

REAL ESTATE RECORD & BUILDERS GUIDE

ESTABLISHED MARCH 21st 1868.

DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to
C. W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

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

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

(Telephone, Madison Square, 4430 to 4433.)

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

Copyrighted, 1909, by The Record & Guide Co.

Vol. LXXXIV.

AUGUST 21, 1909.

No. 2162

THERE are a great many owners of railroad and industrial securities in the United States who are feeling very complacent over the recent rise in the price of stocks and bonds. The great majority of them can probably figure that their investments would sell in cash for one-third more than they would a year ago, and in most cases their current value would total a substantially larger amount than they did during the closing months of 1906. Such calculations are very pleasing, but before taking too much satisfaction in them the investor would do well to look a little deeper and inquire wherein he will really profit by these increased prices. What can he buy with them that will bring him an increased income? Manifestly he cannot very well expect to benefit by the transfer of his holdings from one railroad or industrial stock to another, because they are all selling at substantially the same level. Insiders may know that the securities of any particular company are still selling below their probable future value, but there is no reason at the present time why an investor with only public information at his disposal should expect to gain anything by shifting his investments. It will be very difficult for him to convert the increased capital represented by his securities into increased income. During the coming winter a certain number of railroad and industrial corporations will increase the rate of distribution on their common stocks, but the prices at which these stocks are now selling already pretty well discount every probable occurrence of this kind, and an investor, well acquainted with the general financial situation will realize that the chance for substantially larger dividends than those now enjoyed by the owners of stocks is very remote. Even if the country is entering upon another few years of business prosperity, the increased net earnings of the great corporations will for the most part be absorbed in paying for necessary capital expenditures. All of them still have many millions of dollars to spend upon the improvements that are absolutely necessary for the quick and economical transaction of a considerably increased business; and there is small chance for the present at least that the share-holders will obtain any substantial portion of the increased earnings. Those share-holders will indeed be lucky in case the money market does not become congested with the mass of new flotations and in case even the increased capital value of their securities does not shrink as fast as it has swollen.

THERE is, however, one way in which a wise investor may convert his increased capital value into increased income, and that is by using it to purchase improved urban real estate. During the past year and a half there has been no general increase in realty prices corresponding to the increase in the prices of stocks and bonds. One hundred thousand dollars will buy just about as much improved real estate now as it would in the spring of 1908. Of course there are not so many bargains to be picked up now as there were then, but on the whole the statement that the investment value of real estate has not substantially altered during the intervening period is unquestionably true. It is also true, no doubt, that real estate did not suffer in 1907 any depreciation in price corresponding to the fall in the price of securities, and it may look, consequently, as if the rise in security values were merely a recovery which places them once more on a parity with real estate. But while there is some truth in this qualification of our general state-

ment, it is not the whole truth. As we have already seen, the values of securities have gone substantially higher than they were early in 1907, and one cannot understand how they can be pushed to a still higher level except at the cost of severe subsequent reaction. On the other hand, the turn of real estate is still to come. It is still selling at about the same level as it was late in 1906, when call money was very high, and when the very best industrial preferred stocks could be bought so as to yield almost seven per cent. Assuming, then, that better times are coming and that there will be an imperative trade demand for land, real estate certainly looks like an extremely good investment purchase. An investor who sells stocks or bonds that are bringing him in less than five per cent. should be able to buy improved real estate which would bring him in a decidedly larger net income, and a much more probable increase in capital value. The real estate would be more trouble to take care of, but it would pay for the labor spent upon it. There seems to be no other sure way in which an investor can take advantage of the recent increase in value of his securities and make it equivalent to more spending money without assuming any unbusinesslike and merely speculative risks.

IT is only a question of time when the reasons contained in the foregoing paragraph will appeal to a great many security-holders; and the man who will make money out of the situation will be he who will anticipate the inevitable rise in the price of real estate to a parity with other sources of income; that is, the man who buys his real estate next fall. It always takes the majority of investors a long time to understand that a radical change has taken place in the comparative value of different classes of property. Most of them will not begin to buy real estate until they see the first plain indication of a movement towards a higher level of prices in that class of property. But we believe that the first signs of such a movement will be very much in evidence during next winter and spring. It can be prevented by only two possible obstacles. One would be a sudden halt in the existing impulse towards business activity and prosperity, and that is wholly improbable. The other would be the gradual coming of another season of tight money. If the rates for money are allowed to become as high as they were late in 1906 and early in 1907, there will not be much room for an increased investment demand for real estate. In that case the prices of securities will probably work towards a lower level, and the parity between the price of stocks and the price of realty will be reached, not by an increase in the value of the latter, but by a diminution in the value of the former. It is evident, however, that in either event the man who sells stocks at present figures and invests in real estate will make money. He will get a better price for his stocks now than he would later and his real estate, if wisely purchased, would not have diminished in value. But we do not believe that any excessive rates for money will prevail during the coming year. It is absolutely necessary for the railroads that money should remain cheap, because their coming capital requirements will be very large; and while they and their agents, the bankers, may not be able to prevent it from becoming dear, it is probable that, if necessary, an abundance of foreign capital will be available to keep rates down. An American investor can hardly go wrong, in case he takes a certain proportion of his capital now invested in stocks and puts it into improved city real estate.

THE statement issued by the Public Service Commission during the past week again shows very plainly that it will not approve the plans submitted to it by the Interborough Company; and it is a great pity that public opinion is not fully alive to the damage which the commission is thereby doing to the cause of a well-balanced and economical rapid transit system. The "Times" is the only daily journal that understands what the city will lose because of the stubborn persistence of the commission in sticking to its plan of building a subway which competes with the existing subway, instead of supplementing it; and the attitude of the commission is all the more singular because it has in several of its previous decisions distinctly favored the creation of monopolies in providing local public services. Yet in the most essential public service of all it abandons all the advantages which might result from a single rapid transit system, all under one management, and transferring at many different connecting points. So far as the Record and Guide can see, there are only two ways whereby the advantages to the city of a single coherent and well-articulated rapid tran-

sit system can be preserved. One would consist in the refusal of the Board of Estimate to consent to the plans of the Public Service Commission, but it is improbable that any such event will take place. Although certain members of the Board of Estimate are on record as favoring the Interborough's plans, they will hardly dare to push their opposition to the plans of the commission so far as to refuse to accept the proposals of a responsible bidder for the franchises officially laid out by the commission. They know that in the public interest any rapid transit, even an inferior and costly brand thereof, is preferable to none at all. The only other way in which the Interborough Company can preserve its monopoly will be by putting in a bid itself on the official plans of the commission; and the management of that company will be very foolish, in case it allows such a chance to escape. The Broadway-Lexington avenue route will undoubtedly develop a profitable traffic, and as long as it is bound to be constructed, why should not the Interborough Company seize this profit as some compensation for the loss which the existing subway line will suffer in consequence.

MIDSUMMER SYMPTOMS IN THE BUILDING TRADES are often peculiar, if not inconsistent, one with another. But always the prevailing tone is clearly manifest. Thus, at the present time comparatively few plans of importance are being filed, yet the estimated aggregate value represented by those already on file is double the estimated cost of the buildings for which plans were filed last year up to this time. That is to say, taking last week's statistical footings, the value of the projects of this year to date, in the three principal boroughs together, is estimated at \$159,000,000, to compare with \$79,000,000, as the record for the corresponding period last year. But this is not so significant as a comparison as when the value of this year's projects is set opposite those in the boom years of 1905 and 1906. Then we find, taking the three big boroughs together again, that we are still thirteen millions ahead of 1906, and about one million behind the year 1905, for the corresponding period in each case. In the month of August the record of the year 1906 stood almost even with that of the year 1905, up to that time, for Manhattan-Bronx; but Brooklyn, it will be remembered, was making a phenomenal record in 1905. If we take into consideration the operations in Queens, then the city's record for this year to date, for new building projects, is still ahead of any corresponding period in the past. Up to date, 1909 is still the biggest boy in school!—Another phase of the season is the somewhat contradictory state of affairs in the building material market. The prices of common brick and cement, for example, have been very low in the face of remarkable activity in building operations. Rather, this was true until a few days ago, as prices are at this writing advancing. But in a general way it can be said that it is a particularly fortunate state of affairs for builders that material prices are so moderate in the midst of more building activities than the city has ever seen before. We are authoritatively informed by officers of the building trades that the state of employment is, to use the official term, "good," and not merely "fair." Mechanics are working over-time, and some of them are making sixty and seventy dollars a week. The carpenters, tile-layers and cement masons are particularly busy. And remember that the season has not yet reached its height; the heavy work, slow in getting under full headway, is still to make its best impression. Everybody expects continued peace and increasing prosperity.

A BUSY FALL.—Mr. Wright D. Goss, president of the Empire Brick and Supply Company, looks for a busy fall season. He cannot account for the present lower rate of activity in mason building, except on the ground of a natural intermission between contracts, which is to be expected at this stage of the year, and also the longer time required for heavy work to get going than is necessary for residential work and apartment-house operations. Notwithstanding the slower movement of building materials, a large aggregate of business remains. So far as Mr. Goss has heard, the money market continues favorable for building operations.

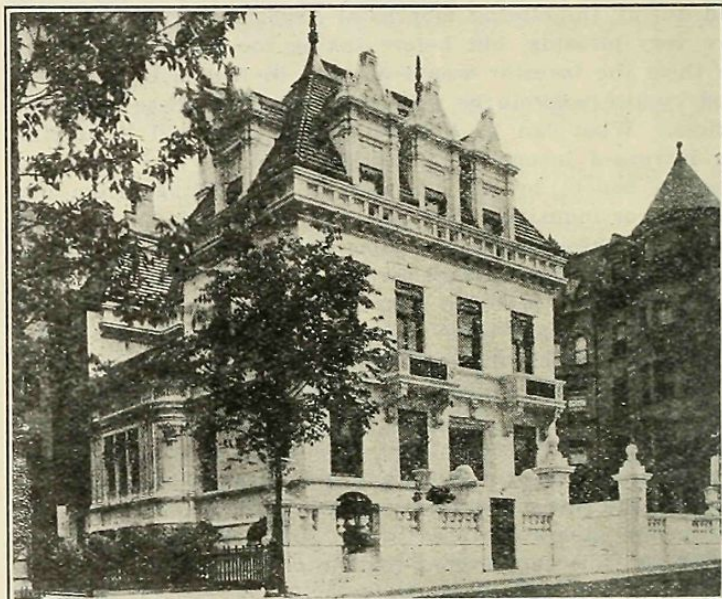
FULTON WATER-GATE.—For the purposes of the Fulton-Hudson celebration, the general committee, in co-operation with the municipality, is building under contract a temporary landing-place at the foot of West 110th st, Riverside Park. It is to consist of a bulkhead wharf with two arms, or piers, each 300 ft. in length and 16 ft. beam, spaced 300 ft. apart, and enclosing three large landing floats. There will be a connecting bridge over the tracks of the New York Central Railroad.

—The largest reservoir in the world was recently completed at Honor Oak, a suburb of London. This reservoir was built entirely of brick manufactured on the ground, the clay used being secured from the excavation which necessarily preceded its construction. The building of the reservoir required the use of 19,000,000 brick.

A PORTRAIT HOUSE.

FREEDOM from a number of restrictions, so frequently imposed upon architects as to be almost the rule, permitted the architect of the Morris Schinasi residence on Riverside Drive to design and supervise a work as pleasing to the principals as it is to the public eye. The site was ample, the appropriation liberal and the contracts preferential—not competitive. A broad-minded and artistic client desired a "home" in harmony with his own ideas of what a home should be—rich in materials, as far as possible faultless in execution and a consistent architectural treatment on all sides. William Burnet Tuthill, the architect, says it is what might be called a "portrait house," in that the house the owner was seeking was designed for his intimate home-living and without particular reference to any conventional claim or social function. Mr. Schinasi will open his new house upon his return from Europe.

It stands at the north corner of 107th st, its walls all of Vermont marble, the whiteness of which is relieved by a roof of deep green tiles, by green vases and planted shrubs, and by bronze terminations for the roof lines, balcony panels and doors. Architecturally, this is a four-sided house, and exquisite from any side. The style is what might be called a free expression of residential French Renaissance. In the ornamental carving there is a consistent use of the foliage of the tobacco plant, which every observer may not notice. (The owner is a large tobacco grower.) The front approach is by wide marble steps, through a gateway of bronze and marble, flanked by balustrades and a garden wall of the same beautiful stone, the markings and veinings of which were kept at an



From the New York Architect.

RESIDENCE OF M. SCHINASI, ESQ.

Riverside Drive and 107th Street.

Charles T. Wills., Inc., Builder.

William Burnet Tuthill, Architect.

artistic minimum. The layman might not detect at first that a peculiar beauty in all the stonework comes from what is called "phrasing" it; that is, by bringing the natural markings at the last handling into harmonious relation.

The emotion of regret which comes to every New Yorker when gazing upon a white marble building, because of his knowledge of what incorrigible vandals the smoke and dust-laden air currents of the city are, is believed to be an unwarranted emotion in this case; for a definite requirement of the owner was for the installation of a pumping plant of sufficient power to bring every part of the exterior within cleansing distance.

INTERIOR INCIDENTS.

We have it from Mr. Tuthill himself in the pages of the New York Architect for July that the interior is not particularly large in respect to dimensions, but that it is large in effect, by reason of the "vistas" obtained, in part by the aid of mirrors. In this connection the decorative scheme was carefully thought out, so that no discordant color should intrude itself into any vista line. The walls of the vestibule are in Skyros marble (Greek) which, as everybody knows, is particularly choice in its veining and subtle coloring. The ceiling is in Rookwood faience. The marble of which the entrance-hall is built is Breccia Stazzema (Italian), with the larger panels filled with designs in mosaic, and the raised-panel members in marble. The staircase hall is built of white oak throughout, relieved by gilded panels and rose silk wall covering.

The library, the most novel and effective room in the house, is finished in East India teakwood, with carved details of imported Indian workmanship. Walls are covered with a dull blue fabric called "Egyptian tapestry," and in the ceiling is an elliptical dome finished in gold and glazed in soft iridescent colors.

CONSTRUCTION

NEW PALACES ALONG FIFTH AVENUE

An Extraordinary Amount of New Work and Alterations—
Private Residences Rising on the Lenox Library Square

UPPER FIFTH AV and the adjacent blocks on the lateral streets have provided more contracts and odd jobs for builders this summer than in some years. A number of palatial residences are under construction and important alterations are numerous. Going up the avenue the first operation of note is at the Astor residence, which was formerly arranged as two dwellings, and which is now being made over from plans by Carrere & Hastings into a single house. The work amounts to almost an entire reconstruction of the interior. First, the old central stairhall, 40 ft. square, and the reception hall, opening upon the picture gallery, are being rebuilt, with a vaulted ceiling of decorated glass and bronze; and there is to be a fountain, a colonnade of twelve columns at one end and a loggia leading into the picture gallery, which is also used as a ballroom. The plan and construction of all the principal rooms are being changed for Colonel Astor's occupancy, and the mansion, which represents an investment of fully two million dollars, will be more beautiful than ever. The decorations will be in the style of the Louis XVI. period, finished in white and gold. Marc Eidlitz & Son have the general contract.

Mr. George Gould's new stone mansion at 67th st is still in the hands of the decorators, but it will be ready soon. Horace Trumbauer, of Philadelphia, is the architect. Mr. Gould's investment here is half a million for the site and as much more for the building. At 60th st the home of Mrs. David Dows on the north corner of the avenue, a spacious brick house with brownstone trimmings, is being made over, architecturally and otherwise. At the south corner of 5th av and 75th st the site for Edwin Gould's house is being excavated. Mr. J. J. Wyssong's new stone mansion on the north corner of 76th st, from plans by Hoppin & Koen, architects, is in the hands of the plasterers; the George Mulligan Company is the general contractor. It will be a fireproof building with floors and roof of reinforced concrete. Mr. Philip Livingston's house is having Vermont marble substituted for the yellow brick in the facade, by George Vassar's Sons. At the north corner of 85th st and the av, John T. Brady & Co. have the limestone walls of Mr. James B. Clews' new mansion up to the height of one story. Horace Trumbauer is the architect. At 92d st the house of Mrs. Warburg was recently finished from plans by C. P. H. Gilbert, the architect.

IN THE SIDE STREETS.

At 13 East 80th st Deissler & Stevenson have Mr. Bloomingdale's new house of red brick and marble enclosed. At 8 East 79th st, Fountain & Choate, general contractors, have a massive granite residence, from W. C. Pelton's plans, enclosed. J. E. Dutton was the granite contractor. In 70th st, behind the Lenox Library, several private residences are being erected. One is for Alvin W. Krech, one for Cornelius W. Luyster, and a third is for Mr. D. H. Morris. The last mentioned house was illustrated in last week's Record and Guide. Thornton Chard is the architect and the Andrew J. Robinson Company is the builder. A fourth residence (the block is restricted to private residences) is for Mrs. H. D. Bookman, from plans by Warren & Wetmore.

ALTERATIONS.

The following are some of the interesting alterations in the section adjacent to upper 5th av for which plans have been filed this year:

64TH ST, No 121 East, add 1-sty partition, windows, to 3-sty brick residence; cost, \$8,000; owner, Mrs. Paul W. Kimball, 247 West 74th st; architect, Donn Barber, 24 East 23d st.

69TH ST, No. 1 East, alter roof, beams, partitions, toilets, shafts, windows, to 4-sty brick residence; cost, \$40,000; owner, E. H. Harriman, 120 Broadway; architects, G. Atterbury and J. L. Peabody, 20 West 43d st. Marc Eidlitz & Son, 489 5th av, have general contract.

69TH ST, No. 127 East, pent house, stairs, to 4-sty brick residence; cost, \$5,000; owner, Wm. H. Woodin, 127 East 69th st; architect, Thomas Butcher, Broadway and 9th st. Richard Sause has contract.

5TH AV, No. 858, alter stairs, brick walls, to 4-sty brick and stone residence; cost, \$20,000; owner, Thomas F. Ryan, 858 5th av; architects, Carrere & Hastings, 225 5th av.

71ST ST, No. 49 West, 3-sty brick rear extension, 10x18, partitions, windows, beams, stone front, to 4-sty brick dwellings; cost, \$10,000; owner, Elizabeth E. Mack, 18 West 71st st; architects, Herts & Tallant, 113 East 19th st.

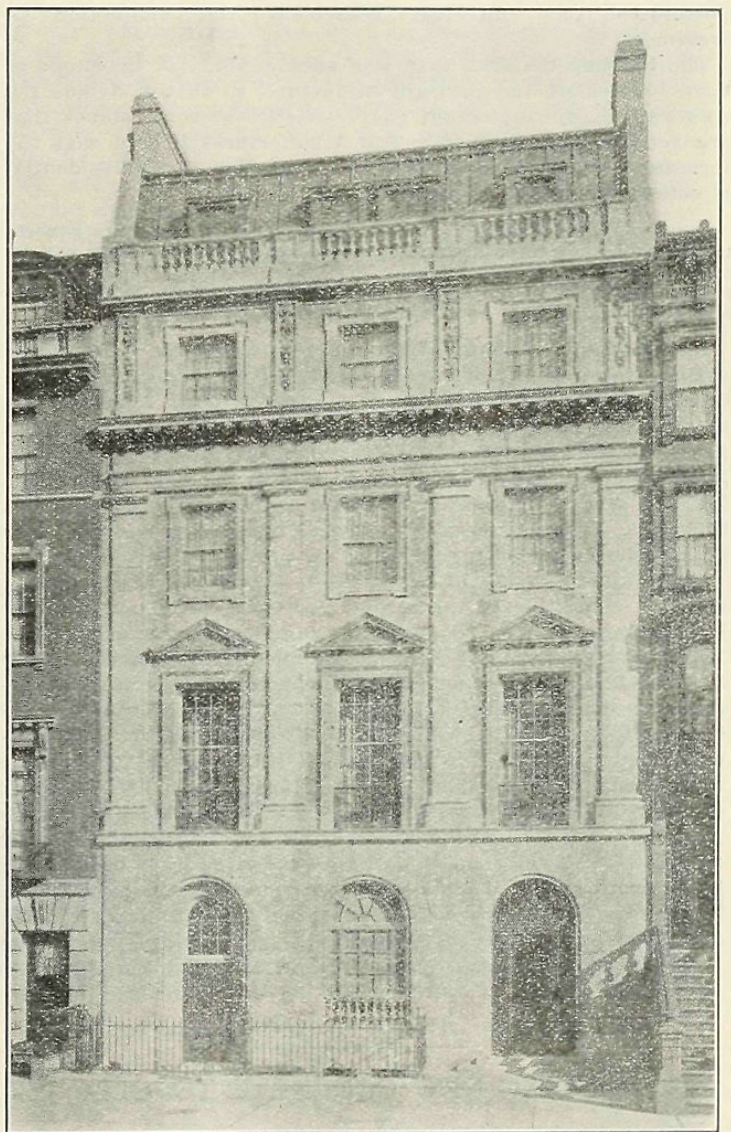
74TH ST, No. 121 East, 3-sty brick and stone rear extension, 7x31, partitions, windows, to 3-sty brick dwelling; cost, \$10,000; owner, Frederick P. Delafeld, 121 East 74th st; architect, Donn Barber, 24 East 23d st.

77TH ST, Nos 61-63 East, partitions, plumbing, to 10-sty brick and stone school; cost, \$3,500; owner, The Finch School, 61-63 East 77th st; architect, W. C. Rossell, 87 Arlington av, Jersey City. Thomas Tuomey has plumbing contract; J. C. Lyons & Co. have building contract.

91ST ST, No. 66 East, partitions, stairs, front stoop, to 4-sty brick dwelling; cost, \$4,000; owner, Wm. H. Hyde, 66 East 91st st; architects, Snelling & Potter, 37 East 30th st.

61ST ST, No. 41 East, 2-sty and basement brick rear extension, 9x25, partitions, windows, plumbing, to 4-sty brick dwelling; cost, \$12,000; owner, P. A. S. Franklin, 42 East 61st st; architects, Lawlor & Haase, 69 Wall st.

82D ST, No. 14 East, add ½-sty passenger elevator, plumbing fixtures, to 4-sty brick dwelling; cost, \$8,500; owner, Mrs. C. I. Stralem, 14 East 82d st; architect, Herbert A. Mainzer, 170 5th av.



RESIDENCE OF GEORGE L. RIVES, ESQ.

69 East 79th Street.

Carrère & Hastings, Architects.

"Its total effect is characterized by repose, distinction and style, and it is these qualities which make this house front worthy of study and imitation by other American architects."

72D ST, No. 37 East, add 2-stys to extension, alter partitions, stairs, fireproof shaft, to 4-sty brick residence; cost, \$10,000; owner, Chas. Seansgood, 37 East 72d st; architect, Douglas Smyth, 323 5th av.

65TH ST, No. 112 East, elevator shaft, partitions, to 5-sty brick dwelling; cost, \$5,000; owner, Eugenie Herrmann, 112 East 65th st; architects, Buchman & Fox, 11 East 59th st.

71ST ST, No. 129 East, 2-sty brick rear extension, 20x14, add 1-sty, partitions, plumbing, to 3-sty brick dwelling; cost, \$20,000; owner, Edmund Coffin, 13 West 57th st; architects, Hill & Stout, 1123 Broadway.

MADISON AV, n w cor 81st st, stairs, vent shafts, walls, to three 4-sty brick dwellings; cost, \$15,000; owner, Edward W. C. Arnold, West Islip, New York; architect, S. E. Gage, 3 Union sq.

65TH ST, No. 5 East, 4 and 5-sty front and rear extension, 25x8, and 11x36.6, stairways, floor beams, to 5-sty brick residence; cost, \$25,000; owner, John Jacob Astor, 23 West 26th st; architects, Walker & Gillette, 131 West 40th st.

78TH ST. No. 107 East, 2 and 5-sty brick front and rear extension, 18.9x8.8 and 10.2x19, add 1-sty partitions, to 3-sty brick dwelling; cost, \$12,000; owner, W. G. Low, Jr., 37 Wall st; architect, F. G. Stewart, 103 Park av.

5TH AV. No. 934, 3 and 5-sty brick rear extension, 15x29, partitions, windows, to 6-sty brick dwelling; cost, \$10,000; owner, A. W. Hoyt, 434 5th av; architects, Hiss & Weeks, 1123 Broadway.

79TH ST. No. 83 East, new stairway, plumbing, windows, to 4-sty and basement brick and stone dwelling; cost, \$12,500; owner, David Lydig, 49 East 29th st; architect, James R. Turner, 67 West 131st st. Andrew A. Smith, 69 East 91st st, has general contract.

61ST ST. No. 37 East, new plumbing, stairs, windows, electric wiring, to 5-sty brick dwelling; cost, \$6,000; owner, Dr. Carl Beck, 37 East 31st st; architects, Kafka & Lindenmeyer, 34 West 26th st. A. G. Imhof, 249 West 18th st, has the contract.

A RESIDENTIAL FACADE WORTHY OF IMITATION.

OF late years in New York City many hundreds of old brownstone houses have been replaced with residences designed apparently with the express purpose of avoiding any possible similarity of appearance. Nothing remotely resembling an acceptable convention has yet emerged. The dwelling illustrated herewith, which Messrs. Carrère & Hastings designed for Mr. George L. Rives, possesses in the estimation of the Architectural Record the sort of facade worthy of being imitated, and which if reproduced with variations in many other examples would constitute a peculiarly acceptable convention. It would combine, as do all really acceptable conventions, a particularly appropriate material and form with abundant opportunities for individual refinement and distinction of treatment.

The building material that was used is stone. A limestone of dark blue color, and pleasant in texture, so that it avoids the cold and partly unpleasant characteristics of some stones that are yet called ornamental. The Architectural Record says the increasing appearance of this stone in New York residential streets is a matter for congratulation:

One can hardly indulge in the hope that it will come into general use, because certain other materials are cheaper; but there can be no doubt of its superiority from every esthetic point of view over its competitors, and so far as possible its use should be imposed upon architects and owners by the authority of a convention.

In the view of the critic, the setting-up of certain conventional designs for different classes of buildings is a necessary condition of American architectural improvement, and a great advance in this respect has been made in this country in ten years. But in no class of buildings has this forward movement in architectural design been slower than in the New York dwelling, for which an appropriate style is peculiarly desirable at this time. The facade of Mr. Rives's new house is referred to as a desirable model for imitation in similar buildings:

"The triple division of a five-story facade, with the central member, consisting of the second and third story tied together by pilasters, dates from French examples of the end of the 18th century; and these French examples have a good claim to be considered as the source of the most appropriate conventions for domestic street architecture. The facades of the old buildings on the Place Vendôme in Paris, have simplicity without attenuation, and dignity without pretension. At the same time the design of each individual house has no meaning or propriety except in relation to its neighbors. Modern French architects have sought sedulously to improve on this early model, but it may be doubted whether their improvements have been worth the ingenuity expended upon them. The houses on the Place Vendôme are wholly admirable types of a gentleman's city residence, and Messrs. Carrère & Hastings have shown their usual good sense in adapting the design to the conditions of a contemporary private residence in New York."

BONDING NEW CONCRETE TO OLD.

By ALBERT MOYER, Assoc. Am. Soc. C. E.

Clean off with clear water and stiff broom the surface of the old concrete. Mix 1 part commercial muriatic acid or hydrochloric acid and 3 parts water, or use bonisit or ransonite, mixed according to direction with hot water; make several applications, one after another, with a brush containing little or no metal. This will not injure the concrete, as the acid does not sink to a sufficient depth before it is neutralized.

This will have the effect of removing the cement from the top surface of each grain of sand or piece of stone and the other aggregates that may have been used, exposing the clean surface of these aggregates in exactly the same condition as they were before being mixed.

After applying the acid wash the surface with clear water, scrubbing with a stiff broom or brush, removing all the dead particles. While the surface is still wet (and it should be thoroughly wet) apply the new concrete. Protect this new concrete by keeping it damp for at least a week. Do not let it dry out at any time during the first week.

It will be found that the new concrete will bond to the old as strongly as if both had been mixed at the same time,

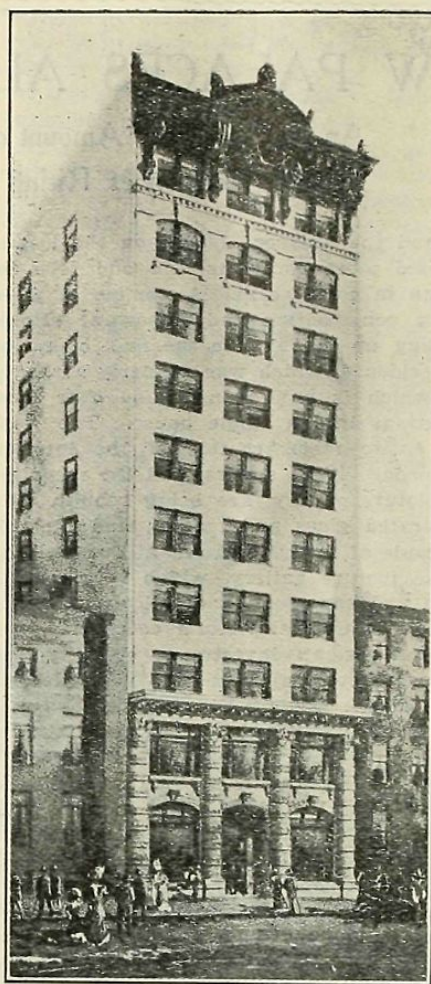
THE NEW OFFICE SECTION.

BETWEEN Fourth and Lexington avenues there is a quarter that is entering upon an era of considerable improvement. It is in the district served by the 28th street Subway station and not far from Madison Square. The directors of the Young

Women's Christian Association selected this quarter as the site of the office building which they completed last year, a building that has frontages on both 27th and 28th st.

This improvement was apparently the inspiration for the fine office building that is now being completed on the same block, to the west, and which has been named the "Twenty - Eighth Street Arcade."

These two new buildings represent, with the Fourth av rebuilding now in hand, a foresight in anticipating the natural overflow or spreading of high-class business from Fifth av. It is a desirable locality for offices not strictly commercial, but which wish to be near a center of interest. For example, the State Department of Labor has taken offices in 28th street, in the same block with the Arcade Building.



"THE TWENTY-EIGHTH STREET ARCADE." F. C. Zobel, Architect.

Very considerable improvements have commenced on the Fourth av corners of 27th and 28th sts, as well as of 25th and 26th sts, indicating that the section is in a rapid transitional state.

For the "Twenty-Eighth Street Arcade," the architect, Frederick C. Zobel, has designed a facade that combines the artistic and classical with the utilitarian requisites of successful designs for modern buildings of this character.

The Arcade Building is located at 118 East 28th st and 121-123 East 27th st, the two streets being connected by an arcade which will make an attractive thoroughfare for its stores.

Four high-speed Otis electric elevators have just been placed in commission, the halls are wainscoted in marble, and all the appointments of the building are of a quality and character equal to those in large modern office buildings in the financial centre of New York City.

BROOKLYN DRY DOCK FAILURES.—A serious situation prevails at the navy yard at Brooklyn by the continued effect of the quicksands and it is reported that the contractors engaged in the construction of the new dry dock have concluded to abandon their contract. The chief of the Bureau of Yards and Docks is conducting another investigation. He was recently at Brooklyn with the Secretary of the Navy and on that occasion Mr. Meyer expressed his desire to have the dock finished as soon as possible. If the contractor does not wish to go on with the work, the bureau will take it up and probably complete the project by hired labor and the purchase of material. The alternative of having the work done by contract will, of course, have to be considered by the departmental authorities. Those who are familiar with the conditions at Brooklyn are surprised at nothing which may occur there, since it has been known all along that the dock site is in treacherous ground. There is no intention to change the location of the structure on account of the experience of the latest contractor who has attempted to complete the work.

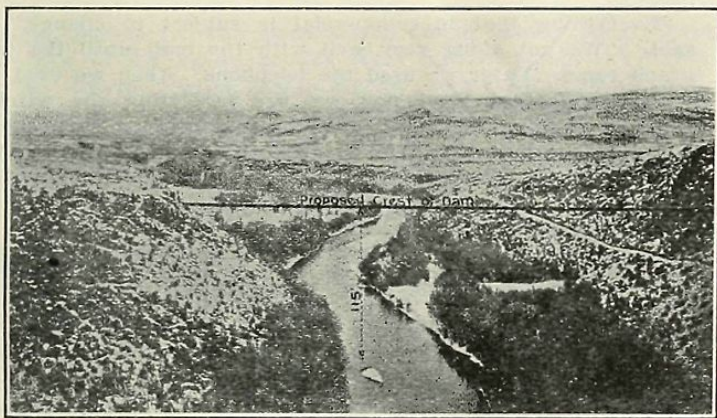
SPECTACULAR LIGHTING.—It would have been easy to have "outlined" the Singer tower with strings of incandescent lamps, but that sort of lighting had been done before, as in "Dreamland" and a thousand imitators. Thirty-one searchlights with 18-inch lenses play upon the tower from the roof of the main building, without being seen themselves, but making the tower stand out as a column of light. Fifteen hundred 16 c. p. incandescent lamps with reflectors are disposed about the tower to "even up" the illumination, as the beauty of the whole scheme depends upon the uniformity of the distribution of the light rays.

BUILDING HUGE IRRIGATION WORKS

One of the Great Development Projects of the Country; Engineered and Financed from New York

IRRIGATION is now the trump card to play in the great game of CONSTRUCTION, the noblest game since the world began. In our time it is the game which commands the best American brains and employs the most capital. It builds towering cities and makes deserts blossom into empire States. It spells what the present calls Progress and the future will call Creation.

Years ago the best card in the game was Railroad construction. It made Americans the kings and princes of the financial world. Recently the Electric card was the trump. A great era of power development set in. Waterfalls and electric generators were hitched up together to deliver electric current for light and power over miles and miles of territory. No longer is it necessary for a manufacturer to be on a raceway in order to get water-power; let him plant his works on tide-water, back it up with a railroad switch, and hitch on to an



BIG WOOD RIVER IN WINTER TIME, SHOWING DAM AND RESERVOIR SITE.

(Capacity of reservoir 150,000 acre feet.)

electric power cable from the falls of the Esopus or the Wallkill. Then he can tell the coal merchant to fade away, and send his ships out to conquer the markets of the world.

Irrigation is the newest field of enterprise for American engineers.

The public would be surprised to hear the names of the men in New York who are back of some of the new irrigation developments of the West. The Idaho Irrigation Company, to mention one, is essentially a New York City enterprise, with New York capital and New York builders. The company has secured the segregation of an extensive tract of public land in the vicinity of the town of Shoshone and surrounding the town of Gooding in southern Idaho, together with sites for storage reservoirs and rights of ways for canals, and has obtained the necessary permits from the State Engineer to appropriate and divert a more than ample supply of water. A satisfactory contract has been entered into with the State, which provides for the construction by the company of complete irrigation works and the sale of water rights. Considerable construction work on the project has already been done, a dam for the diversion of water to one of the tracts, together with about fourteen miles of main canal leading to that tract having been completed.

HERE IS THE FINANCIAL PART.

The estimated total cost of the project is \$3,045,000. During the first twelve years the receipts are estimated at: water rights on 120,000 acres at \$35 an acre, \$4,200,000; water rights on 5,000 acres at \$25 an acre (school lands), \$125,000; 1,900 town lots at \$200 each, \$380,000; interest on water contracts, \$1,051,800; total, \$5,756,800. The ultimate capitalization (stocks and bonds) will exceed \$13,000,000.

All lands to be watered are situated on the Oregon Short Line Railroad. They are just north of the Twin Falls tract, which was opened in 1905, and which has been a pronounced success. A town to be known as Richfield, formerly Alberta, has already been located within the project on the Ketchum Branch about twenty miles northeast of Shoshone, containing approximately 1,900 lots of which several lots have been sold at prices from \$280 to \$1,000 each. A second town will be located on the new segregation on the main line of the Oregon Short Line east of Shoshone. Water will be taken from the Big Wood and Little Wood Rivers, which are important tributaries of the Snake.

THE CONTRACT WITH THE STATE.

The contract between the State of Idaho and the irrigation company provides for the construction and the completion of the works on or before August 21, 1912; for the sale of water rights to persons filing upon portions of the segregated lands,

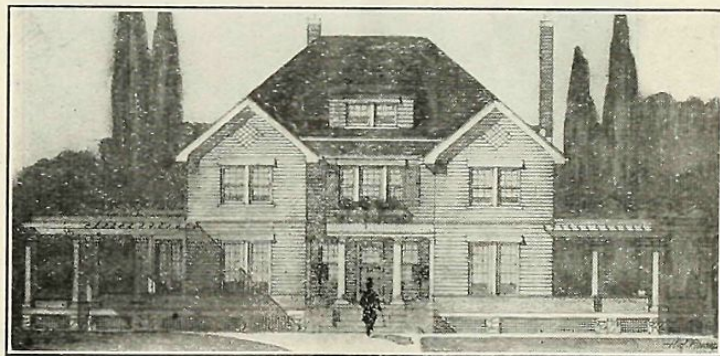
and also to the owners of other lands not segregated, and for the transfer of ownership, management and control, including up-keep, of the irrigation system to a corporation to be composed of the purchasers of the water rights, as the water right for each acre of land carries with it the issue of one share of stock in a reservoir and canal company, which company is finally to own and operate the system. The provisions of the contract with the State for the organization of this reservoir and canal company and for the transfer to it of the final control and management of the canal system safeguard the company's interests and relieve it eventually of the management and up-keep of the entire irrigation system.

Under the contract, the company may charge \$35 per acre for water rights, except that on about 5,000 acres of school lands it can charge only \$25 per acre; \$3 per acre must be paid on account of the water rights at the time of application and filing for the land, and the balance in nine annual payments. The deferred payments, bearing 6 per cent. interest, are, under the State law, a first lien upon the land for which water is taken. This land manifestly becomes more valuable as it is cultivated under irrigation and as it is improved with buildings, fences, etc., thus increasing the security of the first lien water contracts or mortgages. The work on the ground is being carried out under contract by J. G. White & Company (Inc.), of 43 Exchange pl, New York. All legal steps in connection with the financing and carrying out of the project are being taken by Messrs. Ivins, Mason, Wolff & Hogue and have been approved by Messrs. Byrne & Cutcheon, of New York City.

This is a bare outline of one of the great development projects that are being carried on outside of the city at the present time. The contractors in this case are interesting people. They are organized into several different corporations, the names of which flash out frequently from all quarters of the globe.

AN ARTISTIC VARIATION.

A number of new high-class houses are to be erected in Prospect Park, between White Plains and Scarsdale, Westchester County, N. Y., by the firm of W. and W. F. Crockett, of New York City. The first design shows an artistic variation from the old English architecture, with a pleasing suggestion of the Italian pergolas in piazzas and porte cochere flanking each side, and diagonally away from the open terrace across the front. This, with many other individual characteristics, will make a decided departure from some of the suburban



A NEW HOUSE AT WHITE PLAINS.

customs, and develop perhaps further designs of carefully studied schemes. The proposed improvement of Prospect Park includes new roadways, water, drainage, gas mains, electric lighting and landscape gardening, extending from the present developed section, which is one of the most picturesque, and well settled parks near White Plains, to the estate of Lewis A. Cushman; which it is understood controls large property interests on Prospect Hill, and is desirous of establishing a substantial colony of artistic places for the discriminating home seeker.

REVIVAL OF WOOD-CARVING.—A general revival of the decorative arts is one of the encouraging features of the day in house building. Wood-carving is to be found in most new residences and apartment houses of the better class, as the taste for it spreads among the educated classes. It is good to study the old masters but not to copy them. For modern American purposes the greatest difficulty will be in choosing subjects.

—Price commodities, still moving upward, show an increase of about 10 per cent. in ten years and that the index figure for Aug. 1 was the highest on record except in 1907.

REVOLUTIONARY METHODS IN INTERIOR DECORATING.

A gentleman of unlimited means went to an architect of this city whose reputation is both national and international and gave him carte blanche in redecorating the interior of his home. No expense was spared. His parlor is done in most expensive mahogany panels, inlaid with gold and a rare white hardwood. His ceiling is bird's-eye maple. The music room is finished in satin pink. At great expense he had pictures of mandolins and guitars, and harps and lyres inlaid in the side walls. A rich painting adorns the ceiling, depicting Orpheus being carried into the clouds by the cherubs.

His dining-room received the same lavish attention. The effect there is that of a refectory upon an Oriental roof, from which, between trellised vines of wisteria, the placid Mediterranean is seen in the distance. Here the ceiling is sky-blue, dotted with snowy clouds. All this was done in rich and rare woods. But the bathroom received the most startling attention of all. In this room the floors and walls represent the bottom of the ocean. Marine plants and fish are painted on a dark green background. In another bathroom the scene

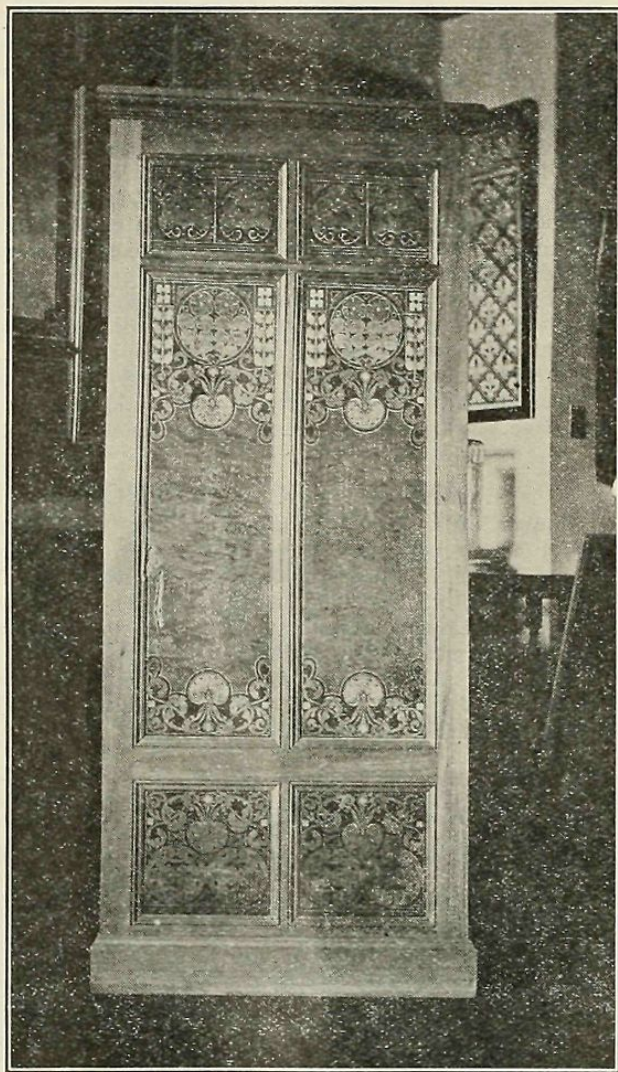


FIG. 1.—SECTION OF SIX-FOOT WAINSCOTING INVOLVING THE REPRODUCTIONS OF CIRCASIAN WALNUT, SYCAMORE, CITRON AND BUIS OR BOXWOOD.

represented the beach at Atlantic City, and among the bathers are the man and his family. This work was done by a well-known artist. The house is probably the most lavishly decorated in New York State, and the cost was figured in the thousands of dollars.

The reader will doubtless think that such luxury is far out of the reach of even a more-than-average wealthy man. He doubtless has the impression that even a man of considerable means could not afford to give way to a decorative hobby of such stupendousness, because decorations of that character, as a rule, do not last. The veneering will peel, craze or crack. If the brush is used, time will work its ravages upon the pigment and charm and lustre will give way to shabbiness. Think how long paints would last upon a decoration as described for a bathroom. How long could oils withstand the changing temperatures or sweating walls. "Absolutely visionary," the reader declares. "It is not permanent enough to be even rarely practicable," does the writer hear?

When this owner gave his instructions to the architect he left the city shortly afterward and only recently returned. He was charmed with the effects his friend had produced for him, and about the first person he invited to see his new home was the head of a big Western car manufacturing company. He proudly escorted his guest about the house. The latter was pleased; he praised the artistic plan, the novel ideas embodied

in the decorations of the various rooms; but, wonder of wonders! the car manufacturer displayed absolutely no curiosity as to the identity of architect and artist.

The proud host was somewhat crestfallen, and after displaying the richly adorned bedrooms, he invited his guest to the smoking-room, also suitably decorated in apparently weathered oak, in which the Muses were etched, and filmlike figures seemed to reach out through the faint tinge of light blue tints worked in the plaques.

They smoked on awhile, discussing various topics, when suddenly the host turned to his friend, and said:

"Who do you suppose did that decorating for me?" He watched his guest through the curling smoke of his Havana.

"Why, the American Joxyl Company, of course. We use their product in some of our finest cars, and in some of the other kind, too."

"American nothing," said the host, indignantly. "That was done by — and — the architect and the artist."

"Who and what is this Joxyl concern you just mentioned?" asked the owner of the house, after telling his friend of the tremendous cost of the work and the eminence of his artists.

And so the car manufacturer explained the interesting story of the revolutionizing of the method of interior decorating as perfected within the time that his host had been in foreign fields.

"Everything that is commercial is subject to change," he said. "We got along very well with the mail until the telegraph came. Later we used the telephone. Then we used the wireless telegraph, and now we are perfecting the wireless 'phone. We used the quill until the fountain-pen came along. We rode our horses or walked until the carriage came. Then the trolley car. We used that until they became too crowded; then we used the newly invented automobile. So we used to decorate our homes in the old way.

"In the march of progress we came near forgetting art. But over in Brussels a certain concern was busy trying to bring art within the reach of the moderately well-to-do and that vast body of house owners whom we style the middle class. He found a way to do that for which you have paid thousands of dollars, for a few hundred, and at the same time not only reproduce these rich works of art so that even an expert would be deceived if asked whether it be genuine or not, but, what is more, make it permanent, so that varying temperature, soap and water, washing compounds, boiling water or steam will not effect it in the least."

The manufacturer saw that his friend was interested, and continued:

"The word 'Joxyl' denotes a decorative and ornamental product arrived at by the application of a chemical and mechanical process to porous substances, particularly wood, by which the most practical and beautiful results are obtained. The invention combines, by the transparent and absorbent results of the process, the decorative effect of the design with those of the natural structure of the wood, if wood is used, greatly enhancing the beauty of both. If other material than wood is used, the same peculiar and distinctive results may be obtained by a slightly different process. An asbestos fireproof panel can be made to appear like a piece of natural mahogany, with rich inlaid devices upon it. That shows what a wonderful process this company has. As to cost, why, the other day I was down at their offices in the Terminal Building, 30 Church st, and they showed me a door panel that had been down to the exposition at Atlantic City, when the Car Manufacturers were in convention, that looked like a solid piece of richly inlaid and grained solid mahogany, costing \$200 at least, that they made for less than \$15. But I digress.

"You see, I've looked into this thing thoroughly, and I know that it is good, because I use it in my cars and I know that other manufacturers are doing the same.

"Well, this process can be applied to wood of any thickness, or to a veneer so thin that it can be rolled up or made to adhere like wall-paper, and always with the same remarkably beautiful and artistic effects. It can be applied to any kind of wood, hard or soft—ash, birch, mahogany, walnut—and, as I have said, to fireproof materials as well.

"The result of the use of 'Joxyl' is to make the wood impervious so as to preserve its surface indefinitely and to prevent its being penetrated by any liquid substance. A panel, be it as thin as a visiting card, can be washed with soap and water or antiseptic solutions and the surface remains unaffected. The face of the wood or other material treated by joxylized process resists not only the wear and tear of the ordinary use, but even the action of acids, better than the hardest woods. It is not possible, as far as my experience goes, for a surface thus treated to crack, peel or blister.

"But I could go on and tell about this revolutionary idea in interior decoration indefinitely. Why don't you go down to the Hudson Terminal and see for yourself the many different panels in beautiful decorative effects?

"I was talking with Charles H. Spotts, the general manager, the other day, and was informed that Edgard Josz, one of the inventors of 'Joxyl,' who is president of the American Joxyl Company, is at present in New York in connection with the plans for establishing a large plant to manufacture 'Joxyl' in this country under the strongest financial auspices.

"The American Joxyl Company has been capitalized for \$1,250,000, and pending the installation of the American plant, 'Joxyl' panels are delivered from stock or from the European factory.

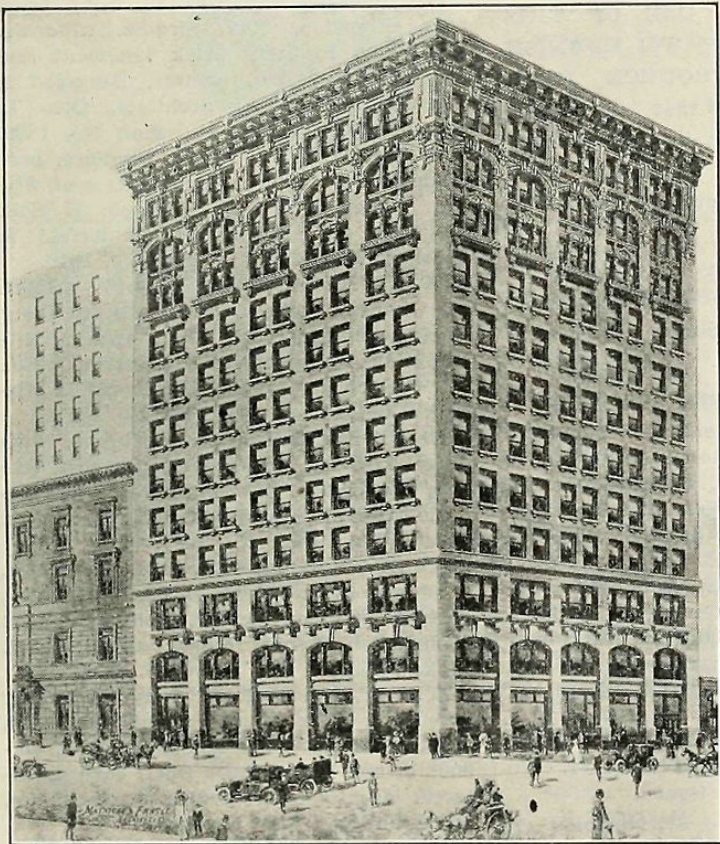
"It is the intention to maintain the highest degree of perfection in the different styles of decoration. As an example of the beautiful reproductions possible by 'Joxyl,' I want to show you a panel picture. The first gives a detailed view of the panels made out of ordinary birch, and made to look like inlaid mahogany for doors or wall panels. It demonstrates what possibilities are offered for reproducing permanently any design or figure in any number of colors upon a wall."

MADISON SQUARE IMPROVEMENT.

The new office and loft building which will cover a plot extending from 26th to 27th sts, taking in the southwest corner of Madison av and 27th st, Nos. 56-60 Madison av, 23-25 East 26th st, and 18-20 East 27th st, will form an ell around the building of the Society for the Prevention of Cruelty to Animals. Work on the foundations is now going on, and some of the structural steel has been erected. The building will be known as the "Neptune Realty Building," being erected by the Neptune Realty Co., 36 Wall st, of which Adrian Iselin is president; Columbus O. D. Iselin, vice-president, and Ernest Iselin, secretary. The plans, which are by Messrs. Maynicke & Franke, of 298 5th av, specify every convenience of the highest type. There will be twelve stories, measuring 98x60x90x197.6 ft., occupying an area of approximately 15,000 square feet.

The exterior will be of limestone up to the fourth story windows, with brick and terra cotta above. The floors will be of concrete construction. In all there will be six electric elevators.

Upon the completion of the building it will be taken over for a long term by the Improved Property Holding Co., of which Henry Corn, 320 5th av, is president. The estimated cost is placed at about \$500,000. The general contract has been awarded to Charles A. Cowen & Co., of 1123 Broadway. The



NEPTUNE REALTY BUILDING.

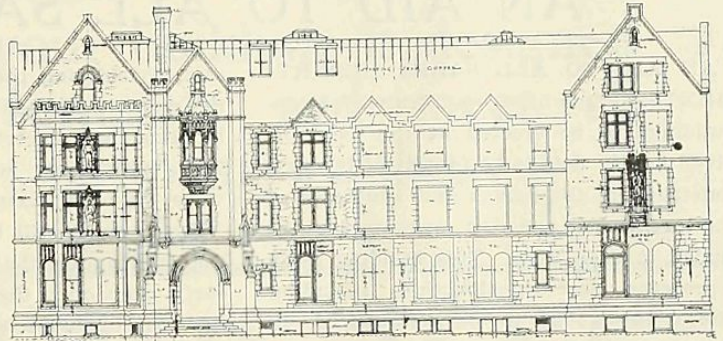
Maynicke & Franke, Architects.

architects, Messrs. Maynicke & Franke, now at 298 5th av, will have their offices on the top floor of this building from Feb. 1, 1910.

ORNAMENTAL STONEWORK ABROAD.—As the Emperor Augustus found Rome of brick and left it of marble, so it may be just as truly asserted that the reign of Queen Victoria witnessed a development in the art of stone decoration in the United Kingdom which is quite as noteworthy. In pre-Victorian days the principal materials used for the interior decoration of the most important buildings and institutions were paint, paper and plaster. But a change has taken place. The decoration which was so greatly favored during the latter years of the ancient Roman Empire has been revived in the British Isles, and the hemispheres have been ransacked for the beautiful ornamental stones, the lavish use of which made Rome the admiration of all the world.—London Stone Trades Journal.

EDUCATIONAL BUILDING ON CATHEDRAL GROUNDS.

The new home of the New York Training School for Deaconesses, about to be constructed on the grounds of the Cathedral of St. John the Divine, in the north side of 110th st, 248 feet east of Amsterdam av, will soon be under way. Workmen are now clearing the site. The building will be in the Gothic style of architecture, of the best fireproof construction, five stories in height, and have ground dimensions of 125x64 feet. The exterior material will principally be Indiana limestone. It is



NEW TRAINING SCHOOL AND HOME FOR DEACONESSSES.

Heins & La Farge, Architects

estimated by the architects, Messrs. Heins & La Farge, 30 East 21st st, that the cost will not exceed \$150,000, and that one year will be necessary in which to complete the work for the opening of the fall term in 1910. The old Training School for Deaconesses, now at No. 228 East 12th st, was founded by the late Rev. Dr. William R. Huntington, rector of Grace Church. The F. T. Nesbit Company, 116 Nassau st, recently received the contract to erect the new building.

NOVELTIES.

