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THE recent rise in price of the Interborough-Metropolitan securities is now explained by the announcement that the Public Service Commission and the Company have practically reached an agreement in respect to the Steinway Tunnel, the Queensboro Bridge and third tracks for three of the elevated roads. During many years the management of the company has been laboring to secure some, if not all, of these concessions. It has shown much more interest in obtaining third tracks for the elevated roads than it has in building additional subways, doubtless because in this way it will increase the value of certain perpetual franchises and because it will secure by these means a considerable increase of traffic at a relatively small capital expense. No wonder, consequently, that its stock has jumped up in price. While there is no reason to be particularly enthusiastic over the kind of service improvement which will result, neither is there any reason for finding fault with the Commission for granting the concessions. By means of these third tracks and the other proposed improvements to the elevated system, the convenience of the millions of people who now depend upon the elevated roads will be very much increased; and the improved means of communication will be effected in a comparatively short time, and substantially without any expense to the city. Moreover, the proposed increases in elevated trackage will not serve to diminish to any considerable extent the value of those subway concessions which are now being seriously considered; and by the time competitive subways are constructed there will be enough traffic for all. In view of the fact, consequently, of the present congestion and of the probable increase of congestion before any additional subways can be constructed, the Public Service Commission has done well to reach an agreement with the Interborough Company in respect to additional tracks on the Second, Third and Ninth avenue elevated lines.

AS to the arrangements made for using the Steinway Tunnel and the Queensboro Bridge, their desirability is obvious. The bridge has been completed for about two years, and has not been used anywhere near as much as it should be. It was intended in the beginning that there should be a connection with the Second avenue elevated; and after such a connection is made residents of Queens, who have reached the vicinity of the Bridge terminus, will be able for five cents to travel to the lower end of Manhattan in a comparatively short time. Of course such a connection still leaves a good deal to be desired. The travelers on the Bridge are still cut off from a large part of the business district of Manhattan, from its retail stores, from its theatres and from its restaurants. There would be only one way in which they could reach practically all these points of interest. A connection with the proposed Lexington avenue subway would not serve the purpose, because that subway does not touch the shopping and amusement district. On the other hand, if the Interborough ever builds a Madison avenue extension and one along Seventh avenue, a connection with the Madison avenue line at 59th street would enable the travelers from Queens by the Bridge to reach almost any part of the central ridge of Manhattan. Another extremely useful connection would be the extension of the McAdoo system from the Grand Central Station to 59th street and Second avenue. Travelers in the Steinway tunnel will under the proposed new arrangement be very much better off than travelers on the Queensboro Bridge. They will, in the first place, be able to reach

any point on the existing subway or on any future subway controlled by the Interborough Company by paying five cents. In the second place they will connect at 42d street with the Grand Central Station, the McAdoo system and eventually with the Broadway-Lexington avenue route, and in making their subway connections they will have the benefit of an express station at 42d street. These are great advantages, even in case some of them do have to be purchased by the payment of additional fares. If the arrangement goes through, the Grand Central Station will become the greatest traffic center in New York City; and the pity is that the different subway and tunnel systems which will exchange traffic at this point will not all be under a single management.

THE most interesting part of the report on water terminals in the United States, issued by the Commissioner on Corporations, Mr. Herbert Knox Smith, deals with the situation at the port of New York. The Commissioner draws up a severe arraignment of the policy pursued by the municipal government in this respect, and he exposes at length the waste and inefficiency involved by the existing arrangements for getting freight to and from Manhattan and handling it while there. He says, "There is nothing like a comprehensive belt railroad system. This absence of any general rail-water co-ordination and the present lack of organization of the harbor with respect to its important functions undoubtedly exert a deterrent effect upon the commerce of the port." He also points out that much of the \$100,000,000 which the State is spending on the Barge Canal will be wasted, unless better water terminals are secured for this port. It has always been incomprehensible to the Record and Guide that this subject has not aroused more interest on the part of local trade and real estate organizations. The whole future of the port of New York and particularly the future of the Manhattan water-front hangs upon the construction of a warehouse system and a freight railway in Manhattan; and yet the subject apparently excites no interest either on the part of general public opinion or of bodies like the Chamber of Commerce and the Board of Trade and Transportation. Surely some committee of representative business men should be organized, who could report upon the practicability of Commissioner Tomkins' apparently excellent plan for a marginal elevated railway and a group of municipal docks. The matter is just as important as is that of increased rapid transit. If some plan of the kind is not adopted within a comparatively short time, it will undoubtedly mean the eventual use of the Manhattan water-front merely for the purpose of receiving freight actually consumed in Manhattan. In the end the South Brooklyn and the Jamaica water-front will absorb practically everything except the local trade. There is only one big corporation which is vitally interested in preventing this result and that is the New York Central. It may be hoped that it will co-operate with the city government in keeping the Manhattan water-front really alive.

CERTAIN parts of Mayor Gaynor's letter, expressing his unwillingness to have the Democratic nomination for Governor forced on him, make curious reading. "I am well aware," he says, "as has been pointed out to me, that there are some large things which a Governor could readily do for the city of New York by oversight and legitimate interference, which the Mayor of that city cannot do without much time and difficulty, if at all. Among them I may mention the planning and construction of a comprehensive system of subways with a single fare over the whole system, which in the discordance, or duality of government, or both, now existing in that city is a difficult and protracted matter." The Record and Guide would like to know what the Governor of the State of New York has to do with the planning and construction of a comprehensive system of subways, and how the Governor can in any way alleviate the effects of the "discordancy, or duality of government" now in existence in the city. He could, it is true, dismiss the existing Public Service Commission, and appoint men in their place who were pledged to a comprehensive system of subways with a single fare, but that would be the limit of his power and he could not secure the proposed object by any such means. Before the new Governor could act, the contracts for the Broadway-Lexington avenue subway, which is planned as an essentially independent route, will probably be signed; and even after a new commission were appointed, the "duality" and "discordance," would remain. There would be no assurance that the Board of Estimate would agree with the plans of the new Commission; and the Governor would be powerless in the face of such a disagreement. The passage is interesting, however, because it indicates that

Mayor Gaynor really favors one united subway system for New York City, and because it indicates that if he ever does become Governor he will appoint a new Public Service Commission.

THIRD-TRACKING ELEVATED ROADS.

To the Editor of the Record and Guide:

The Bronx Transit Association with the entire City of New York is vitally interested in the proposition of the Interborough for third-tracking the Second and Third avenue elevateds and constructing extensions and the turning over to the City of the Steinway tunnel, the hearing for which is to be held before the Public Service Commission Saturday morning.

This general proposition is well worth serious consideration, as it would offer the quickest relief to east Manhattan and the Bronx and would also relieve the over-congested traffic on the present subway by diverting a part of that traffic down the Second and Third Avenue elevateds.

But just at this critical time in New York's transit situation every advantage and disadvantage should be carefully weighed and this valuable franchise for third-tracking the Second and Third avenue elevateds and other improvements should not be granted by the City without the public's knowing very definitely what is to be provided to handle the traffic by both local and express service.

Whenever in the past a comprehensive plan for transit improvement has been before the City, some proposal more or less attractive has almost invariably been made by those in control of existing transit lines. The Bronx Transit Association is in favor of any and all kinds of reasonable improvements in transit facilities, but it is generally conceded by those qualified to judge that the prospects of the proposed Tri-Borough route will be affected by this third-tracking proposition.

If there is a successful bidder under the private capital form of contract for the Tri-Borough route, then the third-tracking proposition would have little effect on the construction of the Tri-Borough. There is, however, no encouragement whatever toward believing that the proposed Tri-Borough will be constructed under the private capital form of contract.

There is every assurance that bids will be received for construction by sections with municipal funds. If under those conditions it could be shown that the third-tracking proposition was about to be carried out, very strong influence might be exerted against the expenditure of municipal funds for the proposed Tri-Borough system.

It is therefore vitally essential to the public at large to keep in mind every phase of the situation, and while securing every possible improvement and extension, at the same time learn in advance what is to be received for the franchise it grants and at the same time not allow this new third-tracking proposition to interfere with the Tri-Borough construction.

W. R. MESSENGER,
Secretary Bronx Transit Association.

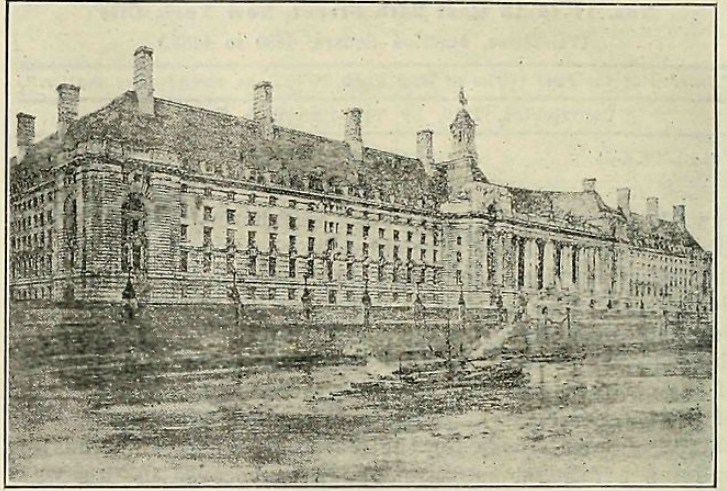
STATE OF EMPLOYMENT.—In some of the building trades business is officially reported as brisk, especially for the plasterers, waterprooferers, cement workers, tilelayers, electricians and metallic lathers. The bricklayers were only about 65% employed before the "lockout," which seems incompatible with conditions in some other trades, but is nevertheless a fact. Projects for new buildings in Manhattan are fewer in number than at this time a year ago, but in the Bronx new work is coming out quite as fast as last year. Manhattan and the Bronx, together, have passed the one-hundred-million-dollar mark for the year so far, but are behind last year's record by about \$24,000,000, taking into account new buildings only. Alteration work this year has been almost equal to what it was last year, up to the corresponding date. Brooklyn has fallen behind in construction this year, and Queens is not doing quite so well as last year. The most pushing borough in the whole city is the Bronx. The present labor trouble has, of course, thrown the brickbuilding temporarily into confusion. It is now seven years since there has been any general interruption to construction operations. During the interim owners have been able to calculate in advance almost to a day when work would be finished, and also calculate accurately its maximum cost—a business advantage which New York had not before possessed in many years.

UNTIL THE STRIKING BRICKLAYERS have had an opportunity to think over the matters at issue, the Mason Builders are not likely to take severe action against them. There is no bitterness in the case so far as these two parties are concerned. A meeting of the members of the Mason Builders' Association, in session at the hour of going to press, is expected to appoint a strike committee to have full charge of affairs. A possible course of action for the employers is to declare "open shop" with a reduction of the wage scale, which would cause far-reaching changes in construction work. The policy of the employers this week seems to have been merely one of observation, as no communications have passed between them and the representatives of the unions. Four unions originally intended to stick by the local Agreement, but the fine oratory of their International president was evidently irresistible.

TWO MODERN MUNICIPAL BUILDINGS.

Our sketch of the London County Council Hall, which is now in process of erection, permits a comparison with a building having a similar purpose in this city, namely, the new Municipal Building on Park Row. If ever two monumental edifices, designed in the same period to perform each in its own community essentially the same office, could be said to be the exact antithesis of each other in an architectural sense, the London County Council Hall, designed by Ralph Knott, and the New York City Municipal Building, designed by McKim, Mead & White, are an instance.

One stands by the side of a river—at a water gate—where the commerce of the world goes by, and where by the prominence of its position alone it becomes one of the landmarks of the



LONDON COUNTY COUNCIL HALL.

Ralph Knott, Architect.

world. The other building, set in the midst of a city, would be completely hidden from those passing the city were it no taller than its contemporary. It commands attention and exerts authority architecturally by reason of its enormous height, towering above all other buildings immediately around it, and so making itself visible from the harbor to world-traffic.

Every building representative of a country's majesty or a city's splendor should by rights look out upon the world, and not be so modestly placed as to be invisible in the crowd. Had our public buildings been grouped around the Battery, they would have had a site comparable in natural prominence, and in respect to the other divisions of the city, with the ideal situation of London's public buildings.

Material for the Municipal Building.

Of the half million or more feet of granite required in the construction of the mammoth Municipal Building, 150,000 feet are already stored in this city on a strip of land under this side of the Manhattan Bridge. In addition to this, granite is being quarried and cut at the rate of 40,000 feet per month, half a dozen quarries being utilized to their fullest capacity. The steel alone in this structure will exceed 26,000 tons, of which 15,000 tons have already been fabricated and stored ready for the commencement of steel setting. The remaining 11,000 odd tons are being fabricated at the shops to be ready by the time the first 15,000 tons have been swung into place. All sub-contracts have been let, for such lines of work as are not performed direct by the Thompson-Starrett Company, and materials are all in process of manufacture, to be delivered in their logical sequence as the progress of the building requires. The contracts for the stone and for the steel are said to be the biggest ever placed in the history of building construction, and the work of handling this material from the grade level to the dizzy heights of 40 stories or so, will necessitate the installation of nearly 20 steel derricks, all of which equipment will be electrically controlled. The building, which is designed by McKim, Mead & White, the architects, is contracted to be turned over to the city January 1, 1912, and the Thompson-Starrett Company expects to finish the building by that time.

INTERNATIONAL TOWN PLANNING CONFERENCE.—Owing to recent legislation a new era of town planning and reconstruction is about to open in the United Kingdom. The Council of the Royal Institute of British Architects has made arrangements to hold an International Town Planning Conference, of which the King has consented to be Patron, on a comprehensive scale in the second week in October. The Galleries at Burlington House, London, has been placed at the disposal of the Royal Institute for display of the designs and illustrations of town planning and remodelling which have been collected from all parts of the world. The officers are, John Burns, Honorary President of the Conference; Leonard Stokes, President; Aston Webb, Chairman of the Executive Committee; John W. Simpson, Secretary.

CONSTRUCTION

A BUILDING LINE QUESTION TAKEN TO COURT

The Superintendent of Buildings in the Bronx Ordered to Show Cause Why a Permit for an Encroaching Stoop Should Not Be Issued As Usual.

A BUILDER in the Bronx, Mr. Morris Osmansky, has brought an action in the Supreme Court to compel the Superintendent of Buildings, James A. Henderson, Esq., to issue a permit for the erection and maintenance of a stoop in front of a house on Washington av, north of 166th st. As the stoop would project over the building line five feet and six inches, the Superintendent, under instruction from the Borough President, Hon. Cyrus C. Miller, has refused the application.

The policy of the Borough President on this puzzling question of encroachments was stated by Mr. Miller himself in a letter to the Record and Guide appearing last week, wherein he said:

"The question of what encroachments, if any, beyond the house line in front of buildings, will be permitted by the City has caused much discussion of late years. The situation has become acute in the Borough of The Bronx, because many buildings have been projected. They usually are of a speculative character, and, naturally, the builder wishes to use all of the front of his lot for his building and place his stoops, areas, columns, show windows, cornices and other projections on the land belonging to the public.

"When the city buys the land for the street, it buys from house line to house line. The owner rarely forgets himself so far as to fail to charge the city full price for it. Then he turns about and proposes to use five or ten or fifteen feet of the land paid for by the city for his own private purposes. This shows enterprise. Such a happy condition of affairs would not be disturbed by me were it not that the Court of Appeals, possibly without thinking of the feelings of the builders in the Borough of The Bronx, has laid down the law that such encroachments are illegal, and that it is beyond the power of the Board of Aldermen or any other body or officer of the City of New York to give a valid permit for them.

"So it happens that whenever a builder asks me to sanction such an encroachment, he asks me, an attorney-at-law and a public official, sworn to observe the laws of the State, to grant him permission to transgress the law, for which I am liable to removal from office. I should like to favor the builders, and do everything I can within the law to foster and encourage building in the borough, but being removed is unpleasant."

An order to show cause was issued by Justice Gavegan, on the application of Messrs. Frankenthaler & Sapinsky, of 35 Nassau st, attorneys for Mr. Osmansky, on Tuesday of this week, and made returnable on Thursday, when Asst. Corporation Counsel Pearce, perceiving that this would be a test case, asked for and was allowed opportunity to make out a statement of fact to be submitted to the petitioner, in order that the parties to the action could agree as to the facts, and leave only the question of law to be settled by the court.

"If, as Borough President Miller says in his letter to the Record and Guide, the Court of Appeals really has laid down the law that such encroachments are illegal," said one of Mr. Osmansky's counsel, speaking to a representative of the Record and Guide, "then we are licked from the kick-off. But we don't think the Court of Appeals meant what the Borough President thinks it did."

AS THE BUILDER SEES THE QUESTION.

Mr. Osmansky, in his affidavit to the court, says that he is in touch with most of the real estate owners and builders in Bronx borough and knows that the position which the Superintendent of Buildings and the Borough President have taken in regard to his house, is the position which they have taken generally in regard to all new buildings that have been constructed in the Bronx, and which have steps, stoops and porticos projecting over the building line. The plaintiff further says:

"The position taken by the Borough President is best illustrated by an article written by him and published over his own signature in the Record and Guide, of September 24. There is nothing particular in my case which differentiates it from other cases of projections over the building line.

PRESIDENT MILLER'S VIEW OF THE LAW.

"The position taken by the Borough President is a square proposition of law; that is, the Borough President claims that all such projections over the street line are transgressions of the law; that the Board of Aldermen has no right either by ordinance or otherwise, to sanction such projections, and that any ordinance permitting such projections is illegal.

"The Building Superintendent, under instructions from the Borough President, consequently refuses either to issue a permit

or to issue a certificate to the Tenement House Department that the building has been erected in compliance with the building code, if there should be any projections beyond the building line. I know of no reason for the refusal to grant me the usual certificate approving of the construction of my building."

The building in the case is a five-story brick apartment house intended to be occupied by thirty-one families. The plans were approved by the Tenement House Commissioner and the Building Superintendent for the Borough of the Bronx, and the building is now ready to be occupied. But in order to permit the occupancy it is necessary under the terms of the Tenement House Act to first procure from the Tenement House Commissioner, a certificate to the effect that the building has been erected in accordance with the Tenement House Act; and before such certificate can be issued the Commissioner must first have a certificate from the Superintendent of Buildings that the building in question has been erected in accordance with the plans and specifications of the Building Department.

THE CITY ORDINANCES.

The Superintendent has refused to issue this permit on the ground that the projections constitute an encroachment upon the street. The width of Washington av in front of the house is sixty feet; the portico projects fifteen inches, the stoop five feet six inches, or less than ten per cent. of the width of the street. A city ordinance provides that the Borough President may issue permits for the construction of ornamental projections, including porticos, to extend not more than one-fifteenth part of the width of the street, nor in any case more than five feet beyond the building line; and no permit for a stoop to extend more than one-tenth part of the street, and no more than seven feet. The projections in this case do not exceed the limits fixed in the ordinance.

A NEW DECISION.

The attorneys for plaintiff expect to win for their client under a new decision of the Appellate Division, Second Department, in a case entitled Linton vs. Coupe, in which the court held that a city may allow the owners of lands abutting on streets in residential districts to use five feet of the land within the building line for courtyards without diverting such street from the public use to which it was dedicated. Although a street dedicated to the public belonged to the public from one side to the other, it did not follow that the way for public travel must reach from side to side.

The court further held, Justice Jenks writing the opinion, that "one who under such municipal authority to maintain a courtyard builds a fence about it for protection does not violate the easement created for street purposes, as the fence may be regarded as appurtenant to the courtyard." But it must be added, that in this same case the court held that it would be illegal to build a wall around such a courtyard, and permit for a courtyard did not authorize projections on the house, such as towers and steps.

THE SECOND LARGEST TERMINAL.

This is an era for constructing railroad terminals of vast size at the principal traffic centres of the country. The Union Station at Washington, and the Northwestern at Chicago, besides the Pennsylvania's and New York Central's in New York, are the latest operations in this class. The Geo. A. Fuller Company, which is finishing up the Pennsylvania work here, is also the principal contractor for the Northwestern Station in Chicago, which occupies a site equal to four city blocks, and will cost \$23,000,000 to complete. Frost & Granger of Chicago are the architects.

The frontage of the main building is 320 feet, and the length of building and trainshed together is 1,290 feet. The facade has the apparent height of three stories, the trainshed being level with the second. The main portico has six Doric columns of granite, each 7 feet in diameter and 61 feet high. Maine granite is being used for the exterior walls. The architectural design is after the early Italian Renaissance.

Through the portico the public will enter a large concourse, surrounded by offices for tickets, telegraph, telephone, baggage and automobiles. From the concourse passengers, upon completing their traveling arrangements, will proceed to the main waiting-room, which will be the principal architectural feature

of the station. Pink Tennessee marble and Greek Cippolino marble of a delicate green hue, and glass, are the principal materials of construction up to the spring of the vault. Ornamental tile construction with ribs of terra cotta will be used for the barrel vault roof.

The trainshed, which has a roof of glass and metal, is built under the Bush patent, and consists of a series of low bays, each bay spanning two tracks. The steelwork is protected by concrete. The railroad tracks and platforms are carried on steel girders.

The work, which was begun in 1906, is in charge of W. C. Armstrong, terminal engineer. E. C. Shackland and R. M. Shackland are engineers for the architects. Familiar names in the list of sub-contractors are: American Bridge Co., steel; The Foundation Company, caissons; John Peirce Company, granite; Knisely Bros., sheet-metal and roofing; National Fireproofing Company, fireproofing; R. Guastavino Company, floors and ceiling; L. Wolff Co., plumbing fixtures; Otis Elevator Company, elevators; Winslow Bros. Co., ornamental metal; Pittsburgh Plate Glass Co., glass.

MR. GARY'S NEW HOUSE ON FIFTH AVENUE.

A HANDSOME and imposing residence of the Roman classical design is in course of erection at 5th avenue and 67th street. The foundations are now in and the construction will be hastened to completion so that the building will be ready for occupancy in the Autumn of 1911. The owner is Mr. E. H. Gary, chairman of the board of directors of the U. S. Steel Corporation, and the building has been designed by C. P. H. Gilbert, architect, 1123 Broadway.

Everything pertaining to the residence, including all the interior finish, decorations and furnishings, will be designed by the architect. The facade, both on Fifth avenue and 67th street, as well as the easterly elevation of the building, will be of specially selected dark blue Indiana limestone with a granite base. The building will be strictly fireproof and will have every equipment used in the highest type private residences.

The building will be six stories in height in addition to the basement. There is a deep sub-cellar with vaults for all the apparatus and machinery, plants, etc. The campanile treatment for the roof-houses and elevator and tank enclosures, etc., is unusually effective and a departure in designing roof-houses which usually are an eye-sore against the skyline.

As the building is to be very tall, on account of the very high ceilings, and as the architect wishes to keep down the appearance of height as much as possible, the rich main cornice is at the fourth-story level, and rising from this to about a foot back from the face of the building is the fifth story or attic, which is effectively treated with a pilaster wall treatment, having a light cornice and balustrade over it. The sixth story of the building is set back about four feet from the attic-story balustrade, so that it is hidden from view from the street level behind the attic-story balustrade.

The horizontal treatment of a series of slightly projecting balconies at the second-story level, taken with the pilaster window treatment of the second story, and the small balconies at the third-story level, which tie the second and third story windows together in one treatment, will tend further to diminish the appearance of height in the building.

At the main entrance is arranged a large and imposing porch, and around the property at the sidewalk enclosing the court yard areas is a high stone balustrade which forms an effective base from which the building will rise. The details of the carving and general proportions of all the architectural details have been very carefully studied, and full size models of all parts of the building are being made for careful study.

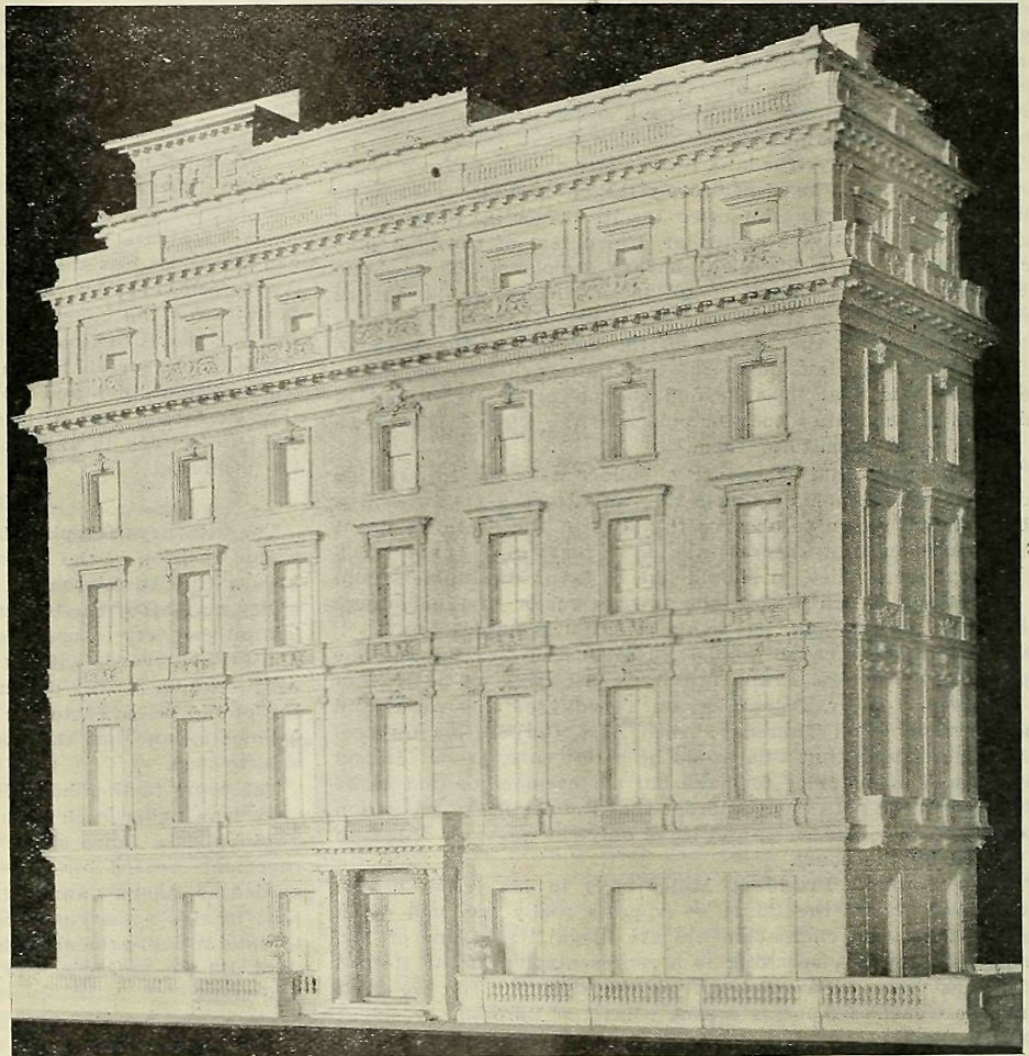
The size of the residence is 30 x 112 feet deep. In the basement will be the kitchen, serving-rooms, coldrooms, winerooms, servants' sitting-room and dining-room and other conveniences for the servants. On the first floor will be the dining-room, butler's pantry, reception-room, ladies' and gentlemen's toilets and dressing-rooms. The second story has an unusually high ceiling, and is especially arranged for entertainment purposes, and comprises a large dining-room, drawing-room, library and tearoom.

The third story is arranged with very large bedrooms, dressing-rooms and bathrooms and the family sitting-room. The fourth story is arranged with large guests' rooms, bathrooms and dressing-rooms. The fifth story is arranged with a large billiard-room, cardroom, guests' rooms with bathrooms and

dressing-rooms. The sixth story is arranged for the house-keeper, sewing-room and servants' rooms.

The top story is arranged for a laundry with the most modern electrical equipment and drying rooms, and direct connection is made to the drying-roof. The building is to be equipped with three electric elevators, refrigerating plant and a complete ventilating system.

—Anyone who is quite satisfied with the continued contamination of the waters of the Hudson at New York City must be quite unacquainted with its present condition. It is assumed that no member of the State Legislature is opposed to the general desire for the disposal of household wastes in some other



RESIDENCE TO BE ERECTED FOR MR. E. H. GARY.

C. P. H. Gilbert, Architect.

way that by permitting them to run into the river, and, consequently, there must be serious defects in the bills designed to bring about the reform that have not been called to the attention to the public. It is now understood that the strongest opposition, which is from the manufacturing interests, is based on the ground that the State Department of Health, in drafting the legislative measures, attempts to confer too much authority upon itself in the case, and has sought to go farther than is necessary to cure the evils complained of. A drastic provision against manufacturing wastes entering the waters, and the crowning clause, giving the State Health Commissioner authority to prohibit the discharge of sewage of any kind into any of the waters of the State, are now believed to be the grounds on which the effective opposition rests. In view of this, engineering authorities are advising that municipalities should not be called upon by any legislation that may be proposed to do more in the way of sewage treatment than is warranted by either sanitation or economics.

LOCKOUT OF BRICKLAYERS NOW COMPLETE

All the Unions Now Arrayed Against the Associated Builders—International Union Fighting For Control in New York.

AFTER seven years of peace in the building trades, came war—and from an unexpected quarter. The fundamental question at issue between the Mason Builders' Association and the International Union of Bricklayers, Masons and Plasterers is one of supremacy. No question of wages, no question of hours, is mixed into this case. The local occurrences which made the

peg on which the ultimate case was hung were not important—except in principle. With the Executive Board of the "I. U.," hailing from Indianapolis and lately arrived here to take the charge of the situation away from the local executive committee for the unions, even the local mechanics, as individuals, become almost like pawns in the game.

The issue, however it may be stated officially, resolves itself simply into the question whether the local trade Agreement or the "I. U." law will be the supreme law in the bricklaying trade of New York City? To begin with, the New York employ-

ers have never recognized any trade regulations in this city except those in the Agreement and the General Arbitration Plan. Nor have they recognized any organization in the bricklaying trade except the thirteen unions with each of whom separately the Agreement was made.

The International Union, so far as they are concerned, is a rank outsider. It is not a party to the Arbitration Plan, or to the Agreement; nor is it allied with the Building Trades Council of New York City or with the American Federation of Labor. The members of the Executive Board arrive in New York and order the locals to strike the works of F. T. Nesbit & Co., for being "unfair," because of something alleged in Newark; and the New York Mason Builders say, "You have no authority here; the Joint Arbitration Board will decide. The Agreement is an old and sacred obligation and must be held inviolate."

The "I. U." executives answer, "We are not violating the Agreement," but if a firm is unfair outside it is also unfair inside New York. Let the members of the Union decide for themselves whether they will obey the 'I. U.' law and strike the jobs or not."

The vote was at first nine unions to four. The four were the biggest unions in the city, with a membership constituting a majority of all the bricklayers in the city. But subsequently one of the four changed its mind, then another, leaving only Union No. 1 of Brooklyn and No. 7 of New York, with the Employers. On Tuesday, No. 1, after hearing the appeal for loyalty of President Bowen, voted to stand by the "I. U." and strike the works of Nesbit & Co. at the risk of being locked out by the Mason Builders. On Wednesday night Union No. 7 also voted

to desert their employers. Consequently, the Mason Builders' Association and Mason Builders' Local Union No. 1 have been deserted by every one of the thirteen unions of Greater New York.

A mass meeting of bricklayers at the Grand Central Palace last Sunday afternoon was addressed by President Bowen and other officers. On Wednesday brick building was almost entirely suspended. When the members of the unions named in the lock-out order were paid off, the members of the other unions were prevailed on by their co-workers to quit also. While no sympathetic strikes are to be apprehended by real estate interests to further complicate the situation, the effect of the suspension of brick building will be to throw other workmen out also, when their work reaches a stage where it is blocked by the inactivity of bricklayers. As the bricklaying trades have always stood aloof from other trades in organization matters, they will be left to fight their battles alone.

The Mason Builders do not control all the brick work in New York, however; as there are a number of independent contractors and also speculative builders engaged in building apartment houses on their own account in various parts of the city, who are not involved as yet in the present fight.

About eight thousand bricklayers are enrolled in Greater New York and Long Island, but only about sixty-five per cent. of these were employed. Besides the bricklayers, there are about as many laborers, who are obliged to quit, and a proportion of stone setters who work along with the bricklayers.

At a meeting of the bricklayers in the Labor Temple it was announced that bricklayers had struck on the contracts of the association in the following cities, in addition to the cities reported previously, Chicago, Pittsburgh, Boston, Kansas City, Denver, Portland, Ore., Salt Lake City, San Francisco and Seattle.

MEMBERS OF MASON BUILDERS' ASSOCIATION,

F. J. Ashfield, 350 Fulton st, Brooklyn; J. D. Anderson's Sons, 950a Greene av, Brooklyn; J. W. Bishop Co., 345 5th av; John T. Brady & Co., 103 Park av; James Bradley, 1 Madison av; The Thos. J. Brady Co., 18 W. 27th st; F. Bloodgood, Jr., 8 York st; Andrew Brose, 1 Madison av; P. J. Brennan & Son, 624 Madison av; L. A. Burke & Sons Co., Inc., 25 W. 42d st; Bunn & Nase, 1123 Broadway; Alex. Brown, Jr., 33 E. 20th st; C. F. Bond Co., 136 Liberty st; Chas. Berg, 192 Bowery; Chas. A. Cowen & Co., 1123 Broadway; D. Callahan, 202 E. 23d st; Peter Cleary, 115 Marion st, Brooklyn; F. E. Conover, 253 Broadway; Wm. L. Crow Const. Co., 289 4th av; The P. J. Carlin Const. Co., 16 E. 23d st; Wm. Crawford, 5 and 7 E. 42d st; T. Cockerill & Son, 147 Columbus av; George F. Driscoll, 548 Union st, Brooklyn; Dowd & Maslen, 217 W. 125th st; Dawson & Archer, 150 5th av; Deisler & Stevenson, Brunswick Bldg.; Richard Deeves & Son, Inc., 309 Broadway; John H. Deeves & Bro., 103 Park av; John I. Downey, 410 W. 34th st; The Thos. Donlon Co., 3d av and Butler st, Brooklyn; Thomas Dwyer, 601 West End av; Marc Eidlitz & Son, 489 5th av; The Geo. A. Fuller Co., Trinity Bldg.; Fountain & Choate, 110 E. 23d st; Hugh Getty, Inc., 359 W. 25th st; P. Gallagher, 1181 Broadway; Guidone & Galardi Co., 162 E. 23d st; C. L. Gray Construction Co., 42 Broadway; The Hedden Const. Co., 1 Madison av; F. D. Hyde, 90 West st; Isaac A. Hopper, Inc., 231 W. 125th st; Hubener & Escher, 748 Melrose av, Bronx; R. E. Heningham, 1 Madison av; The Jones Const. Co., 1 Union sq; Jacob & Youngs, 1133 Broadway; The Johnson-Kahn Co., 72d st and Riverside Drive; John Kennedy & Son, 103 Park av; F. J. Kelly's Sons, 215 Montague st, Brooklyn.

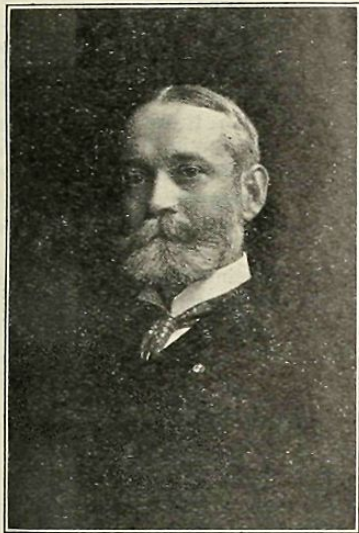
Thos B. Leahy Building Co., 1 E. 42d st; John Laimbeer, Jr., 103 Park av; List & Rose, 629 W. 51st st; W. A. L'Hommiedieu & Co., 1 Madison av; Marmac Const. Co., 316 W. 30th st; Donald Mitchell & Son, 302 W. 53d st; McEntee & O'Brien, 1123 Broadway; R. J. Mahoney, 1133 Broadway; John McKeefrey, 1416 Broadway; Harvey Murdock, 116 Nassau st; The Murphy Const. Co., 5 E. 42d st; The Harry McNally Bldg Co., 103 E. 125th st; Murphy Bros, 489 5th av; Norcross Bros., 160 5th av; S. Niewenhaus, Inc., 1 Madison av; F. T. Nesbit & Co., Inc., 116 Nassau st; M. E. O'Connor, 521 Willoughby av, Brooklyn; W. L. & G. H. O'Shea, 29 Broadway; Edwin Outwater, Brunswick Building; Herman Probst, 103 Park av; E. E. Paul Co., 289 4th av; John H. Parker & Co., 42 E. 23d st; Potterton Bros., 215 W. 28th st; Chas. H. Peckworth, 415 Hudson st; M. Reid & Co., Inc., 114 W. 39th st; The A. J. Robinson Co., 123 E. 23d st; Geo. W. Ruddell Co., 25 W. 42d st; Thos. J. Reilly Co., 103 Park av; Arthur G. Stone, 44 Court st, Brooklyn; John V. Schaefer, Jr., & Co., 5 W. 31st st; John Thatcher & Son, 54 Park av, Brooklyn; The Tide-Water Building Co., 16 E. 33d st; Thompson-Starrett Co., 49 Wall st; Geo. Vassar's Son & Co., Inc., 1170 Broadway; A. Von Den Driesch, 204 E. 86th st; The J. C. Vreeland Bldg. Co., 1 Madison av; Wakeham & Miller, 103 Park av; Chas. T. Wills, Inc., 156 5th av; The Louis Weber Bldg. Co., 1 Madison av; John Weber & Son, 12 E. 23d st; D. C. Weeks & Son, 289 4th av; J. T. Woodruff & Son, 65 3d st, Long Island City; C. C. Woodruff & Co., 213 10th st, L. I. City; J. Odell Whitenack, 231 W. 18th st; Whitney-Steen Co., 135 Broadway; J. A. Zimmerman, 505 5th av.

In alliance with the Mason Builders' Association is the "Mason Builders' Local No. 1," comprising 80 other building firms doing business mostly in the Bronx and Brooklyn. The Association and the Local act as one body in this crisis.

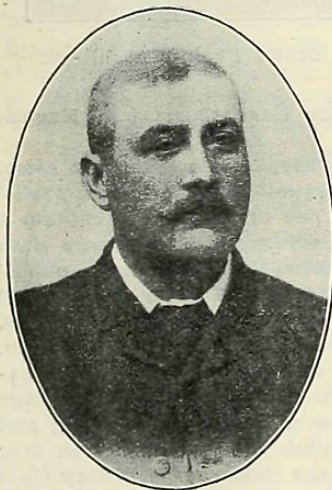
GREATER NEW YORK UNIONS.

The headquarters of the Executive Committee of the Greater New York Masons are at 2306 Broadway. William Klein is chairman and John Grant O'Brien is Secretary-Treasurer. The unions represented in this body, with the names of their representatives and the places of meeting, are as follows:

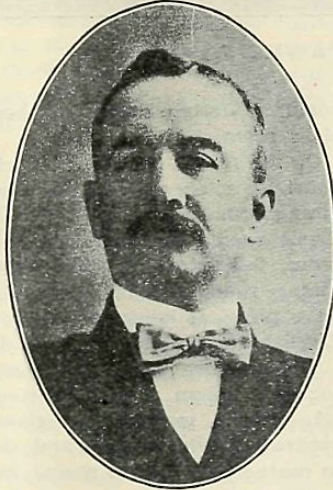
No. 1—Charles Carney, 220 Bergen st, Brooklyn; No. 3—J. A. Dowd, 83 Schaeffer st, Brooklyn; No. 4—John Callaghan, 4041 Lowell pl, Bronx; No. 7—Thos. Clark, 229 East 24th st, Manhattan; No. 9—Henry Kuntz, 2263 Gates av, Brooklyn; No. 21—W. J. Cronin, Stapleton, S. I.; No. 29—Hugh Moran, 268 Leonard st, Brooklyn;



MR. F. E. CONOVER.
Prest. Mason Builders' Association.



WILLIAM KLEIN,
Chairman Executive Committee,
Greater New York.



JOHN GRANT O'BRIEN,
General Secretary-Treasurer
Executive Committee, New York.

The vote was at first nine unions to four. The four were the biggest unions in the city, with a membership constituting a majority of all the bricklayers in the city. But subsequently one of the four changed its mind, then another, leaving only Union No. 1 of Brooklyn and No. 7 of New York, with the Employers. On Tuesday, No. 1, after hearing the appeal for loyalty of President Bowen, voted to stand by the "I. U." and strike the works of Nesbit & Co. at the risk of being locked out by the Mason Builders. On Wednesday night Union No. 7 also voted

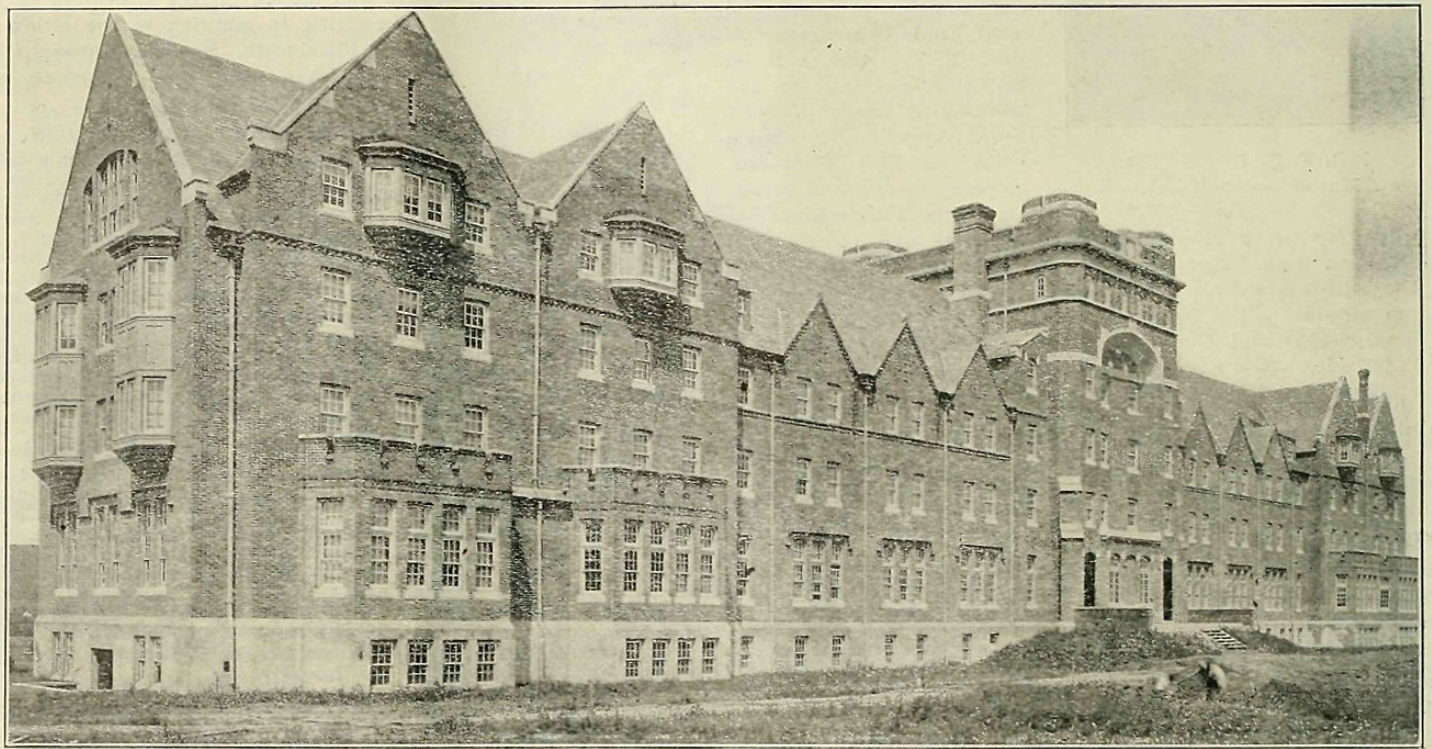
No. 32—Wm. England, 87 McDougal st, Brooklyn; No. 34—Alex. Porter, 219 W. 67th st, Manhattan; No. 37—Wm. A. Hull, 1656 Wallace av, Van Nest, Bronx; No. 40—J. W. Cleary, Flushing, L. I.; No. 41—Jas. H. McGuinness, Winfield, L. I.; No. 74—D. de Martino, 222 East 111th st, Manhattan; No. 84—Wm. H. Gordon, 127 West 106th st, Manhattan; No. 94—Rudolph Hartman, 2903 8th av.

Under the trade law, functions of the local Executive Committee are assumed by the Executive Board of the International Union when the members of the latter come to a city for the purpose of settling a dispute. Hence, the management of the present case is in the hands of the I. U. Board, of which President Bowen is the head, with headquarters at the Vanderbilt Hotel in 42d st. Mr. Bowen originally came from Albany, N. Y., and before his election to the presidency he lived in New York City.

The Executive Committee of Greater New York now has an official publication, edited by the General Secretary, John Grant O'Brien. The September number, which is the first, contains no direct reference to the present trouble, but there is an article, taken from the official journal of the "I. U." explaining the powers of local executive committees.

NEW SCHOOL BUILDING AT PAWLING.

The new private school building at Pawling, Putnam County, N. Y., is an example of brick and hollow tile in combination. City men who travel for pleasure or business through the surrounding country are surprised to observe how large a proportion of the current construction is with masons' materials. The walls of this building have a brick facing, but are backed up with ten, twelve and eight-inch Natco hollow tile, and are not furred.



SCHOOL BUILDING AT PAWLING.

Stowe Phelps, Architect.

Every tenth course of brick is tied into the wall with a full header, which is backed up with a row of hollow block. All other courses have bats or half headers butting up against the block. This method of construction ties the tile and the brick in an absolutely rigid manner.

The foundations are concrete and stone, the floors wood and the roof slate. The building measures 40 ft by 314, and has steam heat and electricity throughout.

The building is an evidence of the large amount of construction in hand in the cities and towns around New York, and more particularly of the substantial character of that work. Frame construction has by no means ceased, but masonry in its various forms is having a decided "uplift."

CAST-IRON COLUMNS.—In commenting on the failure of a cast-iron column connection, at West Broadway and Park pl, the Engineering Record expresses the opinion that the use of cast-iron columns should be confined to low structures, because the difficulty of making proper connections renders them unfit for taller buildings where rigidity is required: "When used, these columns should be connected at successive sections by suitable flanges, accurately fitted, bolted and aligned with full concrete bearings. Connections of beams and girders to columns should be made by horizontal brackets stiffened underneath and by vertical lugs connected to the webs of beams and girders. Bending stresses in the shafts of columns and impact on connections should not be allowed. In fact, cast-iron must not be subjected to impact."

THE WASHINGTON IRVING HIGH SCHOOL.

Bids are being invited by the Superintendent of School Buildings, Mr. Snyder, for the construction of the Washington Irving High School, in Irving place. The site is clear and partly excavated. The building will have eighty-two class rooms, and will accommodate three thousand pupils. It will have eight stories, a frontage of 184 feet and a depth of 183.4 on 16th street, and 166.6 on 17th street. The construction will be fire-proof, with exterior walls of brick and limestone.

No perspective drawing of the building has yet been made for publication, but as an architectural conception it will take high rank among public buildings. It will embody the ideas which educational authorities in this country have determined upon as the best in school architecture, and when completed and furnished it will have cost \$1,131,000.

Rows of massive stone columns will ornament the three street facades, having the height of two stories—sixteen on the Irving place side and thirteen each on the other two sides. There will be an interior court from the second floor up.

