, to LAWYERS TITLE INS & TRUST CO. 84th st, No 336, s s, 358 w West End av, 18 x102.2. July 23, due July 27, 1914, 4½%. July 28, 1909. 4:1245. 16,000
- Tobiesen, Eleanor to Rena Sulzberger. 118th st, No 344, s w s, 125 n w 1st av, 25x100.10. P M. Prior mort \$—. July 29, 1909, due Aug 1, 1911, 6%. 6:1689. 3,500
- Same to Isador Goldstein. Same property. P M. Prior mort \$26,500. July 29, 1 year, 6%. July 29, 1909. 6:1689. 1,000
- Tubbs, Geo W to LAWYERS TITLE INS AND TRUST CO. 71st st, No 68, s s, 40 e Columbus av, 20x75.5. July 29, 1909, 5 yrs, 4½%. 4:1123. 18,500
- U S MORTGAGE & TRUST CO with estate of Bradish Johnson. 6th av, Nos 336 and 338, s e cor 21st st, Nos 66 and 68, 40x 73.9. Extension for mort for \$140,000 to Apr 1, 1912, at 4½%. Apr 1. July 29, 1909. 3:822. nom
- Ullman, Samuel to Elias H August and ano exrs and trustees Matilda August. Lewis st, No 146, e s, 45.6 s 3d st, 19x60. July 20, 5 years, 5%. July 26, 1909. 2:356. 10,000
- Van Alst, Alice Mac D to TITLE GUARANTEE & TRUST CO. 78th st, No 150, s s, 280 e Amsterdam av, 20x102.2. July 22, due, &c, as per bond. July 23, 1909. 4:1149. 2,000
- Same to same. Same property. Prior mort \$2,000. July 22, due, &c, as per bond. July 23, 1909. 4:1149. 500
- Weisberger, Ignatz to Jane J Thayer et al trustees Geo A Thayer. 117th st, No 433, n s, 244 w Pleasant av, 25x100.10. July 22, 5 years, 5%. July 23, 1909. 6:1711. 20,000
- Walton, Eliza D to TITLE GUARANTEE & TRUST CO. West End av, No 333, w s, 51.7 s 76th st, 25x100. July 23, due, &c, as per bond. July 24, 1909. 4:1185. 16,000
- Wacker, Catherine and Augusta Schmidt to Josephine B Tichenor. Av A, No 1558, e s, 41.5 n 82d st, 20x77.10. July 23, 1909. 3 years, 6%. 5:1579. 1,000
- Weber, Frances L with LAWYERS TITLE INS & TRUST CO. 113th st, No 72 East. Agreement as to share ownership in mort. June 16. July 27, 1909. 6:1618. nom
- York, Catherine with Jane J Thayer et al trustees Geo A Thayer. 117th st, No 433 East. Subordination agreement. July 22. July 23, 1909. 6:1711. nom
- Zimmerer, John to TITLE GUARANTEE & TRUST CO. 9th av, No 360, e s, 80 n 30th st, 18.6x100. P M. July 16, due, &c, as per bond. July 27, 1909. 3:754. 10,000

### BOROUGH OF THE BRONX.

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

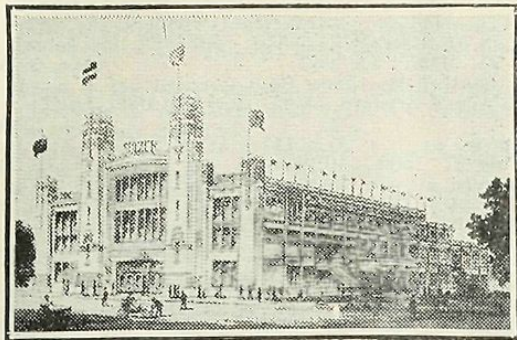
- Ament, Robt S to Excelsior Mortgage Co. Bush st, n s, 110 e Creston av, runs n 92.4 x e 47.8 to e l Old Morris av, closed, x s 91.5 to st x w 48.4 to beginning. Building loan. July 22, due Jan 22, 1910, 6%. July 23, 1909. 11:2808. 10,000
- Same to Geo E Buckbee. Same property. P M. July 22, due, &c, as per bond. July 23, 1909. 11:2808. 2,650
- Amabile, Felix with Jerome S Goldsmith. Elsmere pl, n s, 50 w Marmion av, 25x100. Extension of mort for \$3,000 to July 1, 1912, at —. July 1. July 23, 1909. 11:2956 and 3093. nom
- \*Arnold, Lucy M to Commercial Finance Co. Waldo pl, w s, 134.2 n Middletown road, 50x100. P M. July 22, 3 years, 6%. July 26, 1909. 1,000
- Altro Realty Co and Morris H Hayman with LAWYERS TITLE INS & TRUST CO. Barretto st, n e cor 167th st, 79.11x57.10x 54.7x82.2. Subordination agreement. July 14. July 26, 1909. 10:2718. nom
- Abbott, Mary E with Geo W Read. Longwood av, s s, 370.8 n Barry st, runs s 138.8 x s e — x n 151.8 to av x w 50.1 to beginning. Extension of mort for \$2,500 to Sept 10, 1912, at 5½%. July 17. July 27, 1909. 10:2736. nom
- Bigley, Catherine with Euphemia S Stokes. Valentine av, w s, 325 s 180th st, 16.8x98.6x16.8x98.9. Extension of mort for \$2,500 to July 14, 1914, at 5%. July 23. July 27, 1909. 11:3149. nom
- Bigley, Cath with Mary Hebe. Valentine av, w s, 341 s 180th st, 16.8x98.5. Extension of \$2,500 mort until July 14, 1914, at 5%. July 23. July 27, 1909. 11:3149. nom
- Broad Realty Co to Laura Jacobi. Irvine st, w s, 69.4 s Garrison av, 20x50. June 15, 5 years, 5½%. July 27, 1909. 10:2761. 5,500
- Same to same. Same property. Certificate as to above mort. July 26. July 27, 1909. 10:2761. —
- Brinckmann, Henry to Fredk W Guy. 134th st, Nos 728 and 730, s s, 303 w Willow av, 26x106.11. July 23, 2 years, 6%. July 27, 1909. 10:2562. 2,000
- Badinelli, Giovanni to Amalie Schaaf. 182d st, n e cor Crotona av, 200 to Garden st x 28.7x200 to 182d st x 46.4 to beginning. July 26, due Jan 1, 1913, 5%. July 27, 1909. 11:3099. 10,000
- Badolati, Emilia to Alice E Keller. 206th st, s s, 256.8 w Mosholu Parkway South, 16.8x120. July 13, 3 years, 6%. July 17, 1909. 12:3312. Corrects error in last issue, when distance from cor was 240. 5,500
- \*Baxter, Chas R to Maud V K Drummond of N J. Waldo pl, w s, 109.3 n Middletown road, 25x100. Building loan. July 23, 3 years, 5½%. July 24, 1909. 3,000
- \*Bohl, Christina to Henry Rehling and ano. Road leading from Westchester to Old Ferry Point, at iron bolt marked "Case," runs n e 366.3 x s e 220.3 x s w 425.9 to road x n e 220.3 to beginning. July 22, 3 years, 5½%. July 23, 1909. 10,000
- Bogart, Mary E with John Winters. Washington av, w s, 100 n 179th st, 25x145, except part for av. Extension of mort for \$4,500 to July 20, 1912, at 5%. July 20. July 23, 1909. 11:3036. nom
- \*Barbaria, Nunzio to Melrose Realty Co. 225th st, s s, 257.4 e Bronxwood av, 25x126.11 to Corsa lane x28.3x113.10, and being lot 232 map No 1114A of 329 lots part Schieffelin estate. P M. July 21, 3 years, 6%. July 24, 1909. 415
- Brady, John to TITLE GUARANTEE AND TRUST CO. 177th st, Nos 67 and 69, n s, 95 w Morris av, 2 lots, each 20x100. Two mort, each \$5,500. July 21, due, &c, as per bond. July 29, 1909. 11:2828. 11,000
- Blockhaus, Johanna wife of and Herman to Maria Blockhaus. College av, s e s, 50 n 143d st and being s ½ lot 134 map Mott Haven, 25x100. July 1, due, &c, as per bond. July 28, 1909. 9:2324. 2,000
- \*Boosmann, Bernhard to Fredk Einberger. 1st st, s s, 308 w Av A, 75x65.8x75x76.7, Unionport. July 28, 3 years, 6%. July 29, 1909. 2,500
- \*Behrens, Anna and John R Peterson with North N Y Co-operative Building and Loan Assoc. Lots 74 and 75 map 105 lots Waring estate. Two subordination agreements. July 12. July 29, 1909. nom
- \*Childs, Benson to TITLE GUARANTEE AND TRUST CO. Columbus av, n w cor Taylor st, 25x100, and being lot 195a map Van Nest Park, except part for Taylor av. July 28, due, &c, as per bond. July 29, 1909. 5,000
- \*Campbell, Eliz C and Paul C F to Rebecca Fuhr. Harrington av, n s, 100 e Mapes av, 50x100, and being lots 136 and 137 map Harrington estate, Westchester; also lot 119 map Paul estate, 25 x100. July 28, 3 years, 6%. July 29, 1909. 1,100
- \*Carlson, Otto and Emma M to The Montatiquot Real Estate Co of N Y. 232d st, s w s, 230 s e 6th st, or av, 25x114.5, Wakefield. July 1, 3 years, 5%. July 29, 1909. 250
- Collins, Chas H with TITLE GUARANTEE AND TRUST CO. Pelham av, Nos 602 and 604. Subordination agreement. July 28. July 29, 1909. 11:3078. nom
- Callan, James E to Daniel Brady. Marmion av, s w cor 176th st, 100x62. July 28, 1 year, 6%. July 29, 1909. 11:2953. 500
- \*Costar, George to Katherine Peter. Arnold av, e s, 100 s Libby st, 25x125.4x26.2x133.3; Pelham road, s w cor Libby st, 26.2x 77.1x25x85. July 22, 3 years, 6%. July 24, 1909. 2,500
- \*Chester Impt Co to Commercial Finance Co. Ellison av, e s, 325 n Marrin st, 25x100, and being lot No 231 map (No 401) Seton e road from Westchester, runs n e 223.2 x s w 242.11 x s e 96 July 23, 1909. 500
- Chester Impt Co to Commercial Finance Co. Ellison av, e s 275 n Marrin st, 25x100, and being lot No 231 man (No 401) Seton homestead. Prior mort \$2,500. July 22, 1 year, 6%. July 23, 1909. 500
- \*Cappiello, Angiolina to Marie Mohlenkamp. Louise st, e s, 100 s Columbus av, 50x100, and being lots 166 and 167 map portion Hunt estate. Prior mort \$3,910. July 24, 3 years, 6%. July 26, 1909. 800
- Cluse, Eliz M to EMIGRANT INDUSTRIAL SAVINGS BANK. Plympton av, e s, at line bet lots 18 and 19, runs e 100 x n 100 x w 100 x s 100, being part of lots 15 to 18 parcel 17 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907. July 26, 3 years, 5%. July 27, 1909. 9:2521. 4,000
- Cronin, Mary to Elk Ridge Corpn. Woodcrest av, s w cor 172d st, 54.9x91.5x60.5x91.4, and being lots 30 and 31 parcel 15 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907. Prior mort \$3,300. July 23, demand, —. July 24, 1909 11:2873. 7,500
- Cerra Realty & Construction Co to American Mortgage Co. Belmont av, w s, 329.7 n 181st st, runs w 80.7 to e s Hughes av x s 49.5 x e 79.4 to Belmont av x49.5 to beginning. July 23, 5 years, 5%. July 24, 1909. 11:3082. 26,000
- Same to same. Belmont av, w s, 329.7 n 181st st, 49.5x79.4x49.5x 80.7. Certificate as to mort for \$26,000. July 23. July 24, 1909. 11:3082. —
- Dalton, Andrew F to TITLE GUARANTEE AND TRUST CO. 177th st, No 377 East. Subordination agreement. July 26. July 29, 1909. 11:2828. nom
- Deissroth, Mabel H to Jos W Flynn. 140th st, n s, 100 w 3d av, 50x100. P M. July 28, 5 years, 5%. July 29, 1909. 9:2321. 9,500