KEEPS OUT SUN, LETS IN FRESH AIR.—Letters patent will soon be issued for an awning that corrects the principle defect in many window protectors of that kind, in that it will keep out the sun and yet permit at all times of a steady flow of fresh air in the room. The awning appears from the street like any other, but upon close inspection it is seen that it is not fastened by any eyelets or hooks. Instead, it is fastened to a telescoping galvanized iron bracket adjustable to windows of varying heights. Two bracket-holders bind this frame to the window but leaves an aperture about the whole upper part of the window of about an inch. This permits the foul air near the ceiling of the room to pass out as fresh air enters through the raised lower sash. It is unnecessary to climb out of the window to remove the awning, the fasteners being entirely within reach of a person standing safely within the room. To remove the awning it only is necessary to lift the bracket from its telescoped shell without loosening a single hook or string. The device makes the awning absolutely safe, as it cannot break loose from its fastenings even in the highest winds. It costs fifty cents more than the ordinary kind, installed.

BURGLAR AT DOOR RINGS ALARM.—The aged or infirm when left in an apartment or private dwelling alone need not fear the visitation of burglars or insistent peddlers. A device was placed upon the market only recently and is being installed in some of the new Bronx apartment houses that not only foils the person who would forcibly enter through the front or rear door but sounds an alarm as well. The contrivance is simplicity itself. It consists of a strip of stout chilled steel, which is fastened to a hinge plate at the lower part of the door, about a foot from the floor. The door closes and the end of this steel brace slides along the floor until it engages a cleat in a metal plate imbedded into the flooring. A bolt underneath falls into a blind hole. It is not necessary to lock the door or fasten it in any other way. When the intruder pushes upon the knob, the bolt under the floor brace slides up and pushes a spring which rings a bell until the pressure against the door is removed. When not in use it is fastened to the door panel by a metal clip. The device is an effective barrier against anyone—even if he is equipped with strong prying implements—entering the apartment or house through the door fitted with this attachment.

A COAL SHUTE WITH A GLASS DOOR.—Usually the coal shute is utilized for the intaking of fuel only. Whoever heard of that contrivance being used as a light shaft, too? This is what one company is doing. It has perfected and on the market a coal shute with a glass door for use on single dwellings, two family apartment houses or semi-detached dwellings. The flume protrudes slightly from the surface of the foundation wall and instead of the metal cover a heavy glass one is substituted. When the shute is open for use, the glass, by being slid to one side, is out of danger of dirt and breakage. It fits tightly in a metal frame which in turn fits tightly over the top of the shute, thus keeping out cold air and at the same time permitting daylight to enter the cellar.

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.

178TH ST, s s, 100 e St. Nicholas av, two 5-sty brick and stone tenements, 75 x 82.10, slag roof; cost, \$150,000; owner, John Glass, Jr., 104 West 42d st; architect, J. C. Cocker, 2017 5th av. Plan No. 656.

131ST ST, s s, 100 w Amsterdam av, 6-sty brick and stone tenement, 50x86.11, slag roof; cost, \$45,000; owner, Nestor Holding Co., 302 Broadway; architect, Henry S. Lion, 12 West 32d st. Plan No. 655.

Harry A. Gordon, president; Wm. Jasie, secretary; Louis Manheim, treasurer. No contract has yet been issued.

178TH ST, s s, 275 e St. Nicholas av, two 5-sty brick and stone tenements, 75 x 82.10, slag roof; cost, \$150,000; owner, John Glass, Jr., 104 West 42d st; architect, J. C. Cocker, 2017 5th av. Plan No. 658.

Dwellings.

78TH ST, No. 116 East, 4-sty brick and stone dwelling, 18x55, slag roof; cost, \$30,000; owner, Satz Company, 135 Broadway; architects, W. L. Rouse and L. A. Goldstone, 12 West 32d st. Plan No. 657.

Architects state that no contract has been issued.

Miscellaneous.

PARK AV, e s, north of 46th st, yard, two temporary sheds; cost, \$1,000; owner, N. Y. C. & H. R. R. Co., Grand Central station; architect, C. A. Reed, Scarsdale, New York. Plan No. 659.

John Peirce Co, 90 West st, has contract.

Stores, Offices and Lofts.

125TH ST, s s, 166.3 w 3d av, 1-sty stone and glass stores, 80.9x95, slag roof; cost, \$20,000; owner, M. G. Kopper, Buckingham Hotel, New York; architect, Albert W. Treat, 29 West 34th st. Plan No. 660.

John Clark Udall, 29 West 34th st, has contract.

MANHATTAN ALTERATIONS.

BLEECKER ST, Nos. 308-314, partitions, skylights, plumbing, to four 4-sty brick stores and tenements; cost, \$4,000; owner, Mary B. Hopson, West End av and 76th st; architect, Warren H. Conover, 232 West 40th st. Plan No. 1900.

ELDRIDGE ST, Nos. 2-4-6, beams, partitions, cornices, to 6-sty brick store and tenement; cost, \$8,000; owner, Marcus Chargin, 19 West 112th st, and Abraham Bernstein, 76 West 119th st; architect, Frank Straub, 122 Bowery. Plan No. 1889.

RIVINGTON ST, No. 186, 5-sty brick rear extension, 14x7, girders, windows, partitions, to 5-sty brick tenement and store; cost, \$4,500; owners, Herzfeld & Wiener, 20 Av A; architect, Otto L. Spannake, 233 78th st. Plan No. 1890.

RIVINGTON ST, No. 5, windows, partitions, to 5-sty brick tenement; cost, \$1,000; owner, Rocco M. Marasco, 57 East Houston st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1910.

ST. NICHOLAS AV, e s, 199.10½ s 150th st, windows, toilets, partitions, to 6-sty brick tenement; cost, \$500; owner, Central Bldg. Improvement & Investment Co., 149 Church st; architect, Edward L. Angell, 959 Madison av. Plan No. 1911.

2D ST, No. 234 East, partitions, windows, to 5-sty brick tenement; cost, \$2,000; owner, The St. John's Baptist Foundation, Lenox, Mass; architect, M. Zipkes, 353 5th av. Plan No. 1905.

2D ST, Nos. 226-228 East, partitions, windows, to two 5-sty brick tenements; cost, \$2,000; owner, St. John's Baptist Foundation, Lenox, Mass.; architect, M. Zipkes, 353 5th av. Plan No. 1907.

7TH ST, No. 35 East, 4-sty brick rear extension, 11.4x19.3, alter roof, partitions, shaft, to 3-sty brick tenement; cost, \$6,000; owner Mrs. Jennie Dorf, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1895.

9TH ST, No. 341 East, toilets, windows, partitions, fire-escapes, to 5-sty brick and stone tenement; cost, \$2,000; owner, L. M. Rosenthal, 87-89 Av A; architect, Jacob Fisher, 296 East 3d st. Plan No. 1885.

10TH ST, No. 349 East, partitions, windows, columns, to 4-sty brick tenement; cost, \$5,000; owner, Jacob Kovner, 1432 St Marks av, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 1882.

12TH ST, No. 442 East, windows, toilets, partitions, to 4-sty brick and stone tenement; cost, \$2,000; owner, Mrs. W. Buz, Av C, s w cor 12th st; architect, H. Regelmann, 30 1st st. Plan No. 1902.

34TH ST, No. 136 West, walls, show windows, skylights, to 4-sty brick and stone dwelling; cost, \$4,000; owner, 136 West 34th St. Corporation, 31 Liberty st; architect, Emil Ginsburger, 2272 Prospect av, Bronx. Plan No. 1883.

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.

Harry Feder, 31 Liberty st, president; Jesse W. Ehrich, 31 Liberty st, treasurer and secretary.

39TH ST, Nos. 656-658 West, cut floors, alter walls, to 2-sty brick factory; cost, \$3,000; owner, Patrick Donohue, 132 East 71st st; engineer, G. R. Shepard, 30 Church st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 1891.

44TH ST, No. 540 West, add 2-sty runway, partitions, to 2-sty brick stable; cost, \$5,000; owner, Jacob Hirsch, Hillside, N. J.; architect, John H. Knubel, 318 West 42d st. Plan No. 1909.

47TH ST, No. 37 West, 5-sty brick rear extension, 20x23.2, alter roof, partitions, to 5-sty brick residence; cost, \$16,500; owner, Mrs. Mae Nardi, 77 West 47th st; architects, Carrere & Hastings, 225 5th av. Plan No. 1903.

Geo. Fox, 29 West 42d st, has contract.

50TH ST, No. 529 West, alter platform, staircase, to 1-sty brick shop; cost, \$4,000; owner, Frank J. Tyler, 200 West 18th st; architect, Thomas W. Lamb, 224 5th av. Plan No. 1884.

63D ST, No. 49 West, partitions, windows, to 4-sty brick residence; cost, \$500; owner and architect, K. M. Murchison, 320 5th av. Plan No. 1899.

Amsterdam Building Co., 43 West 27th st, has contract.

72D ST, No. 431 East, partitions, toilets, to 4-sty brick tenement; cost, \$2,000; owner, Rono Russo, 52 Spring st; architect, O. Reissmann, 30 1st st. Plan No. 1881.

88TH ST, Nos. 58-60 East, partitions, entrance, stalls, to 3-sty brick stable and dwelling; cost, \$5,000; owner, Montgomery Maze, 428 Lexington av; architect, W. H. Hornum, 360 West 125th st. Plan No. 1908.

105TH ST, s s, 130 w Park av, partitions, store fronts, to two 5-sty brick and stone tenements; cost, \$1,000; owner,

Philip H. Samilson, 18 East Broadway; architect, M. Muller, 115 Nassau st. Plan No. 1906.

107TH ST, No. 110 West, beams, alter roof, to 2-sty brick and stone storage and dwelling; cost, \$800; owner, Dr. R. B. McDougall, 259 West 108th st; architect, Adolph Mertin, 33 Union sq. Plan No. 1886.

BROADWAY, e s, 100 s 94th st, partitions, plumbing, to 12-sty brick and stone hotel; cost, \$7,000; owner, J. C. Tucker, Narragansett Hotel; architects, La Velle & McGlashan, 28 East 23d st. Plan No. 1888.

BROADWAY, s w cor 37th st, alter partitions to 5-sty brick office; cost, \$500; owner, Regal Shoe Co., 1367 Broadway; architect, F. J. Hessels, 1367 Broadway. Plan No. 1894.

BROADWAY, Nos. 63-65, walls, pent houses to two 5-sty brick office buildings; cost, \$1,500; owner, American Express Co., on premises; architect and builder, Andrew J. Robinson Co., 123 East 23d st. Plan No. 1912.

BOWERY, No. 383, plumbing, to 4-sty brick dwelling; cost, \$15; owners, James and Mary McMullen, 854 Greene av, Brooklyn; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1897.

LEXINGTON AV, n w cor 76th st, 2 and 3-sty brick side and rear extensions, 9.9x27.6, plumbing, heating, windows, to 5-sty brick residence; cost, \$20,000; owner, C. L. Atterbury, 23 East 62d st; architect, G. Atterbury, 20 East 43d st. Plan No. 1896.

1ST AV, No. 1612, plumbing, toilets, partitions, piers, to 5-sty brick tenement and store; cost, \$1,000; owner, David Nathan, 1612 1st av; architects, Gross & Kleinberger, Bible House. Plan No. 1898.

1ST AV, No. 138, alter walls, to 3-sty brick store and dwelling; cost, \$300; owner, H. H. Kipp, 136 1st av; architect,

Fred'k Ebeling, 420 E 9th st. Plan No. 1893.

1ST AV, Nos. 2011-2015, toilets, partitions, to 5-sty brick and stone tenement; cost, \$5,500; owner, Samuel Fleck, Jr., 49 Loew st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1887.

2D AV, n w cor 25th st, show windows, to 5-sty brick tenement; cost, \$150; owner, Thomas Rothmann, 381 East 8th st; architect, Henry Regelman, 133 7th st. Plan No. 1892.

3D AV, No. 2347, partitions, windows, to 3-sty brick and stone store and dwelling; cost, \$1,000; owner, John Loughran, premises; architect, Louis Falk, 2756 3d av. Plan No. 1880.

5TH AV, No. 431, partitions, walls, to 5-sty brick store and residence; cost, \$23,000; owner, Walter E. Maynard, 200 5th av; architect, G. Turland Goosey, 39 West 38th st. Plan No. 1904.

The Jones Const. Co., 1 Union sq, builder.

7TH AV, n w cor 47th st, alter store fronts, partitions, to 3-sty brick store and storage; cost, \$500; owner, Mrs. Appell, 1576 Broadway; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1901.

Eugene Held, 41 West 24th st, is lessee.

PROJECTED BUILDINGS. Bronx.

Dwellings.

PARKER AV, w s, 175 s Lyon av, 2-sty frame dwelling, 21x50, tin roof; cost, \$5,000; owner, Longin P. Fries, Eastchester road; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 934.

ARLINGTON AV, w s, 140 s 227th st, 1½-sty frame dwelling, 30x36.10, shingle roof; cost, \$3,000; owner, G. H. Leslie, 3d av and 177th st; architect, Bradford Architectural Co., 178 Fulton st. Plan No. 942.

POWELL AV, s s, 325 e Castle Hill av, 2-sty brick dwelling, 22x55, tin roof; cost, \$6,000; owner, J. L. Doherty, 10th st, Unionport; architect, B. Ebeling, 1136 Walker av. Plan No. 939.

NELSON AV, e s, 260 n 175th st, two 2½-sty frame dwellings, shingle roof, 20x37; total cost, \$10,000; owners, Weller & Meeker, 2163 Crotona av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 948.

VYSE AV, w s, 125 s 173d st, four 3-sty brick dwellings, tin roof, 18.9x55; total cost, \$36,000; owner, Carmine Cioffi, 1116 Intervale av; architect, Robt. E. La Velle, 1282 So. Boulevard. Plan No. 947.

ARLINGTON AV, e s, 25 s 252d st, 2½-sty brick dwelling, shingle roof, 80x80; cost, \$30,000; owner, Geo. W. Perkins, Riverdale; architect, Rob. M. Byers, 59 Pearl st. Plan No. 946.

ARLINGTON AV, e s, 225 s 252d st, 2½-sty frame dwelling, shingle roof, 60x60; cost, \$20,000; owner, Geo. W. Perkins, Riverdale; architect, Robt. M. Byers, 59 Pearl st. Plan No. 945.

Apartments, Flats and Tenements.

HOE AV, w s, 275 n 167th st, 4-sty brick tenement, 25x87.2, plastic slate roof; cost, \$20,000; owner, Elise Levy, 208 Mosholu Parkway; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 933.

FULTON AV, w s, 820.9 s Wendover av, two 5-sty brick tenements, 50x105.8, plastic slate roof; total cost, \$90,000; owner, Louis Klebau, 505 Wendover av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 931.

CROTONA PARK NORTH, n s, 267 e Prospect av, two 4-sty brick tenements, 22x72 and 28x85, slag roof; total cost, \$38,000; owner, John C. Cook, 1386 Washington av; architect, Robt. E. La Velle, 1284 Southern Boulevard. Plan No. 935.

158TH ST, n s, 148 w Courtlandt av, 5-sty brick tenement, 50x88.10, plastic slate roof; cost, \$50,000; owners, Bunt & Son, 315 East 158th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 940.

SOUTHERN BOULEVARD, n e cor Tiffany st, 4-sty brick tenement, 37.6x90, plastic slate roof; cost, \$25,000; owners, Winnie Realty & Construction Co., Maurice Muller, 836 Westchester av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 941.

147TH ST, s s, 315 w Brook av, 5-sty brick tenement, plastic slate roof, 50x87.9½; cost, \$50,000; owner, Jane Kitchen, 434 Bronxdale av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 950.

Miscellaneous.

169TH ST, w s, 125.7 w 3d av, 1-sty brick store, 14.4½x26, tin roof; cost, \$800; owner, Milton De Vas, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 937.

156TH ST, n s, 685 e Prospect av, 1-sty concrete garage, tin roof, 10.9x17.5; cost, \$200; owner, Elizabeth Loughran, 722 Prospect av; architect, F. W. Loughran, 722 Prospect av. Plan No. 949.

AQUEDUCT AV, e s, 176.10 s Fordham road, 1-sty brick store, 43x75, tin roof; cost, \$5,000; owner, Fred Lunstedt, 570 West 183d st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 944.

Stores and Dwellings.

WALKER AV, n e cor Westchester av, 3-sty brick store and dwelling, size irregular, plastic slate roof; cost, \$18,000; owner, Geo. Joseph, Main st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 936.

Storage Buildings.

KINGSBRIDGE AV, e s, 14 s 236th st, 5-sty brick storage, 49.6x65, plastic slate roof; cost, \$18,000; owner, James Ames, Kingsbridge; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 932.

Stables.

FORT SCHUYLER ROAD, w s, 175.4 n Marrin st, 2-sty brick stable and dwelling, 26x50, tin roof; cost, \$5,500; owner, John I. Diehl, Fort Schuyler road; architect, B. Ebeling, 1136 Walker av. Plan No. 938.

Factories.

WHITLOCK AV, e s, 100 n 156th st, 4-sty brick factory, slag roof, 40x100; cost, \$25,000; owner, Henry Killer, 141 Rider av; architect, Adolph Mertin, 33 Union sq. Plan No. 943.

BRONX ALTERATIONS.

ROGERS PL e s, 425 n Westchester av, 1-sty frame extension, 25x6, to 1-sty frame stable; cost, \$500; owner, Frederick Heims, on premises; architect, Henry Lane, 1499 Zerega av. Plan No. 355.

145TH ST, s w cor 3d av, 1-sty frame extension, 20.5x16, to two 1 and 2-sty frame stores; cost, \$2,500; owners, Borough estate, Joshua L. Evans, 3219 3d av, president; architect, Wm. Schnauffer, 363 East 49th st. Plan No. 354.

150TH ST, s s, 195 e Harlem River, 1-sty frame extension, 81.9x149, to 1-sty frame shed; cost, \$500; owner, John A. McCarthy, Rivington & Tompkins sts; architect, M. J. Garvin, 3307 3d av. Plan No. 359.

GRAND BOULEVARD, No. 1040, new brick front, new stairs, etc., to 2-sty frame building; cost, \$1,000; owner, Bernard Kelley, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 358.

PROSPECT AV, e s, 111.1 s Beck st, new bake oven, new partitions, &c, to 5-sty brick store and tenement; cost, \$2,000; owners, Mercury Realty Co., Samuel Brener, 604 Prospect av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 353.

WALKER AV, s e cor Castle Hill av, 1-sty stone extension, 31.8x21.8, to 1-sty brick church; cost, \$3,000; owners, St. Raymond's R. C. Church, Right Rev. Edw. McKenna, on premises, treasurer; architect, Geo. H. Streeter, 103 Park av. Plan No. 357.

3D AV, w s, 40 n 145th st, new columns, new girders, etc., to 2-sty brick stores; cost, \$1,200; owner, John F. Blackman & Son, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 356.

ADVANCE REPORTS.

Site Ready for Madison Avenue Skyscraper.

MADISON AV.—The site at the northwest corner of Madison av and 38th st is now about cleared and excavating will be undertaken immediately by the Clarence L. Smith Co., for the new 20-sty office and loft building which Frederick Johnson is to erect from plans by Messrs. Buchman & Fox, 11 East 59th st, costing between \$650,000 and \$700,000. As seen by the perspective now in hand, the building will be one of the highest type structures for business use in this city. The exterior will be ornamental, with the four lower stories of stone, above this a special faced brick, and the upper five stories of ornamental terra cotta and architectural iron work. The large group of columns at the entrance will be of solid granite. The interior equipment will include a sub-basement, boiler and engineer rooms, five electric high-speed elevators, and two sidewalk lifts, mail chutes, electric lights and toilet rooms. There will be two entrances in both streets.

An apartment house was first planned for this site, but was later abandoned for the reason that it was impossible to get sufficient ceiling height for a 10-sty building, Madison av at this point being only 75 ft. wide. Three corners on Madison av near this property are about to be changed

from residences to business buildings. The only contract on the building so far let is that for the structural steel to the Brown-Ketcham Co. The architects are rapidly completing the plans, and will soon receive figures on all branches of materials and construction.

Plans for Colgate & Co.'s Building.

JERSEY CITY, N. J.—Charles A. Rich, 320 5th av, Manhattan, has completed plans and is now taking figures on the construction of the brick, limestone, steel and reinforced concrete office building for Colgate & Co. (soap), 55 John st, Manhattan, at the northwest corner of York and Hudson sts, Jersey City. The present factory at York st will be connected with the new building by a bridge. Wm. P. Field, of Newark, N. J., will be the consulting engineer. The new annex will measure 75x100 ft., and cost about \$100,000.

Hotel "Athens" to Be Enlarged.

41ST ST.—Plans are out among builders for figures on the general contract for the improvement of the Hotel "Athens," Nos. 41-45 East 41st st and 28-30 East 42d st, owned by Polymero & Ringa, of 30 East 42d st. M. C. Mellen, 45 West 34th st, the architect, has prepared plans for a 5-sty steel, granite and brick fireproof addition, to measure 30x70 ft. It is estimated that the changes will cost around \$100,000.

Figuring for Long Island Office Building.

LONG ISLAND CITY.—Architect Floyd Y. Parsons, 1133 Broadway, Manhattan, is taking bids on the general contract for the 5-sty fireproof, brick and limestone office building, 75x100 ft., which Stuart Hirschmann, 200 Broadway, Manhattan, will erect at Court square, Long Island City, to be leased by the Tax Department of Queens. The building will approximate in cost \$125,000.

Plans for Two Riverside Drive Houses.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have filed plans with the Tenement House Department for two 12-sty elevator apartment houses, measuring 58.9x irregular, to be constructed by Paterno Bros., Inc., 510 West 114th st, on Riverside Drive, east side, 107.6 ft. north of 116th st, to cost in the neighborhood of \$600,000.

Latest 156th Street Improvement.

156TH ST.—Plans have been completed by Messrs. Denby & Nute, 333 4th av, for the two high-class apartment houses, measuring 100x83.5 ft. each, to be erected in the north side of 156th st, 168 ft. west of Broadway, Washington Heights. James O'Brien, of 647 6th av, will erect the buildings. The cost for both operations will approximate \$400,000.

Estimating for New Ice Cream Plant.

24TH ST.—Frank Goodwillie, 1170 Broadway, architect for the new ice cream plant which James M. Horton, 213 East 24th st, is about to erect at Nos. 209 to 211 East 24th st, is now taking figures on the general contract. The structure will be six stories, fireproof, of brick, steel and concrete, measuring 97x98 ft.

Apartments, Flats and Tenements.

114TH ST.—Schwartz & Gross, 347 5th av, have completed plans for an 8-sty elevator apartment house, 50x85.11 ft., for the Hennessy Realty Co., 220 Broadway, to be erected in the west side of 114th st, 100 ft. east of Amsterdam av, to cost about \$125,000.

133D ST.—Young & Gronenberg, 1328 Broadway, have prepared plans for two

6-sty flats, 25x86.5 ft., to be erected by the Newport Realty Co., 35 Nassau st, in the north side of 133d st, 260 ft. east of Lenox av, to cost \$50,000.

BROOKLYN.—W. L. Cameron, 9 West 83d st, Manhattan, will make \$15,000 worth of alterations to the furnished-room house Nos. 327-329 Fulton st, through to 304 Washington st, Brooklyn. C. W. R. Van Buskirk, 187 Montague st, Brooklyn, the architect, is taking estimates.

HOBOKEN, N. J.—Architect Hyman Rosensohn, 747 Broad st, Newark, has prepared plans for two apartment buildings to be erected at the Boulevard and Lake st by Hordes & Gordon, of 418 Washington st, Hoboken. The specifications will call for open plumbing, cabinet mantels, dumbwaiters, tiled vestibule and bathrooms and all modern improvements except heat. The estimated cost is \$30,000.

Banks.

AMITYVILLE, L. I.—Milford H. Ketcham has secured the contract to erect a bank building for the Bank of Amityville at a cost of about \$25,000.

DUNKIRK, N. Y.—Green & Wicks, 110 Franklin st, Buffalo, are preparing plans for a bank building which the Merchants' National Bank (H. H. Droege, cashier) will erect at Lyon st and Railroad av, Dunkirk.

NORWICH, CONN.—Plans have been completed for the bank to be erected at Main and Cliff sts for the Chelsea Savings Bank. Cudworth & Woodworth are the architects. Estimates will be made soon. It is expected to award the contracts and commence work about Sept. 1.

NUTLEY, N. J.—Excavating has started for the 1-sty brick and limestone bank, 35x50 ft., to be erected at Chestnut and Elm sts, Nutley, by the Nutley Bank. Edward P. Doane, 184 Main av, Passaic, is architect. Contractors are A. Van Vliet Construction Co., mason work; Geo. H. Hahn, heating and plumbing; Alex Stewart, painting; J. K. Cooke & Son, steel work; all of Passaic; L. Breen Building Co., Paterson, N. J., carpenter work, and J. W. Fiske, 56 Park pl, Manhattan, ornamental iron work.

Churches.

FREEPORT, L. I.—Ground has been broken for the new Catholic church of the Holy Redeemer, at the corner of Pine st and Ocean av. Rev. Charles A. Logue, is priest in charge.

ELIZABETH, N. J.—Rev. Louis J. Bohl, rector of the Roman Catholic Church of the Immaculate Conception, 1000 North Broad st, has purchased two plots, 175x80 and 165x200 ft., on which a church and other buildings will be erected.

BAYONNE, N. J.—Rev. Hampton Berwager and the congregation of Grace Evangelical Lutheran Church expect to start work immediately on the construction of a new edifice at the northeast corner of Av C and 37th st. Ground has already been broken.

ANSONIA, CONN.—W. D. Johnson, Inc., of Hartford, has awarded to the Torrington Building Co. the contract to erect a mortuary chapel in Pine Grove Cemetery, Ansonia. The art glass windows will be furnished by Brown, Hubbell & Puddicombe of New Haven.

BINGHAMTON, N. Y.—Plans for the new Methodist Church soon to be erected in Clinton st, have been completed and approved. It is expected that work will be started during the summer. The total capacity will be 1,500. Address chairman building committee, M. E. Church.

RUTHERFORD, N. J.—Chris Campbell, 10 East 33d st, Manhattan, has received the general contract to erect the new Roman Catholic church on Home av,

Rutherford, to cost \$100,000. H. C. Weisman, 17 West 42d st, Manhattan, is the architect. Rev. W. F. Grady, Kingsland, N. J., is rector.

SHORT HILLS, N. J.—Daniel A. Dugan, 518 Bridge st, Trenton, has received the general contract to erect the 1-sty stone and brick edifice, 47x79 ft., for St. Rose of Lima, Rev. Father Brown, pastor, at Short Hills, from plans by W. A. Poland, 204 Hill Crest av, Trenton, N. J. Estimated cost, \$35,000.

SOUTH NORWALK, CONN.—Estimates are being made on plans of Jos. A. Jackson, 1133 Broadway, Manhattan, for a new church for the Hungarian Catholic Society, Rev. S. F. Chernitsky, pastor. It will be a brick structure, 45x120 ft., slate roof and terra cotta and limestone trimmings. The seating capacity is 500; steam heat; costing about \$35,000.

BRIDGEPORT, CONN.—Dwyer & McMahon of Bridgeport, have completed plans and the general contract has been let to the Granite Construction & Realty Co., of Waterbury, for the new church to be erected in Bridgeport by the St. Patrick's R. C. Society, Rev. J. B. Nihill, pastor. It will be 70x176 ft., constructed of Vermont grey marble with concrete stone trim, red slate roof, ornamental plaster work, etc. Steam heat, plumbing, electric work, windows and furnishings not included in this contract.

Dwellings.

SHORT HILLS, N. J.—Architect C. H. Kirk, 1133 Broadway, Manhattan, has plans for a 2½-sty brick and frame residence, 30x60 ft., to be erected at Short Hills, to cost \$10,000.

NEWARK, N. J.—C. E. Lane, of this city, has purchased six large plots on Weequahic av, Weequahic Park. He will begin the erection of six single and two-family dwellings on the sites at once.

NEW LONDON, CONN.—W. P. Crabtree, of New Britain, is preparing plans for a summer residence to be erected at Ocean Beach, New London, for H. C. Hine, of New Britain. It will be frame, 35x42 ft., with 10 rooms.

NEW BRITAIN, CONN.—W. P. Crabtree, architect, New Britain, Conn., is preparing preliminary sketches for a 10-room residence to be erected in Hart st, New Britain, for Chas. B. Parsons. Complete details have not been decided.

Factories and Warehouses.

DANBURY, CONN.—Contracts have just been awarded for the construction of a big brick addition to the plant of the Rogers Silver Plate Co. in Rowan st. The H. Wales Lines Co., of Meriden, gets the job. The same firm made the plans. Work is to be commenced immediately.

NEWARK, N. J.—The bottling plant of Christian Feigenspan, brewers, is to be rebuilt in the south side of Christie st, near Bowery st, Newark, at a cost of \$14,000. Hooper & Co., 120 Market st, Newark, are the architects. Joseph Oschwald, 120 Market st, Newark, will do the mason work.

DESBROSSES ST.—Estimates are all in for the 6-sty brick and stone warehouse

THE LIME FOR BRICKWORK

ROCKLAND-ROCKPORT

350 Lb. Bbl. Guaranteed

Rockland-Rockport Lime Co.

Morgan Ave. & Meserole St. Fuller Building
BROOKLYN NEW YORK
Manufacturers of the LIME OF QUALITY
ESTABLISHED OVER A CENTURY

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

RAYMOND CONCRETE PILE COMPANY

NEW YORK, 140 Cedar Street
CHICAGO, 135 Adams Street
PITTSBURGH, Union Bank Building
PHILADELPHIA, Land Title Building
BALTIMORE, Pratt and Concord Sts.
ST. LOUIS, 620 Chestnut Street
NEW ORLEANS, 201 Perrin Bldg.

The Very Purpose

of light face brick is to make a fresh, bright, clean looking building. If you use a brick which absorbs dirt, your object will be defeated. Our impervious bricks laid in cement mortar make a water-proof, stainproof front.

HOUGHTALING & WITPENN
44 EAST 23d ST., NEW YORK

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

THE QUAY ENGINEERING CO.
Tel. 2405 Mad. Sq. 1123 BROADWAY, N. Y.
CONTRACTING AND CONSULTING ENGINEERS
Manufacturers' Agents For Mechanical
NEW YORK BLOWER CO. Equipment, Power
Traveling Stairways Plants, Heating, Ven-
Baggage & Freight Carriers tilating, Plumbing.
Revolving Doors

HALF THE WORRY OF A CONTRACTOR

IS IN WAITING FOR LUMBER AND MATERIALS
15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK
SAW, PLANING AND MOULDING MILLS

F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J

TENEMENT HOUSE LAW PARTITION WINDOWS FURNISHED AND SET

Fred C. Sumner Doors, Window Frames, 244 CANAL STREET
Sash and Glass Telephone, 1173 Franklin

which the Trinity Corporation, 187 Fulton st, is about to erect at Desbrosses and Watt sts, from plans by Ernest Flagg and A. F. Sutcliffe, 35 Wall st, to cost about \$75,000. The award will be announced in a few days.

Halls and Clubs.

ELMIRA, N. Y.—John C. Williamson, of Elmira, has secured the contract for erecting the clubhouse for the B. P. O. Elks, No. 62 (bids opened Aug. 2). H. Considine, 416 Robinson Building, is architect.

HOLYOKE, MASS.—The clubhouse being erected at Commercial and Sargeant sts for the Union Club is now all roofed in. Leroy E. Smith is the contractor, V. V. Goddard has the mason work, G. Harman & Son, iron work; E. H. Friedrich, metal work; Gavin & Moriarty, plumbing, and T. F. Monaghan, electrical work. Geo. P. B. Alderman & Bro. are the architects.

NEW HAVEN, CONN.—Work will be started at once on the proposed structure for the Yale Rowing Association, plans by Architects Peabody & Stearns of Boston. The Sperry Co. will have the contract, the William Ritchie Co. doing the carpenter work. The plans call for a handsome structure, of pressed and water struck brick, terra cotta trimmings, slate or tile roof and copper finials, on concrete foundations. The cost will be upward of \$100,000.

Hospitals and Asylums.

SOHO, N. J.—Plans are in the hands of contractors for estimates for two additional ward pavilions for the Essex County Isolation Hospital at Soho. The plans for the building, which will cost about \$25,000, were designed by Hurd & Sutton, of Newark.

CHELSEA, MASS.—Plans are being figured for alterations and additions to the Naval Hospital for the U. S. Government, A. L. Parsons, Bureau of Yards and Docks, Navy Dept., Washington, D. C. Brick, two and three stories, 383x35; wing two stories, 35x170; cost, \$250,000.

15TH ST.—Ditmars & Brite, 111 5th av, are about ready for estimates on separate contracts for a 5-sty addition, 52x103 ft., to the Home of the Aged, 209 West 15th st, for the Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent-on-Hudson, N. Y. The estimated cost is \$150,000.

JAMESTOWN, N. Y.—The competitive plans of John H. Coxhead, 926 Ellicott Sq. Building, Buffalo, have been accepted for the City Hospital. Dr. Jason Parker, Chairman Building Committee. The structure will be of brick, stone and structural steel, 40x150 ft., 2½-stys and basement; cost, \$50,000.

Hotel.

OLEAN, N. Y.—Green & Wicks, architects, of Buffalo, N. Y., are taking bids for the erection of an addition to the Olean Hotel. H. S. Sartwell is the proprietor. The addition will be 4-sty high, 40x51 ft. It will cost \$25,000.

BUFFALO, N. Y.—Excavating is about to begin for the new hotel to be erected at Genesee and Pearl sts, Buffalo, by the Buffalo Men's Hotel Co., of which Arthur E. Hedstrom, 304 Ellicott sq, is president. The building will be strictly fireproof, 9-stys and basement, measuring 52x115 ft., to contain 300 rooms, restaurant, pool and billiard rooms. Robert J. Reidpath, 29 Builders' Exchange, Buffalo, is the architect. The Buffalo Structural Steel Co., 166 Doat st, Buffalo, has received the steel contract.

Municipal Work.

BROOKLYN.—Bids will be received by the Department of Charities, Tuesday, Aug. 24, for completion of annex on west side of main building, Kings County Hospital, Brooklyn.

MANHATTAN.—The Commissioner of Street Cleaning will open bids Wednesday, Aug. 25, for installing a rubbish conveyor at the West 47th st incinerating plant of the Department of Street Cleaning.

BROOKLYN.—Bids will be received by the Department of Public Charities Wednesday, Aug. 25, for putting down granolithic flooring in the basement of the male almshouse building, at the Kings County Hospital, Brooklyn.

MANHATTAN.—The Health Board will open bids Tuesday, Aug. 24, for setting skylights, metal copings and new roofs; also painting the exterior of certain buildings, complete, and the metal and woodwork of certain other buildings on the grounds of the Willard Parker Hospital, foot of East 16th st, Manhattan.

BROOKLYN.—Bids will be received until Wednesday, Aug. 25, by the President of the Borough of Brooklyn, No. 1, for building an embankment, with all appurtenances, under the tracks of the Bushwick branch of the Long Island Railroad and adjacent to Scott and Montrose avs, in connection with the construction of a sewer in Scott av, from Newtown Creek, north of Metropolitan av, to St. Nicholas av.

Office and Loft Buildings.

52D ST.—Otto Strack, 214 East 23d st, owner, architect and builder, is taking bids for the 8-sty loft, 60x94 ft., which he will erect at Nos. 351-355 West 52d st, to cost \$70,000.

NEW BRITAIN, CONN.—Plans have been completed by W. P. Crabtree for an office building to be erected in Park st by the New Britain Lumber & Coal Co. It will be brick, 30x40 ft., 2-stys. Bids will be received at once.

SPRINGFIELD, MASS.—The Springfield Gaslight Co. will begin the construction of a building in State st about Sept. 1. The building will be in the French Renaissance style of red brick with white stone facing, 81.6x62.6 ft., and will be ready for occupancy April 1. Winslow, Bigelow & Wadsworth, Phillips Building, Boston, Mass., are the architects.

Power Houses.

ATLANTIC CITY, N. J.—The Atlantic City Electric Co. contemplates the erection of a new electric light plant. Estimated cost, \$156,000. E. M. Plummer is Ch. Engr., Atlantic City.

RED HOOK, N. Y.—The Red Hook Light, Heat & Power Co. has plans under consideration for the construction of a hydro-electric power plant at Bingham's Mill, ten miles north of Red Hook. J. H. Sharpe is president.

MINEOLA, L. I.—The Public Service Commission, Albany, has authorized the Nassau & Suffolk Lighting Co. to issue stock, the proceeds to be used for extensions and improvements of its plant and distributing system. E. H. Mather is general manager.

Schools and Colleges.

STRATFORD, CONN.—Beckwith & Jackson, architects, of New Haven, will receive proposals until Sept. 1 for the erection of a four-room addition to the Centre district schoolhouse in Stratford.

THOMPSONVILLE, CONN.—Estimates are being received for an addition to the North School st building at Thompsonville. Architect L. C. Fay, of East Longmeadow, has prepared plans and they can now be seen at the town building.

HIGH BRIDGE, N. J.—The Board of Education, High Bridge, Hunterdon County, N. J., is taking bids until Aug. 25, for the construction of a 2-sty brick and stone school addition, 50x65 ft. Wm. T. Towner, 320 5th av, Manhattan, is the architect. Cost, about \$18,000.

Theatres.

BRIDGEPORT, CONN.—Sylvester Z. Poli, of Bridgeport, will erect at once a new theatre to cost from \$300,000 to \$500,000. The building is to be completed by January, 1910.

BUFFALO, N. Y.—Henry L. Spann, 413 West Delaware av, has prepared plans for a theatre, 1-sty and gallery, 55x135 ft., which the Co-Operative Amusement Co. (Dr. J. Grafton Jones, Pres., 473 Virginia st) will erect at 523 William st, Buffalo, to cost \$40,000.

Bids Opened.

BROOKLYN.—Bids were received Aug. 14 by the Bureau of Yards and Docks, Washington, D. C., for alterations to the Naval Hospital, Brooklyn. F. W. Conner Co., 1123 Broadway, \$5,400, was lowest bidder.

HUDSON, N. Y.—John Dyer, Jr., Albany, N. Y., at \$50,200, submitted the lowest bid on Aug. 14, to the Board of Managers of the New York State Training School for Girls at Hudson, for the construction of a new power house, coal pockets and trunk conduit.

BRONX.—L. F. Haffen, president of the Bronx, opened bids on Aug. 12, for constructing a sewer and appurtenances in West 176th st, between Sedgwick av and Undercliff av, and south on Undercliff av from Washington Bridge. E. M. Lynch, \$12,484, low bidder.

The Board of Education opened bids Monday, Aug. 16, No. 1, for gymnasium apparatus, etc., for P. S. 84, 126, 128, 157, 160, 162, 163 164 Brooklyn; all bids were laid over. No. 2, for improving the premises at P. S. 16, Queens. Edward M. Allen, \$1,396, low bid. Other bidders were: Peace Bros., Lundin & Zacharius, Harry Britton.

BRONX.—Bids were opened Aug. 12 by Louis F. Haffen, president Bronx Borough, for regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and placing fences in 230th st, from Bailey av to Riverdale av. McDonald & Barry, Tiebout av and 183d st, \$74,897, low bidder.

JERSEY CITY, N. J.—Bids were received as follows by the County Building Committee on Aug. 11 for furnishing and installation of the metal furniture in the office of the County Clerk in the new Court House buildings: Art Metal Construction Co., 349 Broadway, New York, \$25,900; Jamestown Metal Furniture Co., 18 West 27th st, New York, \$39,900; John Gill & Sons, 12 West 31st st, New York, \$48,500.

Contracts Awarded.

WASHINGTON, D. C.—Contract for installing two tubular boilers in the Denison School, Washington, D. C., has been awarded to the G. & W. Mfg. Co., 26 Cortlandt st, Manhattan.

BEDFORD, N. Y.—The board of managers of the New York State Reformatory for Women at Bedford has awarded to the New York Sewage Disposal Co., New York, the contract for constructing a new sewage disposal plant at that institution, at \$5,950. F. B. Ware is State architect, Albany.

NEWBURGH, N. Y.—Contract for furnishing a 30-in. pipe for the new water main between Washington Lake and Newburgh, was awarded to the U. S. Pipe & Foundry Co., of Manhattan, at \$22.33 per

ton, and special castings 2½ cts. per lb. There are to be about 1,800 tons of iron pipe furnished.

Government Work.

HUNTINGTON BAY, N. Y.—The Light-House Engineer, Tompkinsville, N. Y., will open bids Sept. 3 for the construction and delivery of the Lloyd Harbor Light-House, Huntington Bay, New York.

Ambrose B. Stannard, 1133 Broadway, Manhattan, has received the contract for partitions, screens, and interior finish, etc., in the San Francisco (Cal.) post-office, the contract price being \$86,348. Time to complete, June 15, 1910.

GRAND RAPIDS.—Proposals will be received until the 8th day of September, for installation complete of radiator air exhausting system at the U. S. post-office and court-house, Grand Rapids, Mich. James Knox Taylor, supervising architect.

CHELSEA, MASS.—Bids for hospital buildings will be received by the Navy Department, Washington, until Sept. 18, for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass., Newport, R. I., and Portsmouth, N. H. R. C. Hollyday, chief of bureau.

WASHINGTON, D. C.—Sealed proposals will be received until the 27th day of August, for alterations in the fourth floor, etc., of the U. S. Treasury Building, Washington, D. C., in strict accordance with drawings and specifications, copies of which may be obtained at the office of supervising architect. James Knox Taylor, Supervising Architect.

RICHMOND, VA.—Sealed proposals will be received the 20th day of September, for the reconstruction of the U. S. Post Office, Court House and Custom House at Richmond, Va., in accordance with the drawings and specifications, copies of which may be obtained from the custodian at Richmond, Va., or at this office at the discretion of the supervising architect. James Knox Taylor, Supervising Architect.

Brief and Personal.

Two days of storm made a short week for outside operations.

Charles F. McKim, the architect, is reported seriously ill at St. James, L. I.

George Doan Russell, the lawyer, of 154 Nassau st., is spending his vacation with his family in the Adirondacks. He is expected back on Aug. 25.

Mr. L. Peckitt, president of the Empire Iron Furnaces, who is in Europe, is expected back shortly after Labor Day.

Mr. John B. Wight, secretary of the North American Cement Company, has returned from a vacation trip of two weeks.

Mr. Wright D. Goss, president of the Empire Brick & Supply Company, is spending week-ends during the summer at his place on the south shore of Cape Cod.

In the construction of the foundations for the railroad terminal that is being built by S. Pearson & Son, Ltd., at Vera Cruz, Mexico, approximately 3,000 Raymond concrete piles will be employed.

Mr. Harriman is on his way home across the sea. If he has obtained a controlling interest in the New York Central, it is hoped he will improve the suburban train service of the system. The Central might have favored the northern expansion of the city more than it has.

FASCINE is a decorative material which New York architects and owners are becoming more and more interested in. It is a clay product burned at a high heat and glazed with bright or dull finished glazes. It can be used in innumerable ways for ornamental effect.

At the northeast corner of Madison av and 70th st a brownstone residence of graceful proportions has taken on a new distinction by having the side entrance

(on 70th st) inclosed with plate glass in a setting of ironwork. It is a shelter from the elements and an ornament as well.

A meeting of the executive committee of the Realty Operators and Builders' Association will be held Tuesday, August 24, 1909, at 320 Broadway. The most important matter under discussion will be the proposed arbitration agreements with the various contractors organizations.

Growing Popularity of Metal Ceilings.

The fact that the metal ceiling has come to stay seems to be proved by the fact that some of the local dealers are opening branches in Brooklyn and in the suburbs. Some of the more progressive companies now have offices or representatives in New Jersey, and, if the word of a man who has had wide experience in this business reflects the experience of other companies, there seems to be little doubt that the "opening" of New Jersey to metal ceiling manufacturers will prove a source of unlimited profit and enterprise.

An interview with Samuel Shanker, of the S. Shanker Metal Ceiling Company of 520 Fifth st., showed that the field across the Hudson is not to be neglected. He already has located agencies for the Kaneberg Roof & Ceiling Company, of Canton, Ohio, of which he is the sole Eastern representative, and a large stockholder, in Newark, Jersey City and Hoboken, and it is probable that in time offices will be opened in Elizabeth, Paterson and Passaic.

This company, which always carries a large stock of exclusive designs, is constantly growing. It is represented in Brooklyn by the Eastern Metal Ceiling Company, of 1234 Myrtle av., and by E. P. Backie at 359 Court st. The company also does a large exporting business from its main office in Canton.

Modern Ornamental Iron Works.

Conspicuous among ornamental iron workers in this city is the name of John Jordis, whose modern factory and offices are at 142d st and Robbins av., the Bronx. The reason Mr. Jordis has taken a leading part in his particular line in this city is because of his ability to turn out finished work in first-class shape in remarkably short time, and because many of the designs he works out are original.

His factory is of brick construction, built in 1907, and is adapted to the work that is done there in every particular. Some of the most recent work that this firm has done may be seen on some of the newest apartment houses in all parts of the city. He has just finished installing all the iron stairs at the Hotel Nassau at Long Beach, and in the Greenpoint, Fulton, Stuyvesant, Lincoln Square theatres, and for numerous buildings in this city. A specialty is made of all kinds of ornamental wrought and cast iron work.

Pulp Plaster.

Elastic pulp plaster contains no sand or lime. One of its most important parts is fibrous wood pulp, made by a patented process that retains the fibre and strength of the wood. This fibrous wood gives to the plaster elasticity, toughness, lightness and strength. Freezing does not affect elastic pulp plaster. Being waterproof it does not fall off the lath when water pipes burst and flood the ceiling.

As it is already for use, except for the addition of water, there is no chance for the mason to overload it with sand. Being elastic instead of brittle, it will dent like wood when struck or jammed, instead of breaking. It adheres equally well to brick, stone, common lath wood or iron, and it dries in one-fourth the time that ordinary mortar takes.

Asbestos Lumber.

The list of fireproof materials for structural purposes receives frequent additions. If the forests should go, we would still have asbestos. Doors, trim, wainscot, partitions, flooring, ceilings, outside shutters, all are now being manufactured of asbestos. When used for doors it gives handsome and practical results.

The two sides for a door are molded in single slabs made solid around the edges, cemented with fireproof cement and securely drawn together during manufacture by the contraction of numerous countersunk rivets, and the whole bound with iron to prevent accidental abrasion. The countersunk rivet heads are covered with Alignum, in the style under consideration, and no metal whatever, save the knobs and butts, is in any way exposed to the direct action of fire when the door is closed.

This construction produces a hollow or air-spaced door; and as Alignum is in itself a non-conductor of heat, an intense heat on one side is hardly appreciable on the other. Trims are made in the ordinary strips for miter or blocks, or in entire frames as usually provided for cabinet trim, and in either event designed to be secured to the wall or partition by screws. Alignum asbestos lumber floors are susceptible to all combinations of color and design, laid in cement. They are fireproof and thoroughly sanitary, are resilient, not hard enough to be slippery and are pleasant to the tread.

New Clayworking Book.

The new "History of the Clayworking Industry in the United States," compiled by Heinrich Ries, Ph. D., and Henry Leighton, A. B., is now on the market. This book is revised to date and is based on statistics so far as obtainable covering the history of the industry from its infancy in this country to the close of the year 1907. It first takes up briefly the history of the various branches of the clay industry and follows this with more complete data covering the industrial progress in each State. The compilation is a very important one and should be in every clayworker's library. John Wiley & Sons are the publishers, but copies can be obtained through this office at the selling price of \$2.50, postage paid.

Welsh Tin-Plate Industry.

At the end of May, 1909, there were 398 tin-plate mills and 52 sheet-steel mills in operation in South Wales, and the total number of employees was 22,500. Large consignments of tin plates are exported to the Far East, China, and Singapore, and the United States continues, under the drawback clause of the tariff, to be a steady market for this special trade. During the month of April the following quantities, in tons, were exported to the countries mentioned: United States, 6,250; British East Indies, 4,692; Germany, 2,989; France, 1,895; Netherlands, 3,752; all other countries, 19,685; total, 39,263 tons. During the same month 5,683 tons of black plates were exported.

ELECTRIC POWER IN BREWERIES.—Abroad, electric power is used in breweries for driving malt mills, hoists, barrel hoists, grain conveyors, pumps, centrifugal pumps, portable pumps, mash tun, mash rakes and refrigerators. Only enclosed types of motors are recommended for breweries because of the amount of steam and dust present in the atmosphere. The condensation of moisture on the walls and machinery will sometimes lower the insulation resistance of a motor to a dangerous degree.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Prices Firm in Dull Market.

From brick to stone the market was dull this week. Prices, however, held firm as a rule. Brick advanced 50 cents and there are prospects that it will go higher. The demand was a little better. Cement stays at \$1.43, with the majority of the companies reporting business slack. Deliveries are still limited to thirty days. Pig iron stands at last week's quotations, but reports little new business. Structural steel held on small orders only. Spelter, having moved up to \$6 a ton, may boost all galvanized sheets. Others may follow. Agents are not seeking new business. October first is the ruling delivery limit. Another raise in structural shapes is expected. Lumber is dull both in wholesale and retail. Local stone orders of any size are still scarce. A gradual improvement is noted both in new business and prices. Quarries are continuing to take in Western orders.

Brick Moves Up a Shilling.

Following a little better demand for Hudson River hard brick, manufacturers' cargo quotations moved up 50 cents this week, making the ruling prices on the market at this writing \$5.00 to \$5.50. Most of the week-end purchases were for \$5.50 for the better grades, while on Monday or Tuesday, everything was tied up. Wednesday opened stronger and the fact that the wet weather also forbade making, combined in part to equalize the situation. Up to Tuesday noon few sales were reported on the Exchange.

Arrivals for the week ending last Saturday night at 6 o'clock (Aug. 14), were 71; sales, 77; and holdovers for this week, 7. The holdovers for the week preceding were 11, showing that the demand is moving.

STORM DID NO YARD DAMAGE.

The fact that the storm broke on Sunday night up the river, when all the yard material was protected, saved the manufacturers from heavy damage. The steel shipments have greatly improved, although not all jobs are getting material as quickly as desired.

MANUFACTURERS TALK OF EASING UP.

Further talk was heard this week regarding the threat of the manufacturers to ease up on output until the market becomes more satisfactorily adjusted. The small yards are hard pushed to manufacture at present prices. The dealers look for a continuation of low prices for a week or two, but manufacturers say they cannot stand the strain that long and will ease up if the local market does not improve.

MUCH WORK AHEAD, SAY DEALERS.

The dealers are optimistic. They look for a great deal of work this fall although they say that conditions are only fair now. The prophecy was made that the demand, which is hardly normal now, will be greater than the supply within another month.

FULTON FETE AND THE BRICK MAKERS.

While it cannot be said that the brick manufacturers up the river are going into unbounded rapture over the Hudson-Fulton celebration, the aid and counsel that two of its foremost representatives, General George Moore Smith, and Captain John B. Rose, are giving the Newburgh celebration committees, cover the absence of any special exuberance on the part of their fellows. Captain Rose is on the banquet committee and also on the general military and naval committee, while General Smith is on the last-named body

and also on a local committee. In the words of General Smith:

"Newburgh is going to have the greatest celebration it has ever known and, there will be a pageant that has never been equalled in any town of its size in the country. I cannot go into details about that now, because we haven't it in ship-shape formation, but in a week or two I can give some idea of the stupendousness of the enterprise. It all depends upon how many ships will go up the river. I am daily receiving assurances that lead me to think that there will be a generous fleet on hand. There will be two celebrations, one day being devoted to the firemen and the other to the military."

SOME RECENT LARGE SALES.

Among some of the largest sales of recent date are those by the Harbison-Walker Refractories Company, 1133 Broadway:

Gimbel Brothers store, 34th st and 6th av, 1,000,000 grays; Sturtevant apartments, 93d st and Central Park West, 800,000 grays; Allendale apartments, 90th st and West End av, 500,000 speckled; Korn office building, 31st st and 5th av, 250,000 grays; Tilden building, 40th st and 5th av, 200,000 grays; Paterson, N. J. High School, 300,000 buffs; Cornish apartment, Bronx, 100,000 speckled; for 12-story store and loft building at the northwest corner of 18th st and 4th av, 200,000 grays; Randall apartments, Bronx, 125,000, the Gingo apartments, 162d st and Riverside drive, 150,000 grays; and the Edison building, West 26th st, 100,000 buffs.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	\$5.00@	\$5.50
Hudson River, Common.....	4.00	4.50	
Hudson River, Light Hard.....	3.00	3.50	
Hudson River, Pale.....	4.00	4.50	
New Jersey, Hard.....	12.50		
Croton Point—Brown, f. o. b.....	12.50		
Croton Point—Dark and red.....			
Fronts:			
Bufs, No. 1 (delivered at bldgs.)..	22.00	28.00	
Greys, various shades & speckled..	27.00	31.00	
White No. 1.....	26.00	35.00	
White No. 2.....	25.00	31.00	
Old Gold.....	26.00	32.00	
Trenton or Philadelphia Red Fronts ..		21.00	

ENAMELED:

English size.....	70.00	75.00
American size.....	62.00	68.00
Seconds, etc.....	40.00	45.00

*Cartage and dealers' profits must be added to above quotations for retail prices.

LIME.

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

State common, cargo rate, per bbl..	@ \$0.75
Rockland-Rockport, Com., per bbl..	1.02
Rockland-Rockport, L., per bbl..	1.08
Rockland-Rockport, special, 320 lbs.	1.37
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
New Milford Lime.....	1.30
New Milford (small barrel).....	1.00

PLASTER PARIS.

Calclned, ordinary city, in barrels	
250 lbs.....	\$1.30
In barrels, 320 lbs.....	1.60
In bags, per ton.....	\$8.50 10.00
Calclned, 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 6% 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.

Better Feeling in Cement.

The cement situation is slowly clarifying. The average order is taken on 30-day delivery, which indicates that the sales departments do not feel satisfied that the \$1.43 rate now operative will last. As soon as the delivery terms are extended, longer delivery conditions will be made. Until then it cannot be said that the cement industry is on an even

keel. At \$1.43 every company can make cement, market it and skim off some profit. In other words, the producers are not selling below cost, as they were at the old rate of \$1.33. An advance of ten cents will adjust matters. This may come within ten days. The only conditions governing the present situation is the old law of supply and demand, and just at present the demand is not great.

While none of the mills is working at present to anything like its capacity, yet most of them are restocking. There is only one mill that has shut down and that is the Whitehall plant, because "it does not pay to operate under present conditions," as one man said.

RETARDING INFLUENCE FELT.