The floor plans show all the usual modern divisions, but, in addition, rooms for giving instruction in those practical arts and sciences which of recent years are being introduced into high school curriculums, in response to the public demand for practical education—something that will give stronger reasons to boys and girls why they should stay at school and advance to the highest grades.

Besides the gymnasium, library, assembly hall, offices and the usual departments on the lower floors, there will be a bindery, typewriting rooms and commercial class rooms. The third floor will contain sewing, dressmaking and millinery rooms,

costume design room, mathematics class rooms and English class room.

On the fourth floor will be a housekeeping demonstration room, domestic science rooms, laundry, domestic service rooms, pupils' dining room and service kitchen. The fifth floor will contain a music room, English class room, lecture room, language class room, laboratories, vivarium, mathematics class room, pupils' dining room and teachers' dining room. The sixth floor will have physical laboratories, lecture room, language class rooms, English class rooms, general drawing rooms and a music room.

The seventh floor will contain a chemical laboratory, photography room and dark room, history class room, language class rooms, mathematics class rooms, English class rooms and general drawing rooms, and the eighth floor will be given over to mathematics class rooms, language class rooms, history class rooms, general drawing rooms, gymnasiums, baths and lockers. The roof will contain open-air playgrounds.

ARCHITECTURAL HODGE PODGE.

An architect who has done some of the choicest residential work hereabouts, quite disagrees with Prof. Adshead's opinion of New York. Regarding our tall buildings, he said: "With a very few exceptions, such as the group of buildings around Madison square, the general effect of our skyscrapers is incongruous, as very little effort has been made to design tall buildings with regard to location or surroundings. The general effect being a hodge-podge of distorted scale and elaborate detail."

DEPARTMENTAL RULINGS

Affecting the Operations of Architects,
Owners, Contractors and Others

This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' ASSOCIATION.

BUILDING DEPARTMENT.

Bulletin No. 52—1910.

MODIFICATION—SECTION 8, ELEVATOR REGULATIONS.

In re Application No. 2226, Alterations, 1908; premises, Nos. 93-95 William st:

In raising a 9-sty fireproof office building to fourteen stories in height, the elevator shafts are being extended for the full height of the building. It is proposed to enclose these elevator shafts with grill work of the same construction and design as those already in the lower stories of the building. This grill work complies with the requirements of Section 8 of the Regulations relating to passenger elevators, except that in the grill work of the doors of the elevator shafts a space more than 1½ inches wide exists between the several members forming the grill work.

A modification of Section 8 of the Regulations governing passenger elevators is requested and hereby granted, to permit the use of the same design for the additional stories as those already existing, inasmuch as a change of design would change the weight of the doors, affecting in a measure the operation of the same by the elevator operator, and as permission is only asked for exception in the case of the doors.

Dated New York, August 23, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:

E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.

BOARD OF EXAMINERS.

Appeal No. 146 of 1910; alteration No. 1201 of 1910, premises 231-249 West 39th St., Manhattan; Jackson & Rosencrans, appellants. Plans specify the erection of an 11-sty side addition, 66.7x98.9 ft., rebuilding staircase and cutting walls. The Bureau of Buildings objected on the ground that tie-rods are required according to Section 106 of the Building Code, and that the detail of fireproof floor filling is not approved by this Bureau. The Board of Examiners dismissed the appeal on the strength of a letter from the Superintendent of Buildings, Manhattan, dated the 19th inst. as follows: "In an 11-sty fireproof loft building it is proposed to omit the tie-rods between the steel beams. The floor filling approved and to be used in this building consists of 4-in. cinder concrete slabs, reinforced with American Steel Wire Company's fabric, continued over and secured to the steel beams. A modification of Section 106 of the Building Code, is requested and hereby granted to omit the tie-rods in this case, inasmuch as the form of floor filling used does not produce a lateral thrust on the steel supporting the arches."

BUREAU OF HIGHWAYS.

Bay and Show-Windows.

(General Ordinances.)

Sec. 224. The Borough Presidents and the Park Commissioners having jurisdiction shall issue permits for the erection of bay-windows projecting beyond the building-line, provided in the opinion of the officer having jurisdiction no injury will come to the public thereby. Permits for the erection of bay-windows lying within any park, square or public place, within a distance of 350 feet from the outer boundaries thereof, shall be issued by the Park Commissioner having jurisdiction, as provided in Section 612 of the Charter, as amended by Section 1, chapter 723 of the laws of 1901. Permits for the erection of all other bay-windows shall be issued by the Borough President having jurisdiction.

Sec. 225. Before the erection of any bay-window projecting beyond the building line shall have been commenced, the owner or his duly authorized agent shall make application in writing to the officer having jurisdiction, on suitable blanks furnished by him, and shall state the length and width of the proposed bay-window, the number of stories through which it is intended to be carried, and the number of square feet of area covered by that portion of the bay window projecting beyond the building-line. Drawings showing the size of and area

covered by the bay-window, the number of stories through which it is proposed to be carried, and its location in reference to the lot and building lines, shall be submitted with each application; and for the purpose of computing the area covered by a bay-window projecting beyond the building-line, the outside face of the bay, exclusive of cornices, pilasters, trims, etc., shall be the line taken as the basis of computation.

Each application for the erection of a bay-window projecting more than one foot beyond the building-line shall have endorsed thereon the consent of all the adjoining property owners within a distance of fifty feet from the center of the bay-window, on the same side of the street. . . . Each application shall be accompanied by the amount of the compensation due the city for the privilege of erecting said bay-window.

NOVELTIES.

A FURNACE THAT CUTS COAL BILLS.—Suppose one of your tenants leaves a window open some night next winter and the radiator freezes. Are you not liable to have all your tenants about your ears or those of your manager, complaining about being deprived of heat, just because one tenant was careless? Suppose one set of piping springs a leak, do you care to have the whole building's heat supply shut off? Suppose, also, that to-day is zero cold, and to-morrow is warm enough for summer clothing. Then your tenants complain about being too warm, and you find your engineer burning up your coal. Furthermore, haven't you had a notion for a long time that the type of boiler you installed runs up your bills pretty high? That is because it is a high-pressure boiler. A low-pressure boiler is now on the market that will cut your coal bill in half. This should be good news to the suburbanite, as well as to the city man. In case of a frozen radiator in one apartment, a valve cuts out the damaged radiator only. Heating experts tell you that the chief requisite for a perfect heating system is boiler circulation. By a harp-shaped generator segment, with the fire directed against the hypotenuse, there is no steam resistance to be overcome, and the greatest amount of vapor per pound of coal consumed is thereby obtained. This boiler comes in sizes suitable for dwellings, apartment houses of any size, schools, churches and assembly halls. Another feature worthy of emphasis is the low water line, permitting it to go into low cellars, where ordinary types of heaters can be installed only with the aid of pits. The Buyers' Bureau, Record and Guide, will give further information upon request.

THIS DEVICE MAKES SWINGING DOORS SAFE.—The dangerous swinging door has crushed many a little child's finger, has inflicted painful if not permanent injury upon many adults, and has caused an inconceivable number of accidents. But there is no excuse for this menace any longer. There is a device on the market that will bring a swinging door to its normal closed position without a single oscillation. If a person passes out, the door opens and comes to a rest exactly as a single hinged door would close if equipped with a door check. The device works equally well whichever way the door is opened. The name of its manufacturer, from whom this device can be obtained or literature on the subject can be procured, will be supplied by the Buyers' Bureau, Record and Guide, upon application.

PORCELAIN RADIATOR COVER MATCHES DECORATIONS.—This is a device that costs little more than the ordinary mantel, and is suitable for high-class apartments. It is made of porcelain which enhances the appearance of the room, inasmuch as it can be obtained in the same color and design as the interior decoration. The following additional claims are made for it: "It moderates the emission of heat, prevents drying and cracking of furniture, serves as a safeguard against children burning their hands, saves the annual cost of painting and enables the owner to put in rough radiators instead of finished and highly adorned ones; can be adapted to any radiator in any position of a room; can be used in warming table china and drying linen without danger of scorching; is put up without masonry—hence is easily taken apart and put together again for cleaning of radiator; it is adjusted without injury to rugs or carpets; comes as window-seats or mantel over fireplace in any size, and it is not liable to chip, blister or rust." It is a new idea in interior furnishing, having been put on the local market only a week ago. Further information may be obtained by addressing the Buyers' Bureau, Record and Guide.

—F. W. Fitzpatrick, of Washington, executive officer of the International Society of State and Municipal Building Commissioners and Inspectors, has written a letter to the Governors of States in advocacy of a uniform building law for more fire-resisting construction of buildings.

—New York hotels are full to the brim, topping all records. This is both a sign of the times and a hint to investors.

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.

INDEX:

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The Star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

- 1—Demolishing
- 2—Excavating
- 3—Foundations
- 4—Masonry
- 5—Carpentry
- 6—Terra cotta blocks
- 7—Steel and iron work
- 8—Reinforced concrete
- 9—Fireproofing
- 10—Tin roof
- 11—Roofing other than tin
- 12—Front brick

- 13—Granite
- 14—Limestone
- 15—Marble
- 16—Terra Cotta
- 17—Mosaic
- 18—Tile
- 19—Metal lath.
- 20—Plaster partition blocks
- 21—Coping
- 22—Galvanized Iron skylights and cornices
- 23—Fire-escapes

- 24—Plumbing
- 25—Heating
- 26—Elevators
- 27—Dumbwaiters
- 28—Electric power
- 29—Electric wiring
- 30—Lighting fixtures
- 31—Plate glass
- 32 Interior woodwork and trim
- 33—Paints
- 34—Hardware

Henry Cleland, 2091 Anthony av, owner; 4, 5, 12.
Vsona Const Co, 989 Southern Boulevard, owner; 4, 5, 12.
Jackson Bros, 168 Church st, owner; 12.
Dudley Homes Co, 100 William st, owner; 4, 5, 12.
Peter Duffy, 312 Riverside Drive, owner; 24.
Philip Levey, 258 W 34th st, owner; 22.
Susquehanna Silk Mill Co, 18 W 18th st, owner; 12, 22.
Geo Schultz, 242 E 23d st, owner; 24.
H Fried, 90 E 10th st, owner; 24.
Dept of Public Charities; 5, until Oct 4.

Board of Education; 4, 5, until Oct. 10.
Board of Health; 28, 29, until Oct 6.
Dept of Water Supply, Gas & Electricity; 28, until Oct 5.
Dept of Parks; 4, until Oct 6.
Francis R Stabile, 189 Grand st, owner; 22.
Fishman & Fastenberg, 107 East Broadway, owner; 22.
Finkelstein Bros, 364 Broadway, owner; 7.
Estate Herman Herst, 723 3d av, owner; 24.
Samuel Weiss, 73 Av D, owner; 24.
N C Mellen, 45 W 34th st, ar't; 4, 5, 7, 12.
James W Randell, 320 Broadway, owner; 22, 31.

Henry G Peters estate, 148 E 47th st, owner; 22.
John Kerby, 481 5th av, ar't; 4, 5, 12.
J Ellard, Oyster Bay, L I, ar't; 4, 5, Oct 7.
H H Jackson, 106 Lexington av, owner; 4, 5.
Geo Van Auken, 30 E 14th st, ar't; G C Oct 10.
Success Realty Co, Seaford, L I, owner; 4, 5, 12.
Isidor Tiger, Maspeth, L I, owner; 4, 5.
Cioffi Const Co, 1116 Intervale av, owner; 4, 5.
O S Doolittle, Sea Cliff, L I, ar't, 4, 5.
Wm H Weissager, 119 E 11th st, owner; G C.

PROJECTED BUILDING.

Manhattan.

Apartments, Flats and Tenements.

29TH ST, Nos. 319-321 East, 5-sty brick and stone tenement, 35x86.9, plastic slate roof; cost, \$30,000; owner, East Twenty-Ninth St. Co., 18 East 42d st; architect, John B. Mooney, 18 East 42d st. Plan No. 630.

Stevens Construction Co., 18 East 42d st, has contract.

32D ST, Nos. 339-349 East, two 6-sty brick and stone tenements, 50x86.9, tar and slag roof; total cost, \$95,000; owner, Dudley Homer Co., 100 William st; architect, Howells & Stokes, 100 William st. Plan No. 637.

HAVEN AV, n e cor 179th st, 6-sty brick and stone tenement, 100x90x87, slag roof; cost, \$175,000; owner, R. H. M. Realty Co., 103 Park av; architect, M. Zipkes, 103 Park av. Plan No. 635.

Churches.

LEXINGTON AV, s e cor 76th st, 2-sty brick and stone church, 98.8x215, copper roof; cost, \$300,000; owner, The Eglise St. Jean Baptiste, 185 East 76th st; architect, N. Serracino, 1170 Broadway. Plan No. 638.

Not awarded.

Miscellaneous.

MANHATTAN ST, Nos. 78-88, 1-sty frame wagon shed, 25 x 44; cost, \$150; owner, M. C. Pinkney Estate, 280 Bway; architect, F. E. Glasser, 70 Manhattan st. Plan No. 631.

SPRING ST, No. 39, 3-sty brick and stone moving picture show and manufacturing building, 26.1x120.2, tin roof; cost, \$10,000; owner, Estate John Gardner, 27 West 30th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 632.

3D AV, No. 894, 1-sty brick moving picture place, 25x100; cost, \$10,000; owners, King & Salkin, 767 Lexington av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 636.

Stables and Garages.

DOWNING ST, No. 45, 3-sty brick garage, 29.7x85, slag roof; cost, \$30,000; owner, Joseph Tassi, 121 West Houston st; architect, Geo. Provot, 104 West 42d st. Plan No. 627.

Not awarded.

WATER ST, n w cor Gouverneur st, 3-sty brick stable, 26x66.11, slag roof; cost, \$15,000; owner, Jackson Bros., 168 Church st; architect, John H. Friend, 148 Alexander av. Plan No. 634.

24TH ST, n s, opposite Av A, 1-sty brick and concrete stable, shop and office; cost, \$4,000; owner, City of New York; architect, I. M. de Varona, 13 Park row. Plan No. 633.

Stores and Dwellings.

S2D ST, No. 221 East, 1-sty concrete and stone store and dwelling, 25.5x60, gravel roof; cost, \$2,500; owner, Frederick H. Schwegler, 2983 Marion av; architect, Harry C. Beaven, 949 Park av. Plan No. 628.

Stores, Offices and Lofts.

DOMINICK ST, n w cor Clark st, 4-sty brick and stone loft, 75x125, tar, felt and slag roof; cost, \$60,000; owner, The Corporation of Trinity Church, 187 Fulton st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 629.

MANHATTAN ALTERATIONS.

RUTGERS ST, No. 32, partitions, toilets, windows, to 3-sty brick synagogue and bath; cost, \$300; owner, Chebrah Talmud Tohara Congregation; premises, architect, Morris Schwartz, 194 Bowery. Plan No. 2408.

CHATHAM SQUARE, No. 5, rebuild walls, excavate for floors to 1-sty brick store; cost, \$2,500; owner, W. C. Bergh, 32 West 71st st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2372.

CENTRE ST, Nos. 92-98, partitions, toilets, fireproof vault to 5-sty brick and stone loft; cost, \$2,500; owner, Sargent

& Co., on premises; architect and builder, Whitney-Steen Co., 1 Liberty st. Plan No. 2365.

DELANCEY ST, Nos. 336-338, erect tank to 5-sty brick factory; cost, \$2,800; owner, Louis Marx, premises; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 2386.

HUDSON ST, Nos. 324-344, erect awning to 8-sty brick storehouse; cost, \$800; owner, Corporation of Trinity Church, 187 Fulton st; architect, Charles C. Haight, 452 5th av. Plan No. 2367.

WASHINGTON ST, No. 715, partitions, to 5-sty brick tenement; cost, \$350; owner, Estate Wm. R. Foster, 124 Bowery; architect, Chas. M. Straub, 147 4th av. Plan No. 2401.

WARREN ST, No. 59, store fronts, to 6-sty brick store and office; cost, \$300; owner, Independent Electric Co., 59 Warren st; architect, C. W. Anderson, 42 Beaver st. Plan No. 2404.

WILLIAM ST, No. 170, fireproof elevator shaft, skylights, doors to 5-sty brick & stone store & loft; cost, \$1,500; owner, Schieffelin & Co. 170 William st; architect, Robert T. Lyons, 1493 Broadway. Plan No. 2381.

Norman Fireproof Const Co, 41 E 125th st, has contract.

6TH ST, No. 748, toilets, partitions, windows, to 3-sty brick tenement; cost, \$1,500; owner, Regina Spiro, 205 West 118th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2406.

8TH ST, Nos. 60-62 E, skylights, windows, stairs to two 5-sty brick tenements; cost, \$1,000; owner, Trustees Sailor Snug Harbor, 31 Nassau st; architect, I. Henry Glaser, 124 West Broadway. Plan No. 2385.

Robert Scott, 78 Centre st, carpenter work.

14TH ST, No. 8 East, steel beams, girders to 5-sty brick and stone office, loft and store; cost, \$500; owner, Finkelstein Bros., 364 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2370.

18TH ST, No. 402 East, toilets, partitions, windows, to 5-sty brick store and tenement; cost, \$500; owner, Geo. Schultz, 242 East 23d st; architect, Otto Strack, 214 East 23d st. Plan No. 2394.

18TH ST, No. 16 West, 2-sty brick rear extension, 27x18, stairs, skylights, store fronts, to 2-sty brick storage; cost, \$5,000; owner, Susquehanna Silk Mill Co., 18 West 18th st; architect, Edward L. Middletown, 2655 Briggs av. Plan No. 2391.

27TH ST, No. 159 W, partitions, toilets, windows, plumbing to two 4- and 5-sty brick store and tenements; cost, \$900; owner, The Twenty-Eighth St. & 7th Av. Realty Co, 99 Nassau st, architect, G. M. McCabe, 96 5th av. Plan No. 2376.

37TH ST, No. 130 West, floors, partitions, skylights, new fronts, to 4-sty brick parochial school; cost, \$6,500; owner, Philip Levey, 258 West 34th st; architect, John J. Kouhn, 16 West 34th st. Plan No. 2389.

37TH ST, No. 358 West, partitions, windows, toilets, to 4-sty brick store and tenement; cost, \$300; owner, Henry Brien, 823 West End av; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2407.

39TH ST, Nos. 115-117 West, windows, install battery room to 5-sty brick and stone power house; cost, \$700; owner, The New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 2366.

42D ST, Nos. 101-103 West, erect sign to 5-sty brick office, and store; cost, \$100; owner, W. J. Salomon, 17 West 42d st; architect, W. T. Totten, 17 West 42d st. Plan No. 2405.

44TH ST, No. 312 East, toilets, partitions, windows to 5-sty brick tenement; cost, \$1,200; owner, Estate Herman Herst, 723 3d av; architect, S. Wiesenberger, 271 West 40th st. Plan No. 2373.

69TH ST, n s, 300 w Marginal st, 1-sty brick side extension, 4.6x5.6 to 2-sty brick stable; cost, \$125; owner, Hammond Type-writer Co, 69th st & East River; architects, Gilbert & Barker Mfg. Co, 80 4th av. Plan No. 2379.

77TH ST, No. 313 West, 1-sty brick rear extension, 9x21.4, add 1-sty, partitions to 4-sty brick and stone residence; cost, \$5,000; owner, Helen I. Hubbard, 138 West 74th st; architect, Robert D. Kohn, 170 5th av. Plan No. 2375.

107TH ST, No. 203 East, partitions, windows, skylights, store fronts to 4-sty brick tenement; cost, \$1,000; owners, Sam Fishman and Nathan Fastenberg, 107 East Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2369.

115TH ST, No. 314 East, partitions, windows, skylights to 4-sty brick tenement; cost, \$1,500; owner, Francis R. Stabile, 189 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 2368.

118TH ST, Nos. 65-67 W, partitions, skylights, stalls to 5-sty brick stable; cost, \$3,000; owner, Henry G. Peters Estate, 148 E 47th st; architect, Robert E. Kelly, 219 E 39th st. Plan No. 2384.

135TH ST, Nos. 264-270 West, exit, partitions, doors, to 1-sty brick store and moving picture show; cost, \$1,000; owner, Wm. S. Rouse, 2345 Broadway; architect, L. C. Maurer, 1493 Broadway. Plan No. 2395.

153D ST, No. 470 West, 1-sty brick side extension, 11.6x22; windows to 4-sty brick tenement; cost, \$2,000; owner, James F. McGowan, 500 West 153d st; architect, O. Reissmann, 30 1st st. Plan No. 2410.

179TH ST, No. 501 West, cut walls, to 5-sty brick tenement; cost, \$30; owner, Hugh F. Donnelly, 428 West 163d st; architect, E. Capel, 1295 Amsterdam av. Plan No. 2403.

AV C, No. 113, partitions, fixtures, doors, to 3-sty brick store and dwelling; cost, \$1,500; owner, E. Hagerdorn, 113 Av C; architect, O. Reissmann, 30 1st st. Plan No. 2409.

AV C, No. 77, partitions, doors, to 6-sty brick tenement; cost, \$800; owner, Hattie Jauls, premises; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2397.

AV C, No. 217, 1-sty brick rear extension, 9.6x7.6, to 4-sty brick store and tenement; cost, \$800; owner, H. P. Skelly, 24 West 83d st; architect, George Butz, 144 Bergentine av, Union, N. J. Plan No. 2388.

AV D, No. 73, 1-sty brick rear extension, 7x17.4, partitions, toilets to 3-sty brick tenement; cost, \$800; owner, Samuel Weiss, on premises; architect, Jacob Fisher, 296 East 3d st. Plan No. 2374.

AMSTERDAM AV, No. 2521, fire-escapes, windows, to 1-sty brick dancing pavilion; cost, \$150; owner, M. Seraphine, 2521 Amsterdam av; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 2392.

AMSTERDAM AV, Nos. 2157-2159, fire-escapes, windows, to 3-sty brick dancing hall; cost, \$250; owner, Geo. Ehret, 235 East 92d st; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 2393.

BROADWAY, Nos. 762-784 erect two wireless telegraph towers, to 14-sty brick & stone department store; cost, \$2,000; owner, A. T. Stewart Realty Co, 784 Broadway. Plan No. 2375.

John Wanamaker, 784 Broadway has contract.

BROADWAY, No. 1418, brick walls, change stairs, dumbwaiter, toilet fixtures, to 6-sty brick shop and office; cost, \$6,000; owner, Peter Duffy, 312 Riverside drive; architect, Smith & Ross, 103 Park av. Plan No. 2387.

MADISON AV, No. 284, 12-sty brick side extension, 28.6x88.3, partitions, stairways, floors to 4-sty brick dwelling; cost, \$100,000; owner, Lillia B. Hyde, Aphorp Apartment, Broadway & 78th st; architect, N. C. Mellen, 45 W 34th st. Plan No. 2377.

Not awarded.

MADISON AND 4TH AVS, 26th, 27th sts, block, alter floors for cycle races, to 1-sty brick place of amusement; cost, \$3,500; owner, Madison Square Garden Co., premises; architect, Wm. P. Ellison, 1493 Broadway. Plan No. 2899.

Ellison Const. Co., 1493 Broadway, has contract.

MADISON AND 4TH AVS, 26th and 27th sts, block, alter floors for auto show, to 1-sty place of amusement; cost, \$34,000; owner, Madison Square Garden Co., premises; architect, Wm. P. Ellison, 1493 Broadway. Plan No. 2398.

Ellison Const. Co., 1493 Broadway, has contract.

NORTHERN AV, w s, 700 n 181st st, 1-sty brick side extension, 4.6x5.6, to 1-sty brick stable; cost, \$125; owner, James Harden, Northern av & 181st; architects, Gilbert & Barker Mfg Co., 80 4th av. Plan No. 2380.

1ST AV, Nos. 2126-2128, alter toilets, partitions, to 6-sty brick tenement; cost, \$800; owner, H. Fried, 90 East 10th st; architect, A. Balschun, 462 East 137th st. Plan No. 2400.

3D AV, No. 2067 new store front, skylight, floors, windows to 4-sty brick & stone store and tenement; cost, \$1,500; owner, James W. Randell, 320 Broadway; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 2378.

5TH AV, No. 1464 alter store fronts to 5-sty store and tenement; cost, \$150; owner, Louis G. Markert, 1123 Westchester av; architect, Frank Straub, 122 Bowery. Plan No. 2382.

5TH AV, No. 589, show windows, alter floors, to 5-sty brick loft; cost, \$2,500; owner, Robert Walton Goelet, Newport, R. I.; architect, Albert Morton Gray, 1402 Broadway. Plan No. 2396.

7TH AV, No. 2297, cut doors, new store fronts to 3-sty brick residence; cost, \$350; owner, Joseph Tull, 238 West 112th st; architects, Tandy & Foster, 1931 Broadway. Plan No. 2402.

8TH AV, s e cor 42d st, alter beams, girders, to 1-sty brick bank; cost, \$5,000; owner, Franklin Bank, premises; architect, York & Sawyer, 156 5th av. Plan No. 2390.

8TH AV, No. 2849, alter store fronts, plumbing to 5-sty brick tenement; cost, \$1,200; owner, Isaac Wohlgenuth, 139 West 112th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2371.

9TH AV, No. 484, alter store fronts, partitions, to 5-sty brick tenement; cost, \$1,200; owner, James E. Brew, 12 E 133d st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2383.

PROJECTED BUILDING.

Bronx.

Apartments, Flats and Tenements.

166TH ST, s w cor Teller av, three brick tenements, tin roof, 33.2x90 and 68.4; total cost, \$65,000; owners, Eureka Development Co., Samuel J. Siegel, 1559 Vyse av, president; architect, John Hauser, 360 West 125th st. Plan No. 934.

165TH ST, n s, 85.2 e Washington av, 6-sty brick tenement, slag roof, 50x100; cost, \$60,000; owner, Max Cohen, 1185 Fulton av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 935.

WASHINGTON AV, s e cor 178th st, 6-sty brick tenement, tin roof, 82x80; cost, \$85,000; owners, Golde & Cohen, 198 Broadway; architects, Chas. B. Meyers, 1 Union Square West. Plan No. 942.

175TH ST, s s, 191.8 e Prospect av, five 5-sty brick tenements, plastic slate roof, 45x110; total cost, \$225,000; owners, J. W. Cornish Const. Co., John W. Cornish, 805 Tremont av, Pres; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 943.

Dwellings.

CHATTERTON AV, n s, 529.8 e Castle Hill av, 2-sty brick dwelling, tin roof, 20 x52; cost, \$7,000; owner, Chas. H. Lennon, 1436 Zerega av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 932.

STARLING AV, s s, 22 e Castle Hill av, 2-sty brick dwelling, tin roof, 20x55; cost, \$7,000; owner, Matthew Halpin, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 940.

KINSELLA ST, n s, 148 e Matthews av, 2-sty frame dwelling, tin roof, 21x 53; cost, \$5,000; owners, S. J. & F. Miller, 1196 Fulton av; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 941.

224TH ST, s s, 333 e Laconia av, 3-sty frame dwelling, tin roof, 22x32; cost, \$1,000; owner, Augustino Deleo, 649 Eagle av; architect, Monroe Stern, 700 East 163d st. Plan No. 938.

WILLET AV, s w cor 219th st, 2-sty brick dwelling, tin roof, 22x45; cost, \$9,000; owner, Eugene L. Bresach, 761 East 219th st; architect, A. H. Guilbert, 100 William st. Plan No. 944.

Miscellaneous.

LAYTON AV, n s, 50 e Fairfax av, 1-sty frame shed, 25x12; cost, \$200; owner and architect, Frank Rio, 237 East 150th st. Plan No. 936.

PARK AV, w s, 116.11 s 178th st, 1½-sty frame shop, 24x90; cost, \$2,000; owner, Andrew S. Wright, Park av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 931.

PARK AV, e s, 100 s 141st st, 1-sty frame toilet, 5x6; cost, \$250; lessees and architects, Tomatore & Guarino, on premises. Plan No. 937.

171ST ST, n s, 100 w 3d av, 2-sty brick shop, slag roof, 51x83.8; cost, \$12,500; owner, Ferd Hecht, 169th st and Boston rd; architect, Hugo H. Avolin, 961 Stebbins av. Plan No. 939.

Stables and Garages.

179TH ST, n s, 150 w Anthony av, 1-sty brick garage, tin roof, 22.4x23.4; cost, \$1,800; owner, Wm. F. Hoops, 271 Mulberry st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 933.

BRONX ALTERATIONS.

LYNERE PL, w s, 238.9 s Walker av, 1-sty frame extension, 10x17, to 2-sty frame club house; cost, \$300; owner, Annie Houohan, on premises; architect, Edw. Bauer, 1537 Benson av. Plan No. 472.

OAKLAND PL, No. 741, new partitions, etc, to 2-sty frame dwelling; cost, \$250; owner, Peter Prizzi, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 474.

138TH ST, s s, from Walnut to Locust av, 1-sty brick extension, 10x112, to 3-sty brick factory; cost, \$200; owners, De La Vergue Machine Co., on premises; architect, Dr. Linnenbrugge, on premises. Plan No. 468.

138TH ST, No. 590, new roof tank to 5-sty brick tenement; cost, \$200; owners, Boehm Est., Lucie Gray, on premises, administratrix; architect, John C. W. Ruhl, 3012 Woodlawn road. Plan No. 471.

180TH ST, w s, 50 w 3d av, move 2-sty frame office; cost, \$200; owner, Hubbard Realty Co., 90 West st; architect, E. P. Murphy, 511 East 180th st. Plan No. 473.

BARNES AV, No. 4113, 1-sty frame extension, 4.6x10.6, to 2-sty frame store and dwelling; cost, \$100; owner, Mrs. Ida Schrul, on premises; architect, Martin V. B. Ferdon, 749 East 230th st. Plan No. 462.

CHATTERTON AV, n s, 275 w Castle Hill av, new doors, windows, partitions, etc., to 2-sty frame dwelling; cost, \$800; owner, Margaret Guldner, 2153 Chatterton av; architect, Henry Laue, 1499 Zerega av. Plan No. 465.

EAGLE AV, w s, 427.3 s Westchester av, 1-sty frame extension, 7.8x15.4, to 3-sty frame dwelling; cost, \$100; owner, Wm. B. Kirchhof, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 466.

FOREST AV, No. 737, new bath, new partitions, etc., to 2-sty frame dwelling; cost, \$250; owner, Jos. Reznik, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 470.

GUN HILL ROAD, n w cor Holland av, 1-sty frame extension, 25x20, and raise to grade 3-sty frame school and parish house; cost, \$15,000; owner, Church of the Immaculate Conception, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 467.

HONEYWELL AV, e s, 90.11 s 180th st, new doors, windows, piazza, etc, to 3-sty frame dwelling; cost, \$1,700; owner, Norbert & Leibel, 12 Beach st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 478.

JEROME AV, w s, 25 n Burnside av, new doors, windows and partitions to 1-sty frame garage; cost, \$2,000; owner, Samuel McMillan, West 42d st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 461.

LYON AV, s s, 100 w Zerega av, vault, 15x18, to 2-sty frame dwelling; cost, \$500; owner and architect, Heinrich C. W. O. Steinmann, on premises. Plan No. 469.

LELAND AV, w s, 150 s Wood av, 2-sty frame extension, 19.6x13, to 2½-sty frame dwelling; cost, \$600; owner, Susana Dunn, 1365 Leland av; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 463.

MATTHEWS AV, w s, 125 s Morris Park av, new partitions, etc., to 2-sty frame dwelling; cost, \$400; owner, M. Ecxler, on premises; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 464.

TREMONT AV, No. 451, 1-sty brick extension, 24.8x45, to 3-sty frame store and dwelling; cost, \$1,500; owner, Clement H. Smith, 1773 Clay av; architect, L. Howard, 1861 Carter av. Plan No. 476.

WASHINGTON AV, w s, 187.8 n 165th st, increase in height, three 1-sty frame sheds; cost, \$500; owner, H. Hornickel, on premises; architect, C. J. Itzel, 1338 Wilkens av. Plan No. 479.

ZEREGA AV, s w cor Lyon av, raise to grade, 1-sty frame garage; cost, \$100; owner, Norbert Rabillard, 1445 Zerega av; architect, Henry Laue, 1499 Zerega av. Plan No. 475.

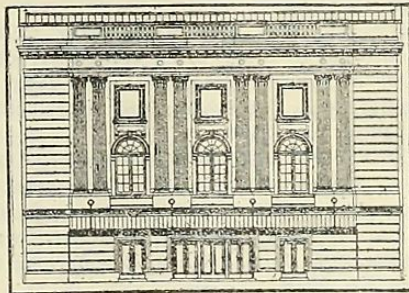
3D AV, No. 4207, new partitions, new store front, to 2-sty frame stores and offices; cost, \$1,000; owner, Geo. Hueser, 1981 Clinton av; architect, L. Howard, 1861 Carter av. Plan No. 477.

ADVANCE REPORTS.**Waterbury Builders Get Reformatory Contract.**

CHESHIRE, CONN.—Tracy Bros. Co., of Waterbury, have obtained the general contract to erect the new State reformatory at Cheshire. The contract was signed on Sept. 23. In laying out the work it was the aim of the directors to include as many of the buildings of the final plant as could be done for the money, and consequently several buildings were included which were not necessary for opening the institution. The bids for all of these buildings as planned ran more than could be spared out of the present appropriation. It was therefore decided at the first meeting to ask the four lowest bidders to figure what they would allow if the administration building, the library, the print shop and the chapel were omitted, and also one-half of the 400 cells, the work being so left that these could be added later without any difficulty, and it being understood that if the general assembly should provide at the next session the needed funds they would carry to completion these parts of the work in accordance with their original bids. The bids of these four parties, including plumbing, heating, wiring, steel work, cells, etc., complete, were as follows: Tracy Bros. Co., Waterbury, \$302,737; C. B. Andrus & Son, Hartford, \$307,629; Richardson Johnson, Hartford, \$311,282; Torrington Building Co., Torrington, \$311,730. The only sub-contracts that have been definitely settled are the cut stone, which has been let to the Connecticut Steam Brown Stone Co., Portland; electric work, T. M. Russell Engineering & Supply Co., Middletown, and cells to the Pawley Jail Works, New York City.

Another Shubert Theatre.

48TH ST.—Structural work is to be pushed on the new Shubert Theatre, which is to occupy the site of the present Sher-



man flats in the north side of 48th st, 125 ft east of 7th av. The plans were prepared several months ago by W. A. Swasey, architect, 47 West 34th st, calling for a building measuring 79x97 ft, of steel-frame construction to cost in the neighborhood of \$125,000. The owner is styled as the "Forty-Eighth Street Theatre Co.," with an office at No. 1554 Broadway.

Architect for New Riggs Restaurant.

33D ST.—Plans are being prepared by George Van Auken, architect, No. 30 East 14th st, for remodeling the building Nos.

43-47 West 33d st, for immediate occupancy by L. C. Riggs, No. 36 West 20th st, the restaurateur who has leased the store, basement, and first loft for a long term of years. The changes to be made will cost in the neighborhood of \$30,000, and will afford a seating capacity of about 600 people. The architect will receive estimates on the general contract about the tenth of October. Mr. Riggs at the present time operates in West 20th st, east of 6th av, one of the most popular restaurants in the shopping district.

Foundation Started for Ft. Wm. Henry Hotel.

LAKE GEORGE, N. Y.—Foundations are underway for the new Fort William Henry Hotel, at Lake George, which is to be rebuilt at a cost of \$300,000, by the Delaware & Hudson Co., of 32 Nassau st, N. Y. C. Ludlow & Peabody, 12 West 31st st, and H. J. Hardenbergh, 47 West 34th st, Manhattan, are the architects, C. O. Mailloux and C. E. Knox, 76 William st, Manhattan are the electrical engineers. Raymond M. Booth, 52 Albany Trust Bldg, Albany, is general contractor and James T. Young, Watervliet, N. Y., has the carpenter work.

Theatre for Boston Post Road.

BOSTON RD.—Neville & Bagge, architects, 217 West 125th st, are preparing plans for a new fireproof playhouse to be erected by William H. Weissager, on a plot having a frontage of 142 ft at Nos. 1315-1323 Boston road extending through to Nos. 1326-1332 Clinton av, the Bronx. The structure will have a seating capacity of 1,300, will be 3-stys in height and will be known as the "McKinley Square Theatre." Mr. Weissager is proprietor of "Webster Hall," No. 119 East 11th st. No building contracts have yet been awarded.

Steel Contract for Underwood Building.

CHURCH ST, N. Y. C.—The steel work for the new 18-sty office building 52x75 ft, to be erected at the northeast corner of Church and Vesey sts, for John T. Underwood, 241 Broadway, has been awarded to the Hay Foundry & Iron Works, 114 East 28th st. The plot has been excavated and is ready for foundations. The Tidewater Building Co, 16 East 23d st, holds the general contract. Starrett & Van Vleck, 45 East 17th st, are the architects. Estimated cost is \$400,000.

Herman Probst Low Bidder for Utica Hotel.

UTICA, N. Y.—Herman Probst, builder, No. 103 Park av, Manhattan, submitted the lowest bid on Monday, for the construction of the new Utica Hotel, at the northwest corner of Lafayette st and Seneca pl, Utica. The plans were prepared by Architects Esenwein & Johnson, 781 Ellicott sq, Buffalo, and the building is to be erected by the Utica Hotel Corporation of which W. Fred Allen is president. The cost will approximate about \$500,000.

Costly Apartment for 121st St. Corner

121ST ST.—Architect J. M. Baker, No. 21 Jackson av, Long Island City, is busy completing plans for a high class elevator apartment house, to measure 101.10x irregular, to be erected at the south west corner of 121st st and Morningside Drive. The cost is placed at about \$300,000. The Stevenson Construction Company, 270 Jackson av, Long Island City, is the owner and will handle the building contract.

To Erect Garage in West 122d St.

122D ST.—Carlo R. Dudos, No. 17 Battery pl, has leased the ground site in the south side of 122d st, 100 ft east of Broadway, a plot measuring 100x100 ft, on which he will erect a modern fireproof garage building. So far as could be learned on Friday, no plans have yet

been prepared or architect selected. Further details will be given in a later issue.

Hotel for Lenox Avenue Corner.

LENOX AV.—John Kerby, architect, 481 5th av, is busy preparing plans for a 3-sty brick hotel building, 32x100 ft, to be erected by W. F. McAvoy, at the southwest corner of Lenox av and 145th st, to cost in the neighborhood of \$25,000. Figures will be taken by the architect, no contracts having yet been issued.

\$300,000 House for 83d St.

83D ST.—Schwartz & Gross, architects, 347 5th av, have plans ready for the 8-sty elevator apartment house, 100x87.2 ft, for the Hennessey Realty Co., 220 Broadway, to be erected in the south-side of 83d st, 225 ft east of Columbus av, to cost in the neighborhood of \$300,000. No building contract has yet been issued.

Apartments, Flats and Tenements.

VERMILYEA AV, N. Y. C.—Moore & Landsiedel, 3d av and 148th st, are completing plans for two 5-sty flat houses, 50x113 ft., to be erected by T. G. Galardi & Co., on the west side of Vermilyea av, 100 ft. north of Emerson st, to cost a total of \$70,000. The owner will handle the general contract.

BRYANT AV, N. Y. C.—The Cioffi Construction Co., 1116 Intervale av, will erect a 5-sty tenement, 50x88 ft., on the west side of Bryant av, 300 ft. north of Freeman st, to cost \$45,000. Harry T. Howell, 3d av and 149th st, is preparing the plans. The owner builds and lets all sub-contracts.

MORRIS AV, N. Y. C.—J. E. Schar-smith, 1 Madison av, has completed plans for a 4-sty tenement, 40x78 ft, to be erected by the Burdick Realty Co., 62 Wall st, on the east side of Morris av, 100 ft north of 177th st, to cost \$26,000. Bids will be taken by the architect on the general contract.

WILKINS AV, N. Y. C.—E. J. Byrne, architect, 3029 3d av, is preparing plans for two 5-sty tenements and stores, 40x92 ft., on the west side of Wilkins av, 69 ft. south of Jennings st, to cost together \$80,000. The Success Realty Co., Seaford, L. I., is the owner. The owner builds and lets all sub-contracts.

74TH ST, N. Y. C.—Nos. 235-239 West 74th st is being excavated for the 8-sty elevator apartment house, 50x100 ft, to be erected by the J. H. Davis Building Co., 312 West 109th st. Rouse & Goldstone, 12 West 32d st, have prepared plans. Estimated cost is \$200,000.

LONGFELLOW AV, N. Y. C.—The American Real Estate Co., 989 Southern Boulevard, is preparing plans for a 5-sty flat, with a store, 41x72 ft., for the Vsona Construction Co., 989 Southern Boulevard, to be erected at the southeast corner of Longfellow av and Lowell st, to cost \$30,000. The owner builds.

176TH ST, N. Y. C.—Henry Cleland, 2091 Anthony av, owner, will build a 4-sty 8-family flat, 46x75 ft., in the north side of 176th st, 82 ft. west of Anthony av, to cost \$40,000. Schaefer & Jaeger, 1910 Webster av, are preparing plans. The owner builds and is taking figures on all sub-contracts.

EDGEcombe AV, N. Y. C.—The Gerliet Mayer Const Co, 312 West 143d st, will begin at once the erection of a 6-sty apartment house, at the junction of Edgecombe and Bradhurst aves and 142d st, to cost, \$100,000. C. B. Meyers, Union sq, architect.

NEWARK, N. J.—Vincenzo Guiliano, 347 North 6th st, owner, will build a 3-sty brick and limestone 6-family tenement, 25x59 ft. Del Guerco & Gonnelli, 222 Washington st, are the architects.

Contracts Awarded.

29TH ST, N. Y. C.—The Stevens Construction Co., 18 East 42d st, has obtained the general contract for erecting the 5-sty tenement house, 35x86.9 ft., at Nos. 319-321 East 29th st, to cost \$30,000. The East Twenty-Ninth Street Co. is the owner, and John B. Mooney, 18 East 42d st, architect.

31ST ST, N. Y. C.—The Liberty Iron Works, 462 10th av, has received the contract for iron work on the building No. 252 West 31st st for James Devany.

MADISON AV.—The Ellison Construction Co, 1493 Broadway, has received the contract to erect the necessary platforms and floor equipment which will be required for the coming automobile show and cycle races soon to be held in Madison Square Garden. The contract price is quoted at \$37,500.

WILLIAM ST, N. Y. C.—The Norman Fireproof Construction Co., 412 East 125th st, has the contract for installing a fireproof elevator shaft and other interior changes to the 5-sty store and loft building No. 170 William st, for Schiffelin & Co., premises. Robert T. Lyons, 1493 Broadway, architect.

STH ST, N. Y. C.—Robert Scott, 78 Centre st, has the carpenter work for changes to the two 5-sty tenements Nos. 60-62 East 8th st, for the Trustees of Sailors' Snug Harbor, 31 Nassau st.

GANSEVOORT ST, N. Y. C.—The White Fireproof Construction Co., 1 Madison av, has received the contract for fireproofing on the 7-sty storage and loft building, Nos. 94-98 Gansevoort st, for the Manhattan Refrigerating Co., 525 West st, to cost about \$70,000. J. G. Glover, 166 State st, Brooklyn, is the architect, and H. P. Kirkham & Son, Produce Exchange Bldg., are the general contractors.

47TH ST, N. Y. C.—Dr. Albert G. Weed has awarded to V. Green, 47 West 34th st, the general contract for remodeling the 4-sty residence No. 75 West 47th st for business purposes. Henry C. Pelton, 10 East 33d st, architect.

45TH ST, N. Y. C.—John J. Smith, 431 West 42d st, has received the plumbing contract on the 5-sty loft building, 88x50 ft., being erected by Chas. E. Lumb, owner, 517-519 West 45th st, at Nos. 521-525 West 45th st, from plans by James J. F. Gavigan, 1123 Broadway. The cost is estimated at about \$34,000.

39TH ST, N. Y. C.—The David Miller Stone Works, 315 East 103d st, has received the contract to furnish cut stone for the 12-sty store and loft building being erected by the Medford Realty Co., of 2865 Broadway, at No. 13 East 39th st, from plans by Chas. H. Caldwell, 160 5th av.

69TH ST, N. Y. C.—The C. F. Bond Co., 136 Liberty st, has received the contract for extensive alterations and additions to the residence of Mrs. Catherine Auchincloss, No. 121 East 69th st. R. H. Robertson & Sons, 160 5th av, are the architects.

ASBURY PARK, N. J.—The general contract has been awarded to Wm. H. Fissel & Co., 1133 Broadway, Manhattan, for the construction of the new post office building at this place, to cost, exclusive of the site, about \$100,000. The building will be of white marble, and is to be ready for occupancy by December, 1911. It will be 2-stys, 65x112 ft. in dimensions, and will be located in Main st, near the railroad station. J. Knox Taylor, Washington, D. C., is supervising architect.

Churches.

LEXINGTON AV, N. Y. C.—Plans have been completed by N. Serracino, architects, 1170 Broadway, for the new Church edifice to be erected by The Eglise St. Jean Baptiste, 185 East 76th st, at the southeast corner of Lexington av, and 76th st,

to cost \$300,000. The structure will be highly ornamental of light brick and Indiana limestone, 98.8x215 ft, with a copper roof. No figures have been taken or contracts let.

YONKERS, N. Y.—John Kerby, architect, 481 5th av, Manhattan, is taking bids for a stone, 1-sty church, 60x100 ft, for the Roman Catholic church of St. Denis, to be erected at Lowerre, Yonkers, at a cost of \$50,000. Rev. Richard O. Hughes, is rector.

ALBANY, N. Y.—Work has been started on the new edifice at Delaware and Cuyler avs for the First Church of the Evangelical Association, Rev. Chas. W. Neuendorf, pastor, 1½-stys, 42x75 ft., brick and limestone, to seat 400. Peter Keeler Bldg. Co., 464 Orange st, Albany, is general contractor.

Dwellings.

BRIGHTWATERS, L. I.—O. S. Doolittle, architect, Sea Cliff, L. I., is preparing plans for a frame residence, 2½-stys, 35x35 ft., for A. W. Berner, of Sea Cliff, to be erected at Brightwaters, near Bayshore, to cost about \$5,000. Bids will soon be taken.

MASPETH, L. I.—Edward Rose, architect, is preparing plans for a 2-sty frame residence, 20x48 ft., for Isidor Tiger, owner, to be erected on Ward st, this place, to cost \$4,000. The owner will receive figures.

NEW DORP, S. I.—H. H. Jackson, owner, 106 Lexington av, Manhattan, will erect a frame 2½-sty residence, 18x30 ft., at this place, to cost \$5,000. A. J. & J. T. McManus, 215 Montague st, Brooklyn, are preparing the plans. The bids will be taken by the owner.

CORTLAND, N. Y.—W. L. Lawson, of Homer, N. Y., has received the general contract to build the 2-sty brick and stucco residence, 35x40 ft., for H. B. Pomeroy, of this place, to cost \$8,000. Gibb & Waltz, Ithaca Trust Bldg., Ithaca, are the architects.

NASSAU LAKE, N. Y.—D. Stuart Douglass, architect, 100 State st, Albany, is preparing plans for a frame and stucco bungalow, 28x40 ft., for J. L. Sturtevant, 9 State st, Albany, to be erected here. Bids will be taken soon. Estimated cost, \$5,000.

ITHACA, N. Y.—Clinton Vivian, architect, 120 East State st, is preparing plans for a hollow tile residence, 38x55 ft., for Prof. F. D. Boynton, Superintendent of Schools, at this place, to cost about \$9,000.

TEXTURE BRICKS

have an extremely rough face, the light and shadow producing a depth and richness of color difficult to obtain from smooth surfaces. The blended variation of shade makes brick work that is a delight to the eye.