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Dalton, Andrew F with TITLE GUARANTEE AND TRUST CO. 177th st, No 69 East. Subordination agreement. July 26, 1909. 11:2828. nom

Dunne, Pauline G to Carl Eichhorst. Home st, s s, 177.11 e Stebbins av, 16.9x80.9x17.11x87.2. P M. Prior mort \$3,500. July 29, 1909, 3 years, 6%. 10:2692. 1,250

Ely, Grace T with Bronx Heights Land Co. Lots 133 to 136, 141 to 144, 167 to 175, 215 to 220 and 145 and 146 map Duke Manor property, Bronx Heights Land Co. Agreement as to sums to be paid for release of certain lots. May 14, July 29, 1909. 12:3390. nom

\*Eichler, Otto to Phebe Willis. Greene av, s s, 175 w Mapes av, 50x100. July 28, 3 years, 6%. July 29, 1909. 3,000

Ernst, Leonard P to HARLEM SAVINGS BANK. Webster av, late Bronx River rd, w s, 200 3 s McLean av, and being lots 213, 215, 217 and 219 map No 1 of Supreme Court, Valentine agt Brady et al, partition sale of part of Hyatt farm in 24th Ward, 100x125.6 x100x117.5. July 22, 1 year, 5%. July 23, 1909. 12:3398. 4,000

Elmer Realty Co to Geo E Buckbee. 168th st, n s, 98.2 e Walton av, and being lots Nos 16 and 17 map No 1325 property J Fomaine Brown and ano, 50 x 106 x 50.6 x 98.7. P M. Prior mort \$10,500. July 22, due, &c, as per bond. July 24, 1909. 9:2466. 2,200

Same to same. Same property. Certificate as to above mort. July 22, July 24, 1909. 9:2466. —

Same to same. Same property. July 22, 1 year, 6%. July 24, 1909. 9:2466. 10,500

Elmer Realty Co to Excelsior Mortgage Co. Sedgwick av, w s, 175 s Depot pl, 25x100, and being lot No 3 parcel 5 map (No 1174) of property at subdivision of estate Wm B Ogden at Highbridge. July 22, due Jan 22, 1910, 6%. July 24, 1909. 9:2540. 6,000

Same to same. Same property. Certificate as to mort of above. July 22, July 24, 1909. 9:2540. —

Same to Geo E Buckbee. Same property. P M. Prior mort \$6,000. July 22, due, &c, as per bond. July 24, 1909. 9:2540. 1,000

Fleischl, Emil to DOLLAR SAVINGS BANK of City of N Y. Westchester av, No 514, s s, 29 e Brook av, 27x122x28.1x114.1. July 6, due Dec 1, 1910, 5%. July 27, 1909. 9:2276. 17,000

Same and Bella Kaufmann with same. Same property. Subordination agreement. July 7, July 27, 1909. 9:2276. nom

Fisher, Edwin to Maria L Seiffert. 161st st, No 297, n s, 251 e Morris av, 25x146. July 22, due, &c, as per bond. July 29, 1909. 9:2421. 1,000

Fogal, Alonzo exr Emily Fogal and Emily, Florence and Alonzo Fogal of N Y, Ethel Van Orden of Farmingdale, N J, and Jefferson B Fogal of Asbury Park, N J, children and heirs Emily Fogal to Mary A Kavanaugh. Briggs av, n w s, 50 s w 199 h st, late Garfield st, 25x99. July 28, due, &c, as per bond. July 29, 1909. 12:3302. 2,000

\*Fischer, Geo N to Oswald Uhlmann. Bronxdale av, n s, 26.11 e Barnes av, and being lot 10 blk 48 map Morris Park, 26.11x132.4 x25x122.6. July 1, 3 years, 5½%. July 29, 1909. 3,500

Finkelstein, Moses L to Wm H Schott. Vyse av, w s, 200 s 173d st, 50x100. P M. July 28, 3 years, 6%. July 29, 1909. 11:2989. 2,500

\*Greenbaum, Charlotte G to Clara A Miller. Theriot av, e s, 52 n Tremont av 50x100. P M. July 28 due, &c, as per bond. July 29, 1909. 2,500

\*Galante, Nicola with Grace S Whiting. 225th st, s s, 282.4 e Bronxwood av, 25x139.11 to Corsa lane x28.3x126.11, and being lot 233 map 1114A of 329 lots Schieffelin estate. Subordination agreement. July 23, July 24, 1909. nom

Guidera, Annie and Saverio her husband to DOLLAR SAVINGS BANK of City of N Y. Cambreling av, e s, 100 n 188th st, and being lots 98 to 100 map A S Cambreling, West Farms, 75x100. July 26, 1909, due June 1, 1912, 5½%. 11:3075. 6,500

Giordano, Tommaso to Gennaro Del Pezzo. Arthur av, n w s, abt 150 s 187th st, and being lot No 89 map Union Hill, Powell estate, 50x124, except part for Arthur av. P M. July 22, 1 year, 6%. July 23, 1909. 11:3065. 3,000

\*Gleason, Wm F to Kate Williams as trustee Mary Barnes. Lots 65, 67, 175, 176, 209, 226, 227, 228 and 229 map lots of estate of Jos Husson at Clason Point. July 27, installs, 6%. July 28, 1909. 5,000

\*Haight, Saml C to Anna A Schulz. Eastern Boulevard, n s, 200 n e road from Westchester, runs n e 223.2 x s w 242.11 x s e 96 to beginning. Prior mort \$1,000. July 20, due, &c, as per bond. July 23, 1909. 500

Hale, Eliza A to Edw J Owens. Bainbridge av, No 2561, w s, 96 n Coles pl, 18x69.11. July 26, 1 year, 6%. July 27, 1909. 12:3293. 800

Hansen, Geo to Jacob Gruner. Nelson av, e s, 44.3 n e Boscobel av, 25x100. Prior mort \$—. July 13, 5 years, 5%. July 27, 1909. 11:2873. 6,000

Hasenbusch, Selma to Josephine H Hayward. Tinton av, No 1171, w s, 244.9 s 168th st, 18.6x134.11. July 26, due, &c, as per bond. July 27, 1909. 10:2662. 4,000

Hahn, Joseph and Maurice Stiever to Harriet D Potter. Boscobel av, w s, 292.2 s Boscobel pl, 50x140.11 to Ogden av x68.9x128.5 and being lots 15 and 16 parcel 20 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. July 26, 3 years, 5½% until July 26, 1910, and 6% thereafter. July 27, 1909. 9:2522. 5,500

Hahn, Joseph and Maurice Stierer to The American Swedenborg Printing & Publishing Soc. Sedgwick av, e s, 42.3 n 167th st, and being lots 13 to 15 parcel 4 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, 75x115x—x147.4. July 27, due Aug 1, 1912, 5½%. July 28, 1909. 9:2530. 5,000