It was said this week that there is a strange retarding movement felt in the trade. The Atlas, Lawrence and the Pennsylvania are not as busy as they had expected to be, and the Alpha and Alsen companies are the only ones that report even good business. Steel is high and that may account for the condition of affairs. When structural steel is inactive cement sales fall away. Most of the deliveries being made now are on old contracts, and little new business of any size is being taken, owing to the embargo on delivery periods.

CEMENT.

Portland, Domestic, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

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

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

Pig Iron Business at Standstill.

With prices as high as they are likely to go at present, and most of the furnaces stocked, inquiries fell off this week. Those that were received asked for deliveries that did not appeal to the agents. Some wanted up to the first and for the first half of next year. The new mill at Catasqua, Pa., blew in on Monday and heavy shipments are being made there. The iron companies are catching up on their shipments, but are still behind on basic. This is a steel-making iron, which accounts in no small measure for the backward deliveries of the structural mills.

On the whole, foundry iron is backward, and there is little in the way of new business. A little order, not more than 500 tons, of No. 2 X Northern foundry, was made for September and October at full prices, while inquiries for somewhere about 3,500 tons for shipment over the last quarter were in hand. Prices quoted last week stand.

THE STEEL MARKET STRONG.

An absence of large orders characterized the steel market this week. Spelter has moved up to \$6 a ton within the last two weeks, and this is bound to affect galvanized sheets soon, although the ultimate advance in these prices will depend largely upon supply and demand. It is possible that the rise in spelter may cause an upward shift all along the sheet steel line.

Pending the change agents are not taking much new business. None of it is going in for delivery later than Oct. 1. Of course premium orders are being taken

for third quarter deliveries, but as the premiums are high, business of this kind is the exception and not the rule. In still rarer cases these deliveries are being contracted for up to Jan. 1. The premium is somewhere around \$2.

SHEETS MAY JUMP \$2.

When the advance in sheets does come it may ultimately go to \$2. If it is over that figure it will not cause surprise in the trade. There is a better feeling everywhere. The strike at the steel mills is beginning to affect local prices, and deliveries from jobbing houses are being held off while the prices are firming up.

STRUCTURAL PRICES UP.

The prices of the various types of structural steel are likely to go up farther. Only sixty and ninety-day delivery orders are being taken here. Bar iron continues in demand and the market is firm. Coke is fairly active for small lots. Lead has a fair demand and the market is steady at the old quotations. Zinc is up another quarter of a cent, making sheets in cask lots eight cents, and plain sheets eight and a half.

Northern:

No. 1 x Jersey City.....	\$17.75@18.25
No. 2 Foundry x Jersey City.....	17.25 17.75
No. 2 plain.....	16.75 17.25

Southern:

No. 1 Foundry, steamship dock....	17.75 18.25
No. 2 Foundry, spot.....	17.25 17.75
No. 3 Foundry.....	16.75 17.25

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).

ROUND AND SQUARE IRON.

1 to 1½, base price.....	1.80
¾ and ⅝ in.....	1-10c. extra

FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price....	1.80
1½ to 4 x ¼ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in.....	5-10c extra
4½ to 6 in. x 1½ to 1½.....	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.

¼ 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

	One Pass.	Cleaned Cold Rolled.	American.
No. 16.....	\$2.40		\$3.30
No. 18.....			
No. 20.....	2.70		3.35
No. 22.....			
No. 24.....	2.75		3.40
No. 26.....			
No. 27.....	2.80		3.45
No. 28.....	2.90		3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.....	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.....	
Metal laths, per sq. yd.....	22 24

GALVANIZED STEEL.

Nos. 14 and 16.....per lb.	\$2.85
" 18 and 20....."	3.00
" 22 and 24....."	3.20
" 26....."	3.40
" 28....."	3.60
" 30....."	3.75
" 32....."	4.40
No. 20 and lighter, 36 ins. wide, 25c. higher.	

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24.....per lb.	\$5.75
" 26....."	6.25
" 28....."	7.25

SOLDERS.

	Case.	Open.
Half and half.....	19¼@ 20¼	
No. 1.....	17¼	17½

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:
About 40-lb. coating.....@ \$17.10
About 30-lb. coating.....15.00
About 20-lb. coating.....12.50
About 15-lb. coating.....\$10.70 11 25
About 8-lb. coating.....8.70

PIG LEAD.

Ten lots.....	4½@ 5
Less.....	5 5½

ZINC.

Sheet, cask lots.....per lb.	8
Sheet.....per lb.	8½

COPPER.

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

Lumber Dull in Retail and Wholesale.

While dullness marks the lumber business in both the wholesale and retail departments, there is evidence aplenty that conditions are bound to improve within the next few weeks. The wholesalers are laying-in, in expectation of a heavy Fall demand, and the retailers are beginning to see their way to a generous distribution for local and suburban operations. An advance in spruce is likely to come at any time. The hardwoods are still scarce, the demand exceeding the supply. Hence, advances are looked for in that direction.

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.....	\$22.00@26.00
6 to 9 inch cargoes.....	24.00 26.00
10 to 12 inch cargoes.....	27.00 30.00

LATH.

1½ in. round wood lath.....	3.50 3.60
Eastern spruce, slab.....	3.75 4.00

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

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet.....	\$94.00@95.00
Selects, 4-4.....	82.00 84.00
Selects, 5-4.....	82.00 84.00
Selects, 6-4.....	83.00 84.00
Selects, 8-4.....	82.00 84.00
Shelving, No. 1, 1 x 10 in.....	47.00
Shelving, No. 2, 1 x 10 in.....	40.00 41.00
Cutting up, 5-4, 6-4, 8-4, 1sts.....	57.00 62.50
Cutting up, 5-4, 6-4, 8-4, 2ds.....	46.50 52.50
No. 1 Dressing boards.....	47.00 50.00
5-4, 6-4, 8-4.....	54.00 56.00

HARDWOOD FLOORING.

K. D. bored, end matched or butted and bundled. Standard grades of oak flooring:
Clear—Shall have one face free from defects, except ¾-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft.
Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft.
Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft.

13-16 Oak, 2, 2½ and 2¾.	
Clear quartered white oak.....	\$88.00
Select quarter-sawn white oak.....	50.00
Clear quartered red oak flooring.....	88.00
Select quarter-sawn red oak.....	52.00
Clear plain sawed white oak.....	54.00
Select P. S. white oak.....	43.00
Clear plain sawed red oak.....	54.00
Select P. S. red oak.....	43.00
Common oak, red and white.....	31.00
No. 2 Factory or common oak, red and white.....	23.00

PLAIN OAK.

4-4, 1sts and 2ds.....	\$42.00@43.00
5-4, 6-4 and 8-4 in. 1sts and 2ds.....	48.00 51.00
4-4 Common.....	34.00 37.00
5-4, 6-4 and 8-4 in. Common.....	37.00 40.00
4-4 Culls.....	22.00 24.00
5-4, 6-4 and 8-4 in. Culls.....	24.00 26.00

SHINGLES.

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

HARDWOOD.

Ash 1 in., 1st and 2ds (white).....	\$50.00@52.00
Ash, 1 in., No. 1 common (white).....	35.00 38.00
Ash, 1 in., 1st and 2ds (brown).....	51.00 52.00
Ash, 1 in., No. 1 common (brown).....	35.00 36.00
Basswood, 1 in., 1st and 2ds.....	40.00 42.00
Basswood, 1 in., No. 1 common.....	30.00 31.00
Birch, 1 in., 1st and 2ds (red).....	48.00 50.00
Birch, 1 in., 1st and 2ds (white).....	36.00 38.00
Birch, 1 in., No. 1 common (red).....	28.00 34.00
Birch, 1 in., No. 1 common (white).....	25.00 27.00
Chestnut, 1 in., 1st and 2ds.....	40.00 48.00
Chestnut, 1 in., No. 1 common.....	36.00 38.00
Cherry, 1 in., 1st and 2ds.....	95.00 100.00
Cherry, 1 in., No. 1 common.....	54.00 60.00
Cypress, 1 in., 1st and 2ds.....	49.00
Cypress, 1 in., shop.....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel).....	37.00 39.00
Gum, 1 in., No. 1 common (red).....	30.00 32.00
Maple, 1 in., 1st and 2ds.....	30.00 32.00
Maple, 1 in., No. 1 common.....	23.00 25.00
Oak, 1 in., 1st and 2ds (plain).....	47.00 50.00
Oak, 1 in., No. 1 common.....	38.00 40.00
Oak, 1 in., 1st & 2ds (quartered).....	80.00 84.00
Oak, 1 in., No. 1 com. (quartered).....	50.00 55.00
Poplar, 1 in., 1st and 2ds.....	56.00 58.00
Poplar, 1 in., No. 1 common.....	38.00 38.00
Walnut, 1 in., 1st and 2ds.....	100.00 105.00
Walnut, 1 in., No. 1 common.....	65.00 65.00

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3.....	\$47.00@50.00
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3.....	47.00 48.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3.....	52.00 54.00
"A" Rift, D. & M., 13-16, counted 1 x 3.....	43.00 45.00
"B" Rift, D. & M., 13-16, counted 1 x 3.....	39.00 41.00
"C" Rift, D. & M., 13-16, counted 1 x 3.....	28.00 30.00
"A" Flat, D. & M., 13-16, counted 1 x 3.....	29.00 31.00
"B" Flat, D. & M., 13-16, counted 1 x 3.....	26.00 29.00
No. 1 Com., D. & M., 13-16, counted 1 x 3.....	22.00 23.00
No. 2 Com., D. & M., 13-16, counted 1 x 3.....	16.00 17.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	51.00 53.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	45.00 47.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	40.00 42.00
"A" Rift, 13-16 x 3¼, counted 1x4.....	37.00 38.00
"B" Rift, 13-16 x 3¼, counted 1x4.....	28.00 30.00
"B" Flat, 13-16 x 3¼, counted 1x4.....	28.00 28.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4.....	22.00 23.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4.....	16.00 17.00
No. 1 barn boards, 8-in.....	36.00 37.50
10-in.....	39.50
12-in.....	46.00 49.50
No. 2 barn boards, 8-in.....	33.50 34.50
10-in.....	36.00 37.00
12-in.....	41.00 42.50
No. 3 barn boards, 8-in.....	30.50
10-in.....	32.00 32.50
12-in.....	34.00 36.00

Stone Improvement Gradual.

A gradual improvement in the condition of the stone market is reported, the cutters and quarrymen now being within 75 per cent. of normal. Two weeks ago the percentage was 60. There is remarkably little business being done in marble, most of the reports being granite contracts. The companies handling this building material report good business. Limestone is also a leader.

The New England Granite Works, for instance, have closed some important contracts within the recent past, among them a 32 catacomb receiving vault for the Greenwood cemetery in Wheeling, West Virginia. This company is also cutting Concord granite for the Historical Society of Concord, Mass., for which Guy Lowell of Boston is architect and the Central Building Company of Concord are general contractors. It also has the St. Louis Cathedral, which will be done in Concord granite, and it is also finishing the Hartford, Conn., Public Library, which is being done in Westerly, R. I., red, the same material being used in the Ethical Culture Meeting Hall in Hartford. The New England Granite Works are also cutting and shipping Westerly red for the National Fire Insurance Company's building at Hartford, for which E. T. Hapgood is architect and Mare Eidlitz is general contractor.

Slate still holds its own, but the expected shift in prices is still held off. It is a good time for prospective purchasers to fill in. An advance is near and it promises to be a stiff one when it does come.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone.....	\$0.80@1.00
Longmeadow freestone.....	.85 .90
Brownstone, Portland, Conn.....	.60 1.25
Scotch redstone.....	1.05
Lake Superior redstone.....	1.05
Granite, Maine.....	.50 .75
Granite, grey.....	.60 1.00
Granite, black.....	1.00 2.00
Granite, Milford pink.....	1.00
Granite, Picton Island red.....	1.00
Granite, Picton Island pink.....	1.00
Granite, Westerly, red.....	1.00 3.00
Granite, Westerly, blue.....	1.18 3.50
Limestone, buff and blue.....	.80 1.00
Kentucky limestone.....	.90
Caen.....	1.25 1.75
Portage or Warsaw stone.....	.90 1.00
Vermont white building marble.....	1.00 1.50
South Dover building marble.....	1.25 1.50
Bennington building marble.....	1.25
Georgia building marble.....	1.40 2.00
Tennessee marble.....	2.35 2.50
Wyoming bluestone.....	.80 .90
Hudson River bluestone (promiscuous sizes, per cu. ft.).....	.80
SLATE.—Prices are per square, delivered in New York in car lots.	
Genuine No. 1 Bangor.....	\$4.90@ \$5.65
No. 1 Chapman.....	5.25 6.00
No. 1 Red.....	10.00 12.00
Brownville and Monson Maine.....	6.50 8.00
Peach Bottom.....	6.90 7.50
Unfading Green.....	4.90 5.00

New Jersey's Handsomest Mausoleum.

As far as local records show, a mausoleum, which the New England Granite Works, of the Depew Building, 5th av near 42d st, this city, is cutting granite for, will be "the handsomest in New Jersey." It is being constructed for the estate of Joseph B. Dickson, the coal man, whose death occurred a year ago, and it is to be set in the Evergreen cemetery, Morristown, N. J., from plans by Charles W. Romeyn, the architect. The cost will be not less than \$40,000. Save for one or two, among them being the tomb of Daniel J. Lamont, who was Secretary of War under President Cleveland, in Woodlawn cemetery, it will probably be one of the finest in this part of the country.

The first shipment was made from the Westerly, R. I., quarries on Friday of last week and received at the cemetery by J. L. Wegenaar, who has charge of the monumental department of the New England Granite Works. When completed the mausoleum will be one of the finest examples of highly finished red granite in America, no expense being spared to procure stones of fine, rich grain and for this purpose a new breast in the quarry is being worked. An idea of the size and magnificence of the crypt may be had from the fact that each of the four gables is to be cut from one solid piece of granite, 15 ft. square and weighing about ten tons.

Venetian mosaic, brought to this country from abroad, especially for this structure, will line the whole interior, floor, sidewalls and dome ceiling. The roof will be of bronze, as will be the doors and window frames. The windows themselves will be of leaded stained glass representing Bible characters. The doors will weigh a ton apiece. The catafalque will probably be of bronze, although this detail has not yet been decided upon.

Novel Electrical Devices for Col. Clowry.

Not long ago Col. Robert C. Clowry, President and General Manager of the Western Union Telegraph Company, decided to equip his house and grounds in South Broadway, Tarrytown, N. Y., with electricity. He cast about for some competent electrical engineer who was equipped mechanically and financially to put in a service that would embrace several pet schemes that he had been nursing for several years. One of these was to equip his green houses with electrical service which would not only provide for lighting the extensive conservatories but, should he so desire at some future time, would also heat the houses in winter with electricity. But there is another thing that gave the distinguished resident of Tarrytown more concern than that.

Almost since Colonial times he and his forebears have been summoning their servants by means of long silken ropes attached to the end of which were elaborate tassels, which when pulled rang bells in the pantry. Now Col. Clowry did not propose to permit this feature of his household to give way to the march of progress, so he determined to retain this novelty yet combine it so as to utilize electricity.

He called in George H. Shuman, who has electrical engineering offices at 13 East 30th st. The conservatory installation was simple enough. The problem there was simply a matter of insulation and proper gradations of wiring, to provide against the ravages of humidity and consequent electrolysis. But the tassel call bells were a different matter. There were none on the market, it seems, that answered Col. Clowry's requirements, so Mr. Shuman took up the problem and within a few weeks the special appliance was at hand. This consisted of a lever

and push button hidden in the ceiling, so that when the chord is pulled, the lever pushed the button within the flooring above and rings a bell as any other contrivance would, in the servants' quarters. Every room in the house is being fitted with this device. Mr. Shuman makes a specialty of all knotty little problems like this one and that is why, during the recent depression he was busy when others were idle.

Some contracts he now has on hand are: An apartment house for the Garnett Realty Co., 140th st and Broadway, from plans by Summerfield & Steckler, for which Fleischman Brothers are general contractors; a building for H. F. Huber & Co., decorators, 13 East 40th st., which is being built by J. V. Schaefer, general contractor, from plans by J. H. Freeland, architect; the City Athletic Club, at 48 and 50 West 54th st, Frederick Lewisohn president; Herts & Tallant, architects; office building at 149th st and Bergen av, for William Astor Chandler, which is being built by John H. Deeves & Brother, from plans by Taylor & Levi, architects; a store and loft building for the Title Insurance Company, at 108th st and Broadway, for which Oddie & Stafford are general contractors and William L. Rouse, architect; a cafe, restaurant and lodge rooms, for the Cafe Stuyvesant, at 142 2d av, for which J. W. Fisher is architect; and a store and loft building at 115 and 117 West 27th st for the Aurora Investment Co., which is building from plans by George Fred. Pelham, architect.

Forward Strides in Brick Manufacturing.

The Empire Brick Manufacturing Company has for some time used electricity successfully in its works at Stockport for operating a trolley railroad by which sand and clay are transported from the bank to the machines. The company has not yet tried electricity for energizing machinery, but it is predicted that most of the brick yards on the river will do this in time. The Empire Company also makes use of two steam-shovels for excavating its clay and sand, which is as great an improvement over the pick-and-shovel as the electric railroad is over the horse-and-cart, for brick manufacturing.

The company is now towing its product to market with its own steamer, instead of depending on the Cornell Towing Line. Four barges were added to its fleet this spring, making sixteen in all. This fleet is capable of bringing down between seven and eight million brick at one time, which is enough to build a row of seven 40-ft. flathouses. The Empire Brick & Supply Company employs between six and seven hundred men in its works at Stockport. It also has works at Glasco, Ulster county. Its city yards are four in number; one is on the Hudson, 47th to 48th st; one on the East River at 150th st, Bronx; one on Newtown Creek, and one at foot of 25th st, South Brooklyn. The general offices are at 103 Park av.

The large interests and operations of this company are an indication of what an important industry Hudson River brick manufacturing has become, and the certainty is that it will grow as New York City grows, and with no likelihood of outside competition so long as the cargo price keeps under \$8 per M.

Vacuum Systems for Cleaning Machinery.

The cleaning of textile machinery by compressed air has been adopted in some of the largest mills in the United States in connection with humidifying systems. In these systems compressed air is used to atomize or vaporize the water.

Engineer Moves Offices.

Putnam A. Bates, whose engineering offices for the last five years have been in the Forty-two Broadway Building of this city, has recently completed the equipment of considerably larger offices on the top floor of the United States Express Building, No. 2 Rector st, into which new quarters Mr. Bates moved the early part of this summer. These offices, which occupy the southeast corner of the building, extend 100 ft. on the south and the same on the east side of the building, have in addition to the windows, skylights over the drafting and clerical rooms, which makes them especially suitable.

As an engineer Mr. Bates specializes in electrical and mechanical equipments, and in this line he has been identified with important work, having designed the heating, lighting and power plants of the Engineers' Club Building of this city, which was the gift of Andrew Carnegie; the Quintard Iron Works Company at the foot of East 12th st; the Sevilla Home for Children in the Bronx, and the J. P. Morgan art galleries, now being completed as an addition to the Wadsworth Athenaeum in the City of Hartford, Conn.

Big Business in Electrical Supplies and Machinery.

Preliminary returns of the Western Electric for July show that the company's business for that month ran approximately 46 per cent. ahead of July, 1908. The eight months' returns indicate a gross business for the year of about \$47,000,000, but it is expected that the improvement in industrial conditions, which is now setting in, will enable the company to show nearer \$50,000,000 in round figures, which will be close to the Western Electric's second best record.

In respect to electric lighting supplies and electrical machinery, last month was the largest in the Western Electric's history.

The demand for telephone supplies for use in train despatching has increased largely during the last year, and will doubtless expand more rapidly when the idea becomes better grounded and its practicability more widely demonstrated. The railroad companies which have adopted this method install and operate their own systems.

Of late there has been considerable activity in the foreign departments. The recent order by the Chinese government for an experimental telephone system for the city of Peking is important rather as an indication of the rapidly changing attitude of China, than for the size of the contract, which amounted to about \$150,000.

In answer to those who assert that the A. T. & T. purchases its supplies from the Western Electric because the latter is a subsidiary company of the former, the officers of the Western Electric assert that the A. T. & T. purchases of the Western Electric because of the superiority of the latter's products and back their claims to excellence of output and efficiency of methods by pointing to the company's exploit in rebuilding the Gutenberg exchange in Paris, which was destroyed by fire last fall, and to the recent contract with the Chinese government.

Abroad they say there can be no question of interlacing interests, and the company which lands a contract with a foreign government does so because of better goods and better prices. They also assert that in the face of the competition of the world the Western Electric Co. does more than 50 per cent. of the telephone business done outside of the United States.

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

CONDEMNATION PROCEEDINGS.

184TH ST.—Opening and extending of West 184th st, from Amsterdam av to the first new av easterly therefrom. Commissioners Frederic Jewett Dieter, Charles J. Leslie and William A. Gramer give notice that the bill of costs, charges and expenses incurred by reason of this proceeding will be presented for taxation to the Supreme Court on Aug. 26.

ASSESSMENTS.

PERRY AV.—Opening from Mosholu Parkway to the southerly line of Woodlawn Cemetery. Assessment confirmed April 17, 1903, and Feb. 16, 1909; entered Aug. 16. The area of assessment in this proceeding is bounded and described as follows: Beginning at a point formed by the intersection of the southwesterly prolongation of the middle line of the block between Hull av and Decatur av as the same are between Woodlawn road and Mosholu Parkway North, with a line parallel to and distant 100 ft. westerly from the westerly line of Mosholu Parkway South; running thence northerly along said parallel line to its intersection with the westerly prolongation of the line midway between East 206th st and Bainbridge av, as the same are between Woodlawn road and Mosholu Parkway North; thence easterly along said westerly prolongation and middle line to its intersection with the middle line of the block between Woodlawn road and Rochambeau av; thence northerly along said middle line to its intersection with the westerly prolongation of a line parallel to and 100 ft. northerly from the northerly line of East 207th st; thence easterly along said westerly prolongation and parallel line to its intersection with the outer line of the Reservoir Oval; thence northeasterly in a straight line to the point of intersection of the outer line of the Reservoir Oval with a line parallel

to and distant 100 ft. northwesterly from the northwesterly line of Putnam pl; thence northeasterly along said parallel line to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of East 211th st; thence northerly along last-mentioned parallel line to its intersection with the westerly prolongation of a line parallel to and distant 200 ft. northerly from the northerly line of East 211th st, as the same is east of Putnam pl; thence along said westerly prolongation and parallel line to its intersection with the northerly prolongation of the middle line of the block between Hull av and Decatur av; thence southerly and southwesterly along said northerly prolongation, middle line and its southwesterly prolongation to the point or place of beginning. Assessment payable on or before Oct. 15, 1909. After that date an interest charge will be exacted at the rate of 7 per centum per annum from the date when above assessment became a lien to date of payment.

WATKINS PL.—(The fifth new st north of West 181st st) opening, extending from Broadway to first new av west of Broadway (Bennett av). Assessment confirmed June 28, 1909; entered Aug. 16. The area of assessment in this proceeding is bounded and described as follows: On the north by a line midway between the northerly side of the fifth new st north of West 181st st and the southerly side of the next parallel st to the north, as shown upon the plan adopted by the Board of Estimate and Apportionment on Dec. 11, 1903; on the east by a line 100 ft. east of the easterly side of Broadway and parallel therewith; on the south by a line midway between the southerly side of the fifth new st north of West 181st st and the northerly line of the fourth new st north of West 181st st, and on the west by a line 100 ft. west of the westerly side of the first new av west of Broadway, or Bennett av, and parallel therewith. This 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 85, No. 280 Broadway, Manhattan. All payments made thereon on or before Oct. 15, 1909, will be exempt from interest. After that date interest charge will be exacted at the rate of 7 per centum per annum from the date when above assessment became a lien to date of payment.

PLANNING A NOTABLE MEETING.

It is expected that a large delegation of property owners and others will attend the National Convention of Building Managers to be held at Detroit on Sept. 13, 14 and 15. The management has planned to hold the 3-day session at the Cadillac Hotel, where ample accommodation has been arranged for. Speakers have been secured from many of the principal cities from coast to coast. Hughes Bryant, familiarly termed the Dean of Building Managers in the West, will discuss "The advantage to be derived by managers working in conjunction with the architect in initial construction." Mr. Bryant enjoys a national reputation as a progressive manager and as a man who has acted as consulting manager for many properties, and is particularly able to qualify as a speaker on this interesting subject.

Mr. W. K. Brown, of the Safe Deposit Co. of Pittsburgh, will deliver an address on the importance of the manager being familiar with various materials and equipment in office buildings. In this connection it may be said that under Mr. Brown's direct control are several business properties, including the Peoples Bank Building. His own experience in this work will be the substance of his address. The committee believes that this talk and the discussion by the delegates will amply repay any manager or property owner for coming.

No less interesting and instructive will be the talk of Mr. C. T. Coley, who is connected with the Douglas Robinson, Chas. S. Brown Co., of Manhattan. The subject to be canvassed will relate to the percentage of net and gross cost of operation to income of office and loft buildings and apartment houses in New York City. Mr. Coley will tell how to secure this percentage, what it ought to be to make the investment profitable, and perhaps most important of all, explain how to apply his method to any property to ascertain whether it is bringing in the revenue and is maintained at a minimum of cost.

Mr. Claude B. Ricketts, another well-known manager, will have much to say on "The manager's personality as a factor in successful superintendency," and Mr. John Fedeler, superintendent and managing engineer of the New York Produce Exchange Building, will relate his experience in supervising repair work in office buildings. Other papers to be read will touch on the care of offices; hours and system of operating a janitor force; the cleaning problem; cost of janitor service per square foot of rentable space, and practical rules and regulations for operating large office structures.

To those who attend the gathering an elaborate entertainment will be tendered, including a steamboat ride, automobile rides and luncheons. Detroit has the reputation of being one of the most delightful centres out West. It has unequalled hotel facilities, drives and promenades. But above all, Detroit has no equal for its pleasure and entertainment opportunities.

DEFENDS TAX DEPARTMENT.

To the Editor of the Record and Guide:

At a luncheon in the City Lunch Club, Mr. Allan Robinson, president of the Allied Real Estate Interest, made an address in which he charged that real estate owners in the City of New York suffer great annoyance from grafting city officials.

He stated a particular case, implicating the Tax Department, which I will repeat in Mr. Robinson's own language.

"I understand, Mr. B.," said the Inspector, 'that you are trying to have your real estate assessment reduced.'

"Well, not exactly that," answered Mr. B. 'It seemed to me that my property was being assessed for more than it was worth, and I was considering an application for a lower appraisal.'

"Just leave that to me," replied the Inspector. 'I'll fix it up for you all right.'

"None of that fixing business for me," said the real estate man. 'It costs too much. I'll apply to the proper authorities and see that the thing is done in the regular way.'

"All right. You'll be sorry if you do," and the Inspector walked away.

"Sure enough, instead of reducing his assessment the city added \$80,000 to the taxable value of Mr. B.'s realty, and he is paying taxes on that every year."

The tax books are open for public inspection from the first Monday in January until March 31 of each year. Any property owner can compare the valuation of his property with that of adjoining property. If assessed too high he can apply to the proper authorities to have the valuation reduced, which is a very simple process.

Mr. Robinson's friend undoubtedly knew how to go about it. If he did not succeed but instead the taxable value of his property was raised \$80,000, and "he is paying taxes on that every year," it is pretty good proof that the assessed valuation of his property was much too low when he made application to have it still further reduced.

The owner of a piece of real estate usually knows at least its approximate value. Mr. Robinson's friend, therefore, must have had guilty knowledge of the fact that the taxes he paid on his property were grossly inadequate in proportion to its value. Not satisfied with this, however, he tried to "graft" still more upon the city by having his taxes further reduced.

Mr. Robinson concluded his address by stating that there are thousands of similar cases of graft, and he appealed to the real estate men to put a stop to these conditions. As Mr. Robinson has since departed for Europe, I cannot take up this question with him personally, but in fairness to the Tax Department I cannot leave his charges unanswered. In my experience of 20 years as a real estate man, I have never been asked for a dollar by any tax assessor. I have found the men employed as tax assessors and in other capacities an intelligent, honest and reputable body of men who can well be compared with the employees of other departments in this and in other cities. Considering the small salaries they receive, it is surprising to find so much efficiency and integrity among them.

To prove that the Allied Real Estate Interest is not wholly composed of lambs who are being shorn by corrupt officials, but that some of its members sometimes do a little shearing of the city on their own account, I will mention a case that came to my notice recently. I can vouch for the facts hereafter stated and give names of parties and description of property if necessary.

The assessed valuation of a piece of real property belonging to a member of the Allied Real Estate Interest was raised to conform to the actual increase in the value of said property. The owner did not want to bear his just share of the burden of taxation, but intended to use the influence of the Allied Real Estate Interest to have his taxes reduced and incidentally to have the assessor reprimanded or perhaps discharged for inefficiency. He stated to an appraiser, whose appraisal was to be used against the tax assessor, that he would sell for less than the increased assessed valuation. The appraiser could not in justice to himself appraise the property for less than the tax assessor had done. He also brought a bona fide purchaser who was ready to buy the property at its assessed valuation, but this offer was declined by the owner. The offer was finally raised to an amount which was 50 per cent. higher than the assessed valuation, without being accepted by the owner. Under the circumstances I am afraid the valuation of the assessor will stand, and this owner also "will be paying taxes on that every year."

These eminently respectable gentlemen should "come in with clean hands," as the saying in equity goes, before they accuse officials of one of the best conducted departments in the city of dishonesty.

EDWARD POLAK.

WILL HOLD INTERESTING LECTURE.

The Entertainment Committee of the Taxpayers' Alliance of the Borough of the Bronx has arranged for a public meeting of the Alliance to be held on the evening of the 8th of September next. Following the regular business of the meeting a free stereopticon lecture vividly illustrating the imperative necessity of cheapening the rates of wharfage and the cost of other port facilities at New York will be given. The lecture will be given at the meeting-rooms of the Alliance at the Masonic Temple Building, Bronx.

The lecturer and speakers will dwell upon: (1) The development of our harbor and tributary waters. (2) The increasing of our docking facilities and more public piers. (3) Providing adequate and economical port terminals. (4) The abolition of any railroad differentials against this port, in favor of competing ports. (5) The enlargement of our State canals. (6) The general reduction of the extortionate port charges at New York and Buffalo, which are driving the commerce naturally tributary to these ports to competitive points on the Atlantic seaboard and their tributaries, where better inducements are offered, as at Newport News, Baltimore, Portland, Montreal, St. Johns, Boston and Philadelphia.

The speakers will be Major Edward R. Gilman, Hon. John Jerome Rooney, Captain Charles Campbell and other prominent speakers, who will entertain the audience in a masterful manner on the waterways problems, which is the paramount political, city, State and national issue of the hour. Also, the Hon. Herman A. Metz, Comptroller of the City of New York, has assured the committee that he will positively be on hand to address the delegates and their friends on Modern Municipal Finance.

All citizens of the Borough of the Bronx will be formally invited. Invitations will be sent out in the course of the next few days to the members of the Alliance and every owner of real estate in the Borough of the Bronx.

The Alliance will take an active interest in the next campaign, and have already sent delegates to the Taxpayers' Conference and the Taxpayers' Congress of the City of New York. The delegates are Harry Robitzek, chairman; J. B. Powers and P. J. McKinley. The Alliance will endeavor to get the best available men to fill the positions of city government.

The officers of the Alliance, recently elected for the year 1909, are as follows: Adolph C. Hottenroth, president; Douglas Matthewson, 1st vice-president; James B. Powers, 2d vice-president; Harry Robitzek, corresponding secretary; William M. Browne, recording secretary; Charles McRae, financial secretary; Peter J. Stumpf, treasurer; Joseph A. Goulden, chairman board of directors, and Rufus R. Randall, vice-chairman board of directors.

THE CORPORATION TAX LAW OF 1909.

Every Real Estate Corporation and Insurance
Company Vitally Interested in Its Provisions.

EVERY corporation, joint stock company or association represented by shares and every insurance company is vitally interested in the Act of Congress, approved Aug. 5, 1909, imposing an annual tax of one per cent. upon the net income, over \$5,000.

So many corporations have been organized in this State for the purchase, sale, improvement or holding of real estate wholly or mainly, many of which are owners of income-producing properties, that the information given in a pamphlet published by the Title Insurance Co. of New York, in advance of the official publication of the law, will be welcomed by the officers and stockholders of such companies.

MAIN PROVISIONS OF THE ACT.

Tax rate, one per cent. of net income for calendar year over \$5,000. Annual tax including year 1909.

Corporations to make returns under oath as to income, etc., to Collector of Internal Revenue by March 1st.

Tax to be assessed and notice thereof given on or before June 1. Tax payable without penalty on or before June 30.

If not paid on or before June 30, 5 per cent. added to tax and 1 per cent. per month interest.

For refusal or neglect to make return or for false return, penalty not less than \$1,000 and not more than \$10,000. Officer of corporation making false return or statement with intent to defeat or evade the tax, guilty of misdemeanor punishable by fine or imprisonment or both. Corporation's books and papers may be examined by Revenue Agent and its officers, etc., examined under oath.

NET TAXABLE INCOME of corporations, etc., organized under the laws of the United States or of any State or Territory to be ascertained as follows:

FROM THE GROSS AMOUNT OF THE INCOME RECEIVED FROM ALL SOURCES WITHIN THE CALENDAR YEAR ENDING DECEMBER 31, DEDUCT THE FOLLOWING:

1. All the ordinary and necessary expenses ACTUALLY PAID WITHIN THE YEAR OUT OF INCOME, in the maintenance and operation of its business and properties, including all charges such as rentals or franchise payments, required to be made as a condition to the continued use or possession of property.

2. All losses actually sustained within the year and not compensated by insurance or otherwise.

3. A reasonable allowance for depreciation of property, if any.

4. Interest actually paid within the year on its bonded or other indebtedness to an amount of such bonded and other indebtedness not exceeding its paid-up capital stock outstanding at the close of the year.

5. All sums paid within the year for taxes imposed under the authority of the United States or of any State or Territory thereof, or imposed by the government of any foreign country as a condition to carrying on business therein.

6. All amounts received within the year as dividends upon stock of other corporations, joint stock companies or associations, or insurance companies, subject to the tax imposed by the United States Corporation Tax Law.

7. In case of insurance companies, also the sums other than dividends, paid within the year on policy and annuity contracts and the net addition, if any, required by law to be made within the year to reserve funds.

8. In case of banks, banking associations and trust companies, also all interest actually paid within the year on deposits.

From the balance remaining after making the above deductions, deduct the sum of \$5,000, and the sum then remaining is the amount taxable at one per cent.

The most noticeable provision of the law is that the net income taxable over \$5,000 is the difference between the total or gross income received from all sources during the calendar year ending December 31 and certain enumerated expenses, losses, interest, taxes, etc., paid within the year.

TITLE COMPANIES' POSITION.

As Mr. Edgar J. Levey, President of The Title Insurance Company, formerly Deputy Comptroller of the City, who has made a special study of taxation, is at present in Europe, Mr. Cyril H. Burdett, its Secretary, was asked as to the position taken, or which would be taken, by it and by other title companies and realty corporations in respect to the law. Mr. Burdett said that the Act had been so recently passed and its precise provisions so little known to the officers of realty corporations or members of the bar that any expression of opinion on his part would be to a great extent merely conjecture as to what opposition, if any, would or could justly be made to its enforcement. He had discussed the matter to some extent with only a few officers of corporations affected, and he found the details of the act, although of vital interest to many, were so little known that he deemed it advisable to have it printed in its entirety and circulated for the information and careful study of all whose interests might be affected. The affairs and methods of business and realty companies were so varied, and their receipts or profits derived from so many different sources, that until the exact bearing of the law in its application to the circumstances of each were ascertainable, and the views of these immediately affected known, no definite conclusion could be drawn as to whether the act, if capable of enforcement, would receive any united or general opposition.

Nearly all corporate officers with whom he had talked believed that any additional indirect tax on real estate by taxing its income, already overburdened by State and local taxation and special taxation for local improvements, was unjust alike

to corporate owners and to tenants upon whom the burden must in many cases finally be shifted; that it was equally unjust for the taxing power to discriminate between corporations owning productive real estate and natural persons owning similar property. Nevertheless there were some who believed that as the act made the returns under oath of corporations to the collector of internal revenue, of the details of their gross income or earnings when filed public records open for inspection to any one, it would thus afford to investors and lenders on mortgage accurate knowledge of the productive capacity of properties, thereby attracting investors, a result that in the end might benefit real estate more than the imposition of the tax would temporarily injure it.

Personally, however, Mr. Burdett expressed grave doubts as to the validity of the law, or if valid, as to the possibility of its enforcement without causing great annoyance and expense to both the government and realty corporations. It had been hastily drawn and enacted. Its provisions had not been made public so far in advance as to receive general consideration or discussion, and, while to some extent, formulated after former income tax laws, its framers were apparently but little informed, not only as to the details of business methods, but, in so far as it was intended to include realty corporations, of real estate business and judicial precedents. It is wanting in that exactness and completeness which is necessary in tax laws to obviate substantial questions as to its purpose, effect and application to individual cases which always are raised by taxpayers against a taxing law which, for any reason, is deemed to be unjust or assailable.

ACT POSSIBLY INVALID.

Asked as to why he believed the act to be possibly invalid, or its application uncertain, Mr. Burdett stated that there were some objections which appeared to him, at first view, of great force. How far the act was open to question by corporations generally he was not prepared to say without more careful examination of its provisions and information as to the business methods and sources of income of particular corporations. In respect to realty corporations, and more especially as to those whose income was derived wholly or in greater part from rentals, a serious question he thought as to the validity of the act or as to its application to such corporations was presented. The Constitution of the United States gives Congress power "to lay and collect taxes, duties, imposts and excises . . . but all duties, imposts and excises shall be uniform throughout the United States" and to make all laws which may be necessary to carry into execution the power so given.

The Constitution further provides that "no capitation or direct tax shall be laid unless in proportion to the census," etc. Congress has frequently passed laws imposing a tax upon the business profits and income of corporations organized under State laws, as well as of individuals. So far as these laws have not involved either directly or indirectly a tax on rentals from real estate, they have been upheld as constitutional, as in the nature of an excise upon the business of the class of corporations mentioned in the statute imposing the tax. But where the act of Congress involved an imposition of a tax on income derived from the rentals of real property, they have been declared by the Supreme Court of the United States as unconstitutional and unless the act of 1909 differs substantially in its application from the prior acts in this respect, it would seem to be open to the same objection. The Supreme Court of the United States in 1895 held that the Revenue Act of 1894 providing for a tax upon the income for the preceding year of every person from any kind of property, rents, interest, etc., and from all property owned and of every business, trade or profession, so far as it provided for a tax on the rents and income from real estate or personal property was a direct tax within the meaning of that term as used in the Constitution and was void. The decision in substance held that the act in imposing a tax on the rents and income of real estate imposed a tax upon the real estate itself and accordingly was a direct tax and void because imposed without regard to the rule of apportionment.

The authority of that decision has since been questioned but not overruled. The act of 1909 apparently attempts to escape the effect of these decisions by calling the new tax "a special excise tax with respect to the carrying on or doing business by such corporation" namely a tax upon the privilege, right or facility given to carry on or do business as a corporation. Whether the distinction is sufficiently substantial as to all, or in respect to any business which requires no corporate organization, is undoubtedly a point which may be the determining factor and as to which lawyers may possibly differ.

In the next place, can Congress tax a real estate corporation organized under the laws of the State owning and receiving

an income from real estate within the State and not an individual likewise owning and receiving such income? A real estate corporation under the statutory construction law of this State is included in the term "person," and section 3140 of the Revised Statutes of the United States relating to Internal Revenue provides that "where not otherwise distinctly expressed or manifestly incompatible with the intent thereof, the word 'person' as used in this Title, shall be construed to mean and include a partnership, association, company, or corporation, as well as a natural person." Can Congress provide for taxing all alike for one purpose and exempt natural persons on taxing for another?

A further question, Mr. Burdett said, as to the constitutionality of the act is presented by the procedure provided for ascertaining the net taxable income. The provision for deductions allowable from gross income may, in their application to realty corporations as capitalized and as they are operated for profit or income, be open to serious question in respect to their securing substantial equality in the application of the law. Although the Supreme Court in some cases has held that the constitutional requirement as to "uniformity" in tax or excise legislation refers only to geographical uniformity, nevertheless the authority of such decisions has been assailed and the claim more justly made that uniformity requires substantial equality and prohibits the exemption from the burden of taxation of corporations or natural persons having similar property and carrying on similar business.

If the provision as to deductions allowable from gross income will in application result oppressively and greatly differentiate between the corporations in the same class, as for instance in respect to the deduction allowed for interest on indebtedness not exceeding in amount their capital stock, it may be justly claimed that the act was beyond the power of Congress. Until, however, the result of its application to the varied business corporations of the country are definitely ascertainable, any expression of opinion as to the validity of the act to corporations generally would be more or less conjecture. But in respect to realty corporations, at all events so far as their income is derived wholly or in part from rentals, Mr. Burdett was of the opinion that there was much doubt in respect to its constitutionality. Equally so as to any part of income derived from city bonds, in respect to which the act is silent. Possibly the courts may hold that realty corporations, so far as they derive any income from the sources mentioned, are not taxable, thus leaving the act to operate in all other respects.

BUSINESS METHODS DIFFER.

Mr. Burdett thought that the first actual difficulty officers of realty corporations would meet was in the preparation of their returns of receipts, etc., to the collector to apply the law to the circumstances of the respective business so as to determine the items chargeable to "gross income" from all sources and the deductions allowable therefrom. The business methods of realty corporations differ so greatly that it will be difficult in many instances to determine the application of the words "gross income." For instance if these words include all corporate earnings or profits or gains during the year such as the profit upon the sale of land purchased for speculation, and, if so, shall they be included although such profit is not represented by money actually received.

What if profit is represented by a mortgage taken or secured by bond or note? If such profit is cash and expended upon improvements made upon other property of the company is it deductible as an ordinary and necessary expense "in the operation of its business or properties?" Where a real estate corporation has taken title to real property subject to but has not assumed an outstanding mortgage can interest paid thereon be deducted from gross income? Is such interest a charge required to be made as a condition to the continued use or possession of property? Is it a charge upon the company's indebtedness? For here the question arises as to the status of the company with respect to the mortgage debt depending to some extent upon whether the principal of the mortgage indebtedness is or is not over due.

If such interest may be considered as deductible in toto under the general provision as to expenses incurred for "the maintenance and operation of its business properties" or as an expense "required to be made as a condition to the continued use or possession of the property" is it not limited by the specific provision as to deductible interest, namely, on its own indebtedness not exceeding the paid-up capital stock of the corporation outstanding at the end of the calendar year?

Again, what is a reasonable allowance for the depreciation of property? Where a building upon land has depreciated for any cause can such depreciation be allowed for rentals for the calendar year for which return is made continue the same or the property as a whole has appreciated? If rentals receivable continue the same for the calendar year can "depreciation" be claimed although the trend of business or of residence is in another direction that gradually will reduce and to some extent may have reduced the salable value of the property as a whole? Moreover, what is meant by limiting the deduction for interest paid on indebtedness "not exceeding the paid up capital stock of such corporation"? Does it mean the nominal par and incorporation certificate value, or the actual book or market value of its capital stock? If the par value, has Congress not

discriminated so as to render unequal the burden of taxation so that a corporation having a stock certificate paid up value of \$100,000, although its actual value may not exceed \$10,000, is it to be allowed a deduction of interest on \$100,000, while a corporation having a certificate or par value of \$10,000, although its stock is actually worth \$100,000, can deduct only interest on \$10,000?

In other words can an equal and constitutional tax be laid according to nominal certificate value and not actual values? A larger, and perhaps more important question, is whether deduction of expenses can be measured by a purely arbitrary rule or standard which may relieve some corporation entirely and charge others in the same business having the same actual capital and deriving from its use the same income.

The above, Mr. Burdett said were but a few of the many questions which would receive full consideration when the law had been carefully examined by those interested.

POINTS ABOUT INSURANCE POLICIES.

INSURANCE CONTRACT SHOULD BE STRICTLY APPLICABLE TO THE CONDITIONS OF A RISK.

Narrowed down to a fine point, there are comparatively few property owners who are sufficiently posted on matters pertaining to fire insurance policies. Since it must be admitted that the subject is of vital interest to every holder of improved real estate, any literature that serves to throw additional light on the meaning of the various clauses in the standard form policy is acceptable at all times. The necessity of having insurance contracts strictly applicable to the conditions of a risk is important in every instance. Recently there was issued by the Fire Insurance Committee of the National Association of Credit Men a circular covering the points referred to. For the information of readers of the Record and Guide, part of the suggestions contained therein are reprinted for future reference:

"When you received those insurance policies you had a lot of things to do, and you put them in a safe place, intending to look them over—some time. Perhaps you noticed that the amount of insurance was what you called for, but that crowded print in the lower half of the document, and those little pasters, which your agent said he would take care of, you could not stop to read. Any time would do to satisfy your curiosity on these points. Perhaps you were led to think that all that it is necessary to have is enough policies. But that's not a safe conclusion. There's another thing to consider—Do they fit? That's important, too. Is it reasonable to suppose that this standard policy form, full, as it is, of conditional and restrictive clauses and intended only to supply a basis for contracts to insure all sorts of risks, is going to apply exactly to every property or stock of goods—everywhere? Emphatically—No. And it is just here that we find the reason why policyholders have to take settlements on their losses which they think are unfair. The policy contract between you and the insuring company doesn't fit the risk, or, to put in the other way, the policyholder has not been living up to the requirements of his policy, though if he had known them he could and would have done so, or else had the policy altered to cover the needs of his business.

"As you probably know, the law in all but a few States requires the use by all companies of a standard form of policy, to which it is expected there shall be attached such special clauses, conditions and privileges as may be required properly to cover the risk. Hence, when you understand the required printed conditions of one policy you have grasped the basic conditions of all, and it remains for you to read simply the special clauses, conditions and privileges on each policy, which are attached by the agent, and these, if correct, should be exactly alike in all the policies applying to the same property. It was recently told by a man who knows whereof he speaks that, owing to defects in policies, claims amounting to many millions of dollars are each year compromised and the smaller places suffer more from this than in larger cities. All this is not half so likely to be the fault of the insurance companies as the policyholder. Why? Because men treat no other business contract so lightly as a fire insurance policy. Every other business arrangement may receive your minutest attention, every possibility of misunderstanding is eliminated, but your insurance policy—which may become the only barrier between you and bankruptcy—is seldom examined much deeper than to see that it bears your name and is for the amount you called for.

"As a buyer of insurance you are entitled to policies which cover the property you want to insure and fit the conditions of your business affairs. You want to know what things you can do under your contract with insurance companies without giving them an advantage over you when it comes to settling a loss. Now is the time to get your policies out and inspect them. Read one of them thoroughly and compare it with any others that you may have. If there is anything about them which isn't perfectly clear, you have a right to full explanation. Write the home office of the insurance company and let them settle your doubts. After the fire your policies are unalterable, no matter how glaring the errors which appear and how far the policies are from what you expected. It's the forehanded man who wins—you know."

INFORMATION FOR THE TENANT.

By H. R. CROW.

The renting business has been run on such a loose business principle in this city, that tenants are not altogether at fault, owners are mostly to blame, they run their renting business merely as a side line, letting their property take care of itself and letting tenants do as they please, no thought whatever, but to take in the money without paying anything to keep their property in repair. Many good tenants have lost patience with the careless landlord and would do almost anything to get even. Many landlords do not know how to handle property right, they don't know conditions and renting laws as well as the average tenant.

Why Tenants Should Sign Leases.

It's the safest, best and only way to do business. You know then how long you can stay, otherwise you may get a notice to move just at the time you don't want to. It's better for both the tenant and the landlord. The best tenants are those who sign leases, they stay longer, don't move in and out so much. It is better to live in an apartment or dwelling where leases are required. Tenants with leases make the best kind of neighbors. REMEMBER, dead beats, floaters, kickers and questionable people never want to sign leases. They only want to stay a short time. There are some nice people who are afraid to sign a lease. A lease will not hurt anyone. Don't move your family where such loose management exists. It is not fit for them. There is a moral obligation attached to every lease. Every good tenant will respect a lease, and a tenant who respects a lease is the kind of a neighbor you want every time. By all means sign leases, you can sublet in case of emergency.

Leases Are Binding.

A lease is a lease and it is binding, and don't let a lease breaker tell you it is not. The trouble is, some landlords do not enforce them. It's worth something to find the tenant out. Be careful, you may pump into the wrong man. So many tenants have no respect for their word, character and reputation, they will do most anything for a cent. If one landlord does not enforce a lease, it is no excuse for the next one not to. We make leases in good faith and on business principles and look to every tenant to fulfill same. If we are compelled to fight for our rights, we go the limit and work entirely on principle. Business is business and tenants should not blame us if they break a lease and compel us to force payment. We will do it, as we must act by the landlord's instruction. You will always find us to be very agreeable in trying to get a settlement, and we are willing to meet you half way in every case.

Why Tenants Should Keep Rent Receipts.

It's business, keep a receipt for everything you get. You may never know when you will be called upon to pay your rent twice. We don't want any tenant to pay rent twice if we can help it. We are satisfied to get it once. We have many tenants and mistakes will happen, we may call upon you to show us your receipt. Insist upon getting a receipt from us when you pay your rent. We want you to have it. We want you to have one for every month's rent. We trust that we will never need to call on you. Get your receipt and keep it, you will then be on the safe side.

Why We Require References.

We want to know who we are renting to, we must know something about every tenant we have, their business and their reputation. Good tenants want to know where they are moving their families, the class of people they must live with. They have a right to be particular and we want them to be, we want to be able to tell them what class of tenants we have in every apartment we manage. The best tenants will never refuse references, when they do, we don't want them as tenants. Once in a while we get a bad tenant, but not often. Our experience and knowledge of the business and the great number of people we come in contact with, places us in the best of position to judge good tenants. When we get a tenant that is not satisfactory, we soon get rid of them.

Why We Don't Return Deposits.

If we did, what would be the use of demanding a deposit? Business is business, and our time is worth money. We do our part in good faith and it is no fault of ours that tenants change their mind. We would never know where we were at if we would do business in such a manner. We should not be expected to pay for a tenant's loose way of doing business. We cannot return a deposit unless we re-rent the place, then, of course, we shall be glad to return the money if we get any for the time which we hold the money to cover, less our commission for re-renting, as we do our work once. It always makes double work for us to re-rent places.

How Tenants Want Things When Moving In.

Everything must shine, they would not live in such a dirty hole, they are all good, clean housekeepers, how could the tenant who just moved out be so dirty and destructive? It is a shame to do this and that. If you will put on new paper, put on new shades, polish the floors and fix everything up in good condition, we will keep it that way, as this is just what we want, everything is arranged so nice and it is just lovely.

We are the best of tenants and take the best care of property; we pay promptly and will stay two or three years, as we do not want to move. We hear this from almost every prospective tenant, it sounds very nice indeed, but—

How Tenants Leave Things When Moving Out.

—You ought to see the place when they move out. After a few short months everything is different. All the bad points about the place we hear, nothing good, the change is wearing off, getting tired of one location, not satisfied, too much matinee, a little slow with the rent each month, kicks coming, pressed for rent, makes fault finding possible, cannot pay the rent until such and such a time, getting ready to move, want to get even by telling us (just as if we don't know about it and that this is the only case we every had of this kind) that they are going to move. If you ever want to find out anything about a person, as to true conditions, reputation, character and business principles, their landlord can tell you more than any one else under the sun.

SURFACE LINE HEARING HELD.

A public hearing was held on Friday last, before the Public Service Commissioners of the First District, on the application of the 3d Av. Bridge Co., for a certificate of public convenience and necessity, to run cars through East 57th st, between 2d and 3d avs, thence north on 2d av to 60th st and thence across the Queensboro Bridge to Jackson av, Long Island City.

It was conceded by Mr. Robinson, the attorney for the 3d Av. Railroad Co., that the 3d Av. Bridge Co. was a "dummy" corporation, composed of clerks of the parent concern and that the same was being financed by Receiver Whitridge.

Considerable opposition was adduced by the Manhattan people, represented by I. T. Flatto, counsel for the Blackwell's Island Bridge Protective Association, who submitted after cross examination of the witnesses, a careful brief in opposing, John C. Coleman, counsel for the 57th St. Property Owners' Association, and Mark Goldberg, member of Assembly of the district effected. The opposition centralized as follows:

First: That no arrangements had been made with the 3d Av. Railroad Co. for a transfer system at 57th st, and therefore it would cost the people of Queens ten cents to reach Manhattan.

Second: That objection was made to building a line on 57th st, as an entering wedge, in effecting the most valuable residential property in the city, on 57th st, between Lexington and 8th avs.

Third: That no arrangements were made with the 2d av line to run cars over its tracks, between 57th and 60th sts, and it would, therefore, necessitate four tracks on 2d av at this point.

Fourth: That there is a large public school on 57th st, between 2d and 3d avs, and the lives of thousands of small children would be endangered.

Fifth: That the map or plan of the City of New York has been changed, by the Board of Estimate and Apportionment, laying out the block between 59th and 60th sts, 2d and 3d avs, for a plaza for the new Queensboro Bridge, and that it is expected the property will shortly be acquired, wherein all the cars from the bridge would centralize and eliminate the necessity of a line on 57th st.

A number of witnesses were called by Mr. Robinson, who were examined by the respective counsel, and after hearing all those in favor and in opposition, the Chair declared the hearing closed and reserved decision. The general trend of opinion was, however, that the new company put up a poor showing and the application would be denied.

SANITARY GARBAGE CLOSETS.

Property owners who contemplate erecting apartment houses in New York will do well to consider equipping them with garbage closets. Receptacles of this kind are made of cast iron, so there are no crevices for the secretion of vermin. A well-made closet has a fresh air intake which allows the air to circulate in the closet at all times. One of the advantages of the device is that it obviates the necessity of setting the garbage pail on the fire-escape, for it is provided with an extra large pail, the lid being made with a flue which connects with the main flue, therefore carrying all fumes to the roof.

The modern garbage closet was thought of during a summer of extreme heat. The fumes from a garbage pail placed on the fire-escape on the wall below the apartment in which the inventor (Cornelia S. Robinson) lived, made it necessary to keep the kitchen window closed. This annoyance was the incentive to the development of the device. Later a model was made and placed for inspection with the New York City Board of Health and the Tenement House Department. It was commended by both bureaus. This gave confidence to the inventor who at once proceeded with the preliminary steps to obtain a patent. This was accomplished about ten years ago. The inventor then enlisted the aid of capital and finally a company was formed to market the product. It may well be said that the closet has come to stay, because no tenant having once seen and used it would care to live in an apartment without it.