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Factories and Warehouses.

26TH ST.—Architect Charles W. Straub, 147 4th av, is still preparing plans for the 9-sty fireproof warehouse, to measure 50x100 ft, to be erected by Louis Schrom, No. 426 West 26th st, at Nos. 432-434 West 26th st, to cost about \$100,000. No building contract has yet been awarded.

BROOKLYN.—Foundations are under-way in the southside of 12th st, 415 ft west of 3d av, Brooklyn, for the 3-sty warehouse, 60x100 ft, for the R. N. Comey Co., 621 Broadway, Manhattan. Wm. Higginson, 13 Park Row, is architect, and F. J. Ashfield, 350 Fulton st, Brooklyn, holds the general contract.

PASSAIC, N. J.—The Gera Mills, of this city, has awarded to the J. J. O'Leary Co., Peoples Bank Building, the general contract to erect a large addition to its plant.

Hotels.

ITHACA, N. Y.—Mrs. Sarah A. Bush, owner, Clinton Hotel, this city, will erect a 3-sty brick addition at Nos. 116-118 North Cayuga st, to cost \$30,000. Clinton L. Vivian, 120 East State st, is making the plans. No figures have yet been taken or contracts let.

BOSTON, MASS.—The Boston Woman's Homestead Association contemplate erecting an apartment hotel for working women in the South End, work to be started in spring. St. Clair & Thayer have prepared plans for a brick building, to cost \$260,000.

Miscellaneous.

SPENCER, N. Y.—Chas. Seeley, of this place, is interested in a company which proposes to establish a creamery here. No architect has yet been selected.

OYSTER BAY, L. I.—The order of I. O. O. F., P. N. Lighthouse, chairman building committee, will erect a brick and stone 2½-sty lodge rooms, 45x80 ft. J. Ellard, Oyster Bay, has plans and will take figures about Oct. 7.

LAKE HOPATCONG, N. J.—W. D. Steinbach & Son, Lewistown, Pa., have received the general contract to erect a new passenger station, 1-sty, brick and stone, for the D., L. & R. R. Co., at a cost of \$15,000. F. J. Nies, in care of the company, Hoboken, has plans.

VALLEY FALLS, N. Y.—Loth & Milliman, architects, 295 Broadway, Troy, N. Y., have been selected to prepare plans for a 1-sty brick and limestone memorial library, 25x40 ft., to be erected by the Board of Trustees at a cost of about \$5,000. Dr. M. B. Hutton is president.

TROY, N. Y.—The Sisters of Charity contemplate the erection of a new hospital, including an administration building, power house and pavilion, to cost approximately \$350,000. Competitive plans will be called for this fall from local architects. Mother Anne is in charge, Dr. Zotique Rousseau, 17 2d st, Troy, is president.

Schools and Colleges.

LEXINGTON AV, N. Y. C.—The site is being cleared at No. 253 Lexington av for the new 5-sty brick and Indiana limestone college, 46x125 ft., to be erected by Packard's Commercial School at a cost of \$125,000. H. F. Ballantyne, 244 5th av, is the architect. The Hedden Const. Co., 1 Madison av, is general contractor and the steel work has been awarded to the Metropolitan Bridge Co., World Bldg.

BUFFALO, N. Y.—The city of Buffalo contemplates the erection of a truant school. Francis G. Ward, Room 1, City Hall, is Commissioner of Public Works. No plans or architect yet.

MONTOUR FALLS, N. Y.—Otis Dockstader, architect, 103 W. Church st, Elmira, is preparing sketches for a brick and limestone dormitory, 42x116 ft., for

Book Academy, to be erected at a cost of \$50,000. A. H. Norton, Montour Falls, is president.

MORRISVILLE, N. Y.—Plans will be revised and bids will be received at once for the erection of a large addition to the School of Agriculture at this place, to cost approximately \$20,000. Franklin B. Ware, Albany, is State Architect.

PITTSFIELD, MASS.—A committee has been appointed to secure plans and let contracts for a new school, to cost \$40,000. William L. Adam, John J. Nolan and George H. Prediger are members of the committee.

Stables and Garages.

DOWNING ST, N. Y. C.—Contracts will be let soon for the 3-sty brick garage, 29.7x85 ft., which Joseph Tassi, 121 West Houston st, will erect at No. 45 Downing st, to cost \$30,000. George Provot, 104 West 42d st, has completed plans.

WATER ST, N. Y. C.—No contract has yet been awarded for the 3-sty brick stable, 26x66.11 ft, which Jackson Bros, 168 Church st, will erect at the northwest corner of Water and Gouverneur sts, at a cost of \$15,000. John H. Friend, 148 Alexander av, is the architect.

Stores, Offices and Lofts.

MAIDEN LANE, N. Y. C.—Foundations have been completed at No. 63 Maiden lane and No. 91 William st, for the 12-sty office building, 27x14x180 ft, to be erected by the New York Plate Glass Insurance Co., of 42 Cedar st, from plans by Clinton & Russell. Fountain & Choate, 10 East 23d st, hold the general contract.

WALL ST, N. Y. C.—The steel work is now completed and the masonry is up to the fifth tier of beams on the new extension to the U. S. Assay Office, Nos. 30-32 Wall st, for the U. S. Government. Cramp & Co., of Philadelphia, Pa., have the general contract. Estimated cost, \$350,000.

DOMINICK ST, N. Y. C.—The Corporation of Trinity Church, 187 Fulton st, will soon award contracts for the 4-sty loft building, 75x125 ft., at the northwest corner of Dominick and Clark sts, to cost \$60,000. Renwick, Aspinwall & Tucker, 320 5th av, have completed plans. Bids will be taken about Oct. 7.

MADISON AV, N. Y. C.—No building contract has yet been issued for the 12-sty addition, 28.6x88.3 ft., to be used as a studio and office building in connection with the 4-sty residence No. 284 Madison av, owned by Lillia B. Hyde, of the Aphorp apartment, Broadway and 78th st. The cost is placed at \$100,000. N. C. Mellen, 45 West 34th st, is architect.

HARTFORD, CONN.—F. H. Crosthwaite, of the Hartford Wire Works, has purchased the property on the northwest corner of Allyn and Ann sts, and is having plans prepared for a new building to be erected on the site, 125x56 ft, 4-stys, brick, heavy mill construction.

TORRINGTON, CONN.—Plans are ready for estimates for the new office building to be erected for the Torrington Electric Light Co. 3-stys, brick, 35x100 ft, fireproof construction, with a pressed brick front, granite trim, steel beams, tar and gravel roof, bank fixtures, plate glass front, etc. Griggs & Hunt of Waterbury are the architects.

Theatres.

NEWARK, N. J.—Plans are being prepared by Dr. Bernhard Gluck, owner, 89 Mercer st, for a 2-sty brick moving picture theatre and office building, 50x100 ft., to be erected on Central av, near Warren st, to cost about \$12,000. Frederick Kern, 22 Clinton st, is architect.

LONG BRANCH, N. J.—B. A. Levine, of this place, has purchased a building site on Broadway on which he contemplates

the erection of a modern fireproof playhouse to seat about 1,400. Excavating is to be started immediately.

Bids Opened.

MANHATTAN.—J. P. Hansen, at \$1,318, submitted the lowest bid for alterations and repairs at Public School 51, Manhattan.

BRONX.—Following are the lowest bids for Item 1, general alterations; Item 2, installing sanitary fixtures, and Item 3, installing heating and ventilating apparatus in Nos. 991 and 993 Southern Boulevard, annex to Public School 20, Bronx: Item 1, Joseph Balaban, \$3,175; Item 2, A. D. Evertsen Co., \$783; Item 3, E. Rutzler Co., \$1,692. All bids were laid over.

BROOKLYN—Bids were opened on Sept. 26 for repairs, alterations and additions to the electric equipment in Public School 30 and Public School 40, Brooklyn. The lowest bids were put in by Griffin & Co., \$3,221, and T. Frederick Jackson (Inc.), \$2,225.

BROOKLYN.—All bids were laid over for alterations and equipment of a cooking room at Public School 134, Brooklyn.

BROOKLYN.—The lowest bids were as follows, for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in addition to Public School 19, Brooklyn: Item 1, William J. Olvany, \$39,989; Item 2, Johnson Service Co., \$2,989.

EASTON, PA.—M. P. Wells, of Philadelphia, Pa., at \$93,500, submitted the lowest bid for the construction of the U. S. post office at Easton.

Municipal Work.

BRONX.—Estimates will be received by the Park Board, Thursday, Oct. 6, for furnishing and delivering one hundred cubic yards broken stone of trap rock and three hundred cubic yards screenings of trap rock for parks in the Bronx.

BROOKLYN.—Bids will be received by the Park Board Thursday, Oct. 6, for the erection and completion of a comfort station in McKinley Park, Borough of Brooklyn.

BROOKLYN.—The Commissioner of Water Supply, Gas and Electricity, will open bids Wednesday, Oct. 5, for furnishing, delivering and constructing the brick setting for 8 three hundred horse power Heine water boilers; and for furnishing, delivering and setting a coal crusher and eight mechanical stokers with coal chutes and other appurtenances complete at the remodeled Ridgewood North Side Pumping Station, Atlantic av, near Logan st.

Brief and Personal

General Smith, of the Candee, Smith & Howland Co., has been appointed by the Governor a member of the New York State Militia Council.

The offices of the Murphy Construction Co., general building contractors, formerly of 7 East 42d st, are now located at 50 Church st, Room 1562.

Directors of the Helderberg Cement Co. chosen at the meeting of the stockholders are as follows: T. Henry Dumary, Anthony N. Brady, Robert T. Pruyn, Frederick W. Kelly, James C. Farrell, Thomas E. Murray, Edward L. Pruyn, Charles H. Ramsey, James B. McEwan, Howard Van Rensselaer, Nicholas T. Brady and Frederick Pruyn.

The architectural design of the new 2-sty restaurant at Broadway and 111th st, has been much admired, as it is an illustration of how very attractive even a "taxpayer" can be made. J. Harry O'Brien is the architect, and John T. Brady & Co. the builders. The quarter of the city in which this building is situated is becoming a very interesting centre in the evenings.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

Tables containing full prices current in all departments of building construction will be published in the Record and Guide on the **THIRD** Saturday of each month, and in other weekly issues only the changes in quotations.

The Metropolitan Market Summarized

Labor troubles were responsible for a strong market closing nervous. Contrary to expectations the brick market, instead of being the first to feel the effect of the lock-out among the bricklayers, continued strong until Wednesday and held its own fairly well at the close. Prices actually moved up a shilling a thousand. Dealers showed evidences of trying to cover themselves against a possible rise in the market upon the termination of the present tie-up.

Portland cement, lumber, lime and plaster, and certain other material interests felt the nervousness that characterized the market at its close, but contracts involving deliveries for thirty days or more went ahead as usual, showing that big builders do not expect the present labor difficulty to be long lived.

Conspicuous among the contracts negotiated were those for common brick for the Municipal Building, details of which are given under the proper heading below, and also that for Portland cement for the same building, details of which cannot be made public at this time, as contracts have not been actually signed.

The stone market is dull and without feature. The quarries are in a position to take considerable new business and competition is keen here. Slate is in a quiet and seasonable market, both as regards roofing and structural material.

Iron and steel have not been in a strong market this week, although the railroads came out with structural orders, which is considered a good sign by construction companies. Buying for immediate needs characterizes the market in heavy materials and the demand for sheets has been heavier, resulting in prices being firmer. The usual quotation is 2.20 cents for No. 28, whereas 2.15 cents has ruled heretofore. Pig iron is not active for 1910 business, but the call for first quarter deliveries is much stronger, with prices near to the present figures.

Sand felt the nervousness of the market, buyers taking only the amount necessary for immediate needs.

Brick.

Brick makers rather expect a dull market this winter. In shutting down this Fall they are acting without harmony, and while some plants around Haverstraw closed a week ago, others will continue to manufacture until next Saturday. It is expected that most of them will have cooled their kilns for the season by the fifteenth of October.

Last year at the close of the manufacturing season there were 300,000,000 brick on hand. There are even more than that stored up now, ready for shipment into this market. Some estimate the total on hand up the river at 350,000,000 to 400,000,000, but it is a better grade of brick

than has been available for winter and early Spring use in half a decade or more. Here in the city the dealers are well supplied, but the contracts coming out are for small work.

"Manufacturers have been selling at a loss all Summer," said the owner of a large yard in the Newburgh district, "and now they are closing down on the plan of 'each man for himself and the devil take the hindmost.' The lockout will not have a serious effect, except that it will frighten prospective builders for a while at a time when the chances were fair for improvement in business. There is no doubt that there has been an over-production up the river and there is considerably more brick on hand than there was last Fall."

HUDSON RIVER COMMON—Despite the fact that every union bricklayer in New York City is either locked out or stayed away from his place of employment this week, Hudson River common brick, instead of being paralyzed, opened with a fair buying movement, which continued until Wednesday, when prices went up a shilling a thousand. Thursday, the market proved nervous and the uncertainty continued, but with prices firm, and the week closed that way. The record for the week with the exception of Thursday, Friday and Saturday, shows how the material was taken when practically every brick operation was either shut tight or about to close.

	Arrivals.	Sales.
Monday	21	20
Tuesday	4	7
Wednesday	6	6

The transactions for last week follow:

Left over for Sept. 19, 5.

	Arrivals.	Sales.
Monday	16	17
Tuesday	5	8
Wednesday	7	6
Thursday	10	9
Friday	12	12
Saturday	8	5
Total	58	57

Left over for Sept. 24, 6.

There is an encouraging feature about the situation as it exists at the close of the week, in that big contracting companies are not taking the lockout or sympathetic strikes seriously, and are going ahead with contracts involving deliveries as soon as 30 days. Conspicuous among these was that for 12,330,000 Hudson river common hard brick for use in the Municipal building being constructed from plans by McKim, Mead and White by the Thompson-Starrett Company. N. & W. J. Peck were the lowest bidders, their figure being approximately \$81,500 which puts the price per thousand, delivered at about \$6.55. It is understood that Rose brick will be delivered though no special brand is named in the specifications. As the Vanderbilt Hotel at Park avenue and 34th st, a William L. Crow Const Co. operation from plans by Warren & Wetmore, took only 6,500,000 brick from the John P. Kane Company, this is the largest single contract that has come out in New York city so far this year. Deliveries will begin about November 1. Smaller contractors are going ahead with their building plans as though the strike did not exist. Prices current run from \$5.12½ to \$5.37½ although 2 cargoes went out this week for \$5.50.

RARITAN RIVER COMMON—The lockout among the bricklayers did not affect this market, principally because most of the work taking this material is now prac-

tically closed in and little new local business had been taken in the recent past. The Sayre & Fisher Company reports a heavy call for their material in Queens and Brooklyn, but the James R. Sayre Company, of Newark, handling Raritan River brick in the New Jersey district, reports a fair amount of business being taken, but most of it in small lots. The wholesale quotations for this brick in New York is \$5.25 to \$5.50.

FRONT BRICK—The front brick interests felt the lockout much more than the common brick, but the situation is not viewed with great alarm, confidence being freely expressed that the trouble will soon adjust itself. Front brick men point out that bricklayers have not been very busy within the last two years and they cannot stand a protracted siege. Buying was not active, those who have contracts pending preferring to await development before signing for early deliveries. Prices are unchanged.

Cement.

The market for Portland cement is feeling the general unrest that is prevalent throughout the country, and especially in this city where buyers are acting cautiously. In the suburbs material men report a decided falling away in sales, due to holding-off of building operations until after election, and the curtailment in railroad construction work.

There is considerable uncertainty among manufacturers regarding the ultimate result of the manipulations now in progress, and some believe that a consolidation of some companies is not in the distant future. There is a belief that certain Wall street interests are seeking to gain control of the cement situation so as to merge some Eastern companies, and among the names whispered is that of J. P. Morgan & Company, who are said to have large holdings in the United States Steel Corporation of which the Universal Portland Cement Co. is a subsidiary.

Representatives of large and small Eastern companies professed to be wholly in the dark regarding the plans of the big companies in this matter, although most of them were free in saying that such a movement was not improbable.

The recent decline of Portland cement securities was considered an evidence of inside manipulation. It was pointed out by a man well informed on the subject of Portland cement financing that the high selling costs of some of the big companies and the close margin at which Portland cement is being sold throughout the country, brings the possibility of a consolidation of some sort wholly within the range of possibility.

Iron and Steel.

It is considered a good sign in building construction circles when the railroads come out with structural orders. While Western roads are still backward, Eastern roads, especially the Long Island, the Pennsylvania, the Central Railroad of New Jersey and the Lackawanna have been actively in the market within the last three or four weeks with specifications.

Further evidence of brakes applied to a descending market was obtained in the denial of Judge Gary of the plan to cut the price of steel products, and the summary of a statement issued from the Steel Corporation offices showing that general building business conditions are sufficient

to take care of a tremendous deficit in railroad orders. The part referred to follows:

"If the railroad companies were buying as much as usual, or up to their necessities, the mills would be crowded. The normal business that the railroads give the steel producers, amounts to about one-third of the output of the mills. The railroad orders at present, steel men figure, do not amount to more than one-tenth of the normal third. It speaks well for the state of general business that with this large deficit to contend with the steel mills are making as fair showing as they do."

Recent local orders taken include 1,000 tons of fabricated steel train platform shed for the New York Central, which went to Philadelphia interests; and the same railroad is taking bids on 1,000 tons for viaducts at their Grand Central station improvements. The Phoenix Bridge Company has taken the contract for 300 tons of fabricated material for the Central Railroad bridge at Bayonne, and the New Haven road has placed a small order for 100 tons of steel shapes.

Because of unsatisfactory specifications issued by the Long Island Railroad, relatively high prices were submitted by contractors on the recent inquiry of fifty small bridges requiring from 10,000 to 12,000 tons of structural shapes. Builders about to place steel business should not be alarmed at the quotations made, because fabricators and bridge shops were not willing to run chances implied by the proposed contracts. Quotations show no change from those made in the tables recently published in the Record and Guide.

Dullness featured the week in pig iron. The business taken as a rule was for small tonnages, but most of the business was taken for shipment the remainder of this year.

For structural steel there is still pending considerable business in New England and New Jersey, but buyers are not disposed to pay much, if any, premium over prices current for 1910 delivery during the first and second half of next year. On the other hand, furnaces generally are not willing to sell except at an advance.

One sale of forge iron was made for delivery in New Jersey last week at close to the price which it is claimed can be done for No. 2 X, but there is a wide range in quotations on the various grades, depending upon the anxiety of furnace interests for business.

There is scarcely any demand for basic or steel-making iron in the Eastern district, and some of the big steel companies that are self-contained are piling material in the yard. For pig iron the quotation at the close of the week was \$15.75 to \$16 for No. 1 X foundry; \$15.25 to \$15.50 for No. 2 X foundry, and No. 2 plain foundry, \$15 to \$15.25, Northern, third quarter and second half of 1910. Southern runs from \$14.75 and \$15.50 to \$15.75 and \$16.

Lumber.

Judging from the buying movement this week, there was no sign that the labor troubles among the bricklayers had frightened local contractors. There was practically no falling off in demand reported by any of the retailers and the usual number of bookings were made by wholesalers. A better call for high grade materials was noted, if anything, and the inquiry for Fall deliveries received by retailers supplying the city held its own.

The retail yards are running close to stock and are buying cautiously of cheaper grades, but wholesalers in hardwoods report a strengthening call for oak and red gum, the latter being in a strong market with prices firming. The same is true of all high grade finishing material.

Manufacturers of parquet flooring report a slight quickening in the market.

Inquiries are now coming in for flooring for some of the higher grade apartment houses now going ahead, of which there are seven in this city, at an estimated cost of \$1,000,000 each.

The Southern mills, which have felt the dropping away of business from the East, with the exception of New England during summer, have been taking orders for Fall and early Winter deliveries, and have in hand reports of inquiries from agents here that promise to keep them comfortably busy all winter.

Rough material used for concrete molds is also in a stronger market although it is not entirely satisfactory at this time.

The business being done by the suburban yards is not up to normal for this time of the year. This is laid to overproduction in speculative buildings. It is pointed out that there are large quantities of work planned, but little of it is going ahead just now. Sales of better grades of trim are conspicuous.

Stone.

The stone situation is reported as being without feature. All the wholesalers report few new contracts of any size coming out, although there seems to be enough small work in hand and to come out in the near future to keep the cutting plants in this city comfortably busy the remainder of the Fall. Many of the larger jobs are now being finished out. Batterson & Eisele are about to publish a booklet showing some of the installations they made in the new Pennsylvania railroad station. This was a conspicuous operation and several kinds of marble went into the interior.

Granite and limestone and sandstone wholesalers report a continuance of the dullness that has pervaded these markets locally for some time, but out-of-town business continues moderate, the quarries being well supplied with orders calling for late Fall deliveries to suburban operations, especially in New Jersey and Queens.

Slate is in a quieter market, but this is usual at this time of the year. Prices remain without change both in the city and in the suburbs.

Manhattan Fireproof Door Company in Its Own Factory.

The Manhattan Fireproof Door Company, for eight years located at 412 and 422 East 125th st, began business last week in its own block-square factory buildings, constructed for its own use, at Winfield, L. I., thus joining the movement of manufacturing concerns toward the suburbs.

This company has made a specialty for years of metal covered wood trim in bronze, iron and copper, and has supplied material for the Tribune Building alteration planned by D'Oench & Yost; the Apthorp apartments, at 79th st and Broadway, constructed by John Downey from plans by Clinton & Russell; the Immigrant Savings Bank, the second half of which is now being erected by Charles T. Wills, Inc., from plans by Raymond F. Almira; and the Provident Loan Company's building on 4th av, as subcontractor to Charles T. Wills (Inc.), into which building it put in all the massive bank screens and window frames.

In addition, the Manhattan Fireproof Door Co. has just finished putting in the kalamein work in the new Home National Bank at Brockton, Mass., and in the Norfolk National Bank of Norfolk, Va., in both of which buildings the company did all the exterior and interior trim, and in the case of the Southern Institution, built bronze covered doors instead of the cast-bronze doors usually

found in banks. These doors are said to be as strong as solid bronze doors and are designed from ornate patterns.

The company made more or less of a record for moving. It started to dismember its equipment at the Harlem address on September 6, and by September 19 it had every bit of machinery set up and the plant was running as usual, without missing a single delivery. The building it is now located in, is of brick one story high and measures 100x200 feet. There is, besides, a boiler and engine room, 33x40 feet of frame construction and a 2-sty frame office building, the telephone number of which is "Newtown, 911 and 912." The address of the present plant of the Manhattan Fireproof Door Company is at Maurice and Lexington avs, Winfield, L. I., and is reached either by taking a Corona car at the Queensboro Bridge and riding to Fisk av, Winfield, and walking to the station, near which is the factory, or by taking the Long Island branch train at the P. R. R. terminal to the factory.

The rapid growth of this business has made larger factory equipment necessary for a long time. In its present plant it can turn out almost three times the amount of work now handled.

The Latest Ideas in Door Checks.

Architects and others specifying door checks can learn about the latest improvements in these devices by procuring a copy of a new catalogue of the Yale and Towne Manufacturing Company that is devoted exclusively to this subject. It can be obtained by addressing Mr. C. S. Redfield, advertising manager, 9 Murray street, this city.

In addition to the well-known Blount check, made in six sizes and adapted to all sizes of doors and conditions of use, the company has more recently put on the market three additional checks, which architects and owners should know about. The Blount-Holder Check is similar to the original Blount Check, but has the added feature that it not only shuts doors gently, but also holds them open as well. The Yale Double-Acting Check closes double-acting doors; brings them to their normal position without a single flip-flap, and prevents the noisy, draughty, dangerous oscillation usual to doors with double-acting hinges.

The fourth device is the Yale Checking Floor Hinge, which performs all the functions of the regular Blount Door Check. It is a combined spring and check in one and is placed in the floor under the door. It is especially intended for use on butlers' pantry doors.

Some Recent Otis Elevator Contracts.

The Otis Elevator Co., 17 Battery pl, has closed contracts for elevators in the following buildings: Residence of Judge E. H. Gary, at 5th av and 67th st, where one electric passenger, one electric service, one sidewalk elevator, and one dumbwaiter will be installed; the Riley-Brice Realty Co. (Inc.), 136-140 West 21st st, where two electric passenger and one electric freight elevators will be installed; the Yorkshire Realty and Construction Co.'s two buildings at 92d st and Broadway, where two electric passenger and electric sidewalk elevators will be installed; the United Bank Building (First National Bank), Broadway and Wall st, where three geared traction electric passenger elevators will be put in; the Highwood Realty & Construction Co., Riverside Drive and 99th st, two electric passenger and one electric passenger and freight elevators, and the McGraw building, 243-249 West 39th st, where an equipment of two electric freight elevators will be supplied.

REAL ESTATE

Statistics of Real Estate and Building—Information for Property Owners—Status of Municipal Improvement Proceedings.

MANHATTAN AND THE BRONX.

CONVEYANCES.		1910.		1909.	
		Sept. 23 to 29, inc.		Sept. 24 to 30, inc.	
Total No. for Manhattan	181	Total No. for Manhattan	189		
No. with consideration	19	No. with consideration	15		
Amount involved	\$403,300	Amount involved	\$342,160		
Number nominal	168	Number nominal	174		
Total No. Manhattan, Jan. 1 to date		1910.	1909.		
No. with consideration, Manhattan, Jan. 1 to date		700	668		
Total Amt. Manhattan, Jan. 1 to date		\$38,955,329	\$38,194,831		
Sept. 23 to 29, inc.		Sept. 24 to 30, inc.			
Total No. for the Bronx	133	Total No. for the Bronx	128		
No. with consideration	3	No. with consideration	19		
Amount involved	\$672,641	Amount involved	\$65,475		
Number nominal	130	Number nominal	109		
Total No., The Bronx, Jan. 1 to date		1910.	1909.		
Total Amt., The Bronx, Jan. 1 to date		5,186	5,505		
Total No. Manhattan and The Bronx, Jan. 1 to date		\$4,801,027	\$3,088,438		
Total Amt. Manhattan and The Bronx, Jan. 1 to date		13,109	13,743		
		\$43,786,356	\$41,283,269		

Assessed Value Manhattan.

1910.		1909.	
Sept. 23 to 29, inc.		Sept. 24 to 30, inc.	
Total No. with consideration	13	Total No. with consideration	15
Amount involved	\$403,300	Amount involved	\$342,160
Assessed value	\$380,000	Assessed value	\$333,000
Total No. nominal	168	Total No. nominal	174
Assessed value	\$8,009,100	Assessed value	\$19,839,700
Total No. with consid., from Jan. 1 to date	700	Total No. with consid., from Jan. 1 to date	668
Amount involved	\$38,955,329	Amount involved	\$38,194,831
Assessed value	\$33,290,200	Assessed value	\$30,850,200
Total No. nominal	7,723	Total No. nominal	7,561
Assessed value	\$427,202,630	Assessed value	\$423,599,929

MORTGAGES.

1910.		1909.	
Sept. 23 to 29, inc.		Sept. 24 to 30, inc.	
Manhattan.	Bronx.	Manhattan	Bronx
Total number	111	Total number	110
Amount involved	\$2,157,493	Amount involved	\$719,895
No. at 6%	57	No. at 6%	87
Amount involved	\$717,993	Amount involved	\$232,780
No. at 5%	2	No. at 5%	24
Amount involved	\$52,500	Amount involved	\$123,750
No. at 5 1/2%	26	No. at 5 1/2%	21
Amount involved	\$757,000	Amount involved	\$208,165
No. at 4 1/2%	11	No. at 4 1/2%	16
Amount involved	\$386,000	Amount involved	\$658,500
No. at 4%	1	No. at 4%	2
Amount involved	\$27,000	Amount involved	\$25,641
No. with interest not given	14	No. with interest not given	28
Amount involved	\$217,000	Amount involved	\$160,200
No. above to Bank, Trust and Insurance Companies	31	No. above to Bank, Trust and Insurance Companies	15
Amount involved	\$1,031,000	Amount involved	\$196,450
Total No., Manhattan, Jan. 1 to date		1910.	
Total Amt., Manhattan, Jan. 1 to date		1909.	
Total No., The Bronx, Jan. 1 to date		6,357	7,095
Total Amt., The Bronx, Jan. 1 to date		\$232,646,506	\$236,813,176
Total No., Manhattan and The Bronx, Jan. 1 to date		5,028	5,755
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$48,039,409	\$48,947,606
		11,385	12,850
		\$280,685,915	\$285,760,782

EXTENDED MORTGAGES.

1910.		1909.	
Sept. 23 to 29, inc.		Sept. 24 to 30, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	32	Total number	7
Amount involved	\$1,557,500	Amount involved	\$69,360
No. at 6%	6	No. at 6%	1
Amount involved	\$86,500	Amount involved	\$3,600
No. at 5%	2	No. at 5%	4
Amount involved	\$16,000	Amount involved	\$27,760
No. at 5 1/2%	19	No. at 5 1/2%	11
Amount involved	\$818,500	Amount involved	\$27,760
No. at 4 1/2%	6	No. at 4 1/2%	1
Amount involved	\$688,500	Amount involved	\$35,000
No. at 4%	1	No. at 4%	1
Amount involved	\$17,000	Amount involved	\$17,000
No. with interest not given	1	No. with interest not given	1
Amount involved	\$14,000	Amount involved	\$3,000
No. above to Bank, Trust and Insurance Companies	11	No. above to Bank, Trust and Insurance Companies	1
Amount involved	\$1,310,000	Amount involved	\$85,000
Total No., Manhattan, Jan. 1 to date		1910.	
Total Amt., Manhattan, Jan. 1 to date		1909.	
Total No., The Bronx, Jan. 1 to date		1,767	1,368
Total Amt., The Bronx, Jan. 1 to date		\$75,442,009	\$65,789,857
Total No., Manhattan and The Bronx, Jan. 1 to date		464	422
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$6,142,850	\$3,431,045
		2,231	1,790
		\$81,584,859	\$69,220,902

PROJECTED BUILDINGS.

1910.		1909.	
Sept. 24 to 30, inc.		Sept. 25 to Oct. 1, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	12	Manhattan	13
The Bronx	20	The Bronx	25
Grand total	82	Grand total	38
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$731,650	Manhattan	\$1,794,500
The Bronx	480,750	The Bronx	509,400
Grand total	\$1,212,400	Grand total	\$2,303,900
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$204,530	Manhattan	\$184,345
The Bronx	25,700	The Bronx	2,400
Grand total	\$230,230	Grand total	\$186,745
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	672	Manhattan, Jan. 1 to date	818
The Bronx, Jan. 1 to date	1,396	The Bronx, Jan. 1 to date	1,837
Manh'n-Bronx, Jan. 1 to date	2,068	Manh'n-Bronx, Jan. 1 to date	2,650
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$81,644,545	Manhattan, Jan. 1 to date	\$106,891,297
The Bronx, Jan. 1 to date	29,870,615	The Bronx, Jan. 1 to date	29,694,835
Manh'n-Bronx, Jan. 1 to date	\$111,515,160	Manh'n-Bronx, Jan. 1 to date	\$136,086,132
Total Amt. Alterations:		Total Amt. Alterations:	
Manh'n-Bronx, Jan. 1 to date	\$11,167,727	Manh'n-Bronx, Jan. 1 to date	\$11,216,807

BROOKLYN.

CONVEYANCES.

1910.		1909.	
Sept. 22 to 28, inc.		Sept. 23 to 29, inc.	
Total number	511	Total number	588
No. with consideration	17	No. with consideration	20
Amount involved	\$73,692	Amount involved	\$490,587
Number nominal	494	Number nominal	568
Total number of conveyances, Jan. 1 to date	20,255	Total number of conveyances, Jan. 1 to date	21,626
Total amount of conveyances, Jan. 1 to date	\$10,987,242	Total amount of conveyances, Jan. 1 to date	\$10,564,894

MORTGAGES.

Total number	421	Total number	483
Amount involved	\$1,546,324	Amount involved	\$1,600,413
No. at 7%	1	No. at 7%	1
Amount involved	248	Amount involved	284
No. at 6%	\$677,492	No. at 6%	\$350,434
Amount involved	96	Amount involved	60
No. at 5 1/2%	\$334,783	No. at 5 1/2%	\$243,785
Amount involved	53	Amount involved	121
No. at 5%	\$205,725	No. at 5%	\$473,044
Amount involved	1	Amount involved	3
No. at 4 1/2%	\$3,000	No. at 4 1/2%	\$5,500
Amount involved	23	Amount involved	15
No. with interest not given	\$325,324	No. with interest not given	\$27,650
Amount involved	18,907	Amount involved	20,075
Total number of Mortgages, Jan. 1 to date	18,907	Total number of Mortgages, Jan. 1 to date	20,075
Total amount of Mortgages, Jan. 1 to date	\$57,522,798	Total amount of Mortgages, Jan. 1 to date	\$80,015,234

PROJECTED BUILDINGS.

1910.		1909.	
Sept. 23 to 29, inc.		Sept. 24 to 30, inc.	
No. of New Buildings	104	No. of New Buildings	195
Estimated cost	\$637,930	Estimated cost	\$1,111,970
Total Amount of Alterations	\$64,103	Total Amount of Alterations	\$44,930
Total No. of New Buildings, Jan. 1 to date	4,640	Total No. of New Buildings, Jan. 1 to date	8,195
Total Amt. of New Buildings, Jan. 1 to date	\$28,554,219	Total Amt. of New Buildings, Jan. 1 to date	\$45,641,836
Total Amount of Alteration, Jan. 1 to date	\$3,368,472	Total Amount of Alteration, Jan. 1 to date	\$3,516,296

QUEENS.

PROJECTED BUILDINGS.

1910.		1909.	
Sept. 23 to 29, inc.		Sept. 24 to 30, inc.	
No. of New Buildings	77	No. of New Buildings	48
Estimated cost	\$293,400	Estimated cost	\$178,060
Total Amount of Alterations	\$7,275	Total Amount of Alterations	\$10,670
Total No. of New Buildings, Jan. 1 to date	3,132	Total No. of New Buildings, Jan. 1 to date	3,496
Total Amt. of New Buildings, Jan. 1 to date	\$11,529,791	Total Amt. of New Buildings, Jan. 1 to date	\$13,709,440
Total Amount of Alterations, Jan. 1 to Date	\$548,544	Total Amount of Alterations, Jan. 1 to Date	\$524,099

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 37, of which 9 were below 59thth st, 12 above, and 16 in the Bronx. The sales reported for the corresponding week last year were 43, of which 9 were below 59th st, 26 above, and 8 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 111, as against 111 last week, and in the Bronx 116, as against 89 last week. The total amount was \$3,538,023, as against \$3,294,939 last week.

The amount involved in the auction sales this week was \$312,552, and since January 1, \$42,036,011. Last year the total for the week was \$88,089, and from January 1, \$48,347,305.

THE WEEK.

Better Results for Our Money Is the Demand of Taxpayers.

THE first budget exhibit (perhaps the first in any city) will take place next week. The exhibit is intended to show what the city government has done and what it proposes to do with the millions of dollars collected annually from taxpayers. Why do we not have better results for our money is a question that is coming home to every citizen more forcibly with every succeeding year.

The beginning of reform in budget-making is heralded by this exhibit, for the city officials themselves have planned it to supplement the public hearings on budgetary estimates. After such an exhibit the budget-making need not be mere guessing, as it has been in the past, and the hearings of the Board of Estimate ought not to be perfunctory and meaningless as in former years.

The exhibit will show in cold figures and types the monies expended by the heads of different departments, and the demands made for next year's administration. If any taxpayer fails to know where the money he contributes is going it will be his own fault. The exhibit gives the taxpayer a chance to inform himself on all matters relating to the city's expenditures and he will be placed in a position to come to a hearing of the Board of Estimate prepared with definite reasons for or against demands made by heads of bureaus.

Scientific budget-making is based on business methods in all departments. Hitherto budget-making was largely gambling, because the information necessary to compare relative needs and to distinguish efficiency from inefficiency, waste from economy, was lacking. New business methods, introduced as part of the budget exhibit, insure intelligent consideration by both official and public.

The exhibit should be visited by every property owner, for it is his money which the Board of Estimate disposes of when making the budget for the coming year. The Bureau of Municipal Research, the City Club and a few other reform organizations have initiated the movement for budget-exhibits. The real estate interests have had no part in this work. But the property owners may derive great benefit by studying the exhibit to enable them to influence the action of the Board of Estimate on any of these matters. As criticism or suggestions are welcomed by the present administration the taxpayers should not fail to make the best possible use of this opportunity to contribute their share toward making the government of the city economic and efficient.

EFFECTS FROM GOVERNMENT MEDDLING.

Interference With Business Has Caused Much Disturbance. Says Mr. Dowling.

The unrest and excitement caused by politicians are injuring real estate and other business interests, according to Mr. Robert E. Dowling, President of the City Investing Co., who gave the following reply to a request for an expression of his opinion on the outlook of the month:

"October first will mark the beginning of a new real estate year, and we are all trying to foresee conditions of the coming season. Of course, no one can tell what the year will bring forth. At the beginning of the year 1910 conditions appeared to be favorable for a period of remarkable activity. Up to May things were as active as could have been wished, but since then we have had not only the usual summer dullness, but in the past few months a feeling of hesitation.

"The causes of this lack of confidence are being sought for, and, as usual, different opinions are held by different people. In the early summer investors and lenders were alarmed as to the possible failure of the great crops of the country. Happily, fear of crop failures has passed, but about the middle of August, when crops were assured, the excitement caused by political speeches of prominent leaders of the Republican party gave fright to financial interests. Capitalists are bound to regard a fight for control of the party that has been in political power for so many years throughout the greater part of the United States and in the general government as a disturbing influence on business.

"Governmental interference with business has caused so much disturbance within the past five years that the prospect of a radical portion of the Republican party getting into control is, from the investor's standpoint, a most alarming one. Some people think that the more the government assumes to regulate railroads and life insurance companies and interstate commerce, as conducted by the large corporations, the more real estate will be favored as an investment. It may be that this will be so, but in the broad effect upon the real estate market in New York, any governmental policy that results in checking the enthusiasm of business men to enter into large operations will ultimately react unfavorably on real estate.

"New York, as the center of the great business of this country, is bound to feel ill effects from government meddling with business. Take away the political menace, and I can see no other real thing to stop our development. After the elections in November, we may know what to expect in the coming year."

Y. M. C. A. REAL ESTATE CLASS.

List of Lecturers for the Coming Season, Courses Commence October 11.

The real estate courses of the West Side Young Men's Christian Association, 318 West 57th st., will open its sixth year on October 11. There will be three courses; one on General Real Estate Subjects, another on Practical Real Estate Law, and a third on Practical Office Management, the latter of which takes up effective business systems in real estate offices.

Among the lecturers in the course on General Real Estate are: Joseph P. Day, Robert E. Simon, vice-pres. and gen. manager of Henry Morgenthau Co.; Charles F. Noyes, of the firm of Chas. F. Noyes Co.; Frederick A. Cleveland, director, Bureau of Municipal Research; R. E. Wilcox, firm of Wilcox & Shelton; Charles E. Duross, firm of Duross Co.; William H. Class, firm of Geo. R. Read & Co.; Lawrence Elliman, firm of Pease & Elliman; E. H. Gilbert, firm of J. Edgar Leacycraft & Co.; W. I. Brown, firm of W. E. & W. I. Brown; Lawrence Veiller, secy. National Housing Association; Hon. Lawson Purdy, pres. Board of Tax Commissioners; Hon. William A. Prendergast, Comptroller of the City of New York; Robert E. Dowling, pres. City Investing Co.; Murray Ogden Giles, manager Mortgage Dept., William A. White & Sons; G. Richard Davis, secy. A. L. Mordecai & Son; Walter Lindner, solicitor, Title Guarantee & Trust Co.; John A. Eckert, firm of John A. Eckert & Co.; Floyd S. Corbin, G. Richard Davis, secy. A. L. Mordecai & Son.

Adolph A. Hageman, for a number of years connected with the office of S. B. Goodale & Son, is now associated with J. Romaine Brown & Co., who are now located at 105 to 111 West 40th st.

TAXES PAYABLE ON MONDAY.

Notice is hereby given that all taxes on real estate and personal property in the City of New York for the year 1910 are due and payable on Monday, October 3, 1910, at the office of the Receiver of Taxes in the borough in which the property is located, as follows: Borough of Manhattan, 57 Chambers st. Borough of the Bronx, Municipal Building, corner of 3d and Tremont avs. Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building. Borough of Queens, Court square, Long Island City. Borough of Richmond, Borough Hall, St. George.

All taxes become liens on the day due and payable.

To avoid penalty taxes must be paid in October.

On all taxes which are unpaid on the first day of November, interest shall be charged at the rate of 7 per cent. per annum, from October 3, 1910, the day on which taxes become due and payable.

When checks are mailed to the Receiver of Taxes they must be accompanied by addressed envelopes with postage prepaid in order to assure return of receipted bills by mail.

Checks dated October 3 should be mailed to the Receiver as soon as possible after bills have been received by the taxpayer.

Draw checks only on New York Exchange to the order of the Receiver of Taxes.

David E. Austen, Receiver of Taxes.

Absurdity of Tax Rate.

To the Editor of the Record and Guide:

The publication by you in the issue of September 24, of the table for figuring tax bills on page 502 of to-day's issue serves to call attention again to the absurdity of the method of fixing the tax rate which is employed in this city.

Percentages are bad enough, but when they run into six decimals, the result to the ordinary property owner is maddening, while the extra clerical work involved to the department is a sheer waste of money.

It is perfectly feasible to follow the example of the great majority of cities in the United States and fix a tax rate that will be so many cents on the hundred dollars. There is no danger that, by taking the next higher figure in cents, instead of the exact estimated amount as now expressed in decimals, the city will get too much money. It never collects all that is coming to it anyway. The highest possible difference in revenue to the city by going to the next round figure in cents would be less than \$700,000, while the effect on the individual property owner would be trifling. I refer to the "great majority of cities." As a matter of fact I do not know of any that follow the New York plan, although there may be some.

The rate for Manhattan and the Bronx this year on the hundred dollars is thus expressed: \$1.7579.

To make this the round figure of one dollar and seventy-six cents (\$1.76) would require an addition of 21-10,000ths of a dollar for each \$100 of assessed valuation.

This is equivalent to increasing the tax on a ten thousand dollar piece of property twenty-one cents. I think the ordinary property owner would gladly pay that increased amount in exchange for knowing what he is figuring. It would not really be an increase, since whatever excess the city got one year would be carried along into the next year's account, and the net result to the property owner in amount paid out would be the same for a period of years.

It would simply be introducing some business efficiency into governmental affairs. Very truly, A. C. PLEYDELL.

PRIVATE SALES MARKET.

SOUTH OF 59TH STREET.

Activity in Greenwich Street.

WASHINGTON ST.—Cammann, Voorhees & Floyd and John H. Dye Co. sold for Mary O. Newell Nos. 634 to 642 Washington st, corner of Barrow st and 160 Christopher st, forming a plot of about 8,500 sq. ft. covered by six 3-sty dwellings and tenements.

WASHINGTON ST.—The Llewellyn Realty Co., sold the 6-sty building on plot 75x118, at the northeast corner of Washington and 11th st to the R. & S. Realty Co, represented by Manheim & Manheim. The property is under a fifteen year lease to the Italian-Swiss Wine Colony at \$18,000 per annum.

10TH ST.—Manheimer Brothers have sold 317 West 10th st, 5-sty flat on lot 25x94, for the estate of Maria Singer.

33D ST.—Dave C. Johnson sold 49 and 51 West 33d st, two old dwellings on a plot 44.6x98.9. The price is said to be in the neighborhood of \$380,000. The actual purchaser has not been disclosed, but the general impression is that the Greeley Square Hotel Co. is the buyer. They are said to be negotiating for the property at 44 to 48 West 34th st. J. G. Goldsmith has a sixty-year lease of the property.

36TH ST.—The Schloss estate has sold 228 West 36th st, a 3-sty and basement dwelling on lot 20x88.9. David Vogel is reported to have been the broker in the deal, but at his office no details of the transaction were obtainable.

50TH ST.—Laura A. Cregan sold 309 West 50th st, a 3-sty and basement brownstone front dwelling, on lot 19.2x100.5.

Broadway Apartment Houses Taken.

BROADWAY.—The Hobart Estate Company sold the Strathmore apartment houses, occupying a plot fronting 61.10 feet on Broadway and 75.10 feet on Fifty-second st, at the northeast corner of these two thoroughfares. The Strathmore, which occupies the corner is nine stories high. The Hobart Company acquired the properties in 1899. The Zinwell Realty Co, is the buyer, Horace S. Ely & Co and Leopold Weil were the brokers.

GREENWICH AVE.—Charles Russe sold 129 Greenwich ave, a 3-sty flat, on lot 27.6x50x70, at the southwest corner of Jane st.

Seventh Avenue Activity.

7TH AV.—Snowber & Smith and S. B. Goodale & Son sold for Herman Klocke 192 7th av; for Emma E. Horn and Elena F. Goodale 194, adjoining. The buyer is Mrs. Catherine McCrorken, who owns adjoining property and now controls a parcel at the northwest corner of 7th av and 21st st, with a frontage of 74 feet on the avenue and 100 feet on the street.

NORTH OF 59TH STREET.

Mrs. Edward Van Ingen's Purchase.

73D ST.—Henry D. Winans & May sold for N. Thayer Robb 4 East 73d st, a 4-sty residence, on a lot 22.6x102.2, adjoining the southeast corner of 5th av, selected by Howard Gould for his residence. This is one of the few properties adjoining 5th av which command side light privileges. The seller bought the property in June, 1909. The buyer, Mrs. Edward Van Ingen, gives in exchange 52 East 56th st, a 4-sty brownstone residence, on a lot 16.8x100.5. The building was erected by the late Mr. Easterbrook, formerly Commissioner of the Building Department.

Mr. Sprague Sells His Residence.

75TH ST.—The McVickar, Gaillard Realty Co. sold for Charles E. Sprague, president of the Union Dime Savings bank, his residence at 116 West 75th st,

High Class Business Properties

AT

Public Auction

THE SECOND PUBLIC AUCTION SALE

of property acquired by the City of New York acting through the PUBLIC SERVICE COMMISSION for the First District will be held on MONDAY, Oct. 17th, 1910, at 12 o'clock noon at the Exchange Salesroom, 14-16 Vesey Street, New York City.

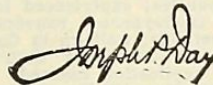
This property is located in very busy parts of the city where the trend of traffic lends value to any business.

Every parcel stands out prominently as an excellent investment proposition because of its corner position. Of the five plots to be offered, three face the new extension of Delancey Street, through which the heavy traffic of the Bowery will probably go. Delancey and Centre Streets will be exceptionally busy thoroughfares.

Two are on Canal, Centre and Walker Streets, the most important rapid transit centre of Manhattan. No less than four of the rapid transit routes will pass within a city block, and the stations of all the lines will focus on Canal St.

The property is well adapted for modern office or loft buildings and has all the improvements for such.

A very complete booklet giving every detail regarding the parcels to be sold, with diagrams showing easements, dimensions, etc., has been prepared and will be sent on application to any one interested in these valuable properties. There is a great opportunity for investment in these parcels.



AUCTIONEER

31 NASSAU ST., N. Y. CITY

a 4-sty, high stoop dwelling, on lot 20x100, to Mrs. E. M. Clark.

78TH ST.—Pease & Elliman sold for Morton L. Fearey No. 55 East 78th st, a 4-sty, high-stoop brick and stone dwelling, on lot 18.9x102.2. The purchaser will occupy same after extensive alterations.