\*Handibode, Peter, Jr, to Chas A Hess. Av E, n w cor 11th st, 108x205, Unionport. July 29, 1909, due Aug 1, 1912, 6%. 5,500

Interborough Hotel Co to James Everards Breweries. 3d av, No 2491. Saloon lease. July 1, demand, 6%. July 26, 1909. 9:2310. 200

Irving Construction Co to Emma Pagendorn. Perry av, w s, 500 n Holt pl, runs w 83.8 to e s Reservoir Oval East x n 22 x e 84.5 to av x s 22 to beginning. Prior mort \$5,000. July 23, 2 years, 6%. July 24, 1909. 12:3343. 1,000

Kennedy, Mary E to Anna F Hodgins. Ryer av, No 2043, w s, 220.1 n Burnside av, 25x100. July 22, due Aug 1, 1911, 5%. July 23, 1909. 11:3149. 2,250

Kiernan, Peter to EMIGRANT INDUSTRIAL SAVINGS BANK. Ryer av, e s, 457.5 n Burnside av, 25x99.11x25x99.9. July 26, 3 years, 5%. July 27, 1909. 11:3144 and 3149. 2,000

\*Kelly, Sophie to Mary Kearney. Columbus av, s s, abt 120 e Rose st and being lot 22 map 211 lots part of Downing Est, runs s 32.1 x w 94.3 x n 19.4 x e 98.5 to beginning. Prior mort \$3,000. July 12, 3 years, 6%. July 27, 1909. 200

\*Kahn, Lena to David Mayer Brewing Co. 215th st, 1 to 1st av, s s, abt 164 w 5th av, 112x190 to Sheil st, and being lots 225 and 260 map Wakefield. Prior mort \$4,030. July 19, due June 3, 1912, 6%. July 26, 1909. 490

Kuhn, August to John W Thomson committee Louisa Myers. Jerome av, w s, 275 n 184th st, 75x100. July 29, 1909, 3 years, 5%. 11:3199. 14,500

Krabo, Marie and Johanna R Ernst to American Mortgage Co. Vyse av, w s, 125.1 s 180th st, 2 lots, each 38x100.1. Two building loan mortg, each \$18,500. July 28, 1 year, 5½%. July 29, 1909. 11:3127. 37,000

Same to Hans F N Truelsen. Vyse av, w s, 201.8 s 180th st, 76.8x167.3x78.9x164. P M. Prior mort \$3,500. July 28, 1 year, 6%. July 29, 1909. 11:3127. 4,500

\*Kierman, Anna and Martha to Monatiquot Real Estate Co. 7th av or st, s e s, 50 n e 232d st, 25x100, Wakefield. June 28, 2 years, 6%. July 27, 1909. 200

\*Knoblock, Rose wife of and Godfrey Knoblock to Monatiquot Real Estate Co. 232d st, s w s, 405 e 6th st or av, 50x114.6. May 27, 3 years, 5½%. July 27, 1909. 1,050

\*Katzerinsky, Solomon to Lampport Realty Co. Fort Schuyler road, w s, 25 n Lampport av and being lot 110 map Tremont Heights, 25x109x25x—. P M. Prior mort \$—. June 24, installs, 6%. July 29, 1909. 600

Longvale Construction Co to LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 310 n Longwood av, 40x100. Building loan. July 22, 1 year, 6%. July 23, 1909. 10:2710. 27,000

Same to same. Kelly st, e s, 230 n Longwood av, 40x100. Building loan. July 22, 1 year, 6%. July 23, 1909. 10:2710. 27,000

Same to same. Kelly st, e s, 270 n Longwood av, 40x100. Building loan. July 22, 1 year, 6%. July 23, 1909. 10:2710. 27,000

Longvale Construction Co to Geo F Johnson. Kelly st, e s, 230 n Longwood av, 120x100. Prior mort \$81,000. July 15, due July 22, 1910, 6%. July 24, 1909. 10:2710. 9,000

Same to same. Same property. Certificate as to mort as above. July 22, July 24, 1909. 10:2710. —

Longvale Construction Co to LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 230 n Longwood av, 120x100. Certificate as to above mort. July 22, July 24, 1909. 10:2710. —

Langbein, J C Julius to David A and Bertha J Telley. West st, w s, 245 w Daly av, and being lot No 10 map No 252 of Wardsville at West Farms, 50x117 to 181st st x50.1x114, except part for 181st st. July 22, 3 years, 5%. July 23, 1909. 11:3124. 3,700

\*Litpschitz, Eva to Geo Hauser. Magenta av, n s, 125 w Pine av, 50x96x50x95.10 and being lots 213 and 214 map No 426 of building lots near Williamsbridge station. July 15, 3 years, 6%. July 26, 1909. 1,300

\*Mafaraci, Cosimo to Bronx Security & Brokerage Co. 211th st, or Magenta av, n s, lots 195A and 196A map (No 426) of lots near Williamsbridge Station. July 23, installs, \$25 monthly, 6%. July 28, 1909. 300

\*Melrose Realty Co to Annie Davis. Paulding av, w s, 59.6 s 225th st, 50x105.7x50x108.3, and being lots 250 and 251 map 329 lots part Schieffelin estate, except part for Paulding av. P M. July 12, 3 years, 6%. July 27, 1909. 200

\*Maurer, Rosa wife of and Ludwig to BRONX BOROUGH BANK. Unionport road, w s, 48 s Columbus av, and being lots 503 and 504 map Van Nest Park, 52x—. July 27, due, &c, as per bond. July 28, 1909. 8,000