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.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
Total No. for Manhattan.....	138	Total No. for Manhattan.....	151
No. with consideration.....	7	No. with consideration.....	7
Amount involved.....	\$447,260	Amount involved.....	\$340,950
Number nominal.....	131	Number nominal.....	144
<hr/>			
1909.		1908.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
Total No. Manhattan, Jan. 1 to date.....	7,360	Total No. Manhattan, Jan. 1 to date.....	6,341
No. with consideration, Manhattan, Jan. 1 to date.....	594	No. with consideration, Manhattan, Jan. 1 to date.....	440
Total Amt. Manhattan, Jan. 1 to date.....	\$35,249,050	Total Amt. Manhattan, Jan. 1 to date.....	\$22,832,307
<hr/>			
1909.		1908.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
Total No. for the Bronx.....	89	Total No. for the Bronx.....	99
No. with consideration.....	4	No. with consideration.....	4
Amount involved.....	\$12,600	Amount involved.....	\$23,450
Number nominal.....	85	Number nominal.....	95
<hr/>			
1909.		1908.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
Total No., The Bronx, Jan. 1 to date.....	4,799	Total No., The Bronx, Jan. 1 to date.....	5,112
Total Amt., The Bronx, Jan. 1 to date.....	\$2,751,338	Total Amt., The Bronx, Jan. 1 to date.....	\$3,741,920
Total No. Manhattan and The Bronx, Jan. 1 to date.....	12,159	Total No. Manhattan and The Bronx, Jan. 1 to date.....	11,453
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$38,000,388	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$26,574,227

Assessed Value Manhattan.

1909.		1908.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
Total No. with consideration.....	7	Total No. with consideration.....	7
Amount involved.....	\$477,260	Amount involved.....	\$340,950
Assessed value.....	\$274,500	Assessed value.....	\$128,000
Total No. nominal.....	131	Total No. nominal.....	144
Assessed value.....	\$7,161,500	Assessed value.....	\$8,763,200
Total No. with consid., from Jan. 1 to date	594	Total No. with consid., from Jan. 1 to date	440
Amount involved.....	\$35,249,050	Amount involved.....	\$22,832,307
Assessed value.....	\$28,369,500	Assessed value.....	\$17,895,600
Total No. nominal.....	6,856	Total No. nominal.....	4,901
Assessed value.....	\$372,742,220	Assessed value.....	\$301,540,400

MORTGAGES.

1909.		1908.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	103	Total number.....	112
Amount involved.....	\$3,360,500	Amount involved.....	\$1,792,841
No. at 6%.....	45	No. at 6%.....	39
Amount involved.....	\$1,234,695	Amount involved.....	\$226,350
No. at 5%.....	1	No. at 5%.....	32
Amount involved.....	\$5,000	Amount involved.....	\$351,850
No. at 5%.....	1	No. at 5%.....	9
Amount involved.....	21	Amount involved.....	3
No. at 5%.....	804,805	Amount involved.....	\$60,725
Amount involved.....	\$284,900	No. at 4%.....	3
No. at 4%.....	17	Amount involved.....	\$98,000
Amount involved.....	\$703,000	No. at 4%.....	1
No. at 4%.....	1	Amount involved.....	\$3,000
Amount involved.....	\$3,000	No. at 3%.....	1
No. at 3%.....	19	Amount involved.....	\$300,000
Amount involved.....	21	No. with interest not given	19
No. with interest not given	14	Amount involved.....	\$77,750
Amount involved.....	\$613,000	No. above to Bank, Trust and Insurance Companies	25
No. above to Bank, Trust and Insurance Companies	28	Amount involved.....	\$131,750
Amount involved.....	\$1,125,500	Total No., Manhattan, Jan. 1 to date.....	8,388
Total No., Manhattan, Jan. 1 to date.....	\$174,300	Total Amt., Manhattan, Jan. 1 to date.....	\$212,187,946
Total No., The Bronx, Jan. 1 to date.....	\$1,115,500	Total No., The Bronx, Jan. 1 to date.....	\$193,227,156
Total Amt., The Bronx, Jan. 1 to date.....	4,991	Total Amt., The Bronx, Jan. 1 to date.....	\$24,513,737
Total No., Manhattan and The Bronx, Jan. 1 to date.....	11,379	Total No., Manhattan and The Bronx, Jan. 1 to date.....	10,373
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$255,596,647	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$217,740,893

EXTENDED MORTGAGES.

1909.		1908.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	36	Total number.....	14
Amount involved.....	\$3,764,250	Amount involved.....	\$117,500
No. at 6%.....	4	No. at 6%.....	4
Amount involved.....	\$184,750	Amount involved.....	\$80,750
No. at 5%.....	1	No. at 5%.....	1
Amount involved.....	\$5,000	Amount involved.....	8
No. at 5%.....	11	Amount involved.....	\$41,750
Amount involved.....	\$526,000	No. at 4%.....	15
No. at 4%.....	15	Amount involved.....	\$2,477,500
Amount involved.....	\$2,477,500	No. at 4%.....	4
No. at 4%.....	4	Amount involved.....	\$500,000
Amount involved.....	\$500,000	No. with interest not given	4
No. with interest not given	4	Amount involved.....	\$71,000
Amount involved.....	\$71,000	No. above to Bank, Trust and Insurance Companies	21
No. above to Bank, Trust and Insurance Companies	21	Amount involved.....	\$74,250
Amount involved.....	\$3,009,500	Total No., Manhattan, Jan. 1 to date.....	1,244
Total No., Manhattan, Jan. 1 to date.....	\$57,084,665	Total Amt., Manhattan, Jan. 1 to date.....	890
Total No., The Bronx, Jan. 1 to date.....	\$3,159,085	Total No., The Bronx, Jan. 1 to date.....	1,634
Total Amt., The Bronx, Jan. 1 to date.....	\$60,243,750	Total Amt., The Bronx, Jan. 1 to date.....	

PROJECTED BUILDINGS.

1909.		1908.	
Aug. 14 to 20, inc.		Aug. 15 to 21, inc.	
Manhattan.....	8	Manhattan.....	14
The Bronx.....	28	The Bronx.....	34
Grand total.....	34	Grand total.....	48

Total Amt. New Buildings:			
Manhattan.....	\$396,000	The Bronx.....	\$1,083,000
The Bronx.....	455,500		418,300
Grand total.....	\$851,500	Grand total.....	\$1,501,300
Total Amt. Alterations:			
Manhattan.....	\$139,265	The Bronx.....	\$87,115
The Bronx.....	10,700		54,850
Grand total.....	\$149,965	Grand total.....	\$141,965
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	735	The Bronx, Jan. 1 to date.....	376
The Bronx, Jan. 1 to date.....	1,655		1,061
Manhbn-Bronx, Jan. 1 to date	2,390	Manhbn-Bronx, Jan. 1 to date	1,437
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$97,726,615	The Bronx, Jan. 1 to date.....	\$53,179,146
The Bronx, Jan. 1 to date.....	26,982,360		9,700,275
Manhbn-Bronx, Jan. 1 to date	\$124,708,975	Manhbn-Bronx, Jan. 1 to date	\$62,879,421
Total Amt. Alterations:			
Manhbn-Bronx, Jan. 1 to date	\$9,292,834		\$8,368,781

BROOKLYN.

CONVEYANCES.

1909.		1908.	
Aug. 12 to 18, inc.		Aug. 13 to 19, inc.	
Total number.....	501	Total number.....	483
No. with consideration.....	86	No. with consideration.....	13
Amount involved.....	\$506,327	Amount involved.....	\$69,015
Number nominal.....	465	Number nominal.....	450
Total number of conveyances, Jan. 1 to date.....	18,761	Total number of conveyances, Jan. 1 to date.....	17,239
Total amount of conveyances, Jan. 1 to date.....	\$9,275,797	Total amount of conveyances, Jan. 1 to date.....	\$13,007,990

MORTGAGES.

1909.		1908.	
Aug. 12 to 18, inc.		Aug. 13 to 19, inc.	
Total number.....	439	Total number.....	378
Amount involved.....	\$1,714,190	Amount involved.....	\$1,250,058
No. at 6%.....	247	No. at 6%.....	212
Amount involved.....	\$857,267	Amount involved.....	\$499,997
No. at 5%.....	47	No. at 5%.....	133
Amount involved.....	\$150,356	Amount involved.....	\$638,260
No. at 5%.....	123	No. at 5%.....	18
Amount involved.....	\$612,067	Amount involved.....	\$64,217
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$60,000	Amount involved.....	
No. at 4%.....	1	Amount involved.....	
Amount involved.....		No. at 3%.....	
No. at 3%.....		Amount involved.....	
Amount involved.....		No. with interest not given.....	15
No. with interest not given.....	15	Amount involved.....	\$47,584
Amount involved.....	\$34,500	Total number of Mortgages, Jan. 1 to date.....	17,212
Total number of Mortgages, Jan. 1 to date.....	17,212	Total amount of Mortgages, Jan. 1 to date.....	\$61,946,734

PROJECTED BUILDINGS.

1909.		1908.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
No. of New Buildings.....	507	No. of New Buildings.....	86
Estimated cost.....	\$2,425,800	Estimated cost.....	\$588,565
Total Amount of Alterations.....	\$101,191	Total Amount of Alterations.....	\$30,565
Total No. of New Buildings, Jan. 1 to date.....	6,896	Total No. of New Buildings, Jan. 1 to date.....	3,072
Total Amt. of New Buildings, Jan. 1 to date.....	\$37,410,111	Total Amt. of New Buildings, Jan. 1 to date.....	\$18,455,773
Total Amount of Alterations, Jan. 1 to date.....	\$3,056,796	Total Amount of Alterations, Jan. 1 to date.....	\$3,867,649

QUEENS.

PROJECTED BUILDINGS.

1909.		1908.	
Aug. 13 to 19, inc.		Aug. 14 to 20, inc.	
No. of New Buildings.....	93	No. of New Buildings.....	51
Estimated cost.....	\$290,775	Estimated cost.....	\$170,535
Total Amount of Alterations.....	\$5,475	Total Amount of Alterations.....	\$15,875
Total No. of New Buildings, Jan. 1 to date.....	3,004	Total No. of New Buildings, Jan. 1 to date.....	3,072
Total Amt. of New Buildings, Jan. 1 to date.....	\$10,698,995	Total Amt. of New Buildings, Jan. 1 to date.....	\$18,455,773
Total Amount of Alterations, Jan. 1 to date.....	\$504,489	Total Amount of Alterations, Jan. 1 to date.....	\$3,867,649

THE WEEK,

BUSINESS from a sales standpoint was fairly well distributed, though the market was not active. It compares favorably with the corresponding period in 1908. While brokers are still complaining of the difficulty in closing deals, still the number of inquiries is increasing weekly and there is a splendid prospect of their having a good fall and winter business. At the present time a good deal of their attention is directed to leasing. There are a large number of renewals being reported, and while there are a number of desirable dwellings to be had at the moment, they are being snapped up quickly, and if present conditions continue two or three weeks will see the most of them disposed of. There has not been any material increase in rentals though prices have been held firm. Plenty of mod-

erate priced apartments on the West Side are to be had, though brokers report that the condition of the market is satisfactory. The greatest variety in the apartment house line is to be had in those houses that rent from \$900 to \$1,600. This is due to the fact that builders have completed a vast number of structures of this character and are willing to make some slight concessions to get desirable tenants. This condition will right itself, the law of supply and demand playing an important part, as usual.

Real estate brokers along Westchester av are taking optimistic views of the realty situation in the East Bronx. They affirm that as a result of the building of the higher-grade apartments in that zone, rapid lot buying will inevitably follow.

The sale of Nos. 48 and 50 Duane st, a 5-sty building on a plot 35x61.7x irregular, is interesting, inasmuch as it is a section of the city which is undergoing violent structural changes. The completion of the new Hall of Records on the block to the south and the new Municipal building, besides several other operations of prime importance lend weight to every operation in this zone. The property just disposed of has been in the hands of the selling family for upwards of half a century. The purchase by the New York Post Graduate Hospital of the three 3-sty brick dwellings, Nos. 302 to 306 East 21st st, is also worthy of notice. The hospital recently acquired the abutting parcel on 20th st, and is the owner of an improved plot on 2d av, between these streets. It is stated that the ultimate intention of the buyers is to build an addition to their present structure and use the combined plot for hospital purposes.

The Carlyle Realty Co., Bing & Bing and Edgar Levy, bought from Herman F. Bindsteil a plot, 100x70, in the south side of Cathedral Parkway (110th st), located 125 ft. west of Amsterdam av, and also from George A. Morrison and George Ellis a plot, 100x100, located 225 ft. west of Amsterdam av. This company is largely interested in real estate in this locality, having purchased from John D. Crimmins a large plot with frontages on 110th and 111th sts, last August. Some of this property has since been sold to builders for improvement, and on the remaining parcel two 12-sty high-class apartments are under construction. The vacant plot, known as Nos. 1004, 1006 and 1008 Park av, 57 ft. south of 84th st, 55.2x82.2; was sold by the Charter Realty Co. The selling company was the owner of the adjoining parcel on the south and was disposed of by them to the South Church, at present located at the southeast corner of Madison av and 38th st. The purchaser in the present deal contemplates improving his new holding with one or two handsome residences, one of which he will probably occupy. Should this development be carried through it will have an important bearing on the future of this section. At present there are but a few high-class residences on this avenue, north of 80th st.

The activity in the building loan market still continues. A number of large operations are about to be started, Washington Heights and the Bronx coming to the front. Money for building purposes is easy to obtain, at the present time. It will be remembered that during the panic no money was obtainable, at any price. Gradually this condition changed and loans were made, but only south of 155th st on Washington Heights and the choicer sections of the Bronx. This line was finally shifted further north to the Ship Canal, and a greater area in the Bronx was taken in. At the present time any property that is fairly well located will be considered, and the interest rates are moderate.

THE AUCTION MARKET

THAT bidding in the salesroom was very slow can be readily seen when it is considered that during the first three days of the week there were all told twelve parcels advertised for sale and only two went into outside hands. Several of the properties offered were of interest, but for some reason or other investors are loath to take advantage of the opportunities afforded. Unquestionably there are many bargains to be picked up in the auction mart at the present time. Many properties can be purchased for little more than the encumbrances. For example take the 5-sty tenement and store at No. 171 West 133d st, located 75 ft. east of 7th av, 25x99.11. The amount due on the judgment was \$1,145.04; taxes and other charges aggregating \$66, and a prior mortgage of \$19,500. This property was sold at the stand of Joseph P. Day to Lewis Levy for \$21,568. This figure just about covered the expenses. At the stand of Herbert A. Sherman the vacant property on the west side of Ferris av, about 816 ft. south of the lands of St. Joseph's Institute for Deaf Mutes, 473.5x823.4x irregular, having a frontage on Westchester Creek, was knocked down to Joseph M. Bennett for \$35,000. There was a judgment on this holding of \$24,298.26, and a prior mortgage of \$10,000. The figure paid was but little in excess of the charges. The two 5-sty tenements Nos. 186 and 188 Madison st, 42.6x100, located 183.4 ft. west of Rutgers st, were sold to the plaintiff in the action for \$57,790. The sale was the result of a suit brought by Jonas Weil et al. The judgment was for \$10,963.71; taxes and other charges \$1,746.54. The property was further encumbered with two mortgages aggregating \$52,000.

LAW DEPARTMENT

"ONE-SIDED CONTRACTS."

Unilateral, as they are legally termed, or one-sided contracts, as they might in common parlance be called, have been and probably always will remain a source of much difficulty in the courts, and always productive of annoying litigation.

Of this nature are options to "call" or "put" stocks, and also the very general form of newspaper and magazine advertising contracts.

A stock operator sells a right to some individual in the market to call upon him, at some later date, or deliver to him, a certain lot of stock at a named price.

An advertising contract is generally in terms a signed order authorizing a publication to insert in its columns at a given price, a certain amount of advertising matter for the customer.

Now the stock option is usually accompanied at the time of delivery by a bonus or consideration paid for it, while the advertising contract is generally delivered without any money being paid on account, and the only payment made being (or not being as the event may prove) the amount of the bill rendered after advertising is completed.

The law abhors a stock-jobbing operation of any kind, but it has fixed rules and principles against the enforcement of any contract without an actual consideration, to an even greater degree, wherefore, perhaps, we rarely hear of suits to enforce or annul stock options which are always accompanied by actual consideration, while of suits to enforce advertising contracts, the offices of attorneys for newspapers and magazines are always full.

The patron who orders a room at a hotel, by telegraph, or a theatre seat to be reserved for him, by telephone, goes or stays away as he may see fit, and believes that he is in his right—likewise the would-be advertiser feels that he may at any time before or even during publication of his "ad," revoke the contract, regardless of the fact that it is not only when the matter is turned off in the presses, but long before, that the publisher has paid out money, and made arrangements and obligations, based on the secured contract of advertising.

It is this ignorance of fact which we believe to be responsible for the attitude so often taken by advertisers and subscribers—the cry of "Stop my ad," or "Stop my paper," being generally made in a tone of most seemingly righteous authority if not indignation.

Now advertising or newspapers cannot be furnished to advertisers or subscribers off-hand, and much preliminary as well as subsequent expense has to be paid down or incurred for later payment, long before the publication is actually made, so an actual injustice is done by any breach of the contract on the part of the advertiser or subscriber, within even perhaps a day of the contract's making.

Therefore to render this the courts while not as a rule enforcing these contracts with a consideration lacking, yet read into them an element of public policy and equity, in pursuance of which a breach is made responsible in damages given—the amount of the contract if performed being prima facie the basis of the recovery.

AN OWNER'S LOSS.

To the Editor of the Record and Guide:

A leases for two years two stores on Broadway and obtains B's consent in writing to make such repairs as necessary for the carrying on of his business. A verbal agreement between them is that A is to pay the cost of same. A is dispossessed for non-payment of rent. As A has not paid about \$1,000 still due on repairs made, can his creditors hold owner liable for same?—INTERESTED.

Answer.—Under the provision of Chapter 418, of the Laws of 1897, Section 3, known as the Lien Law, a contractor, subcontractor, laborer or material man performing labor or furnishing material in such a case may have a lien upon the real estate on filing the usual notice of lien, and the courts in the reported cases have generally given effect to this section against the interests of the owner in like cases.—EDITOR.

AFTER TWENTY YEARS.

To the Editor of the Record and Guide:

In case of property sold 33 years ago; 25 per cent. cash balance on bond and mortgage at 7 per cent.; interest on mortgage and taxes paid promptly for eight years; nothing paid for the last 25 years. Could the mortgage be foreclosed at any time now and a deficiency judgment rest against mortgagor? If so, could that judgment rest against or seize personal property held by the mortgagor? Property had been advertised many times for taxes.—BROKER.

Answer.—No. After 20 years, in which nothing has been paid, principal or interest, and no other acknowledgment of the debt, the mortgage cannot now be foreclosed, for that reason. No judgment could be obtained that would be a lien against any property of the mortgagor.—EDITOR.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

In the Downtown Section.

DUANE ST.—William A. White & Sons sold for Mrs. Devereux Emmet 48 and 50 Duane st, a 5-sty building, 35x61.7x irregular, between Elm and Lafayette sts. It adjoins the 10-sty Jones building on the east and has been in the possession of the selling family for over half a century. Across the street is the 12-sty and basement structure owned and occupied by the Edison Illuminating Co., which has a frontage of 101.7 ft on Duane st, 185.10 ft on Elm st and 101.3 ft on Pearl st. On the block to the south is the Hall of Records, which occupies the square block bounded by Reade, Centre sts and a street which is the continuation of Elm st.

HENRY ST.—The McMahon Estate sold 240 Henry st, a 4-sty tenement, 23.6x87.

WATER ST.—Cammann, Voorhees & Floyd, in conjunction with Horace S. Ely & Co., sold for the estate of Eliza Arnold 276 Water st, a 2-sty building, 25x68, adjoining the southwest cor of Dover st. The Brooklyn bridge occupies part of the block to the north of the property just sold. Franklin square station of the elevated railway is one block to the west.

13TH ST.—Frederic de P. Foster sold the two 3-sty and basement high stoop private houses, 128 and 130 West 13th st, 44x103.3. The buyer will improve with a 7-sty elevator apartment house. This property has not changed hands for over 45 years. The old buildings are 48 ft deep. Diagonally across the street is the 13th St. Presbyterian Church, which occupies a plot, 85x103.3.

Hospital Adds to Holdings.

21ST ST.—The New York Post Graduate Hospital bought 302, 304 and 306 East 21st st, three 3-sty brick dwellings, 60x92. This property connects at the rear with several parcels on the north view to building an addition to its present structure at the northeast cor of 2d av and 20th st. The Hebrew Charity building, a 4-sty structure, occupies a plot 99x90 at the southeast cor of 2d av and 21st st. The factory of Reichman & Son occupies 112.9x100 at the northeast cor of the avenue and 21st st.

23D ST.—The Madison Square Mortgage Co. sold to Robert Alexander 430 West 23d st, a 4-sty dwelling, 16.8x98.9, opposite London Terrace. Mr. Alexander will occupy the premises. The building has a depth of 64 ft.

26TH ST.—Sarah Anderson and Mary Deegan sold the 4-sty front and rear tenement and store, 22x98.9, 353 West 26th st. Adjoining on the east are two 6-sty factories occupying a combined plot 113.6x98.9.

39TH ST.—The Brice Estate sold 262 West 39th st, a 3-sty dwelling, 20.6x98.9.

46TH ST.—John J. Boylan sold for Mary A. Finneran the 4-sty front and rear tenements, 447 West 46th st, 25x100.5. After extensive alterations the new owner will occupy the building in part.

53D ST.—James Hebron sold to Potter & Bro. 127 and 129 East 53d st, a 3-sty garage, 32x125.4x irregular, adjoining the northwest cor of Lexington av. The present tenant, whose lease has seven years yet to run, will spend \$10,000 in altering the building.

2D AV.—Axel Olsen sold to an investor 323 and 325 2d av, adjoining the southwest cor of 19th st, a 5-sty single flat and a 3-sty dwelling, 52x100. Mr. Olsen bought this property last month.

5TH AV.—There was a report current during the week that the property 720 5th av had been purchased by Arthur Crane, of London, England. Mr. Crane was the former owner of this property. It was purchased, together with the adjoining parcel, by the Chelsea Realty Co. and subsequently at auction by the George Kemp Real Estate Co. for \$756,539.

NORTH OF 59TH STREET.

East Side Dwelling Changes Hands.

65TH ST.—Minturn Post Collins sold 131 East 65th st, a 3-sty dwelling, 20x102.2. The building is 50 ft deep and is located 90 ft west of Lexington av. Abutting and fronting on 66th st is a row of stables occupying the entire block front between Park and Lexington avs.

79TH ST.—B. C. Hardenbrook sold the 3-sty dwelling, 142 West 79th st, 19x100. The new owner, P. H. Smith, will occupy the house.

82D ST.—Kate Oberkirch is reported to have sold to a Mrs. Curry 157 West 82d st, a 3-sty dwelling, 17.1x97.1.

83D ST.—Albridge C. Smith, Jr., sold 30 West 83d st, a 4-sty and basement dwelling, 19x102.2.

94TH ST.—William M. Bengier sold the 5-sty double flat, 27x100, 120 West 94th st. The building will be extensively altered.

99TH ST.—Bert G. Faulhaber & Co. sold for Hannah Hoffmann 159 and 161 West 99th st, a 6-sty apartment with stores, 45x100.11. The house is 87 ft deep. There are two apartments on the first floor and five on each of the remaining floors of 4 and 5 rooms and bath each. Steam heat and hot water is supplied.

117TH ST.—Edward B. Palmer sold 446 and 448 East 117th st, a 6-sty store and flat building, 41.10x100. This house is 123 ft west of Pleasant av and has a depth of 88 ft deep.

119TH ST.—The Mount Zion Congregation, which recently bought the Lenox Avenue Union Church, at 41 West 119th st, has sold its property at 67 East 113th st to a Jewish congregation that formerly worshipped on Eldridge st. The Lenox av church has taken over the 3-sty dwelling at 72 West 126th st, near Lenox av, which it will use until a suitable site on Washington Heights can be secured.

Realty Company Acquires Large Plot.

CATHEDRAL PARKWAY.—The Carlyle Realty Co., Bing & Bing and Edgar Levy, purchased from Herman F. Bindsteil, 100x70, in the south side of Cathedral Parkway (110th st), located 125 ft west of Amsterdam av. The purchasing company is extensively interested in property in this location. Last August it acquired from John D. Crimmins a large tract extending from 110th to 111th sts, west of Amsterdam av. The company sold off a portion of this property to builders and are improving the remainder with two 12-sty high-class apartment houses. These buildings will be ready for occupancy in the fall. There has been considerable activity in this portion of the city of late. There are large operations being conducted by the Johnson Co., at Broadway and 113th st. A 12-sty apartment, to cost \$1,500,000, will be erected on the site. The

building will contain 48 families. George and Edward Blum are the architects, and the Paterno Brothers are heavily interested in realty in this zone.

CATHEDRAL PARKWAY.—The Carlyle Realty Co., Bing & Bing and Edgar Levy, purchased from George A. Morrison and George Ellis 100x100, located 225 ft west of Amsterdam av. This company has also bought the adjoining parcel, 100x70, on the east.

LENOX AV.—H. H. Moritz sold to John M. Gardner the northeast cor of Lenox av and 126th st, opposite the new building of Park & Tilford, two 5-sty business buildings, 34x75. The owner will remodel and improve the property.

LEXINGTON AV.—Lewis L. Clarke, trustee for the Phelan estate, sold 1265 Lexington av, a 3-sty dwelling, adjoining the northeast cor of 85th st.

Important Improvement Probable.

PARK AV.—Pease & Elliman sold for the Charter Realty Co. the vacant property at 1004, 1006 and 1008 Park av, 55.5x82.2, 57 ft north of 84th st. This property adjoins the plot, 97x133, which the same brokers recently sold for the Charter Realty Co to the Old South Church, now at 38th st and Madison av, which recently filed plans for a very handsome edifice which is now being constructed for its occupancy. The buyer of this plot intends to erect one or two very handsome residences, one of which will be for his own occupancy. Except for Mr. Amos R. E. Pinchot's house, at the northeast cor of 85th st and Park av, there are very few high-class residences north of 80th st in Park av, and this will, therefore, have a very important bearing on the future of this section.

WEST END AV.—Geo. R. Read & Co. sold for a client to Leonard Weill 847 West End av, a 5-sty apartment house, 25x100, between 101st and 102d sts. West End Hall, a 6-sty apartment house, 100.11x100, is at the northwest cor of 101st st.

WASHINGTON HEIGHTS.

Dyckman St. Plot Sold by Estate.

DYCKMAN ST.—The Ackerman Estate sold the plot, 140x150, with 3-sty dwelling and 2-sty stable, on the north side of Dyckman st, 350 feet west of Broadway.

139TH ST.—The Penco Realty Co sold the plot of 5 lots, 125x99.11, on the south side of 139th st, 175 ft. west of Broadway, to Joseph Friedman, heading a corporation which intends to improve the plot with a 6-sty elevator apartment house.

147TH ST.—Melvin Hoeland sold for occupancy the 3-sty brownstone dwelling 414 West 147th st, 20x99.11.

Flats Still in Demand.

163D ST.—Dr. Samuel Greenfield sold 463 and 465 West 163d st, two 5-sty flats, each 25x112, located 125 ft east of Amsterdam av. The buildings are each 97 ft deep.

164TH ST.—Frederika Hack sold 434 and 436 West 164th st, a 5-sty apartment house, 50x112.4, built 100 ft deep. There are two similar structures adjoining on the west. The property to the east, on the cor of Edgcombe av, is vacant.

Completes Sale of Row.

170TH ST.—The Egan & Halley Construction Co. sold 652 West 170th st, near Fort Washington av, a 3-sty dwelling, 17x90. This completes the sale of a row of dwellings recently completed by the sellers. On the southeast cor of Fort Washington av and 170th st is a new 5-sty apartment house, 126.7x95, built 115 ft deep.

AUDUBON AV.—The Matthew Cox estate sold 50 to 54 Audubon av, three 3-sty frame dwellings, 50x100, 50 ft. south of 168th st.

BROADWAY.—The Crystal Realty & Construction Co. sold to an investor the Crystal Court apartment house, at the northeast cor of Broadway and 160th st, a new 6-sty elevator structure, 100x100. The property has been held at \$325,000. The sellers also own the adjoining southeast cor of Broadway and 161st, which is improved in a similar manner.

FORT WASHINGTON AV.—The Egan & Halley Construction Co. sold 4 lots at the southwest cor of Fort Washington av and 171st st, upon which the buyer will commence the erection of 5-sty apartment houses on September 1.

ST. NICHOLAS AV.—Charles M. Rosenthal sold the plot, 100x100, on the east side of St. Nicholas av, 308.9 ft. south of 145th st, to a builder who will erect a 6-sty elevator apartment house.

BRONX.

Purchaser Will Occupy.

LONGFELLOW ST.—Prospect Realty Co. sold to Mrs. J. Duffrin a 2-family brick house for occupancy; to Albert Gerald a plot in the westerly side of Longfellow st and the northerly side of Freeman st, running thence northerly along the westerly side of Longfellow st.

Block Front Bought By Builder.

183D ST.—S. J. Wood sold to a builder the block front on the north side of 183d st, between Washington and Bassford avs, with frontages of 135.7 on 183d st and 68.2 and 56 ft respectively on Washington and Bassford avs. The property will be improved immediately with apartment houses.

230TH ST.—Marcus Nathan has sold 20 lots, bounded by 230th st, Kingsbridge Terrace and Heat av, to B. T. Fairchild, who owns adjoining property.

Sale On Brook Ave.

BROOK AV.—Thomas Costello sold 1511 Brook av, a 4-sty triple flat, 100x39, to Louis Seidman.

DELAFIELD AV.—Edward Brennan sold 75x100, in the north side of Delafield av, 25 ft west of Thomson Terrace, with 2 dwellings thereon.

HOE AV.—Mrs. Kiely and Mrs. O'Brien sold the 2-family brick house 1524 Hoe av, 25x100, to Mary McGuinness.

LELAND AV.—R. I. Brown's Sons sold for Annie F. Kingston the vacant plot, 50x100, known as lots 307 and 308, in the McGraw Estate property, on the east side of Leland av (formerly Saxe av), 50 ft. south of Wood av (formerly Cornell av). The buyer will improve the plot.

INFORMATION FOR APARTMENT SEEKERS.—A careful reading of advertisements is reassuring. For the kind of apartment one really wants to live in the annual rental appears to be from \$3,200 up. Most of us, as usual, will stay where we are to save the expense of moving.—F. P. A.—Mail.

LEASES.

S. Osgood Pell & Co. leased 321 Lexington av to Mrs. L. S. McKee. Braisted & Bettmann leased for J. P. Baiter the 3-sty brownstone dwelling 155 West 126th st, for a term of years.

Daniel H. Renton & Son leased for Dr. Frank W. Chamberlin to James W. Wakeman, the private dwelling 387 Convent av.

Senior & Stout rented for Robert Jaffray the 4-sty dwelling 60 West 46th st, to Elizabeth and Wm. H. Patrick for a term of 5 years.

Dr. L. R. Hallock leased 219 West 129th st, a private dwelling, from Margaret A. Bogert, for \$1,500. The lease starts October 1st next.

Miss Henrietta Lake, of Port Washington, L. I., rented from William C. Cox 47 West 55th st, a private dwelling. The annual rental is \$3,000.

Dr. A. McRaey leased 61 East 86th st, a private dwelling, from Frederick Beltz for \$2,000 from September 1st. Mr. McRaey lives at 113 East 78th st.

Porter & Co. leased to Demarest & Demarest, for a term of years, 131 West 125th st, 20x100, upon which a new building is to be erected by John H. Van Tine.

Pease & Elliman, in conjunction with Herbert A. Sherman, leased for Charles Steele, of J. P. Morgan & Co., 13 East 64th st, a 4-sty high stoop dwelling, for a term of years.

Knap & Wasson Co. leased 612 West 146th st to Mrs. Morton; 256 West 73d st to Mrs. Frances E. Luck; 516 West 140th st to Dr. E. R. Eliscu, and 623 West 142d st to E. M. Barrymore.

The Prospect Realty Co. leased for James F. Meehan 851 Prospect av to the Metropolitan Shoe Repairing Co.; for a Mr. Leibertz to a Mr. Schroeder 165th st and Prospect av for a term of years.

Barnett & Co. leased the 3-sty brownstone dwelling 23 East 130th st to a Mr. Harris; also the building 213 East 125th st to a Mrs. Ryan, and the 3-sty dwelling 29 West 134th st to a Mr. Wilkinson.

Geo. R. Read & Co. leased for William Waldorf Astor to William G. Plummer & Co., wholesale and retail importers of chinaware, of London and New York, the entire improved store and loft building, 7 East 35th st, for a period of 18 years.

William P. Rooney leased the entire building at the northeast cor of 6th av and 53d st to Bowe & Seligman. It is to be extensively altered. The same broker has leased 701 8th av for Leon S. Chase to H. Altman & Co., and in conjunction with Singerman & Co., 703 8th av.

William C. Flanagan & Co. report the following leases: The building 998 Brook av for Martha A. Muller; also the dwelling 316 West 137th st for C. E. Kearning; the dwelling 317 West 137th st for Mary L. Brouner, and the dwelling 254 West 139th st for the Equitable Life Assurance Society.

SUBURBAN.

WINDHAM, N. Y.—Arthur F. Du Cret & Co. sold a farm of 160 acres at Windham, Greene County, N. Y., for \$12,000.

ARDSLEY, N. Y.—S. J. Taylor sold for the Ardsley Terrace Estates villa plots 127, 128 and 129, in block 5, at Ardsley Terrace, Ardsley, N. Y.

VALHALLA, N. Y.—R. E. Culley sold a 7½-acre country estate through W. H. Dennis to Frederick W. Twigg, of Valhalla, Westchester county, N. Y.

HASBROUCK HEIGHTS, N. J.—Siebenmann & Gamo sold for George Kiel to E. H. Smith and for J. Robideaux to Alfred Mayer 2 houses at Hasbrouck Heights.

TARRYTOWN, N. Y.—Duross Co. sold for Joseph Conron, President of Conron Bros. Co., Mr. Conron's country place at Tarrytown, N. Y., consisting of 2½ acres, to a client.

MONTCLAIR, N. J.—Steven B. Ayres sold lots 6 and 7, map of Montclair Heights, Montclair, N. J., to an investor. The property will be improved immediately with a residence.

RICHFIELD SPRINGS, N. Y.—Frederick T. Barry sold for the estate of Robert F. Westcott Buena Vista, at Richfield Springs, N. Y., to Robert W. Tailer. The property consists of 17 acres of land and a dwelling.

SHARON, CONN.—Daniel B. Freedman sold the John Liner farm at Sharon, Conn., comprising a dwelling, outbuilding and 150 acres, fronting in the main road from Sharon to Lakeville, to Bert L. Haskins of this city. The property has a frontage of about one mile on Silver Lake.

HARRISVILLE, N. J.—James J. Connor and James J. Crowe sold for Victor Merrill 20 acres of land situated at Harrisville, Burlington County, N. J. The purchaser gave in part payment the business of a New York City cafe and restaurant, located at No. 780 12th av, at the northeast cor of 55th st.

GREENWICH, CONN.—Pease & Elliman have sold for Ralph B. Peck his farm containing about 50 acres on Lake av, Greenwich, Conn., to John K. Berry. The buyer intends to erect a modern dwelling. The farm is located in the Clapboard Ridge section of Greenwich near the farm lands recently acquired by W. E. S. Griswold, Henry J. Fisher and Tyler J. Redfield, who are similarly converting their properties into fine country places.

ALPINE, N. J.—Pease & Elliman sold for Crammond Kennedy, of Washington, D. C., his estate at Alpine-on-the-Hudson, in Bergen county, N. J., almost opposite Yonkers. It consists of 77 acres of land, situated on one of the highest points of the Palisades. Last year a fire destroyed the large mansion on the property, but the stables, garage and other outbuildings were not damaged. The new owner intends erecting a magnificent house on the premises, to be built of stone quarried from the land just purchased.

FORESTBURG, N. Y.—Dr. Thomas Darlington, Health Commissioner of New York city, has contracted with the heirs of the late Alfred Gilman for a large tract of land at Forestburg, Sullivan county. The tract consists of 751 acres, of which about 100 acres is farm land and the rest forest. There are 2 large and 2 small lakes on the property. It is reported that Dr. Darlington is also negotiating with the Gilman heirs for another tract of land, of 850 acres, adjoining that which he has just purchased. This contains a large lake, where the best fishing in Sullivan county can be had.

PALISADES, N. J.—The Columbia Investment & Real Estate Co. reports the following sales in the Palisades district: To J. Bohn, a 2-sty and attic house on the south side of Oakwood av, Hudson Heights; to L. De Yanna, 2 lots at Summit and Day avs, Hudson Heights; to J. Kruegen, 2 lots on the east side of Hamilton av, Hudson Heights; to I. Sparling, 2 lots on the south side of Warren av, Grantwood; to N. Sola, 2 lots on the west side of Anderson av, Grantwood; to F. Fundis, 2 lots on the north side of Lincoln av, Grantwood; to R. E. McDougall, 2 lots on the south side of Edsall av, Morsemere, and to I. Morris, a 2-sty and attic house on the south side of Harriett av, Morsemere.

DOBBS FERRY N. Y.—Kenneth Ives & Co. sold a portion of Mrs. Henry Villard's property at Dobbs Ferry to Allen Hazen. The

purchase affects a tract of nearly 6 acres separated by a private road from the rest of Mrs. Villard's property and adjoining the estate of the late John R. Flower. Mr. Hazen contemplates making extensive improvements including the erection of a handsome country residence. Another property at Dobbs Ferry was also sold by the same brokers to Nathaniel A. Campbell secretary to Edwin Gould. Mr. Campbell has acquired the Mrs. Richard Tyers property in Broadway adjoining Mr. Gould's place. It consists of 3 acres, with a dwelling, stable and outbuildings.

LEONIA, N. J.—The Leonia Heights Land Co. reports the following deals at Leonia, N. J.: George F. O'Neill bought a lot, 25x100, on the east side of 3d st, near Palisade Boulevard; H. S. Hanson bought a plot of 5½ lots at Summit and Broad avs, and intends to build a residence; John M. Schaefer bought a plot, 50x100, at the cor of 1st st and Washington pl; Mrs. Ida A. Hopps bought 2 lots on Lincoln st, near Oakdene av, and will build a home; Robert W. Cutler bought 2 lots on Fairmount st, near Central av; Cora M. Fox bought a plot of 2½ lots on Westview av and will erect a house this fall; Katie Moersch bought a plot, 50x100, on Lincoln st, near Oakdene av, on which she will erect a house; Robert Preuss has bought 2 lots on Fairmount st, near Central boulevard; H. Ramm bought 4 lots on 3d st, near Edsall boulevard, and William H. and Miss Virginia Ferris purchased 2 lots on Glen av, near Central boulevard.

SOMERVILLE, N. J.—Two large tracts of land at Somerville, together comprising 3,216 lots, adjacent to the Roycefield station, on the Jersey Central Railroad, just beyond Bound Brook, and a station of the Lehigh Valley Railroad, have been sold by F. M. Welles for the City Realty Co. to the Manhattan & New Jersey Real Estate Co. The property adjoins on three sides the magnificent private park of more than 2,000 acres owned by James B. Duke, president of the Tobacco Trust, and is to be developed by the purchasers into a high class residential park. This property was purchased from the original owners in October, 1908, by Frank A. Vanderlip, president of the National City Bank. He disposed of it at a profit in January of this year to the present sellers. No price was mentioned in connection with any of the transfers, but Mr. Welles said that the present sale permits the City Realty Co. a profit of 70 per cent. over the price it paid to Mr. Vanderlip.

HOBOKEN, N. J.—One of the most important purchases this week is in the Greenville Heights section. On both sides of Armstrong av, just west of the Hudson County boulevard, the Comman & Lavine Realty & Construction Co., of Hoboken, bought from the Realty Co. of New Jersey 16 lots for \$22,000. The purchasing company will build 20 2-sty semi-detached dwellings, each of which will measure 15x50 ft. and contain 8 rooms, reception hall and laundry. The cost of the buildings will be \$80,000. Robert Davis, of Jersey City, bought two apartment houses at the northwest cor of Ocean and Woodlawn avs. These are 4-sty brick structures, with a frontage of 75 ft. in Ocean av and a depth of 90 ft. in Woodlawn av, and contain 4 stores on the first floor. The other three floors are arranged to accommodate 4 families each. Robert S. Hudspeth recently purchased two 4-sty double brick apartment houses located at the southeast cor of Garfield and Pearsall avs.

RYE, N. Y.—A syndicate headed by Clifford B. Harmon has purchased a tract of 600 acres at Rye, N. Y. The seller is Hobart J. Park. The purchase price is reported as being \$800,000. Mr. Park is the owner of about 2,000 acres around Rye. He acquired most of his holdings from his father, Joseph Park, who purchased all told about fifteen farms surrounding one owned by him. The seller in the present deal has one of the finest residences in Westchester county, with lodges, outbuildings and several attractive houses for his employees. The property in the present deal has frontages on Polly Park, North st, Purchase st and the estate of John W. Sterling. The estate of Charles Greer and the Apawamis Golf Club are just to the southeast. The tract includes about 100 acres of woodland and the balance is clear. It measures about 1½ miles from east to west, at its widest point and 1 mile north and south. It is stated to be the intention of the purchasing syndicate to convert the property into a park for unusually fine residences, having a plotage of from five to ten acres each. There will, in all probability, be a restriction clause binding the buyer to erect residences to cost not less than \$15,000 each.

UNCLASSIFIED SALES

The total number of sales reported is 45, of which 12 were below 59th st, 25 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 58, of which 10 were below 59th st, 27 above, and 21 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 103, as against 141 last week, and in the Bronx 104, as against 121 last week. The total amount involved is \$3,896,305, as against \$5,712,626 last week.

The amount involved in the auction sales this week was \$262,622, and since January 1, \$45,159,797. Last year the total for the week was \$433,099, and from January 1, \$39,496,815.

CLAREMONT AV.—D. S. Green sold the 6-sty elevator apartment house 181 Claremont av, on plot 50x100, near 125th st.

FOREST AV, ETC.—Thomas J. Quinn sold the two 5-sty apartment houses at 1118 Forest av, and 1117 Tinton av, between 166th and Home sts. The buyer is reported to be an investor from Germany. The Forest av house occupies a plot 45x142.8, and that on Tinton av a plot 40x126.9.

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.



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.

ESTABLISHED Mortgage Loan office wants experienced man, gentle, plenty good applications, lots mortgage money aggressive methods, income certain to energetic, honest, faithful worker. LARGE, Room 607, 115 Broadway.

WANTED—Two or three salesmen to sell building material specialty, on commission basis. BOX 19, care Record & Guide.

FOR SALE—Established material account paying large commission; only cash considered. BOX 17, care Record & Guide.

REAL ESTATE firm wants two active thoroughly experienced renting men for territory Canal to 34th street. Liberal proposition; only men who can do business need apply. Address ENERGY, care Record & Guide.

FOR SALE—To Close an Estate

For Brick Making or Concrete
**BLUE CLAY, SAND GRAVEL
BROKEN STONE**

40 ACRES Near West Shore Depot

Address
M. VAN ORDEN, 176 West Bridge St., Catskill, N. Y.

Sweet's Indexed Catalogue of Building Material brings *positive results*.

Sweet's is not an experiment, a hazard or a speculation. It is an investment, and brings positive, definite and sure returns.

It *has* increased the sales of hundreds of its present users. It *will* increase *your* sales.

We are now compiling our next issue. Be sure that you are indexed in this issue. Write us for particulars.

Architectural Record Co.

11 East 24th St., New York

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

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

160 Broadway, New York

188 Montague Street, Brooklyn.

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

LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.

LOUIS V. BRIGHT,

THORWALD STALLENECHT,

ARCHIBALD FORBES, Treasurer.

DAVID B. OGDEN, Counsel.

HERBERT E. JACKSON, Comptroller.

WALTER N. VAIL, Secretary.

LEWIS H. LOSEK, Asst. Genl. Manager.

U. CONDIT VARICK, Asst. Treasurer.

GEORGE A. FLEURY, Asst. Secretaries.

FREDERICK D. REED, Asst. Secretaries.

EXECUTIVE COMMITTEE.

GEO. F. BUTTERWORTH,

DUMONT OLARKE,

EDWIN W. COGGESHALL

WILLIAM A. DAY,

WILLIAM P. DIXON,

JULIAN D. FAIRCHILD.

JOHN T. LOCKMAN,

HENRY MORGENTHAU,

JAMES N. WALLACE.

Copies of Recently Enacted

United States Corporation Tax Law

with marginal notes and abstract of its main provisions, will be furnished upon request at any office of

The Title Insurance Company of New York

135 Broadway, Manhattan

203 Montague Street, Brooklyn

404 East 149th Street, Bronx

REAL ESTATE NOTES

The F. Dornberger Realty Co. removed its offices to 1511 3d av, in the Yorkville Bank Building.

Joseph P. Day was in Providence, R. I., Wednesday, as the guest of the Providence Real Estate Exchange on the occasion of its annual outing.

There was recorded Wednesday the lease of 14 to 18 Wall st and 3 Nassau st by Adele Livingston Sampson to the Bankers' Trust Company, for twenty-one years, at an annual rental of \$90,000.

Lewis & Conger took title on Tuesday to 782 to 792 6th av, southwest cor of 45th st. The transfer was made by the Sixth Avenue Realty Associates for a nominal consideration over a mortgage of \$410,000.

If you own improved property your building heated with a modern plant will yield from 15 to 25 per cent. increased rent, and the property will keep steadily rented, besides, you will be enabled to secure a higher class of tenants.

Real estate appraisers should always be familiar with the conditions governing the realty market. Lack of knowledge in this direction will ultimately cause much embarrassment not to speak of the loss of much business in court work.

Edward H. Burns sold his interest in the firm of William C. Flanagan & Co. to William C. Flanagan. Mr. Flanagan will continue with the business of general real estate under the firm name of William C. Flanagan & Co. at the same address, 2609 8th av.

The properties, 52 and 54 4th av, adjoining the northeast cor of 17th st, 52x115, together with a one-quarter interest in a strip, 10x131, at the rear, fronting on 17th st, were conveyed Thursday by Eva J. Coe and another in the Germania Life Insurance Co. for an expressed consideration of \$275,000, subject to a mortgage of \$68,000.

On January 1 of the present year there were 5,599 local building and loan associations in the United States, with a total membership of 1,920,557, and assets of \$784,175,753. The total receipts from members last year were \$519,721,576, of which

\$134,085,170 was loaned on bond and mortgage. A member of a building and loan association is a partner, so to speak, in a large business, and although usually sharing well in its profits, he must always be prepared to suffer loss when misfortune occurs—that's the great drawback of membership in associations of this order.

Attention is called to the advertisement of Charles Warren Trembley, in the record pages of this issue. In references to water front factory and mill sites, it might be added that Mr. Trembley is generally considered a specialist in this kind of development and has made a study of harbor real estate values and improvements for years. Some of the most important transactions of recent date have been consummated by his office, among them one tract which he sold to private parties in Bayonne at \$200,000 and was indirectly responsible for another involving a purchase price of \$275,000. Within the last few days Mr. Trembley has closed a deal for the largest and handsomest industrial building in Hoboken, the details of which will appear later in the Record and Guide.

RECENT LOANS.

The John H. Scully Construction Co. has secured from the City Mortgage Co. a building loan of \$70,000 on the property located on the north side of 159th st, 100 feet east of St. Nicholas av.

Jared W. Bell made a building loan of \$80,000 to Conron Brothers on the property on the east side of Bergen av, just south of 158th st.

The Lawyers Title Insurance & Trust Co. loaned the Irving Judis Building and Construction Co. \$165,000 on the property, 75.11x100, at the northwest corner of Amsterdam av and 105th st.

The Onyx Realty & Construction Co. secured two building loans on its property at the northwest corner of Courtlandt av and 155th st. One for \$40,000 was obtained from the Lawyers Title Insurance & Trust Co., and the other of \$10,000 from Charles Volt.

The City Mortgage Co. made a building loan of \$160,000 on the property located at the southeast corner of Broadway and 180th st, 102.1x107.4. The Barnard Realty Co. is the borrower.

THE TITLE INSURANCE CO., OF NEW YORK

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

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

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

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

No Hearings on for the week.

ADVERTISED LEGAL SALES.

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

Aug. 21.

No Legal Sales advertised for this day.

Aug. 23.

116th st, No 129, n s, 325 w Lenox av, 25x100.11, 5-sty brk tenement and store. Charles Jaeger agt Maurice Goldberg et al; Ira J Ettinger, att'y, 257 Broadway; Wm J O'Sullivan, ref. (Amt due, \$6,172.35; taxes, &c, \$168.40.) Mort recorded March 3, 1908. By Joseph P Day.

Av C, Nos 117 & 119, w s, 58.8 s 8th st, 38.8x83, 6-sty brk tenement and stores. Saul Bernstein agt Sam Biller et al; Harry M Friedman, att'y, 149 Broadway; Augustine R McMahon, ref. (Amt due, \$6,025.42; taxes, &c, \$1,187.09; sub to prior mortgages aggregating \$61,896.50.) Mort recorded July 6, 1906. By John L Parish.

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, \$980.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.

Aug. 24.

Thompson st, Nos 98 & 100, e s, 226 s Prince st, runs e 95.1 x s 24.11 x w .05 x s 25 x w 94.6 x n 50.3 to beg, 6-sty brk tenement and store. John Palmieri agt Pasquale Pati et al; Martin Wechsler, att'y, 61 Park Row; James Kearney, ref. (Amt due, \$4,186.91; taxes, &c, \$—; sub to two mortgages aggregating \$64,000.) Mort recorded Jan 15, 1907. By Joseph P Day.

Cherry st, No 256, in e cor Rutgers st, 26.3 Rutgers st, Nos 57 & 59, x96.2x26.3x96.9, 6-sty brk tenement & stores. Rosie Punch agt Davis Berkman et al; Arnstein & Levy, att'ys, 128 Broadway; Adelman H Burd, ref. (Amt due, \$10,122.42; taxes, &c, \$99.) Mort recorded July 13, 1906. By Joseph P Day.

78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement, right, title, and interest to 1-3 part. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y, 170

Broadway; John B Golden, ref. (Amt due, \$1,185.03; taxes, &c, \$69.) Mort recorded Aug 12, 1908. By Joseph P Day.

Pleasant av, No 353, w s, 67.7 s 119th st, 16.8x75, 3-sty stone front dwelling. Ludwig Riederer et al exrs &c agt Mary Altieri et al; Charles Putzel, att'y, 299 Broadway; Wm H Hirsh, ref. (Amt due, \$6,052.08; taxes, &c, \$130.98.) Mort recorded Jan 28, 1907. By Joseph P Day.

Riverside Drive, No 547, on map No 539, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty brk tenement. Bergen Realty Co agt Nettie A B Weitz et al; Edw L Blackman, att'y, 43 Cedar st; Edgar J Nathan, ref. (Amt due, \$64,126.66; taxes, &c, \$3,671.77; sub to a prior mort of \$200,000.) Mort recorded Feb 4, 1907. By Joseph P Day.

Oliver st, No 44, e s, 88.9 s Madison st, 30.1x69x29.10x72.2, 5-sty brk tenement and store. Ruby Schwartz agt Ike Silberman et al; Joseph Gans, att'y, 140 Nassau st; Paul Crandell, ref. (Amt due, \$1,210.00; taxes, &c, \$500; sub to two mortgages aggregating \$26,000.) Mort recorded June 7, 1906. By Joseph P Day.

Aug. 25.

14th st, No 536, s s, 145 w Av B, 25x103.3, 5-sty brk tenement and store. Ignaz Reich et al agt Samuel E Fox et al; Amend & Amend, att'ys, 119 Nassau st; Irwin Kurtz, ref. (Amt due, \$8,009.41; taxes, &c, \$129.30.) Mort recorded May 20, 1907. By Joseph P Day.

Vyse av, No 1149, w s, 280 n 167th st, 20x100, 3-sty brk dwelling. Alice Powell agt Silberberg & Saul, Inc, et al; J Edw Downing, att'y, Mineola, N Y; Louis F Doyle, ref. (Amt due, \$8,650.40; taxes, &c, \$380.) Mort recorded Oct 10, 1906. By Joseph P Day.

Washington av, No 1700, e s, 258.10 s 174th st, 41.3x109.10x41.3x109.9, 5-sty brk tenement. Frederick C Oehler agt Sadie Bassel et al; Hugo Vogt, att'y, 165 Broadway; Frank Hendrick, ref. (Amt due, \$13,579; taxes, &c, \$—; sub to a prior mort of \$30,000.) Mort recorded March 26, 1905. By Joseph P Day.

Aug. 26.

107th st, No 84, s s, 25 w Park av, 25x75.11, 5-sty stone front tenement and store. Simon Jarett agt Sarah Bahr et al; Eastman & Eastman, att'ys, 277 Broadway; Louis Lichtenberg, ref. (Amt due, \$7,661.73; taxes, &c, \$332.39.) Mort recorded Aug 2, 1905. By Joseph P Day.

Union av, Nos 1185 & 1187, w s, 311.10 n 167th st, 42x91.10, 5-sty brk tenement. Anna M Lehmann agt Samuel Makransky et al; Geo A Steinmuller, att'y, 1511 3d av; Edward Browne

THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET NEW YORK

Works: West 33d Street Tel., 1085 Murray Hill

ref. (Amt due, \$6,646.80; taxes, &c, \$793.40; sub to a first mort of \$30,000.) Mort recorded March 29, 1907. By Joseph P Day.

3d av, Nos 1101 & 1103, e s, 87.11 n 64th st, 37.6x105, 6-sty brk tenement and stores. J Eugene McMichael agt Rachael L Schneider et al; Malcolm Sundheimer, att'y, 34 Nassau st; Russell H Robbins, ref. (Amt due, \$21,815.90; taxes, &c, \$2,100; sub to a first mort of \$46,000.) Mort recorded June 29, 1906. By Joseph P Day.

3d av, Nos 1097 & 1099, e s, 50.5 n 64th st, 37.6x105, 6-sty brk tenement and stores. Anna C S Hassey agt same; same att'y; same ref. (Amt due, \$21,827.40; taxes, &c, \$2,100; sub to a mort of \$46,000.) Mort recorded June 29, 1906. By Joseph P Day.