79TH ST.—Slawson & Hobbs sold for the estate of Merritt Trimble the 4-sty high stoop dwelling 134 West 79th st, 24.6x90x102.2. The buyer is Roberta F. Frank, who owns Nos. 132 and 132A, adjoining, and now controls a plot 50x102.2, between Columbus and Amsterdam avs.

83D ST.—Mrs. Barrette Baruch sold 37 West 83d st, a 3-sty dwelling, on lot 19x102.2.

91ST ST.—Frank Gulden bought the 3-sty and basement dwelling at No. 61 East 91st st, on lot 17x100.8, between Madison and Park avs.

94TH ST.—Arthur G. Muhlker and Nathan N. Weil sold for Markus Eberhardt 332 East 94th st, a 5-sty flat, on a lot 25x100.8½.

107TH ST.—The Cuozzo & Gagliano Co. sold for the Pendant Realty Co. (Schmeidler & Bachrach) 323 East 107th st, a 5-sty tenement, with stores, on a lot 25x76.

107TH ST.—Schmeidler & Bachrach sold the 5-sty tenement 323 East 107th st, on lot 25x76.10, to Bendette D'Azzo.

114TH ST.—Levy & Starr sold 37 West 114th st, a 5-sty double flat, on lot 25x100.11, to a Mr. Schwartz.

147TH ST.—Shaw & Co. sold for John

J. Moore 437 West 147th st, a 4-sty and basement dwelling on lot 12.6x99.11.

148TH ST.—The Brown Realty Co., bought from Alice Blaine and August Nedeling 215 West 148th st, a 5-sty flat, on plot 37.5x99.11.

WADSWORTH AV.—Virginia V. Sheridan bought from the Brown-Weiss Realities Co., 294 Wadsworth av, southwest corner of 188th st, a 3-sty dwelling, on lot 23x95. The company purchased the house at auction a few days ago.

WEST END AV.—The Herald Square Holding Co. bought from William A. Whitcombe and Agnes E. Dodds, respectively, 494 and 496 West End av, two 4-sty dwellings, on lot 30.2x100. D. Kempner & Son were the brokers. The purchasing company, a couple of months ago, bought the adjoining group of five dwellings at the southeast corner of West End av and 84th st, and with its latest purchase controls a plot fronting 92.4 feet on the avenue and 83.4 feet on the street, with a southerly line of 100 feet.

BRONX.

147TH ST.—Herman Arns Co sold for Max Cohen, represented by Jacob Freeman, attorney, the vacant plot on the north side of East 147th st, 50 feet east of Robbins ave, 57.6x79, to Joseph Kulla, also the adjoining plot 37.6x79 to Michelina Sanzo. The buyers will improve with two high-class three family houses, the front to be of Italian marble. The location, opposite St. Mary's Park, Bronx, makes it ideal for residential purposes.

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INSPECTORS
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We run your building for a contract price per year, supplying and paying for all coal, men, cleaners, supplies, repairs and insurance.

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PRICE LOWER THAN
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LAWYER, Real Estate Expert (35), will accept moderate annual retainer from one or more responsible Realty Companies or Operators to handle entire legal business. Familiar with titles in New York, Kings, Queens, Nassau and up-State Counties; experienced in drawing contracts and conveyances; conversant with Title Company methods; well up in Corporation Law; practitioner in all State Courts. Character, ability and application assured.

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WANTED—A first-class experienced man to solicit mortgage loan applications in Manhattan above 72d street. Address confidentially, with references. "X. Y. Z." c/o Record and Guide.

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A book that shows how city values are made and the basis upon which real estate appraisements should be made. Price, \$1.50. RECORD AND GUIDE.

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with good record can make advantageous connection with long established, active downtown real estate concern, good salary; best prospects for advancement for right man; only one with thorough knowledge of the section below 14th Street will be considered. Please state full particulars in replying, which will be considered strictly confidential.

Box 20, Record and Guide.

WANTED—MANAGER

TO ORGANIZE AND RUN LEASING DEPARTMENT ON LIBERAL ARRANGEMENT; desire the best in city, high class man of attractive personality who is

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We have a large established sales and mortgage business and desire to add a leasing department; will help with suggestions, advice, connections and work.

PERMANENT FUTURE

FOR THE RIGHT MAN. MOSTLY IN BUSINESS PROPERTIES BETWEEN 4TH AND 8TH AVS. AND 23D AND 59TH STS. A. H. IVINS & CO., 546 5th Av. Phone, 5656—Bryant.

A YOUNG MAN, age 25, with knowledge of real estate and who controls considerable property in his family wishes to connect himself with a well established real estate business. Address BOX 15, Record and Guide.

CORNER PLOT, 117x104, Crestwood, half hour from Grand Central, electrified Harlem R. R.; equity \$1800; want Flatbush lots or house. M. C. MURPHY, 157 South 10th Ave., Mt. Vernon.

TO LET—Desk and room, Domestic Building, 833 Broadway, Cor. 14th st; central location; all facilities. Enquire ROOM 17.

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

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A Builder's Opportunity

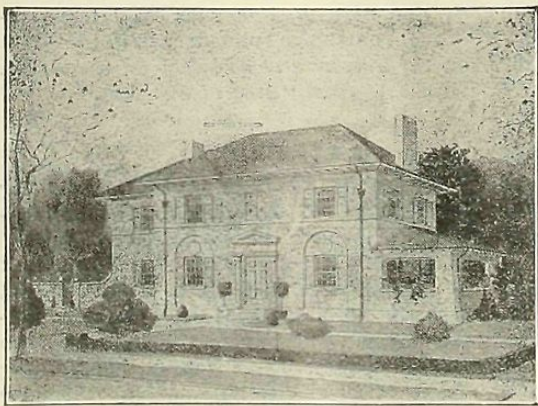
TO meet the demand for more houses at Douglaston Park, on the north shore of Long Island, created by its accessibility to the shopping, hotel and amusement centers of New York City, the Developing Co. has decided to make exceedingly liberal arrangements with a responsible builder, for the construction of a few high class detached houses, in keeping with those already erected there, one of which is illustrated at the left. Don't fail to take advantage of this opportunity.

Douglaston Realty Co.

J. W. DOOLITTLE, Treasurer

347 FIFTH AVENUE

NEW YORK



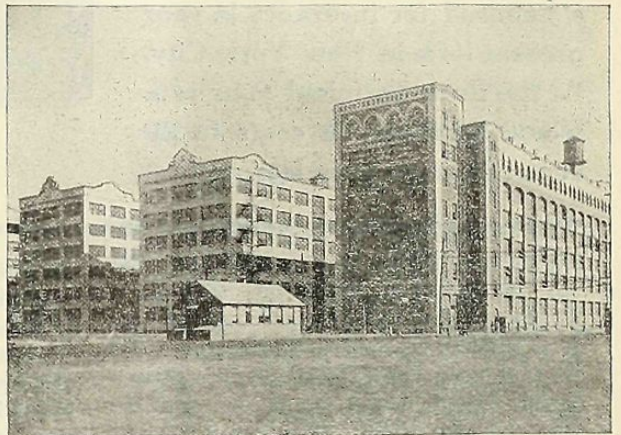
The Bush Terminal DOES Protect Real Estate Brokers

WE DO PAY COMMISSIONS

We have leased 1,500,000 square feet of loft space in our plant. We have leased a lot of it to YOUR CUSTOMERS and you got no commission on it because you knew nothing about what we have to offer.

We are building 1,500,000 square feet more of loft space during the next 12 months. We will lease it before it is completed. We would prefer you to have a commission on it—we shall be well repaid by the investment in your knowledge of the unapproachable value we offer.

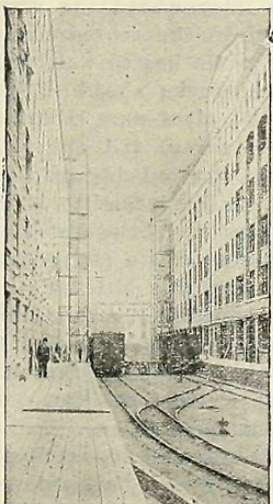
You would better read this story carefully—it will make money for you.



FRONT VIEW OF MODEL LOFT BUILDINGS NO. 1, NO. 2 AND NO. 3.

Huge Economies in Loft and Storage Space, Insurance, Cartage, Rentals and Labor.

The Bush Terminal is the terminal of many great railroads. Behind its enormous freight yard is a series of model warehouses of huge capacity, splendid gray white structures of steel and concrete, so designed that every inch of space may be used to the great-



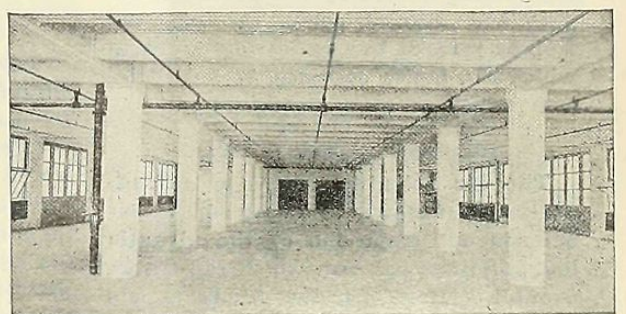
Each building is on the siding of every railroad entering the Port of New York.

est advantage, and designed further to give the very maximum of ease and rapidity in filling them with, and emptying them of, merchandise of whatever kind. Behind these warehouses more railroad tracks mingle in a big humming sys-

tem, and then is seen a long vista of still more warehouses, more than 100 of them, in orderly rows, so compact that one scarcely realizes the enormous territory they cover.

Stretching away to the north is row upon row of gigantic model loft buildings—mammoth granite looking structures—larger than New York skyscrapers. These, too, are of steel and concrete, and although they are silent outside, they are humming within with the ceaseless activity of thousands of workers. There are enough of them to constitute a nucleus for a city in themselves, and the enormous aggregate of business advantageously conducted in them is a monument to what science, money and a few brief years can do. This is the Bush Terminal, so far as appearance goes, a gigantic growth of business economies focussed in one place, so as to produce the greatest economy for all.

Over fifty railroads unite their termi-



VIEW OF EMPTY LOFT, SHOWING PERFECT LIGHT AND UNOBSTRUCTED FLOOR SPACE.

nal facilities at the Bush Terminal, and over forty steamship lines as well give terminal facilities to the merchants who use them for transporting their merchandise.

What the Bush Terminal Does.

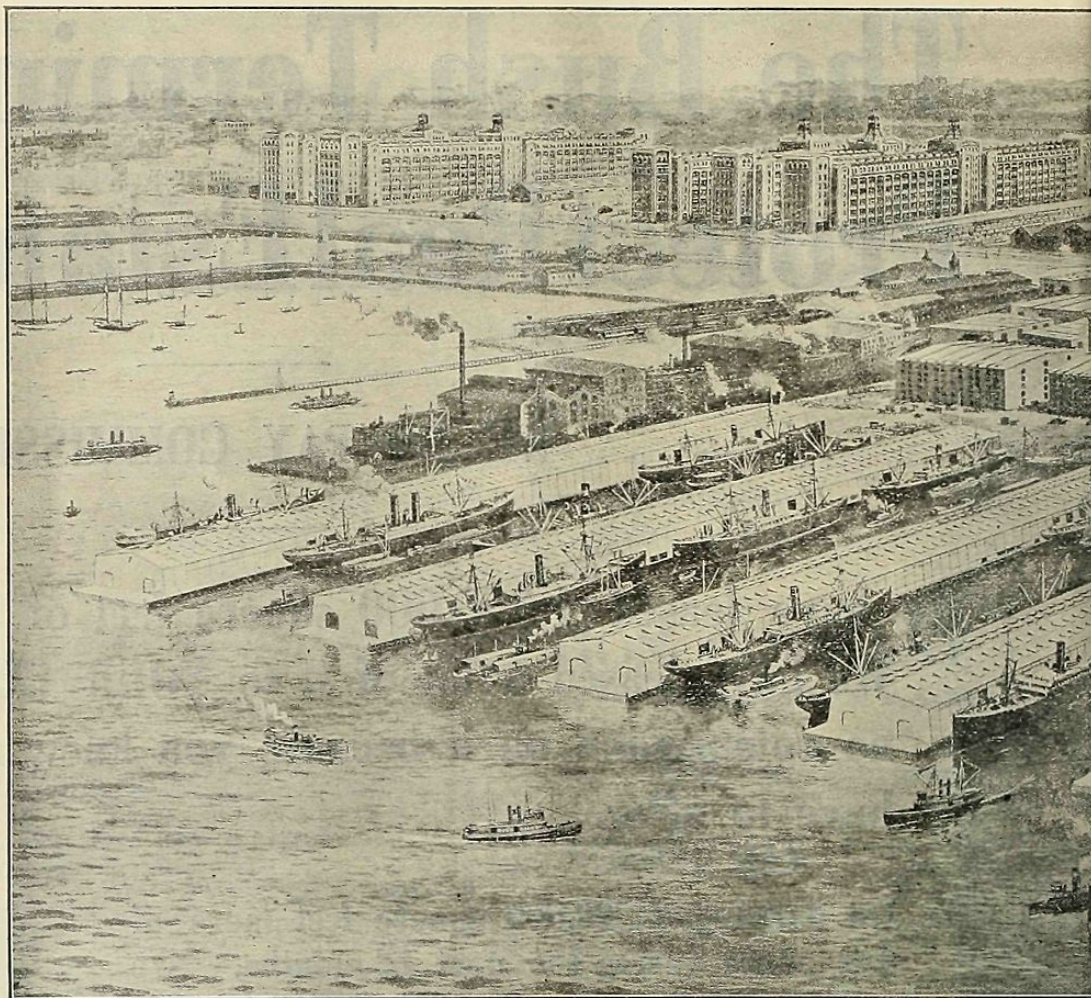
We will suppose that a freight shipment of a full car load is made from the Middle West over a trunk line to a merchant who is a tenant of the Bush Terminal. The man or concern who ships the goods consigns them to Mr. John Smith, Bush Terminal. Upon the arrival of the freight train containing this loaded car at the terminal of the

The Bush Terminal offers you factory, storage and shipping facilities which you DON'T get now. It can save you \$15,000 to \$30,000 yearly on cartage, insurance and labor.

You now store your goods in lofts in New York—paying thousands of dollars cartage to get them there and move them away.

At the Bush Terminal the freight car comes to the door and goods are delivered to the floor of your stock room without charge beyond the regular New York freight rate. No cartage bills to pay.

You are paying about \$2.25 a hundred for insurance in your present lofts in New York City. At the Bush Terminal your rate would be from 10 cents to 20 cents, perhaps even less.



Bird's-eye View of the Bush Terminal

railroad in Jersey City or Hoboken, the car is detached from the train and switched down to the water front, where it is pushed aboard a lighter, or a flat bottom boat across which run railroad tracks of the same gauge or width of the railroad itself. This car, probably with several others for the same destination, is lightered or towed by tug across the narrow intervening strip of water to the Bush Terminal docks. Here it is pulled ashore by the switching engine and hustled away through the freight yard to the model loft building which Mr. Smith occupies, be he wholesale merchant or manufacturer.

Eliminating Cartage Bills.

The car rolls up alongside a long, wide and unobstructed platform, which extends out from one of the gigantic loft buildings between which the tracks extend. Here are the goods at his very door, and he has not paid a cent in excess of the regular freight rate for the service, the Bush Terminal being a terminal of the railroad which brought the goods in, the railroad in its capacity of common carrier paying the expense of this movement so far.

Now the door of the car is opened, and the shipment of goods delivered by the railroad to the Bush Terminal Company, the landlords from whom Mr. Smith rents the space occupied by his factory, or his warehouses, or his shipping rooms. The goods are instantly loaded on enormous elevators, each capable of carrying a carload lot, and the Bush Terminal Company runs the elevator up floor after floor until it arrives at the floor occupied by Mr. Smith. Here the elevator doors are opened and the goods delivered to Mr. Smith, who, for the first time during all this operation

is put to any expense, and this time merely the expense of receiving his goods and storing them away. Instead of having several men awaiting while the elevator goes up and down several times to bring up the shipment, as is the case in most New York loft buildings through the limited capacity of their elevators, it is all done in one operation. There is no waiting—no lost motion—and no expense.

Outgoing Rail Shipments.

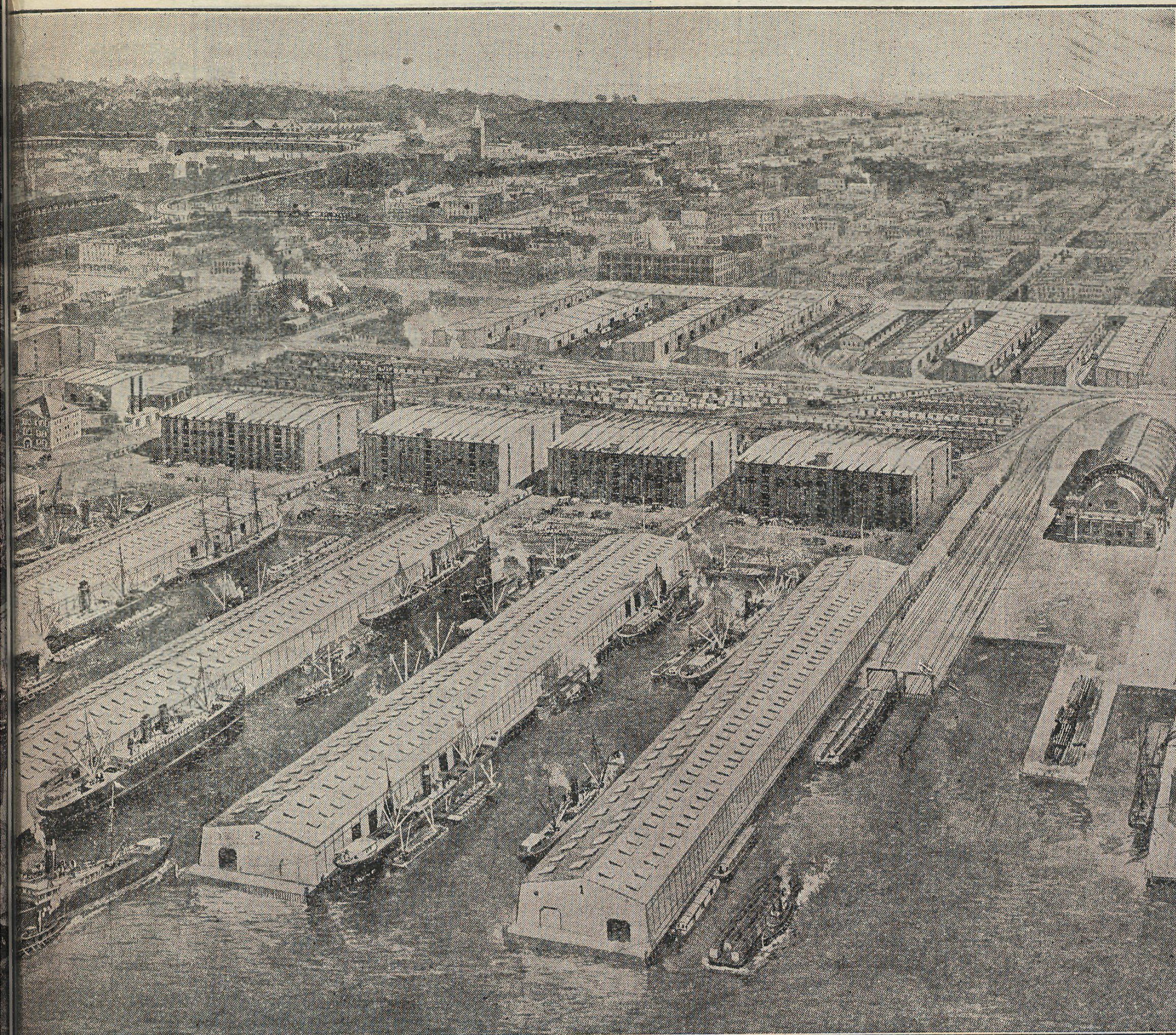
The exact reverse of this is true of outgoing merchandise. Mr. Smith wishes to make a shipment to another city or several shipments to various and widely separated points. Immediately upon beginning to pack up the shipment he notifies the Bush Terminal Company, his landlords. A car is waiting at the platform below by the time the goods are ready to go down the elevator. The moment the goods are taken from Mr. Smith's floor on to the elevator his responsibility for them ceases. The Bush Terminal Company issues a bill of lading and is responsible for them until they are stored away in the car waiting below, and then the railroad assumes the responsibility. A powerful electric engine yanks the car out from between the towering loft buildings, across the freight yards, and his shipment is under way.

What It Saves.

Contrast this with the congestion of streets in New York City. Mr. John Brown, occupying a loft building in one of the streets off lower Broadway, wishes to make a shipment. He calls a truck. The cases which contain the goods must first be taken downstairs from his floor

in a little, inadequate elevator. The truck is waiting meanwhile. The goods cannot be put out on the sidewalk before the arrival of the truck without violating a city ordinance. If the day is a rainy one the commodity may suffer from the dampness, or if it is of a nature to be affected by the rain, even spoiled in part by water leaking through the cracks of the cases. Mr. Brown must pay the cost of bringing the cases down on the elevator, and must pay the cost of loading the truck. He must pay the cost of trucking the goods through the crowded city streets, and must pay for every moment that the truck is held up through the unavoidable congestion. At last, after a slow and expensive trip, the truck reaches the pier where a railroad has receiving facilities. Here the chances are the truck driver finds scores of other trucks ahead of him, and is obliged to wait sometimes for four or five hours at a stretch before he can get his truck to the end of the pier where the goods can be delivered to the representative of the railroad. He has to wait until each one of the trucks ahead of him goes through the slow and laborious operation of unloading, and the time consumed in this way is being paid for by Mr. Brown. On incoming goods exactly the reverse of this operation is true. If his business be a fairly large and prosperous one, this bill for cartage is likely to run into the thousands of dollars every year, and he has to face the inevitable condition that the more his business grows the more his cartage expense is sure to be.

Every one of the scores of merchants and manufacturers who have moved their factories, stockrooms and shipping rooms to the Bush Terminal have



The Bush Terminal maintains an express automobile delivery service to points in New York City for the benefit of its tenants. This service is performed at regular trucking rates.

You employ six or seven porters in your New York stock and shipping rooms. At the Bush Terminal you would need one, or perhaps two, because their work is done for you without charge.

You can lease 108,000 sq. feet of Factory Space on any floor at the Bush Terminal.

Every inch of this \$40,000,000 plant is filled NOW. We want you to know about our NEW buildings.

300 Acres of Money-Saving Facilities

done so to save this heavy expense and extreme annoyance of delay. Without exception they are loud in their praises of the shipping facilities which the Bush Terminal gives them, and there is no inducement of which they are cognizant which would persuade them to return to the old conditions which now, in the light of their present ease and economy, seems absolutely unbearable.

How the Bush Terminal Saves In Insurance Bills.

The model loft buildings at the Bush Terminal are models indeed. They are 700 feet long by 75 feet wide, six stories in height, with dry, roomy basements. The latest buildings erected and those projected and now in process of construction are even larger than these. They can give the merchant, be he manufacturer or wholesaler, as high as 108,000 sq. ft. on one floor, or section as small as desirable. Built as they are, of steel and concrete, they are absolutely fireproof, and there is nothing about them to burn. Furthermore, they are equipped with a sprinkler system for fire protection purposes that is as nearly perfect as the human mind has yet devised. Its cost was over \$800,000, and it is said to be without superior in this country. It enables the tenants of the Bush Terminal Company to insure their stocks in the Mutual Companies of New England—companies which reject ten applicants for every one they accept. Furthermore, the rate which the Bush system makes possible is from ten to twenty cents a hundred on commodities for which were charged vastly higher rates when they were stored in New York City—rates sometimes as high as five

dollars on a hundred. One concern which occupies over eighty thousand square feet of floor space at the Bush Terminal was paying eleven cents a foot for the same amount of space in Jersey City. In that location, however, their insurance rates were so high that they moved to the Bush Terminal, paying nearly three times as much for the space which they selected in order to save money on the insurance, and they say to-day with absolute frankness that they could better afford to pay the Bush Terminal Company forty cents a foot, if their rates were so high, through the low insurance rate they got, rather than have remained in Jersey City and paid eleven cents a square foot rental. Savings from ten to fifteen thousand dollars a year on insurance alone are not unusual to the tenants of the Bush Terminal, both manufacturers and wholesalers.

Who's Who at the Bush Terminal.

The names of the tenants of the Bush Terminal are in a great part familiar not only to New Yorkers but to the country at large. They represent men of force, big brained merchants whose goods are known throughout the country for honest value; men who are known for business integrity and business acumen. Manufacturers of such nationally known staples as Dunham's Shredded Coconut and Fairbanks Scales, are familiar figures to producers and consumers alike. Alexander Smith & Co., carpets, who use 110,000 sq. ft.; the United Cigar Stores Co., who use 58,000 sq. ft., are fair examples of tenants.

Converse, Stanton & Co., Deering Milliken & Co., J. Spencer Turner, and

Faulkner, Page & Co., who deal in cotton goods and woollens, taking the output of many mills, are familiar names in the world of wholesale trade. Manufacturers and wholesalers are about equally divided. There are no end of other economies and facilities, such as electric light and power, at a marked saving, live steam for manufacturing purposes at most attractive figures, an inexpensive and economical labor market within easy access, in fact, almost at the door, and other economical points which it would take pages to enumerate.

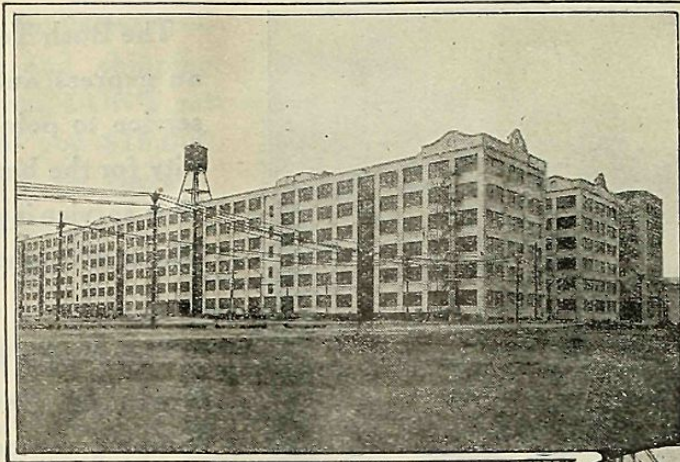
The Business Community.

The range of businesses, represented in the various buildings of the Bush Terminal, is tremendous in scope. There is not room to enumerate here the various concerns which form this business community, but some of the products handled in the loft buildings alone are men's clothing, metal signs, hosiery, wall paper, salt, bricks, preserved fruits, mill supplies, post cards, men's shirts, burnt wood materials, rubberized paper, machinery, gum-cloth, coffee, heaters, iron in bulk, cotton goods, coconut, hardware, brushes, boy's clothing, metal ware, albums, leather bags, curios, corrugated iron, ladies' hats, corks, woolen goods, chewing gum, men's collars, bottled olives and tinned stoppers. The variety and bulk of this business insures constant shipments and in large quantities. The monthly tonnage is over ninety thousand tons, and this is increasing with a rapidity that is startling. New buildings are going up, new model loft buildings of a sort almost unheard of in New York city. Space in them is being rented before the buildings are completed.

From the manufacturer's standpoint the Bush Terminal model loft buildings are ideal. The light and air on all sides is a revelation to the man who has been used to the cramped quarters obtainable in New York. The buildings are so huge that manufacturing concerns whose business was spread over five or six floors in New York city find that one floor, or even part of one floor, at the Bush Terminal gives them all the space they need. The light pouring in the big windows on every side increases the efficiency and enables their operatives to do better work in the same time and to do quicker work, too—it increases the amount of work they can do and improves the quality of the work they do. As one manufacturer expresses it:—"I don't lose any space here by corners or stairways—there is just one great wide sweep, in which I can place operatives side by side, with only the necessary aisles between. Every one of the scores of girls that I employ is under my eye every minute. There is no chance for them to idle. The light is so perfect that they do not spoil goods as formerly. By saving

on spoiled goods, or, rather, on goods that are not spoiled, thousands of dollars yearly are saved. The girls are much more contented, too, in these surroundings, and it is much more healthful for them to work in the light and clean fresh air."

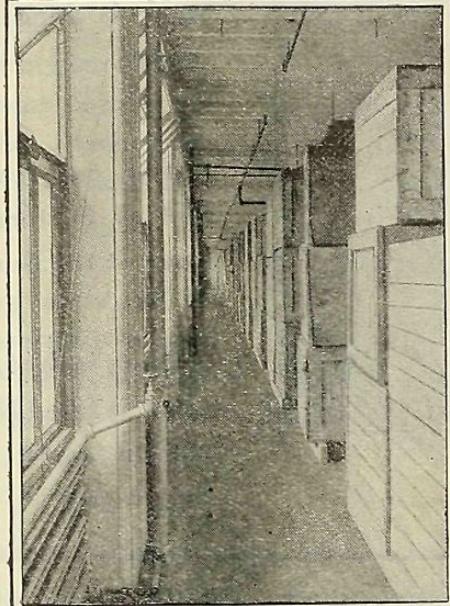
What is true of this manufacturer is true of them all, and of the wholesalers as well, who have only stock rooms and shipping rooms at the Bush Terminal. The wholesalers save in labor and gain in efficiency. Three porters do the work that has formerly required seven to do. This is a direct economy in payroll. Shipments are better packed and gotten under way quicker.



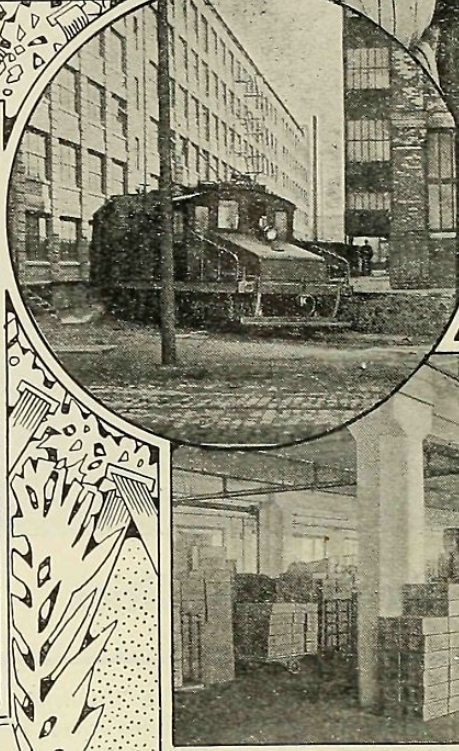
Side view of model loft buildings, Bush Terminal.



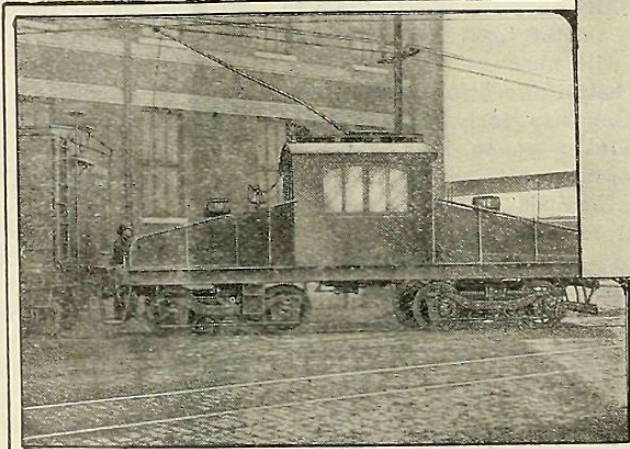
Typical commission merchant's stock room, Bush Terminal, showing how every inch of space is utilized.



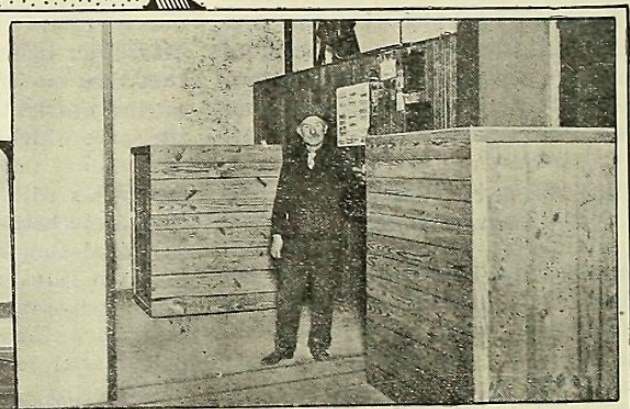
Stock room of Faulkner, Page & Co., Bush Terminal.



Stock and shipping room of a manufacturer, Bush Terminal.



The electric engine takes the shipment in the freight car from the merchant's door.



At the Bush Terminal, shipments are taken from the merchant's floor to the freight car waiting below.

The Labor Market.

All of Brooklyn furnishes labor to the Bush Terminal, and it is a particularly high grade of labor, too. The United States Government says that Brooklyn is the best labor market in this country. Three of the largest tenement districts in the nation are within easy access and a few minutes' time of the loft buildings. Many of the manufacturers brought their operatives with them to a large extent, when moving from New York city to the South Brooklyn site. It then became incumbent upon the operatives to find dwelling quarters in South Brooklyn near the Bush Terminal.

These they very readily did find and they were of a character which far surpassed in room and sanitary conditions the quarters they could, or rather did, obtain in New York at the same cost. These manufacturers, without exception, finding that their business increased, were able to draw upon the labor market of Brooklyn for an increase in personnel.

Bush Terminal Co.
 100 BROAD STREET
 NEW YORK CITY

155TH ST.—Julius Trattner and I. Klein sold for Benjamin Benenson the two 5-sty apartment houses, on plot 100x100, on the south side of 155th st, east of Melrose ave.

169TH ST.—W. E. & W. I. Brown, Inc., in conjunction with Richard Dickson, sold for the estate of Jacob Stahl two houses in the north side of 169th st, 140 feet west of Washington av, on a plot 50x92.

CONCOURSE.—Julius Trattner and I. Klein have sold for John Schnackenberg the southeast corner of the Concourse and 197th st, a plot 57x100.

Bronx Gas Co. Buys New Site.

COURTLANDT AV.—Fetzer & Fetzer, in conjunction with J. Clarence Davies, sold to the Central Union Gas Co. the following plots: for L. Fatman the northwest corner of 148th st and Courtlandt av, a parcel 53x100; for C. H. Bull No. 525 Courtlandt av, a lot 28x100, and for the Bergay Co. a plot 50x100 in the south side of 148th st, 100 feet west of Courtlandt av, and for Louise Lese No. 527 Courtlandt av, a plot 25x100. The total frontage of the plot is 106 feet by 150 feet in depth, and upon which will be erected a modern office building by the Central Union Gas Co. for their use consisting of show rooms, general offices, shops, etc. This site lies in the heart of the business district of the borough.

JACKSON AV.—Louis Reiss sold for David S. Carruth the 2-family frame dwelling 1039 Jackson av, on lot 19x25.

KINGSBRIDGE RD.—Charles E. Cathie has sold for Edward F. Todd the plot 55x108x irregular at the south west corner of Kingsbridge road and Sedgwick av.

MELROSE AV.—Julius Trattner and I. Klein sold for John Schnackenberg the northeast corner of Melrose av and 146th st, a plot 45x100.

ST ANNS AV.—Chas. A. Weber sold for George Schute 674 St. Anns av, a 4-sty and basement double flat, on a lot 27.5x95, to an investor.

TINTON AV.—John K. Clark sold the 3-sty, two-family house 1082 Tinton av, on lot 19x80, to James Sullivan.

TIEBOUT AV.—Ernst & Cahn and J. J. Pittman sold to Amelia B. Demarest the 2-sty dwelling 2237 Tiebout av; also for Annie Langner the 2-sty dwelling 2239, adjoining.

TOWN DOCK ROAD.—The Tuben Realty Co. sold four lots on the north side of Town Dock road, one block east of Eastern boulevard, Lohbauer Park.

WEEKS AV.—Levy & Starr bought 1652 to 1658 Weeks av, four 2-family brick houses, on plot 80x95, between Claremont Park and 173d st.

WASHINGTON AV.—The Hamilton Holding Co. sold the northwest corner of Washington av and 185th st, a plot 131.6x200x irregular, facing Bronx Park. The purchaser is a Wm. Cioffi, who gives in exchange the three 2-family houses, each on lot 18.9x100, at 1561 to 1565 Vyse av.

WESTCHESTER AV.—Friedman & Feinberg Construction Co. sold the 5-sty apartment house at 1117 to 1123 Westchester av on plot 100x96x irregular, they have also sold 1009 East 167th st, a 5-sty house on lot 41x100x irregular.

WEBSTER AV.—Chas. A. Weber sold for a client 1353 Webster av, a 4-sty and basement double flat, on a lot 25x90 ft., to an investor, who gives in part payment 110-12 South 12th av, Mt. Vernon, N. Y., two 2-sty and cellar frame 2-family houses on a plot 50x110 ft.

LEASES.

The Lewis H. May Co. leased for the Hewitt Realty Co. 18,500 square feet of space in the Peter Cooper Building, 28th st and 4th av, to A. S. Iserson for a term of years at a total rental of \$90,000.

Ludwig C. Traube leased for several years the private dwelling 160 East 92d

st for Mr. Henry Grenhart to Mr. George Amann.

Charles F. Noyes Co. leased the building 137 Hudson st for Cornell & Underhill to Nathan Koman; the store, basement and sub-cellar of 88 Fulton st for Daniel E. Seybel to Oxolo Distilling Co., and the store at 70-2 Cliff st for William H. Whiting & Co. to H. Lessor.

The H. M. Weill Co., in conjunction with Frederick Fox & Co., have leased for a long term of years for the Roman Catholic Church of the Holy Innocents 130 West 37th st, a 5-sty building, formerly used as the school house, adjoining the church, to Philip Levey, who will alter the same for mercantile purposes.

The City Investing Co. leased to the Royal Bank of Canada the ground floor and basement offices in 68 William st, northeast corner of Cedar st. The lease is for sixteen years and seven months from Oct. 1. The rental will be at the rate of \$15,000 a year to May 1, 1922, and at the rate of \$17,500 per year for the rest of the term.

Duross Co. have leased for Edward Grimley the third loft, 2,500 square feet, in the building 9 Jones st to Mr. E. W. Hoagland for a term of years; for M. J. Trolan the 4-sty front and rear buildings 515 West 19th st to Taggart Brothers, who will make extensive alterations to the premises for a horse shoeing establishment and wagon factory.

Senior & Stout have leased the following dwellings: 7 West 49th st for Mrs. J. Q. A. Ward to Maria Reddy; 245 West 76th st for the estate of John Shea to Miss K. Martin; 67 and 69 West 46th st for the Helenita Realty Co. to Mrs. Mary Deely and N. C. Thorp; 65 West 52d st, in conjunction with Hy. D. Winans & May, to Mrs. Koch; 900 6th av first corner loft for King Bros. to John Carlos.

Wm. H. Whiting & Co. leased for the Heyland estate the store and basement at 180 Fulton st for a term of years to A. A. Lincoln; for Oberly & Newell 4,000 sq. ft. in the building at 52-4 Park st to Butler Ward Co.; and for A. G. Spalding & Bros. the store at 124 Nassau st for a term of years to Charles I. Lambert, and also a suite of offices in the building 240 Broadway to John S. Carey.

Edward M. Lewi and the Charles F. Noyes Co. have negotiated a long term lease for the ground floor and basement of the Myers Building, 49 Maiden lane. The aggregate rental is \$200,000. The tenant, Michael Heumann, formerly proprietor of Terrace Garden and the Harlem Casino, will make extensive improvements and occupy the premises for restaurant purposes. Possession of the premises will be taken at once.

Horace S. Ely & Co., in conjunction with Ewing, Bacon & Henry, have rented for Joseph Milbank the entire twelfth, thirteenth and fourteenth floors in the new 20-sty building, at the southwest corner of 25th st, to the Hockanum Association, woolen manufacturers and merchants, now located at 817 Broadway, near 12th st. The lease is to run for a long term of years. The Hockanum Association is composed of Francis T., William and Robert Maxwell.

REAL ESTATE NOTES.

W. D. Bloodgood, of the firm of Bloodgood & Gilbert, real estate brokers, of 542 5th av, is spending a few weeks' vacation in the Adirondacks.

A. H. Ivins & Co., real estate brokers and agents, have removed their offices from 307 5th av to their Silo Building, 546 5th av, corner 46th st.

The real estate firm of Fetzer & Fetzer, formerly located at 674 Westchester av, are now located at 966 Boston road, at the junction of 3d av, being compelled to en-

gage larger quarters in a more central location.

Bryan L. Kennelly, auctioneer and broker, of 156 Broadway, is in Rochester, N. Y., attending the Democratic State Convention. He is expected to return on Monday.

The report that the Travers factory property at 524 to 544 West 52d st and a parcel at 531 West 51st st was sold is denied by the owners who state that it is still for sale.

Ernestus Gulick, of 334 5th av, on Wednesday sailed on the "Lusitania" for a three weeks' trip abroad. His objective point is London, from which place he will travel through the north of England and Scotland.

At a regular meeting of the North Side Board of Trade held on Wednesday evening a resolution was adopted authorizing the Committee on Tenement Houses and Buildings to co-operate with the Real Estate Owners' and Builders' Association in an effort to secure the placing of the administration of the Tenement House Law under the jurisdiction of the Bureau of Buildings.

The Queensboro Corporation, of which Edward A. MacDougal is president, has recently completed a new fireproof office building facing the Queensboro Plaza in Long Island City, and during the next week will move their offices from the Alpine Building at 33d st and Broadway to the Long Island building, where the main operations of the company will be handled. The company will maintain a sales office on 5th av, near 34th st.

The following are the new officers of the Board of Real Estate Brokers of Hudson County, N. J.: Frank Stevens, president; Chas. Singer, Jr., vice-president; C. Howard Slater, treasurer; Francis Gormley, secretary. The new directors are: Cornelius J. Cronan, Wm. C. Brown, Harry Shick, Percy A. Gaddis, George A. Foye, John H. Paul, Simeon Rowland, C. Alfred Burhorn, Alfred J. O'Neil, Rutherford Walker, L. N. Creighton, G. D. Canfield.

Mr. Frank L. Sniffen, manager of the Brooklyn Banking Department of the Title Guarantee & Trust Co., left on Saturday for Los Angeles to attend the convention of the American Bankers' Association, where he reads a paper written by Mr. E. O. Stanley, vice-president of the company, on the subject "Shall Trust Companies Charge for the Care of Small Accounts?" Mr. Sniffen's party consists of Mrs. Sniffen, Miss Beatrice Sniffen, Mrs. Hans Schwegel, wife of the representative of the Austrian Government at Winnipeg, Canada, and Maurice L. Firuski, son of Louis L. Firuski, of this city. The party will return through Canada, making a trip of over 8,000 miles and arrive about October 22. During the convention they will stop at the Hotel Maryland, Pasadena.

The M. Morgenthau, Jr., Co., has recently placed the following mortgages: for a Mrs. Auerbach a mortgage of \$16,000 at 4½ per cent on the premises 1642 Madison av, a 5-sty flat, on lot 19x100, just south of 110th st; for a Mrs. Sautler a mortgage of \$9,000 at 5 per cent on the private dwelling 228 Edgecombe av, south of West 145th st; a mortgage of \$13,000 at 5 per cent on a private dwelling at 129 East 92d st; for Frank P. Vigna, a mortgage of \$16,000 on 406 East 24th st, a 5-sty tenement, on lot 25x98.9. The company have also negotiated a loan of \$75,000 at 4½ per cent. for Henry Hellman on the southeast corner of Amsterdam av and 62d st, a plot about 100x100, with a 2-sty business building; and for James A. Madden a loan of \$80,000 at 4½ per cent. on 513-15 West 111th st, a 6-sty apartment house, on plot 62.6x100, between Broadway and Amsterdam av.

REAL ESTATE NEWS FROM EVERYWHERE

Toll for Use of Streets.

In line with other "reforms," Springfield, Mass., is soon to consider establishing a scheme of scheduled fees for the use of the public streets similar to Boston's. Boston collects some \$30,000 a year under the provisions of its enactment of 1907, and Springfield evidently also needs money. At any rate, if this "reform measure" bears fruit, street advertising, driving cattle through the streets, painting, raising awnings, loading and unloading goods and the like will begin to cost in Springfield.

They Won't be Happy Till They Get It.

In a circular distributed by the Massachusetts Civic League, an independent organization, shaped after New York's Committee on Congestion, is recommended for each community in Massachusetts. The organization is to be formed by social workers and business men active in local politics, "to work for a satisfactory housing law to govern new building; to canvass conditions in old buildings, and lead in getting them improved; and to conduct a campaign of education for tenants, landlords and general public, looking both to healthier home and street conditions, but also to far-sighted city planning." In proffering its assistance, the league especially offers to send a representative to meet local groups, to advise with them, and in any possible way to co-operate in getting the movement successfully started.

Profit in Ashes and Garbage.

In Somerville, Massachusetts, the collection of ashes, garbage and other refuse materials is under the control of the board of health, and a competent superintendent is employed to take charge of the department. Ashes and non-combustible materials are deposited on city dumps, and combustible materials are burned in an incinerating plant, except that clean paper, rags, bottles and other merchantable materials are sold at a profit.

The garbage is sold directly to farmers and others. The demand for the garbage exceeds the supply, and the city receives considerable pecuniary return from the same. The sale of garbage and merchantable refuse in 1909 yielded \$8,649.76.

In Denver, Col., the City Council intends to sell the city's sewage and waste water to an irrigating and fertilizing company. The company proposes to build conduits connecting the mouths of the sewers with a plant that is to be erected in an adjoining county (Adams). There the sewage will be converted into fertilizer and the water sold for irrigation. For the right the company offers the city \$5,000 a year until the population increased to 250,000, when the rate would be \$6,250, and for every 50,000 increase in population thereafter \$1,250 additional annually.—Pacific Outlook.

Street Names on Curbstones.

The Council of Pasadena, Cal., says the Boston "Common," has approved the plan of painting street names and numbers on curbstones. A bit of this work was done on a sample. The Mayor and the Council inspected it and approved it so thoroughly that provision has been made to extend the idea throughout the city. A painter was engaged at \$3.85 a day, supplied with paint and started on the job. In a few months, by this easy method, it is expected to have the whole city system-

matically labeled. As street lights usually illuminate the curbs, and as it is possible to use luminous paint, this plan may prove to have other merits than that of uniformity.

Milwaukee To Build Cottages.

The socialistic administration of Milwaukee intends to erect houses for the masses. Every workingman is to be provided with his own home by the city at the expense of the taxpayers.

Walter Thomas Mills, special commissioner of municipal industrial enterprises for Milwaukee, according to a report published by the Boston "Common," has gone abroad to learn what has been worked out there in the direction indicated, and before sailing looked into Thomas A. Edison's moulded concrete house proposition, which he is going to consider again, on his return, in the light of what he learns across the Atlantic.

Milwaukee has already acquired a tract of more than 3,000 acres on which to carry on her workingmen's home experiment. Bought at a low price, it is proposed to sell lots of generous size to workingmen at approximately cost and on long terms of payment. On these lots the municipality proposes to erect houses of the most approved type possible, which shall be sold on just such terms as are the lots. That is the plan outlined now, but what it may become ultimately will depend largely on the report Mr. Mills makes as a result of his studies.

Land Values of the State.