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- Massimino (John) Co and Leo M Klein and Samuel Jackson with Wm I Seaman. 177th st, n s, at e s Tremont av, runs n 52.7 x e 228.2 to w s Davidson av x s 245.1 to st x — to beginning; 177th st, n e cor Davidson av, 64.8x231.6x54.10x239.4. Subordination agreement. July 26. July 27, 1909. 11:2862. non
- Moorehead Realty & Construction Co to TITLE GUARANTEE & TRUST CO. Southern Boulevard, w s, 175 s Crotona Park East, 2 lots, each 25x130.1. 2 building loan mortgages, each \$22,500. May 12, due July 28, 1914, 6% until completion of buildings and 5% thereafter. July 28, 1909. 11:2940. 45,000
- Same to same. Same property. Certificate as to above mortgages. May 12. July 28, 1909. 11:2940.
- \*Meehan, Wm T to Marie Braconier and ano. Prospect terrace, n w cor 226th st, late 12th st, 25x100. P M. July 26, 5 years, 5%. July 27, 1909. 4,700
- \*McGurk, John J to Monatiquot Real Estate Co. 232d st, s w s, 230 n w 7th av or st, 25x114.5. June 14, 3 years, 5%. July 27, 1909. 400
- \*MOUNT VERNON TRUST Co with John L Thomas. Barnes av, s w cor 215th st, 25.6x74.6x25x69.6, Williamsbridge. Subordination agreement. July 1. July 27, 1909. non
- Murray (T F) Real Estate & Construction Co to Benj F Elgar. Park View pl, s e s, 452.10 s w 190th st, 50x90. 2 mortgages, each \$5,000. July 28, due, &c, as per bond. July 29, 1909. 11:3219. 10,000
- Same to same. Same property. 2 certificates as to above mort. July 23. July 29, 1909. 11:3219.
- Same to Eleanor Elgar et al exrs James Elgar. Park View pl, s e s, 502.10 s w 190th st, 25x90. July 19, due, &c, as per bond. July 29, 1909. 11:3219. 5,000
- Same to same. Same property. Certificate as to above mort. July 23. July 29, 1909. 11:3219.
- Massimino (John) Co to Wm I Seaman. Davidson av, e s 90 n 177th st, runs e 58.5 x n 49 x w 56.9 to av x s 49 to beginning. Prior mort \$9,000. July 23, 2 years, 6%. July 27, 1909. 11:2862. 1,450
- Same to same. Same property. Certificate as to above mort. July 23. July 27, 1909. 11:2862.
- Same to same. Davidson av, e s, 139 n 177th st, 49x55.1x49x56.9. Prior mort \$9,000. July 23, 3 years, 6%. July 27, 1909. 11:2862. 1,450
- Same to same. Same property. Certificate as to above mort. July 23. July 27, 1909. 11:2862.
- Mosholu Realty Co to Johann B W Lange. Brook av, No 1515, w s, 195.2 s Wendover av, 100x39. P M. Prior mort \$21,000. July 20, 1 year, 6%. July 23, 1909. 11:2896. 1,000
- McGowan, William to Francesco Miglionico. Park av, n w cor 189th st, 85.3x66.10x90.6x68.9. P M. July 13, due July 20, 1910. 6%. July 24, 1909. 11:3033. 2,250
- \*Melrose Realty Co to Irving Realty Co. 216th st, s s, 375 e 6th av, and being lot No 522 map (No 1041) Laconia Park, 25x100. P M. July 12, 2 years, 6%. July 23, 1909. 125
- \*Melrose Realty Co to Irving Realty Co. 216th st, s s, 200 w Tilden av, 50x100, and being lots Nos 523 and 524 map (No 1041) Laconia Park, 50x100. P M. July 12, 2 years, 6%. July 23, 1909. 500
- McBride, Peter to Annie McBride. Valentine av, s e s, 487.9 n e 198th st, late Travers st, 25x97.9x25x97.11. July 1, 4 yrs, 5%. July 24, 1909. 12:3302. 7,000
- McBride, Peter to Bridget McBride wife Stephen. Valentine av, s e s, 455.9 n e 198th st, late Travers st, 25x97.9x25x97.11. July 1, 4 years, 5%. July 24, 1909. 12:3302. 7,000
- \*Melrose Realty Co with Grace S Whiting. 225th st, s s, 282.4 e Bronxwood av, 25x139.11 to Corsa lane x28.3x126.11, and being lot No 233 map (No 1114A) 329 lots Schieffelin estate. Subordination agreement. July 23. July 24, 1909. non
- \*Melrose Realty Co to Grace S Whiting of Bay Head, N J. 225th st, s s, 257.4 e Bronxwood av, 25x126.11 to Corsa lane x28.3x113.10, and being lot 232 map (No 1114A) of 329 lots of Schieffelin estate. July 16, 3 years, 6%. July 24, 1909. 750
- \*Same to same. Same property. Certificate as to above mort. July 24, 1909.
- Mahoney, Hannah, Bridget, Thomas and Timothy to TITLE GUARANTEE AND TRUST CO. Pelham av, No 602 and C04 (Union av), s s, 16.3 e Arthur av, 50.11x108.3x50x98.5. July 28, due, &c, as per bond. July 29, 1909. 11:3078. 7,000
- \*Marcus, Jos L to James E Humphrey. Carpenter av, No 4228 (2d av), e s, 50 n 234th st, 25x105.5. P M. July 28, due July 1, 1912, 6%. July 29, 1909. 3,500
- Murray, Thomas F to Jane Clavan. 188th st, n s, abt 92.7 w Aqueeduct av, 52x109.9x50x124.1. July 27, 1909, due Aug 17, 1910, 5%. 11:3219. 3,500
- McCrystal, Edw T to Anne Bergin. Anthony av, s w cor 198th st, 98.11x51.9x98x42.4. Prior mort \$4,500. July 28, 3 years, 6%. July 29, 1909. 12:3315. 1,000
- \*Marcus, Jos L to Geo C Ailinger. Carpenter av, e s, 50 n 234th st, 25x105.5, Wakefield. P M. Prior mort \$3,500. July 28, due Jan 28, 1911, 6%. July 29, 1909. 1,000
- \*Same to James E Humphrey. Carpenter av, No 4238, e s, 175 n 234th st, 27x105.5. P M. July 28, due July 1, 1912, 6%. July 29, 1909. 3,500
- \*Same to Geo C Ailinger. Same property. P M. Prior mort \$3,500. July 28, due Jan 28, 1911, 6%. July 29, 1909. 1,000
- \*Norwood Heights Realty & Construction Co to Albert E De Mott. 173d st, w s, 331 s Gleason av, and being lots No 571 map Gleason property, 24th Ward, 25x100. July 23, due July 20, 1912. 6%. July 24, 1909. 3,500
- Same to same. Same property. Certificate as to consent of mort as above. July 23. July 24, 1909.
- Osterkorn, Eliza to Anna H Winkler. 163d st, n s, 115 s e Courtlandt av, 32x105.7x21x105, except part for st. Prior mort \$2,000. July 26, demand, 5%. July 27, 1909. 9:2409. 800
- O'Sullivan, Mary to DOLLAR SAVINGS BANK of City N Y. Prospect av, No 695, w s, 301.10 n 152d st, 19.2x95. July 29, 1909 due Dec 1, 1910, 5%. 10:2675. 5,500
- Premsky, Abe to Thomas J Keane. Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40x102.8. P M. July 28, 1 year, 6%. July 29, 1909. 10:2554. 3,000
- Picone, Joseph and Vincenzo Oliva to Bertel Realty Co. Southern Boulevard, n s, 587.6 w Av St John, 37.6x105. July 22, due June 26, 1910, 6%. July 24, 1909. 10:2683. 22,500
- Pianisani, Ortensia to Gaetano Marchesini. Belmont av, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.10. June 21, due July 1, 1910, —. July 24, 1909. 11:3083. note, 8,000
- Poldow, Joseph to Central Mortgage Co. Concord av, n e cor 147th st, 20x100. Apr 1, 3 years, 5½%. July 27, 1909. 10:2580. 5,500
- Same to same. Concord av, e s, 20 n 147th st, 19.8x100. Apr 1, 3 years, 5½%. July 27, 1909. 10:2580. 5,500
- Same to same. Concord av, e s, 39.8 n 147th st, 19.8x100. Apr 1, 3 years, 5½%. July 27, 1909. 10:2580. 5,500
- Patterson, Frank M with American Mortgage Co. Belmont av, w s, 329.7 n 181st st, 49.5x79.3x49.5x80.7. Subordination agreement. July 23. July 24, 1909. 11:3082. non
- Rosenthal, Woolf to Theron S Johnson. Dawson st, No 876, e s, 740.4 n Longwood av, 40.7x100. P M. Prior mort \$ —. July 22, due May 20, 1912, 6%. July 23, 1909. 10:2702. 4,000
- Russhon, Mary to Sophie Wagner. Decatur av, w s, 270 s 205th st, 25x100. July 23, 3 years, 5%. July 24, 1909. 12:3349. 6,000
- \*Randall, Evelyn to Georgianna Maclay. Park av, e l, 230 s e from Monument No 9 on map land R C Black and ano, contains 9,148-10,000 of an acre; Park av, e l, at n e cor of lot 200x200 recently conveyed to Randall, contains 2,295-10,000 of an acre; Park av, e l, being plot begins 129 s from Monument No 9, on said map, runs e 179.9 x e 20.3 to e l Park av x n 10 x w 200 x s 10 to beginning; plot begins at Monument at s w cor of land conveyed to Wm B Randall, runs w 55.11 to e l Hunter av x n 260 x e 55.11 x s 260 to beginning; Hunter av, e l, distant 55.11 w from w s land Wm B Randall, also 180 from stone monument marking s w cor said Randalls land, runs w 205.1 to e l Clifford av x — x e 207.4 to e l Hunter av x s 110 to beginning; Park av, e l, n e cor land Wm B Randall, runs s 261.2 to e l Hunter av x n w 77 x n e 260.11 to e l Park av x s 91.11 to beginning; Pelham Bay Park, n s, at s w cor land Randall, runs n 191.10 x n 84.9 x s w 254.1 to e l Clifford av x s 90 x e 297.7 to beginning; Park av, e l, at n e cor land Randall, runs w 260.11 x s 37 x w 207.4 to e l Clifford av x n 63.10 x n e 487.9 to e l Park av x s 105 to beginning, Pelham Manor. July 21, 3 years, 6%. July 23, 1909. 17,000
- \*Ruggerio, Anthony to Grace S Whiting of Bay Head, N J. 225th st, s s, 282.4 e Bronxwood av 25x139.11 to Corsa lane x28.3x126.11, and being lot No 233 map (No 1114A) of 329 lots of Schieffelin estate. July 16, 3 years, 6%. July 24, 1909. 750
- Russ, Minor O to J C Julius Langbein. West st, s w s, 245 w Daly av, and being lot No 10 map (No 252) of Wardsville at West Farms, 50x117 to 181st st x50.1x114, except part for 181st st. Prior mort \$3,700. July 22, 3 years, 5½%. July 23, 1909. 11:3124. 2,300
- Rubel, Friedrich to Margt Schaefer. Whitlock av, s w cor 149th st, runs n w 60.11 x s w 69 x s 110 x e 157.6 to av x n 49.11 to beginning. P M. July 14, 3 years, 5%. July 28, 1909. 10:2601. 2,000
- \*Rupp, Lena and August her husband to Martin D Fink. Westchester av, s w cor 172d st (St Lawrence av), 50.11x121.4x50x130.11. July 22, due July 1, 1912, 6%. July 23, 1909. 3,500
- Rindskopf, Jos C and Rosalie Loeb of Schenectady, N Y, to Manhattan Mortgage Co. Eastburn av, late 1st av, e s, abt 440 n 174th st, and being lots 376 and 377 map Mt Eden, 10x100, except part for Eastburn av. Prior mort \$ —. July 21, due, &c, as per bond. July 27, 1909. 11:2796. 5,000
- \*Rieger, Carl L to Herbert S Ogden. Columbus av, n s, 50 w Madison st, 25x100. July 28, due Dec 1, 1912, 5½%. July 29, 1909. 4,000
- \*Staker, Alice M to Herman G Unger. 216th st, late 2d av, s s, 155 e 4th av, and being e ½ of lot No 402, map of Wakefield. 50x114. July 23, 1909, due Aug 1, 1912, 5½%. July 23, 1909. 4,250
- Steinkamp, Wm H with Central Mortgage Co. Concord av, n e cor 147th st, 59.4x100. Subordination agreement. July 25. July 27, 1909. 10:2580. non
- \*Smalls, Ester to Land Co "D" of Edenwald. Nelson av, n w cor Bland av, 50x100, Edenwald. P M. Jan 26, 3 years, 5½%. July 27, 1909. 980
- \*Scoini, Domenico to Hudson P Rose Co. Eastchester road, e s, abt 109 s Seminole st and being lot No 147 map 327 lots in Hunter Estate, 27.3x137.7x25x147.4. P M. July 23, due Aug 1, 1912, 5½%. July 24, 1909. 350
- Schultz, Bernard to Henry Seebeck. 234th st, n s, 460 w Katonah av, 25x100. P M. Prior mort \$3,200. July 23, 3 years, 6%. July 24, 1909. 12:3375. 900
- \*Schultz, Bernard to Henry Seebeck. 234th st, n s, 435 w Katonah av, 25x100. P M. Prior mort \$3,200. July 23, 3 years, 6%. July 24, 1909. 900
- Schultz, Bernard to DOLLAR SAVINGS BANK. 234th st, n s, 460 w Katonah av, 25x100. P M. July 23, due July 1, 1911, 5½%. July 24, 1909. 12:3375. 3,200
- Schultz, Bernard to DOLLAR SAVINGS BANK. 234th st, n s, 435 w Katonah av, 25x100. P M. July 23, due June 1, 1911, 6%. July 24, 1909. 12:3375. 3,200
- Streebrook Realty Co to Dwight C Harris. Vyse av, e s, 100 s 180th st, 72x113.6x70x114.8. Certificate as to above mort. July 22. July 23, 1909. 11:3132.
- Streebrook Realty Co to Dwight C Harris. Vyse av, e s, 100 s 180th st, 37x114.1x35x114.8. July 22, 5 years, 5%. July 23, 1909. 11:3132. 18,000
- Streebrook Realty Co to Dwight C Harris. Vyse av, e s, 137 s 180th st, 35x113.6x35x114.1. July 22, 5 years, 5%. July 23, 1909. 11:3132. 18,000
- Schaefer, Sarah J to Henry Lubbe. Vyse av, e s, 172 s 180th st, 35x113x35x113.6. July 22, 5 years, 5%. July 23, 1909. 11:3132. 18,000
- \*Sauve, Nellie to Charles F Mueller. Grace av, e s, 50 s Rose pl and being lot No 81 map St Raymond Park, 25x100. July 22, due July 1, 1914, 6%. July 23, 1909. 3,000
- Tully Construction Co to LAWYERS TITLE INS AND TRUST CO. Simpson st, e s, 121.10 n Westchester av, 2 lots, each 40x100. Two building loan mortgages, each \$32,500. July 28, due Jan 28, 1911, 6%. July 29, 1909. 10:2727. 65,000
- Same to same. Simpson st, e s, 121.10 n Westchester av, 80x100. Certificate as to above mortgages. July 28. July 29, 1909. 10:2727.