100th st, No 323, n s, 350 e 2d av, 25x100.11, 5-sty brk tenement and store. Mary F Martin agt Louis Mishkin et al; Arnstein, Levy & Pfeiffer, att'ys, 128 Broadway; Henry B Fischer, ref. (Amt due, \$6,673.01; taxes, &c, \$537.79.) Mort recorded Nov 1, 1905. By Joseph P Day.

Elizabeth st, No 90, e s, 130 s Grand st, 25x100, 6-sty brk tenement and stores. Americus C Stabile agt Joseph Manganaro et al; Palmieri & Wechsler, att'ys, 61 Park Row; Cambridge Livingston, ref. (Amt due, \$3,287.75; taxes, &c, \$703.08; sub to a first mort of \$32,000.) Mort recorded Jan 4, 1905. By Joseph P Day.

Aug. 27.

Walton av s e cor 179th st, 50x100, vacant. Nat 179th st, National Land Co agt Mari E Starr; Geo Q Collins, att'y, 120 Broadway; Myron Sulzberger, ref. (Amt due, \$6,636.08; taxes, &c, \$912.79.) Mort recorded May 31, 1905. By Samuel Marx.

150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. Chas E Sands et al, trustees, agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas W Dayton, Jr, ref. (Amt due, \$24,826.13; taxes, &c, \$1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. Same agt David Weingarten et al; same att'ys; Geo S Mittendorf, ref. (Amt due, \$24,826.13; taxes, &c, \$1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

Aug. 28 and 30.

No Legal Sales advertised for these days.



OFFICIAL LEGAL NOTICES



ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 19 to September 1, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named PLACE in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. WATKINS PLACE (THE FIFTH NEW STREET NORTH OF WEST 181ST STREET)—OPENING, extending from Broadway to First new avenue west of Broadway (Bennett Avenue). Confirmed June 28, 1909; entered August 16, 1909.

HERMAN A. METZ, Comptroller.

City of New York, August 16, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 19, 1909 to September 1, 1909, of the confirmation of 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; 22ND WARD, SECTION 4; 30TH WARD, SECTIONS 17 & 18. LAYING CEMENT SIDEWALKS on 7TH STREET, north side, and EIGHTH STREET, south side, between 2nd & 3rd avenues; on 5TH STREET, north side, between 10th & 11th avenues; southeast corner of 34TH STREET & 3RD AVENUE; on 60TH STREET, north side, between 8th & 9th avenues. 5TH & 22ND WARDS, SECTION 3; 9TH & 22ND WARDS, SECTION 4; 18TH WARD, SECTION 10; and 26TH WARD, SECTIONS 12 & 13. FENCING VACANT LOTS on UNDERHILL AVENUE, east side, between Prospect Place & St. Marks avenue; on 1ST STREET, north side, between 8th avenue & Prospect Park West; on KNICKERBOCKER AVENUE, southwest side, between Thames street and Flushing avenue; on STONE AVENUE, north side, and CHRISTOPHER AVENUE, south side, between Riverdale and Livonia avenues; on FULTON STREET, north side, between Hendrix street and Schenck avenue; on FULTON STREET, south side, between Ashford and Cleveland streets; on 50TH STREET, southwest side, between 5th & 6th avenues; on 19TH STREET, north side, between 7th and 8th avenues; on 46TH STREET, north side, between 4th & 5th avenues; on 55TH STREET, north side,

between 1st and 2nd avenues. 17TH WARD, SECTION 9; 21ST, 23RD and 25TH WARDS, SECTION 6. FENCING VACANT LOTS on HANCOCK STREET, south side, between Ralph and Howard avenues; on VERNON AVENUE, south side, between Lewis and Stuyvesant avenues; southeast corner of PUTNAM AND HOWARD AVENUES; on SARATOGA AVENUE, east side, from McDonough to Macon streets; on GRAHAM AVENUE, east side, between Bayard and Newton streets; on LEXINGTON AVENUE, north side, between Sumner and Lewis avenues; on HERKIMER PLACE, north side, between Perry Place and Nostrand avenue. 18TH WARD, SECTION 10; 24TH WARD, SECTION 5; 25TH WARD, SECTION 6; 26TH WARD, SECTION 13; 27TH WARD, SECTION 11. FENCING VACANT LOTS on HART STREET, east side, between St. Nicholas and Wyckoff avenues; on COOK STREET, north side, between Bushwick avenue and White street; on HART STREET, northwest side, between Knickerbocker and Irving avenues; on EASTERN PARKWAY, northwest side, between Park Place and Hopkinson avenue; on GLENMORE AVENUE & LINWOOD STREET, northeast corner; on BARBEY STREET, east side, between Atlantic and Liberty avenues; northeast corner of BELMONT AND MILLER AVENUES; on SARATOGA AVENUE, east side, between Herkimer street and Atlantic avenue. 22ND WARD, SECTIONS 3 & 4; 19TH WARD, SECTION 8. LAYING CEMENT SIDEWALKS on PROSPECT AVENUE, both sides, between Prospect Park West and 11th avenue; on 10TH AVENUE, west side, between 17th street and Prospect avenue; on RUTLEDGE STREET, south side, between Kent and Wythe avenues; on WYTHE AVENUE, west side, between Heyward and Rutledge streets. 24TH WARD, SECTION 5; 29TH WARD, SECTION 16. LAYING CEMENT SIDEWALKS on CLARKSON AVENUE between Nostrand and Rogers avenues; on DITMAS AVENUE, north side, between East 7th and East 9th streets; on PACIFIC STREET, between Schenectady and Utica avenues. FENCING VACANT LOTS on CONEY ISLAND AVENUE, east side, between Cortelyou Road and Slocum Place; on ST. MARKS AVENUE, south side, and on PACIFIC STREET, both sides, between Schenectady and Utica avenues. 26TH WARD, SECTION 13. FENCING VACANT LOTS on NEW LOTS ROAD, north side,

and on LIVONIA AVENUE, south side, between Schenck avenue and Barbey street; on BARBEY STREET, from New Lots Road to Livonia avenue. 30TH WARD, SECTION 17. 56TH STREET—SEWER, between 12th & 13th avenues, and OUTLET SEWER in 12TH AVENUE, between 56th and 57th streets. 30TH WARD, SECTION 18. GRADING A LOT on northwest corner of 3RD AVENUE & 83RD STREET. GRADING A LOT on 3RD AVENUE, east side, between 88th and 89th streets.

HERMAN A. METZ, Comptroller.

City of New York, August 17, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 19 to September 1, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 12. PERRY AVENUE—OPENING, from Mosholu Parkway to the southerly line of Woodlawn Cemetery. Confirmed April 17, 1903, and February 16, 1909; entered August 16, 1909.

HERMAN A. METZ, Comptroller.

City of New York, August 16, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 19 to September 1, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named avenues in the BOROUGH OF QUEENS:

1ST WARD. DITMARS AVENUE—OPENING, from Steinway avenue to the bulkhead line in the East River. Confirmed June 28, 1909; entered August 16, 1909. HUNTER AVENUE—OPENING, from Mott avenue to Wilbur avenue. Confirmed June 8, 1909; entered August 16, 1909. PAYNTAR AVENUE—OPENING, from Jackson to Van Alst avenues. Confirmed July 20, 1909; entered August 16, 1909. WEBSTER AVENUE—OPENING, from the East River to Jackson avenue. Confirmed May 17, 1909; entered August 16, 1909.

HERMAN A. METZ, Comptroller.

City of New York, August 16, 1909.

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

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 20, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

147th st, No 408, s s, 141.6 w St Nicholas av, 16x99.11, 3-sty and basement stone front dwelling. (Sheriff's sale of all right, title, &c.) Withdrawn.
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 mortgages aggregating \$103,500.) Withdrawn.
*Madison st, Nos 186 & 188, s s, 183.4 w Rutgers st, 42.6x100, two 5-sty brk and stone tenements and stores. (Amt due, \$10,963.71; taxes, &c, \$1,746.54; sub to two mortgages aggregating \$52,000.) Jonas Weil et al \$57,790
78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement. (Amt due, \$1,185.03; taxes, &c, \$69.) Readvertised for Aug 26.
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 mortgage of \$3,000.) Adj sine die
119th st, No 132, s s, 120 w Lexington av, 20x100, 5-sty brk tenement and store. (Amt due, \$17,303.72; taxes, &c, \$460.38.) Adj to Sept 1.
133d st, No 171, n s, 75 e 7th av, 25x99.11, 5-sty brk tenement and store. (Amt due, \$1,145.04; taxes, &c, \$66; sub to a first mortgage of \$19,500.) Lewis Levy \$21,568
105th st, Nos 239 & 241, on map Nos 239 & 243, n s, 176.10 w 2d av, 40.8x100.9, 6-sty brk tenement and store. (Amt due, \$13,246.46; taxes, &c, \$1,073.26; sub to a first mortgage of \$38,000.) Withdrawn.

80th st, No 171, n s, 203.4 e Lexington av, 16.8x100, 3-sty dwelling. (Sheriff's sale of all right, title, &c.) G Thompson \$409
Riverside Drive, No 149, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, \$68,282.42; taxes, &c, \$3,068.63.) Adj to Sept. 16
*121st st, Nos 321 & 323, n s, 225 e 2d av, runs n 100.10 x e 23.8 x s e — x n — x e 25 x s 100.11 x w 50 to beg and right, title, &c, to a gore in rear, 16x22, 6-sty brk tenement and stores. (Amt due, \$14,689.35; taxes, &c, \$432.40; sub to prior mortgage of \$45,000.) Belwood Realty Co. \$61,567
6th st, Nos 709 & 711, n s, 154.4 e Av C, 44.11x90.10, 6-sty brk tenement and store. (Amt due, \$13,098.50; taxes, &c, \$554.90; sub to a first mortgage of \$49,000.) Gustav S Boehm \$60,847
1st av, Nos 2029 & 2031, w s, 38 s w 105th st, 37.11x85, 6-sty brk tenement and stores. (Sheriff's sale of all right, title, &c.) Maris P Andreini \$150
*127th st, No 157, n s, 240 w 3d av, 30x99.11, 6-sty brk tenement and stores. (Amt due, \$31,130.96; taxes, &c, \$242.) Julia D Sturges \$5,000

PARISH, FISHER & CO.

Ryer av, w s, 144 s 183d st, 75.5x75.6x75x66.8, 4 3-sty frame dwellings. (Amt due, \$1,289.77; taxes, &c, \$87; sub to eight mortgages aggregating \$17,000.) Fairmount Realty Co. \$19,700

HERBERT A. SHERMAN.

Ferris av, w s, 816.3 s lands of St Joseph's Institute for Deaf Mutes, 473.3x823.4, to Westchester Creek, x—892.10, Westchester. (Amt due, \$24,298.26; taxes, &c, \$—; sub to a prior mortgage of \$10,000.) Joseph M Bennett \$35,000

Total \$262,022
Corresponding week, 1908. \$363,755
Jan. 1st, 1909, to date. \$45,159,797
Corresponding period, 1908. \$39,496,815

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

Aug 13, 14, 16, 17, 18 and 19. (No. 86)

BOROUGH OF MANHATTAN.

Cornelia st, Nos 24 and 26, s s, 147.3 e Bleecker st, 50.1x92.4, two 5-sty brk tenements. Wm H Bischoff, Jr, to Caroline Blattmach'r, formerly Bischoff. 1-3 part of all right, title and interest. B & S. Aug 10. Aug 17, 1909. 2:589—14 and 15. A \$21,000—\$34,000. gift
Caroline st, Nos 7 and 9, n w s, 118 n e Bleecker st, runs n w 70 x s w 0.10 x n w 30.3 x s w 38 x s e 100 to Caroline st, at point 75 n e Bleecker st, x n e 43 to beginning, two 5-sty brk tenements and stores. Archibald M Campbell to Cornelia K Averill. B & S. Mortgages \$13,000. Feb 4. Aug 18, 1909. 2:589—45. A \$28,000—\$46,000. nom
Same property. Cornelia K Averill to Chas R Faruolo. Mort \$38,000. Aug 11. Aug 18, 1909. 2:589. other consid and 100
Chrystie st, No 15, w s, 50 n Bayard st, 25x77.6, 5-sty brk tenement and store. Benj L Weil to Bernhard Mayer. All title. B & S. Oct 19, 1908. Aug 18, 1909. 1:290—38. \$—\$. nom
Same property. Benj M Gruenstein and Bernhard Mayer to the City of N Y. Q C. July 22. Aug 18, 1909. 1:290. 47,000
Chrystie st, No 15, w s, 50 n Bayard st, 25x77.8x24.11x77.8, 5-sty brk tenement and store. Same to same. July 22. Aug 18, 1909. 1:290—38. A \$—\$. 47,000
Fletcher st, Nos 36 to 40, on map Nos 34 to 40, n s, 75.5 w South st, runs n 29.8 x w 0.8 x n 32.5 x w 43 x s 31.4 x w 27.3 x s 31.8 to st, x e 69.2 to beginning, with all title to strip lying w of 5th course, and n of 6th course, 17.10 on n and s and 24.8 on e and w s, 10-story brick factory. FORECLOS. August 11, 1909. Bankson T Morgan, ref, to Thatcher M Brown, of Plainfield, N J, and Moreau Delano. Aug 13. Aug 14, 1909. 1:72—11. A \$21,000—\$75,000. 30,000
Goerck st, No 6, e s, 110.2 n Grand st, 25x99.7x25x99.5, 6-sty brk tenement and stores. The Berliant Realty Co to Rosa Zwick. Mortgages \$33,500. Aug 17. Aug 18, 1909. 2:321—3. A \$14,000—\$30,000. nom
Goerck st, No 3, w s, about 100 n Grand st, 25x100, 6-sty brk tenement and store. The Berliant Realty Co to Rosa Zwick. Mortgages \$33,500. Aug 17. Aug 18, 1909. 2:326—52. A \$14,000—\$35,000. nom
Houston st, No 124, n s, 150 w Thompson st, 25x100, 6-sty brk loft and store building. PARTITION, June 30, 1909. Geo W Glaze, ref, to Louis and Victor Casazza. Aug 12. Aug 13, 1909. 2:525—31. A \$20,000—\$33,000. 30,250
Henry st, No 240, s s, 69 w Montgomery st, 23x87, 3-sty and basement brk dwelling. James A Donegan EXR John McMahon to John C Duffy. Aug 18, 1909. 1:269—69. A \$15,000—\$19,000. other consid and 100

Jones st, No 19 (33), n s, 200 e Bleecker st, 25x100, 6-sty brk tenement and store. Joseph H Jones to Jogert Realty Co. Mort \$24,500. Aug 12. Aug 17, 1909. 2:590—82. A \$11,000—\$33,000. other consid and 100
Madison st, Nos 186 and 188 (170 and 172), s s, 183.4 w Rutgers st, 42.6x100, two 5-sty brk and stone tenements and stores. FORECLOS. Aug 17, 1909. Philip J McCook, ref, to Jonas Weil and Bernhard Mayer. Aug 17, 1909. 1:272—31 and 32. A \$32,000—\$52,000. 5,000
Macdougall st, No 20, s e s, about 250 n Spring st, 25x100, 2-sty brk dwelling. Josephine M J Dodge widow to the Jewell Day Nursery, a corpn. B & S. Aug 10. Aug 13, 1909. 2:504—10. A \$10,000—\$16,500. nom
Monroe st, Nos 246 and 248, s s, 316 w Jackson st, 39x97.6, 5-sty brk tenement and stores. Charles Blanket to Jogert Realty Co. Mort \$56,000. Aug 9. Aug 13, 1909. 1:261—50. A \$25,000—\$53,000. other consid and 100
Spring st, No 264, s s, 50.2 w Varick st, runs s 75 x w 8.1 x s 13.4 x w 17.10 x n 88.4 to st, x e 25 to beginning, 7-sty brk loft and store building. Frederick Meyer to Leo Loewenthal. Mort \$35,000. Aug 12. Aug 13, 1909. 2:579—21. A \$14,500—\$42,000. other consid and 100
Same property. Leo Loewenthal to Becker Realty Co. Mort \$45,000. Aug 12. Aug 13, 1909. 2:579. other consid and 100
Vesey st, Nos 32 and 34 n w cor Church st, 50x100, 5-sty brk and Church st, Nos 74 to 78 stone loft and store building. Robert on map Nos 74 to 80 Hoe to Chas M Russell, of Brooklyn, N Y. Mort \$56,000. July 20. Aug 14, 1909. 1:86—18. A \$113,700—\$145,000. non
Washington st, s w cor Clarkson st, runs s 75 x w 96.3 x s 25 x w 75 x n 25 x w 105.1 to e s West st, x n 75 to s s Clarkson st, x e 281.10 to beginning, one 2 and 3-sty brk laundry, 1 and 2-sty brk stable and vacant. Sol L Kaye et al to Mary Ehrmann. All title. Mort \$125,000. July 16. Aug 17, 1909. 2:600—6 to 14. A \$153,000—\$162,500. other consid and 100
Washington Square South, No 40, s e cor Macdougall st, 25x79, 4-or 4th st, No 120. sty brk dwelling. Minnie T Owens to Zachary T Piercy. Macdougall st. Mortgages \$30,000 and all liens. Aug 18. Aug 19, 1909. 2:541—7. A \$30,000—\$34,000. other consid and 100
5th st E, Nos 210 to 214, s s, 135 e Bowery, runs s 96.2 x e 50 x n 4 x e 25 x n 92.2 to st, x w 75 to beginning, 4 & 5-sty brk and stone hall. Samuel Gross to Jozef Gross. 1/2 part. All title. Mortgages \$77,500. Aug 2. Aug 17, 1909. 2:460—16 and 18. A \$54,000—\$109,000. other consid and 100
7th st E, No 126, s s, 125.1 w Av A, 24.7x90.10, 5-sty brk tenement and store. Herman Goldberger to Harry B Cutner. Mort \$29,500. July 29. Aug 17, 1909. 2:434—26. A \$17,000—\$27,000. 100
12th st E, No 539, n s, 148 w Av B, 22x103.3, 3-sty brk tenement and store and 1-sty frame shed in rear. Eliza Thompson to Chester A Luff, of Newark, N J. 1-16 part. All liens. Aug 18. Aug 19, 1909. 2:406—45. A \$13,500—\$15,500. nom

DENNIS G. BRUSSEL

ELECTRIC WIRING AND APPARATUS FOR LIGHT—HEAT—POWER

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

- 13th st W, No 4, s s, 150 w 5th av, 25x103.3, 3-sty brk club house. Charity A Gritman DEVISEE Madison M Marshall to Geo A Plimpton. All liens. Aug 17. Aug 18, 1909. 2:576-37. A \$25,000-\$27,000. 100
- 17th st E, n s, 115 e 4th av, 10x131, lane or alley, vacant. Eva J wife of and Henry E Coe to The Germania Life Ins Co of N Y. All title. B & S and C A G. Mort on this and other property \$68,000. July 21. Aug 17, 1909. 3:873-6. A \$—\$. nom
- 19th st W, No 306, s s, 104 w 8th av, 22x70, 3-sty and basement brk dwelling. Chas Meyer to Martha Meyer. Mort \$12,500. Aug 14. Aug 16, 1909. 3:742-43. A \$9,000-\$12,000. nom
- 19th st E, No 345, n s, 220 w 1st av, 20x92, 3-sty and basement stone front dwelling. Anna E Oates et al HEIR, &c, Mary Oates to Kath G Oates also HEIR Mary Oates deceased. All title. B & S. Aug 11. Aug 16, 1909. 3:925-26. A \$9,500-\$12,000. nom
- 21st st E, Nos 302 to 306, s s, 90 e 2d av, 60x92, three 3-sty and basement brk dwellings. Rosanna Scanlon to The New York Post Graduate Medical School & Hospital. Morts \$25,500. Aug 16. Aug 17, 1909. 3:926-64 to 66. A \$24,000-\$39,000. other consid and 100
- 24th st E, Nos 336 and 338, s s, 125 w 1st av, 50x98.9, two 4-sty brk tenements and stores. Conrad Reinhardt to Adam, Ernest F, Wm, and Frank Reinhardt. Mort \$. Aug 7. Aug 18, 1909. 3:929-40 and 41. A \$22,000-\$28,000. other consid and 100
- 30th st E, No 242, s s, 125 w 2d av, runs s 98.9 x w 25 x n 38.9 x e 0.6 x n 60 to st, x e 24.6 to beginning, 6-sty brk tenement and store. Rebecca Rosenswajke to Adam J Rimbach. Mort \$10,000. Aug 14. Aug 17, 1909. 3:910-40. A \$10,500-\$20,500. nom
- 31st st W, No 39, n s, 500 w 5th av, 25x98.9, 5-sty stone front building and store.
- 31st st W, No 41, n s, 525 w 5th av, 25x98.9, 5-sty stone front building and store.
- 32d st W, No 40, s s, 189.10 e Broadway, 20.8x98.9, 4-sty stone front building. Mary H Steinman to Thos A Sperry, of Cranford, N J. July 20. Aug 14, 1909. 3:833-18 and 19. A \$150,000-\$191,000, and 66. A \$60,000-\$66,000. other consid and 100
- 31st st W, No 54, s s, 80 e 6th av, 20x63, 3-sty brk tenement and store. John J Slater to Oliver L Jones, of Cold Spring Harbor, L I. Aug 18. Aug 19, 1909. 3:832-76. A \$50,000-\$57,000. nom
- 34th st W, No 355, n s, 175 e 9th av, 18.7x98.9, 4-sty stone front dwelling. Florence L Goffe et al INDIVID & EXTRX, &c, Chas C Goffe, deceased, et al to Ella wife Freeman C Goffe. 5-6 parts. B & S and C A G. June 28. Aug 17, 1909. 3:758-11. A \$16,000-\$20,000. other consid and 10,000
- 37th st E, Nos 213 and 215, n s, 180 e 3d av, 33.4x99.11x33.8x95.8, two 3-sty brk tenements. Wm S Bartow and ano TRUSTEES Hiram Benner, decd, for Chas H Benner and ano to Lee Holstein. June 21. Aug 19, 1909. 3:918-10 and 11. A \$13,100-\$18,500. 100
- 37th st E, Nos 213 to 217, n s, 180 e 3d av, 50x88.6x50.6x95.8, two 3 and one 4-sty brk tenements, store in No 217. Mary L Higgins to Lee Holstein. B & S. Apr 21. Aug 19, 1909. 3:918 10 to 12. A \$19,500-\$27,500. nom
- 38th st W, No 217, n s, 167 w 7th av, 20x98.9, 5-sty stone front dwelling. Robert Bicket to Harriet S James. June 15. Aug 13, 1909. 3:788-38. A \$18,000-\$21,500. other consid and 100
- 38th st W, No 24, s s, 320 w 5th av, 25x98.9, 4-sty stone front dwelling. Francis B del Calvo and ano to John E Alexandre and Helen L his wife, tenants by entirety. Aug 2. Aug 18, 1909. 3:839-61. A \$83,000-\$96,000. other consid and 100
- 39th st W, No 56, s s, 189 e 6th av, 21x90, 5-sty stone front building and store. Benj B Davenport to Alice B Scott. Morts \$64,000. Aug 16. Aug 19, 1909. 3:840-80. A \$61,000-\$71,000. other consid and 1,000
- 52d st W, No 359, n s, 206.3 e 9th av, 18.9x100.5, 4-sty brk tenement. Wm Fath and ano EXRS Filizidas Toppmann to Henry Bolter. Morts \$9,000 and all liens. Aug 17. Aug 18, 1909. 4:1043-9. A \$10,000-\$13,000. other consid and 100
- 65th st W, Nos 154 and 156, s s, 264 e Amsterdam av, 38x100.5, two 4-sty and basement stone front dwellings. Clifford G Miller to Suborel Realty Co. Morts \$28,000. July 24. Aug 14, 1909. 4:1136-53 and 54. A \$22,000-\$34,000. 100
- 70th st E, No 403, n s, 113 e 1st av, 25x100.5, 5-sty brk tenement and store. Abraham Cohen to Irving Cohen. Mort \$20,500. July 16. Aug 13, 1909. 5:1465-5. A \$8,000-\$21,000. omitted
- 75th st E, No 327, n s, 256.8 w 1st av, 28.4x102.2, 4-sty stone front tenement. John F Halsted et al TRUSTEES Hiram M Forrester to John E Olson. Mort \$10,000. Aug 2. Aug 17, 1909. 5:1450-16. A \$10,500-\$18,000. 13,710
- 78th st E, No 116, s s, 188 e Park av, 18x102.2, 3-sty stone front dwelling. Geo S Leiner to Satz Company, a corpn. B & S and C A G. Mort \$18,000. Aug 13. Aug 14, 1909. 5:1412-64½. A \$15,000-\$18,000. other consid and 100
- 81st st E, No 221, n s, 254.1 e 3d av, 25.6x102.2, 5-sty brk tenement. Conrad Reinhardt to Adam, Ernest F, Wm, and Frank Reinhardt. Mort \$. Aug 7. Aug 18, 1909. 5:1527-11. A \$11,000-\$23,000. other consid and 100
- 88th st W, No 324, s s, 305 w West End av, 19.11x100.8, 3-sty and basement stone front dwelling. Henry L Wolff to R Llewellyn Rees. Mort \$18,000. Aug 11. Aug 13, 1909. 4:1249-45. A \$12,000-\$25,000. other consid and 100
- 91st st E, No 110, s s, 123 e Park av, 27x100.8, 5-sty brk tenement. Esther Schulman to Meister & Bache Realty Co, a corpn, ½ part, and Katie Levy, ¼ part, and Louis Starr, ¼ part. Mort \$30,500. July 29. Aug 17, 1909. 5:1519-67. A \$16,000-\$28,000. other consid and 100
- 98th st E, Nos 142 to 148, s s, 95 e Lexington av, 100x100.11, three 6-sty brk tenements and stores. Mishkind-Feinberg Realty Co to Nevelson, Goldberg Realty Co. Mort \$88,000. Aug 15. Aug 18, 1909. 6:1625-46 to 48. A \$32,000-\$112,000. other consid and 100
- 98th st E, No 210, s s, 185.8 e 3d av, 24.3x100.5, all of
- 98th st E, s s, 210 e 3d av, strip —x—, all title.
- 98th st E, s s, adj 1st parcel on west, 0.5½x100.5, all title. 4-sty brk tenement and store. Adolph and Jacob Loewe to Anne E Reilly. Morts \$14,000. Aug 18. Aug 19, 1909. 6:1647-41. A \$9,000-\$16,000. other consid and 100
- 99th st E, No 169, n s, 125 w 3d av, 25x100.11, 5-sty brk tenement. Giuseppe Ferrara to Eva Minskoff. Mort \$21,000. Aug 13. Aug 14, 1909. 6:1627-31. A \$8,000-\$18,000. other consid and 100
- 104th st E, No 170, s s, 225 w 3d av, 25x100.11, 4-sty stone front tenement. Gertrude K wife Max L Loeb to Lawrence E Brown. Mort \$15,000. Aug 13. Aug 14, 1909. 6:1631-46. A \$10,000-\$15,000. other consid and 100
- 104th st E, No 226, s s, 285 e 3d av, 25x100.11, 5-sty brk tenement and store. Abraham Lubetkin to Emma Breidenbach, Ernestine Pohanka and Helen Gold. Mort \$26,000 and all liens. Aug 11. Aug 13, 1909. 6:1653-37. A \$9,000-\$22,000. 100
- 105th st E, Nos 239 and 241, n s, 176.10 w 2d av, 40.8x100.9, 6-sty brk tenement and stores. Release mort. Aaron Goldberg to Ida Goldstein of Brooklyn. Aug 10. Aug 17, 1909. 6:1655-16. A \$15,000-\$52,000. nom
- Same property. Ida Goldstein to Golde & Cohen, a corpn. Morts \$50,250 and all liens. Aug 10. Aug 17, 1909. 6:1655. other consid and 100
- 108th st E, Nos 302 and 304, s s, 100 e 2d av, 39.3x125, 6-sty brk tenement and stores. Leo H Hirsch to Isaac Sakolski. B & S and C A G. Mort \$36,000. July 26. Aug 13, 1909. 6:1679-47. A \$12,000-\$54,000. other consid and 100
- Same property. Isaac Sakolski to Leo H Hirsch. Morts \$30,000. Aug 13, 1909. 6:1679. other consid and 100
- 109th st W, n s, 250 w Columbus av, 50x171.10 to s s 110th Cathedral Parkway| st or Cathedral Parkway, vacant. Mayer S Bernheimer EXR Simon Bernheimer to Fisher A Baker. June 16. Aug 17, 1909. 7:1864-21, 22 and 43 and 44. A \$42,000-\$42,000. 25,000
- 111th st W, No 23, n s, 358 w 5th av, 31x100.11, 5-sty brk tenement. Barnet Waldman to Max Block. Mort \$32,000. Aug 12. Aug 13, 1909. 6:1595-23. A \$16,000-\$33,000. other consid and 100
- 111th st E, No 28, s s, 75 w Madison av, 25.3x100.11, 5-sty stone front tenement. Samuel Strausberg to Barnet Luftman. Mort \$23,250. Aug 10. Aug 14, 1909. 6:1616-60. A \$12,000-\$24,000. other consid and 100
- 112th st W, No 305, n s, 100 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. Kath M Johnstone to Francis G Palmer. ½ part. Mort \$7,000. June 19. Aug 18, 1909. 7:1847-17. A \$8,000-\$12,000. other consid and 100
- 113th st E, No 209, n s, 137.10 e 3d av, 16.8x100.11, 4-sty brk tenement. Gaetano J Comparato to Kopel Goldhaber. Morts \$8,385. Aug 3. Aug 16, 1909. 6:1663-6. A \$5,000-\$10,000. nom
- 113th st W, No 230, s s, 200 w 7th av, 50x100.11, 6-sty brk tenement. David Werdenschlag to The West Side Construction Co. Mort \$66,500. Aug 16. Aug 17, 1909. 7:1828-42. A \$24,000-\$85,000. other consid and 100
- 113th st W, s s, 75 w Lenox av, 25x50.5, vacant. Fanny Wolk to Chas I Weinstein Realty Co. Mort \$6,600. July 15. Aug 19, 1909. 7:1822-37. A \$6,500-\$6,500. other consid and 100
- 114th st W, No 37, n s, 495 w 5th av, 25x100.11, 5-sty brk tenement. Scheer-Ginsberg Realty & Construction Co to Louis Starr. Mort \$20,000. Aug 17. Aug 19, 1909. 6:1598-17. A \$13,000-\$25,000. other consid and 100
- 114th st W, No 204. Power of attorney. Clementine Rothmiller to Adolph Rothmiller. Mar 28, 1905. Aug 13, 1909. (P. A.) —
- 114th st E, Nos 112 and 114, on map Nos 110 and 114, s s, 155 e Park av, 37.6x100.11, 6-sty brk tenement and stores. Lena Henderson to Abraham Nelson. Morts \$53,500 and all liens. July 14. Aug 13, 1909. 6:1641-64. A \$15,000-\$48,000. other consid and 100
- 114th st W, No 508, s s, 100 w Amsterdam av, 75x101, 8-sty brk tenement. Paterno Bros, a corpn, to Carolina T Paterno. Mort \$192,500. Aug 16. Aug 18, 1909. 7:1885-37. A \$—\$. 100
- 114th st W, No 514, s s, 175 w Amsterdam av, 75x101, 8-sty brk tenement. Paterno Bros, a corpn, to Carolina T Paterno. Mort \$192,500. Aug 16. Aug 18, 1909. 7:1885-40. A \$—\$. 100
- 114th st W, No 520, s s, 250 w Amsterdam av, runs s 101 x w 50 x n 0.1 x w 25 x n 100.11 to st, x e 75 to beginning, 8-sty brk tenement. Paterno Bros, a corpn, to Maria S P Campagna. Morts \$230,000. Aug 16. Aug 18, 1909. 7:1885-43. A \$—\$. 100
- 115th st E, No 77, n s, 53 w Park av, 37x76.10, 5-sty brk tenement. Vito A Pittaro to Nevelson Goldberg Realty Co, a corpn. Mort \$26,250. Aug 14. Aug 17, 1909. 6:1621-33. A \$14,500-\$29,000. other consid and 100
- 116th st W, Nos 620 to 624, s s, 325 w Broadway, 75x100.11, 10-sty brk and stone tenement. Carolina T Paterno to William Ottmann. Mort \$200,000. Aug 16. Aug 17, 1909. 7:1896-83. A \$54,000-\$235,000. other consid and 100
- 116th st E, No 71, n s, 50 e Madison av, 30x100, with all title to strip in rear, 30x0.10, 5-sty brk tenement and store. Edward Kates to Rudolph Raskin. Correction deed. Mort \$36,000. July 29. Aug 13, 1909. 6:1622-23. A \$18,000-\$34,000. other consid and 1,750
- 116th st E, No 71, n s, 50 e Madison av, 30x100, with all title to strip in rear, 30x0.10, 5-sty brk tenement and store. Rudolph Raskin to Samuel C Baum. Mort \$36,000. July 8, 1900 (?), should be 1909. Aug 13, 1909. 6:1622-23. A \$18,000-\$34,000. nom
- 117th st E, Nos 446 and 448, s s, 122.11 w Pleasant av, 41.11x 100.11, 6-sty brk tenement and stores. FORECLOS, Feb 25, 1909. Wm J Bolger, ref, to Teresa De Vito, of Port Reading, N J. Mort \$36,000. Mar 29. Aug 17, 1909. 6:1710-31. A \$10,500-\$50,000. 10,000
- Same property. Teresa De Vito to Chas B Ammerman. Mort \$36,000. Aug 5. Aug 17, 1909. 6:1710. nom
- Same property. Josephine D and Pasquale Colio to same. Q C. Mort \$36,000. Aug 11. Aug 17, 1909. 6:1710. nom
- 117th st W, Nos 19 and 21, n s, 300.3 w 5th av, 34.8x100.11, 6-sty brk tenement. Max Ehrenberg to Louis Roseno, of Brooklyn. Morts \$58,000 and all liens. Nov 27, 1908. Aug 19, 1909. 6:1601-24. A \$19,500-\$49,000. other consid and 100
- 119th st E, No 506, s s, 128 e Pleasant av, 20x98.9, 4-sty stone front tenement. Anne E Reilly to Adolph and Jacob Loewe. Mort \$7,000. Aug 18. Aug 19, 1909. 6:1815-47. A \$4,500-\$10,000. other consid and 100

DEEP WATER FRONT

FREE LIGHTERAGE AND RAIL

FACTORIES, FACTORY SITES, WATER POWERS

Tel. 5307 CORT.

CHARLES W. TREMBLEY
171 Broadway, New York

- 119th st E, Nos 422 to 426, s s, 300.6 w Pleasant av, 62.5x100.11, two 2-sty stone front dwellings and one 3-sty brk dwelling. Felice Rubano to Joseph Rubano. Mort \$23,600. July 14. Aug 13, 1909. 6:1806-36 to 38. A \$17,000-\$24,500.
- 120th st W, No 309, n s, 175 w 8th av, 25x100.11, 5-sty stone front tenement. Geo B Hayes to Isidore Tannenbaum. Aug 16. Aug 19, 1909. 7:1947-25. A \$11,000-\$24,000.
- 121st st W, No 421, n s, 100 e Amsterdam av, 25x100.10, 6-sty brk tenement. Mary Rogers to Nellie C E Keleher. Mort \$36,000. Aug 3, 1908. Aug 13, 1909. 7:1963-38. A \$12,000-\$34,000.
- 122d st E, Nos 239 to 243, n s, 158.1 w 2d av, runs n 91.11 to c 1 old Church lane x s w 27.6 x n 25.5 x w 25 x s 100.11 to st x e 46.10 to beginning, 6-sty brk tenement and store. Jacob Sheenki to Beckie Sheenki. Mort \$43,000. Aug 16. Aug 17, 1909. 6:1787-17. A \$18,000-\$60,000.
- 123d st E, No 343, n s, 197 w 1st av, runs w 23.3 x n e 16.10 x s e 15.9 to beginning, part 2-sty brk and frame stable. Eliz Nealis to Mary A Gillis. B & S. July 16. Aug 16, 1909. 6:1800-part lot 18. A \$-\$. other consid and 100
- 127th st E, No 219, n s, 205 e 3d av, 25x99.11, 5-sty brk tenement. Max Lewis to Alexander Louis. B & S. Mort \$21,000. Aug 9. Aug 14, 1909. 6:1792-9. A \$8,000-\$24,000.
- 127th st E, Nos 219 and 221, n s, 205 e 3d av, 50x99.11, two 5-sty brk tenements. Max Goldin to Alexander Louis. B & S. Jan 7, 1907. Aug 14, 1909. 6:1792-9 and 10. A \$16,000-\$48,000.
- 134th st W, No 31, n s, 285 w 5th av, 25x99.11, 5-sty brk tenement. Johanna wife James J Plunkett to Wm E Jackson. Mort \$27,000. Aug 16. Aug 17, 1909. 6:1732-25. A \$10,000-\$25,000.
- 140th st W, No 66, s s, 110 e Lenox av, 40x100, 6-sty brk tenement. Max Ehrenberg to Louis Roseno. Mort \$57,000 and all liens. Aug 10. Aug 19, 1909. 6:1737-66. A \$13,000-\$48,000.
- 141st st W, No 269, n s, 150 e 8th av, 25x99.11, 4-sty brk tenement and store. Clementine Rothmiller to Elizabeth Kohnke. Mort \$18,000. Aug 13, 1909. 7:2027-7. A \$9,000-\$14,000.
- 142d st W, No 521, n s, 375 e Broadway, 17x99.11, 3-sty and basement brk dwelling. Fanny Henning to Joseph E Slattery. Mort \$9,000. Aug 9. Aug 13, 1909. 7:2074-17. A \$5,000-\$12,000.
- 143d st W, No 515, n s, 383.4 e Broadway, 70.10x99.11, 6-sty brk tenement.
- 143d st W, No 511, n s, 454.2 e Broadway, 70.10x99.11, 6-sty brk tenement.
- The West Side Construction Co to David Werdenschlag. Mort \$170,000. Aug 16. Aug 17, 1909. 7:2075-17 and 20. A \$-\$. other consid and 100
- 143d st W, No 619, n s, 275 w Broadway, 50x99.11, 5-sty brk tenement. Lena R Solomon and Carrie Levis to Arthur H Levis. Mort \$55,000. Aug 14. Aug 18, 1909. 7:2090-19. A \$16,000-\$50,000.
- 143d st W, No 619, n s, 275 w Broadway, runs n - to c 1 of blk x s - to st x e 50 to beginning (probably omission of west course), 5-sty brk tenement. Arthur H Levis and Bess H his wife to Lena R Solomon and Carrie Levis. Mort \$56,500. Aug 18. Aug 19, 1909. 7:2090-19. A \$16,000-\$50,000.
- 143d st W, No 231, n s, 100 e 8th av, 37.6x99.11, 5-sty brk tenement. City National Realty Co to Jacob Sternberg. Mort \$30,000 and all liens. Aug 18. Aug 19, 1909. 7:2029-5. A \$12,000-\$38,000.
- 144th st W, s s, 462.6 e Broadway, 187.6x99.11, two 6-sty brk tenements. Release mort. Colored Orphan Asylum and Association for the Benefit of Colored Children in City of N Y to Young Realty & Const Co. Aug 14. Aug 19, 1909. 7:2075-40 and 44. A \$-\$. 59,000
- Same property. Release mort. New York Mortgage & Security Co to same. Aug 16. Aug 19, 1909. 7:2075. 138,000
- 145th st W, No 470, s s, 78 e Amsterdam av, 17.4x99.11, 3-sty and basement stone front dwelling. Sophy wife Ludwig B Bernstein to Milton A Gershel. Mort \$13,000. Aug 10. Aug 17, 1909. 7:2059-58. A \$5,200-\$14,000.
- 156th st W, s s, 100 e Broadway, 125x99.11, vacant. Business Men's Realty Co to Holland Holding Co. Mort \$26,000. Aug 17, 1909. 8:2114-10. A \$50,000-\$50,000.
- 179th st W, No 523, n s, 47.6 e Audubon av, 15.6x75, 2-sty brk dwelling. Release judgment. John Wanamaker to Union Real Estate Co. Aug 7. Aug 13, 1909. 8:2152-60 1/4. A \$3,800-\$6,500.
- 185th st W, No 635, n s, 383.1 e Broadway, 19.6x59.7x19.6x Wadsworth av, No 241, 59.8 and being at n e cor Wadsworth av, 3-sty brk dwelling. Frederick Voss to Lina wife Frederick Voss. All liens. Feb 26. Aug 17, 1909. 8:2166-30. A \$5,000-\$12,000.
- 205th st W, n s, 150 w 9th av, 50x99.11, vacant. Joseph Balmford to Joseph Balmford Construction Co. Aug 11. Aug 14, 1909. 8:2202-part lot 29. A \$-\$. other consid and 100
- Av B, No 287, e s, 42 s 17th st, 20x68, 5-sty brk tenement and store. Samuel C Baum to Henrietta Biloan. Mort \$10,000. July 15. Aug 13, 1909. 3:984-58. A \$7,000-\$10,500.
- Av D, Nos 55 and 57, s w cor 5th st, 41x80, two 5-sty brk 5th st, Nos 750 and 752, tenements and stores and 2-sty brk tenement and store in st. FORECLOS, July 15, 1909. M Spencer Bevins, ref, to Samuel Shopiro, of Syracuse, N Y. July 19. Aug 18, 1909. 2:374-33 and 34. A \$35,000-\$59,500.
- Amsterdam av, No 1749, e s, 124.10 n 146th st, 25x100, 5-sty brk tenement and store. Sarah Elkin to May E Brooks. Mort \$36,000. Aug 16. Aug 17, 1909. 7:2061-63. A \$18,000-\$33,000.
- Amsterdam av, n w cor 184th st, 74.11x100, vacant. Mary A 184th st, Evans to Max Marx. Mort \$25,000. Aug 6. Aug 13, 1909. 8:2156-20 to 22. A \$35,000-\$35,000.
- Amsterdam av, Nos 1529 to 1535, e cor 136th st, 99.11x50, 5-sty 136th st Nos 496 and 498, brk tenement and stores. Pauline Dreyer to John Rollmann. All liens. Aug 16. Aug 18, 1909. 7:1972-28. A \$45,000-\$95,000.
- Amsterdam av, s w cor 189th st, 24.11x100, except part for 189th 189th st, vacant. Arthur J Rosenthal to John B Berry Company. Mort \$10,500. Aug 4. Aug 18, 1909. 8:2159-51. A \$12,000-\$12,000.
- Amsterdam av, Nos 1084 to 1094, s w cor 114th st, 150.11x100, three 6-sty brk tenements and stores. Fanny wife Simon Wolk to Sender Jarmulowsky. Q C. Aug 17. Aug 18, 1909. 7:1885-31 to 36. A \$118,000-\$195,000.
- Audubon av, n e cor 177th st, 107.11x100x-100, vacant. Heights 177th st, Town Construction Co to Broad Construction Co. Mort \$49,750. Aug 10. Aug 18, 1909. 8:2132-21. A \$28,000-\$28,000.
- Broadway, No 231, w s, about 45 n Barclay st, -x-, 5-sty stone front office and store building. Euphemia K wife Chas C Haight to Sarah B Haight, their daughter. All title. Aug 10. Aug 14, 1909. 1:123-25. A \$205,000-\$240,000.
- Broadway, Nos 2800 to 2806, n e cor 108th st, 100.11x200, 1-sty 108th st, frame stable and vacant. Wm W Astor to Chas E McManus. B & S. July 27. Aug 17, 1909. 7:1880-1 to 9. A \$163,000-\$163,000.
- Broadway, n e cor 157th st, 99.11x75, vacant. John D Buckley 157th st, et al to Gross & Herbener, a corpn. B & S and C a G. July 30. Aug 19, 1909. 8:2116-part lot 1. A \$-\$. other consid and 100
- Central Park West, Nos 97 and 98, w s, 50.5 n 69th st, 50x100, 8-sty brk and stone tenement. William Ottmann to Pamlico Realty Co, a corpn. Mort \$160,000. Aug 16. Aug 17, 1909. 4:1122-31. A \$75,000-\$175,000.
- Claremont av, No 15, w s, 500.6 s 119th st, runs w 64.6 x s 119.9 x e 69.4 to av, x n e 119.11 to beginning, 10-sty brk and stone tenement. Michael E Paterno Realty Co to Louis Ottmann. Mort \$250,000. Aug 17. Aug 18, 1909. 7:1990-5. A \$-\$. other consid and 100
- Claremont av, No 15, w s, 500.6 s 119th st, runs w 64.6 to c 1 Old Bloomingdale road, x s w 61.1 x again s w 58.7 x e 70 to av, x n e on curve, 59.7, 35.1 and 25 to beginning. (Owned by party of 1st part.)
- Riverside Drive, e s, 107.6 n 116th st, 117.6x135.5 to c 1 Old Bloomingdale road, x119.3x112.3 to beginning. (Owned by party 2d part.)
- Boundary line agreement. Michael E Paterno Realty Co with Paterno Bros, a corpn. Aug 17. Aug 18, 1909. 7:1990. nom
- Lexington av, No 1832, w s, 80.11 s 114th st, 20x73.10, 4-sty brk tenement. Richard See to Anna Neugass. Mort \$8,000. July 10, 1908. Aug 13, 1909. 6:1641-56. A \$8,000-\$12,000.
- Lenox av, Nos 318 and 320, n e cor 126th st, 33.10x75, two 5-sty 126th st, No 81, stone front tenements and stores.
- Herman H Moritz to John M Gardner. Mort \$55,000. Aug 11. Aug 19, 1909. 6:1724-1 and 1 1/2. A \$42,000-\$66,000.
- Madison av, Nos 136 and 138, n w cor 31st st, 49.7x95, 7-sty brk 31st st, No 21, tenement. J Romaine Brown and ano EXRS Loyal L Smith to Herman Wronkow. Mort \$200,000. July 13. Aug 18, 1909. 3:861-15. A \$168,000-\$280,000.
- Morningside av West, Nos 54 to 57, s w cor 116th st, 100.11x90, 6-116th st, No 400, sty brk tenement. Cyrus P Jones to Nettie J Jones, Balston Spa, N Y. Q C. Aug 12. Aug 16, 1909. 7:1867-60. A \$95,000-\$205,000.
- Park av, No 785, e s, 45.2 n 73d st, 32.4x95.11, vacant. Release mort. Henry A C Taylor to Adele Q wife James Brown. July 30. Aug 13, 1909. 5:1408-2. A \$28,000-\$28,000.
- Park av, No 785, e s, 45.2 n 73d st, 32.4x95.11, vacant. Adele Q wife James Brown to Betty M Hawks, of Yonkers, N Y. June 3. Aug 13, 1909. 5:1408-2. A \$28,000-\$28,000.
- Same property. Betty M Hawks to The Alliance Realty Co. Mort \$60,000. Aug 12. Aug 13, 1909. 5:1408. other consid and 100
- Park av, Nos 383 and 385, e s, 25.4 n 53d st, runs e 70 x s 25.4 53d st, No 103, to n s 53d st x e 20 x s 100.5 x w 20 x s 25.1 x w 70 to av x s 50 to beginning, three 4-sty brk and stone tenements and stores. Louis Haberstroh to Betty M Hawks, of Yonkers, N Y. Mort \$21,000 and all liens. Aug 12. Aug 17, 1909. 5:1308-2, 3 and 5 1/2. A \$36,000-\$52,000.
- Same property. Betty M Hawks to Montana Realty Co. Mort \$100,000. Aug 16. Aug 17, 1909. 5:1308. other consid and 100
- Park av, Nos 1984 and 1986, w s, 49.11 n 133d st, 50x86, two 5-sty brk tenements and stores. Julius Levy and Rosa his wife to Cecilia E Levy. June 12. Aug 19, 1909. 6:1758-35 and 36. A \$14,000-\$36,000.
- St Nicholas av, late 11th av, e s, 20 s 171st st, 75x100, vacant. Frederick Feuring and ano EXRS Philip Feuring to Earl G Pier. Aug 16. Aug 19, 1909. 8:2127-5 to 7. A \$27,000-\$27,000.
- Same property. Earl G Pier to Newton Holding Co. Mort \$30,000. Aug 18. Aug 19, 1909. 8:2127. other consid and 100
- St Nicholas av, No 332, e s, 37.10 s 127th st, 18.11x82.6x18.8x79.9, 4-sty brk tenement. Geo E Duncan to Therese L wife Geo E Duncan. Mar 22. Aug 13, 1909. 7:1953-43. A \$7,000-\$12,000.
- St Nicholas av, No 712, e s, 166.10 n 145th st, 21x100, 4-sty and basement brk dwelling. FORECLOS, July 15, 1909. Henry L Rupert, ref, to Wm F Brown. Aug 14. Aug 16, 1909. 7:2053-76. A \$8,000-\$20,000.

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

St Nicholas av, Nos 281 to 287 | n w cor 124th st, runs n 100.11 x 124th st, No 351 | w 118 x s 71.10 to n s Hancock pl, x e 63 to n s 124th st, x e 62 to beginning, 6-sty brk tenement and store. Louis Ottmann to Michael E Paterno Realty Co. Mort \$180,000. Aug 12. Aug 18, 1909. 7:1951-14. A \$80,000-\$225,000.

Same property. Michael E Paterno Realty Co to Francis J Whitman. Mort \$180,000. Aug 12. Aug 18, 1909. 7:1951.

Same property. Francis J Whitman to Michael E Paterno Realty Co, a corpn. Mort \$230,000. Aug 17. Aug 18, 1909. 7:1951.

Wadsworth av, No 221 | n e cor 184th st, 24.11x75, vacant. 184th st

Wadsworth av, No 223, e s, 24.11 n 184th st, 25x75, 2-sty brk dwelling.

Nathan Burnstine to Flora Rothschild of Columbus, Ohio. Mort \$15,500. Aug 5. Aug 14, 1909. 8:2166-1 and 2. A \$15,000-\$17,000.

West End av, w s, 25.2 n 95th st, 25.2x57.11x25.5x54.2, vacant. The Mercantile Trust Co, TRUSTEE Wm J Haddock to Eugene Higgins. 1/2 part. All title. B & S. Aug 17. Aug 19, 1909. 4:1253-73. A \$11,000-\$11,000.

Same property. Allen Tucker et al to same. All of. B & S. Aug 19, 1909. 4:1253.

1st av, No 2057, w s, 75.6 n 106th st, 25.6x74, 5-sty brk tenement and store. Vincent Garofalo et al to Antonio Sorge. Q C. May 14. Aug 14, 1909. 6:1678-26. A \$8,500-\$20,000.

3d av, No 1964 | s w cor 108th st, 25x73, 4-sty stone front tenement and store. John Fitzgerald to Wm M Walker, of Bayville, L I. Mort \$20,000. Aug 5. Aug 13, 1909. 6:1635-40. A \$25,000-\$35,000.

4th av, Nos 303 to 311 | n e cor 23d st, 98.9x95, 3-sty brk school 23d st, Nos 101 to 107 | and stores and 7-sty brk building in st. James M Horton et al to Joseph Milbank of Greenwich, Conn. July 30. Aug 16, 1909. 3:879-1 and 5. A \$262,500-\$355,000.

4th av, No 211 or | e s, 54.6 n 17th st, 25.6x115, 4-sty brk tenement and store, all of Union Square, No 54. 4th av, No 209 or | e s, 28 n 17th st, 26.6x115, 4-sty office and store building, all of Union Square, No 52. 17th st E, n s, 115 e 4th av, 10x131, vacant, 1/4 part.

Eva J, wife of and Henry E Coe to The Germania Life Ins Co of N Y. Mort \$68,000. July 21. Aug 17, 1909. 3:873-2, 3, 6. A \$122,500-\$144,000.

5th av, No 2139, e s, 33.11 s 131st st, 16.6x75, 3-sty and basement stone front dwelling. Eliz F Washburn to Morris Meyers. Mort \$11,500. Aug 18, 1909. 6:1755-70 1/2. A \$9,000-\$11,500.

6th av, No 506, e s, 124.6 s 31st st, runs e 70 x n 61.6 x e 30 x s 63.5 x w 102 to av, x n 22.7 to beginning, 4-sty brk building and store, and 1-sty brk building in rear. James A De Groat to Mary E Jones, of Cold Spring Harbor, L I. All liens. Dec 10, 1908. Aug 18, 1909. 3:832-4. A \$95,000-\$105,000.

6th av, Nos 782 to 792 | s e cor 45th st, runs s 125.10 x e 125 x n 45th st, Nos 72 and 74. 25.5 x w 5 x n 100.5 to s s 45th st x w 120 to beginning, seven 5 and 6-sty brk and stone front tenements and stores on av. Sixth Avenue Realty Associates to Lewis & Conger, a corpn. B & S. Mort \$410,000. Aug 17, 1909. 5:1260-4 and 70 to 74. A \$305,000-\$391,000.

7th av, No 2310, w s, 25 s 136th st, 37.5x100. Cancellation of assignment of rents. Royal Bank of N Y to Joel Marks. May 29. Aug 16, 1909. 7:1941.

7th av, Nos 2308 and 2310, w s, 25 s 136th st, 75x100, two 5-sty brk tenements and stores. Hudson-Grant View Realty Co et al to Adolph Seelig. Mort \$80,000 and all liens. Aug 9. Aug 14, 1909. 7:1941-33 and 34. A \$44,000-\$84,000.

MISCELLANEOUS.

General conveyance, receipt and release of trustee, &c. Maria S P Campagna to Carolina T Paterno and Vito Cerabone TRUSTEES will John Paterno. Aug 16, 1909. Aug 19, 1909. 18,593.71

Same property. Celestina P Cerabone to same. Dec 28, 1900. Aug 19, 1909. 4,282.25

Same property. Charles Paterno to same. Dec 28, 1900. Aug 19, 1909. 2,141.12

Same property. Joseph Paterno to same. Dec 28, 1900. Aug 19, 1909. 2,141.12

Power of attorney. John C Heintz to Jacob Siegel. May 11. Aug 19, 1909.

Power of attorney. Rosetta S Hall to Rev Frank R Sherwood, of Cohoes, N Y. Aug 27, 1897. Aug 13, 1909. (P A.)

Power of attorney. Hyman Manassevitz to Gerardo and Albert Manassevitz. Aug 13. Aug 14, 1909. (P A.)

Power of attorney. Francesco Di Carlo to Vincenzo Gargiulo. Mar 9, 1908. Aug 16, 1909. 2:440.

Power of attorney. Mary Reichert HEIR Mary Fries to Longin P Fries. Sept 7, 1907. Aug 18, 1909.

Power of attorney. Hartman F Gundrum, of Brooklyn, to Edward F Gundrum, of Brooklyn. Jan 26. Aug 18, 1909.