A report issued by the State Tax Commission places the total assessed value of real estate in New York State at \$9,266,628,487. The records of the Tax Commission show that New York County has more than doubled its real estate valuation following the opening up of sections along the new subway. Reports on individual growth in the valuation of property crossed by trolley tracks during the last decade are being received from street railway men in every section of the State. Along the Mohawk Valley and other highways of interurban car lines many farms worth about \$5,000 at the time of the last census are reported as being valued at from \$30,000 to \$55,000 since the street railways brought them in touch with the cities. Within the last ten years almost four and a half billions of dollars have been added to the valuation of all the land in the Empire State. While over thirteen hundred miles of trolley track have been spread through its undeveloped sections during this period, the State's total assessed value of real estate is recorded as increasing over 92 per cent. In 1900, just \$4,811,593,059 represented the official valuation of New York's real property, when less than 2,500 miles of scattered traction system existed, while over 4,500 miles of car track to-day, assessed values of \$9,266,628,487 have just been announced.

Municipal Ownership for Detroit.

Mayor Philip Breitmeyer, of Detroit, is about ready to come out flatfooted for municipal ownership, his friends say. He will make one more attempt to get the Detroit United Railways to dicker with the city, and if this fails, as his previous attempts have failed, he will decide that there is only one hope left. His tendency that way is shown in the statement he issued last week saying that in case municipal ownership was adopted at the fall election and he was re-elected, he would support it.

Eulogizing San Francisco Houses.

Upon a recent visit to the Pacific coast, Dr. William F. Crafts, a clergyman of Washington, D. C., praised the homes of San Francisco as follows:

"The average traveler stopping off in San Francisco for a few hours of sight-seeing makes for Chinatown, and sometimes sees little else. I have been four times in San Francisco, and have not seen Chinatown. I am content to accept the word of others as to its moral ugliness. But I have found the beauty spots of your city—something that corresponds to the grand canal of Venice, only your outdoor art gallery of beautiful homes has more beautiful setting. It has been said by an art critic that a picture or statue by itself is but a fragment torn from its proper setting, and that the highest expression of art is a building—a temple or a home—fitly decorated within and set in artistic grounds.

"Your homes have one advantage over Cleveland, in being situated in parks, on hills of splendid outlook, and you excel the homes of Pittsburgh in the royal palms that stand like Jacin and Boaz before your doors. If you would draw Easterners for a fair or for citizens, let your Chamber of Commerce, instead of putting skyscrapers in their prospectus, in no way different from those of St. Louis and Chicago, send out pictures of Pacific and Jackson streets and Van Ness avenue, and of Burlingame or Berkeley Heights."

"Greatest Land Boom" Predicted.

"Much of the farming ground in New Jersey, New York and Pennsylvania will double in value in the next five years, and the greatest land boom in history will occur within the next ten or fifteen years," remarked Dr. Lipman, associate professor of agriculture at Rutgers College, and an expert on soils, after returning from a three-weeks' tour of the Central West, where he has been lecturing and studying agricultural conditions. His trip has made him optimistic over the prospects of farm lands in the East. He bases this prediction upon the fact that farm land is at present selling in the Middle West at from \$150 to \$200 an acre, while in this section of the country it is selling on an average of \$100 an acre.

While the ground in the East has been used for a longer period in yielding crops, it has been enriched by the use of fertilizers, and is to-day better than the Western land, where farming, up to a short time ago, has been carried on without the use of fertilizers. In the West now the better class of farmers realize that they have reached a point where fertilization and more careful and scientific farming is necessary, and within a short time the methods of the East will be in general use there. When that time comes the farming ground here, which is as easy and as cheap to work, and is much nearer to the best markets, will raise in price proportionately.

Moving Pakefield Lighthouse.

A British example of building removal—although on a small scale—is furnished by the recent case of Pakefield Lighthouse, in Suffolk, which has been shifted about 300 ft. back from the shore owing to continued erosion. The building consists of iron framing and exterior covering with brick interior walls and plaster ceilings, the total weight being nearly 70 tons. It was moved upon a cradle built for dealing in a similar way with Lowestoft Low Light.—The Builder.

INTERESTING DETAILS RELATING TO BUDGET EXHIBIT.

All Departments Taking Part and Showing How The Taxpayers' Money Is Being Expended.

UNUSUAL interest attaches to the Budget Exhibit which it is proposed to hold in New York City during October. This is the first exhibit of the kind planned by any municipality in the United States, and as far as is known in the world. Apart from the novelty in the scheme, it gains importance from the intimate association it will bear on the making of the New York budget for 1911. The exhibit as at present outlined is aimed especially to answer for the taxpayer the question:

WHY IS A BUDGET?

In New York City in the last few years there has been a decided growth in public interest in the financial management of the municipality, and it is expected that the October exhibit will have a great educational effect on every point and detail in the making of the budget, involving a problem of approximately \$165,000,000. The idea for the exhibit had its origin in an exhibit on a small scale privately promoted in New York last year. However, while the intent of this exhibit was critical as well as educational, the present plans provide for an exhibit that will give the taxpaying public an insight into the management of the entire city and of the way its money is spent and what returns are made for it.

The exhibit is under the auspices of the Board of Estimate and Apportionment, the official body controlling the financial management of the city. The direct management of the exhibit is in charge of a committee of the board, constituted as follows: George McAneny, President of the Borough of Manhattan; John Purroy Mitchel, President Board of Aldermen; William A. Prendergast, Comptroller.

Every department in the city will be represented, the object of the exhibit being to show how the taxpayers' money is expended, and what are the results being obtained. Francis J. Oppenheimer, publicity agent of the budget committee in speaking of the same says:

THINGS TO BE SEEN.

Father Knickerbocker promised to have a heart to heart talk with the taxpayers of New York City and these are busy hours for him, making ready for his many Metropolitan guests. Yet sewing machines are buzzing and hammers are ringing all over the three floors of the old Tefft-Weller Building, at 330 Broadway. The three hundred and fifty or so, six by six green burlap screens which harmonize with the green wall paper and on which will be hung pictures and diagrams, showing in simple words and obvious designs, just how each city department spends the money appropriated to it by the Board of Estimate and Apportionment, are rapidly being shifted into their places. Carpenters and electricians are putting on the last touches so that the doors may be thrown open to the public as announced October 3. In its busiest days, the old building was never such a beehive.

ACTIVITY OF SCHOOLBOYS.

Noticeable among many other things, is the activity or rather, activities of the school boys from the Vocational School 138th st and Fifth av, which, by the way is the first school of its kind to be established by the municipality. Attired in their natty, well-pressed, blue-jeans, these sturdy looking, bright eyed schoolboys are hammering along with the other real carpenters all about them. And what a noise they make. They built the carpenter's table on which they are working, and also the horses that support them. And they've good reason to work with such zeal, with such ambition, for they are going to

prove, or rather to demonstrate, just how easy it is for the up-to-date school boy to build his own house. They have already constructed a corner of frame house fitted it up and wired it, these young hopefuls, and need it be added, what bears directly or rather indirectly on Father Knickerbocker's Budget Exhibit, these future taxpayers.

But for the present taxpayers, those for whom the present administration has planned this spectacular report, this graphic record of its past year's doings and for whom the Exhibit is going to be held, will find out everything about the city's finances and everything about its methods.

THE FIRE DEPARTMENT.

Of course everyone will want to see "Brentwood." Make no mistake about it, he will be there. This old veteran was christened by Captain Bauer of the Fire Department, but then Capt. Bauer has christened fifteen hundred other horses in the department. It is not for nothing that he has been called the God-father of the fire department.

Brentwood is just twenty-one years old, and for nineteen years he has been in the hardest kind of active service. He is really the grand old horse of the Fire Department and it is rumored that he is very fond of children.

Although Chief Guerin is experiencing some difficulties in getting the automobile engine into the basement (which the Fire Department shares with the Police Department and the Street Cleaning Department), yet he promises to have it on exhibition if it has to be taken to pieces and then reset.

It is the intention of Commissioner Waldo to give an historical exhibit, and the old hand pump engine, used by volunteer firemen from 1725 to 1879, at which date the fire fighting organization, paid its firemen, will be seen in all its picturesque, if quaint glory. There will also be one of the steam engines such as is seen these days going to the fires. As most of the apparatus employed by the Fire Department in its exhibit weighs over five tons, it was necessary for the Department to strengthen and brace the floor. Almost every article, and every piece of fire apparatus used by firemen to subdue flames and clear smoke and save human lives will be found in the basement of 330 Broadway, during next month.

There will be a model dormitory cot, a fire alarm station, on which will be registered every alarm that comes into any one of the fire houses of Manhattan during the month of October. There will be fire drills, the horses will be hitched and put through the manoeuvres, and every visitor will be instructed in how properly to send in an alarm in case of fire. On a table will be displayed the daily rations of a horse and also the cost. Among other things, the Department will show a map covering about 400 square feet indicating the location of fire houses with mannikins and miniature apparatus. The new keyless model fire alarm box will also be on exhibition.

In the Charities booth are being set up twelve beautiful pieces of dining-room, library, and porch furniture, all of which were made by feeble-minded children incarcerated at Randall's Island, and also the shoes which they manufacture and their clothing and rugs. The total of the 1911 estimate of this department is \$3,922,715.17.

The Brooklyn Park Department has already placed in its booths a variety of very interesting photographs showing just how

the trees are cared for and proving that Brooklyn really is the "City of Trees."

The Street Cleaning Department has installed almost all its exhibit. Like the Fire Department it has a pet horse, who will be "at home" in the basement during the month of October to be admired by those who can admire. His name? No, but you must see him for yourself, he is a prize-winning horse.

The new street sweeper, patented by the Department of Street Cleaning, and also the new style flushing machine, which is operated by compressed air, will be among the interesting exhibits of this department. Here also will be seen the Twentieth Century snow plow, which although operated by only one man, yet piles up as much snow as formerly could be done by fifty men.

The Permanent Census Board will show the actual arrangements of census cards by the square block. It is expected that a punching machine which demonstrates the actual work of tabulating census returns, will be operated by clerks from the department, all during the exhibit.

Bellevue Hospital will show among many other interesting things, the method of bringing in ambulance patients, and also their reception.

TENEMENT HOUSE DEPARTMENT.

The Tenement House Department will have models of the New Law and old law tenements. New Law fire escapes, life size model. These are certain to attract considerable attention.

The Children's Court will show interesting figures of male and female children arraigned in 1909 in New York county and which indicate alarming conditions of children under sixteen years of age in New York City.

The Commissioner of Licenses regulates over eight hundred employment agencies in New York City, many of which find employment for people all over the United States. This and other facts not generally known, will be found in the Commissioner's Exhibit, as for instance, one domestic servant's agency takes \$40,000 a year in fees. Perhaps the average taxpayer is uninformed of the fact that five-sixths of the city revenue is raised by direct taxes as determined by the Department of Taxes and Assessments. But this Department has other equally interesting facts to demonstrate to visitors to the exhibit.

Another of the interesting exhibits in the City Budget Exhibit, which opens on Monday, October 3, at No. 330 Broadway, will be made by the Public Service Commission for the First District. The work of this Commission is divided into two parts, one being the planning and construction of rapid transit railroads under the Rapid Transit Act and the other the regulation of public service corporations under the Public Service Commission Law. The Exhibit, therefore, is divided into two parts, rapid transit and regulation.

In the rapid transit division the Commission will show many interesting details of the work it has done in planning and asking for bids for the Tri-Borough Rapid Transit Railroads. This is the proposed subway upon which the Commission will receive bids, for private capital construction and operation on October 20, and for construction with municipal funds on October 2. Large maps of the general route will be shown, together with architects' drawings for the stations and elevated sections of the line, and engineers' drawings for the guidance of contractors in performing the work. The

immensity of this work may be gauged from the figures which the Commission gives in a pamphlet to be distributed during the Exhibit. The total length of line will be 44.2 miles, which is 18 miles longer than the present subway system. It will have 135 miles of single track as against about 80 miles in the present system. The construction work alone, it is estimated, will be more than one hundred millions of dollars for the whole system, and when it is finished it should be able to carry comfortably one million passengers every day.

In the same division will be exhibited photographs showing construction work of the present subway, the Brooklyn Loop Lines and the Fourth Avenue Subway in Brooklyn, as well as copies of the forms of contracts for new and old roads and a complete set of the plans for the Tri-Borough system.

In the division illustrating the work of the Commission in regulating public service corporations will be shown the manner in which the Commission tests gas meters. A machine for testing such meters to be operated by an expert from the Commission's staff will be at work daily so that visitors may see how the Commission ascertains whether a gas meter is fast, slow or accurate. In this connection the Commission shows, by charts, that there are approximately one million gas meters in use in Greater New York, and that since its creation in 1907 the Commission has tested 900,000. Among these were about 15,000 meters tested upon complaint, results of such tests showing about 41 per cent fast, about 11 per cent. slow and about 48 per cent. within the limits of accuracy as allowed by law.

The Commission also will show photographs of the fender and wheelguard tests held at Schenectady and Pittsburg in order to demonstrate the efficiency of such life-saving devices. These tests were made with dummies representing human beings and the photographs were taken as the car stopped after the fender or wheelguard had either picked up or failed to pick up the dummy.

A great improvement is shown in the mortality due to accidents on railroads since the Commission began work. Owing to the overhauling of cars, the addition of new equipment, the installation of effective fenders and wheelguards, etc., the number of fatal accidents has been largely reduced. On the street surface railroads the Commission's figures show that for the year ending June 30, 1910, only 152 persons were killed by accidents, as against 303 persons killed on the same roads during the year ending June 30, 1908.

There will be several charts showing the congestion of traffic of the rapid transit lines and the morning and evening movement of traffic over surface lines. A profile chart with wooden blocks standing upon a map of the city at the location of subway and elevated stations will show at a glance where traffic is most congested and where the largest ticket sales per hour are recorded. The Manhattan terminal of the Brooklyn Bridge holds the record in this respect, selling 29,800 tickets in one hour over the elevated systems crossing the bridge and about 11,000 tickets in one hour over the surface lines. This hour was between 5 and 6 o'clock in the evening of the day on which the observation was made. The next largest record was made by the Atlantic Avenue station of the subway in Brooklyn, where more than 11,000 tickets were sold in one hour.

The commission will exhibit copies of publications showing its orders for the keeping of uniform systems of accounts by the railroad companies, and also by gas and electric companies, blank forms, for monthly, quarterly and annual re-

ports of such corporations, charts showing the work of accountants necessary to check up such reports, a book-case full of copies of publications issued by the Commission and many other details relating to its work.

THE TAXPAYER'S MONEY.

The Administration Will Show Him How It Is Spent.

William H. Abbott, Jr., first deputy and acting commissioner of the Department of Tenement House Inspection, will produce results obtained by his department in the forthcoming budget exhibit which the City of New York will hold in the Teft-Weller Building at 330 Broadway during the month of October. The primary purpose of this exhibit, the first ever held by any city, is to show taxpayers and citizens generally what will be done with the money asked for 1911.

In its relations to the health and happiness of New York, the Department of Tenement House Inspection holds a most important place. The proposed exhibit will demonstrate the department's work in enforcing the law against old tenement houses, which enforcement has resulted in introducing light and air where there was none, the improvement of sanitary conditions, the installation of baths, the prevention of overcrowding, the equipment of buildings with modern fire-escapes and other regulations that have almost removed every menace to life.

The new-law tenements will be contrasted with the old. Charts will illustrate their typical features which embrace height by stories, lavatory accommodations, outlook, the number of rooms to an apartment, the number of families to each floor and enforced rules that insure cleanliness.

It will be shown that the dark room is being rapidly eliminated, and how New York's poorer classes are being benefitted by the new order of things.

The Board of Estimate and Apportionment concluded that it would let each taxpayer know how his money is disposed of, and in order to do so, it was determined to hold this Budget Exhibit, which will be so clearly explanatory that no room will be left for doubt.

The municipal system requires that in September the different departments of the city government submit estimates of the amount of money that will be required for the forthcoming year. These estimates are received by the Board of Estimate and Apportionment and each item is thoroughly investigated. While it is the purpose of the Board of Estimate and Apportionment to enforce economy and to save where improved service and civic advancement is not jeopardized, it has been found impossible to avert eleventh hour criticism. In other words, the time to find fault is when the appropriations are made in the month of October and not in July after the taxes have been levied.

The law gives taxpayers three days in which to file protests. This year, for the first time in history, they will have an entire month. Those responsible for the change realize that there are many property owners who keep close account of what the city is doing. It is hoped that these interests will take a hand and offer many suggestions for improvement and many ways in which the city's financial managers can reduce the cost of the city's living.

The big departments, such as education, fire, police, health, charities, administration and all the lesser branches, are striving to make the Budget Exhibit interesting and instructive.

The 1910 Budget called for \$165,000,000. Of this amount a trifle more than \$50,-

000,000 was on account of the public debt, which cannot be avoided. Of the remainder, 25 per cent. belongs to education.

The exhibit will attempt to show how the Department of Tenement House Inspection has improved the dwelling places of the masses, how the Board of Health has purified sanitary conditions and prevented the spread of contagion, how the police force has protected life, and property, how the Fire Department fights conflagration, how the magistrates administer the law and how every department cooperates to make New York the very greatest city in the world.

TO WATCH BUDGET MAKING.

Property Owners Complain of Delay in Furnishing Information.

The United Real Estate Owners' Associations have notified city officials that all departmental estimates for the coming year will be examined by special committees: "We have completed plans for determined and aggressive measures to safeguard the rights of the taxpayers in the preparation of the budget," said Dr. Korn, of the Harlem Property Owners' Association.

Communications have been sent to the acting Mayor and heads of the municipal departments by Michael J. Horan, chairman of our budget committee, complaining of the delay in furnishing the taxpayers with information sufficient to enable them to determine the reasonableness and propriety of the amounts requested by the different city departments, and the acting Mayor has directed that such information be given. It is now but a few days before the much advertised budget exhibit will begin and the taxpayers have protested that they should have been in possession of this information long before this.

Special committees have been designated to examine into the departmental estimates and a vigorous campaign has been inaugurated. It is proposed to take an active interest in the budget exhibit and the taxpayers' hearings. Pierre M. Clear is secretary of the committee, and Charles G. F. Bohlen is treasurer of the funds devoted for the purposes of this investigation. Dr. Korn of the Harlem Property Owners' Association and Samuel Rubenstein of the Greater New York Taxpayers have undertaken the examination of certain departments.

Charity Begins At Home.

Editor Record and Guide:

The "Caption" which Mr. McAdoo seems to impress for his Church Street-Broadway Subway proposal is that it connects the Grand Central, Herald Square, Pennsylvania Railroad and Hudson Tube.

While this is true, does the convenience of the distribution of our out-of-borough commuting passengers stand pre-eminently, or is it of greater importance (even though a division of the congestion may be highly necessary) than the development of our own depopulated residential districts in Manhattan, and that might be had if the city's credit, which is to be applied for the McAdoo plan, were in part to be exerted in having spurs or branches built across town, extreme east to west, to connect with present or future subways south of 14th st, and on the East Side on each 100-foot width street, thereafter.

This would strengthen the hold upon our decreasing numbers in Yorkville, lower Harlem, and even the lower East Side and the West Side (8th and 9th avs). All could stand the "accessibility" which a five-cent subway fare would provide.

MANHATTANITE.

MUNICIPAL IMPROVEMENTS.

Matters Under This Head Require the Immediate Attention of Property Owners.
They Mean the Expenditure of a Large Amount of Money.

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

MONDAY, OCTOBER 3.
EAST 161ST STREET, from Brook av to Third av, 3 p. m.
KINGSBRIDGE AV, from West 230th st to Broadway, 4 p. m.
MAPLE AV SEWER, Richmond (Assessment), 4 p. m.
MAPLE AV SEWER, Richmond, 3.30 p. m.
RICHARD ST, from Bronx and Pelham Parkway to Morris st, 1.30 p. m.
LUDLOW AV, from Tremont av to Whitlock av, 11 a. m.
UNNAMED ST, from Aqueduct av to Audubon av, 2 p. m.
EAST 222D ST, from Seventh st to Hutchinson River, 2.30 p. m.
FAILE ST, from Garrison av to Whitlock av, 2 p. m.
TAYLOR ST, from Morris Park av to West Farms rd, 11 a. m.

TUESDAY, OCTOBER 4.
LACOMBE AV, from Bronx River to Westchester Creek, 9.30 a. m.
MORRIS AV, from the Railroad to the Concourse, 3 p. m.
NORTHERN AV, north of 181st st, 11.30 a. m.
WILLIS AV BRIDGE, 2 p. m.
EAST 222D ST, from the Bronx to 7th st, 12 m.
FOX ST, from Leggett av to Longwood av, 2.30 p. m.
HAVEN AV, from 170th st to Fort Washington av, 10 a. m.
WINANT ST SEWER, Richmond, 11 a. m.

GLOVER ST, from Castle Hill av to Westchester av, 1.30 p. m.
TREMONT AV (Closing), from Aqueduct av to Sedgwick av, 12.30 p. m.
RIVERSIDE DRIVE, from 158th st to 165th st, 3 p. m.
DEPEW PL, (closing), 1 p. m.
THROGGS NECK BOULEVARD, from Eastern Boulevard to Shore Drive, 2 p. m.
CASTLE HILL AV, from West Farms road to Public pl, 2 p. m.

WEDNESDAY, OCTOBER 5.
WALTON AV (Closing), from 167th st to Tremont av, 10 a. m.
CASTLETON AV, from Columbia av to Jewett st (Richmond), 2 p. m.
EAST 227TH and 228TH STS, from Laconia av to Bronxwood av (Assess.), 12 m.
SEDGWICK AV, from Fordham road to Bailey av, 1 p. m.

THURSDAY, OCTOBER 6.
HILLSIDE AV, from Nagle av to Nagle av, 2 p. m.
HILLSIDE AV, from Nagle av to Nagle av (Assess.), 3.30 p. m.
STUYVESANT PL, from U. S. Government property to Weiner pl (Rich.), 1 p. m.
BAKER AV, from Baychester av to City Line, 9.30 a. m.

FRIDAY, OCTOBER 7.
BAYCHESTER AV, from West 4th st to Pelham Bay Park, 2 p. m.
CURTIS PL, from Westervelt av to Hamilton av (Rich.), 2.30 p. m.

PUBLIC SERVICE COMMISSION, TRIBUNE BUILDING.

MONDAY, OCT. 3.
Long Island Railroad Company—Alteration of grade crossings at Merrick rd, Springfield; also at Farmers av, Hollis; also at Hamilton st, Hollis; also at Hemp-

stead and Jamaica Turnpike, Queens.—Commissioner Bassett, 2.30 p. m.

WEDNESDAY, OCT. 5.
City of New York, Degnon Contracting Company—Arbitration of determination of Henry B. Seaman, Chief Engineer, 2.30 p. m.

Long Island Railroad Company—Re-hearing as to stations and station platforms.—Commissioner Bassett, 10.30 a. m.

THURSDAY, OCT. 6.
City of New York and Degnon Contracting Company—Arbitration of determination of Henry B. Seaman, Chief Engineer. 10.30 a. m.

New York Dock Railway—Application for certificate of public convenience and necessity for railroad in Brooklyn.—Commissioner Bassett. 2.30 p. m.

New York Dock Railway—Application for permission to exercise franchise and rights.—Commissioner Bassett, 2.30 p. m.

FRIDAY, OCT. 7.
Coney Island & Brooklyn Railroad Company—Repairs on Franklin avenue line.—Commissioner Bassett, 2.30 p. m.

City of New York and J. B. McDonald Contracting Company—Arbitration of determination of Henry B. Seaman, Chief Engineer. 11 a. m.

11 a. m.—Long Island Railroad Company—Alteration of grade crossings at 18th st, Whitestone; also at 5th av, Whitestone; also at Fresh Pond Road and Metropolitan av, Bushwick Junction; also at Lawrence, Old Lawrence and Bridge sts, Flushing; also at Lawrence st and other streets of the North Side Division, Flushing.—Commissioner Bassett, 3 p. m.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment:

175TH ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and placing fences, from Grand Boulevard and Concourse to Anthony av. Area of assessment: Both sides of East 175th st, from Grand Boulevard and Concourse to Anthony av, and to the extent of half the block at the interesting and terminating streets and avenues. Payable Nov. 21.

MAPES AV.—Paving the roadway and setting curb, from East 177th st to 182d st. Area of assessment: Both sides of Mapes av, from 177th st to 182d st, and to the extent of half the block at the intersecting streets. Payable Nov. 21.

WHITE PLAINS ROAD.—Paving and repaving the roadway, from Morris st to the city line. Area of assessment: Both sides of White Plains road, from Morris st to the city line, and to the extent of half the block at the intersecting and terminating streets and avenues. Payable Nov. 21.

165TH ST.—Sewer, between Jerome av and the east side of the Grand Boulevard and Concourse and in the Grand Boulevard and Concourse (west side), between East 165th st and a point about 90 feet south of the centre line of McClellan st, and in the Grand Boulevard and Concourse (east side), between East 165th and 166th sts. Area of assessment: North side of

164th st and both sides of 165th st, between Jerome av and the Grand Boulevard and Concourse; north side of 165th st, between the Grand Boulevard and Concourse and Sheridan av; both sides of McClellan st, between Jerome av and Sheridan av; east side of Jerome av; both sides of Cromwell av, River av, Gerard av and Walton av, between East 164th and 167th sts; west side of Grand Boulevard and Concourse, between 164th and 165th sts, and both sides, between 165th and 167th sts; both sides of Carroll pl, between East 165th and McClellan sts. Payable Nov. 19.

Application for Appointment of Commission.

WHITE PLAINS ROAD, from northern boundary of city to Morris Park av. Application will be made to the Supreme Court of the State of New York, First Department, at a Special Term of said Court, to be held at Part III. thereof, in and for the County of New York, in the Court House in the Borough of Manhattan, in the City of New York, on the 7th day of October, for an order appointing a Commissioner of Estimate and Assessment in the above-entitled proceeding in the place and stead of Charles Donohue, deceased.

Commissioners Appointed.

176TH ST (street opening), between St. Nicholas av and Broadway. Edmund J. Tinsdale, Joseph W. Savage and John C. Fitzgerald.

235TH ST, opening and extending, from Spuyten Duyvil parkway to Riverdale av; Cambridge av, from West 235th st to West 236th st, and West 236th st, from Cambridge av to Riverdale av. Frederick W. Longfellow, Peter F. Everett and Christian F. Gennerich.

UNNAMED ST (street opening), adjoining Riverside Drive on east, from 177th st at Riverside Drive to 181st st at Buena Vista av. Henry P. Keith, Dennis O. L. Cohalan and Joseph Lazarus.

WHITE PLAINS ROAD (street opening), from West Farms road to bulkhead line of East River. Michael J. Scanlan, Gen. Alexander Webb and E. Mortimer Boyle.

NEW REAL ESTATE CORPORATIONS.

Amazon Realty Co, care Rosenthal, Stecker & Levi, 320 Broadway; inc Aug 19, 1910; capital, \$1,000. Directors: Albert B Kramer, 272 West 117th st; Maurice M Cohen, 314 East 67th st; Max Tachna, 940 Kelly st, Bronx.

Arbutus Realty Co, 27 William st; inc Aug 20, 1910; capital, \$10,000. Directors: Herman A Heydt, Chas E Heydt, J W Hill.

Av O Realty & Construction Co.; inc Aug 19, 1910; capital, \$5,000. Directors: Vito M Silvis, Borough of Brooklyn; Giuseppe Crobello, Borough of Brooklyn; Frank Catapano, Borough of Brooklyn.

Broadacres Realty Co; inc Aug 22, 1910; capital, \$30,000. Directors: John W Harmon, 246 West 136th st; Samuel Geneen, 25 West 98th st; Harry C Adams, 446 Central Park West.

D B Canoll & Co., care Wilder, Ewen & Patterson, 45 Cedar st; inc Aug 18, 1910; capital, \$10,000. Directors: Elwood O Roessle, Belle Harbor, L I; Delos B Canoll, 150 West 75th st, New York City; Chas F De Casanova, 571 West 149th st.

(Continued on page 563.)

THE TITLE INSURANCE CO., OF NEW YORK

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

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

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SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

Oct. 6.

32d st, No 144, s s, 325 e 7th av, 20x49x-
49.1 4-sty bk dwg.
136th st, No 137, n s, 368.6 e 7th av, 15.6x99.11.
136th st, No 129, n s, 303 w 6th av, 15.6x99.11.
two 4-sty bk & stn dwgs.

JOSEPH P. DAY.

Oct. 8.

(On the premises.)

136 Bronx lots at Throg's Neck.

ADVERTISED LEGAL SALES.

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

Oct. 1.

No Legal Sales advertised for this day.

Oct. 3.

Tracks, franchises, &c, of 28th and 29th St
Cross-town R R Co, beg at or near ferry land-
ing at W 42d st, runs to 11th av & 34th st;
also beg at 34th st and North River on 34th
st, runs to 10th av to 30th st to 9th av to 29th
st and 28th st, on 28th and 29th sts to 1st av
to 23d st and East River; also from 28th st
and 1st av on 1st av to 34th st and East River;
also from 9th av and 29th st on 29th st to 10th
av to 28th st to 11th av; also from 9th av and
28th st on 28th st to 11th av to 24th st to 13th
av, to 14th st and North River. Central Trust
Co of New York agt The Twenty-eighth and
Twenty-ninth Streets Cross-town R R Co et al
Joline, Larkin & Rathbone, att'ys, 54 Wall
st; Newell Martin, ref. (Amt due, \$1,639,-
167.67; taxes, &c, \$—.) By Jos P Day.
142d st, Nos 532 & 534, s s, 250 e Brook av,
50x100, 2-sty bk tnt & str & 5-sty bk tnt.
Geo Lautensack agt Max Walther et al; Isaac
Cohen, att'y, 141 Bway; Wm J A Caffrey, ref.
(Amt due, \$8,016.27; taxes, &c, \$98; sub to
two mts aggregating \$16,000.) Mt recorded
Aug 20, 1906. By Jos P Day.
Lexington av, No 1697, e s, 73.11 n 106th st,
27x82.9, 4-sty tnt & str. Wolf Mellis agt
Hulda Cohn et al; Saml N Freedman, att'y,
280 Bway; Phelan Beale, ref. (Amt due, \$2,-

873; taxes, &c, \$572.10; sub to a mort of
\$18,000.) Mt recorded May 29, 1909. By Jos
P Day.

7th av, Nos 2517 & 2519 s e cor 146th st, 40x100,
146th st, No 164 6-sty bk tnt & str.
Julius Fleischmann et al, exrs, agt Gustav
Marder et al; Hays, Hershfield & Wolf, att'ys,
115 Bway; Wm M Seabury, ref. (Amt due,
\$19,197.08; taxes, &c, \$—; sub to a first mt
of \$60,000.) Mt recorded Dec 14, 1906. By
Jos P Day.

Oct. 4.

Grant av, No 998, e s, 136.9 n 164th st, 20x
112.1x20x11.11, 2-sty & b fr dwg. Mary C
Conroy agt Jno Somerville et al; Jas L Clare,
att'y, 135 Bway; Jas Oliver, ref. (Amt due,
\$4,245.40; taxes, &c, \$687.01.) Mt recorded
May 10, 1895. By Herbert A Sherman.

105th st, No 105, n s, 100 w Columbus av, 25x
100.11, 5-sty bk tnt & str. Christine Gram-
lich agt Froma Realty Co et al; Harold Swain,
att'y, 176 Bway; Francis S McAvoy, ref.
(Amt due, \$11,061.58; taxes, &c, \$780.00.)
Mt recorded Jan 4, 1907. By Jos P Day.

142d st, No 264, old No 506, s s, 34 w Morris
av, 25x100, 1-sty fr & bk stable. Edw A
Layton et al agt Fredk Hitchcock et al;
Philip S Dean, att'y, 160 Bway; Wm T Kele-
her, ref. (Amt due, \$3,311.90; taxes, &c, \$1,-
500.) Mt recorded July 14, 1898. By Jos P
Day.

Lenox av s e cor 143d st, 24.11x85, vacant. Corn
143d st | Exchange Realty Co agt Spencer Blake
Realty Co et al; Jno P Everett, att'y, 32 Lib-
erty st; Henry P Keith, ref. (Amt due, \$13,-
597.05; taxes, &c, \$196.) Mt recorded June
19, 1910. By Bryan L Kennelly.

Oct. 5.

Beech av, s s, 325 w Elm st, runs w 25 x s
199.2 x s e 1.2 to Cedar av, x e 23.8x n 200
to beg. Laconia Park. Mary R Prutting agt
Rosana Hauptman et al; Wm T Matthies,
att'y, 475 Tremont av, Bronx; Jno J Hynes,
ref. (Amt due, \$638.83; taxes, &c, \$133.38.)
Mt recorded Aug 21, 1902. By Jos P Day.

111th st, No 80, s s, 146.8 w Park av, 16.8x
100.11, 3-sty stn dwg. Seymour Realty Co agt
Rachel Sanger et al; Kurzman & Franken-
heimer, att'ys, 25 Broad st; Jas Kearney, ref.
(Amt due, \$7,609.64; taxes, &c, \$169.35.) Mt
recorded May 13, 1908. By Chas A Berrian.

Front st, No 32, n s, 104.2 e Broad st, 28.6x
59.6x28.5x60.5, 4-sty bk loft & str bldg. Fi-
delity Trust Co agt Nellie Cotter et al; Chas
H Stoddard att'y, 141 Bway; Richard H
Clarke, ref. (Amt due, \$15,189.47; taxes, &c,
\$1,455.) By Jos P Day.

Walton av, w s, 468.9 s Fordham rd, 318.9x
101.5x317.11x101.6, vacant. Hamilton Securi-
ties Co et al agt Walton Building Co et al;
Fletcher, Sillocks & Leahy, att'ys, 165 Bway;
Colin W MacLennan, ref. (Amt due, \$93,-
843.63; taxes, &c, \$—.) Mt recorded Jan 8,
1910. By Herbert A Sherman.

Oct. 6.

Broome st, No 70, n s, 25 w Cannon st, 25x75,
5-sty bk tnt & str. Jonas Weil et al agt
Jos Rothman et al; Malcolm Sundheimer,
att'y, 34 Nassau st; Dominick L O'Reilly, ref.
(Amt due, \$15,407.90; taxes, &c, \$14,000.)
Mt recorded Aug. 1, 1906. By Jos P Day.

5th av, No 416, w s 38 s 38th st, 28.3x133; also
all right to 12-ft alley, 4-sty & b stn dwg.
46th st, No 102, s s, 51 e Park av, 18.7x74.8,
4-sty & b stn dwg.
Josephine W Taylor agt Alice W Emmet et
al; Strong & Cadwalader, att'ys, 40 Wall st;
David B Ogden, ref. (Partition.) By Jos P
Day.

106th st, No 111, n s, 130 e Park av, 25x100.11,
4-sty stn tnt. Henry Necarsulmer et al, trus-
tees, agt Jacob Miller et al; Meighan & Ne-
carsulmer, att'ys, 38 Park Row; Jas Kearney,
ref. (Amt due, \$11,809.81; taxes, &c, \$581.48.)
Mort recorded Nov 6, 1907. By Jos P Day.

168th st, No 514, s s, 145 e Audubon av, 25x95,
5-sty bk tnt. Jette Dittman agt Leo Levinson
et al; Wolf & Kohn, att'ys, 203 Bway; Colin
W McLennan, ref. (Amt due, \$15,934.73;
taxes, &c, \$60.78.) Mt recorded June 30, 1908.
By Jos P Day.

129th st, No 543 in w cor Old
Old Broadway, Nos 2331 to 2341 Bway, 38.10x
99.11x33.9x100, 6-sty bk tnt & str. State
Realty & Mortgage Co agt Wm Gunn et al;
Albt J Shaw, att'y, 11 Pine st; Ernest E L
Hammer, ref. (Amt due, \$12,536.02; taxes,
&c, \$1,406.83; sub to a prior mt of \$55,000.)
Mt recorded June 20, 1905. By Jos P Day.

7th av, Nos 1971 & 1973, e s, 64.5 s 119th st,
36.6x100, 5-sty bk tnt. Moses H Grossman
agt Harry L Toplitz et al; Louis J Vorhaus,
att'y, 115 Bway; Phoenix Ingraham, ref. (Amt
due, \$10,476.06; taxes, &c, \$—; sub to a first
mt of \$42,000.) Mt recorded July 23, 1909.
By D Phoenix Ingraham.

7th av, Nos 1975 & 1977, e s, 27.11 s 119th st,
36.6x100, 5-sty bk tnt. Jos Yeska agt Harry
L Toplitz et al; Max Altmayer, att'y, 290
Bway; Phoenix Ingraham, ref. (Amt due,
\$10,489.75; taxes, &c, \$—; sub to a prior mt
of \$42,000.) Mt recorded July 23, 1909. By
D Phoenix Ingraham.

Oct. 7 and 8.

No Legal Sales advertised for these days.

Oct. 10.

128th st, No 255, n s, 258 e 8th av, 15x99.11,
3-sty & b stn dwg. Sheriff's sale of all right
title, &c, which Saml Levy had on May 5,
1910, or since. Isidor Grayhead, att'y, 34
Pine st; Jno S Shea, Sheriff. By Daniel
Greenwald.

40th st, No 64, s s, 151 e 6th av, 18.6x98.9, 4-
sty & b stn dwg. Geo C Smith et al agt
Thos J Allen et al; Lanman Crosby, att'y,
31 Nassau st; Jno J Hynes, ref. (Partition.)
By Bryan L Kennelly.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or
adjourned during week ending Sept. 30, 1910, 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 Advertisd Legal Sales.

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

JOSEPH P. DAY.

Jackson st, No 32, e s 125 n Cherry st, 25x100, 5-sty bk tnt & str.
(Amt due, \$34,737.95; taxes, &c, \$72.45.) Max Gold et al defendants. 33,000
*Plimpton av, No 1325, w s, 119.7 s 170th st, 22x100, 2-sty & b bk dwg.
(Amt due, \$7,548.22; taxes &c, \$25.65.) Jas S Alexander, gdn. 7,773
*Plimpton av, No 1327, w s, 97.7 s 170th st, 22x100, 2-sty & b bk dwg.
(Amt due, \$7,562.80; taxes, &c, \$25.65.) Jas S Alexander, gdn. 7,787
*Plimpton av, No 1329, w s, 75 s 170th st, 22.7x100, 2-sty & b bk dwg.
(Amt due, \$7,565.05; taxes, &c, \$25.65.) Jas S Alexander. 7,792
Thompson st, Nos 218 & 220, e s, 225 n Bleecker st, 50x85, 6-sty bk
tnt & str. (Amt due, \$51,919.95; taxes, &c, \$1,230.) Withdrawn.
Clay av, Nos 1732 & 1734 n e cor 174th st, 67.6x95x92x98.1, two 3-sty fr
174th st | dwgs & vacant. (Partition.) Thos Darby. 10,500
Mt Hope (Monroe) av n e cor 174th st, 25x95, vacant. (Partition.) Chas
174th st | Buckbee. 4,200
*Mt Hope (Monroe) av, e s, 25 n 174th st, 50x95, vacant. (Partition.)
Julia E Hard et al. 5,400
*Mt Hope (Monroe) av, e s, 370 n 174th st, 100x95, vacant. (Partition.)
Julia E Hard et al. 9,250
St Marys av s e cor Central av, 25x100. Baychester, vacant. (Parti-
Central av | tion.) M M Rosenthal. 750

BRYAN L. KENNELLY.

*Lexington av, No 28 n w cor 23d st, 97.6x50, 2-sty & b bk bldg & str &
23d st, Nos 131 & 133 3-sty bk loft bldg & str. (Amt due, \$110,624.50;
taxes, &c, \$6,575; sub to a first mt of \$100,000.) American Ice Co.
165th st, n s, 50 e Stebbins av 25x113.4, vacant. (Amt due, \$5,512.58;
taxes, &c, \$—.) F J Schoonmaker. 5,100
Bowery, No 13, e s, abt 138.4 n Division st, 25x100, 5-sty bk bldg with
str. (Exrs sale.) Jos H Schwartz. 38,750
Kelly st, No 748 old 48, e s, 325 n 156th st, 25x100, 3-sty bk dwg.
(Amt due, \$2,000; taxes, &c, \$155.63; sub to a prior mt of \$8,500.)
Adj to Oct 11.
*Needham av, s s, 176.3 e Elm st, 25x100, Wakefield. (Amt due,
\$860.16; taxes, &c, \$25.02.) Jno Moylan. 550

SAMUEL GOLDSTICKER.

Kingsbridge rd, e s, 25 s Nindham pl, 25x83.1x25.1x86.1, vacant. Catharine st, n w s, 350 n e 241st st, 116.8x-100x100, Eastchester. (Partition.) Adj to Oct 20. DANIEL GREENWALD.

DANIEL GREENWALD.

102d st, No 110, s s, 175 w Columbus av, 25x100.11, 5-sty bk tnt & str. Sheriff's sale of all right, title, &c. Withdrawn. JAMES L. WELLS.

JAMES L. WELLS.

Hull av, No 3210, e s, 207.4 n 205th st, 25x100, 2-sty fr dwg. (Amt due, \$6,065; taxes, &c, \$230.) Richard J McCoy. 6,700

Total 3312,552
Corresponding week, 1909. 88,089
Jan. 1st, 1910, to date. 42,036,011
Corresponding period, 1909. 48,347,305

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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 1910.