# KING'S WINDSOR CEMENT

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Tessier, Edw M to Henry Brown, of South Orange, N J. Fort Independence st, e s, lots Nos 37 and 38 map of land at Kingsbridge belonging to Wm O Giles, 100x139x90.2x149, except part for Cannon pl. July 22, due, &c, as per bond. July 23, 1909. 12:3258. 7,500

Tulare Realty Co to Christian H Wagner. Intervale av, e s, 242.5 n Freeman st, 50x88.9x50.9x100.3. July 23, due, &c, as per bond. July 24, 1909. 11:2976. 2,000

Same to same. Same property. Certificate as to above mort. July 23. July 24, 1909. 11:2976. —

Truelsen, Hans F N with Christian Wembacher and ano. 179th st, No 971 East. Extension of mort for \$2,500 to Sept 1, 1913, at —%. July 21. July 24, 1909. 11:3132. nom

Thode, Adolphine C to Diedrich Eggers. 188th st, No 530, s e cor Bathgate av, 90x26.8x89.11x28.6. Prior mort \$17,500. July 28, due, &c, as per bond. July 29, 1909. 11:3056. 5,000

Same to Morgenthau Co. Same property. Two P M mort, each \$6,000. Two prior mort, each \$30,000. July 20, due Aug 13, 1912, 6%. July 29, 1909. 10:2727. 12,000

\*Valentine, E Russell to Manhattan Mortgage Co. 223d st, n s, 656.10 e White Plains road, 25x100. Prior mort \$ —. July 19, due, &c, as per bond. July 29, 1909. 3,700

\*Same and Northern Bank of N Y with same. Same property. Subordination agreement. July 19. July 29, 1909. nom

\*Valentine, Adelia M to Alwell Realty Co. Park av, n e cor 216th st, 100x100. July 28, due, &c, as per bond. July 29, 1909. 7,000

\*Same to same. 216th st, n s, 100 e Park av, 50x100. July 28, due, &c, as per bond. July 29, 1909. 4,000

\*Same to David Stewart. Park av, n e cor 216th st, 100x150. Prior mort \$11,000. July 28, due, &c, as per bond. July 29, 1909. 5,000

Volga Imp't Co to Carl Eichhorst. Intervale av, n w s, 655.7 n e 167th st, 75x72.10. P M. Prior mort \$5,500. July 9, 2 years, 6%. July 24, 1909. 10:2692. 8,350

Wright (Wm H) & Son, Inc, to Theresa Kramsall and ano. Briggs av, No 2667, w s, 264.5 n 194th st, 18.9x86.8x18.10x84.8. Certificate as to above mort. July 16. July 23, 1909. 12:3300. —

Wright (Wm A) & Son, Inc, to Theresa Kramsall and ano. Briggs av, No 2667, w s, 264.5 n 194th st, 18.9x84.8x18.10x84.8. July 22, due, &c, as per bond. July 23, 1909. 12:3300. 5,000

Weimar, Henry to Mary S Todd. Hull av, w s, 225 s Woodawn road, 25x110. July 2, 1 year, 6%. July 24, 1909. 12:3333. 230

Weindell, Margaret E to Chas J Schmitt. Perry av, No 376, e s, 250 s 209th st, 25x100. July 22, 2 months, 6%. July 23, 1909. 12:3347. 250

\*Wilton Investing Co to Alwell Realty Co. Parker av, e s, 175 s Lyon av, and being lot No 17 blk D map (No 1119) of Dore Lyons at Westchester, 25x100. July 23, due July 1, 1912, 5½%. July 24, 1909. 4,000

\*Same to same. Parker av, e s, 200 s Lyon av, and being lot No 16 blk D same map, 25x100. July 23, due July 1, 1912, 5½%. July 24, 1909. 4,000

\*Same to same. Same property. Certificate as to 2 mort as above. July 23. July 24, 1909. —

Wellmann, Henry L to GERMAN SAVINGS BANK in the City of N Y. 141st st, No 619, n s, 81 e Beekman av, 27x100. July 26, 1909, 3 years, 4½%. 10:2554. 2,000

Weiber Construction Co to LAWYERS TITLE INS & TRUST CO. Boston road, s e s, 118.11 n e 165th st, 82.11x67.9x70x112.5. Building loan. July 21, due Mar 21, 1910, 6%. July 26, 1909. 10:2622. 55,000

Same to same. Same property. Certificate as to above mort. July 15. July 26, 1909. 10:2622. —

Same to same. Cauldwell av, w s, 100.5 n 165th st, 60.6x70. July 21, 1 year, 6%. July 26, 1909. 10:2622. 30,000

Same to same. Same property. Certificate as to above mort. July 15. July 26, 1909. 10:2622. —

\*Zuelch, George with John L Thomas. Barnes av, s w cor 215th st, 25.6x74.6x25x69.6. Agreement modifying description in mort. July 15. July 27, 1909. nom

\*Zuckerkandel, Rebecca wife of and Abraham and Benj Kimmel to Henry Breslau as trustee for Mirian Breslau. Bronx Park av, s e cor Wyatt av, 100x25. July 20, 3 years, 5%. July 29, 1909. 5,000

## JUDGMENTS IN FORECLOSURE SUITS.

July 22.

78th st, n s, 144 w Av A, 25x102.2. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y; John B Golden, ref. (Amt due, \$1,043.32.)

Walton av, s e cor 179th st, 50x100. Metropolitan Land Co agt Mari I E Starr; Geo Q Collins, att'y; Myron Sulzberger, ref. (Amt due, \$6,347.50.)

122d st, Nos 163 and 165 East. Caelia Kahn agt Harris M Cohn; Moses N Schleider, att'y; Gustavus A Rogers, ref. (Amt due \$10,415.) July 23.

14th st, No 536 East. Ignatz Reich et al agt Samuel E Fox; Amend & Amend, att'ys; Irwin Kurtz, ref. (Amt due \$7,783.75.)

Cherry st, No 256½. Rosie Punch agt Annie Rutgers st, No 57½. Roth; Arnstein & Levy, att'ys; Adelman H Burd, ref. (Amt due, \$7,089.66.) July 24.

119th st, No 132 East. Maude E Cooke agt Adolph Danziger et al; Miller & Bretzfelder, att'ys; Walter Hirsch, ref. (Amt due \$16,851.58.) July 26.

152d st, n s, 134.11 e Morris av, 25x50. James E Humphrey agt Robert Freedman et al; Smith Williamson, att'y; Joseph G Gay, ref. (Amt due, \$2,109.69.)

Vyse av, w s, 280 n 167th st, 20x100. Alice Powell agt Silberberg & Saul; Louis F Doyle, att'y. (Amt due, \$8,314.45.)

133d st, n s, 75 e 7th av, 25x99.11. Daniel Houlihan agt Isaac Huppert; Wm E Morris, att'y; James Oliver, ref. (Amt due \$954.45.)

Madison st, Nos 186 and 188. Jonas Weil agt Davis Burkman et al; Malcolm Sundheimer, att'y; Philip J McCook, ref. (Amt due \$10,395.46.) July 27.

121st st, Nos 321 and 323 East. Belwood Realty Co agt Samuel Kadin; Lese & Connolly, att'ys; William Halpert, ref. (Amt due, \$14,221.25.)

Willitt av, w s, 100 s 216th st, 100x200. Oscar Scherer agt Emma M Zeltner; John E Brodsky, att'y; Louis B Hasbrouck, ref. (Amt due, \$7,343.00.)

Washington av, e s, 258.10 s 174th st, 41.3x 109.10. Frederick Oehler agt Sadie Bassel; H Vogt, att'y; Frank Hendrick, ref. (Amt due, \$13,080.48.) July 28.

Thompson st, Nos 98 and 100. John Palmieri agt Pasquale Pati et al; Martin Wechsler, att'y; James Kearney, ref. (Amt due \$3,896.72.)