BOROUGH OF THE BRONX.

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

Aldus st | s e cor Faile st, 21.5x445.3 to Franklin lane, x Franklin lane 68.8x443.4, vacant. American Real Estate Co to William Simpson of New Hudson, Allegany Co, N Y. All liens. Aug 17. Aug 18, 1909. 10:2747.

Fox st, No 1045, old Barrette st, No 1643, w s, 479 s 167th st, 25x 100, 2-sty brk dwelling. Frederick Schnauffer to James J Hart. Q C. All title, especially by reason of mort for \$2,500 not recorded. Aug 17. Aug 19, 1909. 10:2717.

Same property. John J Barry to same. Mort \$5,000. July 28. Aug 19, 1909. 10:2717.

Irvine st, No 893, w s, 89.4 s Garrison av, 20x50, 3-sty brk dwelling. Release mort. Cosmopolitan Bank to Broad Realty Co. Aug 13. Aug 14, 1909. 10:2761.

Irvine st, No 886, e s, 232.5 s Garrison av, 25x100, 2-sty brk dwelling. Carrie Lazar to Kate Grannis. Mort \$8,500. Aug 17. Aug 18, 1909. 10:2761.

*Lincoln st, e s, 100 s Morris Park av, and being Lot 249, map (No 1023), portion of Hunt Estate, Van Nest, 25x100. Henry Meissner to Eliza wife Henry Meissner. Mort \$3,000. Aug 13. Aug 16, 1909.

Manida st, e s, 246.8 s Spofford av, 20x76.9 to w s old Hunts Point road, x20.2x73.9, 3-sty brk dwelling. Release mort. Victor Gerhards to Estella Gerhards. Aug 14. Aug 16, 1909. 10:2768.

Same property. Estella Gerhards to Julie Duffrin. Mort \$5,500. Aug 14. Aug 16, 1909. 10:2768.

Manida st, w s, 150 s Spofford av, 25x100, 2-sty brk dwelling. John B Dosso to Louis F Cerlian. Mort \$4,500. Aug 16. Aug 17, 1909. 10:2768.

Mt Hope pl, No 26, s s, 115 w Walton av, 25x125, 3-sty brk dwelling. Jacob Marx to Saul Renneck. Mort \$7,500. Aug 16. Aug 17, 1909. 11:2851.

*Taylor st, w s, 225 s Morris Park av, 25x100. Delphine Gamache to Paul Pieschel. Mort \$5,500. Aug 19, 1909.

Wiegand pl, e s, 319.2 n 180th st, 76.9x94.10x75.1x85.8, 2-sty frame dwelling. Cath F wife Jesse Reynolds to Bryant Reynolds. Mort \$4,000. Aug 15. Aug 19, 1909. 11:3216.

Same property. Bryant Reynolds to Cath F wife Jesse Reynolds. Mort \$4,000. Aug 15. Aug 19, 1909. 11:3216.

*2d st, w s, — n 219th st, and being lot 1137, map Wakefield, 109.6x105. Minnie Becker to Louise Ringelstein. Mort \$3,000. Aug 14. Aug 16, 1909.

*4th st, s s, 250 e Green lane, and being lots 155 and 156 map (No 398) Sec 2 St Raymond Park, 50x100. Margaret Dohoney to Richard Purcell. Feb 20. Aug 18, 1909.

*Same property. Richard Purcell to William Cleary. Aug 17. Aug 18, 1909.

*4th st, n s, 305 e Green lane, and being lot 170 same map, 25x 100. William Cleary to Richard Purcell. Mort \$3,500. Aug 17. Aug 18, 1909.

151st st, Nos 243 to 247, n s, 200 w Morris av, runs n 118.2 x w 50 x s 18.3 x w 25 x s 100 to st, x e 75 to beginning, two 3-sty frame tenements and stores and vacant. Guiseppe Fusco to Salvatore Battista, Christoforo Cozzolino and Vincenzo Procario. Q C. Aug 17. Aug 19, 1909. 9:2441.

168th st, n s, 95 w Grand Blvd & Concourse, 100x124x101x138, vacant. William Lustgarten to Mosholu Realty Co. Mort \$3,300. July 27. Aug 16, 1909. 9:2466.

171st st, No 498, old No 750, s s, 124 w 3d av, 16x100, 2-sty frame dwelling. Fraser P Price to Eliz L Golden, of East Orange, N J. All liens. Mar 1. Aug 18, 1909. 11:2911.

173d st, No 417, old No 681 East, n s, about 140 e Webster av; also at n w cor Brook st, 16.8x89x16.8x88.2, 3-sty frame tenement. Fraser P Price to Eliz L Golden, of East Orange, N J. All liens. Mar 1. Aug 18, 1909. 11:2898.

180th st, No 411 (661), n s, 105 w Park av, 20x93.10x20.1x92.1, 2-sty frame dwelling. Thornton Brothers Co to Katie Zorn. Mort \$4,000. Aug 13. Aug 14, 1909. 11:3030.

180th st, No 872 East (Samuel st), s w s, abt 125 e Mohegan av, 12.6x133, 2-sty frame dwelling. Mort \$2,100.

180th st (Samuel st), s w s, 100 s e Mohegan (Grant) av, 25x133, vacant.

Maria Vitale to Illinois Surety Co, a corpn of Illinois. (This deed given as collateral for bond of \$2,500.) Aug 18. Aug 19, 1909. 11:3123.

184th st, n s, 153.7 e Cedar av, 30.9x97.2x25x116.2, except part for st, vacant. Belle Kaffeman to Fredk Kaffeman. Apr 20, 1906. Aug 19, 1909. 11:3235.

184th st, n s, at w s 184th st, runs n 78.2 x w 28.6 x s 97.2 to st x e 30.6, except part for 184th st, vacant. Belle Kaffeman to Fredk Kaffeman. Mort \$1,600. June 10, 1908. Aug 19, 1909. 11:3235.

*224th st, s s, about 240 w Laconia av. Release mort. Elias Kadaner to Gennaro Gargiulo and Pasquale Esposito. Feb 18. Aug 19, 1909.

*Same property. Release mort. Robert N Quinn to The Brownhill Company. July 7. Aug 19, 1909.

198th st, No 267, n e s, 51.9 s e Briggs av, 25.11x83.8x25x90.4, 2-sty frame dwelling.

Webster av, Nos 2759 and 2761, w s, 128.9 s 198th st, 50.1x127.5x 50.3x124.7, 2-sty brk building and store.

Ernest Schaefer to Henry Tiedemann. Aug 11. Aug 18, 1909. 12:3278 and 3296.

198th st, No 267, n e s, 51.9 s e Briggs av, 25.11x93.8x25x90.4, 2-sty frame dwelling.

Webster av, Nos 2759 and 2761, w s, 128.9 s 198th st, 50.1x127.5x 50.2x124.7, 2-sty brk building and store.

Henry Tiedemann to Ernest Schaefer. All liens. Aug 11. Aug 18, 1909. 12:3278 and 3296.

207th st, n s, 75.11 w Hull av, 25.4x127.7x25x123.8, vacant. Edward A Schill to Juliette A Messemer. Aug 12. Aug 13, 1909. 12:3347.

210th st, s w cor Reservoir Oval W, and being lot 174, map (No 1103) of 181 lots Varian Estate, 25x104.9x45.4x96.1, vacant. Emanuel Arnstein et al EXRS Leopold Hutter to Bernard Zwinge. Aug 13. Aug 14, 1909. 12:3343.

*222d st, n s, 531.7 e Barnes av, 25x88.10, Wakefield. Charles Ringelstein to Minnie Becker. Mort \$3,200. Aug 14. Aug 16, 1909.

*223d st | s s, about 190 w Laconia av, and being lot 323, Eastchester road | map (No 1114 a) of part Schieffelin Estate, 25 x174, to Eastchester road, x30x180. Wm Jacobsen to Stephen H Jackson. All liens. May 26. Aug 13, 1909.

Arthur av | s e cor 182d st, late road from West Farms to Ford-182d st | ham, 92x100x76x100.7, except part for Arthur av and East 182d st, vacant. Sarah D O'Leary to Fred H Scheib. Mort \$4,000. July 31. Aug 18, 1909. 11:3070.



WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

Telephone 1094 Rector

Arthur av (Arthur st), No 2390, e s, 150 n 186th st, late William st, 25x87.6, except part for av, 3-sty brk tenement and store. Rosina wife Guiseppe Jamascia to The Henry Elias Brewing Co. Mort \$11,500 and all liens. Aug 10. Aug 16, 1909. 11:3073. nom

Arlington av, late Troy st, n w s, 310 n e 227th st, late Sidney st, 150x150.6.

Johnson av s w cor 230th st, runs s 100 x w 74.10 x n e 115.10 x 230th st | s e 50.10 to av, x s 12.2 to beginning.

Johnson av, n w s, 101.5 s w 227th st, 101.9x166.8x100x185.2.

Sputyen Duyvil road, s e s, 590.4 s w from n w s Sputyen Duyvil Kingsbridge road | & Port Morris R R, runs s w 49.11 x s e 79.6 to Sputyen Duyvil & Port Morris R R, x n e 63.5 to n w s Kingsbridge road, x s w 13.9 x n w 61.10 to beginning, vacant. Chas R Demarest of Nyack, N Y, to The "W" Parcels Company, a corp. Aug 16, 1909. 13:3402, 3407. nom

*Amundson av, e s, 100 n Nelson av, 25x100, Edenwald. Ida C Butterworth to John O'Dea. Mort \$1,800. July 28. Aug 14, 1909. other consid and 100

*Arnold av, s s, 402 e Pelham road and being lots 42 and 43 map of 143 lots Paul Estate, Westchester, 50x75. Benno Cohen to Warranty Realty Co. July 22. Aug 19, 1909. nom

Brook av. | w s, 206 n 153d st, late Grove st, —x— to Bergen av. Bergen av. (Owned by party 1st part.)

Brook av. | w s, adj above on south, —x—, to Bergen av. (Owned by party 2d part.)

Party wall agreement. Conron Bros. Company with Schwarzschild & Sulzberger Co. July 31. Aug 19, 1909. 9:2361. nom

Brook av, No 1515, w s, 195.2 s Wendover av, 39x100x39.1x100, 4-sty brk tenement. Mosholu Realty Co to Louis Seidman. Morts \$22,000. July 21. Aug 14, 1909. 11:2896. exch and 100

Bainbridge av, No 2783 | s w cor 197th st, 48.9x84.11 to s s old 197th st | Williamsbridge road x 85.5 to s s 197th st, x 15.1 to beginning, with all title to said old road, 2-sty frame dwelling and vacant. Frederick Stubenvoll et al to Mathilde Bosselman. Mort \$7,000. Aug 11. Aug 13, 1909. 12:3295. other consid and 100

*Burdett av, n s, about 659.4 w Ft Schuyler road, 25x100x—x—, and being lot 28 map (No 1098) of Tremont Heights. Frank E Dalton to Henry L Williams. Aug 16. Aug 18, 1909. nom

*Same property. Henry L Williams to Williamsburgh Trust Co. Aug 16. Aug 18, 1909. nom

Clay av, No 1381, w s, 897.5 n 169th st, 16.8x100x16.9x98.6, 2 and 3-sty brk dwelling. Albion L Warner to John F Fox. Mort \$6,561.45 and all liens. July 24. Aug 14, 1909. 11:2782. nom

Clay av, Nos 1268 to 1280 | s e cor 169th st, 148x80, four 5-sty brk 169th st | tenements and stores on cor. August F Schwarzler to A J Schwarzler Co. All liens. Aug 4. Aug 18, 1909. 9:2427. other consid and 100

Canal pl, w s, 100 n 138th st, runs w 112.11 x n e 6.1 x e 111.2 to pl, x s 28.9 x s 10.7 to beginning, 1-sty frame factory. Release mort. Albert Franke to Wm C and Geo A Reeber. Aug 3. Aug 18, 1909. 9:2340. nom

*Crosby av, e s, 75 s Waterbury av, and being lot 43 map (No 1115 A) of 108 lots Coster Estate, 25x100. Hudson P Rose Co to Margaret Early. All liens. Nov 24, 1908. Aug 14, 1909. nom

Delafield av, n s, 25 w Livingston st, 25x100.

Delafield av, n s, 50 w Livingston st, 50x90, vacant. Edward Brennan to Philip J McCook. Aug 14. Aug 16, 1909. 13:3415. nom

*Doon av, w s, 275 s Jefferson av, 25x100, Edenwald. Hugh Doon to John J Donovan. July 24. Aug 18, 1909. other consid and 100

*Elliott av | n w cor Juliana st, 50x100, Olinville. Joseph Poldow Juliana st | to Solomon Katz. Mort \$11,000. July 28. Aug 13, 1909. 100

*Grace av, e s, 375 s Lyon av, 25x130, Westchester. Release mort. Sound Realty Co to Amelia Steinmetz. Q C. Nov 25, 1908. Aug 13, 1909. 300

Grand av, No 1996, e s, 432.8 s Burnside av, 25x90.

Grand av, No 1998, e s, 407.8 s Burnside av, 25x90.

Grand av, No 2002, e s, 357.8 s Burnside av, 25x90.

three 2-sty frame dwellings.

Harry B Cutner to Herman Goldberger. Morts \$18,500. July 30. Aug 16, 1909. 11:2870. other consid and 100

*Gleason av, s s, 75 w 173d st, 25x106.8. Frank White to Salvatore Lucchese. Aug 19, 1909. nom

Hoe av, No 1075, w s, at n w s West Farms road, at point 320.6 s 167th st, runs w 100 x s 20 x e 87 to West Farms road, x n 23.10 to beginning, 3-sty brk dwelling. Mary A McCarthy Construction Co to Hermine Neurad. Mort \$8,000. Aug 12. Aug 13, 1909. 10:2744. other consid and 100

*Hobart av, w s, 75 s Waterbury av, 50x100. Hudson P Rose Co to Liberato and Domenico Picciano. July 16. Aug 18, 1909. nom

*Hobart av, w s, 150 s Waterbury av, 25x100. Hudson P Rose Co to Grazio Centenze. July 28. Aug 18, 1909. nom

*Hunt av, e s, 997 s Bronxdale av and being lot 27 map No 1097 Westchester County, partition sale Lott G Hunt Est, 54x103x87 gore.

Hunt av, e s, 147 s Bronxdale av, 75x100 and being lots 59 to 61 same map.

Thomas A Ruddell to Wm A Ruddell. Mort \$2,000. Dec 23, 1908. Aug 18, 1909. nom

Jackson av, No 982, e s, 316.7 s 165th st, 32.2x75, 2-sty brk dwelling. David Robinson to Rose Robinson. All liens. July 15. Aug 17, 1909. 10:2649. other consid and 100

*Jones av, w s, 550 s Jefferson av, 50x100, Edenwald. Land Co "A" of Edenwald to Alfred Reichenbach. July 28. Aug 18, 1909. nom

*Jones av, w s, 500 s Jefferson av, 50x100. Land Co "A" of Edenwald to Carl Mueller, of Brooklyn, N Y. All liens. July 15. Aug 18, 1909. nom

Longfellow av or st | n w cor Freeman st, 25x100, vacant. Julie Freeman st | Duffrin to Albert Gerhards, Inc, a corp. All liens. Aug 14. Aug 16, 1909. 11:2999. other consid and 100

*Morgan av, s e cor road leading to land of Geo Adee, being lots 86 to 90, map of Green, Owens & Gelston, at Throggs Neck. PARTITION, June 10, 1908. Joseph S Wood, ref, to Margt J Uebel. Aug 12. Aug 13, 1909. 4,000

*Same property. Margt J Uebel to Reliance Realty Co. Aug 12. Aug 13, 1909. 100

*Morris Park av, s s, 100 e Adams st, and being lot 5, map Van Nest Park, except part for av, 25x100. German Real Estate Co to Ernest A Bezouska. Morts \$5,850. Aug 7. Aug 13, 1909. nom

Mohegan av, s e s, 99 n e 179th st, 66.1x150, except part for av, vacant. Philipp Hoffmann to Anna M wife Philipp Hoffmann. Mort \$7,250. Aug 16. Aug 17, 1909. 11:3123. gift

Mohegan av, e s, — s 180th st and being part lot 237 map East Tremont, begins at s s lot 237, runs e 145.2 x n 41 x w 145.2 to av x — 41 to beginning. Louis Nochese, of Yonkers, N Y, to Estates Building Co, a corp. Mort \$5,500. Aug 12. Aug 19, 1909. 11:3123. other consid and 100

Mohegan av late Grant av, e s, 99 n 179th st prolonged, 66x150, except part for Mohegan av, vacant. Hans F N Truelsen to Philipp Hoffmann. Mort \$4,000. Aug 12. Aug 13, 1909. 11:3123. other consid and 100

Ogden av (old line Highbridge av), e s, 125 s 167th st, 25x125, except part of av, vacant. Sophie wife Robert Fenn to Elizabeth Baese. Aug 13. Aug 14, 1909. 9:2514. other consid and 100

*Paulding av, w s, about 60 n 224th st, and being lots 250 to 253 map (No 1114 a) of 329 lots Schieffelin Estate, except part for av, 100x108.4x100x103. Annie Davis to Melrose Realty Co. Mort \$2,000. July 12. Aug 14, 1909. nom

Pepham av, w s, 369.10 n 176th st, 25x108.8x25.2x105.3, vacant. Wm P Dunn to Wm H Gunnell. Mort \$1,000. Aug 16. Aug 17, 1909. 11:2877. other consid and 100

*Parker av, e s, 25 s St Raymond av and being lot 25 map (No 277) of St Raymond Park, 25x100. Felix De Canto and ano to Vincenzo and Rosa Angelastro as joint tenants. Mort \$500. Aug 17. Aug 18, 1909. nom

Prospect av, No 2062, old e s, 265 s 180th st late Samuel st old line, 16.6x150, 2-sty brk dwelling. Ferdinand Gehlhardt to Fredk T Steinhauer. Mort \$6,100. Aug 18, 1909. 11:3109. other consid and 100

*Road from Westchester to Pelham Bridge, n s, at east cor Thomas Cooney's lot at Westchester, runs n w 88 x n e 44 x s e 87.6 x s w 56.6 to beginning, except part for Westchester av. Samuel A Berrian HEIR Margt A Berrian, deceased to Susan A Sneider, also HEIR Margt A Berrian. 1-3 part right, title and interest. Mort \$700. Aug 10. Aug 13, 1909. 60)

Robbins av, Nos 482 and 484, e s, 50 s 147th st, 50x100, two 3-sty frame tenements and store in No 482. Elizabeth Mongo to James G Mongo. Oct 29, 1908. Aug 14, 1909. 10:2578. nom

Ryer av | w s, 164.11 s 182d st, 25.1x253 to e s An-Anthony av, No 2186 | thony av, x25x255.5, except part for Ryer av, 2-sty frame dwelling and vacant. Hester P Lord to Theresa Foy. Morts \$7,000. Aug 7. Aug 14, 1909. 11:3157. other consid and 100

Ryer av, e s, 109.4 n Burnside av, 50x95, vacant. Jane E Moniz to Robert W Todd. Aug 3. Aug 13, 1909. 11:3144. other consid and 100

St Anns av, No 419, w s, 74.10 n 144th st, 24.11x97, 5-sty brk tenement. Martin K Wendling to William Hagedorn. B & S. All liens. Aug 18. Aug 19, 1909. 9:2271. 200

*Stillwell av, w s, 56x113.2x25x101.7, and being lot 172, map (No 1130) of 327 lots Hunter Estate. Hudson P Rose Co to Teresa Nevins. All liens. Aug 11. Aug 13, 1909. nom

Sedgwick av, No 2501, w s, 166.9 n unnamed st at Sedgwick av and Bailey av, 37.7x100, 2-sty frame dwelling. May Von O wife of and Fredk W Henningsen to William Forger. Morts \$7,500 and all liens. Aug 17. Aug 18, 1909. 11:3237. nom

*St Peters av (Union av), n e s, 50 n w Glebe av (New Haven R av), 101x—x97x87, Westchester. John Binns to Wm A Mallett of Westchester, N Y. May 18. Aug 18, 1909. other consid and 100

Tremont av, No 76 West, e s, at e s West 177th st, runs n along av, 27.7 x e 119 x s 25.11 x w 110.11 to beginning, 4-sty brk dwelling. John Massimino Co, a corp, to Theodore and Susie Faulhaber. Mort \$10,500. Aug 9. Aug 13, 1909. 11:2862. other consid and 100

Vyse av, w s, 175 n 172d st, 25x100, 2-sty frame dwelling. Steinmetz Construction Co to Hippolit Pfund. Mort \$5,750. Aug 12. Aug 13, 1909. 11:2989. other consid and 100

*Washington av, w s, 302.2 s 2d st, 25x100.8x25x100.10, Westchester. Thos C Arnow and ano EXRS, &c, Longin Fries, decd, and et al to Margaret M Graner. Aug 12. Aug 18, 1909. 4,200

*Washington av, w s, 302 s 2d st as on map of Partition Sale Real Estate Wm Adee, 25x100.8x25x100.10.

Lot 138 same map.

Lot 8 map in partition action Mary A Wells and ano vs Storer et al.

Maple st, s w s, at s e s road leading from Westchester to Eastchester, being lot 12 map property S L Haight, Westchester. Road leading from Westchester to Eastchester, e s, distant 16 from n e cor of the property shown on map of M S Arnow Estate made in 1892, runs n 35.3 x e 163.4 x s — to an old lane x w — to beginning.

Jos L Fries et al to Thos C Arnow and Louisa Mensch, EXRS, &c, Longin Fries. B & S and C a G. July 28. Aug 18, 1909. nom

*3d av. | s e cor 1st st, 100x100x100x—, Westchester. Ellen Mc-1st st. | Keon to John Popp. Mort \$4,500. Aug 11. Aug 18, 1909. 100

*Same property. John Popp to Stephen J Stilwell. Mort \$4,500. Aug 12. Aug 18, 1909. 100

3d av, No 4169. | n w cor 176th st, 30x98.10x30x100, 4-sty brk 176th st, No 515. | tenement and store. Joseph Goldstein to Alex Boehm. Mort \$31,000. Aug 17. Aug 18, 1909. 11:2924. other consid and 100

*Bartow Station (north of), about 16,160 sq ft.

Pelham lane or Split Rock road, about 11,920 sq ft.

Pelham Bay Park, about 8,520 sq ft.

Easements for permanent rights of way 80 ft wide across tracks by bridges, etc. Harlem River & Portchester R R Co with the City of New York. May 20. Aug 19, 1909.

*Lots 15 and 16, map (No 1253) of 25 lots Cornell Estate, 24th Ward. Lambert G Mapes to Wm X Murphy. Aug 12. Aug 13, 1909. nom

*Lots 41 and 42 blk 29 map (No 599 in Westchester Co) of Pelham Bay Park, 50x100. Mary wife Michael Newman to Harry Wiener. ½ part. Aug 12. Aug 16, 1909. other consid and 100

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR

LONG ISLAND CITY NEW YORK BUILDINGS

*Lot on City Island, near s s of West Fordham st and adj s s Frederick Glasier's property and land of Scofield Estate, runs s 50 to land of Nelson x e 35 x n 50 x w 35 to beginning. Caroline S Glasier to Chas H Glasier. Aug 13. Aug 16, 1909. other consid and 100

*Lot 206 map of Joseph Husson of Clason Point, 25x100. Susan H Rudd to Elizabeth Ambas. Aug 16. Aug 17, 1909. other consid and 100

*Lot 206 on map made by E H Holden dated Aug 20, 1903. Re-lease mort. Emily Edmonston to Susan H Rudd. Aug 12. Aug 17, 1909. 200

*Plot begins 340 e White Plains road at point 170 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Ike Melnik to Jakobine Gottschall. Mort \$4,000. Aug 17. Aug 18, 1909. other consid and 100

*Plot begins 240 e White Plains road at point 420 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Joseph Mottola to Luca Del Negro. 1/2 part. All title. Aug 12. Aug 18, 1909. other consid and 100

LEASES

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

Aug 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Cherry st, No 32. Re-assign lease. Wm Zoll to Prospero Viganio. All title. Mort \$3,700. Aug 13, 1909. 1:112.....nom

East Broadway, No 310, all. John Overbeck to Christian Dorner; 2 9-12 years, from Aug 1, 1907. Aug 13, 1909. 1:288.....1,200

East Broadway, No 32. Assign lease. Rachel Meltsner to Maurice J Schiff. July 16. Aug 18, 1909. 1:281.other consid and 100

Hancock st, Nos 9 to 13, store, basement. Antonio Cardone to Nicola Verini; 5 years from May 1, 1908. Aug 19, 1909. 2:526. 660

New Chambers st, Nos 4 and 6, basement. Assign lease. W Nelson Edelsten to Henry Meyer, of Long Branch, N J. July 15. Aug 18, 1909. 1:124.....nom

Sheriff st, No 95, all. Oscar Dobroczyński to Esther Nice and ano; 3 3-12 years, from June 1, 1909. Aug 14, 1909. 2:339. 3,600

Wall st, Nos 14, 16 and 18 begins Wall st, n s, 25.1 w Nassau Nassau st, No 3 | st, runs w 69 x n 10.2 x e 0.8 x n 112.1 x e 43.6 x s 25.9 x e 52.8 to Nassau st, x s 23.5 x w 27 x s 73.3 to beginning, all. Adele Livingston-Sampson to Bankers Trust Co; 21 years, from May 1, 1910 (21 years renewal at \$90,000). Aug 18, 1909. 1:46.....taxes, &c, and 50,000 to 90,000

5th st, n s, 175 e 1st av, 25x97. Assign two leases. Millie Segal to Henry Neugass. Aug 12. Aug 13, 1909. 2:433.....other consid and 100

12th st, No 441 East, two west stores and basements. Francesco Di Carlo to Giovanni Mollis; from June 1, 1908 to Apr 30, 1916. Aug 16, 1909. 2:440.....900

Same property. Assign lease. Giovanni Mollis to Antonina Palmera and Dominick J Leone. All title. Sept 2, 1908. Aug 16, 1909. 2:440.....nom

Same property. Agreement as to assign lease. Antonina Palmera and Dominick J Leone to Antonino Pancamo. All title. Feb —, 1909. Aug 16, 1909. 2:440.....nom

Same property. Assign lease. Antonio Pancamo to Ferdinand Munch Brewery. Aug 14. Aug 16, 1909. 2:440.....600

22d st, No 122 West, all. Mrs William B Neillley to Eliz A Page; 3 years, from May 1, 1909. Aug 18, 1909. 3:797.....1,400.04

23d st, No 178 West, basement. Michael O'Hanlon to Gaetano Pucciarelli; 3 years, from Aug 3, 1909. Aug 16, 1909. 3:792..720

50th st, Nos 148 and 150 West all. Francis S Hoyt to Wm G 49th st, Nos 147 and 149 West | Nicoll of Babylon, L I, and John C Boyd, N Y; 4 1-12 years, from Sept 1, 1908. Aug 16, 1909. 4:1002.....taxes, &c, and 20,000

Same property. Assign lease. Wm G Nicoll and ano to Co-Operative Garage Co, a corpn of Delaware. June 5. Aug 16, 1909. 4:1002.....nom

Same property. Assign lease. Co-Operative Garage Co, a corpn of Delaware to Co-Operative Garage Co, a corpn of New York. June 5. Aug 16, 1909. 4:1002.....9,500

65th st, No 417 East, two single stores and bake shop. Rachel Silverman to Anders Ahlgren; 9 months, from Aug 1, 1909, at \$55 monthly. Aug 13, 1909. 5:1460.....

80th st, No 505 East, n s, 125 e Av A, ——. Subordination of lease to mort. Ricka Kaufmann et al with Empire City Savings Bank. July 29. Aug 18, 1909. 5:1577.....nom

127th st, Nos 106 and 108 West. Subordination of lease to mort for \$10,000. Philip Lederer and Leopold Winterfeld with Frances Hustace, of Montclair, N J. July 1. Aug 13, 1909. 7:1911..nom

145th st, No 303 West, store. Rosa Docter and ano to Augustine and Ira Ulman; 5 years from July 1, 1909. Aug 17, 1909. 7:2045.....1,200

145th st, No 550 West, store. John J Healy to Frank Bonomo; 5 years, from Dec 1, 1908. Aug 18, 1909. 7:2076....900 to 1,100

Av A, No 95 | 2d floor. Solomon Katz to Martin Klein; 2 9-12 years, from July 1, 1908. Aug 13, 1909. 2:434.....600

Av A, No 1485. Re-assign lease. John D Haase to Wm Reider. All title. Mort \$3,550. Aug 13, 1909. 5:1473.....nom

Av D, No 35, store and rear basement. Aaron Warshauer et al to Wolf Umschweif; 4 11-12 years from Sept 1, 1909. Aug 19, 1909. 2:373.....780

Amsterdam av, No 509, store, &c. Annie McDaniels to Albrecht and Henry Nolte; 3 years, from Jan 1, 1910. Aug 13, 1909. 4:1215.....1,900 and 2,000

Broadway, Nos 395 to 399, basement. Improved Property Holding Co of N Y to Albert Grove; 7 years from Feb 1, 1910. Aug 17, 1909. 1:193.....2,750 and 3,000

Broadway, No 1934, e s, 29 s 65th st, 28.11x72x25x86, all. Clarence Martin to Allen-Kingston Motor Car Co; May 1, 1909; 10 years from completion of building about Aug 15, 1909 (10 years renewal at \$7,800, taxes, &c.). Aug 17, 1909. 4:1117.....taxes, &c, and 7,200

Columbus av, No 152, store, &c. Joseph and Abraham Zimmern to Geo L Anderson and Jas J Penny; 2 years from May 1, 1909. Aug 19, 1909. 4:1138.....2,300

Same property. Consent to assign lease. Same to same. * July 2. Aug 19, 1909. 4:1138.....

Same property. Assign lease. Geo L Anderson and ano to Henry Weiss. July 2. Aug 19, 1909. 4:1138.....nom

Lenox av, No 318, n w cor 126th st, — error (should be s e cor), cancellation of lease. Herman H Moritz with Arthur Jost. June 25. Aug 19, 1909. 6:1724.....nom

Lexington av, No 2129. Surrender lease. Anthony D'Amato to Ignatz Margaretten. All title. Aug 9. Aug 13, 1909. 6:1777...28

1st av, No 1359. | all.

73d st, Nos 340-344 East. |

Joseph Gluck to Alfred Weiss; 5 years from Sept 1, 1909 (5 years renewal at \$4,500). Aug 17, 1909. 5:1448.....4,200

1st av, No 2242, store, &c. Antonio Marino to Oscar Avallone; 3 years from Apr 1, 1909. Aug 17, 1909. 6:1709.....456

2d av, No 2455, assign lease. Mary Muller to Louis Daniels. May 4. Aug 17, 1909. 6:1790.....nom

2d av, No 629, store and basement. Joseph Hirsch to Eugene and Charles Feldman; 4 8-12 years from Sept 1, 1909. Aug 17, 1909. 3:915.....720 and 780

2d av, No 2455, all. Ernestine Rosenthal to Mary Muller; 5 years from Mar 1, 1909. Aug 17, 1909. 6:1790...1,000 and 1,200

2d av, No 768, store and basement. Honora Reilly to Terence J Lynch; 5 years, from Aug 12, 1909. Aug 13, 1909. 5:1334...1,500

2d av, No 1702, store, &c. Dorathea Bauer to Fred C Ampfer; 3 years, from May 1, 1909. Aug 18, 1909. 5:1551.....1,200

2d av, No 1702. Assign lease. Fred C Ampfer to Otto Carstens. Aug 12. Aug 18, 1909. 5:1551.....nom

3d av, No 639. | all.

41st st, Nos 201 and 203 East. |

Agreement as to extension and renewal of lease for 6 years from May 1, 1910. Bernard A Reinold et al with Michael P Carolan. Mar 6. Aug 17, 1909. 5:1315.....

6th av, Nos 384 and 386, all. Mary B Delafield to Gus Zimmermann; 5 years from May 1, 1925. Aug 17, 1909. 3:825...10,500

7th av, No 2469. Assign lease. Max Lippmann to Simon Polsky. May 27. Aug 13, 1909. 7:2012.....other consid and 100

8th av, No 2110. | all.

114th st, No 281 West. |

Emil Bachmann to Martin Lynch; 6 years from May 1, 1912. Aug 19, 1909. 7:1830.....4,000

10th av, No 756, store and basement and n 1/2 of 1st floor. Marie Dieterich to Solomon Snitow; 5 years from May 1, 1910. Aug 19, 1909. 4:1061.....1,320

11th av, No 198, roof lease. Wm E Wassmer to The O J Gude Co; 3 years, from July 15, 1909 (2 years renewal). Aug 13, 1909. 3:695.....75

BOROUGH OF THE BRONX.

184th st, No 36 West, all. Maurice J O'Connell to Ernest H Wessel; 1 3-12 years, from Sept 1, 1909. Aug 16, 1909. 11:-3198.....for term 600

Brook av, No 918, cor 162d st. Assign lease. David A Rosow to Wm L Kantor. Aug 12. Aug 13, 1909. 9:2367.....omitted

Brook av, No 1227, store and 2d floor. Joseph C Schrader to John Reyelt, of Jersey City, N J; 4 years from May 1, 1909. Aug 19, 1909. 9:2396.....600

Courtlandt av, No 719, cor store. Surrender lease. Adam and George Renz with David and Charles Galewski and Onyx Realty & Construction Co. All title. June 16. Aug 16, 1909. 9:2415...200

Melrose av, No 871, store. Stephen Kraser to Leandro Casaro; 5 7-12 years, from Oct 1, 1908. Aug 18, 1909. 9:2407.....300 and 360

St Ann's av, No 152, double store. W Steibel to Fiore Trotta and Paolo Patone; 5 years, from May 1, 1907. Aug 18, 1909. 10:2537.....480 to 540

*Unionport road, No 1713, w s, 125 n Van Nest av, store. Josephine De Luca to Antonio Long; 5 years, from Sept 1, 1909. Aug 18, 1909.....240 to 360

Washington av, No 1490, store and basement. John Kelly and ano to Edward Gorodess; 5 years, from Nov 5, 1909. Aug 18, 1909. 11:2911.....900 to 1,080

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.

Aug 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Alexandre, J Henry with Chas Rosentover. 39th st, No 319, n s, 275 e 2d av, 25x98.9. Extension of \$12,000 mort until July 18, 1912, at 5%. Aug 16, 1909. 3:945. nom

INHIBITIVE COATINGS FOR STEEL WORK

Based on Investigations of Scientific and Government Authorities

CHAS. H. SPOTTS,

SPECIFICATION AND TECHNICAL PAINTS

Manager Architectural Paint Dept., C. M. Childs & Co.

Hudson Terminal Building
30 CHURCH ST., N. Y.

- Alexandre, John E to FARMERS LOAN & TRUST CO. 38th st. No 24, s s, 320 w 5th av, 25x98.9. P M. Aug 2, due Aug 17, 1912, interest as per bond. Aug 18, 1909. 3:839. 30,000
- Alexandre, J Henry with Chas Rosentover. 39th st, No 319, n s, 275 e 2d av, 25x98.9. Extension of \$3,000 mort until July 18, 1912, at 5%. Aug 17, 1909. 3:945. nom
- Brooks, May E to Sarah Elkin. Amsterdam av, No 1749, e s, 124.10 n 146th st, 25x100. P M. Prior mort \$— Aug 16, due Jan 2, 1910, 6%. Aug 17, 1909. 7:2061. 5,000
- Bolande, Annie E to Alphonse Andre. West End av, No 879, s w cor 103d st, No 300, 20.11x79.3. Aug 16, due May 1, 1910, 5%. Aug 17, 1909. 7:1890. 5,330
- Barnard Realty Co to City Mortgage Co. Broadway, s e cor 180th st, 100.1x127.10x100x107.4. Building loan. Aug 12, demand, 6%. Aug 16, 1909. 8:2163. 160,000
- Same to same. Same property. Certificate as to above mortgage. Aug 16, 1909. 8:2163.
- Brown, Wm F to Florence S Koshland. St Nicholas av, No 712, e s, 166.10 n 145th st, 21x100. P M. Aug 14, 2 years, 5%. Aug 16, 1909. 7:2053. 16,500
- Byrnes, Ellen A to Chas A Strauss. 94th st, No 106, s s, 100 w Columbus av, 17.2x100.8. Prior mort \$12,000. Aug 13, due, &c, as per bond. Aug 16, 1909. 4:1224. 2,500
- Balmford (Joseph) Construction Co to TITLE GUARANTEE & TRUST CO. 205th st, n s, 150 w 9th av, 50x99.11. Building loan. Aug 13, 1 year, 6%. Aug 14, 1909. 8:2202. 20,000
- Same to same. Same property. Certificate as to above mortgage. 8:2202. Aug 14, 1909.
- Bolter, Henry to Emilie Stein. 52d st, No 359, n s, 206.3 e 9th av, 18.9x100.5. P M. Aug 17, 5 years, 4½%. Aug 18, 1909. 4:1043. 8,000
- Bachrach, Julius with EMPIRE CITY SAVINGS BANK. 80th st, Nos 505 and 507 East. Subordination agreement. July 29, Aug 18, 1909. 5:1577. nom
- Broad Construction Co to LAWYERS TITLE INSURANCE & TRUST CO. Audubon av, n e cor 177th st, runs n 107.11 x e — x s — to street x w 100 to beginning. Aug 17, 1 year, 6%. Aug 18, 1909. 8:2132. 140,000
- Same to same. Same property. Certificate as to above mort. Aug 17, Aug 18, 1909. 8:2132.
- Betts, Mary F of Norwalk, Conn, with Moses T Pyne and ano trustees Moses Taylor, deceased, for Henry A C Taylor and ano. 6th av, Nos 782 to 792, s e cor 45th st, Nos 72 and 74, runs s 125.10 x e 125 x n 25.5 x w 5 x n 100.5 to s s 45th st x w 120 to beginning. Extension of two mort for total of \$320,000 to May 1, 1912, at 5%. 5:1260. Aug 17, 1909. nom
- Boettner, Anna with Louis Haberstroh. Park av, No 385, e s, 50.4 n 53d st, 25x70. Extension of \$8,000 mort until Jan 1, 1911, at 5%. Dec 31, 1907. Aug 17, 1909. 5:1308. nom
- Baum, Nathan and Wolf Zwetschenbam with WASHINGTON TRUST CO of City N Y. 16th st, No 621, n s, 313 e Av B, 25x92. Extension of \$12,000 mort until Aug 14, 1912 at —%. Aug 14, Aug 17, 1909. 3:984. nom
- Campagna, Maria S Paterno to Paterno Bros, a corpn. 114th st, s s, 250 w Amsterdam av, runs s 101 x w 50 x n 0.1 x w 25 x n 100.11 to st, x e 75 to beginning. P M. Prior mort \$—. Aug 16, 6 years, 6%. Aug 18, 1909. 7:1885. 60,000
- Calhoun, Linnia A wife of and John to Harry B Aschoff. West End av, No 617, w s, 24 s 90th st, 20x90. Prior mort \$—. Aug 3, 2 years, 6%. Aug 18, 1909. 4:1250. 5,000
- Capozzi, Francesco and Antonio with Elise Weiss. Thompson st, Nos 218 and 220, e s, 225 n Bleeker st, 50x85. Participation agreement. Aug 17, 1909. 2:537. nom
- Connold, Kate to Louise M Lee widow. Stanton st, No 247, s s, 75 e Willet st, 25x75. Aug 13, 1909, 5 years, 5%. 2:339. 18,000
- Same and Joseph Gottlieb with same. Same property. Subordination agreement. Aug 13, 1909. 2:339. nom
- Connold, Mark and Kate with Louise M Lee. Stanton st, No 247, s s, 75 e Willet st, 25x75. Subordination agreement. Aug 13, 1909. 2:339. nom
- Casazza, Louis and Victor to TITLE GUARANTEE & TRUST CO. Houston st, No 124, n s, 150 w Thompson st, 25x100. P M. Aug 12, due, &c, as per bond. Aug 13, 1909. 2:525. 18,000
- Calabra Building Co to Charlotte Hastorf. Audubon av, Nos 283 and 285, e s, 75 s 180th st, 50x95. Aug 12, 5 years, 5%. Aug 13, 1909. 8:2152. 50,000
- Same to same. Same property. Certificate as to above mortgage. Aug 12, Aug 13, 1909. 8:2152.
- Curran, Peter to Mary Christman. 64th st, No 302, s s, 100 e 2d av, 25x100.5. Aug 13, 1 year, 6%. Aug 17, 1909. 5:1438. 2,000
- Carolan, Michl P to John Stanton Brewing & Malting Co. 3d av, No 639 and 201 and 203 East 41st st. Saloon lease, demand, 6%. Aug 17, 1909. 5:1315. 6,825
- Canaan Investing Co to County Holding Co. 6th av, Nos 466 and 468, e s, 24.8 n 28th st, 49.4x40. Aug 17, 1909, 3 years, % as per bond. 3:830. 135,000
- Same to same. Same property. Certificate as to above mort. Aug 17, 1909. 3:830.
- Connolly, Teddy to EMIGRANT INDUSTRIAL SAVINGS BANK. Mangin st, Nos 9 and 11, w s, abt 75 s Broome st, 50x100. Aug 19, 1909, 3 years, 4½%. 2:321. 12,000
- Duffy, John C to American Mortgage Co. Henry st, No 240, s s, 69 w Montgomery st, 23x87. P M. Aug 18, 1909, 5 years, 5%. 1:269. 13,000
- Doremus, Alice M, guardian Ethel Doremus with Bernard Rockaway. 54th st, No 425 West. Extension of \$10,000 mort until Aug 1, 1914, at 5%. Aug 19, 1909. 4:1060. nom
- De Bevoise, Caroline A, Chas I and Cornelius S, exrs, &c, Isaac C De Bevoise to Alfred M Heinsheimer et al as trustees Louis A Heinsheimer for benefit Clara Rogers, &c. Broadway, No 3155, w s, 161.8 s 127th st, 41.7x100. Aug 13, 5 years, 4½%. Aug 19, 1909. 7:1993. 46,000
- De Bevoise, Caroline A, Chas I and Cornelius S, exrs, &c, Isaac C De Bevoise to Alfred M Heinsheimer et al, trustees Louis A Heinsheimer for benefit David M Heyman, &c. Broadway, No 3153, w s, 203.3 s 127th st, 41.7x100. Aug 13, 5 years, 4½%. Aug 19, 1909. 7:1993. 46,000
- Direct Realty Co with Anna Sponlein. Amsterdam av, No 1945, e s, 49.11 n 156th st, 25x100. Extension of mort for \$15,000 to April 24, 1911, at —%. July 3. Aug 14, 1909. 8:2107. nom
- Evans, Geo with Mary A Evans. Amsterdam av, n w cor 184th st, 74.11x100. Extension of \$25,000 mort until Aug 12, 1911, at 4½%. Aug 6, Aug 14, 1909. 8:2156. nom
- EQUITABLE TRUST CO OF N Y with James B Haggin. Broadway, Nos 377 and 379, s w cor White st, 50x150 to alley. Extension of \$500,000 mort until Aug 19, 1912, 4¼%. Aug 13, 1909. 1:175. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with J Sargent Cram. 45th st, No 17 East. Extension of \$32,500 mort until Jan 1, 1910, at 4½%. Jan 1. Aug 19, 1909. 5:1281. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Al Hayman and Henry Dazian. 44th st, Nos 19 to 25 West, and 45th st, Nos 18 to 22 West. Extension of mort or \$350,000 to June 1, 1912, at 4½%. June 17. Aug 19, 1909. 5:1260. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Geo Reubel. 3d av, Nos 695-697. Extension of \$28,000 mort until Jan 1, 1912, at 4½%. Dec 31, 1908. Aug 19, 1909. 5:1317. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Aaron Goodman. 3d av, Nos 267-277. Extension of \$110,000 mort until Mar 15, 1911, 5½%. Feb 26. Aug 19, 1909. 3:902. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Estate Chas F Hoffman, Inc. 18th st, Nos 19-23 West and 19th st, Nos 22-28 West. Extension of \$400,000 mort until Sept 15, 1914, at 4½%. Apr 7. Aug 19, 1909. 3:820. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with August Nuppenkamp. 40th st, No 268 West. Extension of \$24,000 mort until June 30, 1912. Mar 23. Aug 19, 1909. 3:789. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Louis Rosenswalke and ano. 1st av, Nos 118, 120 and 120½ and 7th st, Nos 93 and 93½. Extension of \$45,000 mort until Jan 1, 1914, at 4½%. June 1. Aug 19, 1909. 2:435. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Thomas Scholes. 8th av, No 2554. Extension of \$17,500 mort until Jan 1, 1912, at 4½%. Jan 29. Aug 19, 1909. 7:1942. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Alison M Lederer and ano. 114th st, Nos 334-338 East. Extension of \$48,000 mort until Jan 1, 1911, at 5½%. Jan 30. Aug 19, 1909. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Millicent V Hearst. 85th st, No 336 West. Extension of \$12,000 mort until June 1, 1912, at 5%. Aug 19, 1909. 4:1246. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Chas H Bryan. West End av, No 282. Extension of \$21,000 mort until Jan 1, 1912, at 4½%. Dec 4, 1908. Aug 19, 1909. 4:1165. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Herman Wronkow. Pearl st, Nos 18½ and 20 and State st, No 5. Extension of \$90,000 mort until Jan 1, 1912, at 5%. Jan 1, 1909. Aug 19, 1909. 1:9. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Sarah L Homans. 79th st, No 181 West. Extension of \$15,000 mort until Jan 1, 1914, at 4½%. June 16. Aug 19, 1909. 4:1210. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry E Jones and ano, trustees Geo F Jones. 54th st, Nos 65-67 West. Extension of \$75,000 mort until June 30, 1912, at 4½%. Aug 19, 1909. 5:1270. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with David Spero and Edw Josephy. 135th st, No 219 West. Extension of \$18,500 mort until Jan 1, 1912, at 4½%. Apr 27. Aug 19, 1909. 7:1941. nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with PITTSBURG LIFE & TRUST CO. Broadway, Nos 1131 to 1137, s w cor 26th st, runs w 109.1 x s 98.9 x e 50 x n 10.3 x e 92.11 to w s Broadway, x n w 91.8 to beginning. Extension of \$1-100,000 mort until Jan 1, 1911, at 4½%. July 12. Aug 19, 1909. 3:827. nom
- Finnan, Annie F wife Edw D to TITLE GUARANTEE & TRUST CO. 113th st, No 120, s s, 235 e Park av, 19.7x100.11. Aug 17, 1909, due, &c, as per bond. 6:1640. 500
- 507 West 161st St Company, a corpn, to IRVING SAVINGS INSTITUTION. 161st st, Nos 505 and 507, n s, 150 w Amsterdam av, 50x99.11. Building loan. Aug 12, 5 years, 6%, until completion of buildings and thereafter 5%. Aug 13, 1909. 8:2120. 45,000
- Same to same. Same property. Certificate as to above mortgage. Aug 12. Aug 13, 1909. 8:2120.
- Fleischmann Realty & Construction Co to Edith I French as extrx Winsor P French. Audubon av, e s, 379.8 n 175th st, 80x100; Audubon av, e s, 259.10 n 175th st, 80x100. Certificate as to two mort for \$3,875 each. Aug 2. Aug 13, 1909. 8:2132.
- Faruolo, Chas R to Mathilda A Stier. Carmine st, Nos 7 and 9, n w s, 118 n e Bleeker st, runs n w 70 x s w 0.10 x n w 30.3 x s w 38 x e 100 to st x n e 43 to beginning. P M. Prior mort \$38,000. Aug 16, due Nov 1, 1910, 6%. Aug 18, 1909. 2:589. 5,000
- Goldan, S Ormond to Aida Tanini-Tagliavia. 74th st, No 59, n s, 100 e Columbus av, 20x102.2. Prior mort \$30,000. Aug 17, 2 years, 6%. Aug 18, 1909. 4:1127. 8,000
- Same to SEAMEN'S BANK FOR SAVINGS in City of N Y. Same property. Aug 17, 5 years, 4½%. Aug 18, 1909. 4:1127. 30,000
- Greif, Lillie to Minnie Cohn. Av C, No 150, e s, 68.2 n 9th st, 23.11x83. Prior mort \$20,000. July 9, 3 years, 5%. Aug 13, 1909. 2:379. 1,275
- Goldstein, Jennie to STATE BANK. Greene st, No 163, w s, 130.4 n Houston st, 25x100. Prior mort \$50,000. July 13, installs, 6%. Aug 17, 1909. 2:524. notes 5,000
- Goffe, Ella to LAWYERS TITLE INS & TRUST CO. 34th st, No 355, n s, 175 e 9th av, 18.7x98.9. Aug 16, 5 years, 5%. Aug 17, 1909. 3:758. 21,000
- Golde & Cohen, a corpn, with Joseph Yeska. 105th st, Nos 239 and 241 East. Extension of \$12,250 mort until Apr 1, 1911, at 6%. Aug 17, 1909. 6:1655. nom
- Goldstein, Philip to Richd Grant. 118th st, No 5, n s, 127.9 w 5th av, 27.3x100.11. Prior mort \$—. Aug 17, 1909, installs, 6%. 6:1717. 1,500

Ramsdell's Metallic Wash Tub Covers

(PATENTED)