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

CONVEYANCES

September 23, 24, 26, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Bleecker st, No 137, on map No 135, n s, 25.1 e West Broadway, 25x100, 6-sty bk loft & str bldg. Brown-Weiss Realities to Cora L Penny. Mt \$43,250. Sept 20. Sept 23, 1910. 2:536-43. A \$26,000—\$50,000. nom

Broome st, No 51, s s, abt 25 w Lewis st, 25x75, 5-sty bk tnt. Eidel Scheinert & ano to Wm J Amend. All liens. Sept 28. Sept 29, 1910. 2:326-14. A \$14,000—\$23,000. O C & 100

Clinton st, No 127, w s, abt 125 n Broome st, 25x100, 3-sty fr bk ft tnt and str and 4-sty bk tnt in rear. PARTITION, Aug 5, 1910. Simon M Roeder ref to E J Adler Realty Co. Mt \$14,000. Aug 31. Sept 29, 1910. 2:347-25. A \$26,000—\$30,000. \$12,000. over mt

Cherry st, No 429, s s, 75.4 w Jackson st, 24.11x92.9x24.10x94.9, 5-sty stn tnt. FORECLOS, Sept 7, 1910. Jno H Taylor ref to Abraham J Dworsky, of 53 E 93d st. Mt \$16,000. Sept 29, 1910. 1:260-38. A \$9,000—\$23,000. 4,000 over mt

Cherry st, No 218, n s, 84.7 e Pike st, runs n 117.7 x e 19.7 x n 48.4 x e 17.10 x s 163.11 to st, x w 37.7 to beginning, 6-sty bk tnt & str. Julius Hallheimer to Business Mens Realty Co. Mt \$63,000 & all liens. Mar 15. Sept 29, 1910. 1:255-6. A \$30,000—\$65,000. 100

Cherry st, No 169 | s e cor Market st or slip, 26.5x the block Market slip, Nos 82 to 90 | n s Water st, 7-sty bk loft & str Water st, No 434 | bldg. Saml Green to Alfred Knower of 27 E 83d st. All liens. Sept 14. Sept 24, 1910. 1:249-78. A \$30,000—\$50,000. nom

Cannon st, Nos 83 & 85, w s, 110.11 n Rivington st, 40x82, 6-sty bk tnt & str. General Release from mortgage. Esther Isenberg to Frank Migdalsky. Sept 22. Sept 23, 1910. 2:334-68. A \$28,000—\$55,000. nom

Cannon st, No 131, w s, 100 s Houston st, 20x100, 5-sty brk tnt & str. Sarah Goodman to Pepi Weiss. Q C. Sept 12. Sept 27, 1910. 2:335-68. A \$10,000—\$18,000. nom

Same property. Louis Berman to same. Mts \$17,550. Sept 12. Sept 27, 1910. 2:335. O C & 100

Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty bk loft & str bldg. Allen st, No 17 | General Holding Co to Louis Rubenstein. Mt \$42,000. Sept 28, 1910. 1:300-29. A \$34,000—\$60,000. O C & 100

East Broadway, No 61, s s, 140 w Market st, 25x75, 5-sty bk tnt & str. Jesse M Samilson to Jennie Bachrach, Minnie Rogers, Sarah Bernstein, Ray Bonis, Anna Turkeltaub, Flora Weinstein & Bella & Mortimer Samilson an undivided interest. Mt \$24,000. Sept 15. Sept 24, 1910. 1:280-30. A \$20,000—\$22,000. O C & 100

Forsyth st, No 104, e s, abt 115 s Broome st, 25x100, 5-sty bk tnt & str. Leah Finkelppearl et al HEIRS, &c, Sarah Davis to Harry Harris. All liens. Aug 28, 1908. Sept 28, 1910. 2:418-34. A \$21,000—\$38,000. nom

Greene st, No 213, w s, 125 s 3d st, 27.6x100, 6-sty bk loft & str bldg. Martin Nibur to Sophie Martinson. Mts \$43,500. May 25. Sept 28, 1910. 2:534-29. A \$27,000—\$45,000. O C & 100

Henry st, No 293, n s, abt 70 e Scammel st, 24x77.11x24x78.3, w s, 5-sty bk tnt. Max Male to Isaac Male. Mts \$28,500. Sept 22. Sept 23, 1910. 1:288-18. A \$13,000—\$27,000. O C & 100

Houston st, Nos 109 to 117 | s w cor Thompson st, runs w 125 x s Thompson st, Nos 157 & 159 | 95 x e 50 x n 25 x e 75 to Thompson st, x n 70 to beg, five 5-sty bk tnts & str. Raffaele Garguilo to Frank S Verro. Mts \$198,500. May 29, 1907. Sept 24, 1910. 2:517-17 to 21. A \$87,000—\$123,000. O C & 100

Hudson st, No 159, w s, 101 n Hubert st, 25x109, 4-sty bk tnt & str. Cecilia C d'Andigne & ano to Hugh Getty. C a G. July 19. Sept 28, 1910. 1:215-21. A \$18,000—\$20,000. nom

Houston st, No 477, s s, 70 w Goerck st, 20x50, 3-sty bk tnt & str. David Levine to Jos Steinberg. Mts \$7,700 & all liens. Sept 28. Sept 29, 1910. 2:330-55. A \$10,000—\$12,000. nom

Isham st | e s, at s w s 211th st, runs s along Isham st, 136.7 211th st | x n e 95.8 to 211th st, x n w 166.9 to beginning, vacant. Max Marx to Bernard Hirsh. Mt \$15,000. Sept 29, 1910. 8:2228-1. A \$16,000—\$16,000. O C & 100

James slip, No 1 | s w cor Cherry st, 24x36.2, 4-sty bk tnt & Cherry st, No 75 | str. Bendet Isaacs et al to Minnie wife of Thos Garone. Correction deed. All liens. Sept 21. Sept 26, 1910. 1:110-55. A \$10,000—\$13,500. nom

Madison st, No 93 (87), n s, abt 325 w Market st, 25x100, 6-sty bk tnt & str. Isidor Kasper to Sam Lichter, of Brooklyn. All title. All liens. Sept 10. Sept 23, 1910. 1:277-10. A \$17,000—\$38,000. nom

Monroe st, No 88 (104), s s, 114.4 e Pike st, 22.8x93.2x22.6x93.10, 6-sty bk loft & str bldg. Bernard Cohen to Lena Daniel. All liens. Sept 26. Sept 27, 1910. 1:255-51. A \$13,000—\$28,000. nom

Manhattan st, No 7, w s, 117.6 n Houston st, 25.2x62, 5-sty bk tnt. Joseph Siegel to Renilo Mortgage Co. Mts \$17,000. Sept 26. Sept 27, 1910. 2:357-17. A \$10,000—\$20,000. O C & 100

Orchard st, No 27, w s, 178.5 s Hester st, 24.2x100x24x100, 5-sty bk tnt & str. Jesse M Samilson to Jennie Bachrach, Minnie Rogers, Sarah Bernstein, Roy Bonis, Anna Turkeltaub, Flora Weinstein & Bella & Mortimer Samilson, an undivided interest. Mt \$22,000. Sept 15. Sept 24, 1910. 1:299-26. A \$19,000—\$28,000. O C & 100

Old lane, lying east of line 100 e West End av & bet 93d & 94th sts, —x—, & included in said Old lane. Geo A Fisher to Jas S Lawson. Q C. July 27. Sept 23, 1910. 4:1241. nom

Park Terrace West, n w s, 241.5 s w 218th st, 25x100, vacant. Patk Corcoran to Jno S Routh of 18 Sylvan Terrace. Sept 23. Sept 24, 1910. 8:2243—part lot 391. A \$—\$. nom

Park Terrace West, n w s, 103.9 n e 215th st, 50x100, vacant. Release mort. Mary E Bird to Speranza Realty Co. Sept 22. Sept 26, 1910. 8:2243-397. A \$3,600—\$3,600. nom

Park Terrace West, n w s, 153.9 n e 215th st, 50x100, 2-sty fr bk ft dwg. Release mort. Mary E Bird to Jno Mara. Sept 20. Sept 26, 1910. 8:2243-395. A \$3,600—\$3,600. nom

Rivington st, No 52 | n w cor Eldridge st, 20x75, 6-sty bk Eldridge st, Nos 191 & 193 | loft & str bldg. Henry Martinson Inc, a corpn, to Sophie Martinson. All title. All liens. Dec 6, 1909. Sept 28, 1910. 2:421-74. A \$20,000—\$36,000. O C & 100

South st, No 164, n s, abt 40 e Dover st, 20x71.10x20.9x71.10, 4-sty bk tnt & str. Margt M Mooney to Union Constn & Realty Co. Mt \$18,000. Apr 28, 1909. Sept 28, 1910. 1:108-6. A \$8,300—\$13,000. O C & 100

Union sq Nos 14 to 18 | s e cor 15th st, 92.6x123. or 4th av, Nos 171 to 175 | 15th st, No 100 | 8th av, Nos 500 to 514 | n e cor 35th st, runs e 94 x n 98.9 x e 6 35th st, Nos 269 & 271 | x n 73.9 x w 100 to e s 8th av x s 179.6 to beginning, 4-sty bk str. 25th st, n s, 110 e 4th av, 40x98.9. 4th av, Nos 343 to 351 | n e cor 25th st, 98.9x90. 25th st, No 101 | 4th av, No 361 | s e cor 26th st, No 100, 19.9x90. 26th st, No 100 | Broadway, Nos 848 to 858 | s e cor 14th st, 157 to s s of a private 14th st | lane x—x138.10 to s s 14th st x—. 14th st, Nos 58 to 62, s s, 27.9 w 4th av, 60x113.3 to n s of a private lane x7x95.7. 4th av, w s, in rear of above, being portion of a private lane, 10.6x103.6. All right, title and interest to two trust deeds dated May 26, 1857, & Nov 9, 1867, respectively. Fanny A Haven & Marian H Wickes to Mary A P Draper. Q C. Sept 14. Sept 23, 1910. 2:565 & 3:756, 786, 785, 870 & 881. nom

Water st, No 160 | n w cor Fletcher st, 17.9x80.6x17.9x80.5, 4-sty Fletcher st, No 10 | bk loft & str bldg. Pauline Salomon et al EXRS Gustav Salomon to Harry G Salomon. Mt \$16,000. July 26. Sept 23, 1910. 1:70-43. A \$32,100—\$37,000. 40,000

Same property. Pauline Salomon widow et al to same. Q C. Mt \$16,000. July 26. Sept 23, 1910. 1:70. O C & 100

Wooster st, No 9, w s, 137.4 n Canal st, 21.4x100x21.2x100, 4-sty bk tnt & str. FORECLOSURE, Sept 23, 1910. Gerald J Barry, ref. to Wm Georgi, of 36 W 184th st, Bronx. Mt \$20,000. Sept 27. Sept 28, 1910. 1:228-40. A \$16,500—\$21,000. 24,000

West Washington pl, No 110, s w s, 122 n w 6th av, 21x75, 3-sty & b bk dwg. Nicholas Gerdes to Cesidio F Gualano, 110 West Washington pl. Mt \$7,000. Sept 26. Sept 29, 1910. 2:592-14. A \$8,500—\$11,000. nom

3d st E, No 13, n s, 275 w 2d av, 25x87, 5-sty bk tnt & str. Stephen Barker to Edw F Kinsey of East Main st, Huntington, L. I. B & S. Mts \$33,000. Sept 19. Sept 23, 1910. 2:459-43. A \$19,000—\$30,000. nom

3d st E, No 11, n s, 300 w 2d av, 25x83.9x25.6x83.9, 12-tnt & str. Stephen Barker to Edw F Kinsey of East Main st, Huntington, L. I. B & S. Mts \$33,000. Sept 19. Sept 23, 1910. 2:459-44. A \$19,000—\$30,000. nom

3d st E, No 58, s s, 171.4 e 2d av, runs s 68 and 12.4 and 21.8 x e 27.4 x n 101.4 to st, x w 31 to beginning, 6-sty bk tnt. Sarah Weinstein to Isaac S Heller. All liens. Aug 3. Sept 26, 1910. 2:444-18. A \$23,000—\$46,000. O C & 100

10th st E, No 311, n s, 220.6 e Av A, 25x94.9, 5-sty bk tnt. FORECLOS, Sept 22, 1910. Joseph S Rosalsky, ref. to Wilbert Realty Co. Sept 27. Sept 28, 1910. 2:404-50. A \$20,000—\$32,000. 4,500

10th st E, No 295, n s, 24 e Av A, 23.10x109.4, 4-sty & b bk dwg. Max Neuman to Sophie Martinson. Dec 17, 1909. Sept 28, 1910. 2:404-58. A \$18,000—\$23,000. 100

11th st E, No 627, n s, 270.6 w Av C, 37.6x103.3, 6-sty bk tnt & str. Abraham Goldschlag to Julius B Fox. Mt \$—. Sept 27. Sept 28, 1910. 2:394-55. A \$30,000—\$60,000. 800

13th st E, No 605, n s, 88 e Av B, 25x103.3, 6-sty bk tnt & str. FORECLOS, Sept 8, 1910. Ambrose A O'Connell referee to Wm J Amend. Mt \$27,000. Sept 24. Sept 27, 1910. 2:396-57. A \$14,000—\$33,000. \$300 over & above mort

13th st W, No 161, n s, 100 e 7th av, 20x103.3, 3-sty & b bk dwg. FORECLOS, Sept 20, 1910. Wm J Murray, ref. to Lincoln Lewis. Sept 28, 1910. 2:609-76. A \$13,500—\$16,000. 17,700

14th st E, No 203, n s, 100 e 3d av, 19x103.3, 5-sty stn tnt & str. Louis Buchler to Eugene J Flood. Mts \$28,000. Sept 24. Sept 26, 1910. 3:896-6. A \$15,500—\$30,000. O C & 100

- 14th st W, No 46, s s, 270 e 6th av, 25x103.3, 6-sty bk loft & str bldg. Release dower. Frances wife Sam W Steel to Sam W Steel. All title. Q C. Sept 24. Sept 27, 1910. 2:577-17. A \$95,000-\$140,000. nom
- 15th st W, No 159, n s, 150 e 7th av, 20x103.3.
- 15th st W, No 157, n s, 170 e 7th av, 20x103.3. two 3-sty & b bk dwgs. Florence F Altmayer to Lenray Const Co. Mts \$29,500. Sept 26. Sept 27, 1910. 3:791-9 & 10. A \$24,500-\$30,500. O C & 100
- 15th st W, No 153, n s, 210 e 7th av, 20x103.3.
- 15th st W, No 155, n s, 190 e 7th av, 20x103.3. two 3-sty & b bk dwgs. Etha F Wolfson to Lenray Const Co. Mts \$35,000. Sept 15. Sept 27, 1910. 3:791-11 & 12. A \$26,000-\$32,000. O C & 100
- 18th st W, No 429, n s, 375 w 9th av, 25x92, 5-sty stn tnt. Release dower. Carrie M MacKenzie widow to James P Clark & Henry Brady. All title. Q C. Sept 22. Sept 23, 1910. 3:716-19. A \$10,000-\$22,000. nom
- Same property. Carrie M MacKenzie INDIVID & ADMRX James C MacKenzie to same. B & S and C a G. Sept 22. Sept 23, 1910. 3:716. 21,600
- 19th st W, Nos 410 & 412, s s, 150 w 9th av, 50x92, two 3-sty & b bk dwgs. Julius Liberman et al to American Exchange Realty Co. Mt \$20,000. Sept 26. Sept 29, 1910. 3:716-43 & 44. A \$19,000-\$22,000. O C & 100
- 19th st E, No 336, s s, 260 w 1st av, 20x92, 3-sty & b bk dwg. Henry S Strauss to Sarah wife of Henry S Strauss. 1-3 part. All title. Mt \$6,000. Sept 10. Sept 26, 1910. 3:924-47. A \$9,500-\$11,500. nom
- 20th st W, Nos 37 to 45, n s, 620 w 5th av, 106.9x92x106x92. 12-sty bk loft & str bldg. Brody, Adler & Koch Co to Luman W Johnson, Inc, a corp. Mts \$450,000 and all liens. Sept 22. Sept 23, 1910. 3:822-9. A \$245,000-\$450,000. O C & 100
- 20th st W, Nos 37 to 45, n s, 620 w 5th av, 106.9x92x106x92. 12-sty bk loft & str bldg. Luman W Johnson, Inc, a corp. to Anna C Ewing, of Yonkers, N Y. Mts \$450,000 & all liens. Sept 22. Sept 23, 1910. 3:822-9. A \$245,000-\$450,000. O C & 100
- 21st st W, Nos 132 & 134, s s, 387.5 w 6th av, 46x92, two 3-sty & b bk dwgs. Geo W Vause to Geron Const Co. All liens. July 6. Sept 23, 1910. 3:796-58 & 59. A \$46,000-\$52,000. nom
- 21st st W, No 155, n s, 200 e 7th av, 20x98.9, 4-sty & b stn dwg. John B Pine TRUSTEE Wm C Martin to Noel B Sanborn, of Brooklyn, as TRUSTEE Wm C Martin. Q C. Feb 17, 1899. Sept 28, 1910. 3:797-11. A \$16,500-\$20,500. order of court & nom
- 22d st W, No 432, s s, 277.8 w 9th av, 19.5x93.6, 3-sty & b bk dwg. Carrie M Mackenzie INDIVID & ADMRX Jas C Mackenzie to Thos F Smith & Henry Brady. Mt \$6,000. Sept 22. Sept 23, 1910. 3:719-61. A \$8,500-\$10,500. 14,000
- Same property. Release dower. Same as widow to same. All title. Q C. Sept 22. Sept 23, 1910. 3:719. nom
- 22d st W, Nos 40 & 42, s s, 280 e 6th av, 46x98.9, 12-sty bk loft and str bldg. Forty West Twenty-Second St Realty Co to Edw J Jos G & August A Vilsack TRUSTEES under deed of trust of Pittsburg, Pa. Mts \$290,000. Sept 20. Sept 23, 1910. 3:823-65. A \$137,000-\$225,000. O C & 100
- 25th st W, No 313, n e s, 130 w 8th av, 24x98.9, 4-sty bk tnt & 3-sty bk tnt in rear. Jas C Walsh to Delia T wife of Jas C Walsh. 1-3 part. All title. B & S. Sept 26, 1910. Dec 13, 1909. 3:749-31. A \$10,000-\$14,000. nom
- 25th st W, Nos 350 & 352, s s, 200 e 9th av, 50x98.9, 6-sty bk tnt & str. Aaron Coleman to Nathan Coleman. Mt \$53,000. Sept 13. Sept 26, 1910. 3:748-68. A \$25,000-\$70,000. 100
- 26th st W, Nos 336 to 342, s s, 300 e 9th av, 100x98.9, two 6-sty bk tnts. Jno F Gerdes et al to Gerdes Realty Co. Mts \$120,000. Sept 23, 1910. 3:749-63 & 67. A \$48,000-\$136,000. O C & 100
- 27th st W, No 232, s s, 334.9 e 8th av, 24.10x98.9, 3 & 4-sty bk stable. Henry DeF Weeks EXR Kath DeKay Bronson to Chas Roos. Aug 3. Sept 24, 1910. 3:776-57. A \$13,500-\$16,500. 50
- Same property. Ogden Brower & ano TRUSTEES Jno L Brower to same. Q C. Tax leases, &c. Sept 12. Sept 24, 1910. 3:776. 50
- Same property. Julia DeKay et al HEIRS, &c, Geo C De Kay deed et al to same. Q C. Mar 7. Sept 24, 1910. 3:776. nom
- 29th st E, Nos 315 & 317, n s, 200 e 2d av, 40x98.9, 5-sty bk tnt. East Twenty-Ninth Street Co to Mary E Theresa R Julian. Mt \$40,000. Sept 20. Sept 26, 1910. 3:935-part lot 13. A \$- nom
- 33d st W, Nos 205 & 207, n s, 67.10 w 7th av, 30x98.9, two 3-sty stn dwgs. Fred V V Shaw to Geo B Kobbe of Short Hills, N J. B & S. Sept 22. Sept 26, 1910. 3:783-35 & 35. A \$87,000-\$89,000. nom
- 38th st W, Nos 237 to 241, n s, 377 e 8th av, 51.4x98.9, three 4-sty bk dwgs. Peoples Trust Co of Brooklyn as TRUSTEE under deed of trust by McKenna to Cregan to Solomon Dannenberg. Mt \$30,000. Sept 20. Sept 27, 1910. 3:788-26 to 28. A \$45,000-\$54,000. 93,000
- Same property. Solomon Dannenberg to Simon Fink. B & S & C a G. Mts \$75,000. Sept 26. Sept 27, 1910. 3:788. nom
- 40th st E, No 129, n s, 25 w Lexington av, 20x98.9, 5-sty stn tnt. Edw A Wm M Cruikshank to Edw A Cruikshank, Mary M Cruikshank, Wm M Cruikshank, Florence B Cruikshank & Clinton M Cruikshank. 1-5 part to each. Mt \$35,000. B & S. Sept 14. Sept 28, 1910. 5:1295-16. A \$28,000-\$41,000. O C & 100
- Same property. Clinton M Cruikshank to Mary M & Florence B Cruikshank. 1-5 part. C a G. Mt \$35,000. Sept 15. Sept 28, 1910. 5:1295. O C & 100
- 43d st W, No 118, s s, 225 w 6th av, 21.5x100.5, 5-sty stn tnt. Harriet S James to Chas J Follmer. Mt \$45,000. Sept 23, 1910. 4:995-42. A \$52,000-\$55,000. O C & 100
- 46th st E, No 236, s s, 200 w 2d av, 25x100.5, 5-sty bk tnt & str and 3-sty bk tnt in rear. Markus Weil to Leopold Hellinger. Mts \$21,000 & all liens. Sept 23. Sept 26, 1910. 5:1319-34. A \$10,000-\$21,000. nom
- 48th st W, No 221, n s, 360 e 8th av, 20x100.5, 3-sty bk dwg. Laura Vom C wife Julius J Stier to Leonard L Hill. Sept 28, 1910. 4:1020-15. A \$26,000-\$27,000. O C & 100
- 50th st W, No 533, n s, 425 w 10th av, 25x100.5, 4-sty stn tnt. Nellie Duffy nee Earls et al HEIRS, &c, Chas Earls to Frederick Krey of Jersey City, N J. Mt \$13,000. Aug 12. Sept 24, 1910. 4:1079-15. A \$9,000-\$13,500. O C & 100
- 51st st E, No 155, n s, 163 e Lexington av, 21x100.5, 4-sty & b stn dwg. Phebe W wife Alexander Hadden to Alexander Hadden. Sept 27. Sept 28, 1910. 5:1306-26. A \$12,000-\$16,000. nom
- 55th st E, No 338, s s, 220 w 1st av, 20x100.5, 5-sty stn tnt. Josephine Wirsing to Patk McGuire. Mt \$10,500. Sept 26, 1910. 5:1347-36. A \$7,000-\$13,000. O C & 100
- 62d st E, Nos 422 to 426, s s, 306.5 e 1st av, 75x100.5, the bldgs & improvements only on said plot, being a 1 & 2-sty bk & fr factory. Chas C Hofmann EXR Amalia K Hofmann to Chas Lehing. B & S. Apr 13, 1909. Sept 27, 1910. 5:1456-35 to 37. A \$21,000-\$22,500. 1,000
- 67th st W, No 211, n s, 175 w Amsterdam av, 25x100.5, 5-sty brk tnt. FORECLOSURE, May 5, 1910. Clifford Boese, ref, to Hannah Abraham. Sept 27. Sept 28, 1910. 4:1159-25. A \$7,000-\$17,500. 21,700
- 70th st W, No 107, n s, 60 w Columbus av, 20x100.5, 4-sty & b stn dwg. Louis E O'Neill & ano by Emily M Malague to Fredk C Weeks. All title. Mts \$26,000 & all liens. Sept 24. Sept 26, 1910. 4:1142-29½. A \$14,000-\$24,000. 155,70
- 70th st E, Nos 42 to 46, s s, 125 w Park av, 50x100.5, three 4-sty & b bk dwgs. The Union Theological Seminary, N Y, to Louis M Starr. July 28. Sept 29, 1910. 5:1384-42 to 43. A \$60,000-\$73,000 & exempt. O C & 100
- 74th st E, No 234, s s, 233.4 w 2d av, 16.8x102.2, 4-sty stn dwg. Rebecca Langer to Herman Hartman. Mt \$8,000. Sept 20. Sept 27, 1910. 5:1428-34. A \$7,000-\$11,000. O C & 100
- 75th st W, No 53, n s, 133 e Columbus av, 23x103.3, 4-sty & b stn dwg. FORECLOSURE, July 22, 1910. Mortimer Fishel ref to Nannie L Pond of Milford, Conn. Sept 29, 1910. 4:1128-6. A \$22,000-\$43,000. 33,000
- 77th st E, No 304, s s, 117 e 2d av, 21.8x102.2, 6-sty bk tnt. Anna M Timmermann to Jas Allen of Brooklyn. Mts \$23,500. Sept 23. Sept 24, 1910. 5:1451-47. A \$8,000-\$25,000. nom
- 78th st W, No 157, n s, 191 e Amsterdam av, 19x102.2, 4-sty & b stn dwg. Edgar Whitlock to Minnie A Brooks. Q C. Sept 22. Sept 23, 1910. 4:1150-8½. A \$12,500-\$24,000. nom
- 79th st E, No 309, n s, 145 e 2d av, 20x102.2, 4-sty stn tnt. Biri Weiss to Moritz Weiss. Mts \$15,000. June 11, 1909. Sept 28, 1910. 5:1542-7. A \$8,000-\$14,000. nom
- 79th st E, No 321, n s, 343.11 w 1st av, 28x102.2, 4-sty stn tnt. Max Neisner to Herman Hecht. Mt \$19,500. Sept 28. Sept 29, 1910. 5:1542-12. A \$11,000-\$22,500. O C & 100
- 80th st E, No 241, n s, 101.8 w 2d av, 25.5x102.2, 5-sty bk tnt & str. Emil Janovic to Martin Butterstein. Mt \$19,250. Sept 28. Sept 29, 1910. 5:1526-20. A \$11,000-\$17,000. O C & 100
- 88th st E, No 210, s s, 185 e 3d av, 25x100.8, 5-sty bk tnt. Adolf Grable to Nathan Straus & Bernhard, Ferdinand, Samuel & Fanny Rosenstock. Mts \$20,500. Sept 26. Sept 27, 1910. 5:1533-42. A \$10,000-\$21,000. O C & 100
- 88th st W, No 23, n s, 231 w Central Park West, 19x100.8, 4-sty & b bk dwelling. Fannie M Crowley widow to Fannie M Crowley her daughter & Mary H & Chas H Crowley. Mt \$16,000. July 18. Sept 28, 1910. 4:1202-23. A \$13,000-\$24,500. nom
- 88th st E, No 210, s s, 185 e 3d av, 25x100.8, 5-sty bk tnt. Adolf Grable to Hannah Straus, Bernhard, Ferdinand, Saml & Fanny Rosenstock. Correction deed. Sept 28. Sept 29, 1910. 5:1533-42. A \$10,000-\$21,000. O C & 100
- 88th st E, No 107, n s, 133.4 e Park av, 25.6x100.8, 5-sty stn tnt. Jacob L Manheimer et al to Birdie wife of Saml A Wohlgenuth. Mt \$23,000. Sept 27. Sept 29, 1910. 5:1517-7. A \$14,000-\$26,000. O C & 100
- 88th st E, No 210, s s, 185 e 3d av, 25x100.8, 5-sty bk tnt. Release judgment. Abraham Lubetkin et al to Hannah Straus & Bernhard, Ferdinand, Saml & Fanny Rosenstock. Sept 27. Sept 29, 1910. 5:1533-42. A \$10,000-\$21,000. 100
- 89th st E, No 217, n s, 285 e 3d av, 25x100.8, 5-sty bk tnt. Henrietta Kaufman to Lizzie Miller. All liens. Sept 27. Sept 28, 1910. 5:1535-12. A \$10,000-\$21,000. O C & 100
- 92d st E, No 110, s s, 89 e Park av, 18x100.8, 3-sty stn dwg. Frank Schlosser to Cornelia Mahr. B & S. Mt \$14,000. July 1. Sept 29, 1910. 5:1520-68½. A \$10,500-\$14,000. nom
- 94th st W, Nos 256 to 270, s s, 100 w Broadway, 125x100.8, eight 4 & 5-sty bk & stn dwgs. Jas S Lawson et al EXRS, &c, Jacob Lawson to Alfred H Ackers. All liens. July 5. Sept 23, 1910. 4:1241-55½ to 60. A \$66,500-\$135,500. O C & 100
- 94th st W, Nos 256 to 270, s s, 100 w Broadway, 125x100.8, eight 4 & 5-sty bk & stn dwgs. Alfred H Ackers to Wm R Peters. Mt \$128,000. Sept 23, 1910. 4:1241-55½ to 60. A \$66,500-\$135,500. other consid and 100
- 95th st E, No 235, n s, 100 w 2d av, 25x100.8, 5-sty bk tnt & str. Bernat Springer et al to Helen Ornstein. Mt \$14,500. Sept 24. Sept 26, 1910. 5:1541-20. A \$9,000-\$18,500. nom
- 96th st W, Nos 323 & 327, n s, 225 w West End av, runs w 175 x n 100.11 x e 41 x s 5.11 x e 58.11 x n 5.11 x e 75 x s 100.11 to beginning, 3-sty bk tnt & str, 1-sty bk office & 1-sty bk stable & vacant. Assignment of all right, title & int under agt and deed of trust. Robt J Mahoney and Robt T Lyons to Builders Land Development Co and consents to above by Louise F Mahoney TRUSTEE. Aug 20. Sept 23, 1910. 7:1887-3 to 7. A \$91,000-\$96,000. nom
- 96th st E, Nos 119 & 121, on map No 117, n s, 180 w Lexington av, 37.6x100.11, 6-sty bk tnt. Jacob Goodman et al to Goldfein Realty & Const Co. All liens. Sept 27. Sept 29, 1910. 6:1624-9. A \$22,500-\$52,500. nom
- 97th st E, No 207, n s, 140 e 3d av, 24.6x100.11, 5-sty bk tnt. Bernhard Mayer to Sarah Weinstein. July 14. Sept 29, 1910. 6:1647-6. A \$9,000-\$19,000. nom
- 98th st E, No 210, s s, 185.2 e 3d av, 24.9x100.5, with all title to strip adj above on east, -x-, 4-sty bk tnt & str. Anne E Reilly to Louis Kutner. Mts \$13,800. Sept 23. Sept 27, 1910. 6:1647-41. A \$9,000-\$16,000. O C & 100
- 98th st E, No 304, on map No 306, s s, 125 e 2d av, 25x100.11, 5-sty bk tnt & str. Gustave Boss to Wm Boss. All liens. Sept 24. Sept 28, 1910. 6:1669-47. A \$7,000-\$21,000. O C & 100
- 99th st E, Nos 224 to 228, s s, 175 w 2d av, 75x99.11, two 6-sty bk tnt & str. Isaac Chausser et al to Alexander Spiro of Jersey City, N J. Mts \$80,750. Sept 23, 1910. 6:1648-32 & 33. A \$27,000-\$88,000. O C & 100
- 99th st E, Nos 207 & 209, n s, 142.6 e 3d av, 37.6x100.11, 6-sty bk tnt & str. Abraham Goldschlag to Efraim Samstein. All liens. Sept 19. Sept 23, 1910. 6:1649-7. A \$13,500-\$44,000. O C & 100
- 100th st W, No 103, n s, 100 w Columbus av, 25x100.11.
- 100th st W, No 105, n s, 125 w Columbus av, 25x100.11. two 5-sty bk tnts & str. David Galewski & Ida his wife to Ida Galewski. ½ part. Mts \$49,000. Sept 1. Sept 24, 1910. 7:1855-27 & 28. A \$24,000-\$54,000. O C & 100
- 100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty bk tnt & str. Levi W Rubenstein et al to Emil Harris & Jos Lengel. B & S. All liens. Sept 14. Sept 23, 1910. 6:1672-12. A \$12,000-\$44,000. O C & 100
- Same property. Emil Harris et al to Saml Lorber of Brooklyn. 1-3 right, title and int. All liens. Sept 20. Sept 23, 1910. 6:1672. nom
- 100th st E, No 333, n s, 137.6 w 1st av, 37.6x100.11, 6-sty bk tnt & str. FORECLOSURE, Sept 21, 1910. J Campbell Thompson ref to Mary H Smith & Elias D Smith exrs Jno J Smith. Sept 26, 1910. 6:1672-22. A \$11,000-\$41,000. 30,000
- 100th st E, Nos 307 & 309, n s, 140 e 2d av, 40x100.11, 6-sty bk tnt & str. Rose Levine et al to Rose Cohen & Sarah Rabinowitz. Mts \$43,500. Sept 23. Sept 27, 1910. 6:1672-7. A \$12,000-\$44,000. O C & 100

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101st st E, No 327, n s, 228.6 w 1st av, 28.6x100.11, 6-sty bk tnt & str. Luigi Mecca to Michele Claps. 1-3 part. Mts \$27,450. Sept 29, 1910. 6:1673-17. A \$8,000-\$33,000. 100
102d st W, No 186, s s, 79.3 e Amsterdam av, 20.9x50.11, 5-sty bk tnt & str. Antonio Rossi to Henry N Boehack. Mt \$9,000. Sept 12, 1910. 7:1856-60 1/2. A \$7,000-\$12,500. O C & 100
103d st E, No 222, s s, 255 e 3d av, 25x100.9, 4-sty stn tnt. Morris Gold to Jennie Karlinsky. Mts \$12,000. Sept 21, 1910. 6:1652-38. A \$9,000-\$15,000. nom
105th st E, Nos 319 & 321, n s, 240 e 2d av, 40x100.11, 6-sty bk tnt & str. Morris Silverman to Max W Solomon. 1/2 part. All liens. Sept 22, 1910. 6:1677-11. A \$21,000-\$44,000. O C & 100
107th st E, No 61, n s, 212 w Park av, 17x100.11, 3-sty bk dwg. Release dower. Eliz R LeR Dale widow to Edw A Walton TRUSTEE James Harper. Sept 24, 1910. 6:1613-28. A \$7,500-\$9,000. nom
Same property. Ralph F Butts EXR Henry Dale to same. Mt \$8,500 & all liens. Sept 24, 1910. 6:1613. nom
107th st E, No 323, n s, 350 e 2d av, 25x75, 6-sty bk tnt & str. Pendant Realty Co to Benedetto D'Azzo. Mt \$17,000. Sept 26, 1910. 6:1679-15. A \$5,500-\$20,000. O C & 100
108th st E, No 9, n s, 150 e 5th av, 25x100.9, 5-sty bk tnt. Abraham Greenberg to Mamie Wessel. Mts \$22,000. Sept 27, 1910. 6:1614-7. A \$13,000-\$24,000. O C & 100
Same property. Mamie Wessel to Samuel Hirschfeld. Mts \$22,000. Sept 27, 1910. 6:1614. O C & 100
109th st W, Nos 312 & 314, on map Nos 312 to 316, s s, 100 e Riverside Drive, 75x100.11, 8-sty bk tnt. Joseph H Davis to Alfred C Bachman. Mt \$180,000. Sept 20, 1910. 7:1893-25. A \$54,000-\$215,000. 100
Same property. Alfred C Bachman to Abraham Heyman, Dudley D Doernberg & Abraham L Gutman EXRS, &c, Simon Heyman. Mts \$197,500 & all liens. Sept 28, 1910. 7:1893. 100
110th st E, No 127, n s, 230 e Park av, 25x100.11, 5-sty stn tnt & str. Esther Frank to Edwin A Polak. 1/2 part. Mts \$20,500. Sept 19, 1910. 6:1638-11. A \$11,000-\$22,000. nom
113th st E, Nos 310 & 312, s s, 135 e 2d av, 50x100, 6-sty bk tnt & str. Malka Marder to Aron Weiss. Mts \$61,000. Sept 19, 1910. 6:1684-46. A \$15,000-\$58,000. nom
114th st W, No 25, n s, 370 w 5th ts, 25x100, 5-sty bk tnt. Jno Seidel to Wm Engel. Mts \$23,500. July 6, 1910. 6:1598-22. A \$13,000-\$26,000. O C & 100
115th st W, No 10, s s, 170 w 5th av, 25x100.11, 5-sty stn tnt. Bertha Michaels to Raphael Lyons. Mt \$26,000. Sept 28, 1910. 6:1598-43. A \$14,000-\$27,000. nom
116th st E, No 113, n s, 166.8 e Park av, 17.10x100.11, 3-sty stn dwg. John R Loonie to Teresa Gildea. All title. Q C & C a G. July 7, 1910. 6:1644-8. A \$10,000-\$12,000. nom
Same property. Dennis L Loonie to Elizabeth Reilly. All title. Q C & C a G. July 22, 1910. 6:1644. nom
119th st W, No 361, n s, 157 w Manhattan av, 18x100.11, 3-sty & b bk dwg. Merton L Cushman to Wilbur E Cushman. Mt \$9,500. Apr 30, 1907. Sept 23, 1910. 7:1946-8. A \$8,600-\$12,500. 100
119th st E, Nos 247 & 249, n s, 80 w 2d av, 38.4x100.10, 6-sty bk tnt & str. Isidore Friedman to Louise Herman widow. Mt \$38,000. Sept 26, 1910. 6:1784-20 1/2. A \$15,000-\$47,000. O C & 100
120th st W, No 116, s s, 215 w Lenox av, 20x100.11, 3-sty & b bk dwg. Enrique Cata Y Rossell to Dorothy Prescott. Sept 22, 1910. 7:1904-42. A \$10,400-\$21,000. O C & 100
120th st W, No 116, s s, 215 w Lenox av, 20x100.11, 3-sty & b stn dwg. Dorothy Prescott to L Lawrence Weber of 74 W 119th st. Mt \$15,000. Sept 23, 1910. 7:1904-42. A \$10,400-\$21,000. O C & 100
121st st W, No 159, n s, 92 e 7th av, 18x100.11, 3-sty & b stn dwg. Elizabeth Herendeen et al to Fredk W Goodnow of Ulster Park, Ulster Co. N Y. Q C. July 20, 1910. 7:1906-6. A \$9,300-\$17,000. nom
Same property. Lucius T Goodnow et al to same. Q C. July 21, 1910. 7:1906. nom
Same property. Chas A Goodnow et al to same. Q C. July 21, 1910. 7:1906. nom
Same property. Josephus Goodnow et al to same. Q C. July 20, 1910. 7:1906. nom
Same property. Sarah G Cooper heir Josephus Goodnow deed to same. Q C. Oct 29, 1909. Sept 26, 1910. 7:1906. nom
Same property. Phila H Goodnow to same. Q C. Dec 2, 1909. Sept 26, 1910. 7:1906. nom
Same property. Wm A Goodnow et al to same. All title. B & S. Oct 21, 1909. Sept 26, 1910. 7:1906. nom
121st st W, No 159, n s, 92 e 7th av, 18x100.11, 3-sty & b stn dwg. Leon L Goodnow et al to Fredk W Goodnow of Ulster Park, N Y. Q C. Sept 13, 1910. 7:1906-6. A \$9,300-\$17,000. nom
128th st E, No 119, n s, 232 e Park av, 16x99.11, 3-sty stn dwg. Danl Currie to Stephen McCormick. Mts \$10,500. June 2, 1909. Sept 24, 1910. 6:1777-11. A \$5,000-\$9,000. nom
128th st E, No 117, n s, 216 e Park av, 16x99.11, 3-sty stn dwg. Daniel Currie to Stephen McCormick. Mts \$8,500. June 2, 1909. Sept 24, 1910. 6:1777-10 1/2. A \$5,000-\$9,000. nom
129th st W, Nos 381 to 389, n s, 68.6 e Convent av, 144.5x99.11, 6-sty bk tnt. Central Bldg Impt & Investing Co to Harry P Ward of Closter Berg Co, N J. Sept 28, 1910. 7:1969-29. A \$41,000-\$55,000. nom
Same property. Harry P Ward to Central Building Impt & Investing Co. 149 Church st. Morts \$135,000. Sept 29, 1910. 7:1969. O C & 100
130th st W, No 508, s s, 175 w Amsterdam av, 25x74.11, 5-sty bk tnt. Rosie Cohen to John Schreyer. Mt \$20,000. Feb 5, 1910. 7:1984-40. A \$7,300-\$18,000. 100
130th st W, No 506, s s, 150 w Amsterdam av, 25x74.11, 5-sty bk tnt. Abram Arelik to John Schreyer. Mt \$20,000. Feb 5, 1910. 7:1984-39. A \$7,300-\$18,000. 100
133d st W, No 54, s s, 277 e Lenox av, 16x99.11, 3-sty & b bk dwg. Mutual Life Ins Co of N Y to Jas J Wilson. Ca G. Sept 15, 1910. 6:1730-60 1/2. A \$6,000-\$8,500. O C & 100
Same property. Jas J Wilson to the Andrews Institute for Girls, a corpn of Ohio. Sept 29, 1910. 6:1730. nom
135th st W, No 174, s s, 250 e 7th av, 25x99.11, 5-sty bk tnt. Coleman Constn Co to Nathan Coleman. Mts \$24,500. Sept 13, 1910. 7:1919-53. A \$13,000-\$25,000. O C & 100

137th st W, No 245, n s, 488 w 7th av, 18x99.11, 5-sty & b bk dwg. Harry H Meyers et al to Jessie Goldstein. All liens. Sept 14, 1910. 7:2023-12. A \$7,900-\$16,500. O C & 100
137th st W, No 616, s s, 185 e Riverside Drive, 85x99.11, 6-sty bk tnt. Celia Uhlfelder & ano to Louvre Realty Co. Mts \$122,500. Sept 14, 1910. 7:2002-57. A \$41,000-\$140,000. O C & 100
138th st W, Nos 10 to 20, s s, 120 w 5th av, 125x99.11, three 6-sty bk tnts with str in Nos 14 & 16. Jno F Moroney to American Exchange Realty Co. Mts \$106,000. Apr 30, 1910. 6:1735-41 to 44. A \$44,000-\$140,000. 100
139th st W, Nos 606 to 614, s s, 175 w Broadway, 125x99.11, 6-sty bk tnt. West 139th St Realty Co to Sidney S Bendick of Stapleton, S I. Mts \$185,000. Sept 23, 1910. 7:2087-41. A \$45,000-\$50,000. nom
140th st W, s s, 350 e Lenox av, 100x99.11, vacant. Rebecca Frankel to John Dieckmann of Hoboken, N J. Mts \$18,000 & all liens. Sept 29, 1910. 6:1737-54 to 57. A \$31,000-\$31,000. O C & 100
143d st W, No 471, n s, 64 e Amsterdam av, 18x99.11, 4 & 5-sty bk dwg. Margt T Lederle to Gesine F Meyer of North Main st, Pearl River, N Y. Sept 28, 1910. 7:2059-4. A \$5,000-\$14,000. nom
Av A, No 1406, e s, 50 s 75th st, 26.1x98, 5-sty bk tnt & str. Simon Leopold et al to Simon Schnurmacher. 1/2 part. All title. Morts \$22,250. Sept 21, 1910. 5:1486-51. A \$8,000-\$21,500. nom
Same property. Josephine Salomon to same. 1/2 part. All title. Morts \$22,250. Sept 21, 1910. 5:1486. nom
Av B, No 143 n e cor 9th st, 23.3x70, 6-sty bk tnt & str. Jacob 9th st, No 601 Stroh to Isaac Stroh. 1/2 part. B & S. Sept 9, 1910. 2:392-1. A \$30,000-\$45,000. O C & 100
Av B, No 81, e s, 101 s 6th st, 20x64, 4-sty bk tnt & str. Saml H Frankenheim to Rebecca wife of Saml H Frankenheim. All liens. Sept 23, 1910. 2:388-5. A \$11,000-\$15,000. nom
Av B, Nos 97 & 99, e s, 40.5 n 6th st, 37x93, 6-sty bk tnt & str. Eva wife of Isaac Male to said Isaac Male. Mts \$56,500. Sept 20, 1910. 2:389-3. A \$32,000-\$60,000. nom
Audubon av, No 241 n e cor 177th st, 107.11x-x-x100, 6-sty bk tnt & str. Broad Constn Co to Thos Graham of Brooklyn. All liens. Sept 24, 1910. 8:2132-21. A \$42,500-\$75,000. O C & 100
Audubon av n w cor 187th st, 189.9 to s s 188th st, x75, va-187th st cant. Hamilton Holding Co to Jacob Levy. Mort 188th st \$36,000. Sept 20, 1910. 8:2158-16 & 21. A \$51,000-\$51,000. O C & 100
Same property. Jacob Levy to The Huldana Realty Co. Mort \$36,000. Sept 22, 1910. 8:2158. O C & 100
Audubon av, Nos 11 & 15 s e cor 166th st, 70.3x100x83.5x95, 166th st, Nos 518 to 522 two 6-sty bk tnts & str. Jno F Moroney to American Exchange Realty Co. Mts \$71,000 & all liens. May 4, 1910. 8:2123-28 & 30. A \$31,500-\$102,000. O C & 100
Amsterdam av, Nos 1521 & 1523, on map Nos 1519 to 1523 n e cor 135th st, No 495. 135th st, 56x100, 6-sty bk tnt & str. Abraham Heyman to Joseph H Davis Building Co. Mts \$96,250. Sept 27, 1910. 7:1972-1. A \$45,000-\$110,000. O C & 100
Amsterdam av, Nos 1525 & 1527, e s, 56 n 135th st, 43.11x100, 6-sty bk tnt & str. Abraham Heyman et al EXRS, &c, Simon Heyman to Joseph H Davis. Mts \$47,500. Sept 28, 1910. 7:1972-3. A \$27,000-\$65,000. exch
Same property. Release dower. Dora Heyman widow to Joseph H Davis. Q C. Sept 28, 1910. 7:1972. nom
Av A, No 1325, w s, 20.4 s 71st st, 25x87, 5-sty bk tnt & str. Anton Schuster to David A Ettinger. Mt \$20,000. Sept 23, 1910. 5:1465-27. A \$7,000-\$20,000. 100
Buena Vista av n e cor 179th st, 100x147, vacant. Bendheim 179th st Const Co to Henry Degenhardt. Mt \$32,000. Sept 22, 1910. 8:2177-part lot 265, h & l. exch
Broadway, No 595 begins Broadway, n w s, 162 s w Houston st, Mercer st, No 168 25x200 to Mercer st, 5-sty bk loft & str bldg. Sun Constn Co to Lenore Realty Co. Mt \$140,000. Aug 3, 1910. 2:512-14. A \$120,000-\$135,000. 100
Lenox av, Nos 546 to 552 s e cor 138th st, 99.11x100, 7-sty bk 138th st, No 68 tnt & str. H Theresa Marsh to Eliza Rothenburg. All liens. Aug 9, 1910. 6:1735-69. A \$-\$. nom
Madison av, Nos 1137 to 1141 s e cor 85th st, 62.2x75, three 85th st, No 38 5-sty bk tnts with str on cor. Edw H Conlon et al to Jos A Conlon. All title. Feb 21, 1910. 5:1496-51 1/2 to 53. A \$89,000-\$114,000. O C & 100
Same property. Margt Reilly (nee Conlon) to same. All title. July 11, 1910. 5:1496. 100
Same property. James J Ledwith to same. All title. July 11, 1910. 5:1496. O C & 100
Same property. Eliz Conlon to same. All liens. July 11, 1910. 5:1496. 100
Same property. Margt E Kilduff to Ellen McDonald. All title. July 11, 1910. 5:1496. 100
Same property. Kath & Bridget McDonald to same. All title. Sept 16, 1910. 5:1496. O C & 100
Same property. Jas A McDonald et al to same. All title. Sept 17, 1910. 5:1496. O C & 100
Same property. Ellen McDonald & Jos A Conlon to Jno A Pleines. Sept 21, 1910. 5:1496. O C & 100
Morningside av W, No 54, on map Nos 54 to 57 s w cor 116th st, 116th st, No 400 100.11x90, 6-sty bk tnt. Nettie J & Cyrus P Jones to American Acropolis Realty Co. C a G. Sept 19, 1910. 7:1867-60. A \$105,000-\$215,000. nom
Park av, Nos 1631 to 1635 s e cor 116th st, 100.11x25, 5-sty bk 116th st, No 100 tnt & str. William Sibbert to Frank J Davis. All liens. Sept 22, 1910. 6:1643-71. A \$22,000-\$45,000. nom
Vermilyea av, n s, 350 e Dyckman st, runs e 100 x n 168.3 x w 75 x s 19 x w 25 x s 150 to beginning, vacant. Henry Degenhardt to Bendheim Const Co. Sept 21, 1910. 8:2233-36. A \$14,000-\$14,000. exch & 100

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West End av, No 195 | s w cor 69th st, 25.5x100, 5-sty bk tnt & 69th st, No 300 | str. FORECLOS, Sept 21, 1910. John J Delany referee to Maximilian Fleischmann Co. Sept 26. Sept 27, 1910. 4:1180-36. A \$20,000-\$38,000. 35,000

2d av, No 1867, w s, 25.6 n 96th st, 25x100, 5-sty bk tnt & str. Sarah A Bennett EXTRX Geo C Bennett to F Dornberger Realty Co. Sept 23, 1910. 6:1646-22. A \$12,000-\$21,000. 50

2d av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty bk tnt & str. Jennie Adler to Thos J Byrnes. Mts \$14,500 & all liens. Q C. July 16. Sept 26, 1910. 6:1678-51. A \$10,000-\$15,500. nom

2d av, Nos 2321 & 2323 | n w cor 119th st, 40.10x80, 6-sty bk tnt 119th st, Nos 251 & 253 | & str. Isidore Friedman to Louise Herman widow. Mt \$47,000. Sept 26. Sept 27, 1910. 6:1784-21. A \$22,000-\$58,000. O C & 100

2d av, No 2385 | n w cor 122d st, 71.8x17.6, 4-sty stn tnt & str. 122d st, No 265 | Henry Markus to Marcella wife Henry Markus. All title. All liens. Sept 27, 1910. 6:1787-22. A \$10,000-\$18,000. nom

6th av, No 92, e s, 22.9 s 8th st, 22.9x80, 3-sty bk tnt & str. City Real Estate Co to Howard Childs. B & S. Sept 28, 1910. 2:553-9. A \$18,000-\$20,000. O C & 100

7th av, No 1827, e s, 25.2 n 111th st, 37.10x100, 5-sty bk tnt. Harry Rosenthal to Ida S R Solomons. Mts \$45,000. Sept 26, 1910. 7:1821-2. A \$32,000-\$53,000. O C & 100

8th av, No 2909 | s w cor 154th st, 37.6x100, 6-sty bk tnt & str. 154th st, Na 300 | Cora L Penny to Chas J Smith. Mts \$60,750. Sept 20. Sept 23, 1910. 7:2047-14. A \$16,000-\$58,000. nom

9th av | n w cor 213th st, 99.11x100. Henry Lehman to The Clin-213th st | ton Holding Co, a corpn. Mt \$15,750. Sept 26, 1910. 8:2210-25 to 28. A \$18,000-\$18,000. nom

MISCELLANEOUS.

General release. Leonora Roberts to Mary A McGuire INDIVID & EXTRX Eleanor C Roberts. Feb 28. Sept 28, 1910. 5:1582. 500

General release. Vincent Roberts to same. Feb 28. Sept 28, 1910. 5:1582. 875

General release. Vincent Roberts to same. All title. Feb 28, Sept 28, 1910. 5:1582. 6,000

Power of attorney. Ella D Beckler to Theo A Beckler or Bechler. Nov 19, 1909. Sept 26, 1910. —

Power of attorney. Joseph L Freund to Lazarus Freund. Sept 8. Sept 29, 1910. —

Power of attorney. Louis Jarmulowsky to Meyer Jarmulowsky. Sept 29, 1910. —

Revocation of power of attorney. Henry Corn to Paul J Corn & Otto M Korn. Sept 26. Sept 27, 1910. —

BOROUGH OF THE BRONX.

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

*Adams st, e s, 172 n Columbus av, 25x100. Regent Realty Co to Angelo Covi. All liens. Sept 19. Sept 23, 1910. nom

*Butler pl, s e s, 87.6 n e Greene av, 37.6x100, Cebrie Park. Minnie L Brown to Herman A Koenig. Mt \$5,000. Sept 20. Sept 27, 1910. O C & 100

*Bartholdi st, n s, 105 w Cedar av, 25x100. CONTRACT. Emma N Polak with Antony Sanna. Apr 28. Sept 26, 1910. 1,200

*Birch st, w s, 250 s Chester av, 25x100. Melrose Realty Co to Aurelio Tartaglione. Mt \$325. May 30. Sept 27, 1910. O C & 100

Same property. Release mt. Joe M Klein to Amelie Tartaglione of 67 Bayard st. Sept 27. Sept 28, 1910. 325

Clinton pl, No 52, s s, 25 w Grand av, 25x100, 2-sty fr dwg. Denis Donovan to Caroline C wife Henry J Seib. Mt \$4,000. Sept 27, 1910. 11:3207. O C & 100

Dawson st, Nos 820 to 828, e s, 106 n Longwood av, 150x100, three 5-sty brk tnts. Jacob Leitner to Ittner Realty Co. Mt \$138,000 and all liens. Aug 17. Sept 23, 1910. 10:2702. O C & 100

Dawson st, No 848, old No 1218, e s, 456 n Longwood av, 40.8x100.