Elizabeth st, No 30. Americus C Stabile agt Joseph Manganaro et al; Palmieri & Wechsler, att'ys; Cambridge Livingston, ref. (Amt due, \$3,985.62.)

Pleasant av, w s, 67.7 s 119th st, 16.8x75. Ludwig Reiderer agt Mary Altieri; Charles Putzel, att'y; Wm H Hirsh, ref. (Amt due, \$5,758.18.)

## LIS PENDENS.

July 24.

Hughes av, n e cor 179th st, 66.5x95x80.9x96.1. Belmont av, n w cor 179th st, 81.7x11.8x80.9 x1.8.

David Stone agt Sophie Knepper; action to foreclose mechanic's lien; att'ys, Spiro & Wasservogel.

Franklin st, Nos 132 to 142.

Varick st, Nos 5 and 7.

Franklin st, n s, 121.8 w Varick st, 12 ins x 87.6.

Florence L Mabee et al agt David S Walton et al; partition; att'y, J S L'Amoreaux.

Grand Concourse and Boulevard, s e s, intersec s w s 178th st, 104.11x100x100x95.6. Van Nest Wood Working Co agt Hagerman Construction Co; action to foreclose mechanic's lien; att'y, D Arthur.

Park Row, Nos 211 and 213. Edmund Guilbert et al exrs agt Arthur W Guilbert et al; partition; att'ys, Mackenzie & Burr. July 26.

24th st, n s, 218 e 11th av, 75x98.9. Benjamin Riesner agt Lee McCallum et al; action to foreclose lien; att'y, G H Epstein. July 27.

No Lis Pendens filed this day. July 28.

40th st, s s, 80 w Park av, 25x98.9. Jacob O Siefert agt James O'Connor et al; action to foreclose mechanics lien; att'y, R E Doherty.

2d av, w s, 75.5 s 55th st, 25x75. Matthew Murphy agt William Murphy et al; partition; att'y, R A B Dayton.

Turnpike road, s s, plot 380 map of Unionport, Bronx. Florence S Crosby agt Robert B Jordan et al; partition; att'y, S Baker.

112th st, n s, 225 e Broadway, 100x100.11. Henry Leerburger agt Hennessey Realty Co; action to restrain, &c; att'ys, Keith & Abbot. July 29.

Trinity av, Nos 708 to 716. Herman Seiffert agt Patrick McKenna et al; accounting, etc; att'y, I H Harris.

151st st, No 304 East. William Lemler agt Eugene T Hawkins; specific performance; att'y, H Swain. July 30.

3d av, s e cor 146th st, 28x72x25x84.7. Geo F Mand agt Geo F Murphy et al; action to recover possession of 1-5 part; att'y, F J Kuerzi.

Riverside Drive, n e cor 84th st, 137.5x79x irreg. Wm F Cosgrove et al agt Wm R Stewart et al; notice of attachment; att'y, G H Bruce.

Quimby av, n s, 130 w Olmstead av, 25x108. Thos B Bowne & Son Co agt Emma Uhl et al; action to foreclose mechanics lien; att'y, J Davis.

## FORECLOSURE SUITS.

July 24.

8th st, No 363 East. Aaron Franklin agt Herman Martinovitz et al; att'y, N Bardach.

Mercer st, No 235. Amanda A Tiger agt Union Mutual Real Estate Co; att'y, E A Isaacs.

51st st, s s, 165 e 2d av, 20x70.5. Samuel Weiss agt Benjamin F Vineburg et al; att'ys, Quackebush & Adams. July 26.

Lots 748, 749, 750, 757, 758, 762, 763, 764, 765, 766, 767, 768, 769 and 770 amended map of Section C, Vyse Estate, Bronx; 2 actions. William L Rose agt Louis J Jacoves et al; att'y, B G Paskus.

Brook av, No 1458. Solomon Moses et al exrs agt Emil Berger et al; att'y, E Menocal.

Av D, e s, 83 s 13th st, 25x105, Bronx. Geo Hauser agt Hannah Frankel et al; att'y, H Ogden.

4th st, Nos 32 and 34, Bronx. John Bopp agt Nellie F O'Connor et al; att'y, S J Stilwell. July 27.

7th av, Nos 2308 and 2310; two actions. Adolph Seelig agt Joel Marks et al; att'y, L J Rosett.

Division st, No 223.

East Broadway, No 234.

Ber Goldstein agt Augusta E Smith et al; att'y, I P Kremer.

121st st, Nos 309 and 311 West; two actions. Wm R O'Brien agt Frank J Cassidy; att'ys, R & E J O'Gorman.

White Plains road, n e cor Walkley pl, runs e 75 to Garden st, x n 95 x w 63.1 x s 75.9 to beginning. George Walkley agt Louis Barnett et al; att'ys, Wood & Bennett. July 28.

102d st, No 124 East. Malvina Russon agt Moses Ochs et al; amended; att'y, M Stein.

Anthony av, e s, 259.2 s Prospect pl, 59.2x92.4 x83.6x90. Estates Settlement Co agt Resht Realty Co et al; att'ys, Carrington & Pierce.

240th st, n s, lots 189 to 192, map of partition of Hyatt Farm, Bronx. Ella L Hebbard agt William Meldrum et al; att'y, B F Gerding.

110th st, No 336 East. Francesca Stropoli agt Mendel Tamor et al; amended; att'y, J L Bernstein.

126th st, s s, 391.8 e 2d av, 41.8x99.11. Metropolitan Trust Co of City of N Y agt Frieda Hart et al; att'y, J B Pine.

Anthony av, w s, 291.11 n Burnside av, 16.8x 100. Franklin Savings Bank in the City of N Y agt Bruno Gunther et al; att'y, W M Powell. July 29.

White Plains road, Nos 3664 and 3666. John Keller agt Adelaide Burlando et al; att'y, J Krause.

Sheriff st, No 83. Samuel Mann agt Harris Lustgarten et al; att'y, J Gans.

8th st, s w s, 254.8 n w Av A, runs n w 19.7 x s w 86.6 x e 12.3 x s 16.10 x s e 3 x n e 97.6 to beginning. John Cehler agt Jennie Wolf et al; att'y, J Krause.

Thompson st, Nos 40 and 42. John Palmieri agt Max Wolper et al; att'y, M Wechsler.

Rock st, s s, 300 e Riverdale av, 25x87. Mary Sweeney agt John J Morley et al; att'y, W C Kellogg.

7th st, s s, 250 e Av A, 25x90.10. Gerson M Krakower agt Meyer Hurwitz et al; att'y, W J Lippmann.

66th st, No 153 West. Equitable Life Assurance Soc of the U S agt Jonas V Spero et al; att'ys, Alexander & Green. July 30.

117th st, s s, 50 w 2d av, 40x58.5. Belle G Bernheimer exrtx et al agt Benjamin Berger et al; att'y, S Wechsler.

Riverside Drive, n e cor 113th st, 52.7x98.7x irreg. Metropolitan Life Ins Co agt Virginia Potter et al; att'ys, Ritch, Woodford, Bovee & Butcher.

18th st, No 530 East. Paul Hellman agt Beatrice Berman et al; att'y, A A Hovell.

Madison st, No 351. Rutherford Realty Co agt Fannie Cohen et al; att'ys, Wells & Snedeker.

2d av, No 2485. Bernard Solarz agt Lena Jacobs et al; att'y, A A Silberberg.

183d st, s s, 94.7 w Washington av, 50x90. Anna M Wolfrum agt Geo L Collins et al; att'y, H C Knoepfel.

121st st, s s, 260 w 2d av, 25x—. Henry Reynard agt Mary Grolig et al; att'y, J P Fallon, Jr.

49th st, n s, 206.3 w 1st av, 18.9x100.5. Otto G Fuchs agt Amalie Herrmann et al; att'y, F C Steffen.



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JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments fled against corporations, etc., will be found at the end of the list.