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

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

- Gross & Herbener, Inc. to John D Buckley and ano. Broadway, n e cor 157th st, 99.11x75. P M. July 30, due, &c, as per bond. Aug 19, 1909. 8:2116. 75,000
- Gross & Herbener, Inc. to John D Buckley and ano. Broadway, s e cor 158th st, 99.11x75. P M. July 3, due, &c, as per bond. Aug 19, 1909. 8:2116. 73,000
- Hayes, Thos G to BOWERY SAVINGS BANK. 129th st, No 247, n s, 462.6 w 7th av, 18.9x99.11. Aug 17, 1909, 3 years, 4½%. 7:1935. 5,000
- Hayes, Thomas G to BOWERY SAVINGS BANK. 129th st, No 245, n s, 403.9 w 7th av, 18.9x99.11. Aug 17, 1909, 3 years, 4½%. 7:1935. 5,000
- Holland Holding Co to Business Men's Realty Co. 156th st, s s, 100 e Broadway, 125x99.11. P M. Aug 17, 1909, due Jan 1, 1911, 6%. 8:2114. 23,459.79
- Husing, August to Emil Streuver. Broadway, Nos 874 and 876. Two leasehold mortg, each \$9,000. Aug 16, demand, 6%. Aug 17, 1909. 3:847. 18,000
- Hawks, Betty M, of Yonkers, N Y to Louis Haberstroh. Park av, Nos 383 and 385, e s, 25.4 n 53d st, runs e 70 x s 25.4 to n s 53d st, No 103, x e 20 x n 100.5 x w 20 x s 25.1 x w 70 to av x s 50 to beginning. P M. Aug 12, 5 years, 4½%. Aug 17, 1909. 5:1308. 79,000
- Hudson Cafe Co to Lion Brewery. Liberty st, Nos 142 and 144. Saloon lease. Aug 9, demand, 6%. Aug 13, 1909. 1:56. 6,000
- Same to same. Same property. Certificate as to above mortgage. Aug 3, Aug 13, 1909. 1:56.
- Hensle Construction Co, a corp, to The City Mortgage Co. 12th av, n e cor 134th st, runs n 49.11 x e 5.7 x n e along e s Riverside Drive as it winds — to s s 135th st, x e 74.4 x s 99.11 x e 25 x s 99.11 to n s 134th st, x w 200 to beginning, except lot, begins 5.7 e 12th av and 49.11 n 134th st, runs e 75 x n 27 x w 59.7 x n 18 to e s Riverside Drive, x s 47.8 to beginning. Building loan. Jan 20, demand, 6%. Aug 13, 1909. 7:2001. 235,000
- Same to same. Same property. Certificate as to above mortgage. Jan 20. Aug 13, 1909. 7:2001.
- Hensle, Martha, of Mt Vernon, N Y, with City Mortgage Co. 12th av, n e cor 134th st, 49.11x100; 134th st, n s, 100 e 12th av, 25x99.11. Subordination agreement. Aug 10. Aug 13, 1909. 7:2001. nom
- Hensle, Martha, of Mt Vernon, N Y, with City Mortgage Co. 134th st, n s, 575 w Broadway, 75x99.11. Subordination agreement. Aug 10. Aug 13, 1909. 7:2001. nom
- Hornwood, Benj to Louis Cohen. Chrystie st, No 132, e s, about 100 s Delancey st, 25x100. Prior mort \$22,000. July 29, 3 years, 6%. Aug 13, 1909. 2:419. 5,000
- Hensle, Martha, of Mt Vernon, N Y, with City Mortgage Co. Riverside Drive, s e cor 135th st, lot begins 135th st, s s, 600 w Broadway, runs s 99.11 x w 75 x s — to point 49.11 n 134th st, x w 19.5 x n 27 x w 59.7 x n 18 to e s of Drive, x n e — to s s 135th st, x e 74.4 to beginning. Subordination agreement. Aug 10. Aug 13, 1909. 7:2001. nom
- Hawks, Betty M, of Yonkers, N Y, to LAWYERS TITLE INS & TRUST CO. Park av, No 785, e s, 45.2 n 73d st, 32.4x95.11. Aug 12, due July 1, 1912, 4½%. Aug 13, 1909. 5:1408. 60,000
- Holstein, Lee to Mary L Higgins. 37th st, Nos 213 to 217, n s, 180 e 3d av, 50x88.6x50.6x95.8. P M. Apr 21, due June 1, 1912, 4½%. Aug 19, 1909. 3:918. 21,000
- Israel, David to Margretta E Sharp. 48th st, No 315, n s, 188 w 8th av, 18x100.5. P M. Prior mort \$11,000. Aug 12, 2 years, 6%. Aug 14, 1909. 4:1039. 3,000
- James, Harriet S to Boys' Club, a corp. 38th st, No 217, n s, 167 w 7th av, 20x98.9. P M. Aug 10, 3 years, 4½%. Aug 13, 1909. 3:788. 22,000
- Judis (Irving) Building & Construction Co to LAWYERS TITLE INS & TRUST CO. Amsterdam av, Nos 926 to 930, w s, 75.11 n 105th st, 75.11x100. Building loan. Aug 12, 1 year, 6%. Aug 14, 1909. 7:1877. 165,000
- Same to same. Same property. Certificate as to above mortgage. Aug 12. Aug 14, 1909. 7:1877.
- Johnstone Kath M and Frances G Palmer to TITLE GUARANTEE & TRUST CO. 112th st, No 305, n s, 100 w 8th av, 16.8x100.11. June 19, due, &c, as per bond. Aug 18, 1909. 7:1847. 7,000
- Kaufman, Ricka, Simon Uhlfelder and Abraham Weinberg to EMPIRE CITY SAVINGS BANK. 80th st, Nos 505 and 507, n s, 123 e Av A, two lots, each 25x102.2. Two mortg, each \$16,500. July 29, 3 years, 5%. Aug 18, 1909. 5:1577. 33,000
- Keenan, Annie M to Protective Realty Co. Pleasant av, Nos 310 and 312, e s, 72.5 s 117th st, 28.5x98. Aug 11, 2 years, 6%. Aug 16, 1909. 6:1715. 10,000
- Keenan, Annie M to Protective Realty Co. Pleasant av, No 314, e s, 50.5 s e 117th st, 22x98. Prior mort \$—. Aug 11, 2 years, 6%. Aug 16, 1909. 6:1715. 10,500
- Keenan, Annie M to Protective Realty Co. Pleasant av, No 308, e s, 80 n 116th st, 20.10x98. Prior mort \$—. Aug 11, 2 years, 6%. Aug 16, 1909. 6:1715. 6,500
- Lessem, Harry to TITLE GUARANTEE & TRUST CO. East Broadway, No 256, n s, 23 w Montgomery st, 23x56.9x23x56.6. Aug 11, due, &c, as per bond. Aug 17, 1909. 1:286. 16,000
- Lewis, Dora with Clarence M Coddington. Madison st, No 348. Subordination agreement. Aug 14. Aug 17, 1909. 1:266. nom
- Lewis, Israel to Clarence M Coddington. Madison st, No 348, s s, 192.11 e Scammel st, 23.6x95.3x23.6x95.1. Aug 14, due, &c, as per bond. Aug 17, 1909. 1:266. 18,000
- Lekowski, Sofi to Lion Brewery. 4th st, No 14 West, s e cor Mercer st. Saloon lease. Aug 12, demand, 6%. Aug 17, 1909. 2:535. 4,711.02
- Lanzet, Max to Agency Realty & Mortgage Co. 4th st, No 144, s s, 128.6 e 1st av, 34.2x96.2x33.11x96.2. Prior mort \$—. Aug 17, 1909, due June 15, 1910, % as per bond. 2:431. 10,000
- Levinson, Amelia W with John M Mossman. 87th st, No 310 West. Extension of \$15,000 mort until Aug 15, 1914, at 5%. June 23. Aug 17, 1909. 4:1248. nom
- Loth, Bernard to American Swedenborg Printing & Publishing Society. Fort Washington av, w s, 100 s from n line lands Bernard Loth, runs w 217 to e s Northern av, x s 92.3 x e 219.7 to av, x n 92 to beginning. Aug 12, 3 years, 5%. Aug 13, 1909. 8:2179. 30,000
- Levis, Arthur H to ALBANY SAVINGS BANK. 143d st, Nos 619 and 621, n s, 275 w Broadway, 50x99.11. Aug 18, 1909, 5 years, 4½%. 7:2090. gold 46,500
- Same and Pauline Rukeyser with same. Same property. Subordination agreement. Aug 16. Aug 18, 1909. 7:2090. nom
- Loewenthal, Leo to Fredk Meyer. Spring st, No 264, s s, 50.2 w Varick st, runs s 75 x w 8.1 x s 13.4 x w 17.10 x n 88.4 to st, x e 25 to beginning. P M. Prior mort \$—. Aug 12, 2 years, 6%. Aug 13, 1909. 2:579. 10,000
- LAWYERS TITLE INSURANCE & TRUST CO with Santo Reda indiv & as admr Maria Reda. 114th st, No 319, q s, 228 e 2d av, 22 x 100.11. Extension of \$5,000 mort until June 30, 1914, at 5½%, July 17. Aug 17, 1909. 6:1686. nom
- Lawyers Mortgage Co with Nicola Zito and Rosina Vingelli. 109th st, No 328, s s, 357 e 2d av, 25x100. Extension of mort for \$15,000 to June 30, 1914, at 5%. July 19. Aug 18, 1909. 6:1680. nom
- Myer, Julius to ROYAL BANK of N Y. Mangin st, No 10, e s, 75 s Broome st, 25x51.6. Assign rents to extent of \$1,000. Aug 18, installs, —. Aug 19, 1909. 2:321. 1,000
- McCabe, James to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 951, e s, 66.9 n 69th st, 16.7x72.6. All title to alley in rear. Aug 19, 3 years, 4½%. Aug 19, 1909. 5:1404. 1,000
- McDonnell, Annie T as extr, &c, Michl McDonnell to Mary A McCaffery. 60th st, No 21, n s, 320 e Columbus av, 18x100.5. Aug 16, 2 years, 6%. Aug 19, 1909. 4:1113. 5,000
- Maas, Chas to TITLE GUARANTEE & TRUST CO. 62d st, No 345, n s, 211 w 1st av, 17x100.5. Aug 17, due, &c, as per bond. Aug 18, 1909. 5:1437. 5,000
- Moore, Grace K with Yetta and Sam'l Salzman. Av A, No 208. Extension of \$14,500 mort until June 1, 1914, at 6%. Aug 16. Aug 18, 1909. nom
- MUTUAL LIFE INSURANCE CO of N Y with Louis Haberstroh. 53d st, No 103, n s, 70 e Park av, 20x100.5. Extension of \$6,000 mort until Nov 15, 1910, at 5%. Oct 11, 1907. Aug 17, 1909. 5:1308. nom
- Merchants Distributing Co to Wm Crawford. Certificate as to chattel mortgage for \$4,200. Aug 7. Aug 13, 1909. (Genl Mortg.)
- Mulvaney, Emma F to Otto Horwitz. 81st st, No 115, n s, 165 w Lexington av, 20x102.2. Prior mort \$—. Aug 13, 1909, 1 year, 6%. 5:1510. 700
- Mayer, Edwin, Elkan Holzman and James Stern as TRUSTEES with Edith I French exr Winsor P French. Audubon av, e s, 379.8 n 175th st, 80x100. Subordination agreement. Aug 2. Aug 13, 1909. 8:2132. nom
- Marinus, Katharine to Annie E Medford. Madison av, No 1645, s e cor 110th st, No 52, 100.11x20. Aug 11, due Sept 15, 1911, 6%. Aug 16, 1909. 6:1615. 5,000
- Munro, Henrietta E and Henry with BOWERY SAVINGS BANK. 59th st, Nos 34 and 36 West. Extension of \$100,000 mortgage until Aug 1, 1912, at 4½%. Aug 16, 1909. 5:1274. nom
- Mundorff, George to GERMAN SAVINGS BANK N Y. 91st st, No 162, s s, 191.8 w 3d av, 33.4x100.8. Aug 17, 1909, 3 years, 4½%. 32,000
- McManus, Charles E to Wm W Astor, of London, Eng. 108th st, n s, 125 e Broadway, 75x100.11. P M. July 27, due Aug 16, 1912, 5%. Aug 17, 1909. 7:1880. 50,000
- McManus, Chas E to Wm W Astor, of London, Eng. Broadway, Nos 2800 to 2806, n e cor 108th st, 100.11x125. P M. July 27, due Aug 16, 1912, 5%. Aug 17, 1909. 7:1880. 185,000
- Meyers, Louis to Aaron Goodman. Houston st, No 303, s s, 54 e Clinton st, 18x70. Prior mort \$—. Aug 11, 1 year, 6%. Aug 17, 1909. 2:350. 10,000
- N Y LIFE INS & TRUST CO with Isaac Sakolski. 108th st, Nos 302 and 304 East. Extension of \$30,000 mort until Aug 13, 1914, at 4½%. Aug 13, 1909. 6:1679. nom
- Nulle, Julius to Gottlob F Schule. 48th st, No 506, s s, 125 w 10th av, 25x100.5. Leasehold. Aug 11, 5 years, 5½%. Aug 13, 1909. 4:1076. 5,000
- Nevelson-Goldberg Realty Co to Vito A Pittaro. 115th st, No 77, n s, 53 w Park av, 37x76.10. P M. Prior mort \$26,250. Aug 16, 3 years, 6%. Aug 17, 1909. 6:1621. 1,000
- Nevelson, Goldberg Realty Co to Mishkind-Feinberg Realty Co. 98th st, Nos 142 to 146, s s, 95 e Lexington av. Two lots, each 37.6x100.11. Two P M. Mortg each \$4,000. Aug 16, installs, 6%. Aug 18, 1909. 6:1625. 8,000
- Nevelson-Goldberg Realty Co to John Moylan and ano. 98th st, No 148, s s, 170 e Lexington av, 25x100.11; 98th st, Nos 142 and 144, s s, 95 e Lexington av, 37.6x100.11. Consent o two mortg for \$12,000 and \$4,000, respectively. Aug 17. Aug 19, 1909. 6:1625.
- Same to same. Same property. Certificate as to two mortg for \$12,000 and \$4,000, respectively. Aug 17. Aug 19, 1909. 6:1625.
- Nevelson-Goldberg Realty Co to Andrew C Patterson. 98th st, Nos 142 and 144, s s, 95 e Lexington av, 37.6x100.11. Prior mort \$—. Aug 18, 2 years, 6%. Aug 19, 1909. 6:1625. 12,000
- Nevelson-Goldberg Realty Co to John Moylan. 98th st, No 148, s s, 170 e Lexington av, 25x100.11. Prior mort \$—. Aug 17, 2 years, 6%. Aug 19, 1909. 6:1625. 4,000
- Olson, John E to John F Halsted et al, trus Hiram M Forrester. 75th st, No 327, n s, 256.8 w 1st av, 24.8x102.2. P M. Aug 2, due Feb 5, 1910, 5%. Aug 17, 1909. 5:1450. 10,000
- Ottmann, Wm to Madeline L Ottmann. 116th st, Nos 620 to 624, s s, 325 w Broadway, 75x100.11. P M. Prior mort \$200,000. Aug 16, 3 years, 6%. Aug 17, 1909. 7:1896. 60,000
- Oates, Kath G to TITLE GUARANTEE & TRUST CO. 19th st, No 345, n s, 220 w 1st av, 20x92. Aug 14, due, &c, as per bond. Aug 16, 1909. 3:925. 9,000
- Posner, David H, of Boston, Mass, to Henry H Jackson et al exrs Peter A H Jackson. 25th st, No 327, n s, 250 w 1st av, 25x98.9. Aug 4, 3 years, 5%. Aug 13, 1909. 3:931. 8,000
- Propper, Edw to Crescent Starr Realty Co. Av A, No 1368, s e cor 73d st, No 500, 26x98. Prior mort \$38,000. Aug 16, 1909, 1 year, 5%. 5:1484. 5,000
- Paterno, Carolina T to Paterno Bros, a corp. 114th st, Nos 508 and 514, s s, 100 w Amsterdam av, two lots each 75x101. Two P M mortg each \$27,500. Two prior mortg each \$165,000. Aug 16, due Sept 1, 1912, 6%. Aug 18, 1909. 7:1885. 55,000
- Paterno (Michael E) Realty Co to Jos Paterno. Claremont av n w cor 116th st, —x—. Certificate as to mort for \$30,000. Aug 17. Aug 18, 1909. 7:1990.

KING'S WINDSOR CEMENT

For PLASTERING WALLS AND CEILINGS

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.
J. B. KING & CO., 17 State Street, New York

Paterno (Michael E) Realty Co to Jos Paterno. Claremont av, No 15, w s, 500.6 s 119th st, runs w 64.6 x s 119.9 x e 69.4 to av x n e 119.11 to beginning. Prior mort \$220,000. Aug 17, due, &c, as per bond. Aug 18, 1909. 7:1990. 30,000
Pier, Earl G to Fredk Feuring et al, exrs, &c Philip Feuring. St Nicholas av late 11th av, e s, 20 s 171st st, 75x100. P M. Aug 18, 5 years, 5%. Aug 19, 1909. 8:2127. 30,000
Rinelli, Peter and Stephen and Pietro Guardino to Sydney B Erlanger et al trustees Nathan Erlanger. Elizabeth st, No 118, e s, 149.7 n Grand st, 24.7x98.4x25x99.7. Aug 18, 5 years, 4½%. Aug 19, 1909. 2:470. 27,000
Same and Edw R Poerschke with same. Same property. Subordination agreement. Aug 12. Aug 19, 1909. 2:470. nom
Republic of Panama by Wm N Cromwell (its fiscal agent) with Max Solomon. Manhattan av, No 278, n e cor 111th st, 100.11x 100. Extension of \$220,000 mort until Aug 16, 1914, at 4½%. July 29. Aug 16, 1909. 7:1846. nom
Rosenthal, Chas M with Alfred M Heinsheimer et al trustees Louis A Heinsheimer for benefit David M Heyman, &c. Broadway, No 3153, w s, 203.3 s 127th st, 41.7x100. Subordination agreement. July 30. Aug 19, 1909. 7:1993. nom
Rosenthal, Chas M with Alfred M Heinsheimer et al trustees Louis A Heinsheimer for benefit Clara Rogers, &c. Broadway, No 3155, w s, 161.8 s 127th st, 41.7x100. Subordination agreement. July 30. Aug 19, 1909. 7:1993. nom
Rogers (Daniel) Construction Co to City Mortgage Co. 12th av, c l, 105 n c l 183d st, runs n 50 x e 126.3 to Broadway x s 50.5 x w 133.1 to beginning. Prior mort \$45,000. Aug 17, demand. 6%. Aug 18, 1909. 8:2180. 5,000
Same to same. Same property. Certificate as to above mort. Aug 17. Aug 18, 1909. 8:2180.
Rhineland, Chas E with EMPIRE CITY SAVINGS BANK. 80th st, Nos 507 and 509 East. Two subordination agreements. Aug 9. Aug 18, 1909. 5:1577. nom
Rollmann, John to Leo W Vogel. Amsterdam av, Nos 2113 and 2115, e s, 150 n 164th st, also s e cor 165th st, 56 to 165th st, Nos 484 and 486 x 100. Prior mort \$83,000. Aug 17, due May 1, 1912, 6%. Aug 18, 1909. 8:2111. 6,500
Rosentover, Chas to J Harry Alexandre. 39th st, No 319, n s, 275 e 2d av, 25x98.9. Mar 1, due July 18, 1912, 5%. Aug 16, 1909. 3:945. 3,000
Rees, R Llewellyn to Henry L Wolff. 88th st, No 324, s s, 305 w West End av, 19.11x100.8. P M. Prior mort \$—. Aug 11, 2 years, 6%. Aug 13, 1909. 4:1249. 10,000
Russell, Chas M to UNION TRUST CO of N Y. Vesey st, Nos 32 and 34, n w cor Church st, Nos 74 to 78, on map Nos 74 to 80, 50x100. P M. July 20, due Aug 13, 1914, 4½%. Aug 14, 1909. 1:86. 195,000
Same to Robert B Moorehead. Same property. Prior mort \$195,000. Aug 13, 3 years, 6%. Aug 14, 1909. 1:86. 60,000
Rabiner, Meyer and Abraham J with TITLE GUARANTEE & TRUST CO. East Broadway, No 256, n s, 23 w Montgomery st, 23x56.9x23x56.6. Subordination agreement. Aug 16. Aug 17, 1909. 1:286. nom
St Paul's Construction Co to Lawyers Realty Co. Riverside Drive, e s, 452.2 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to beginning. Aug 13, 1909, 3 years, % as per bond. 7:1994. 140,000
Same to same. Same property. Certificate as to above mortgage. Aug 13, 1909. 7:1994. nom
Same to North American Mortgage Co. Same property. Prior mort \$140,000. Aug 13, 1909, due, &c, as per bond. 7:1994. 25,000
Same to same. Same property. Certificate as to above mortgage. Aug 13, 1909. 7:1994.
St Pauls Construction Co and Marcy Realty Co with North American Mortgage Co. Riverside Drive, e s, 452.2 s 127th st, 80x—. Subordination agreement. Aug 13. Aug 18, 1909. 7:1994. nom
Same with Lawyers Realty Co. Same property. Subordination agreement. Aug 13. Aug 18, 1909. 7:1994. nom
Sorge, Filomena, wife of and Antonio to TITLE GUARANTEE & TRUST CO. 1st av, No 2057, w s, 75.6 n 106th st, 25.6x85.6. Aug 13, due, &c, as per bond. Aug 14, 1909. 6:1678. 16,000
Schwarz, Fredk A O with Ernest A Steilen. 104th st, No 60 West. Extension of \$35,000 mort until Aug 9, 1912, at 5%. July 7. Aug 14, 1909. 7:1839. nom
Schlesinger, Leo to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. Jersey st, No 1, n w cor Lafayette st, Nos 294 to 298, runs n 65.4 x w 10.4 x s 20.6 x w 73.1 to Crosby st, Nos 129 and 131, x s 41.7 to Jersey st, x e 84.2 to beginning. Aug 12, 5 years, 4½%. Aug 13, 1909. 2:510. 67,500
S & L Construction Co to TITLE GUARANTEE & TRUST CO. Certificate as to mortgage for \$9,250 covering property in 5th Ward. B of Q. Aug 10. Aug 16, 1909.
Sadowsky, Reuben with Clarence M Coddington. Madison st, No 348. Subordination agreement. Aug 13. Aug 17, 1909. 1:266. nom
Sattler, Bertha and Geo Mundorff with GERMAN SAVINGS BANK. 91st st, No 162 East. Subordination agreement. Aug 17, 1909. 5:1519. nom
Stewart, Mary M with Lasette & Murphy, a corpn. 92d st, No 68, s s, 164.4 e Columbus av, 20x100.8. Agreement and guarantee as to payment of claim against Wm R and James M Stewart for 75% of \$11,870, being \$8,917.50 at 6%, in connection with premises on n e cor Riverside Drive and 84th st. Aug 7. Aug 17, 1909. 4:1205. nom
Slingermann, Rynear J to Geo Hauser. 131st st, No 517, n s, 200 w Amsterdam av, 25x99.11. Prior mort \$—. July 30. 5 years, 5%. Aug 17, 1909. 7:1986. 15,700
Tannenbaum, Isidore to Geo B Hayes. 120th st, No 309, n s, 175 w 8th av, 25x100.11. Prior mort \$—. Aug 16, 2 years, 6%. Aug 19, 1909. 7:1947. 2,000
Valentine, Mitchel with Louis Starr. 114th st, No 37, n s, 495 w 5th av, 25x100.11. Extension of mort for \$20,000 to July 18, 1912, —%. Aug 19, 1909. 6:1598. nom

Werdenschlag, David to West Side Construction Co. 143d st, No 511, n s, 454.2 e Broadway, 70.10x99.11. P M. Prior mort \$—. Aug 16, 2 years, 6%. Aug 17, 1909. 7:2075. 20,000
Wieser, Beatrice R to Geo H Storm. 84th st, No 146, s s, 306.1 w 3d av, 26.1x102.2. Prior mort \$14,000. June 18, due, &c, as per bond. Aug 17, 1909. 5:1512. 2,000
Whitman, Francis J to Madeline L Ottmann. St Nicholas av, Nos 281 to 287, n w cor 124th st., No. 351, runs n 100.11 x w 118 x s 71.10 to Hancock pl, Nos 1 to 5 x s e 63 to st x e 62 to beginning. Prior mort \$180,000. Aug 12, 2 years, 6%. Aug 18, 1909. 7:1951. 50,000
West Side Impt Co to TRUST CO OF AMERICA as trustee Beulah C Brown. Albany st, No 22, s w s, 65.11 s e West st, runs s w 58 x s e 18.4 x n e 58 to Albany st x — 18.4 to beginning. Prior mort \$28,000. Aug 14, 3 years, 6%. Aug 19, 1909. 1:55. 5,000
Young Realty & Construction Co to N Y Protestant Episcopal Public School. 144th st, s s, 462.6 e Broadway, 87.6x99.11. Aug 18, 5 years, 5%. Aug 19, 1909. 7:2075. 125,000
Same to same. Same property. Certificate as to above mort. Aug 18. Aug 19, 1909. 7:2075.
Young Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 144th st, s s, 550 e Broadway, 100x99.11. Aug 18, 5 years, 5%. Aug 19, 1909. 7:2075. 140,000
Same to same. Same property. Certificate as to above mort. Aug 18. Aug 19, 1909. 7:2075.

BOROUGH OF THE BRONX.

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

*Angeloro, Andrea and Raffaele to Edw Brennan. Maple st, e s, lot 98 map New Village Jerome, 25x100. Aug 10, 5 years, 6%. Aug 17, 1909. 3,000
*Ambas, Elizabeth to Susan H Rudd. Lot 206 map land Estate Jos Husson at Clason Point, 25x100. Aug 16, 3 years, 6%. Aug 17, 1909. 500
Armstrong, Jane, Lily W Stengel and Mary B Nichols, the widow and two daughters of John D Armstrong, decd, to HARLEM SAVINGS BANK. Morris av, n w cor Kingsbridge road, new line, runs n 121.9 x w 110 x s — to said road old line x s e 44.6 to said road, new line, x e 70.5 to beginning. Aug 19, 1909, 3 years, 5%. 12:3317. 10,000
Battista, Salvatore, Christoforo Cozzolino and Vincenzo Procaro to Caroline S Fellowes. 151st st, n s, 200 w Morris av, runs n 118.2 x w 50 x s 18.3 x w 25 x s 100 to st x e 75 to beginning. July 6, 2 years, 5½%. Aug 19, 1909. 9:2441. 11,000
*Blass, Gustave to Jos E Dutey. Carpenter av, w s, 174.6 s 226th st, 24.9x105. July 1, due, &c, as per bond. Aug 18, 1909. 1,000
Bedford Park Construction Co to DOLLAR SAVINGS BANK. Villa av, w s, 559.11 n Southern Boulevard, 73.2x—x155.6x 136.9. Aug 18, 1909, 3 years, 5%. 12:3321. 9,000
Same to same. Same property. Certificate as to above mort. Aug 18, 1909. 12:3321.
Boehm, Alex to Jos Goldstein. 3d av, No 4169, n w cor 176th st, No 515, 30x98.10x30x100. P M. Prior mort \$18,000. Aug 17, installs, 5%. Aug 18, 1909. 11:2924. 13,000
*Bezouska, Ernest A to German Real Estate Co. Morris Park av, s s, 100 e Adams st, and being lot 5 map Van Nest Park, except part for Morris Park av, 25x100. Prior mort \$3,200. Aug 7, due, &c, as per bond. Aug 13, 1909. 2,650
Broad Realty Co to Emily D Barr. Irvine st, No 893, w s, 89.4 s Garrison av, 20x50. June 15, 5 years, 5½%. Aug 14, 1909. 10:2761. 5,500
Same to same. Same property. Certificate as to above mortgage. Aug 13. Aug 14, 1909. 10:2761.
*Bousha, Louis to German Real Estate Co. Augusta pl, e s, 164.1 n Eastern Boulevard, and being lots 31 and 32 map Flanagan Estate, Throggs Neck, 50x100. July 3, due, &c, as per bond. Aug 13, 1909. 340
Beaton, Walter O with LAWYERS TITLE INS & TRUST CO. Stebbins av, Nos 1177 and 1179. Two agreements as to share ownership in two mortgages. Aug 11. Aug 16, 1909. 10:2693. nom
*Bickhardt, Peter to Annie Heil. Dudley av, s w cor Mapes av, 25x100, and being lot 85 map Harrington Estate, Westchester. July 1, 3 years, 5%. Aug 16, 1909. 650
*Bieneck, Hans to Grace L Hoffman. Gleason av, n s, 25 e Bolton av or 174th st, 25x100, and being lot 109 amended map (No 1081) of Gleason property. Aug 2, due July 1, 1914, 5%. Aug 16, 1909. 3,500
Berg, Henry to Andrew Dugan. Clinton av, No 1347, w s, 195.7 s Jefferson st, 25x137.6x25x137.5. Aug 14, 3 years, 5%. Aug 17, 1909. 11:2933. 6,000
Brown, Margt M to EMIGRANT INDUSTRIAL SAVINGS BANK. Ryer av, w s, 520.1 n Burnside av, 22.11x119.3x25.11x123.9. Aug 17, 1909, 3 years, 5%. 11:3149 and 3156. 3,000
Banks, David, Robt C Rathbone and Rollin M Morgan as trustees of Kane Lodge No 454 F & A Masons with Harry B Cutner. Grand av, e s, 357.8 s Burnside av, 25x90. Extension of \$6,000 mort until Oct 26, 1912, at 5%. Aug 4. Aug 17, 1909. 11:2870. nom
Corbett, James C and Honora M to Frederick Dillemath, Jr. 161st st, former No 629 East (William st), n e s, 218 s e Cortlandt av, 25x100.5, except part for st. Prior mort \$2,500. Aug 12, due Sept 17, 1911, 5½%. Aug 14, 1909. 9:2408. gold 1,500
Cerlian, Louis F to John B Dosso. Manida st, w s, 150 s Spofford av, 25x100. P M. Prior mort \$4,500. Aug 16, 2 years, 5½%. Aug 17, 1909. 10:2768. 1,500
Corbett, James C and Honora M with Frederick Dillemath, Jr. 161st st late William st, n e s, 218 s e Cortlandt av, 25x100.5. Extension of two mortgages for total of \$4,000 to Jan 1, 1912, at 5½%. Aug 12. Aug 13, 1909. 9:2408. nom
Cipriani Realty & Construction Co to Alicia Stuart. Hughes av, w s, 203 s Pelham av, 50x87.6. Aug 16, 5 years, 5½%. Aug 17, 1909. 11:3078. 23,500

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

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

E. THIELE, Sole Agent,
99 John St., New York.

Cucurullo, Joseph J, of Brooklyn, N Y, to Van Mater Stilwell. Aqueduct av East, e s, 133.9 s 184th st, 16.2x79.1x16x76.6. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Same to same. Aqueduct av East, e s, 149.11 s 184th st, 16.2x81.8 x16x79.1. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Same to same. Aqueduct av East, e s, 166.1 s 184th st, 16.2x84.3 x16x81.8. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Same to same. Aqueduct av East, e s, 182.4 s 184th st, 16.2x86.10 x16x84.3. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Same to same. Aqueduct av East, e s, 198.6 s 184th st, 30.11x94.8 7.2x86.10. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Cipriani Realty & Construction Co to Ailcia Stuart. Hughes av, w s, 203 s Pelham av, 50x87.6. Certificate as to mort for \$23,500. Aug 16, Aug 18, 1909. 11:3078. —

*Cleary, James H to Ella A Butler. Theriot av, w s, 175 n Gleason av, 25x100. Aug 18, due Jan 1, 1915, 5%. Aug 18, 1909. 4,000

Devine, James J to TITLE GUARANTEE & TRUST CO. 156th st, No 418, s s, 245 w Elton av, 25x100; except part for st. Aug 18, 1909, due, &c, as per bond. 9:2377. 2,300

*Donovan, John J to Hugh Doon. Doon av, w s, 275 s Jefferson av, 25x100. July 24, due Oct 24, 1909, 6%. Aug 18, 1909. 300

*Del Negro, Luca to Minna Knoch. Plot begins 240 e White Plains rd at point 420 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Aug 12, due, &c, as per bond. Aug 18, 1909. 4,000

*Same to same. Same property. Prior mort \$4,000. Aug 12, due, &c, as per bond. Aug 18, 1909. 1,000

*De Carlo, Filomena to Frank Gass. 215th st, late 1st av, s s, 325 e Maple st, 25x125, and being lot 111 map New Village Jerome. Aug 5, due, &c, as per bond. Aug 16, 1909. 3,500

*Early, Margt to Hudson P Rose Co. Crosby av, e s, 75 s Waterbury av, 25x100. P M. Nov 24, 1908, 3 years, 5½%. Aug 14, 1909. 440

Elviel Realty Co to Emma C Weick as committee Albert Weick. Bryant av, w s, 20 s Jennings st, 20x100. Aug 16, 5 years, 5%. Aug 17, 1909. 11:2994. 8,500

Same to same. Same property. Certificate as to above mort. Aug 5, Aug 17, 1909. 11:2994. —

*First Van Nest Hebrew Congregation to Frank Gass. Garfield st, e s, 100 n Columbus av, 25x100. Aug 14, due, &c, as per bond. Aug 17, 1909. 3,000

*Flynn, Thomas to THE BRONX SAVINGS BANK. Taylor av, w s, 225 s Columbus av, except part for av, 50x100. Aug 18, due, &c, as per bond. Aug 19, 1909. 1,000

Fox, Peter to Michael Regan. Clinton av, w s, 30.11 n 170th st, 37.6x100x37.7x100. Aug 17, 5 years, 5%. Aug 18, 1909. 11:2936. 28,000

Frankfort, Simon to NORTH SIDE SAVINGS BANK. Crotona av, No 1415, w s, 115.5 n 170th st, 25x111.7x24.1x122.5. July 27, 1 year, 5%. Aug 18, 1909. 11:2936. 5,000

Frost, Edward H as receiver with Harry B Cutner. Grand av, e s, 407.8 s Burnside av, 25x90. Extension of \$6,000 mort until Oct 13, 1912 at 5%. Aug 17, 1909. 11:2870. nom

Galligan, Bartholomew F to Joseph Kuhn. Webster av, No 1510, e s, 47.1 n 171st st, 25x99.3, to w s Mill brook, x25x97.11. Prior mort \$6,000. Aug 12, 2 years, 5%. Aug 13, 1909. 11:2896. 1,800

Gibson, Montgomery to Leita M wife Edw D White. Road leading from McComb's Dam to Fordham Corners, at s s land now or late Lewis G Morris, runs s w 365 x s w 116 x n w 2,340 to Harlem River, x n e 515 x s e 1,980 to beginning, contains 22 579-1,000 acres; land under water, begins at common high water mark on East Shore Harlem River, adj land L G Morris, runs s w 515 x s w 30 x n w 300 to pier line established by Harbor Commissioners of N Y, x n e 280 and 250 x s e 460 to beginning, contains 4 59-100 acres, except parts taken for Croton Aqueduct, and avs, &c; also except part conveyed to N Y C & H R R R Co and to Clarke G Dailey, 1-27 part of. All title, &c. Aug 12, 3 years, 5%. Aug 13, 1909. 11:2876, 2877, 2878, 2880, 2882, 2884 and 2885. 1,100

Guidone & Galardi Co to Fettehretch, Silkman & Seybel. Lots 14, 15, 22 and 23, parcel 22, map subdivision Estate Wm B Ogden at Highbridge, filed May 24, 1907. Certificate as to mortgage for \$6,000. July 30. Aug 16, 1909. 9:2536. —

Gilmartin, Thomas to HARLEM SAVINGS BANK. Hughes av (Jefferson av), e s, 175 n Tremont av, late Locust av, 24x100, except part for Hughes av. Aug 17, 1909, 3 years, 5%. 11:3079. 4,500

Gorsch, Sophia to Carl Ernst. Spofford av, n s, 250 w Brown av, 44.6x120.6x6.6x100. Prior mort \$—. Aug 16, due Feb 16, 1910, 6%. Aug 17, 1909. 10:2737. 1,000

*Gundersen, Bendikte S to Geo Hauser. McDonald st, n s, 282 e Eastchester rd, 25x100. Aug 14, 1 year, 6%. Aug 17, 1909. 1,000

Gaffney (J C) Construction Co, a corpn to Margaret Knox. Simpson st, w s, 284.10 s 167th st, 75x100. Prior mort \$7,500. Aug 12, due Feb 1, 1910, 6%. Aug 18, 1909. 10:2726. 6,000

Same to same. Same property. Certificate as to above mort. Aug 12, Aug 18, 1909. 10:2726. —

Grannis, Kate to Morris Lazar. 134th st, No 601, n s, 300 e St Anns av, 25x200 to 135th st, No 598. Prior mort \$16,700. Aug 17, 2 years, 6%. Aug 18, 1909. 10:2547. 3,000

Grummon, Gertrude I, wife of Josiah D to Fanny Mandelbaum. 139th st, No 408, s s, 70 e Willis av, 16.3x100; 139th st, No 473, n s, 700 e Willis av, 16.8x100; 139th st, No 479, n s, 733.4 e Willis av, 16.8x100; 141st st, No 419, n s, 216.8 e Willis av, 16.8x100; 141st st, No 457, n s, 568.9 e Willis av, 18.9x100; 142d st, No 428, s s, 275 e Willis av, 15x100; 138th st, No

417, n s, 151.3 e Willis av, 16.3x100; Willis av, No 370, e s, 130 n 142d st, 20x100. Prior mort \$43,000. Aug 18, due April 18, 1910, 6%. Aug 18, 1909. 9:2283-2284-2286 and 2287. 3,000

Ginsburger, Emil to Ebling Brewing Co. Prospect av, w s, 75 n 183d st, 25x95. July 30, demand, —%. Aug 18, 1909. 11:3102. 500

*Gass, Frank with Felix De Canio and ano. Lots 42 to 44, amended map No 277 of 126 lots, being a subdivision of plot 23, Map Clasons Point. Agreement as to apportionment of mort. Aug 13. Aug 18, 1909. —

*Gottschall, Jakobine to Nicholas Saner. Plot begins 340 e White Plains rd at point 170 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Prior mort \$4,000. Aug 17, due Feb 17, 1912, 6%. Aug 18, 1909. 800

Grossmann, Julius to DOLLAR SAVINGS BANK of City N Y. Decatur av, w s, about 59 s 193d st, 50x—. Aug 19, 1909, due Dec 1, 1912, 5%. 12:3275. 35,000

Hart, James J to NORTH SIDE SAVINGS BANK. Fox st, w s, 479 s 167th st, 25x100. Aug 17, 1 year, 5%. Aug 19, 1909. 10:2717. 5,000

Hoffmann, Philipp to Hans F N Truelsen. Mohegan av, s e s, 99 from n e s 179th st, runs s e 150 x n e 66 x n w 150 to av x s w 66.1 to beginning. P M. Prior mort \$4,000. Aug 12, 1 year, 6%. Aug 13, 1909. 11:3123. 3,250

*Haese, Carl to HARLEM SAVINGS BANK. Ft Schuyler rd, e s, 30.6 s Harrington av, 25.5x109.9x25x114.7. Aug 17, 1909, 3 years, 5%. 5,000

*Hoctor, Anna M to Mary B M Lawrence. Washington av, n e s, 132 s West Farms road, 75x100. Aug 14, 1909, 3 years, 6%. 600

Jaffe, Barnet with Bridget Hayes. Brook av, No 1514, e s, 100 n 171st st, 25x100.11. Extension of mort for \$11,000 to Sept 19, 1912, —%. Aug 12, Aug 17, 1909. 11:2895. nom

*Keller, Caroline to Sydney A Syme. Boston Turnpike, s s, 272.10 e land L B Holler, runs n e 165 to s w cor Boston Turnpike and Reed's Mill rd x s w 112.1 and 12.7 and 18.7 and 51.1 and 45.8 and 14.8 and 48 and 82.11 and 107.11 and 5.5 x s e 50 x s w 49.6 x s w 49.4 and 59.8 and 20.5 and 18.2 and 19.6 and 30.8 and 19.8 x n e 736.9 to beginning, Eastchester. Mar 4, 5 years, 6%. Aug 17, 1909. 1,100

*Kligerman, Jeanette to Fannie S Chew. 220th st, s s, 255 e 4th av, and being e ½ lot 358 map Wakefield, 50x114. Mort \$2,966.68. Aug 14, due July 1, 1911, 6%. Aug 16, 1909. 1,000

Krabo, Marie and Johanna Ernst to Chas Krabo. Vyse av, e s, 207 s 180th st, 35x112.5x35x112.11. Prior mort \$18,000. July 29, 2 years, 6%. Aug 14, 1909. 11:3132. 2,500

Krabo, Marie and Johanna R Ernst to Chas Krabo. Vyse av, e s, 242 s 180th st, 35x111.10x35.2x112.5. Prior mort \$18,000. July 29, 2 years, 6%. Aug 14, 1909. 11:3132. 2,500

*Kopschowsky, Annie to Paul Armitage. Sheil st, s s, 100 w 6th av and being lots 816 and 817 map Laconia Park, 50x100. Prior mort \$—. Aug 18, 1 year, 6%. Aug 19, 1909. 600

*Kessler, Louis to Edgar Ferris. Poplar st, s s, 277.2 e Forest st, 25.2x112.11x25x111.8. Westchester. Aug 12, due Sept 1, 1914, 6%. Aug 18, 1909. 3,000

Koch, Louise to HARLEM SAVINGS BANK. Valentine av, s e cor 204th st, 22.9x52.4x33.9x53.5. Aug 18, 1909, 3 years, 5%. 12:3309. 6,000

Kingston Securities Co to WASHINGTON SAVINGS BANK. Webster av, 1,000 n e Woodlawn road, 50x81.11x50x83.5. April 8, 2 years, 6%. Aug 18, 1909. 12:3357. 15,000

La Velle, Lewis V with Emma C Weick committee Albert Weick. Bryant av, s w cor Jennings st, 100x100. Subordination agreement. Aug 16, Aug 17, 1909. 11:2994. nom

LAWYERS TITLE INS & TRUST CO with Steinmetz Construction Co. Vyse av, w s, 150 n 172d st, three lots, each 25x100. Extension of three mortgages for \$5,750 each to Aug 3, 1912, at 5%. Aug 3. Aug 16, 1909. 11:2989. nom

*Luke, Joseph C and Eugene Bauer to Chas F W A Mueller et al. Jefferson st (Wallace av), s w cor Columbus (Van Nest) av, 100x25. Aug 13, due, as per bond, 5½%. Aug 16, 1909. 4,500

Lahr, Appolonia with LAWYERS TITLE INS & TRUST CO. Bryant av, w s, 80 s Jennings st, 20x100. Agreement as to ownership in bond and mortgage. Aug 5. Aug 16, 1909. 11:2994. nom

LAWYERS TITLE INS & TRUST CO with John and Caroline Damm. Crotona Park South, s s, 75 w Clinton av, runs s 96.1 x w 25.4 x s 16.6 x w 15.1 x n 106.8 to Crotona Park South, x e 40.11 to beginning. Extension of \$27,000 mort until Aug 10, 1914, at 6%. Aug 10. Aug 18, 1909. 11:2936. nom

Same with same. Crotona Park South, s s, 115.11 w Clinton av, runs s 106.8 x w 40.3 x n 15 x w 1 x n 85.6 to Crotona Park South x e 41.5 to beginning. Extension of \$30,000 mort until Aug 10, 1914, at 6%. Aug 10. Aug 18, 1909. 11:2936. nom

Lazar, Morris with Carrie Lazar. Irvine st, No 886. Extension of \$2,500 mort until Aug 17, 1912, at 6%. Aug 17, 1909. 10:2761. nom

*Lucchesi, Salvatore to Frank White. Gleason av, s s, 75 w 173d st, 25x106.8. P M. Aug 19, 1909, due, &c, as per bond. 500

Levy, L Napoleon with Matilda S Jones and Lottie Moynihan extrs, &c, Thomas O'Connell. 3d av, w s, 50 n 183d st, 75x 119.11x irreg x97. Agreement not to enter judgment against parties 2d part in foreclosure suit for any deficiency and relieve from personal liability, &c. Aug 13. Aug 19, 1909. 11:3052. nom

McGowan & Connolly Co to Manhattan Mortgage Co. Concord av, n w cor 151st st, 100x46. Prior mort \$—. Aug 17, due, &c, as per bond. Aug 18, 1909. 10:2643. 8,400

McGowan & Connolly Co to Manhattan Mortgage Co. Concord av, n w cor 151st st, 100x46. Certificate as to mort for \$8,400. Aug 17. Aug 18, 1909. 10:2643. —

*Mallett, Wm A to John Binns. St Peters av (Union av), n e s, 50 n w (Glebe av) New Haven R R av, 101x—x97x87, Westchester. P M. July 24, 3 years, 5%. Aug 18, 1909. 4,000

CLEAN TOWELS PEERLESS TOWEL SUPPLY CO. 99 Chambers St., N. Y.

4 Towels per week - 75c. per month
5 Towels per week - \$1.00 per month
8 Towels per week - 1.25 per month
10 Towels per week - \$1.50 per month
12 Towels per week - 1.75 per month
SPECIAL RATES ON LARGER ORDERS.

Including Fine Toilet Soap and the use of Large Ornamental Cabinet with Beveled French Plate Mirror, Hair Brush, Comb, Whisk Broom, Soap Tray.

<p>GERMAN AND AMERICAN</p> <p>Sales Offices 45 B'way, N. Y. City</p> <p>WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLS</p> <p>"THE ABSOLUTELY SAFE CEMENT"</p>	<p>ALSEN</p>	<p>SEE PAGE 132 IN "SWEET'S"</p> <p>FOR FULL PARTICULARS</p>	<p>This Brand</p> <p>of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
---	---	---------------------	--	--

*Murphy, Wm X to Lambert G Mapes. Lots 15 and 16, map (No 1253) of 25 lots Cornell Estate, 24th Ward. P M. Aug 12, 3 years, 5%. Aug 13, 1909. 525

Mullen, Jeremiah J to Thos F Byrne and ano. Lincoln av, s w cor 136th st, 26.1x105.10 to e s 3d av and 26.10x99.9. 1/2 part. Aug 11, 1 year, 6%. Aug 13, 1909. 9:2318. 2,000

*Miller, Wm D to Martha A Garrison. 241st st, n s, 25 e Marian st, 25x100. Aug 13, due, &c, as per bond. Aug 14, 1909. 2,500

*Mink, Adam to Henry Dannenfeller. 12th st, n s, 330 w Av B, 25x108. July 1, 5 years, 5 1/2%. Aug 14, 1909. 4,000

Moitrier, Louise J. of Hartsdale, N Y, with LAWYERS TITLE INS & TRUST CO. Bryant av, w s, 60 s Jennings st, 20x100. Agreement as to ownership in bond and mortgage. Aug 5. Aug 16, 1909. 11:2994. nom

Moitrier, Louise J with LAWYERS TITLE INS & TRUST CO. Bryant av, w s, 40 s Jennings st, 20x100. Agreement as to share ownership of mortgage. Aug 16, 1909. 11:2994. nom

*Meissner, Henry to Wm Meissner. Holland av, e s, 100 s Morris Park av, 25x100. Aug 13, 3 years, 4%. Aug 16, 1909. 3,000

Mahler, Gustava, wife of and David to James M Tully, exr Rose M O'Neil. Hughes av, s e s, in blk bet Tremont av and 179th st and being lot 197 map Saml Ryer Homestead, 25x100, except part for Hughes av. Aug 12, due, &c, as per bond. Aug 13, 1909. 11:3079. 5,000

Nevelson-Goldberg Realty Co to Consolidated Industrial Co. 3d av, Nos 4284 and 4288. Assign rents to secure \$5,000. Aug 12, due June 12, 1910, —%. Aug 13, 1909. 11:3061. nom

Nevelson-Goldberg Realty Co to Consolidated Industrial Co. 3d av, e s, 205.2 n 178th st, 100x108.1x99.10x104. Prior mort \$45,000. Aug 12, installs, 6%. Aug 13, 1909. 11:3061. 5,000

Same to same. Same property. Certificate as to above mortgage. Aug 12. Aug 13, 1909. 11:3061. —

*O'Dea, John to Ida C Butterworth. Amundson av, e s, 100 n Nelson av, 25x100. P M. Prior mort \$1,800. Aug 12, due, &c, as per bond. Aug 14, 1909. 700

O'Connell, Maurice J to Isabelle Camp. 184th st, No 378 East, s s, 83.4 w Davidson av, 16.8x80. Aug 1, 1 year, 6%. Aug 13, 1909. 11:3198. 1,000

Onyx Realty & Construction Co to Chas Voit. Courtlandt av, Nos 719 and 721, n w cor 155th st, 50x100. Prior mort \$40,000. Aug 10, 1 year, 6%. Aug 16, 1909. 9:2415. 10,000

Same and Evelyn or Evelyn D Hart with same. Same property. Subordination agreement. Aug 13. Aug 16, 1909. 9:2415. nom

Onyx Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. Courtlandt av, Nos 719 and 721, n w cor 155th st, 50x99.7. Building loan. Aug 14, due Aug 10, 1910, 6%. Aug 16, 1909. 9:2415. 40,000

Same to same. Same property. Certificate as to above mortgage. Aug 10. Aug 16, 1909. 9:2415. —

Same to Charles Voit. Same property. Certificate as to mortgage for \$10,000. Aug 10. Aug 16, 1909. 9:2415. —

Same and Evelyn or Evelyn D Hart with LAWYERS TITLE INS & TRUST CO. Same property. Subordination agreement of mort for \$5,750 to mortgage for \$40,000. Aug 14. Aug 16, 1909. 9:2415. nom

*O'Brien, Dennis to Chas Dettner. Kinsella av, s s, 101.4 w Bronxdale av, s s, 101.4 w Bronxdale av, 50x100. Aug 16, due Jan 1, 1913, 5%. Aug 18, 1909. 3,000

*O'Rourke, Chas to Amory Elliot and ano, exrs &c Rollin H Lynde. Theriot av, w s, 150 n Gleason av, 25x100. Aug 18, 1909, due Aug 1, 1914, 5%. 4,000

Price, Fraser P to Katherine Scheid, guardian Jos L Harer and ano. 173d st, No 417 old No 681, n s, about 140 e Webster av and at n w cor former Brook st, 16.8x89x16.8x88.2. Mar 1, 2 years, 5%. Aug 18, 1909. 11:2898. 4,000

Pasucci, Michele to Edith L Anderson. Cambreling av, n w s, 173.7 n e Pelham av, 23x100. July 12, 3 years, 5%. Aug 18, 1909. 12:3273. 4,000

Purcell, John M to Cath E Purcell. Marion av, s e s, at n e s 184th st, runs n e 22 x s e 127.6 x s w 25 x n w 105 to st x n w — to beginning. July 1, 3 years, 6%. Aug 19, 1909. 11:3024. 700

*Pieschel, Paul to Delphine Gamache. Taylor st, w s, 225 s Morris Park av, except part for st. Prior mort \$5,500. Aug 19, 1909, installs, \$50 monthly, 6%. 500

*Pfund, Hippolit to Steinmetz Construction Co. Vyse av, w s, 175 n 172d st, 25x100. P M. Prior mort \$5,750. Aug 12, 2 years, 6%. Aug 13, 1909. 11:2989. 2,250

Potter, Charles H with Clifford C Goodwin. North st, No 3. Extension of \$6,000 mort until Sept 1, 1913, at 5%. Aug 17, 1909. 11:3198. nom

Quinlan, Ellen M to John and Mathias Haffen. Whitlock av, s e s, 178.10 n e Leggett av, 50x115.8x50.7x104.10. Aug 12, 1 year, 5 1/2%. Aug 14, 1909. 10:2730. 2,500

Riley & Loughney Realty Co to Fredk J Riehm. Woodlawn road, e s, 26.1 n Hull av, 26.1x111.1x25x118.9. Prior mort \$5,500. Aug 12, due, &c, as per bond. Aug 13, 1909. 12:3345. 1,500

Same to same. Same property. Certificate as to above mortgage. Aug 12. Aug 13, 1909. 12:3345. —

*Rushon, Eliz to Louis Hausler. 3d st, s s, 150 w Av D, 25x103. Unionport. Aug 13, 3 years, 5%. Aug 16, 1909. 500

Root, Francis S with LAWYERS TITLE INS & TRUST CO. Bryant av, s w cor Jennings st, 20x100. Agreement as to share ownership in mortgage. Aug 5. Aug 16, 1909. 11:2994. nom

Renneck, Saul to Jacob Marx. Mt Hope pl, No 26, s s, 115 w Walton av, 25x125. P M. Prior mort \$7,500. Aug 16, installs, 5 1/2%. Aug 17, 1909. 11:2851. 2,500

Reid, Jos A as trus Francis Geiger with Harry B Cutner. Grand av, No 1996. Extension of \$3,000 mort until July 13, 1912, at 5%. June 17. Aug 17, 1909. 11:2870. nom

Regan, Michael with Peter Fox. Clinton av, n w cor 170th st, 30.11x100x45.6x101. Agreement as to reduction of mort. Aug 17. Aug 18, 1909. 11:2936. nom

Simpson, William of New Hudson, N Y, to American Real Estate Co. Aldus st, s e cor Faile st, 21.5x44.3 to Franklin lane x 68.8 to Faile st x n 44.3 to beginning. P M. Aug 17, 5 years, 5%. Aug 18, 1909. 10:2747. 30,000

Schwarzler (A J) Co to Chas H Dilley. Clay av, e s, 75.6 s 169th st, 40.3x80. Aug 16, 5 years, 5%. Aug 18, 1909. 9:2427. 21,000

Schwarzler (A J) Co to Chas H Dilley. Clay av, e s, 75.6 s 169th st, 40.3x80. Certificate as to mort for \$21,000. Aug 17. Aug 18, 1909. 9:2427. —

*Schultz, August F to Louise Lindemann. Chatterton av, No 2261 (7th st), n s, 180 w Av B, 25x100. Aug 3, due July 1, 1912, 6%. Aug 18, 1909. 1,000

Scheib, Fred H to Sarah D O'Leary. Arthur av, e s, — s 182d st and being lot 14 map Oak Tree plot, runs e 100 x n 76 to road leading from West Farms to Fordham x w 100.7 to av x s 92 to beginning, except part for Arthur av and 182d st. July 31, 1 year, 6%. Aug 18, 1909. 11:3070. 2,750

Siff, Philip with Geo H Hill. Belmont av, w s, 167.11 n 181st st, 17.11x85.11x17.10x85.9. Extension of \$1,250 mort until Feb 1, 1910, at 6%. Feb 1. Aug 19, 1909. 11:3082. nom

*Schmitt, Christoph to Rebecca Fuhr. Lots 89, 90, 91, 94, 95, 96 and 97, map (No 1098) of 125 lots Ruser Estate. Aug 12, 3 years, 6%. Aug 13, 1909. 750

*Steinmetz, Amelia to Jennie Brown. Park av, w s, 350 s Lyon av, two lots, each 25x130. Two morts, each \$1,000. Aug 12, 3 years, 6%. Aug 13, 1909. 2,000

*Smith, Virginia T to Daniel Ryer. Pleasant av, e s, 325 n 216th st, 25x100. Aug 1, due, &c, as per bond. Aug 13, 1909. 2,500

Stock, William to George Miller. Buchanan pl, No 43, n s, 100 e Grand av, 25x100. Aug 11, due, &c, as per bond. Aug 13, 1909. 11:3196. 4,000

*Scheffer, J Fredk to James B Kilsheimer, Jr. Waterbury av, s e cor Hobart av, 108x69.6x—21.7, and being lots 240 to 243, map 336 lots property Sisters of Charity. July 24, 1 year, 6%. Aug 16, 1909. 700

Staab, John C to Lizzie Walter. Hoe av, w s, 75 n Jennings st, 25x100. Aug 16, 5 years, 5%. Aug 17, 1909. 11:2981. 10,000

Schwarzler (A J) Co to U S SAVINGS BANK of City of N Y. Clay av, e s, 35.3 s 169th st, 40.3x80. Aug 17, 1909, 5 years, 5%. 9:2427. 21,000

Same to same. Same property. Certificate as to above mort. Aug 17, 1909. 9:2427. —

Same to same. Clay av, e s, 115.9 s 169th st, 40.3x80. Aug 17, 1909, 5 years, 5%. 9:2427. 21,000

Same to same. Same property. Certificate as to above mort. Aug 17, 1909. —

Tuetel, Magdalena and Nicholas Geiger as trus Titus Tuetel and John and Jennie Tuetel with Harry B Cutner. Grand av, No 1996. Extension of \$3,500 mort until July 13, 1912, at 5%. June 17. Aug 17, 1909. 11:2870. nom

*Taylor, Walter W with Sound Realty Co. Eastchester road, n e cor Kingston av, 195 to Birch st x 100, and being lots 89 and 504, map (No 1106) of Arden property at East and Westchester. Agreement as to discontinuance for action to foreclose mortgage and cancellation of lis pendens, &c. July 31. Aug 16, 1909. nom

Theyson, Emma F to Christiana Bollmann. 135th st, No 446, s s, 466.6 e Willis av, 16x100. Prior mort \$6,000. Aug 18, due, &c, as per bond. Aug 19, 1909. 9:2279. 2,500

Wahlig & Sonsin Co to Edgar S Appleby and ano. So Boulevard, e s, 200 n Jennings st, 100x100. Aug 18, 3 years, 5 1/2%. Aug 19, 1909. 11:2981. 10,000

Same to same. Same property. Certificate as to above mort. Aug 18. Aug 19, 1909. 11:2981. —

*Weissker, Rudolph to Maurice Mayer. Classon av, s e cor Tremont av, 110x104x—x— and being lots 61, 62, 63, 64 and 65 map McGraw Estate, except part for Tremont av. Aug 18, 3 years, 5%. Aug 19, 1909. 850

Woell, John with NORTH SIDE SAVINGS BANK. Crotona av, w s, 115.5 n 170th st, 25x111.7x24.1x122.5. Subordination agreement. Aug 3. Aug 18, 1909. 11:2936. nom

Wiedhopf, Clara to John B Diho. Bristow st, n e cor 170th st, 125x100. Prior mort \$75,500. Aug 12, demand, 6%. Aug 14, 1909. 11:2964. 2,000

Zwinge, Bernard to Ethel M Hart. 210th st, s w cor Reservoir Oval W, and being lot 174 map No 1103 of 181 lots Varian Estate, 25x104.9x45.4x96.1. July 10, due, &c, as per bond. Aug 14, 1909. 12:3343. 1,000

*Zuelch, John J to Adelaide Burlando. 214th st, s s, 117 w 4th av, and being lot 36 map New Village Jerome, 25x100. P M. Prior mort \$—. Jan 11, due, &c, as per bond. Aug 13, 1909. 500

Zineckgraf, Louisa, of Brooklyn, N Y to LAWYERS TITLE INS & TRUST CO. 144th st, n s, 375 e Brook av, 25x100. Aug 16, 5 years, 5%. Aug 17, 1909. 9:2271. 12,500

*Zinn, Anna wife John to August Funck. Powell av, s s, lot 274 map Unionport, 100x108. Aug 17, 3 years, 6%. Aug 18, 1909. 2,000

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 12.

118th st, Nos 126 & 128 East. Irving S Dorf agt Walter J Dean; Goldfogle, Cohn & Lind, att'ys; Wm E Morris, ref. (Amt due, \$8,135.17.)

Cambreleg av, n e cor 189th st, 40x— to Beaumont av. Prospect Investing Co agt Beaumont Building Co; Stephen W Collins, att'y; Joseph Ullman, ref. (Amt due, \$8,675.40.)

169th st, n s, 98.1 e Shakespeare av, 26.2x78.10 x24x64.6. Herman H Schurman agt William Daly et al; John A Bowen, att'y; John J Hynes, ref. (Amt due, \$6,193.33.)