Dawson st, No 852, old No 1222, e s, 496.8 n Longwood av, 40.8x100. two 5-sty bk tnts. Joseph Corn to Hannah Corn his wife. Mts \$66,000. Sept 27. Sept 28, 1910. 10:2702. nom

*Elm st, w s, 175 n Locust av, 25x100, with all title to strip bet old & new lines of st, Bronxwood Park. Jos A Mascia to Antonio Storace & Costabile Rombone. Mts \$5,484 & all liens. Sept 27. Sept 28, 1910. nom

Elsmere pl | n w cor Marmion av, 25x100, vacant. Jno C Cook Marmion av | to The Jno C Cook Company, a corpn. Sept 24. Sept 26, 1910. 11:2956. nom

*Edgewater Terrace, w s, 20.2 s Barkley av, 25.3x96x25x100. Nora Gallagher to Margt Ryan. All liens. Sept 23. Sept 27, 1910. nom

Fox st, No 1192 | e s, 360 n Home st, runs e 100 x n 40 x w 91.9 Intervale av | to e s Intervale av, x s w 14.1 to e s Fox st, x s 28.6 to beginning, 5-sty bk tnt & str. Joseph Picone to Picone Realty Co. All liens. Sept 28. Sept 29, 1910. 11:2974. nom

Fox st, Nos 1184 to 1188, e s, 280 n Home st, 80x100, two 5-sty bk tnts. Vincenzo Oliva & Josephina his wife to the Josephina Realty Co. All liens. Sept 28. Sept 29, 1910. 11:2974. nom

*Garden pl, e s, abt 343 n 240th st, if extended, and being lot 427 map (No 223 in Westchester Co) of Washingtonville, 44.5x109x44x110. Dorothea Taubert to Michl Sparziant. Mt \$1,000. Sept 1. Sept 23, 1910. O C & 100

Home st, s s, 100 w Southern Boulevard, runs s 82 & 30 x w 50 x n 27.1 & 79.2 to st, x e 50 to beginning, vacant. Jacob & Bertha Woolf to Emanuel Woolf. 1/2 part. All liens. Sept 17. Re-recorded from Sept 19, 1910. Sept 23, 1910. 10:2728. O C & 100

Jennings st, No 741 | n e cor Union av, runs e 110 x n 64.8 x s Union av | w 86.9 x s 3 x w 13.6 x s 5.8 x w 14.10 to av, x s 26.9 to beginning, 5-sty bk tnt & str. Rosalie E Bauer to Magdalena Frey. Mts \$45,000. Sept 22. Sept 23, 1910. 11:2962. O C & 100

Manida st, No 840, n e s, 388.10 n w Lafayette av, 25x100, 2-sty bk dwg. Manida Co to Chas Baumohl. Mts \$7,500. Sept 21. Sept 24, 1910. 10:2740. O C & 100

*Rosewood st | n w cor Elm st, being lots 28 & 29, supplement-Elm st | ary map No 1039 of Bronxwood Park, except part for Rosewood st, 69.11x75x50x40. Release mort. Otto M Stueven to Edw M Tessier. Sept 20. Sept 28, 1910. 800

*Rosewood st (Locust av), n s, 131.4 e White Plains road, runs n 125 x e 50 to w s Elm st, x s 144.11 to Locust av, x w — to beginning, Bronxwood Park, except part for st. Edw M Tessier to Chas I Hausmann, of Lynbrook, L I, & Bernhard Mayer, N Y. Mt \$1,500. Sept 28. Sept 29, 1910. O C & 100

*Shiel st, s s, 175 e 5th av, 25x100, Laconia Park. Lena Symmers to E S Prince Co, a corpn. Correction deed. Sept 27. Sept 28, 1910. O C & 100

*Shiel st, s s, 175 e 5th av, 25x100, Laconia Park. E S Prince Co to Peter Whittle. Sept 27. Sept 28, 1910. nom

Tiffany st, w s, 125 n 163d st, runs w 100 x n 329.5 x n e 111.8 x s e 3.5 x e 6.2 to st, x s 390 to beginning, vacant. American Real Estate Co to Winnie Company, a corpn. Sept 23, 1910. 10:2713. O C & 100

*15th st, s s, 255 e Av B, 25x108, Unionport. Julis Kaminsky & Veronica his wife to C Wm Wenner of Jersey City, N J. All liens. Sept 22. Sept 23, 1910. nom

*Same property. C Wm Wenner to Veronica Kaminsky of Jersey City, N J. All liens. Sept 22. Sept 23, 1910. nom

134th st, No 539, n s, 200 w St Anns av, 25x100, 6-sty bk tnt. Morris Zimmerman et al to J J Karbry O'Kennedy. Mts \$8,300 & all liens. July 1. Sept 28, 1910. 9:2262. 150

Same property. J J Karbry O'Kennedy to Sarah Cohen. B & S. All liens. Aug 17. Sept 28, 1910. 9:2262. nom

142d st, Nos 264 & 268, s s, 9 w Morris av, 50x100, 2-sty fr dwg & 1-sty bk & fr stable. Fredk Hitchcock to James Dowds. All liens. Sept 27, 1910. 9:2334. O C & 100

147th st, n s, 117.6 s e Robbins av, 37.6x79, 1-sty fr bldg and vacant. Michelina S Cullo to Cullo & Co, a corpn, 49 & 51 E 135th st. All liens. Sept 15. Sept 29, 1910. 10:2579. nom

148th st, No 231, n s, 375 w Morris av, 25x106.6, 3-sty fr shop. Release judgment. Atlantic Iron & Steel Co to Oscar G Borkstrom. Sept 21. Sept 24, 1910. 9:2337. nom

149th st, No 424 (678), s s, 82 e Bergen av, runs s 59.1 x s w 25.9 x s e 41.9 x n 99.8 to st x w 27.6 to beginning, 5-sty bk tnt & str. Leonhard Theurer to Christian Goepfert. Mts \$30,500. Sept 27. Sept 28, 1910. 9:2293. O C & 100

161st st, Nos 811 to 819 n s, 220 w Prospect av, 100 to e s Union Union av, No 870 | av x96.1, 3-sty fr tnt & str & vacant. Reuben E Fichthorn to Sound Realty Co, a corpn. Mt \$13,000. Sept 14. Sept 23, 1910. 10:2677. O C & 100

171st st, No 500, s s, 100 w 3d av, 24x100, 3-sty fr tnt. Chas Maisel to Isaac Rappoport. All title. All liens. Sept 28. Sept 29, 1910. 11:2911. O C & 100

175th st, n s, 129.1 e Walton av, runs n 78.11 x s e 91.10 to 175th st x w 46.10 to beginning, vacant. Release mt. Excelsior Mortgage Co to Edmundson Const Co. Sept 28, 1910. 11:2825 & 2826. O C & 100

176th st, No 234, s s, 38.1 e Topping av, 19x82.11x19x84.3, 3-sty bk dwg. Wm C Bergen to Paul Sellhast. Mt \$7,000. Sept 26. Sept 27, 1910. 11:2800. O C & 100

177th st, No 35 W, e s, 173.9 from e s Tremont av, runs e 57.10 x s 36.9 to n s 177th st x s w & n w along n s & e s 177th st 96.4 to beginning, 4-sty bk dwg. Release mt. Augusta Clock to John Massimino Co. Sept 23. Sept 28, 1910. 11:2862. 1,125

Same property. Release mt. Irving W Dimelow to same. Sept 23. Sept 28, 1910. 11:2862. 1,500

Same property. John Massimino to Saml Schenkein. Mt \$10,500. Sept 24. Sept 28, 1910. 11:2862. O C & 100

191st st, s w s, 175 n w Hughes av, 50x100, vacant. Melissa Mead to Mary E Wilkinson of 2541 Cambreling av. Aug 2. Sept 29, 1910. 12:3273. 100

201st st, No 261 | n w cor Briggs av, 108.11x100x166.4x115.4, 2-Briggs av | sty fr dwg, 2-sty fr stable & vacant. Edw G Soltmann to Peter Fox. Mt \$6,500. Sept 26. Sept 29, 1910. 12:3307. O C & 100

*215th st, late 1st av, s s, 229.6 e 4th av or st, 50x97, Wakefield. Giulia Fazio to Domenico Fazio. All title. Mt \$4,000. Sept 23. Sept 24, 1910. O C & 100

*227th st, s e cor 5th st or av, 55x114, Wakefield. Kate A Albee to Melrose Realty Co. Aug 15. Sept 24, 1910. nom

*227th st, s s, 30 e 5th av, 22.6x114, Wakefield. Melrose Realty Co to Rocco Silveri. Mt \$250. Sept 24. Sept 26, 1910. 100

*228th st (14th av), n s, 280 e White Plains av, 100x114, Wakefield. Jno Novak to Jas McSorley. Sept 24, 1910. O C & 100

231st st, n s, 100 e Albany road, 125x40.7x126.3x58.9, 2-sty fr dwg & vacant. Margt T Martin to Michl J Martin. Mt \$5,000. Dec 28, 1906. Sept 28, 1910. 12:3267. nom

*232d st, s s, 405 w White Plains road, 50x114, Wakefield. Edw Catterson et al EXRS Edw Catterson decd to Sarah Martin. July 15. Sept 26, 1910. 3,000

239th st, s s, abt 175 w Keppler av, runs s w along Mile sq road — x e 75 x n abt 100, & being lot 872 map (No 753) of property of Edw K Willard et al, except part for Mt Vernon av, vacant. David A Ettinger to Anton Schuster. Sept 21. Sept 29, 1910. 12:3373. 100

Aqueduct av | e s, 725 s 183d st, 37.6x98 to w s Macombs Macombs Dam rd | Dam road, x37.6x98.9, with all title to land in said Macombs Dam road, vacant. Wm C Bergen to Minnie Newman. Mt \$12,000. Sept 27. Sept 29, 1910. 11:3211. O C & 100

*Bay av, s s, at Eastchester Bay, the plot, begins at its s w cor & adj land Saml G Dayton, runs e along n s land of Dayton 115 to land of Scofield, x n 100 to Bay av, x w 139 to Eastchester Bay, x s e 101 to beginning, City Island. Martin J Earley, Jr, to Martin J Earley. Mts \$5,000. Nov 7, 1907. Sept 29, 1910. nom

*Benedict av, s s, 193 w Pugsley av, 75x100. Westchester av, n s, 200 w Pugsley av, 75x100. Agreement as to conditions for sale of above. Henry Demmerle with Wm Hartfield, Salvatore Banome, Morgan M Miles & Theo Demmerle each an owner of 1-5 part. July 16, 1906. Sept 29, 1910. nom

Bathgate av, No 2179, w s, 223 s 182d st, 20x94.4, 2-sty fr dwg. Moser Arndtstein to Rosa Schwenk. Sept 27. Sept 29, 1910. 11:3049. O C & 100

Bainbridge av, e s, 42.8 n Mosholu Parkway, 50x100, vacant. Chas J Roehn to Annie D'Ambra. Sept 12. Sept 27, 1910. 12:3334. O C & 100

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

Tel., 1094 Rector

Bailey av, e s, — s Kingsbridge road, being lots 105 & 106 map (No 1187) of 272 lots Bailey estate, 50x100, vacant. Jas M Scofield to Edw M Tessier. Mt \$4,000. Aug 11. Sept 28, 1910. 11:3239. O C & 100

Courtlandt av, Nos 519 & 521 | n w cor 148th st, 53.3x100, one 2 & 148th st, Nos 349 & 351 | two 3-sty fr tnts & str. Hattie L Goodhart & ano to Central Union Gas Co. Sept 14. Sept 23, 1910. 9:2330. O C & 100

*Castle Hill av, e s, 163.9 s Parker av, lot 64 map (No 957) of 120 lots Daily estate. Maria Pistorino to Francesco Pistorino. Sept 12. Sept 23, 1910. nom

*Cedar av, w s, 175 s Bartholdi av, 38.6x118.6x27.1x118. Abraham Shatzkin to Raffaella Paonessa. Mt \$660 & all liens. Aug 2. Sept 23, 1910. O C & 100

Cambreling av, No 2307, w s, 134.3 n 183d st, 15.9x100, 2-sty fr dwg. Frank L Ditscherlein to Chas H Iskiyan. Mt \$2,500. Sept 22. Sept 27, 1910. 11:3087. O C & 100

Concord av, w s, 70.9 s 152d st, 70.9x46 to lot 276 on map of Wilton, &c, vacant.

Part lot 276 on map of Wilton, &c, bounded n by part lot 276 50 ft, e by lot 275 50 ft, s by lot 283 50 ft & w by lot 279 50 ft, part 2-sty fr shop.

Annuccio Santini to Olman & Rothstein, Inc, a corpn. Sept 20. Sept 28, 1910. 10:2643. O C & 100

Courtlandt av, No 862, e s, 26.6 n 160th st, 25x92, 3-sty fr tnt & str. Ignatz Freund to Mathilde Freund. All liens. Oct 23, 1906. Sept 28, 1910. 9:2407. nom

*Corsa av n w cor Ash av, 52.3x119.10 on n w s x50x135.3 on s e Ash av | s, along Ash av, Laconia Park. Marie Kanze to Bertha Kanze. Aug 31. Sept 27, 1910. nom

Clinton av, Nos 1326 & 1328 | e s, 193.2 n McKinley sq, 102.1x Boston road, Nos 1315 to 1321 | 186.11 to w s Boston road x101.7 x153, 2-sty fr dwg & 1-sty bk str. Wm Steinberg to Wm H Weissager. Mts \$83,000. Sept 27, 1910. 11:2934. O C & 100

Courtlandt av, No 527, w s, abt 80 n 148th st, 25x100, 3-sty fr tnt & str. Release judgment. Abraham E Ellenbogen to Louis Lese. Q C. Sept 27, 1910. 9:2330. nom

Same property. Louis Lese to Central Union Gas Co. Sept 27, 1910. 9:2330. O C & 100

Courtlandt av, No 525, w s, 53.3 n 148th st, 28x100, 3-sty fr tnt & str. Chas H Bull to Central Union Gas Co. Mt \$6,000. Sept 26. Sept 27, 1910. 9:2330. O C & 100

*Cooper av, e s, 105 n Grant st, 50x100, Westchester. George Tilger to Marie Lehar. Mt \$1,500. Sept 28. Sept 29, 1910. O C & 100

*Commonwealth av, e s, 90.11 s Walker av, 45x100, except part for Commonwealth av. Magdalena Hoffmann to Charles & John Hoffmann. Sept 28. Sept 29, 1910. nom

*Columbus av, s s, 25 e Taylor st, 25x100, Van Nest Park. Chas I Hausmann et al to Edw M Tessier. Mts \$4,500. July 14. Sept 29, 1910. O C & 100

*Same property. Edw M Tessier to Jas M Scofield, of White Plains, N Y. Morts \$4,500. Sept 28. Sept 29, 1910. O C & 100

Daly av, s e cor 179th st, runs s 27.6 x e 100.4 x s 38.10 x e 71.5 x n 55.9 to s s 179th st x w 171.2 to beginning, vacant. Henry Geiger to Chas O Krabo. Mt \$6,000. Sept 27, 1910. 11:3127. O C & 100

Daly av, e s, 209 n 176th st, 25.3x150.11, with right of way over strip 5 ft wide on s s of lot next abt above on north, also similar 5-ft strip on north of above described premises, 3-sty bk dwg. John R Peterson to Beatrice & Concetta Casale. Mt \$7,000. Sept 26. Sept 27, 1910. 11:2992. O C & 100

Davidson av, No 1905, w s, 31 n 177th st, 44x60, 4-sty bk dwg. John Massimino Co to Jennie Weiss. Mt \$—. Sept 27. Sept 28, 1910. 11:2862. nom

Decatur av, No 2958, e s, 424.4 s 201st st, 50x120, 2-sty bk dwg. Hermann G Eilers to Martin C Dyer. Mt \$7,000. Sept 26. Sept 27, 1910. 12:3280. O C & 100

*Eastchester road, e s, 100 n Kingston av, 100x100, East and Westchester. Chas Moewes to Geo H Janss. Sept 28. Sept 29, 1910. O C & 100

*Eastchester road, e s, 100 n Kingston av, 50x100. Geo H Janss to Chas Steffens of Wayne, Pa. Mt \$450. Sept 28. Sept 29, 1910. O C & 100

Eagle av, e s, 462.7 n Westchester av, & being lot 66 map Ursuline Convnt, 25x115.

Eagle av, e s, 487.7 n Westchester av, & being lot 67 same map, 25x115, vacant.

Liss Realty Co to The G Evans Const Co. Mt \$4,000. Aug 15. Sept 29, 1910. 10:2624. O C & 100

Forest av, No 820, e s, 198.9 n 158th st, late Cedar st, 18.7x110 to w s of a lane, 3-sty fr dwg. Amelia Korff nee Krueger HEIR, &c, John C Fahl to Amelia Krueger mother of John C Fahl. Q C. All liens. Sept 2. Sept 23, 1910. 10:2656. nom

*Grant av, e s, 100 s John st, 75x100. Wm T Northrup to Mary L Fennell. Sept 17. Sept 23, 1910. nom

*Same property. Mary L Fennell to Wm T Northrup. Sept 17. Sept 23, 1910. nom

*Gunther av, No 4111, w s, 100 n Jefferson av, runs — 25 x w 100 x n 25 x e 100 to beginning. Theresa Tengstrom to Ida C Smith. Mt \$4,000. Sept 23, 1910. nom

Hughes av, w s, 131.11 s 180th st, 37.7x165.10x38x171.4, vacant. Calabria Building Co to Pasquale Lauria. B & S. Mts \$7,721.51 & all liens. Sept 28, 1910. 11:3069. nom

Hughes av, w s, 169.6 s 180th st, 37.7x165.3x37.7x165.10, vacant. Calabria Building Co to Antonio Mungo. B & S. Mts \$7,721.51 & all liens. Sept 28, 1910. 11:3069. nom

Hughes av, e s, 100 s 187th st, 25x87.6, vacant. Giovanni Ciampoli et al to Cambreling Av Bldg & Const Co. All title. Mt \$2,200. Sept 24, 1910. 11:3074. nom

Heath av, Nos 2917 & 2919, w s, 25 s 230th st, 35.10x90, two 2-sty fr dwgs. Release mt. Jas G Wentz to Metzler Bldg & Const Co. Sept 1. Sept 23, 1910. 12:3260. 8,000

Same property. Release mt. Henry G Silleck, Jr, to same. Sept 16. Sept 23, 1910. 12:3260. 300

Same property. Release mt. E May McClatchey to same. Sept 17. Sept 23, 1910. 12:3260. 250

Same property. Release mt. Albert Mamlock & Rosa Nathan to same. Sept 12. Sept 23, 1910. 12:3260. 1,500

Same property. Release judgment. Chas Shapiro to same. Sept 20. Sept 23, 1910. 12:3260. 140

Same property. Release mt. Emily H Schumacher to same. Sept 19. Sept 23, 1910. 12:3260. nom

Heath av, w s, 42.11 s 230th st, 17.11x90, 2-sty fr dwg. Metzler Bldg & Const Co to Beulah H Whittaker. Mts \$6,075. Sept 26. Sept 27, 1910. 12:3260. nom

Intervale av, e s, 123.11 s 165th st, 37.6x100, vacant. Release mt. N Y Trust Co to Tully Const Co. Sept 22. Sept 23, 1910. 10:2704. O C & 1,000

Jerome av, e s, 150 n Bedford Park Boulevard or Southern Boulevard, 75x100, vacant. Anne wife Wm Gully to Daniel J Murphy. Mt \$4,000. Sept 27. Sept 28, 1910. 12:3321. O C & 100

Jackson av, No 1039, w s, 196 n 165th st, 19.2x85x18.11x85, 2-sty fr dwg. David S Carruth to Ellen Hills. Mt \$3,500. Sept 28. Sept 29, 1910. 10:2640. O C & 100

*Kearney av, w s, 150 n Baisley av, 50x100. Mary X Clarke to Wm G Clarke, of Newark, N J. Sept 27. Sept 28, 1910. 100

Lafayette av, s s, 310 e Whittier st, 50x92x50x93, vacant. Esther Frank to Morris P Joachim of Brooklyn, N Y. Sept 22. Sept 26, 1910. 10:2765. nom

Longfellow av, w s, 100 s Seneca av, 71.11x101.10x91.2x100, vacant. Dorsey J Miller to Georgina Rendall. Mt \$4,000. Sept 16. Sept 27, 1910. 10:2761 & 2762. O C & 100

Longfellow av, w s, 200 n Seneca av, 25x100, vacant. Same to same. Mt \$1,750. Sept 16. Sept 27, 1910. 10:2761 & 2762. O C & 100

Mott av, e s, 100 n e 149th st, 25x102.2x25x102.5, 3-sty bk dwg. Jennie H Leonard to Fanny S Norton. B & S. Sept 28. Sept 29, 1910. 9:2347. O C & 100

*Morris Park av, s s, 25 w Madison st, 25x100. Joseph Saggas to Gustav Efinger. Mt \$1,000 & all liens. Sept 28. Sept 29, 1910. nom

Morris av, No 687 | s w cor 154th st, 43.6x100, 6-sty bk tnt & 154th st | str. Michael Santangelo et al to Michael Santangelo, Thos Sileo & Giuseppe Tuoti, firm of M Santangelo & Co, of 72 Catharine st. Mt \$44,000. Aug 30. Sept 29, 1910. 9:2442. O C & 100

Morris av, e s, 100 s 191st st, 76x149.1x73.10x146.5, vacant. Le Roy Const Co to Fred A Wurzbach. All liens. Sept 26. Sept 28, 1910. 11:3175. nom

Merriam av, w s, 125.9 s 170th st, 160x100, vacant. Chas J Smith to Brown-Weiss Realities, a corpn. Sept 22. Sept 23, 1910. 9:2532. O C & 100

*Minneford av, w s, 25 s Beach st, 50x100, City Island. Martin J Earley, Jr, to Martin J Earley. Mt \$1,400. Mar 24, 1909. Sept 23, 1910. nom

Merriam av, e s, 257.4 n 169th st, 50x88x50x96.2, vacant. Edw M Tessier to Central Carolina Const Co, a corpn of North Carolina. Mt \$2,750 & all liens. Aug 16. Sept 23, 1910. 9:2531. nom

Morris av, Nos 561 & 563 | s w cor 150th st, 50x100, three 3-sty 150th st, Nos 262 & 264 | fr tnts & str. Annie Hershfield to Max W Solomon. 1-6 part. Mt \$19,000. Sept 15. Sept 27, 1910. 9:2338. O C & 100

Mohegan av, e s, 209.3 s 180th st, 41x145.2, tnt erected to 1-sty only. FORECLOS, Aug 2, 1910. Richard H Arnold ref to Chas E Stahl, of Edgewater, N J. Mt \$2,000, taxes, &c. Sept 27. Sept 29, 1910. 11:3123. 5,000

Same property. Chas E Stahl to Cerra Realty & Const Co. Mt \$2,000. Sept 27. Sept 29, 1910. 11:3123. 100

Mapes av, e s, abt 128.11 n 179th st, 66x150, Tremont, except part for Mapes av, vacant. Louis Mazza to Mazza Const Co. Mt \$4,000 & all liens. Sept 28, 1910. 11:3108. O C & 100

New road, e s, 460 n Delafields lane at Mosholu, runs s e 167 x n e 68 x n w 156 to road x s w 68 to beginning, contains 243-1,000 acres. Thos E Thorn et al HEIRS, &c, Margt E Thorn to Teachers College. Sept 28, 1910. 13:3415. O C & 100

*Needham av, s s, 101 w Corsa av, 25x100.

Corsa av, s w cor Hicks av, 100x131x100x120.

Hicks av, n s, 426 e Elm st, 25x100, Laconia Park.

CONTRACT. Malinda G Mace to Abraham Shatzkin & Sons, Inc. Nov 18, 1905. Sept 23, 1910. 4,080

*Newbold av, (14th st) | s s, 380 w Olmstead av (Av D), runs s Ellis av | 108 x e 25 x s 108 to n s Ellis av (13th st), x w 50 x n 216 to beginning, Unionport. Chas H Wessels (2d) et al to Chas H Wessels (1st), 2-3 parts. All title. B & S and C a G. May 18, 1908. Sept 26, 1910. nom

*Nelson av, s s, 575 w 5th av, being n w part of lot 24 blk 49 | map Sec D of Edenwald, —x—x—, gore.

Also n w part of lot 6 blk 50 same map, bounded n by line 125 n Nelson av, e by line 150 w Bland av or 650 5th av, —x—x—, gore.

Land Co D of Edenwald to Land Co C of Edenwald. Sept 23. Sept 27, 1910. nom

*Nelson av, n s, 50 w Johnson av, 25x100, Edenwald. Land Co D of Edenwald to Teresa Tengstrom, of 3937 Amundson av. Sept 23. Sept 27, 1910. nom

*Newell av | w s, 125 s Julianna st, 25x246 to Bronx River, x Bronx River | 26.1x219, Olinville. Oscar Zirngibl to Eliza E Morrison of 10 Station pl, Williamsbridge. Mt \$250. Sept 24. Sept 29, 1910. nom

*Same property. Same to same. Q C. Sept 28. Sept 29, 1910. O C & 100

Park av | n w cor 179th st, 76.4x25x80.2x25.4, 3-sty fr tnt. 179th st, No 425 | Augusta L Amba to Chas H Baechler. Mt \$6,000. Sept 23. Sept 24, 1910. 11:3029. O C & 100

Prospect av, No 2319, w s, 200 n 183d st, 16.8x95, 2-sty bk dwg. Samuel R Waldron to John McCarthy of Jamaica, L I. Mts \$7,250. Sept 20. Sept 24, 1910. 11:3102. O C & 100

Pelham av, No 669 | n w cor Cambreling av, runs n 148.7 x w 100 Cambreling av | x s 50 x e 60 x s 106.4 to n s Pelham av x e 40.9 to beginning. 2-sty fr dwg & 1-sty fr rear bldg and vacant. Bronx Borough Bank to Terrace Const Co. B & S. Sept 22. Sept 23, 1910. 12:3273. nom

Park av, Nos 3922 & 3924 | n e cor 172d st, 40x90, two 3-sty fr 172d st, No 441 | tnts & str & 2-sty fr stable in rear. Geo Jung to Hammer Realty Co. Mt \$6,500. Aug 26. Sept 23, 1910. 11:2905. O C & 100

Prospect (Taylor) av, s e s, 200 n 187th st, 100x100, except part for av, vacant. Wm Crowley to The Ebling Brewing Co. Mt \$9,000. Sept 16. Sept 23, 1910. 11:3115. O C & 100

Perry av, No 3349, w s, abt 220 s Reservoir pl, 25x100, 2-sty fr dwg. Alina Boeckell to Morris Phillips. Mt \$4,000. Sept 23. Sept 27, 1910. 12:3343. O C & 100

Plympton av, e s, 100 n 170th st, 25x112.2x32.10x90.11, 2-sty fr dwg. Release mt. Excelsior Mortgage Co to Plympton Const Co. Sept 27, 1910. 9:2521. O C & 100

Park av, No 3880, e s, abt 160 s 172d st, 25x150, 2-sty fr dwg & 2-sty fr dwg in rear. Edw H Carpenter to The Dressel Railway Lamp Works, a corpn. Mt \$4,400. Feb 28. Sept 27, 1910. 11:2904. O C & 100

NORWOOD TWO MILES street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO.** 45 WEST 34th STREET

Park av; No 3552, e s, abt 268 s 169th st, 22x150, 2-sty fr dwg. James Coffey to Eliz C wife James Coffey. 1/2 part. Sept 26, 1910. 9:2390. nom

Robbins av, No 646, e s, 100 s Kelly st, 50x155, 1 & 2-sty fr str & dwg. James C Clark HEIR Peter Clark to Annuccio Santini. Q C. Sept 22. Sept 28, 1910. 10:2643. nom

*Road from Westchester to Fort Schuyler, n e s, lots 62 & 63 map (No 349 in Westchester Co) of Schuylerville property of Alfred Seton at Throggs Neck, 70x150x80.9x173. Agnes Douglas widow et al HEIRS, &c, John Douglas to John Cook, of Westchester, N Y. Sept 16. Sept 27, 1910. O C & 100

Seneca av, n s, 25 w Whittier st, 150x100, vacant. Robt J Mahoney to Alice C Hennessy. Mt \$2,400. Sept 22. Sept 24, 1910. 10:2762. O C & 500

Southern Boulevard n e cor 140th st, 57.10x107.7x50x136.6, vacant. 140th st Barbara Bernstein to Ray Charig. All liens. Feb 25, 1908. Sept 28, 1910. 10:2592. O C & 100

Stebbins av, s e s, 100 n e 169th st, 150x131.4x150.3x122.11, vacant. Max Marx to Bertha Frankel. Mt \$12,000. Aug 29. Sept 28, 1910. 11:2973. O C & 100

Summit av, No 1009, w s, 361.7 s 165th st, 25x92, 2-sty fr dwg. Kemp-Jones Realty Co to Anthony G Raffo of Hoboken, N J. Mt \$6,500. Sept 28, 1910. 9:2523. O C & 100

St Anns av, No 354, e s, 275.4 n 141st st, 25x90, 4-sty bk tnt. Caroline M Shea to Jas Shea. Mt \$9,500. July 28. Sept 29, 1910. 10:2556. nom

St Anns av, No 358, e s, 325.4 n 141st st, 25x90, 4-sty bk tnt. Same to same. Mt \$12,000. July 28. Sept 29, 1910. 10:2556. nom

St Anns av, No 267, w s, 25 s 139th st, 25x101.4x25x100.8, 5-sty bk tnt. Caroline M Shea to Jas Shea. Mt \$12,000. July 28. Sept 29, 1910. 9:2266. nom

Southern Boulevard, No 547, on map No 549, n s, 587.6 w Av St John, 37.6x105, 5-sty bk tnt & str. Joseph Picone to Picone Realty Co. All liens. Sept 28. Sept 29, 1910. 10:2683. nom

Sedgwick av, w s, abt 126.10 n e Giles pl, 31.9x68.7x27.3x60.5. Chattie De Hart to Bessie T Thurston. Sept 29, 1910. 12:3255. O C & 100

Trinity av, late Av C, w s, 100 n 158th st, late Cedar st, 25x100, vacant.

Trinity av, w s, 525 s 161st st, 25x50 to w s Av C, vacant. Adolph E Knust and Martha his wife to Louise M & Julia Knust. Sept 29, 1910. 10:2630. nom

Tiebout av, No 2237, w s, 55.3 n 182d st, 18.2x63.8x18x62.3, 2-sty bk dwg. Harry Cahn et al to Amelia B Demarest. Mt \$3,500. Sept 22. Sept 23, 1910. 11:3145. O C & 100

Tiebout av, No 2239, w s, 73.5 n 182d st, 18.2x65x18x63.8, 2-sty bk dwg. Isidor Langner to Harry Cahn & Junius J Pittman. Mts \$4,400. Sept 22. Sept 24, 1910. 11:3145. O C & 100

Tiebout av, No 2243, on map No 2143, w s, 109.10 n 182d st, 18.2x67.10x18x66.5, 2-sty bk dwg. Hagemann Const Co to Tillie E Sigler. Mt \$3,750 & all liens. June 9. Sept 27, 1910. 11:3145. O C & 100

Same property. Tillie E Sigler to Frank A Schorer. Mts \$4,575 & all liens. Aug 31. Sept 27, 1910. 11:3145. O C & 100

Union av, No 636, e s, 111.5 s 152d st, 16.8x90, 2-sty & b bk dwg. John H Bargon to Morris Rothstein. Mt \$4,000. Sept 22. Sept 23, 1910. 10:2674. 100

*Unionport road, e s, 91 s Van Nest av. —.

Washington st, w s, 150 s Van Nest av. —, and being lots 77 & 80 map part Hunt Estate, Van Nest, except part for White Plains road. Henry Weber to Katherine Muller. Aug 15. Sept 23, 1910. nom

*Unionport road s w s, 82.8 s Guerlain pl, runs w 228.2 s w 741.5 Archer av | to c l Archer av x e 390 to c l Storrow st. Storrow st. | x n — to s w s Unionport road, x n w — to beginning.

Walker av | s s, at c l of a brook at point 177.6 e Protectory Protectory av | av, runs s — to c l Protectory av x s e, s & s w Hoguet av | — to s line of N Y Cath Protectory, x s w — to n e s Unionport road x n w — to c l Hoguet av, x n — to Walker av at point 364.2 w Protectory av x e — to beginning.

Westchester Creek, w s, at line bet lands of N Y Cath Protectory and Jno Pultz. runs w 1,393 x s 190 x — 693 x s 461 to c l Seberry Creek, x s & e 780 to w s Westchester Creek, x n 700 to beginning, contains 11 802-1,000 acres. Release mort. Emigrant Industrial Savings Bank, to The N Y Catholic Protectory, a corpn. June 16. Sept 29, 1910. nom

Vyse av, w s, 300 n 172d st, 25x100, 2-sty bk dwg. Harry Scott to Helen E Scott. Mts \$8,100. Sept 22. Sept 23, 1910. 11:2989. nom

Vyse av, w s, 300 n 172d st, 25x100, 2-sty bk dwg. Steinmetz Const Co to Harry Scott. Mt \$6,500. Sept 22. Sept 23, 1910. 11:2989. O C & 100

Wilkins av, late pl, e s, 188.1 n Southern Boulevard, runs e 42.3 x n 49 x w 58.4 to pl x s 20 to beginning, vacant.

Wilkins av, late pl, e s, 208.1 n Southern Boulevard, 20x75.9 x34x58.4, vacant. Bessie Lehr to William Const Co. Mt \$7,000. Sept 14. Sept 24, 1910. 11:2976. O C & 100

*Westchester av s w cor Pugsley av, 4 lots. Agreement as to Pugsley av | conditions for sale of above. Henry Demmerle with Wm Hartfield & Theo Demmerle, each owner of 1-3 part. July 31, 1906. Sept 29, 1910. nom

Washington av s e cor 183d st, 40x100, 5-sty bk tnt & str. 183d st, No 480 Peter Fox to Edw G Soltmann. Mt \$44,000. Sept 29, 1910. 11:3050. 100

*White Plains road, e s, at n line land Joel Wolfe estate, runs s e 223.3 & 74.11 to n w s Old Boston Post road x e 34.1 to n w s Boston road x n e 2.149.3 to s s Williamsbridge road x n w 885.11 to angle on s s said road x w still along road 199.3 to c l Barnes av x s 345.2 to c l Arnov av x w 520 to c l Holland av x n 430.9 to s s Williamsbridge road x w 293.9 to e s Old White Plains road x s 943.2 to e s White Plains road x s 1,415.7 to beginning.

Old White Plains road, e s, at n s land Joel Wolfe estate, runs s e 69.10 to w s White Plains road x n 384.7 to e s Old White Plains road x s w 349 to beginning.

Also strip bet s e line of above & n w s Old Boston Post road, with all title to lands lying in Old White Plains road, White Plains road, Williamsbridge road & Old Boston Post road, adj above. Arthur J Mace INDIVID and ano EXRS Malinda G Mace to American Real Estate Co, a corpn of R I. Sept 22. Sept 23, 1910. 664,641.25

*Same property. Laura E wife Arthur J Mace to same. Q C. Sept 22. Sept 23, 1910. nom

*Westchester av, n s, 50 w Zerega av, 25x94.7, Westchester. Release mt. Poughkeepsie Trust Co & Commercial Finance Co to Seewacha Realty Co. Sept 19. Sept 23, 1910. 1,500

*Williams av, w s, 325 s Madison av, 25x100, Tremont Terrace. Release mt. Washington Savings Bank to Bankers Realty & Security Co. Sept 27. Sept 28, 1910. nom

*Same property. Bankers Realty & Security Co to Rudolph Kovats. All liens. Sept 27. Sept 28, 1910. O C & 100

*1st av, e s, 350 s 216th st, 100x100, Olinville. Thos H Allen to Harris L Varian of Mt Vernon, N Y. Mts \$2,100 & all liens. Sept 8. Sept 28, 1910. nom

*Lots 22 & 23 map made by Wm Scofield at City Island and adj lands of Robt Vail, runs s 110 x w 98 to h w mark, x n — x e along land of Vail 135 to beginning, together with a strip 98 in length x 16.6 in breadth in Prospect st, on s s of above land as a road from Main st, to w s of said Island. Prospect st, s s, 117.6 e from w shore of said Island, runs s 110 x w 84.8 to said w shore at h w mark, x n — to st, x e 117.6 to beginning, with strip 16.6 on Prospect st, x — to be kept open for public use being lot 4 map Fredk Coons. City Island. Joseph A Farley to Martin J Earley. Mts \$6,500. May 9, 1905. Sept 26, 1910. nom

Part lot 276 map of Wilton, &c, begins 100 s Kelly st, late Willow st & 105 e Robbins av, runs s 50 x e 50 x n 50 x w 50 to beginning, part 2-sty fr shop. Release mt. Edward Ebling to Annuccio Santini. Sept 23. Sept 28, 1910. 10:2643. nom

*Plot begins 490 e White Plains road at point 545 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. Abraham P Walker et al to Max Allerhand & Annie his wife tenants by entirety. Mt \$3,500. Sept 23. Sept 24, 1910. O C & 100

*Triangular plot bounded s by s line of property party 1st part, n e by n e s property party 1st part, w by line 575 w 5th av, being part lot 25 blk 49 map Sec C, Edenwald. Nelson av, n s, being plot bounded s by n s Nelson av, n e by n e line property party 1st part, w by line 650 w 5th av, being s e part of lot 7 blk 50 same map. Land Co C of Edenwald to Land Co D of Edenwald. Sept 23. Sept 27, 1910. nom

LEASES

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

September 23, 24, 26, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Baxter st, No 24, store and part basement. Pietro Traverso to Chas & Stephen Garbarino; 5 yrs, from Oct 1, 1910. Sept 29, 1910. 1:160.....1,620 to 2,100

Cooper Square, No 29, store, &c. Noah Fells to Harry Greenberg & Katie Lieberman; 5 yrs, from Aug 10, 1910. Sept 26, 1910. 2:461.....1,275 & 1,300

Canal st, Nos 246 to 250 | s e cor Lafayette st, —. Subordi- Lafayette st, Nos 111 to 115 | nation of lease to mt. Martin Von Glahn & ano with U S Trust Co. Sept 13. Sept 27, 1910. 1:197. nom

Same property. Subordination of lease to mt. Max Fiedelman & ano with same. Sept 15. Sept 27, 1910. 1:197.....nom

Clinton st, No 66, all. Theo Thorner et al to Pincus Starer; 3 1/2 yrs & 25 days, from Oct 1, 1910. Sept 27, 1910. 2:349....1,800

Division st n w cor Allen st, bet sub-station 5 of railroad Co Allen st | and Allen st, an irreg plot, excepts space reserved for roadway to said substation. Interborough Rapid Transit Co to Joe B Acken, of Haworth, N J, and Abr S Joseph & Eugene Schoen of N Y; 18 yrs, from May 1, 1910, with privilege of renewal. Sept 29, 1910. 1:193as per agreement

Same property. Assign lease. Joe B Acken et al to Adelphi Holding Co. All title. June 10. Sept 29, 1910. 1:293.....nom

Eldridge st, Nos 135 & 137, all. Jennie Wanderer to Heyman Weisner; 3 yrs, from Sept 1, 1910. Sept 29, 1910. 2:419...8,888

Forsyth st, No 61 | cor store & part basement. Esther Schnit- Hester st, No 110 | zer EXTRX, &c. Hyman Schnitzer to Saml A & Solomon Cantor; 4 yrs and 8 1/2 mos, from Aug 15, 1910. Sept 26, 1910. 1:302.....2,100 to 2,280

Fulton st | w s, extends from Pearl to Water sts, store. Chas Pearl st | Laue to Marie E Ruby; 5 yrs, from Oct 1, 1910. Sept 26, 1910. 1:75.....960

Mott st, Nos 314 & 316. Assign lease. Nicolo Polito to Nunzio Germano. Sept 21. Sept 26, 1910. 2:521.....nom

Mott st, No 28, all. Wm H McNair to Louie Young et al, doing business as Sun Kwong On & Co; 5 yrs, from July 15, 1910. Sept 28, 1910. 1:1624,080

Ridge st, Nos 119 to 127. Assign lease. Isidor Bloch to Louis H Perlman. 1/2 part. All title. Sept 29, 1910. 2:344. nom

Ridge st, Nos 119 to 127. Leasehold. Assignment of rents to secure six notes for total of \$2,500 due in six months. Louis H Perlman & Fannie Frankel to Herman Friedman. Sept 29, 1910. 2:344. nom

Spring st, No 144. Assign lease. Ike Fine to Jos Pachman. May 28. Sept 29, 1910. 2:487.....nom

Spring st, No 183, two stores and two apartments on 2d & 3d floors. James J Phillips to Zerillo Brothers Co; 5 yrs, from Nov 1, 1910. Sept 28, 1910. 2:503.....1,400

Sullivan st, Nos 96 to 100, all. Eagan & Leake, a corpn, to Wm P Hanifan; 5 yrs, from Aug 1, 1909. Sept 23, 1910. 2:504... 10,800

Stanton st, Nos 134 & 136, cor store & basement. Saml Spector et al to Abr H Gropper; 5 9-12 yrs & 15 days, from July 15, 1910; 5 yrs renewal). Sept 26, 1910. 2:355... 2,040

9th st, Nos 734 & 736 E, all. Beni & Louis Sonnenschein to Louis Bochner; 3 yrs, from Oct 1, 1910. Sept 28, 1910. 2:378...4,948

17th st, No 25 E, store & basement. Jos B De Young to Theo Wicke; 10 4-12 yrs, from Jan 1, 1911. Sept 26, 1910. 3:846. 2,500

17th st, No 25 E. Assign lease. Henry Grieme to Theo Wicke. Sept 15. Sept 26, 1910. 3:846.....nom

25th st, No 218 W, all. Nellie E Shock to Bessie O'Connor & O'Connor; 2 yrs, from Nov 1, 1910. Sept 28, 1910. 3:764...1,300

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze AND IRON WORK

26th st, No 153 E. Assign lease. Geo G Reynolds to Frances Hanower. Sept 7. Sept 23, 1910. 3:882..... nom
27th st, No 48 W, store, &c. Century Holding Co to Louis Seiden; 5 yrs, from Dec 1, 1910. Sept 24, 1910. 3:828.....2,400 to 3,000
28th st, Nos 451 & 453, n s, 100 e 10th av, 50x98.9, all. West 28th St Co to Revillon Freres; from Sept 19, 1910, to Oct 1, 1921. Sept 23, 1910. 3:726.....4,356
36th st, No 34 W, all. Sophia K Wright to Marino Struzzi; 5 yrs, from May 1, 1908. Sept 26, 1910. 3:837.....2,500 & 3,000
38th st, No 436 W, all. Lorenzo Rasario to Delia Stollmeyer; 2 yrs, from May 1, 1911. Sept 27, 1910. 3:735.....1,200
Same property. Same to same; 2 yrs, from May 1, 1909. Sept 27, 1910. 3:735.....1,200
38th st, No 201 n w cor 7th av, 5-sty bldg. L Nayloron Levy to 7th av Chas C Thomas; 5 yrs, from May 1, 1910. Sept 29, 1910. 3:788.....10,000 to 12,000
Same property. Assign lease. Chas C Thomas to Chas Ruhbusch. 1/2 part. Apr 21. Sept 29, 1910. 3:788.....nom
42d st, No 563 W. Assign lease. Edw R Flynn to Mary Clements. Sept 21. Sept 26, 1910. 4:1071.....nom
42d st, No 13, n s, 229.2 w 5th av, 20.10x100.5, all. Herbert O Hall & ano EXRS Kath L Hall to Geo F Parsons & Chas Tanenbaum; 11 11-12 yrs, from May 1, 1910. Sept 26, 1910. 5:1258.....taxes, &c, and 9,000 to 11,000
45th st, Nos 2 to 6 W. Subordination of lease to mt for \$625,000. G P Putnams Sons & The Brevoort Const Co with Green- wich Savings Bank. Sept 21, 1910. Sept 27, 1910. 5:1260.....nom
Same property. Subordination of lease to mt for \$625,000. Frank T May Co & The Brevoort Const Co with same. Sept 23. Sept 27, 1910. 5:1260.....nom
49th st, No 322 W, west store. Barbara M Gillen to Owen Cooke & Jas Lockman; 5 yrs, from Oct 1, 1910. Sept 26, 1910. 4:1039.....780
49th st, No 613 W, all. Pefer C Eckhardt to Gustav Ludwig; 6 yrs, from Oct 1, 1910. Sept 28, 1910. 4:1097.....1,200 to 1,320
59th st, No 73 E all. Kath J Lalor to Jacob Magsamen; Park av, Nos 504 & 506 5 yrs, from Sept 1, 1909. Sept 26, 1910. 5:1374.....6,000
67th st, No 329 W, store & cellar. Mrs E Mills to Antonio Maglio; 2 yrs, from Aug 1, 1910; 1 year renewal. Sept 29, 1910. 4:1179.....480
70th st, No 417 E. Surrender lease. Czeczillia Pagur to Jacob Israelson. Sept 20. Sept 26, 1910. 5:1465.....nom
75th st, Nos 112 & 114 E, all. Harry Strasbourger to Lenox Garage Co; 5 yrs, from Sept 1, 1909 (with 5 yrs renewal). Sept 28, 1910. 5:1409.....8,000
97th st, Nos 67 to 71 E n w cor Park av, 3 houses. Kayell Realty Park av Co to Aaron Rosenstein; 3 yrs, from Oct 1, 1910. Sept 28, 1910. 6:1603.....12,050
101st st, Nos 119 & 121 E, 2 houses. Karl Hendelman & ano to Louis Medwin & Joseph Kurtz; 3 yrs, from Oct 1, 1910. Sept 24, 1910. 6:1629.....3,400
105th st, Nos 235 & 237 E. Surrender lease. Meyer Gitlin to Isaac & Michael Hirsch. All title. Sept 21. Sept 27, 1910. 6:1655.....nom
110th st, No 104 E, store & part basement. Josephine A Johnson to Jos Brawn; 5 yrs, from May 1, 1910. Sept 26, 1910. 6:1637.....540 to 660
115th st, No 25 E, apartment on 1st floor south. T & H Eisenstein to Nathan Rochliss; 5 yrs, from May 1, 1910. Sept 23, 1910. 6:1621.....420
118th st, Nos 65 & 67 W, all. John A Prigge & ano as TRUSTEES Henry G Peters to Edw S Teven; 5 yrs, from Nov 1, 1910. Sept 28, 1910. 6:1717.....4,800 to 5,300
121st st, Nos 234 & 236 E, all. Max Garfunkel to Lazar Herskowitz & Nathan Raynes; 3 yrs, from Sept 1, 1910. Sept 26, 1910. 6:1785.....5,450
121st st, No 219 E, all. Max Garfunkel to Lazar Herskowitz & Nathan Raynes; 3 yrs, from Sept 15, 1910. Sept 26, 1910. 6:1786.....3,744
126th st, No 130 E. Assign lease. Theresa C Schmidt INDIVID & ADMRX Fredk Schmidt to John A Weir & Solomon Silverberg. Sept 23, 1910. 6:1774.....nom
165th st, No 600 W. Assign lease. Louis Levy to Tillie Levy. Sept 28. Sept 29, 1910. 8:2137.....nom
Av D, Nos 94 & 96 n e cor 7th st, all. Saml Stern to Louis Bochner; 3 yrs, from Oct 1, 1910. Sept 28, 1910. 2:363.....7,575
Amsterdam av, No 1983, store & basement. Jas G Mulcahy to Henry Deutsch, Jr; 2 yrs, from May 1, 1911. Sept 23, 1910. 8:2108.....780 & 840
Av C, No 162 n e cor 10th st, store & basement. Mary A G Mc-10th st Lochlin et al to Michael Fox; 5 yrs, from June 1, 1910, with 5 yrs renewal. Sept 23, 1910. 2:380.....1,200
Amsterdam av, No 432 s w cor 81st st, south store & basement. 81st st The Hygrade Wine Co to Isaac Heidelberg; 4 8-12 yrs & 2 weeks, from Aug 15, 1910. Sept 27, 1910. 4:1228.....2,800 to 3,100
Broadway, No 111, space in 3d sty of Trinity Building. U S Realty & Imnt Co to N Y Metal Exchange; from Sept 20, 1910, to May 1, 1920. Sept 23, 1910. 1:49.....4,200
Broadway, No 1418, the roof. Frederic A Cauchois to the O J Gude Co; 5 yrs, from July 15, 1910; 3 yrs, renewal. Sept 29, 1910. 3:815.....1,200
Lexington av, No 985, apartment on 1st floor. Jorge A Canalizo to Dr Louis Oskosil & Helen Timko; 3 yrs, from Oct 1, 1910. Sept 28, 1910. 5:1406.....540 & 600
1st av, No 500 n e cor 29th st, store floor and part cellar. Re-29th stbecca Sonnenschmidt to H Koehler & Co; 2 yrs, from Oct 1, 1910. Sept 29, 1910. 3:961.....1,200
2d av, No 1555, all. Henry Nuis to Chas Wood; 3 yrs, from Oct 1, 1910. Sept 29, 1910. 5:1526.....1,800
2d av, No 2000, store & basement. Anna Schmidt to Patrick J Kelly; 5 yrs, from Sept 1, 1910. Sept 28, 1910. 6:1675.....1,200
2d av, No 1475, north store floor & basement. Max Berkowitz to Max Fromkess; 10 yrs, from May 1, 1911. Sept 27, 1910. 5:1431.....1,600 & 1,800
3d av, No 2312. Surrender lease. Lee Dew & Chan Kew to Saml Bogen. All title. Sept 12. Sept 26, 1910. 6:1774.....nom
4th av s e cor 28th st, 3d floor. Hewitt Realty Co to Abraham S 28th st Iserson; 9 4-12 yrs, from Oct 1, 1910. Sept 23, 1910. 3:883.....10,000

4th av n e cor 27th st, 6th floor. Manufacturers Building Co 27th st to Nathan Kranskopf Co; 9 4-12 yrs, from Oct 1, 1910. Sept 29, 1910. 3:883.....9,000
5th av, Nos 487 to 491, south store and basement, rooms 202 to 205. Pottier & Styms Mfg & Impt Co to Empire Trust Co; 5 yrs, from Oct 1, 1910. Sept 29, 1910. 5:1276.....10,000
5th av, No 714, w s, 45 s 56th st, 30x100, all. Chas A Gould to Francois-Joseph de Spoturno-Coty, of Paris, France; from Aug 18, 1910, to Feb 1, 1931. Sept 29, 1910. 5:1271.....taxes, &c, & 20,000 to 25,000
Same property. Agreement as to payment of \$20,000 as indemnity. Same with same. Sept 26. Sept 29, 1910. 5:1271.....nom
6th av, No 92, all. Howard Childs to Jeremiah J Sullivan; 3 yrs, from Sept 28, 1910. Sept 28, 1910. 2:553.....2,400
6th av, Nos 272 & 274, e s, bet 17th & 18th sts, 36.6x81, all. Gus- tave L Morgenthau to Ferdinand Ehrlich; 5 yrs, from Feb 1, 1911. Sept 26, 1910. 3:819.....taxes in excess of 2,086.70 & 20,000
7th av, No 2069, north store, &c. Diedrich W Rohde to Frank M Goodman; 3 yrs, from May 1, 1910. Sept 24, 1910. 7:1908.....1,200
7th av, No 175, store, &c. John Grese to Geo Habermann; 2 yrs, from May 1, 1911. Sept 24, 1910. 3:796.....660
8th av, No 147, all. Euphemia I Martin to Lawrence J Dolan; 5 10-12 yrs, from July 1, 1910. Sept 24, 1910. 3:741.....2,400
8th av, No 414. Assign lease. Patrick J Ryan & ano to John A Hanahill. May 24. Sept 26, 1910. 3:780.....nom
8th av, No 261 n w cor 23d st, store and part basement. The 23d st Opera House Realty Co to Michl Kern; 9 9-12 yrs, from Aug 1, 1910. Sept 27, 1910. 3:747.....6,000 & 6,500

BOROUGH OF THE BRONX.