- July.
- 47 Amann, Henry M—B K Bloch.....143.51
- 24 Auerbach, Robert—C Currie.....costs, 73.68
- 24 Ackerman, Louis—H Grad.....24.71
- 26 Allen, John—R Cohen.....30.37
- 26 Beck, Max—D J Lowenthal.....95.36
- 27 Aronovitz, Louis—National Fireproof Door & Sash Co.....539.38
- 29 Abendschein, Geo F—Tenement House Department.....265.17
- 29 Amsden, Orville O et al—Asphalt Ready Roofing Co.....71.89
- 29 Amdo, Tono et al—A Wisser.....29.65
- 29 Amdor, Haberto et al—the same.....29.65
- 29 Ahearn, John F—W H Walker.....11,100.79
- 30 Archibald, Randolph E et al—M J Shults et al.....330.27
- 30 Abramson, Louis et al—J Brean.....1,287.26
- 24 Bootelkoff, Isaac et al—M Seiff.....388.15
- 24\* Brower, Harry et al—J R Schiff.....247.92
- 24 Brons, Philip & Herman—H H Kahn.....240.54
- 26 Ball, Mary E—Olin J Stephens, Inc.....128.83
- 26 Buradkin, Walter E—A De Lancey.....96.25
- 26 Bennett, Max and Isidor—Williams Caramel Co.....107.76
- 26 Eotstiber, Mina—L Mendelson.....187.34
- 26 Badgley, Howard G—Alvin Mfg Co.....101.78
- 26 Briggs, Walter J—Acker, Merrill & Condit Co.....64.26
- 26 Burns, Allison H—the same.....112.57
- 26 Brooks, Harry E—M Brexendorff.....76.40
- 27 Berg, Alexander M—N Y & N J Telephone Co.....29.61
- 27 Berman, Samuel—A Feitelfaum.....124.29
- 27 Baker, Jearles H—J I Moore.....64.67
- 27 Brown, Samuel—N Siff possession of property and \$56.67 or.....\$552.88
- 27 Brodsky, Samuel et al—G E Harding.....218.91
- 27 Baker, Sarah V—Title Guarantee and Trust Co.....2,904.41
- 28 Bennett, Clarence H et al—Carnegie Trust Co.....560.40
- 28 Brown, Geo J—Press Pub Co.....63.92
- 28 Beveridge, J Wallace—W Plate.....140.59
- 28 Bremer, Christina—J Seeman et al.....220.45
- 28 Britting, Valentine—B Lattner.....237.38
- 28 Blumenreich, Gustav—International Wine & Liquor Co.....116.75
- 28 Beach, Ralph H—J R Wiliston et al.....30,708.53
- 29 Brayman, Wm D et al—Asphalt Ready Roofing Co.....71.89
- 29 Bernardo, Charles et al—Schieffelin & Co.....213.90
- 29 the same—A Bruen et al.....263.92
- 29 Brica, Louis—E R Ersing et al.....280.72
- 29 Bikoff, Jacob—D Boudinoff.....1,402.77
- 29 Blumberg, Samuel—V Halper.....144.80
- 29 Bradner, E Warwick—F W Evers.....103.33
- 29 Benincasa, Michael—N Y Edison Co.....48.77
- 30 Brown, David S Jr—Harcourt Realty Co.....521.80
- 30 Borghard, Frederick Jr—Lachman & Jacob Inc.....378.83
- 30 Benirati, Anton—M Liebesman.....30.49
- 30 Busch, Max—F de Montebello et al.....189.07
- 30 Biddle, Edwin C et al—J Bean.....1,287.26
- 24 Cashman, Henry D—N Y School of Automobile Engineers.....875.85
- 24 Carson, Chas G—H Goldwater et al.....98.06
- 26 Chapman, Frank B—K E Esmay et al.....31.94
- 26 Cullen, Bridget—Forty-second St, Man & St Nic Ave Ry Co.....114.10
- 27 Carroll, Joseph B—N Y & N J Telephone Co.....37.28
- 27 Chasmar, Alfred E—N Y Telephone Co.....39.08
- 27 Crispins, Elizabeth—A Scherer et al.....329.27
- 27 Crow, David—M A Isaacs.....1,688.06
- 27 Constantine, Richard B—Chas M Decker & Bros.....105.36
- 27 Crawford, George—Northern Trust Co.....6,315.62
- 28 Carlin, James et al—J Sinnott et al.....121.27
- 28 Carroll, John V—S Lange.....178.37
- 28 Camphausen, Gustav P—M Hasbrouck et al.....118.67
- 28 Chisholm, Walter & Mary R—L S Smith et al.....2,017.86
- 29 Cohen, Isaac & Sarah et al—B Horn et al.....574.97
- 29 Cohen, Isaac et al—the same.....574.97
- 29 Cooper, Fred B—K Bloch.....140.88
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Table listing various construction and real estate firms with their names and associated values or dates.

Table listing various individuals and firms, including names like Green, Joseph et al, Gottlieb, Jacob, and others, with associated values or dates.

Table listing real estate firms such as Sturtevant Realty Co, Hyams Realty Co, and Nicoland Amusement Co.

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

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Table of mechanics' liens for July 24, listing addresses and claimants.

July 26.

Table of mechanics' liens for July 26, listing addresses and claimants.

July 27.

Table of mechanics' liens for July 27, listing addresses and claimants.

July 28.

Table of mechanics' liens for July 28, listing addresses and claimants.

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July 24, 26, 27, 28, 29 and 30.

Table listing satisfied judgments for various individuals and firms, including names like Arbuckle, John, and others.

CORPORATIONS.

Table listing corporations such as Empire State Surety Co, Barrick Pub Co, and others.

Consult our BUYERS' REFERENCE

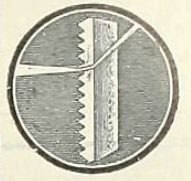
when about to order any Building Materials. It may save you HUNDREDS and possibly THOUSANDS of dollars, as it contains the names of practically all the important Building Material firms and allied interests in Greater New York.



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186—Amsterdam av, s w cor 171st st, 100x100. Geo E Sealy agt Lincoln Holding Co and Weisberg Co, Inc .....75.00  
187—2d av, No 1174. Abram Feuer agt John Harris and Edward Feuerstein .....20.00  
188—140th st, Nos 161 to 169 West. Harry Rotman agt Lenox Realty Co and Daniel A Wood .....42.00  
189—134th st, No 811 East. Harbison-Walker Refractories Co agt Zimmerman & Singer .....200.00  
190—Av A, No 1661. B Getelman & Co agt Sophie Hyman and S Hendeson .....105.00  
191—Varick st, No 22. Wm F Lennon agt Leo Hutter (renewal) .....416.00  
192—Jerome av, No 3170. Wm F Lennon agt Leo Hutter (renewal) .....362.00  
193—7th av, s e cor 111th st, —x—. Polak & Schuelman agt Greencourt Building Co (renewal) .....345.00

July 29.

194—43d st, No 362 West. Frank Jeckel agt Bernard Curry and James G Crowe .....150.00  
195—160th st, Nos 511 to 527 West. Samuel Soffen et al agt Harris & Abraham Cohen and Harris Parslov .....150.00  
196—130th st, n s, 80 w Lexington av, 80x100. Phillip Cohen et al agt Meyer Sacks .....1,450.00  
197—Stanton st, No 50. Herman Baron agt Morris Bresky, Louis Fein and Louis Baron .....275.00  
198—Park av, s e cor 103d st, —x—. Pittsburgh Plate Glass Co agt Cohen & Kraft (renewal) .....383.70  
199—Manida st, s w s, 158.1 s e Garrison av, 450x100. Ficklen Concrete Construction Co agt Meehan Building Co .....2,766.25  
200—Garrison av, n e cor Manida st, 113.5x143.7x100x90.2. Same agt Robert E Simon .....148.75  
201—Manida st, n e s, 90.2 s e Garrison av, 325x100  
Manida st, n e s, 465.2 s e Garrison av, 50x100  
Manida st, n e s, 188.10 n w Lafayette av, 75x100  
Manida st, n w cor Lafayette av, 163.10x100. Ficklen Concrete Co agt Manida Co .....1,375.10  
202—Manida st, s w s, 158.1 s e Garrison av, 325x100  
Manida st, s w s, 483.1 s e Garrison av, 100x100. Same agt Meehan Building Co .....788.00  
203—Garrison av, s e cor Huntspoint road, 100x743.7. Ficklen Concrete Construction Co agt Huntspoint Construction Co .....1,581.00  
204—Sullivan st, No 136. Michael Ciruzzi agt Emilia Di Giacomo, Guiseppe B Jarbieri & Guiseppe Alnotto .....22.00  
205—Macdougall st, No 117. Paul Heller agt Teresa Bianchetti and Peter Bianchetti .....56.46  
206—3d st, Nos 81 and 83 East. Samuel Eichenbaum agt Louis and Mary Frankenthaler and H L Rockmore .....177.33  
207—Garfield st, e s, 100 n Van Nest av, 30x100. Leiman & Kaplan agt First Van Nest Hebrew Congregation (renewal) .....3,000.00

July 30.

208—Minford pl, w s, 300 n 172d st, 100x102. Rosaria Laura agt Arthur W Wall, Arthur W Wall Construction Co and John Althouse .....600.00  
209—66th st, Nos 229 and 231 West. Harry Ginsberg agt Emma C Beard (renewal) .....127.55  
210—Trinity av, Nos 971 and 973. Rathe & Scheiberg agt Frank Zinga and H C Smith (renewal) .....116.00

## BUILDING LOAN CONTRACTS.

July 24.

Southern Boulevard, n s, 587.6 w Av St John, 37.6x105. Bartel Realty Co loans Joseph Picone and Vincent Oliva; to erect a 5-sty tenement; 14 payments .....22,500  
168th st, n s, 98 e Walton av, 50x109x50x98. Excelsior Mortgage Co loans Elmer Realty Co; to erect two 2-family dwellings; 6 payments .....10,500  
Sedgwick av, w s, 175 s Depot pl, 25x100. Same loans same; to erect a 2-family dwelling; 6 payments .....6,000  
Parker av, e s, 175 s Lyon av, 50x100. Alwell Realty Co loan Wilton Investing Co; to erect two 2-sty dwellings; — payment .....8,000  
Waldo pl, w s, 109.3 n Middletown road, 25x100. Maud V K Drummond loans Chas R Baxter; to erect a —sty building; 3 payments .....3,000

July 26.

26th st, n s, 375 w 6th av, 50x98.9. City Mortgage Co loans the Loft Realty Co; to erect a —sty building; — payment .....160,000  
Delancey st, n e cor Mangin st, 50x100. City Mortgage Co loans Max Jacobson Realty Co; to erect a —sty building; — payment .....10,000  
99th st, n e cor West End av, 116x100.11. City Real Estate Co loans Allendale Bldg Co; to erect 12-sty apartment; — payment .....600,000  
39th st, n s, 86.8 e Broadway, 75x98.9. Lawyers' Title Insurance & Trust Co loans the 39th St Theatre Co; to erect a —sty theatre; — payment .....80,000

Kelly st, e s, 230 n Longwood av, 120x100. Lawyers Title Insurance & Trust Co loans Longvale Const Co; to erect a —sty building; — payment .....71,000

July 27.

Concord av, n e cor 147th st, 59.4x100. Central Mortgage Co loans Joseph Poldow to erect a —sty bldg; 6 payments .....16,500

July 28.