132d st, Nos 52 to 60 West. Hugo E Distelhurst agt Marcus L Osk et al; Eisman, Levy, Corn & Lewine, att'ys; Moses R Ryttenberg, ref. (Amt due, \$5,323.21.)

Park av, Nos 1332 & 1334. Sigmund Adler agt Samuel Pekelner et al; Max Altmayer, att'y; Joseph D Edelson, ref. (Amt due, \$6,806.54.)

Grove st, n e cor Bleecker st, 117.9x47x irreg. Rosalie Hyams agt Sophia Zanderer; Hymes, Woytisek & Schaap, att'ys; Joseph R Truesdale, ref. (Amt due, \$58,021.34.)

Aug. 13 and 14.

No Judgments in Foreclosure Suits filed these days.

Aug. 16.

66th st, n s, 75 w 1st av, 37.6x100.5. Samuel Wacht agt Louis J Jacques; Phillips & Samuels, att'ys; Michael J Driscoll, ref. (Amt due, \$11,205.)

Aug. 17.

No Judgments in Foreclosure Suits filed this day.

Aug. 18.

169th st, No 359 East. Thornton Bros Co agt Jennie Lampel et al; Chas E Neier, att'y; Wm J McCormick, ref. (Amt due, \$1,518.16.)

LIS PENDENS.

Aug. 14.

Catherine st, Nos 53 & 55. Jacob Morrison et al agt Moses Einhorn; specific performance; att'y, W B Marx.

Aug. 16.

114th st, n s, 200 w 1st av, 25x100.10. Enrico V Pesca agt Mendel Tamor; action to impress lien; att'y, E A Isaacs.

2d av, No 1449.

1st av, Nos 1135 & 1137. Julius Crystal agt Israel Crystal et al; action to impress lien; att'y, C H Collins.

Aug. 17.

Mapes av, s e s, lot 147, map of Village of East Tremont, Bronx. Eliza L Rowel et al agt Carrie A Dixon et al; partition; att'y, D W C Hayes.

132d st, s s, 75 w 7th av, 16.8x99.11. Grace Volk agt Madeleine Clausen; specific performance; att'ys, Fixman & Lewis.

Broadway, s w cor 108th st, 94.6x101.9. Johanna C Samuel agt Oddie & Stafford et al; ejectment proceedings etc; att'y, S Shackelford.

Edgecombe av, No 227. Otha Demelt agt Mary S Bogardus et al; partition; att'y, R S Mullen.

Aug. 18.

92d st, Nos 292 & 294 West. James Livingston Construction Co agt Thomas A Sperry; action to reform contract; att'ys, Weschler & Rothschild.

Aug. 19.

22d st, No 479 West. Harriet E Deshons agt Emily E Deshons et al (action to construe will, &c), att'ys, Johnston & Johnston.

Aug. 20.

Tompkins st, No 15. Mangin st, e s, 150.4 n Broome st, 25x200.2 to Tompkins st. Walter D Starr et al agt Chandler D Starr et al; partition; att'y, W N O'Neil.

96th st, s s, 175.4 w Amsterdam av, —x100.9. 95th st, n s, 167.10 w Amsterdam av, —x100.9. Andrew J Skinner et al agt Adolph Behn et al; action to impress trust; att'y, L A Gould.

97th st, s s, 310 e 5th av, 28.7x100.11x irreg. Mary A Cohnfeld agt Seth M Milliken et al; admeasure dower; att'y, J P Berg.

Park Row, Nos 211 & 213. Edmund Guilbert, Arthur Guilbert et al; amended partition; att'ys, Mackenzie & Burr.

FORECLOSURE SUITS.

Aug. 14.

Lewis st, No 111. The State Bank agt Sam Schulman et al; att'y, J A Kohn.

Clay av, No 1381. Jacob Busch agt Isaac Brown et al; att'ys, Feltenstein & Rosenstein.

119th st, Nos 23 to 35 West. The State Bank agt Jacob Cohen et al; att'y, W T Kohn.

134th st, No 122 West. John M Bowers, trustee, agt Moses L Frazier et al; att'ys, Bowers & Sands.

Aug. 16.

182d st, s s, 84.3 e Washington av, 18x72.11x irreg. Lillian O Shift et al agt Hillside Realty & Construction Co et al; att'y, B Littell.

Aug. 17.

134th st, s s, 290.6 w Lenox av, 28x99.11. Arthur J Ridley agt Moses L Frazier et al; att'ys, Bowers & Sands.

116th st, s s, 260 w Madison av, 25x100. Baruch Cohen agt Samuel Feingold et al; att'ys, Moss & Feiner.

Mangin st, No 25. Chas B Squire agt Isaac Huppert et al; att'ys, Shepard & Houghton.

Lewis st, w s, 180 n Stanton st, 20x100. State Bank agt Sam Schulman et al; att'y, J A Kohn.

Madison av, No 274. City Real Estate Co agt Percy B O'Sullivan et al; amended; att'y, H Swain.

113th st, Nos 339 & 341 East. Louis C Tiffany gdn agt Abraham Norwalk et al; att'ys, De Forest Bros.

Taylor st, e s, 300 s Columbus av, 50x100; two actions. Baruch Kaufmann agt John Higgins et al; att'ys, Kendall & Herzog.

130th st, Nos 609 to 615 West. Junction Realty Co et al agt Fredericka Radle Estate; att'y, D E Goldfarb.

55th st, n s, 80 e Lexington av, 20x100.5. Alexis M Leon et al agt Harry L Topf et al; att'y, J H Morgan.

Aug. 18.

116th st, s s, 260 w Madison av, 25x100.11. Baruch Cohen agt Samuel Feingold et al; att'y, B F Feiner.

Lots 33, 122 to 127, 137 to 140 & 227, map of Varian Estate, Bronx; seven actions. Julius Mayer agt Michael Fox et al; att'ys, Simpson, Werner & Cardozo.

111th st, No 28 East. Meister & Bache Realty Co et al agt Samuel Strausberg et al; att'ys, Engel Bros.

81st st, n s, 254.2 w 2d av, 25.5x102.2. Harris D Colt, trustee, agt Prescott Realty Co et al; att'ys, Curtis, Mallet-Prevost & Colt.

Clinton st, w s, 26.1 n 181st st, 20x99.2. Thomas Bolton agt Harry Feller et al; att'ys, Salter & Steinkamp.

50th st, s s, 81.1 e Lexington av, 18.3x100.5. Nine P Paris agt Edward L McCormick et al; att'y, De Witt, Lockman & De Witt.

111th st, No 311 West. Alcazar Realty Co agt Mella Hylkema et al; att'ys, Phillips & Samuels.

Aug. 19.

122d st, n s, 66 w Pleasant av, 17x80.11. Harmon W Hendricks et al trustees, &c, agt Nathan Cohen et al; att'y, A Lyons.

122d st, s s, 83 w Pleasant av, 17x80.11. Edmund Hendricks et al agt same; att'y, A Lyons.

120th st, No 137 West. Theodore McCarthy agt Caroline McCarthy et al; foreclos of mort; att'y, D S Ritterband.

126th st, s s, 350 e 2d av, 41.8x99.11. Farmers Loan & Trust Co agt Rosalia Mell et al att'ys, Turner, Rolston & Horan.

122d st, n s, 287.11 e 1st av, 16.8x100.11. Chas A Stein agt Herman Bauman et al; att'y, B E Siegelstein.

Ludlow st, No 16. Bertha Sarasohn agt Louis Herman et al; att'ys, Abraham & Sarasohn.

2d av, No 2485. Bernard Solarz agt Lena Jacobs et al; amended; att'y, A A Silberberg.

114th st, No 341 East. Jacob Bloch guard agt Mendel Tamor et al; att'y, M Silverstein.

Av B, s e s, intersection s w s 13th st, 29.5x

93. Maximilian Fleischmann Co agt Henry

Bergman et al; att'ys, Jackson, Arnold &

Fleischmann.

137th st, No 245 West. Benjamin Steinman et

al agt Solomon K Ford; att'ys, Rosenthal,

Steckler & Levi.

Aug. 20.

102d st, No 308 West. Amy A C Montague agt Frank H Ainsworth et al; att'ys, Earle & Russell.

127th st, n s, 118.11 w Convent av, 50x99.11. Lewis A London et al agt Arnold Realty Co et al; att'y, M Mayer.

Martha av, e s, 50 n 2d av, 25x100, Bronx. August Schaffer agt John Tillie et al; att'y, M Breunich.

Av St Nicholas, Nos 945 to 949. Empire City Savings Bank agt Edw R Cohn Realty Operating Co et al; att'y, C W Dayton, Jr.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Aug.

14 Albers, Louis—N Y Tel Co.....\$80.74

14 Adler, Philip & Emil Manneck—the same.....23.47

17 Altholz, Louis—George Liss & Co.....119.33

18 Adams, Frank D—S Holzman.....10,639.15

19 Adams, Frank D—S Holzman.....10,639.15

16 Benson, Wm W—H C Beck.....309.72

16 Blumenthal, William—M Euhergreen.....costs, 12.41

16 Baconby, Anna—D Lehman.....72.36

16 Buttingham, Beverly M—H Petri.....45.19

16 Borgia, Albert & Philip—C F Dohen.....31.82

16 Boehmer, Frederick—The John Eichler Bwg Co.....526.08

17 Boyce, Edw C & Mary L—H B Claflin Co.....62.29

17 Borchers, Henry M—the same.....27.86

17 Berdy, Louis et al—M S Birkhahn.....148.68

17 Berdy, Louis et al—M S Birkhahn.....76.70

17 Bennett, Harry M—C Eppleur.....65.09

17 Baush, Hattie G—E L Platzky et al.....370.07

17 Breuer, David* & Harry—N Y Edison Co.....119.48

17 Bernstein, Samuel—F Hipsh.....62.78

17 Bonner, Paul R—W Abrams.....88.69

17 Berman, Philip et al—A Cohen.....998.37

17 Brescha, Pasquale—A Bonfrisco.....330.27

18 Briemer, John—Ebling Brewing Co.....2,021.57

18 Berkowitz, Samuel—H B Claflin Co.....137.55

18 Byrne, Charles—Metropolitan Distributing & Advertising Co.....65.81

18 Bach, Myer—B Wallerstein.....2,600.84

18*Bordin, Samuel et al—G Hartman et al.....112.15

18 Bogart, Chas J—E Gross.....94.79

18 Brucellaria, Harry et al—N Y Edison Co.....140.09

19 Brown, Chas A et al—Mutual Trust Co of Westchester Co.....164.06

19 Barnes, Frank* and James W—M E Fox et al.....46.85

19 Beckelman, Harris—J Weil et al.....2,229.23

19*Buxbaum, Lina et al—L M Hart.....533.16

19 Buttomer, John et al—J J Reid.....74.16

19 Brownlee, Arthur A—G Mitchell.....24,573.17

19 Birnie, Joseph—J Leipsiger.....100.59

20 Badouh, John & Richard et al—L I Baron.....139.21

20 Barrick, Raphael—D J Allen Co.....39.88

20 Bruner, Louis N—C Dyke.....236.65

20 Bleiding, Louis—James Y Watkins & Son, Inc.....53.63

20 Berg, Carl—Fiss, Doerr & Carroll Horse Co.....1,355.18

20 Burns, Catherine—W R H Martin et al.....costs, 108.30

14 Cozzens, Leonard—Scruggs, Vandervoort & Barney Dry Goods Co.....128.17

14 Covello, Andrea—C Nucciarone.....74.41

16 Clement, Maynard N, Comr—E Kane.....costs, 100.09

17 Cuddeback, Clinton G—N Y Telephone Co.....67.23

17 Caccavajo, Joseph—N Y Edison Co.....20.96

17 Cody, Patrick J—the same.....115.86

18 Cooper, Thomas W—F Zadek et al.....268.41

18 Cunningham, Symphoriam F—James Beggs & Co.....47.61

18 Cooper, Wm A—N Y Edison Co.....26.35

18 Cooper, Thomas W—D A Schulte et al.....475.00

18 Conley, Frank E—Monarch Motor Co.....172.38

19 Connor, Richard L I—M Rubenstein.....84.18

19 Crotty, Daniel J—Bernheim Distilling Co.....199.43

19 Corrigan, John B et al—Acker, Merrill & Condit Co.....104.71

19*Cohen, Sam et al—T Ross.....552.52

20 Conner, Archibald H et al—Wilson Distilling Co.....376.99

20 Colwell, Hugh—A C Smith, Jr, et al.....808.65

20 Cimmitt, Maurice I—C J Bueb et al.....1,178.61

20 Collin, James B—S J Bloomingdale et al.....61.63

20 Conversano, Philomena gdn—H Paradise et al.....costs, 108.18

14 Dillon, Geo—J Mandell.....246.57

14 Decker, Garret B—S J Bloomingdale et al.....28.65

16 Debagian, Peter—J Magnus.....77.94

17 Damast, Morris—N Y Telephone Co.....37.09

17 Dolgin, Louis—J Pinberg.....326.31

17 Deutsch, Samuel & Annie—H Katz et al.....374.16

18 Duffy, Frank J—Baker Voorhis & Co.....22.96

18 Domberger, Frederick—N Y Edison Co.....236.28

18 Down, Faustynya W—S Warhoff.....84.40

18 Drucker, Adolph et al—State Bank.....155.30

19 Dozza, Carl—M Takaes.....253.41

19 Devereaux, Chas A et al—M M Grossman et al.....118.40

20 Donaldson, James R—Michael Cohen & Co.....800.00

20 Denz, Geo W—Fountain & Choate et al.....costs, 108.18

14 Eagle, Abraham—H Borris.....28.91

17 Edel, Ernest M—W J Salomon.....164.40

17 Einwich, Frank—E Stutz et al.....81.70

17 Engeman, Wm A—N Y Life Ins & Trust Co et al.....249.86



Vulcanite Portland Cement and Berkshire "Snow White" Portland Cement

Delivered in small or large quantities at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.
Phone orders 1000 Gramerey.

VULCANITE PORTLAND CEMENT CO., Flatiron Building, N. Y.

19 Eckerson, Wm C et al—Mutual Trust Co of Westchester County	161.06	20 Levine, Jacob et al—People's Surety Co of N Y	51.41	16 Siegel, Jacob—J Efron	87.70
20 Enright, Florence—P Parker	64.97	20 Leben, Abram—F Feder	63.07	17 Sexton, John B—N Y Telephone Co.	59.55
20 Engelhardt, Newman—Ludwig Baumann & Co.	465.95	20 Lang, Augusta E—A Cohen	114.66	17 Shobenm, Joseph—F I Ingram	16.57
14 Fuhrman, Myer and Samuel Schaffer—H Wolf	214.20	20 Lissner, Julius & Sophia—B Zam	63.66	17 Stratton, Roy—Joseph M Bradley Co.	113.15
14 Finkle, S Henry—N Y Tel Co.	76.77	20 Levinton, Morris L & Lena—M Levy et al	190.37	17 Spaeth, Geo F—H E Herold	322.98
14 Frazier, Thomas—A W Griswold et al	7,673.96	20 Levinton, Morris—the same	245.79	18 Scheinkman, Bernard—J F Halstead et al	579.62
16 Fleischman, J Henry & Thomas Mack—People, &c.	1,000.00	14 Miles, Fred J and Vincent Jervis—N Y Tel Co.	64.50	18 Speaker, John M—W W Davis et al.	66.43
17 Feinman, Ellis et al—A Cohen	398.37	14 Mandelbaum, Israel—the same	44.10	18 Samicola, Frank—Italian-American Trust Co.	325.81
17 Flaherty, Wm H—Sherman Brown Co.	314.00	14 Middleton, Edward L—C Quattleander	45.44	18 Salzwick, Louis J—Crandall & Godley Co.	163.66
18 Fraade, Chas B—N Y Edison Co.	31.39	14 Marks, Joel—Nat Elevator Co.	302.04	18 Sichel, Maurice—Mark Cross Co.	81.41
19 Farrelly, Stephen recr—C A Schaeffler	118.90	14 McMahon, Geo—S J Bloomingdale et al.	113.77	18 Stillpass, William—N Y Edison Co.	18.25
19 Fitzgerald, Thomas et al—J J Reid	74.16	16 Miller, George F—J A Parker	1,619.84	18 Schulman, Morris A—the same	34.15
19 Freidel, Louis—A Snyder	42.48	16 Meltsner, Rachel—L Levine	184.72	18 Schilo, Carl et al—W L Lapham	1,349.86
20 Freese, John C—Bonavista Stable Co.	42.44	16 Minden, Harry—American Label Co.	48.44	18 Sussman, Peter & Valentine et al—American Blue Stone Co.	179.37
20 Fribich, Joseph et al—Standard Oil Co of N Y	33.31	16 Muller, Henry F—G Schulte	2,137.75	19 Sacks, Isidor—N Y Talking Machine Co.	482.21
20 Froloehr, Julius et al—H F Sheldon	114.64	16 Mackey, Ross A—Consolidated Ry & Light Co.	310.77	19 Sussmann, Peter & Valentine—Michael Cohen & Co.	450.41
20 Fitzgerald, James J—S Coahan	2,358.17	16 McCarthy, Timothy—S Glantz	204.87	19 the same—the same	309.16
20 Fritzer, August—S Rupp	157.15	17 Moss, Stella D—H B Claffin Co.	24.56	19 Sussman, Peter—the same	329.15
20 Gottgen, Louis—M S Arrue	131.06	17 Martin, John H—C G Gunther's Sons	305.45	19 Shapiro, Harris—Bernheim Distilling Co.	203.22
17*Goldenberg, Michael et al—N Y Edison Co.	24.24	17 Marks, Morris B & Abraham—I Unterburg	766.65	19*Simpson, Geo R et al—L M Hart	533.16
17 Gussman, Maurice et al—the same	24.24	17 Maier, Frank—P R Jennings et al	503.66	19 Schwartz, Jacob—G T Zalud	84.41
18 Gould, Joshua M—G Zillmann	61.38	17 McCamus, Thomas W et al—J E Winne et al.	4,763.87	19 Skillman, Geo W—Acker, Merrill & Condit Co.	30.45
18 Greenberg, Henry—N Y Edison Co.	20.14	18 Mirov, Louis et al—J E Bates et al.	408.46	19 Swan, Arthur R—the same	84.68
18 Grazioli, Vincent et al—the same	140.09	18 the same—D Davidowitz	121.01	19 Silvestri, Paolo—J Kind	35.58
18 Gluckman, Sarah—J Weil et al	12,690.18	18 Mertens, Wm F—M Aaron	41.81	19 Sladin, Rebecca et al—M H Westin et al.	93.35
19 Gumble, Walter—L V C Baldwin	57.01	18 Murchen, Samuel—H B Claffin Co.	27.77	19 Schrank, Pincus—Brooklyn Varnish Mfg Co.	39.55
19 Gerber, William—J Bloch	32.41	18 Maybury, James H—W J Wright	177.79	19 Simrin, Louisa et al—T Ross	552.52
19 Garfinkle, Charles—M Wineburg Advertising Co.	79.67	18 Morris, Chas B et al—C M Durland et al	107.85	20 Slater, Samuel T & Aaron D—H Zubinsky et al	203.53
19 Goldman, Samuel et al—M H Westin et al	93.35	18 McLeer, Edward Jr—J Evans	431.71	20 Shullman, Henry—C G Willoughby	45.26
19 Goldstein, Louis—Lance & Grosjean Mfg Co.	117.78	18 McCowatt, H H—A G Hall	91.51	20 Scherer, Stephen J—B Bernard et al.	318.41
19 Glass, Hyman et al—State Bank	941.65	18 McCrary, Mary R—Southern Engineer	337.81	20 Seidel, Wm H—W H Tulley et al.	75.69
19 Goldstein, Charles & Benjamin—P D Shapiro et al	204.41	19 Mercer, David T—W B Bliss, Jr, et al	261.56	20*Shapiro, Moses et al—F Ninfo	226.06
19 Gorham, John M—Watts-Woodward Press	292.16	19 May, Max—United Dressed Beef Co, N Y	121.21	20 Spence, Harry M—E Hunter	38.50
19 Garides, George—Crandall & Godley Co.	265.52	19 Murray, Edw F—J Kaminsky	30.67	20 Simon, Fannie & Reuben—Fletcher Stanley Co.	278.84
19 Gallup, Frank—the same	130.80	19 Meissner, Michael—Atlas Wine & Liquor Co, Inc	106.21	20 Smit, Emil—H Gottlieb	39.67
20 Gindlach, Frederick H—Frederick F Ingram & Co.	28.27	19 Moore, Thomas F—J S Gans et al	186.01	20 Schmitt, August—Thatcher Furnace Co.	32.47
20 Greenberg, Louis—D J Allen Co.	45.11	19 Melbourne, Geo A—Watts-Woodward Press	345.91	20 Slotopolsky, Nathan—W Kuesberg	64.58
20 Giamotta, Louis—Brina Mfg & Importing Co.	13.10	19 Murrell, Wm G & George—Schaeffer & Burdenberg Mfg Co.	53.67	20* Sassoni, Michael et al—F de Montebello et al	68.71
14 Hansler, John—M Lurinsky	44.28	19 McAlpin, Anna R et al—L M Hart	533.16	20 Seeley, Frank J et al—E S Siegel et al	143.90
16 Hyman, Tlle—G Nicholas	84.78	20 Marshall, Terese—Bonwit Teller & Co.	41.03	20 Strand, Anton—M Levin et al	29.84
16 Haff, Robert W—Brooklyn Real Estate Exchange, Ltd	1,006.06	20 Macdonald, Geo S—Union Trust Co of N Y	216.01	20 Selzer, Harry—I Rosenthal et al.	13.08
16 Halker, Henry D—The Crandall & Godley Co.	127.48	20 Moschowitz, Leopold—J Stern	142.15	14 Topor, Joseph—H Boriss	22.35
17 Herbst, Louis—H B Claffin Co.	69.91	20 Munsch, Ida—Rogus Tea & Coffee Co.	27.23	17 Tingley, Richard H et al—European-American Bank	844.81
17*Halpern, John M et al—M S Birkhahn	148.68	20 Malone, Frank E—Motor Mart of N Y et al	87.24	17 Thomas, Benjamin F—N Y Edison Co.	15.41
17 Harrison, M et al—Bank of Huntington	235.09	20 the same—the same	70.46	20 Tykiewicz, John S et al—Standard Oil Co of N Y	33.31
18 Horowitz, Harris et al—Lachman & Jacobi Inc.	28.97	14 Newman, Estelle—A Schwab	626.44	20 Tatarsky, Benj R—Lawyers Co-operative Co.	32.16
18 Hoffman, Harry J—A M Henshaw et al.	361.50	16 Newman, Isaac—C Pretorius	272.41	20 Tower, Walter B et al—E S Siegel et al	143.90
18 Haggerty, Archibald J—M Cooper	138.19	16 Newman, Estelle—H B Claffin Co.	33.04	20 Trobbone, Carlo—P Manganelli	41.91
18 Hyde, Lillian B—E H Litchfield	87.75	18 Natkins, Benjamin—N Y Edison Co.	44.13	20 Tarbox, Harold E—J C Wilmerding, Jr.	88.22
18 Harding, John—D F Donohue	153.08	18 Nowitz, Philip et al—G Hartman et al.	112.15	20 Taylor, Wm F—S J Bloomingdale et al.	64.42
19*Hopkins, Arthur M et al—M H Grossman et al	118.40	18 Neiman, Abraham F et al—W F Clemmons	46.41	14 Ulrich, Chas—Lang & Co.	464.72
19 Hansen, Geo E—G Ballard et al	1,290.29	19 Nutt, Saml D—L Frizlen	130.48	14 Vidaver, Maxwell—N Y Tel Co.	50.50
19 Helken, Henry D—Crandall & Godley Co.	127.48	20 Nolan, Richard F—M Rosenfield et al.	72.51	17 Van Bibber, Chas E et al—European-American Bank	844.81
19 Haughey, Louis C—E J Truslow	1,361.75	20 Oberdorfer, Jesse—M S Arrue	135.71	17 Van Schaick, Singleton et al—Bank of Huntington	235.09
20 Hunter, Wm S M—G A Veeder	277.63	17 Orently, Abram—N Y Telephone Co.	82.05	18 Van Buren, James et al—Z Bloom	34.72
20 Hall, Archibald or Archie et al—Wilson Distilling Co.	376.99	18 Oppenheim, Herbert—N Y Edison Co.	73.81	19 Van Schaick, Singleton—S L Swett	168.69
20 Hyman, Davis et al—J Volk	113.45	14 Perkins, Herman—N Y Tel Co.	83.01	16 Willis, Ike & Michael Tenzer—People, &c.	1,000.00
20 Hillenbrand, E Francis—Allen Advertising Agency	115.91	17 Paige, Edw W et al—J E Winne et al.	4,736.87	16 Wilkinson, John J & Louis Tenaer—the same	500.00
14 Jacobi, Albert—J McCarron	169.01	17 Parrello, Angelo—J Murphy	174.41	16 Wilson, John R—United Merchants Realty & Imp Co.	99.65
18 Jane, Frank S et al—Peoples Surety Co of N Y	15.11	17 Parrell, Henry W—N Y Edison Co.	16.40	16 Werblin, Paul T—W R Ellison et al.	68.01
18 the same—the same	47.21	17 Peck, Lucy R—A Stewart	1,008.53	16 Ward, Harry M—A McConnell	25.86
20 Jeffery, Geo C Jr—Keystone Pub Co.	70.67	18 Pipe, Edw W Jr—J Evans	42.87	17 Woodward, Arthur B—M Michaels	40.20
20 Jones, John E—F A Huck	309.44	18 Pendola, Peter et al—Peoples Surety Co of N Y	47.21	17 Wersansky, Louis & Rose et al—M S Birkhahn	76.70
16 Koffer, Julius and Samuel Leder—People, &c.	2,500.00	18 Platz, Julian M—N Y Edison Co.	15.85	17 the same—the same	148.68
16 Kleck, Charles—the same	10.00	18 Phillips, Chas H—Hayes Rubber Co.	146.56	17 Woledge, Wm W—Scruggs Vandervoort Barney Dry Goods Co.	217.54
17*Kopple, Nathan et al—M S Birkhahn	148.68	19 Power, Peter—J Theford	180.58	17 Wollner, Jacob—George Liss & Co.	44.59
17*Kopple, Nathan et al—the same	76.70	19 Post, Clarence F et al—Acker, Merrill & Condit Co.	41.73	18 Weiss, Abraham—Princess Corset Co.	98.52
17 Krueger, Oscar* & Paul* & William—N Y Edison Co.	543.08	20 Potts, Wm H—D T Brokaw	61.41	18 Weinberg, Frank O—W A Maltus et al.	35.62
18*Kapner, Samuel et al—J E Bates et al.	408.46	20 Piercy, Albert J et al—H F Sheldon	114.64	18 Weissman, Samuel et al—W S Lapham	1,349.86
18 the same—D Davidowitz	121.01	20 Potter, Catalina D V—N Y Importation Co.	241.09	18 Walbridge, Geo B—W C McKnight M D	241.31
18*Kessler, Max et al—Lachman & Jacobi Inc.	28.97	20 Peshinik, Jacob et al—Peoples Surety Co of N Y	51.41	19 Wollowitz, Louis et al—State Bank	941.65
18 Korman, Jacob—Bronx Borough Bank	804.15	14 Robinson, Myron W—Journal of Commerce & Commercial Bulletin	85.09	19 Walker, Wm H—H B Claffin Co.	128.41
19 Katz, Harry—A Nemirowsky	559.26	14 Reisman, Jacob & Gussie—M Brat	311.25	19 Wilson, Bernard et al—L M Hart	533.16
19 Kaplan, David—Brotherhood Realty Co.	174.04	16 Rosenthal, Wm & Max Norak—People, &c.	1,000.00	19 Woods, Wesley—Acker, Merrill & Condit Co.	192.89
20 Kupperman, Bernard—B Drucker	27.67	16 Reddy, Patrick—M N Clement, Comr	10.00	19 Wirth, F Joseph et al—the same	51.73
20 Kornfeld, Ignatz—S C Welsh	140.12	16 Robinson, Frank E—S Streep	30.66	19 Walsh, William—Clover Farms Co.	76.52
20 Kutler, Samuel—F Ninfo	226.06	16 Rosen, Samuel—S Lustig exr and trus	28.01	20 Vanderpool, Fred C—S J Bloomingdale	74.32
20 Kotler, Sam et al—F Ninfo	226.06	17 Rummel, Elias—N Y Telephone Co.	27.47	20 Van Loan, Lottie F—Star Co.	22.35
20 Korten, Walter—Patterson Bros.	40.09	17 Rosenbaum, David—N Y Edison Co.	16.79	20 Weinberg, Charles—H B Claffin Co.	277.07
20 Kappeler, Jesse et al—J Sheinman	205.55	17 Robinson, Beverly W—E Tantz et al.	447.08	20 Wasserman, Benjamin et al—J Volk	113.45
20 Kramer, Joseph et al—the same	205.55	18 Rifkin, Jacob—H B Claffin Co.	123.91	20 Walters, Grace M—M A Lamprey	120.64
20 Klotz, Peter et al—F de Montebello et al.	68.71	19 Russo, Michael et al—N Gliboff	32.40	18 Youngerman, Benjamin et al—W F Clemmons	46.41
14 Linter, Isaac—N Y Tel Co.	34.85	19 Rosenthal, Solomon—I Davis	113.49	16 Zimmer, Jonas—D J Clearv Co.	114.93
14 Levy, Frank—R Schmidt	68.56	19 Rosensohn, Sam—W Henkel, Jr.	455.55	18 Zelt, Abraham et al—State Bank	155.30
17 Levy, Rebecca—N Y Edison Co.	14.98	19 Rich, James L—C W Carpenter et al.	272.66	20 Zisla, Mary—A Cohen	342.41
17 Levin, Solomon—H B Claffin Co.	35.91	19*Riesel, Ernest & Wm A—Acker, Merrill & Condit Co.	69.07		
18 Leibowitz, Simon et al—the same	70.46	20 Robbins, Frederick—J S Winne	235.60		
18 Levin, Max—the same	21.73	20 Rauminello, Paul—Steinhardt Bros & Co.	342.86		
18 Linn, Adolph L—the same	108.56	20 Rogers, Wm C—J Barnes	311.21		
18 Leward, Chas J et al—C M Durland et al	107.85	20 Reisinger, Otto & Wm H McKenzie—N Y Tel Co.	53.67		
18 Levitan, Wolf—J Schuster	23.58	14 Sidley, Kyrle G—the same	38.01		
19 Lippi, George et al—N Gliboff	32.62	14 Spandau, Jacob H—The German Exchange Bank	615.70		
19 Leahy, Francis—T Kelly	200.17	14 Senauer Coleman H—Chrisholm Realty Co.	214.31		
19 Logie, James—J W McDermott et al	140.74	14 Shannon, Robert T—S J Bloomingdale et al	65.89		
19 Levy, Louis—L Jacobson	172.29	14 Smith, Chas E W—W W Gooch	63.62		
20*Liebman, Joseph et al—F Ninfo	226.06	14 Smith, Wm M—S J Bloomingdale et al.	87.96		
		16 Singer, Charles L & Lobie Jacob—People, &c.	1,000.00		
		16 Snyder, Peter—R W Crawford	95.61		

CORPORATIONS.

14 Cosmopolitan Cleaning & Dyeing Works and Louis Lazarowitz—E Dulberger	37.65
14 Cooke Bank Note Engraving Co & Wm Cockcroft—First Nat Bank of Red Bank, N J	210.31
14 Manhattan Auto Car Co—Globe Ticket Co.	61.41
14 N Y Leasing Co—N Y Tel Co.	498.80

GEORGE DOAN RUSSELL

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.

LAWYER**SPECIALTY:** Building Business, Mechanics' Liens, Etc.
7 Years' Practical Building Experience. 13 Years Lawyer.

14 The Gyroscope Automobile Co—N Y Tel Co.	217.23
16 Archer & Co—Associated Merchants of N Y	138.11
16 MacDonald, Robert W & MacDonald-Heyward Co—J C Duffy	2,310.60
16 The Weisberg Co, Inc—A Cohen et al.	128.35
17 Manhattan United Laundries Co—B H Tangemann	230.40
17 E Spencer Hall & Co—W A Clark	2,514.36
17 R Franclyn Co et al—Bank of Huntington	235.09
17 J Gordon Smith Co—Safe Padlock & Hardware Co.	87.51
17 Philadelphia Casualty Co—J Steinwender et al	6,634.54
18 United Tournament Co—Ellison Construction Co.	1,268.23
18 Great Northern Engineering & Supply Co—N Y Lubricating Oil Co.	203.61
18 Flatlands Construction Co et al—American Blue Stone Co.	179.37
18 Frank Winslow Tuttle Co et al—Z Bloom	34.72
18 Troetel Burglar Alarm Lock Co—CJ Holle	6,144.28
19 Sea Coast Construction Co—New Haven Towing Co	546.26
19 Bergen Realty Co et al—L M Hart	533.16
19 E Levinson Co—J Appel	378.65
19 Foremost Realty Co—J Weiss	184.15
19 Zeltner Casino Co—Henry Meyer Co	143.72
19 Sentinel Printing Co—G Lindenmeyr et al	83.18
19 Great Provident Oil Co—I Picker	268.68
20 Long Island Display Advertising Co—C S Terrett et al	60.29
20 Natural Secret Service & Information Co—P L Grandy	29.91
20 National Patent & Novelty Exhibition Co—Penton Label Co, Inc.	162.50
20 North Bros Inc—E J du Pont de Nemours Powder Co.	90.16

SATISFIED JUDGMENTS.

Aug. 16, 17, 18, 19 and 20.

Andrews, William—S Reiss et al. 1909.	112.01
Abrashkov, David & Samuel et al—A Sartirana. 1908.	108.10
Abrashkov, David & Samuel et al—A Sartirana. 1909.	103.90
Brakov, David et al—A Sartirana. 1909.	103.90
Barnett, Samuel et al—L Cohen. 1909.	1,010.18
Brakov, David et al—A Sartirana. 1908.	108.10
Bauer, John A—M Normoyle. 1909.	2,430.07
Burr, Lynn A—M Irving. 1909.	54.71
Coleman, Aaron—A Bruch. 1909.	299.10
Chatterton, Bertha W and Augustus L—P A Geoghegan. 1907.	3,229.93
Same—same. 1908.	75.65
Same—same. 1909.	107.75
Clitter, Geo F et al—Union Bank of Brooklyn. 1909.	101.23
Daly, Catherine admrx—H C Paddock. 1905.	287.97
De Mattheais, Tommaso—E Trotter et al. 1908.	costs, 109.48
Davidson, Hattie—J Loew. 1909.	62.17
De Lancey, Wm H—B L M Bates et al. 1908.	345.78
Davidson, Hattie—W B Hogan. 1909.	87.70
Deedy, Matthew—A Abelloff. 1908.	78.41
Duffy, John F—Browning King & Co. 1909.	22.76
Demetropolis, Anthony et al—P Weisslitz. 1909.	29.41
Dix, Bertha—Ravenswood Paper Mill Co. 1909.	34.42
Dempsey, Guy C—Boston Ins Co. 1908.	51.21
Engelberg, Morris—I Reich et al. 1908.	139.98
Feiser, Harry J—M Monday et al. 1908.	114.80
Eno, Alfred J—W Suydam. 1902.	8,049.76
Ellsworth, Joseph W Jr—C Reilly. 1909.	101.00
Federman, Rudolph—J Efron. 1908.	630.50
Ferraro, Charles & Emilia—S Wolchok. 1908.	134.41
Gormley, F Joseph et al—Union Bank of Brooklyn. 1909.	101.23

Hollingsworth, Wm T P—Wm P Bonbright & Co. 1904.	32,730.45
Hessler, Samuel—S Golumbe. 1909.	99.41
Jarmulowsky, Sender—City of N Y. 1909.	55.17
Joline, Adrian H et al—S Desowitz. 1908.	119.31
Jackson, Edgar R—G C Stowell et al. 1909.	2,935.22
Katz, Solomon & Isaac E Newburger. 1909.	31.21
Kelley, James D—Richardson & Boynton Co. 1896.	143.79
Kasofsky, Aaron—J Watson. 1909.	419.43
Korn, Abraham—E Agatson. 1909.	24.27
Keller, Caroline—C Weiss. 1909.	61.22
Kriegle, Samuel—H F Gundrum. 1909.	25.96
Kowaloff, Benjamin et al—S W Denzer. 1909.	44.65
Lewis, Alfred—R Kohn. 1909.	9.81
Matthews, Max—P Bendler. 1909.	36.91
Morris, Andrew—E C Brown. 1909.	67.26
Magner, John P—M H Grossman et al. 1909.	75.16
Murrell, William G—Diehl Mfg Co. 1907.	36.21
Medicus, Henry W & Charles H—L C Raeger et al. 1902.	75.49
Maresca, Salvatore et al—C Ciola. 1908.	214.67
Neary, Patrick H—J Kersey et al. 1901.	427.32
Pine, Howard et al—P Weisslitz. 1909.	29.41
Palerioity, David et al—H Jacobs. 1909.	535.56
Rishell, John D—E F Harding. 1909.	288.15
Rund, Anna—S Hochstader. 1909.	94.56
Roth, Arthur—Metropolitan Sole Leather Corp. 1909.	80.63
Rothenberg, Fritz—M H Koblin. 1907.	519.40
Robinson, Douglas et al—S Desowitz. 1908.	119.31
Reifschneider, Felix, Jr—Heinken, Bayne & McCarthy. 1908.	177.65
Russo, Joseph et al—C Ciola. 1908.	214.67
Rutgaber, Victor E—Vroom, Inc. 1909.	37.01
Sloninsky, Isaac—I Palley. 1902.	250.24
Springer, Bernat et al—J H McLain. 1909.	1,644.91
Segal, Aaron et al—the same. 1909.	1,644.91
Siegel, Joseph et al—M M Goodman. 1908.	123.50
Schneider, Joseph—M Zlotkin. 1909.	209.78
Shaff, Louis M et al—L Cohen. 1909.	1,010.18
Som, Max—W Lerner. 1908.	60.65
Schnall, Bernard—Tacony Iron Co. 1909.	271.18
Timberman, Oscar W & Jennie—S Louis. 1909.	110.31
Wolff, Henry L—C W Brandon. 1908.	39.41
Wolff, Henry L—M Scully. 1907.	449.99
Waldman, Barnet—M A Charlop. 1909.	449.78
Whitridge, Frederick W—M Berlin. 1908.	534.65
Same—S Kinzer. 1909.	97.65
Wolff, Harry—Falum & Bornstein. 1909.	107.41
Weiner, Louis et al—H Jacobs. 1909.	535.56
Zodikow, Ludwig—J E Forrer. 1909.	350.00

CORPORATIONS.

H Koehler & Co—C Zangara. 1909.	350.00
Post & McCord—C Dapping, Jr. 1909.	117.95
Same—same. 1909.	5,131.88
State Bank—F Rosenthal. 1909.	107.95
Ridgewood Premium Tea & Coffee Co—I Isler. 1909.	371.26
Cerra Realty & Construction Co—J Rice et al. 1909.	428.15
Degnon Contracting Co—J O'Brien. 1908.	400.00
Interborough Rapid Transit Co—M Fowlkes. 1908.	998.70
Marine Engine & Machine Co—Pioneer Iron Works. 1908.	22,484.98
Same—same. 1909.	111.28
Dry Dock, East Broadway & Battery R R Co—S Broner. 1908.	299.15
Home Alliance Realty Co—E Kohout. 1909.	104.41
Interborough Rapid Transit Co—G Rosati. 1909.	626.08
Same—L C Donahue. 1909.	883.74
Troy, Rensselaer & Pittsfield R R Co—A W Sperry. 1909.	13,205.13
Health Chemical Co—S V De Forest et al. 1909.	47.46
St Paul Construction Co et al—J H Jacobs. 1909.	535.56

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

Aug. 14.

97—2d av, Nos 787 to 791. William Garber agt Edward P E Mulvany & Marcy C Mulvany et al.	\$54.00
98—85th st, No 104 West. Ernst S Piepr agt John Palmer & John H Lawrence.	6.65
99—85th st, No 102 West. Same agt same.	4.50
100—Carmine st, s e cor Bedford st, 25x60. Brook Paint & Varnish Works agt John Schmeidlerand et al (renewal).	69.20
101—176th st, n s, 249.4 w Anthony av, 25x95. Robert A Trainor agt Honora V Cronin.	1,708.00
102—De Voe Terrace, Nos 2464 to 2466. William E Lyons agt Thomas F Murray.	98.00

Aug. 16.

103—Riverside Drive, No 534. Philip Stein agt St Paul's Construction Co.	1,818.00
104—Av B, No 15. Charles Miller et al agt Harry Sprung exr.	1,145.75
105—116th st, No 28 West. John L Wilkie recvr agt Louis N Adler (renewal).	224.00
106—46th st, n e cor 8th av, 100x100. Berger Mfg Co agt Metropolitan Mercantile Co.	1,850.47

Aug. 17.

107—Plimpton av, Nos 1311 to 1329. Harry Turner et al agt James C Picken.	900.00
108—Grand Boulevard & Concourse, s e cor 178th st, 104.11x95.5. Van Nest Wood Working Co agt Hagerman Construction Co.	1,004.00
109—Plimpton av, w s, 70 s 170th st, 200x100. Kertscher & Co agt James C Picken.	5,440.00
110—Lexington av, No 161 & 163. Samuel Rainis et al agt Michele Benincasa (renewal).	1,184.00
111—Plimpton av, w s, 70 s 170th st, 200 x100. Thomas C Edmonds & Co agt James C Picken.	495.00

Aug. 18.

112—Front st, Nos 368 to 372. Frank Straub agt John H Wellbrock.	30.00
113—Plimpton av, w s, 70 s 170th st, 200x100. Adam Happel agt James C Picken.	1,408.00
114—Same property. Landon & Co agt same.	419.47
115—Henry st, No 203. Benjamin Danker agt Congregation Makower of Polan and Nisen P Kitz.	32.00
116—16th st, No 321 West. Benjamin Danker agt Joseph L Bittenweiser & M Guloff.	24.00
117—166th st, n s, 100 w Union av, 75x115. Pasquale Trotta agt Werner Knaus Realty Co & William McPherson.	1,112.00
118—98th st, No 287 East. Israel Freiman agt David Liebgold.	697.00
119—Plimpton av, w s, 70 s 170th st, 200x100. Michael Hughes agt James C Picken.	3,158.00
120—120th st, No 303 West. William Ackermann agt Louis Epstein.	18.91
121—Ryer av, e s, 125 n 180th st, 75x100. Eagle Plumbing Supply Co agt Sam Marksame and Freytag & Diamond.	537.12
122—60th st, No 48 East. Thomas J Mooney agt Chas E Rushmore & Elias Neiberg.	266.00
123—Grand Boulevard and Concourse, s e cor 178th st, 104.6x127.4x100x95.5. John Bell Co agt Hagerman Construction Co.	639.75
124—Intervale av, w s, 50 s 169th st, 25x irreg to Home st. Same agt Halvoren Barmore Construction Co.	349.24

Aug. 19.

125—Stanton st, No 50. Louis Baron et al agt Morris Bresky.	605.00
---	--------

Principles of City Land Values

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

Size, 6 x 9½ inches, 160 pp., bound in cloth, fully illustrated
Price, \$1.50. Postage, 15 cents

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

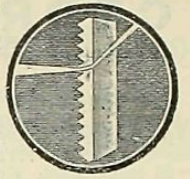
RECORD AND GUIDE

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

Luxfer

The combination of absolute structural strength, together with DAYLIGHTING capacity, is only to be had with LUXFER REINFORCED CONCRETE VAULT-LIGHTS.

AMERICAN LUXFER PRISM CO.
Tel. 8257
Spring 8258 507-509 West Broadway N.Y.



126—Plimpton av, w s, 75 s 170th st, 201.7x 75.5 x irreg. Church E Gates & Co agt James C Picken670.75
127—Broadway, No 3136. William Eisenstern agt Caroline Uhlig, Eugene M Hoffman.100.00
128—8th av, n e cor 46th st, 100.5x100. Electrical Repair Co agt Metropolitan Mercantile Realty Co135.20
129—Madison av, No 1270. Otto Frenz agt Isack Cohn, Jacob and Julia Schattman.148.00
130—Anthony av, n w cor 174th st, 135.6x59.6 x irreg. William Rosenfeld agt Ekwanok Realty Co465.00
131—7th av, s e cor 111th st, —x—. Anton Larsen agt Greene Court Building Co (renewal)451.25
132—Grand st, Nos 316 to 320. J B Greitzer agt Adolph Prince, Fordon Amusement Co.836.00

Aug. 20.

133—Hester st, No 188. Jacob Resnikoff agt Minnie Flannigan & Margaret Wilson exrs. & Patrick J Bowen145.00
134—Plimpton av, Nos 1311 to 1320. Thomas Bonner Heating Co agt James C Picken.2,050.00
135—8th av, Nos 711 to 715. Charles A Lefferts & Co agt Wm W Astor & Jacob Harris (renewal)724.47
136J—143d st, No 237 West. D Eckstein & Son agt Moses L Frazier65.00
137—143d st, No 241 West. Same agt same.100.95
138—Brachen av, w s, 175 n Randall av, 50x 100. Brachen av, w s, 100 n Randall av, 50x 100. Louis Macousey agt Joseph Steen & George Erlacher483.00
139—Plimpton av, w s, 75 s 170th st, 201.7x75.5 x irreg. Finkelstein & Kugel agt James C Picken350.00
140—Rivington st, No 156. Philip Wechsler agt Adolf D Lindemann1,450.00
141—Anthony av, n w cor 174th st, 135.7x88.11 x117.6x59.6. William Rosenfeld agt Ekwanok Realty Co500.00
142—Arthur av, 183d st, Adams pl and Crescent av, entire block. Schwartz & Gross agt August Kuhn544.65
143—Monroe st, No 222. Scammel st, Nos 38 & 40. Jacob Weiss agt Joseph Goldberg & Jacob Pollock53.00

BUILDING LOAN CONTRACTS.

Aug. 14.

Gleason av, n s, 330 w Av B, 25x108, the Bronx. Henry Dannenfelser loans Adam Mink to erect a — sty building — payments.\$4,000.00
Amsterdam av, n w cor 105th st, 75.11x100. Lawyers Title Insurance & Trust Co loans Irving Judis Building & Construction Co to erect a — sty building; — payments.165,000.00

Aug. 16.

Birchall av, w s, 50 s Sagamore st, 25x100. George Hauser loans Joseph Danella to erect a — sty building; — payments.3,000.00

Aug. 17.

Courtlandt av, n w cor 155th st, 50x99.6x irreg Lawyers Title Ins & Trust Co loans Onyx Realty & Construction Co to erect a 6-sty apartment; 6 payments40,000.00
Courtlandt av, Nos 719 & 721. Charles Voit loans same to erect a 6-sty apartment; 6 payments10,000.00

Aug. 18.

Broadway, s e cor 180th st, 102.1x107.4. City Mortgage Co loans Barnard Realty Co to erect a 6-sty apartment; 5 payments.160,000
Broadway, w s, 105.11 n e l 183d st, 50.5x 126x50.5x133. Same loans Daniel Rogers Construction Co to erect a 5-sty apartment; 1 payment5,000
205th st, s s, 150 w 9th av, 50x99.11. Title Guarantee & Trust Co loans Joseph Balmford Construction Co to erect a 5-sty apartment; 4 payments20,000
Poplar st, s s, 277.2 e Forest st, —x—. Edgar Ferris loans Louis Kessler to erect a 2-sty dwelling; 2 payments3,000

Aug. 19.

236th st, n s, 450 e Keplar av, 25x100. Theodore Wentz loans Melillo Construction Co, to erect a 4-sty apartment; 5 payments.\$10,000
Audubon av, n e cor 177th st, 107.11x100 x irreg. Lawyers Title Ins & Trust Co loans Broad Construction Co, to erect a 6-sty apartment; 6 payments.\$140,000

Aug. 20.

Concord av, e s, 59.5 n 147th st, 59.2x100. Central Mortgage Co loans Joseph Follow to erect three — sty buildings; 6 payments.16,500
Washington av, s e cor St Paul's pl, 40.2x100. Manhattan Mortgage Co loans Brook Construction Co to erect a 6-sty apartment; 13 payments45,000
St Pauls pl, s s, 100 e Washington av, 40.5x 100. Same loans same to erect a 6-sty apartment; 13 payments35,000

SATISFIED MECHANICS' LIENS.

Aug. 14.

163d st, n s, 90 e Ogden av, 100x100. M Ricciardi agt Thomas J Waters et al. (Aug 9, 1909)\$61.15
Southern Boulevard, w s, 225 s Penfold av, 42 x128.8. Jerry Forman agt Emil S Levi et al. (Aug 4, 1909)76.00
172d st, Nos 1142 and 1144 East. North Side Cornice & Roofing Co agt James Hanrihan et al. (July 20, 1909)51.00

Aug. 16.

163d st, n s, 90 e Ogden av. O Sittalo agt Thomas J Waters et al. (Aug 9, 1909).10 90
Same property. T Bevalagna agt same. (Aug 9, 1909)11.83
Van Nest av, No 607. Michael Earnzelli agt John Reilly et al. (Aug 12, 1909)8.00
71st st, No 340 East. I Finkelstein agt Joseph Jeddicka et al. (Aug 10, 1909)150.00

Aug. 17.

114th st, No 39 West. Hyman Shapiro agt Max Goldstein et al. (May 10, 1909)....95.00
58th st, No 316 East. Samuel Kaplan agt Mary J Murphy et al. (Aug 6, 1909)....50.00
52d st, No 249 East. Same agt same. (Aug 6, 1909)51.50

Aug. 18.

179th st, n e cor Hughes av. Carmine Cioffi agt Luigi Pantieri et al. (April 23, 1909)3,700.00
Garfield st, e s, 100 n Van Nest av. Lerman & Kaplan agt First Van Nest Hebrew Congregation et al. (Aug 14, 1908).....3,000.00
Same property. Sam R Kaplansky agt same. (Aug 15, 1908).....775.00
Same property. Church E Gates & Co agt same. (Aug 15, 1908)365.29
Same property. Van Nest Wood Working Co agt same. (Aug 15, 1908)84.00

Same property. John Bell Co agt same. (Aug 15, 1908)825.62
Forest av, n w cor 158th st. Charles Schneider agt William F Rohrig Co et al. (March 31, 1909)4,585.60
Same property. Frank Franzillo agt Wm F Rohrig et al. (July 31, 1909).....730.00
Same property. City Fire Proofing Co agt Wm F Rohrig Co et al. (Aug 3, 1909).312.11
Same property. Globe Fire Proof Door & Sash Co agt same. (May 7, 1909).....461.00
2 Brook av, n w cor 170th st. Gottesman & Hirschkowitz agt Geo H Hill Realty Co et al. (Aug 12, 1909)925.00

Aug. 19.

Chrystie st, No 80. Solomon B Blonstein agt M Kreisler et al. (July 24, 1909).....32.73
2150th st, n s, 100 w 7th av. Alliegro & Spallone Construction Co agt Bisch-Hoeff Realty & Construction Co et al. (July 27, 1909).....\$3,075.58

Aug. 20.

86th st, s s, 150 e Riverside Drive. Empire Floor Tile Co agt Henry Schiff et al. (July 24, 1909)4,341.66
Montgomery st, No 23. Samuel Rosenberg agt Louis Weinstein et al. (July 3, 1909).....60.00
133d st, No 5 West. Frank Schwartzman agt William Feltenstein et al. (Aug 9, 1909)50.00

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

Aug. 12.

No Attachments filed this day.

Aug. 13.

Bosco, Louis, Peter, Joseph & Carlo; Vincent F Bosco; \$50,000; H J Witte.
De Tornquist, Rosa A, Carlos A & Martin; Evans Almirall & Co; \$23,877; H Moore.
Schiller, Arthur G; First Ntl Bank of Philippi; W Va; \$4,258; R C Peck.

Aug. 14.

No Attachments filed this day.

Aug. 16.

Holmes, J P; Harry M Durning; \$24,053.55; Simpson, Thacher & Bartlett.

Aug. 17.

No Attachments filed this day.

Aug. 18.

The Laurel Rubber Co; Jacob Kronenberg; \$5,000; C S Lorentzen.

CHATTEL MORTGAGES.

Aug. 13, 14, 16, 17, 18 and 19.

AFFECTING REAL ESTATE.

Cirone, J & A Giura. Northside Bedford Park and Boulevard. H Delinsky. Hardware Fixtures. (Contract.) 200
Dellon, G. 2170-2184 Lexington av. I Greenbaum. Wash Tubs, &c. (Contract.) 2,542
St Paul Const Co. East side Drive, south of 127th st. H Delinsky. Hardware Fixtures. (Contract.) 365

VALUATION OF FACTORY PROPERTY.

Mr. Charles T. Main, engineer, of Boston, favors the Record and Guide with the following opinions on this subject of never-ending controversy. His views are applicable, no doubt, to most manufacturing plants.

THE Public Statutes of some States direct that the assessors shall make a fair cash valuation of all the estate, real and personal, subject to taxation therein. It seems as though this definition of the cash value as the taxable value did not intend that assessors should consider the plant in the same light that a purchaser would, for the reason that the earnings cannot be included in the assessor's investigation, while they are the all important item to the purchaser.

The average assessor knows but little about the physical qualities, to say nothing of going into the estimate of all the items that make a mill more or less profitable than other factories located elsewhere.

It is not at all improbable that some mills which are running at a loss, or making a slight profit, would be better off to abandon their present site and move their machinery to some more favorable location.

It may have been that when such a ruling was made the choice of locations was not so wide as now, and that it was

intended not to consider such broad questions as must be considered by a purchaser, and which to him might render a property of no value to purchase, and yet it might represent a large amount of property.

It would seem, therefore, that in considering the taxable value of a mill, the assessors must ignore the broad questions of labor, location, transportation, etc., and confine themselves to the physical condition of the plant existing at a certain place, which place is assumed to be advantageous to the carrying on of the business. Even in this limited consideration they cannot be as severe upon the plant as a purchaser would be.

For example, suppose that the looms in a mill are old, and so constructed as not to be able to run at anything near the speed and production of modern looms, and that the price of weaving is consequently so much higher than on modern looms as to wipe out what would otherwise be a fair profit on the goods. A purchaser taking this into consideration would say that the looms were of no value; but, unfortunately, they are in the mill, and if the company prefers to keep them, they are taxable property, and the company is unfortunate which possesses much of such property to be taxed.

Boston.

CHARLES T. MAIN.