40th st, n s, 109.11 w 6th av, 90.1x98.9. City Real Estate Co loans Tilden Investing Co; to erect a 12-sty store, loft and office building; — payment .....550,000  
111th st, s s, 125 w Amsterdam av, 108.4x91.10. Irving Savings Institution loans Roffler Construction Co; to erect a —sty building; 4 payments .....160,000

July 29.

Vyse av, w s, 163.2 s 180th st, 38.1x100.1. American Mortgage Co loans Marie Krabo and Johanna R Ernst; to erect a 4-sty tenement; 13 payments .....18,500  
Vyse av, w s, 125.1 s 180th st, 38.1x100.1. Same loans same; to erect a 4-sty tenement; 13 payments .....18,500  
Central Park West, n w cor 64th st, 100.5x150. Metropolitan Life Ins Co loans Harperly Hall Co; to erect a 12-sty co-operative apartment; 12 payments .....725,000  
Boston road, s e s, 118.11 n e 165th st, 82.11x67.11  
Cauldwell av, w s, 100.4 n 165th st, 7x51.6. Lawyers Title Ins & Trust Co loans Weiher Construction Co; to erect a 6-sty apartment; 7 payments .....85,000  
Van Nest av, n s, 50 w Barnes av, 25x100. Herbert S Ogden att'y loans Carl L Rieger; to erect a 2-sty dwelling; — payment .....4,000

July 30.

Simpson st, e s, 121.10 n Westchester av, 40x100  
Simpson st, e s, 161.10 n Westchester av, 40x100  
Lawyers Title Ins & Trust Co loans Tully Construction Co; to erect two 5-sty apartments; 11 payments .....65,000  
Westchester av, s e cor Bergen av, 78x173.6x irreg. Metropolitan Life Ins Co loans Wm T Keogh Amusement Co; to erect a 2-sty office, stores and theatre; 9 payments .....225,000  
Honeyville av, n w cor 178th st, 36.6x140.3  
Honeywell av, s w cor 178th st, 35.7x140.3. Bronx Investment Co loans Anna A A Brandt; to erect two 5-sty apartments; 5 payments .....44,000  
Fowler av, w s, 125 n Rhineland av, 25x142. Alwell Realty Co loans Frederick O & Veronica Quarg; to erect a 2-sty dwelling; — payments .....4,000  
Faile st, e s, 300 s Spofford av, 125x100. Hunts Point Estates loans Spofford Estates; to erect a 6-sty dwelling; 8 payments .....38,500  
Wadsworth av, w s, 184th to 185th st, 179.10x70. North American Mortgage Co loans Getskay Realty Co; to erect a 6-sty apartment; 14 payments .....155,000

## SATISFIED MECHANICS' LIENS.

July 24.

Belmont av, n w cor 189th st. Joseph Shanske agt Louis Moschese et al. (July 7, 1909) .....1,050.00  
150th st, Nos 269 to 273 West. Emery Roth agt Bisch-Hoes Realty & Construction Co et al. (July 17, 1909) .....300.00  
Grant st, n e s, 88.8 e Main st. Adam Jansson agt Dora Jacobstat et al. (July 9, 1909) .....446.85  
Belmont av, w s, 280 n 181st st. G B Raymond & Co agt Cerra Realty & Construction Co et al. (Feb 15, 1909) .....504.41

July 26.

Belmont av, Nos 2159 and 2161. Jamestown Hardwood Trim Co agt Cerra Realty & Const Co et al. (May 21, 1909) .....750.00  
112th st, Nos 9 to 17 West. Abraham Greenzweig agt Aaron Guidalia et al. (June 7, 1909) .....465.00

July 27.

Hoe av, w s, 125 n 172d st. Rohman Plumbing Co agt Bryant Co et al. (July 24, 1909) .....450.00  
200th st, n s, 35 w Briggs av. Clyde F Howes agt Nicholas Hodes et al. (June 18, 1909) .....733.06  
Same property. Patrick F Halloran agt same. (June 21, 1909) .....785.34  
8th st, No 383 East. Hydraulic Press Brick Co agt H Mortinowitz et al. (May 14, 1908) .....114.00  
Hester st, No 55. Clarence V Cheesman agt Reuben Satenstein et al. (June 29, 1908) .....95.00

July 28.

Leggett av, n w cor Kelly st, 118.8x110x irreg. Albert E Davis agt Philip Freudenmacher et al. (July 15, 1909) .....400.00  
200th st, n s, 35 w Briggs av. Clyde F Howes agt Nicholas Hodes et al. (June 18, 1909) .....733.06

Pleasant av, No 314. Pittsburgh Plate Glass Co agt Protective Realty Co et al. (Nov 30, 1907) .....73.00  
42d st, Nos 118 and 120 East. Frank Heitzner & Co agt Adrian H Joline et al. (Mar 8, 1909) .....1,635.00  
200th st, n s, 35 w Briggs av. Robert H Mathews Co agt Nicholas Hodes et al. (July 9, 1909) .....400.18  
42d st, Nos 118 and 120 East. Frank Heitzner & Co agt Adrian H Joline et al. (Mar 8, 1909) .....12,000.00  
25th st, Nos 403 and 408 East. Sam Gold agt Morris Weiss et al. (Nov 30, 1908) .....25.00

July 29.

Longwood av, s s, whole front between Kelly and Beck sts. Sandy Adams et al agt Rentiel Construction Co et al (July 23, 1909). (By bond) .....5,185.50  
Audubon av, w s, 177th to 178th st. Geo H Shuman agt Washington Heights Development & Construction Co et al (Jan 26, 1909) .....1,496.66  
Cauldwell av, w s, 399 n Westchester av. Angelo Gagliano et al agt Hyman Construction Co et al (Nov 20, 1908) .....400.00  
Broadway, w s, near 190th st. Great Northern Engineering & Supply Co agt Henry Nauman et al. (July 16, 1909) .....394.50  
200th st, n s, 35 w Briggs av. Raffaele Di Fizia et al agt Nicholas Hodes et al. (June 3, 1909) .....345.00  
150th st, n s, 100 w 7th av. Church E Gates & Co agt Bisch-Hoef Realty & Construction Co et al (July 28, 1909) .....1,211.95

July 30.

Anthony av, n w cor 174th st. Moore & Landsiedel agt Ekwanok Realty Co et al. (July 1, 1909) .....50.00  
62d st, n s, 160 e 2d av. S P Pearson & Co agt Benito Revirra et al. (Dec 20, 1907) .....6,950.00  
62d st, n s, 150 e 2d av. T H Simonson & Co agt Benito Rivera Co et al. (Dec 21, 1907) .....7,472.66  
62d st, n s, 100 e 2d av. Isaac Moritz agt Benito Revira et al. (Dec 21, 1907) .....1,910.11  
62d st, n s, 160 e 2d av. White Van Glahn & Co agt same. (Dec 21, 1907) .....275.00  
Same property. Frank Voigtmann et al agt Benito Reviro et al. (Dec 21, 1907) .....2,590.00  
Same property. Ritchings & Sontar Co agt Benito Rovera et al. (Dec 21, 1907) .....350.00  
Same property. George Brown & Co agt same. (Dec 23, 1907) .....3,000.00  
Same property. Tuttle Roofing Co agt same. (Dec 23, 1907) .....1,325.00  
Same property. Kyrle S Evans agt Benito Revira Cigar Co. (Dec 23, 1907) .....844.50  
Same property. Peter Nelson agt Benito Rivera Co. (Dec 23, 1907) .....252.52  
62d st, n s, 118 e 2d av. Frank Voightmann et al agt Benito Revira et al. (Dec 23, 1907) .....2,590.00  
62d st, n s, 160 e 2d av. Joseph Elias agt same. (Dec 23, 1907) .....425.00  
Same property. Peter McKay agt same. (Dec 23, 1907) .....1,000.00  
62d st, n s, 118 e 2d av. Jacob Stockinger agt same. (Dec 23, 1907) .....600.00  
62d st, n s, 160 e 2d av. Campbell & Morgan agt same. (Dec 23, 1907) .....586.00  
Same property. Nathan Peck et al agt same. (Dec 24, 1907) .....8,424.45  
Same property. Wm B Richardson et al agt same. (Jan 8, 1908) .....112.59  
Longfellow av, w s, 107.3 n 167th st. Jacob Keller Contracting Co agt Emma M S Messtanz et al. (July 21, 1909) .....736.22

## ATTACHMENTS.

July 22.

L Cohn Handschufabrik; Bennett & Luchs; \$18,323; H H Maass.

July 23.

No Attachments filed this day.

July 24.

Boyer, Frank W; Bonwit, Teller & Co; \$118; C La Rue.  
El Arco Mines Co; John W Smith; \$45,000; Studin & Sonnenberg.  
Edwards, Frank F; James L Robertson, Jr; \$659; Bear & Paret.

July 26, 27 and 28.

No Attachments filed these days.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

July 23, 24, 26, 27, 28 and 29.

Brigante, M. 59 Crosby st. Otis Elevator Co. Elevator Fixtures. 2,000  
Flood & Hanrahan. 172d st and Gleason av. N E Mantle & T Co. Tiling, &c. 100  
Rozziano, V. 2295 1st av. N E Mantle & T Co. Tiling, &c. 144  
Reilly, T. A B See E Co. Elevator. (R) 375  
E J Rieser & Co. 1565 Broadway. Alberts Gas Fix Co. Gas Fixtures. —  
Wainwright, W. 181st st and Walton av. Albert Gas Fix Co. Gas Fixtures. 693



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