156th st, No 402 s e cor Melrose av, store & cellar. Edw D Far- Melrose av rell to Henry Hesse; 5 yrs, from May 1, 1910. Sept 27, 1910. 9:2377.....1,000
169th st, No 851 E, cor store. Sandow Realty Co to Philin Storm- inger; 3 yrs, from Sept 1, 1910. Sept 24, 1910. 11:2970.....600
170th st, No 427 E n e cor Brook av, 3 stores. Wm F Lennon to Brook av Sam Spine; 5 yrs, from Oct 1, 1910, with 5 yrs renewal. Sept 26, 1910. 11:2895.....1,500 & 1,600
Bergen av s e cor Westchester av, ——. Subordination of Westchester av lease to mt. Beni Reimnen with Metropolitan Life Ins Co. Sept 23. Sept 28, 1910. 9:2294.....nom
Brook av, No 1302. Assign lease. Elen S Erikson to Anna Zin- ser. Sept 19. Sept 27, 1910. 9:2395.....nom
Courtlandt av, No 785, store floor. Peter Braschos to Joseph Kapp; 3 yrs, from Oct 1, 1910. Sept 24, 1910. 9:2419.....636
St Anns av, No 337, store & cellar. Fredk Wein to Thos P Mulli- gan; 10 yrs, from Aug 1, 1910. Sept 23, 1910. 9:2268.....1,080 to 1,500
Southern Boulevard w s, at e s Wilkins av, late pl, 39x40 on rear Wilkins av x49 on pl, all. Emil S Levi to John P Bas- tone; 10 yrs, from Oct 1, 1910. Sept 27, 1910. 11:2976.....1,312.50 to 2,400
Tremont av, No 427 cor Park av, store. Bronx Safe Deposit Co to Park av Roger A Nolan; 4 yrs, from Oct 1, 1911. Sept 28, 1910. 11:3027.....1,500 to 1,800
Willis av, No 210, store. Christian & Chas Schuck to Wm Bal- win; 5 7-12 yrs, from Oct 1, 1910. Sept 26, 1910. 9:2281.....1,500
Westchester av s, 77 s w Simpson st, 32x68x— to Simpson st x Simpson st 10x—, store and basement. Henry Acker to Vin- cent Volence, Jr; 10 yrs, from Jan 1, 1911. Sept 28, 1910. 10:- 2724.....3,200 to 4,000

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 th 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.

September 23, 24, 26, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Ackers, Alfred H to Jas S Lawson et al exrs Jacob Lawson. 94th st, Nos 256 to 260, s w s, 100 w Broadway, 47x100.8. P M. Sept 23, 1910, 3 yrs. 4 1/2%. 4:1241. 48,000
Ackers, Alfred H to James S Lawson & ano. 94th st, Nos 262 to 270, s w s, 147 w Bway, 78x100.8. P M. Sept 23, 1910, 3 yrs. 4 1/2%. 4:1241. 80,000
Abraham, Hannah to TITLE GUARANTEE & TRUST CO. 67th st, No 211, n s, 175 w Ams av, 25x100.5. P M. Sept 27, due, &c, as per bond. Sept 28, 1910. 4:1159. 14,000
Beam, Henrietta A to UNION TRUST CO of N Y. Leroy st, No 115, n s, 160 w Hudson st, 20x100. Sept 28, 1910, 5 yrs. 5%. 2:602. 6,500
Bachman, Alfred C to Joseph H Davis. 109th st, Nos 312 to 316, s s, 100 e Riverside Drive, 75x100.11. Prior mt \$180,000. Sent 28, 1910, due May 1, 1912, 6%. 7:1893. 17,500
Brady, Henry to EMIGRANT INDUSTRIAL SAVINGS BANK. 18th st, No 429 n s, 375 w 9th av, 25x92. P M. Sept 22, 3 yrs, 5%. Sept 23, 1910. 3:716. 14,000
Brandeeze, Mary B wife of Edw D with SEAMENS BANK FOR SAVINGS in City N Y. 59th st, Nos 5 & 7. Extension of \$600,000 mt until May 1, 1915, at 4 1/2%. Sept 28, 1910, 1910. 5:1374. nom

THE GEORGE A. JUST CO. | IRON WORK FOR BUILDINGS

**239 VERNON AVENUE
LONG ISLAND CITY | NEW YORK**

Brady, Sadie V with Baer Realty Co. 128th st, No 24 4E. Extension of \$14,000 mt until Dec 22, 1912, at 5%. Dec 11. Sept 26, 1910. 6:1792. nom	Garone, Minnie wife Thomas Garone to METROPOLITAN SAVINGS BANK. Cherry st, No 75, s w cor James slip, No 1, 36.2x24. Sept 23, 5 yrs, 5%. Sept 26, 1910. 1:110. 10,000
Bendick, Sidney S, of Stapleton, S I, to Jno J Falihee. 139th st, Nos 606 to 614, s s, 175 w Broadway, 125x99.11. Prior mort \$185,000. Sept 27, 1910, due Aug 1, 1911, 6%. 7:2087. 30,000	Goodnow, Fredk W of Ulster Park, N Y, to TITLE GUARANTEE & TRUST CO. 121st st, No 159, n s, 92 e 7th av, 18x100.11. July 14, due, &c, as per bond. Sept 26, 1910. 7:1906. 12,000
Childs, Ellsworth to Oscar Scherer. Broadway, No 1164, e s, 79 n 27th st, 26.5x114.11x24.8x105.5. Leasehold. Sept 22, demand, 6%. Sept 23, 1910. 3:829. 15,000	Garone, Minnie wife of Thos to SAVOY TRUST CO of City N Y. James slip, No 1, s w cor Cherry st, No 75, 24x36.2. Prior mort \$10,000. Sept 23, due, &c, as per bond. Sept 27, 1910. 1:110. 2,500
City of N Y to Alex Cohn of 257 Bway. Transfer tax lien for yr 1859 assessed to Chas W Long, covering lot 22 on 47th st, n s, bet 8th and 9th avs. July 1, 1909, 2 yrs, 5 1/2%. Sept 23, 1910. 4:1038. 73.58	Gilroy, Dennis to Johanna McManus. 24th st, No 241, n s, 97.7 w 2d av, runs n 72 x w 12 x n 26.8 x w 23.4 x s 98.8 to st, x e 24.4 to beginning. Sept 16, 3 yrs, 5%. Sept 27, 1910. 3:905. 12,000
Clements, Mary to Lion Brewery. 42d st, No 563 W. Saloon lease. Sept 21, demand, 6%. Sept 26, 1910. 4:1071. 10,000	Goodman, Jacob & Chas Rubin to WEST SIDE SAVINGS BANK. 96th st, Nos 119 & 121, n s, 180 w Lexington av, 37.6x100.11. Sept 27, 1910, due as per bond. 6:1624. 39,000
Cooke, Owen & James Lockman to George Ehret. 49th st, No 322 W. Saloon lease. Sept 24, demand, 6%. Sept 26, 1910. 4:1039. 1,685.95	Same & Henry & Morris Jones with same. Same property. Certificate as to above mort. Sept 27, 1910. 6:1624. nom
Charlesworth, Clara wife of Vounoy to U S TRUST CO of N Y. Lexington av, No 368, w s, 39.6 s 41st st, 19.9x68; Lexington av, No 366, w s, 59.6 s 41st st, 19.9x68. Sept 29, 1910, 4 yrs, 4 1/2%. 5:1295. 2,500	Gottlieb, Edw O with Samson Lachman & Henry Morgenthau exrs Wm J Ehrich. Av A, No 117. Extension of \$18,000 mort until Oct 1, 1913, at 5%. Sept 29, 1910. 2:435. nom
Clinton Holding Co to Fredk P Hummel. 9th av, n w cor 213th st, 99.11x100. Sept 28, 1910, 3 yrs, 6%. 8:2210. 17,000	Gualano, Gesidio F to Nicholas Gerdes. West Washington pl, No 110, s w s, 122 n w 6th av, 21x75. Sept 29, 1910, 1 yr, 6%. 2:592. 5,250
Same to same. Same property. Certificate as to above mt. Sept 28, 1910. 8:2210. —	Gaffney, Patk to Le Grand W Ketcham. 158th st, No 502, s s, 100 w Amsterdam av, 25x99.11. Sept 23, 3 yrs, 5%. Sept 29, 1910. 8:2116. 20,000
Cregier, Agnes M to TITLE GUARANTEE & TRUST CO. 3d av, No 254, w s, 46 s 21st st, 23x75. Sept 28, 1910, due, &c, as per bond. 3:876. 5,000	Goldfein Realty & Construction Co to Alfred Frankenthaler. 96th st, Nos 119 & 121, n s, 180 w Lexington av, 37.6x100.11. P M. Prior mort \$—. Sept 27, due Mar 27, 1911, 6%. Sept 29, 1910. 6:1624. 2,000
City of N Y to Alfred J Johnson. Transfer of tax lien for yrs 1888 to 1907, assessed to Hamilton Bank, on lot 13 blk 2001, on 134th st, n s, bet Riverside Drive & Bway. May 12, 3 yrs, 12%. Sept 28, 1910. 7:2001. 1,889.75	Garbarino, Chas to Lion Brewery. Baxter st, No 24. Saloon lease. Sept 29, 1910, demand, 6%. 1:160. nom
D'Azzo, Benedetto to Victor Quarelli. 107th st, No 323, n s, 350 e 2d av, 25x75. P M. Sept 27, 5 yrs, 6%. Sept 28, 1910. 6:1679. 4,000	Getty, Hugh to Cecilia C D'Andigne & ano. Hudson st, No 159, w s, 101 n Hubert st, 25x100. P M. Sept 27, 2 yrs, 4 1/2%. Sept 28, 1910. 1:215. 15,000
Duryea, Georgie S to HARLEM SAVINGS BANK. Amsterdam av, No 934, s w cor 106th st, No 200, 33.10x100. Sept 28, 1910, 5 yrs, 4 1/2%. 7:1877. 50,000	Goldfinger Josef to Alfred Frankenthaler. 75th st, No 313, n s, 200 e 2d av, 25x99.5x24.1x98.4. Prior mt \$—. Aug 4, installs, 6%. Sept 28, 1910. 5:1450. 1,500
Durant, Donald to Wm M Savin et al, firm Wilcox & Co. West End av, No 603, w s, 24 n 89th st, 20x90. Prior mort \$—. Sept 28, due Nov 5, 1911, 5%. Sept 29, 1910. 4:1250. 3,000	Same & Annie Seldin with same. Same property. Subordination agreement. Aug 2. Sept 28, 1910. 5:1450. nom
Dell Realty Co to TITLE INS CO of N Y. Lispenard st, No 12, s s, 100.11 e West Bway, runs s 69.2 x w 0.6 x s 24.10 x e 24.6 x n 94 to st x w 24 to beginning. Sept 9, demand, 4 1/2%. Sept 23, 1910. 1:192. 20,000	Hill, Leonard L to Laura Vom C Stier. 48th st, No 221, n s, 360 e 8th av, 20x100.5. P M. Sept 28, 1910, 3 yrs, 5%. 4:1020. 25,000
Same to same. Same property. Certificate as to above mt. Sept 23, 1910. 1:192. —	Huldana Realty Co to Jacob Levy. Audubon av, n w cor 187th st, 189.9 to 188th st, x75. Building loan. Prior mort \$—. Sept 22, 1 yr, 6%. Sept 29, 1910. 8:2158. 120,000
Degenhardt, Henry to Bendheim Construction Co. Buena Vista av, n e cor 179th st, 100x147. P M. Prior mt \$32,500. Sept 22, due May 20, 1912, 5 1/2%. Sept 23, 1910. 8:2177. 7,500	Same to same. Same property. P M. Prior mort \$—. Sept 22, 1 yr, 6%. Sept 29, 1910. 8:2158. 33,000
Dannenberg, Solomon to PEOPLES TRUST CO of Brooklyn, trustee (under deed of trust by Jane A McKenna to Wm J Cregan). 38th st, Nos 237 to 241, n s, 377 e 8th av, 51.4x98.9. P M. Prior morts \$30,000. Sept 20, 3 yrs, 5 1/2%. Sept 27, 1910. 3:788. 45,000	Herrmann, Maurice with Hyman Levin & Levin Const Co. Madison av, No 1531, n e cor 104th st, No 45, 17.7x70. Extension of \$5,000 mt until Sept 9, 1913, at 6%. Sept 21. Sept 23, 1910. 6:1610. nom
East Twenty-ninth St Co to Gustav Frey. 29th st, Nos 315 & 317, n s, 200 e 2d av, 40x98.9. Prior mt \$40,000. Sept 16, 2 yrs, 6%. Sept 23, 1910. 3:935. 7,000	Harrison (Nathan) Realities, a corpn, to Hugo E Distelhurst. Spring st, No 148, s s, abt 40 w Wooster st, 20x80. Prior mt \$19,000. Sept 22, due Jan 28, 1911, 6%. Sept 23, 1910. 2:487. 1,000
Same to same. Same property. Certificate as to above mt. Sept 16. Sept 23, 1910. 3:935. —	Same to same. Same property. Certificate as to above mt. Sept 22. Sept 23, 1910. 2:487. —
EMIGRANT INDUSTRIAL SAVINGS BANK with Hannah Sperber. Grand st, No 36, n e cor Thompson st, 18.10x46.11. Extension of \$9,000 mt until Sept 23, 1915, at 5%. Sept 21. Sept 23, 1910. 2:476. nom	Holfelder, Magdalena with Seymour Schlüssel. S2d st, No 420 E. Extension of \$10,500 mt until Nov 1, 1913, 5%. Sept 24, 1910. 5:1561. nom
Eisen, Anna to Fannie Harris et al. 49th st, No 233, n s, 257 e 8th av, 18x100.5; 49th st, No 235, n s, 239 e 8th av, 18x100.5; 49th st, No 237, n s, 221 e 8th av, 18x100.5. Prior mt \$70,000. Sept 24, due Feb 1, 1912, 6%. Sept 26, 1910. 4:1021. 2,000	Hildebrand, Cath M E & Diederich G exrs John H G Hildebrand with Annie Rafferty. 51st st, Nos 434 & 436 W. Extension of 2 mts aggregating \$23,000 until July 9, 1913, at 5%. July 9. Sept 26, 1910. 4:1060. nom
Egan, Cath J with Bertha K Boswald. 133d st, No 11, n s, 185 w 5th av, 25x99.11. Extension of \$2,000 mort until Feb 1, 1913, at 6%. Sept 15. Sept 26, 1910. 6:1731. nom	Heine, Clara to TITLE GUARANTEE & TRUST CO. 72d st, No 26, s s, 385 w Central Park West, 20x102.2. Sept 26, 1910, due &c, as per bond. 4:1124. 30,000
Egan, Sarah J to EMIGRANT INDUSTRIAL SAVINGS BANK. 142d st, No 233, n s, 325 e 8th av, 25x99.11. Sept 27, 1910, 3 yrs, 5%. 7:2028. 15,000	Howell, Gwendolen & Wm W Mumford exrs. &c, Richd L Howell with METROPOLITAN LIFE INS CO. 32d st, Nos 17 to 21, n s, 275 w 5th av, 73.9x98.9. Extension of \$500,000 mt until Mar 1, 1915, at 5%. July 6. Sept 26, 1910. 3:834. nom
EAST RIVER SAVINGS INST with John Callahan. Park row, Nos 136 & 138. Extension of \$18,500 mort until Nov 1, 1913, at 5%. Sept 26. Sept 27, 1910. 1:159. nom	Heyman, Leopold with Wolf W Smith. 99th st, No 63 E. Extension of \$20,000 mort until Oct 31, 1913, at 5%. Sept 26. Sept 27, 1910. 6:1605. nom
EAST RIVER SAVINGS INST with John Callahan. Park row, No 134. Extension of \$18,500 mort until Nov 1, 1913, at 5%. Sept 26. Sept 27, 1910. 1:159. nom	Herman, Louise to David Herman. 119th st, Nos 247 & 249, n s, 80 w 2d av, 38.4x100.10. Prior mort \$38,000. Sept 27, 1910. 2 yrs, 6%. 6:1784. 3,000
EAST RIVER SAVINGS INST with John Callahan. Park row, No 132. Extension of \$14,000 mort until Nov 1, 1913, at 5%. Sept 26. Sept 27, 1910. 1:159. nom	Herman, Louise to David Herman. 2d av, Nos 2321 & 2323, n w cor 119th st Nos 251 & 253, 40.10x80. Prior mt \$40,000. Sept 27, 1910, 2 yrs, 6%. 6:1784. 8,000
Ellman, Jacob to Saml Groszman. 2d av, No 2059, w s, 25.6 s 106th st, 25x73. Sept 29, 1910, 3 yrs, 5%. 6:1635. 10,000	Ingle, John to Meyer Auerbach & Lawyers Mortgage Co. Madison av, No 1642. Assignment of all title in ownership agreement and consent to same. Aug 11, 1910. Sept 27, 1910. 6:1615. nom
EAST RIVER SAVINGS INST with Benj Aufses. 5th st, No 717 E. Extension of \$20,000 mort until Nov 1, 1915, at 5%. Sept 27. Sept 29, 1910. 2:375. nom	Kaplan, Horace I of Brooklyn, N Y, to Saml Abeloff. Suffolk st, No 56, e s, 56.3 s Broome st, 18.9x50. Prior mt \$10,000. Aug 1, due Feb 1, 1913, 6%. Sept 23, 1910. 2:346. 5,000
Fallon, M Loretta, of Mamaroneck, N Y, to A Gertrude Cutter. 1st av, No 1036, e s, 75 s 57th st, 17.9x71.5x22.3x71.4. Sept 29, 1910, 5 yrs, 4 1/2%. 5:1368. 10,500	Krakauer, Henry G & Eli Sulzer to Emanuel Jackson. 113th st, Nos 330 to 334, s s, 200 w 1st av, 3 lots, each 25x100.11. 3 mts, each \$4,000; 3 prior mts, \$— each. Sept 26, 1910, due Mar 7, 1914, 6%. 6:1684. 12,000
Failla, Lucia & Marco Termini to Kips Bay Brewing & Malting Co. Chrystie st, No 226. Saloon lease. Sept 24, demand, 6%. Sept 28, 1910. 2:422. 300	Kerr, E Coe with Lawyers Mortgage Co. Madison av, No 1642. Agreement as to share ownership in mt. Feb 27, 1908. Sept 27, 1910. 6:1615. nom
Frankenheim, Saml H to Sidney Frankenheim. Av B, No 81, e s, 101 s 6th st, 20x64. Prior mt \$4,650. Sept 16, 2 yrs, 6%. Sept 24, 1910. 2:388. 1,800	Kerr, E Coe to John Ingle, Jr. & Lawyers Mortgage Co. Same property. Assigns of all title to above agreement and consent to same. Feb 27, 1908. Sept 27, 1910. 6:1615. nom
Fox, Michael & Anthony Flaherty to George Ehret. Av C, No 162, n e cor 10th st. Saloon lease. Sept 22, demand, 6%. Sept 23, 1910. 2:380. 2,800	Keogh, Bridget to EMIGRANT INDUSTRIAL SAVINGS BANK. 5th av, No 2117, e s, 20.2 s 130th st, 18.6x110. Sept 27, 1910, 3 yrs, 5%. 6:1754. 6,500
Frank Hotel Co to Peter Doelger. 7th av, No 420, n w cor 33d st, No 201. —x50x22x50. Saloon lease. Sept 22, demand, 6%. Sept 23, 1910. 3:783. 10,000	King, Edwin B indivd & as exr. &c, Susan Le R King with BANK FOR SAVINGS in City of N Y. 1st av, No 335. Extension of \$7,000 mort until Sept 24, 1915, at 4 1/2%. Sept 15. Sept 27, 1910. 3:925. nom
Frank Hotel Co to Louis Joseph & ano. 7th av, No 420, n w cor 33d st, No 201. —x50. Leasehold. Prior mt \$10,000. Sept 23, demand, 6%. Sept 24, 1910. 3:783. notes, 2,500	King, Herman & Martin with BANK FOR SAVINGS, N Y. 8th av, No 603. Extension of mort for \$35,000 to Jan 10, 1913, at 4 1/2%. Sept 14. Sept 27, 1910. 3:763. nom
Frank, Fanny to Emma Clahane. 98th st, No 23, n s, 300 w Central Park West, 25x100.11. Prior mort \$20,500. Jan 3, 1910, due July 1, 1911, 6%. Sept 27, 1910. 7:1834. 500	

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- Kern, Michl to Peter Doelger. 8th av, No 261, n w cor 23d st. —x—. Saloon lease. Sept 26, demand, 6%. Sept 27, 1910. 3:-747. 10,000
- Kutnow, Erna to TITLE GUARANTEE AND TRUST CO. Lexington av, No 816, w s, 61.5 s 63d st, 19.6x80. Sept 28, due, &c, as per bond. Sept 29, 1910. 5:1397. 18,000
- Kempner, Irving I with John L Lawrence. 26th st, No 211 W. Extension of \$12,000 mt until Sept 13, 1913, at 5%. Sept 26, Sept 28, 1910. 3:776. nom
- Kennedy, Harvey L of West Galway, N Y, to TITLE GUARANTEE & TRUST CO. 32d st, No 138, s s, 60 e Lex av, 20x58.6. Prior mt \$8,000. Sept 28, 1910, due, &c, as per bond. 3:887. 2,000
- King, Abel & Isaac Scharsh with Ciro Poggiorale. 112th st, Nos 310 & 312, s s, 142.6 e 2d av, 42.6x100.11. Extension of \$5,500 mt until Oct 1, 1915, at 6%. Sept 28. Sept 29, 1910. 6:1683. nom
- Lewis, Lincoln to American Swedenborg Printing & Publishing Society. 13th st, No 161, n s, 100 e 7th av, 20x103.3. P M. Sept 28, 1910, 3 yrs, 5%. 2:609. 6,000
- Lane, Estelle K with EMIGRANT INDUST SAVINGS BANK. Lexington av, No 1810. Extension of mort for \$3,000 to Sept 26, 1913, at 5%. Sept 26, Sept 29, 1910. 6:1640. nom
- Lyon, A Maynard to TITLE GUARANTEE & TRUST CO. Broad st, Nos 101 & 103, e s, 40.3 s Pearl st, runs e 37.5 x n 1.4 x e 25.10 x s 34.10 x w 68.10 to e s Broad st, x n 34.9 to beginning. Sept 29, 1910, due, &c, as per bond. 1:7. 35,000
- Lawrence, Jos W trustee Bryan Lawrence with Herbert W Todd. 89th st, No 266, s s, 147 e West End av, 15x100.8. Extension of \$8,500 mt until Sept 21, 1915, at 4½%. Sept 21. Sept 23, 1910. 4:1236. nom
- Lewis, Bella to Benj F Feiner as trustee for Tessie E Moss & ano. 49th st or Mitchell pl, No 10, n s, 162 s e 1st av, 18x80.10. Sept 26, 1910, 5 yrs, 5%. 5:1361. 5,000
- Lawyers Mortgage Co with Mechanics National Realty Co. 35th st, No 249 E. Extension of \$6,500 mt until June 27, 1913, at 5%. Aug 15, Sept 26, 1910. 3:916. nom
- Lawyers Mortgage Co with Henry Volkening individ & as exr et al. Lafayette st, No 216. Extension of \$15,000 mt until June 30, 1913, at 5%. Sept 14. Sept 26, 1910. 2:482. nom
- Loewenstine, Gladys P (also known as Gladys P Reid) to TITLE GUARANTEE & TRUST CO. 4th st, Nos 162 & 164, n w cor Cornelia st, Nos 1 & 3, 76x26.10x75x40.11. Sept 26, 1910, due, &c, as per bond. 2:590. 31,000
- Lane, Estelle K to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 1810, w s, 60.1 n 112th st, 20x55. Sept 26, 1910, 3 yrs, 5%. 6:1640. 3,500
- Lafayette Bldg Co to U S TRUST CO of N Y. Lafayette st, Nos 111 to 115, s e cor Canal st, Nos 246 to 250, 75.10x62.3x60.4x 71.7. Sept 26, 1910, 3 yrs, 4½%. 1:197. 80,000
- Lenray Construction Co to Wm E Finn. 15th st, Nos 153-159, n s, 150 e 7th av, 80x103.3. Bldg loan. Prior mort \$115,000. Sept 26, 1 yr, 6%. Sept 27, 1910. 3:791. 70,000
- Same to Etha F Wolfson. Same property. P M. Prior mort \$64,500. Sept 26, 1 yr, 6%. Sept 27, 1910. 3:791. 50,500
- Same to same. Same property. Certificate as to above mort. Sept 26, Sept 27, 1910. 3:791. —
- Laubheim, Fannie S with Emile Runge. 11th st, No 625, n s, 308 w Av C, 25x103.3. Extension of \$13,000 mort until Nov 1, 1915, at 5%. Sept 23. Sept 26, 1910. 2:394. nom
- Lafayette Bldg Co to U S TRUST CO. Canal st, Nos 246 to 250, & Lafayette st, Nos 111 to 115. Certificate as to mort for \$80,000. Sept 26, Sept 27, 1910. 1:197. —
- Ludwig, Bernhard J with METROPOLITAN LIFE INS CO. 24th st, Nos 125 & 127, n s, 80 w Lexington av, 45x98.9. Extension of mt for \$85,000 to Oct 1, 1913, at 5%. Sept 29, 1910. 3:880. nom
- McCormick, Stephen to Paul E Lamarche guardian Marie T Lamarche et al. 128th st, No 117, n s, 216 e Park av, 16x99.11. Sept 22, 3 yrs, 5%. Sept 24, 1910. 6:1777. 7,000
- Moffat, Myra & Cora M Bramwell to GUARANTY TRUST CO. Broadway, No 335, n w cor Worth st, Nos 87 & 89, runs n 28.3 x w 144.10 to w s alleyway x n 27.1 x w 34.4 x n 44.8 x w 24.4 x s 100 to st x e 203.1 to beginning. Sept 23, 1910, 3 yrs, 5%. 1:173. 200,000
- Muller, Fritz & Chas Bauer to V Loewers Gambrinus Brewery Co. 11th av, No 623. Saloon lease. Sept 22, demand, 6%. Sept 27, 1910. 4:1093. 1,317.10
- Machin, Vivant to Van Dyck Estate. 59th st, No 316, s s, 225 e 2d av, 25x100.4; 58th st, No 323, n s, 235.9 e 2d av, 20x100.4. Prior mort \$32,000. Sept 26, due June 26, 1911, 6%. Sept 27, 1910. 5:1351. 10,000
- Michelman, Barnett to Yetta Goldstein. Columbia st, No 84, e s, 125 n Rivington st, 25x117.8. Prior mort \$—. Sept 29, 1910, due Oct 1, 1913, 6%. 2:334. 4,500
- Maglio, Antonio to Lion Brewery. 67th st, No 329 W. Saloon lease. Sept 23, demand, 6%. Sept 29, 1910. 4:1179. 7,703.70
- Mendelson, Julius to Carmela De Luca. Hamilton st, No 12, s s, 133.5 e Catherine st, 25.1x104.1x25x103.11. Certificate as to payment of \$700 on account of mort. Sept 10. Sept 28, 1910. 1:253. —
- Moody, Horace to Julius B Ikelheimer. 98th st, No 136, s s, 316.11 w Columbus av, 16x100.11, correction mt. Prior mt \$9,000. Sept 15, 2 yrs, 6%. Sept 22, 1910. 7:1852. Corrects error in last issue when "correction mortgage" was omitted. 2,000
- Moody, Horace to Julius B Ikelheimer. 98th st, No 138, s s, 332.11 w Columbus av, 17x100.11, correction mt. Prior mt \$9,000. Sept 15, 2 yrs, 6%. Sept 22, 1910. 7:1852. Corrects error in last issue when "correction mortgage" was omitted. 2,000
- Nathan, Effie with TITLE GUARANTEE AND TRUST CO. Lexington av, No 816. Subordination agreement. Sept 28. Sept 29, 1910. 5:1397. nom
- Norece Co to Kate A Vernon. Certificate as to mort for \$1,700, dated Sept 16, 1910. Sept 16, Sept 29, 1910. —
- New Realty Co to S J Meltzer. Lenox av, No 55, w s, 25.2 s 113th st. —x—. Certificate as to mt for \$6,500. Sept 22. Sept 23, 1910. 7:1822. —
- New Realty Co to S J Meltzer. Lenox av, No 55, w s, 25.2 s 113th st, 25.2x75. Prior mt \$25,000. Sept 23, 1910, due Jan 1, 1915, 6%. 7:1822. 6,500
- Nelson (Andrew) Co with Mary C Archibald. 15th st, No 149 W. Extension of \$10,000 mort until Sept 16, 1915, at 4½%. Sept 16. Sept 27, 1910. 3:791. nom
- O'Connor, Wm to David McClure & ano trustee Brian McKenney. Madison av, No 2101, n e cor 132d st, 19.11x80. Prior mt \$5,000. Sept 22, due Oct 28, 1911, 5%. Sept 23, 1910. 6:1757. 2,000
- Ottens, Arthur to Tillie Antenrieth. Amsterdam av, No 2107, e s, 75 n 164th st, 25x100; 8th av, No 2837, w s, 24.11 n 151st st, 25x81; Columbus av, Nos 783 & 785, e s, 25.11 n 98th st, 50x74. 1-6 part. All title. Prior mt \$1,500. Sept 22, due Feb 1, 1912, 6%. Sept 23, 1910. 7:1834 & 2046, 8:2111. 1,000
- Orzachowitz, Sarah T to Albert H Hastorf. 2d av, No 1974, e s, 75.11 n 101st st, 25x75. Sept 26, 1910, 5 yrs, 5%. 6:1673. 15,000
- Same & Herman A Koenig with same. Same property. Subordination agreement. Sept 15. Sept 26, 1910. 6:1673. nom
- Orzachowitz, Sarah T to Leah Cohn. 2d av, No 1974, e s, 75.11 n 101st st, 25x75. Prior mort \$—. Sept 26, 2 yrs, 6%. Sept 27, 1910. 6:1673. 1,000
- Openhym, Christine G gdn Geo J Openhym with Julius Feinberg. Henry st, No 146. Extension of \$28,000 mt until Sept 30, 1912, at 4½%. Sept 16. Sept 28, 1910. 1:271. nom
- Pachman, Joseph to Monroe-Eckstein Brewing Co. Spring st, No 144, and Wooster st, No 91, store lease. All title. Sept 28, demand, 6%. Sept 29, 1910. 2:487. 1,500
- Pine Investing Co to Richard S Newcombe. 145th st, Nos 131 & 133, n s, 275 w Lenox av, 43.9x99.11. Given to correct error in description in mort dated Jan 13, 1909, and recorded Jan 14, 1909. Prior mort \$47,000. Jan 13, 1909, 2 yrs, 6%. Sept 29, 1910. 7:2014. 8,000
- Same to same. Same property. Certificate as to above mort. Sept 29, 1910. 7:2014. —
- Penny, Cora L to Cornelius J Kelly. Bleecker st, No 137, on map No 135, n s, 25.1 e West Bway, 25x100. Given to secure 6 notes. Sept 20, due Mar 20, 1911, 6%. Sept 23, 1910. 2:536. notes, 2,000
- Prescott, Dorothy to Enrique Cata 'Y Rosell. 120th st, No 116, s s, 215 w Lenox av, 20x100.11. P M. Sept 22, 5 yrs, 5%. Sept 23, 1910. 7:1904. 15,000
- Pleines, John A to EQUITABLE LIFE ASSUR SOC of the U S. Madison av, Nos 1137 to 1141, s e cor 85th st, No 38, 62.2x75. P M. Sept 21, due Oct 1, 1915, 5%. Sept 23, 1910. 5:1496. 90,000
- Pleines, John A to Ellen McDonald. Madison av, Nos 1137 to 1141, s e cor 85th st, No 35, 62.2x75. P M. Prior mt \$90,000. Sept 21, 1 yr, 6%. Sept 23, 1910. 5:1496. 35,000
- Roman Catholic Church of the Guardian Angel to EMIGRANT INDUSTRIAL SAVINGS BANK. 23d st, Nos 511 to 515, n s, 100 w 10th av, 50x98.9. Sept 23, 1910, 3 yrs, 5%. 3:695. 56,000
- Rosenthal, Chas M with Adolf Doctor & Albert Kraus. 149th st, s s, 100 w Convent av, 75x99.11. Extension of mt for \$15,000 to Sept 22, 1912, at 6%. Sept 22. Sept 23, 1910. 7:2063. nom
- Rieper, Jacob & Wm Schafer to Ernst Adickes & ano. 8th av, No 2787, n w cor 148th st, No 301, 24.11x100. Prior mt \$—. Sept 24, 2 yrs, 6%. Sept 26, 1910. 7:2045. 3,000
- Ruff, August with Louis Buchler. 14th st, No 203, n s, 100 e 3d av, 19x103.3. Extension of \$6,000 mort until Jan 4, 1914, at 6%. Sept 23. Sept 26, 1910. 3:896. nom
- Rapp, Pauline S, Chas J Basch & Julius Goldstone exrs, &c, Maurice Rapp & Lewis S Marx to TITLE GUARANTEE & TRUST CO. Lexington av, Nos 1671 & 1673, s e cor 105th st, No 148, 31.10x55. Sept 21, due, &c, as per bond. Sept 27, 1910. 6:-1632. 15,000
- Rosenfeld, Benj to Rosie Rosenfeld. 117th st, No 62, s s, 165 w Park av, 25x100.11. Nov 10, 1903, 2 yrs, 6%. Sept 27, 1910. 6:1622. 3,000
- Rubenstein, Louis to General Holding Co. Allen st, No 17, n w cor Canal st, No 73, 75x22.6. P M. Sept 28, 1910, demand, 6%. 1:300. 15,500
- Rubinger, Chas to Joseph L Buttenwieser. 12th st, Nos 137 to 151, n s, 325 e 7th av, 125x103.3. Prior mts \$—. Sept 9, due June 1, 1911, 6%. Sept 28, 1910. 2:608. 25,000
- Reeder, Annie C to Louisa L Kane. Bedford st, No 6, e s, abt 35 n Houston st, 22x73.2x12x83.8. ½ part. Sept 15, 1 yr, 6%. Sept 28, 1910. 2:527. 1,500
- Stein, Elizabeth to Theodore Wang. 110th st, No 8, s s, 228 w Mad av, 19.6x100.11. Sept 27, due Oct 1, 1915, % as per bond. Sept 28, 1910. 6:1615. 500
- Sherman & Gore Inc to Long Dock Mills & Elevator. Certificate as to chattel mt dated Sept 27, 1910. Sept 27. Sept 28, 1910. —
- Stern, Carrie S or Caroline to Jetta Loewenstein. Lexington av, No 1468, w s, 19.8 s 95th st, 18x80. Prior mort \$—. Sept 29, 1910, 3 yrs, 4½%. 5:1523. 6,000
- Scheidecker, Lena to COMMONWEALTH SAVINGS BANK. 169th st, No 512, s s, 175 w Amsterdam av, 25x85. Sept 29, 1910, 3 yrs, 5%. 8:2125. 40,000
- Starr, Louis M to Union Theological Seminary. 70th st, Nos 42 to 46, s s, 125 w Park av, 50x100.5. P M. July 28, due Oct 1, 1912, 4½%. Sept 29, 1910. 5:1384. 100,000
- Siegel, Louis to Isaac O Farber & ano. Hester st, No 57, n s, 63.6 e Ludlow st, 24x75. Prior mort \$36,000. Sept 14, demand, 6%. Sept 29, 1910. 1:310. 5,000
- Simon, Betty with Meir Nestil. Av B, No 143. Subordination agreement. Sept 22. Sept 29, 1910. 2:392. nom
- Stroh, Isaac to Meir Nestil. Av B, No 143, n e cor 9th st, No 601, 23.3x70. Prior mort \$34,000. Sept 22, due Sept 10, 1913, 6%. Sept 29, 1910. 2:392. 6,000
- Salomon, Harry G to Wm A Spencer. Water st, No 160, n w cor Fletcher st, No 10, 17.9x80.2x17.9x80.3. Sept 22, 5 yrs, 4½%. Sept 23, 1910. 1:70. 24,000
- Sperber, Hannah to EMIGRANT INDUSTRIAL SAVINGS BANK. Grand st, No 36, n e cor Thompson st, 18.10x46.11. Sept 23, 1910, 5 yrs, 5%. 2:476. 3,500
- Smith, Thos F & Henry Brady to N Y SAVINGS BANK. 22d st, No 432, s s, 277.8 w 9th av, 19.5x93.6. P M. Sept 22, due, &c, as per bond. Sept 23, 1910. 3:719. 3,000
- Schaffler, Louis to Welz & Zerweck, a corpn. Av D, No 8, e s, 74.8 s 3d st, 18.7x90; Av D, No 10, e s, 56.1 s 3d st, 18.7x90; Av D, No 12, e s, 37.2 s 3d st, 18.11x70. Prior mt \$35,500. Sept 24, demand, 6%. Sept 26, 1910. 2:357. 4,600
- Schaefer, Rudolph L to Henry Reifel. 10th av, No 758, e s, 75.5 s 52d st, 25x75. Prior mt \$—. Sept 23, 2 yrs, 6%. Sept 26, 1910. 4:1061. 2,000
- Stollmeyer, Delia to V Loewers Gambrinus Brewery Co. 38th st, No 436 W. Saloon lease. Sept 26, demand, 6%. Sept 27, 1910. 3:735. 1,400
- Salomon, Chas with Mansel Realty Co. 83d st, No 69 W. Extension of \$3,000 mort until Mar 1, 1913, at 6%. Sept 27, 1910. 4:1197. nom

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

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Seidel, John to Wm Engel. 80th st, No 421, n s, 206.6 e 1st av, 25x102.2. Aug 1, due July 1, 1911, 5%. Sept 27, 1910. 7,000
5:1560.

Schiller, Eugene B with Mary Weiner & Jennie Greenhoot. 62d st, No 220, s s, 300 w Ams av, 25x100.5. Extension of mt for \$13,000 to Sept 28, 1915, at 5%. Sept 28, 1910. 4:1153. nom

Titus, Arthur W & John G Hilliard with Theresa H Freeman. Van Corlear pl, No 1. Subordination agreement. Sept 9, 1910. 13:3402. nom

Trigg, Miriam L to EQUITABLE LIFE ASSUR SOC of the U S. Morton st, Nos 9 & 11, n s, 100.4 w Bleecker st, 49.7x100.4. Sept 12, due Oct 1, 1911, 5%. Sept 23, 1910. 2,587. 37,000

Torek, Franz to TITLE GUARANTEE & TRUST CO. Madison av, No 1021, e s, 80 s 79th st, 20.4x75. Sept 29, 1910, due, &c, as per bond. 5:1393. 10,000

Thomas, Chas C to Lion Brewery. 7th av, n w cor 38th st. Saloon lease. Sept 28, demand, 6%. Sept 29, 1910. 3:788. 5,238.50

Weinstein, Sarah to Harlan F Stone trustee David Stevenson for benefit Marion S Buckler. 97th st, No 207, n s, 140 e 3d av, 24.6x100.11. Prior mt \$—. Sept 29, 1910, due Dec 1, 1915, 5%. 6:1647. 13,000

Weekes, Henry de F exr Kath DeKay Bronson with Herrmann Abr Wolff. 65th st, No 342 E. Extension of \$19,500 mort until July 23, 1915, at 5%. Aug 30, Sept 29, 1910. 5:1439. nom

Ward, Harry P. of Closter, N J, to EQUITABLE LIFE ASSUR SOC of the U S. 129th st, Nos 381 to 389, n s, 68.6 e Convent av, 144.5x99.11. Sept 28, 5 yrs, 5%. Sept 29, 1910. 7:1969. 135,000

Wicker, Lucy S to Ada B Callender. 89th st, No 300 W; also known as West End av, No 599. Sept 26, due as per note, 6%. Sept 28, 1910. 4:1250. 3,800

Warner, Helen M & Mabel H Smith, of Skaneateles, N Y, & Ethel S Hazen heirs J Lewis Smith to E Augusta Grinnell. 56th st, No 64, s s, 100 e 6th av, 22.6x100.5. Sept 22, 5 yrs, 4 1/4%. Sept 23, 1910. 5:1271. 27,000

Wicke, Theodore to Lion Brewery. 17th st, No 25 E. Saloon lease. Sept 14, demand, 6%. Sept 26, 1910. 3:846. 600

Weil, Jonas & Bernhard Mayer with WEST SIDE SAVINGS BANK. 96th st, Nos 119 & 121, n s, 180 w Lexington av, 37.6x100.11. Subordination agreement. Sept 26, 1910. 6:1624. nom

West 139th Street Realty Co to Chas H Bellows, Jr. 150th st, s s, 125 w Broadway, 130x99.11. Prior mort \$140,000. Sept 27, due Aug 1, 1911, 6%. Sept 27, 1910. 7:2096. 30,000

Winston Holding Co to Sender Jarmulowsky. 92d st, s s, 125 e Broadway, runs s 56.8 x w 6 x s 51.3 x e 43.7 x n 1.7 x e 12.4 x n 78.11 x e 4.11 x n 27.7 to s 92d st, x w 57.8 to beginning. Prior mt \$46,000. Sept 27, 1910, 1 yr, 6%. 4:1239. 80,000

Same to same. Same property. Certificate as to above mort. Sept 27, 1910. 4:1239.

Zendman, Sarah to Solomon Cohn. 109th st, No 244, s s, 537.7 w Amsterdam av, 37.5x100.11. Prior mort \$39,000. Sept 24, 3 yrs, 6%. Sept 27, 1910. 7:1880. 10,000

BOROUGH OF THE BRONX.

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

Albert, Gussie to Louis Schaffer. 172d st, n s, 95.2 w Washington av, 45x105. Prior mt \$—. Aug 31, 1 yr, 6%. Sept 24, 1910. 11:2905. 4,000

*American Real Estate Co to Arthur J Mace & ano exrs Malinda G Mace. White Plains road, e s, at n s land now or formerly Joel Wolfe estate, runs s e 223.3 x s e 74.11 to n w s Old Boston Post road x e 34.1 to n w s Boston road x n e 2,149.3 to s s Williamsbridge road x n w 885.11 x w 199.3 to c l Barnes av x s 345.2 to c l Arnov av x w 520 to c l Holland av x n 430.9 to s s Williamsbridge road x w 293.9 to e s Old White Plains road x s 943.2 to e s White Plains road x s 1,415.7 to beginning; Old White Plains road, e s, at n s land now or formerly Joel Wolfe estate, runs s e 69.10 to w s White Plains road x n 384.7 to Old White Plains road x s w 349 to beginning; also strip bet s e boundary line of above premises & n w s Old Boston Post road as now in use. P M. Sept 22, 10 yrs, 4 1/4% for 1st 5 yrs and 5% thereafter. Sept 23, 1910. 514,600

*Anopol, Walter to Gertrude B Cornell. Commonwealth av, w s, 200 n Merrill st, 25x100, except part for Commonwealth av. Sept 29, 1910, 3 yrs, 5 1/2%. 4,500

*Same to Mary Herbst. Same property. Prior mort \$4,500. Sept 29, 1910, 2 yrs, 6%. 1,500

Burdick Realty Co with John V Irwin. Garden st, s s, 207.1 w Southern Boulevard, 16.6x100. Subordination agreement. Sept 29, 1910. 11:3112. nom

Same to same. Garden st, s s, 223.7 w Southern Boulevard, 16.10 x100. Subordination agreement. Sept 29, 1910. 11:3112. nom

Same with Kathryn M Brady. Garden st, s s, 190.5 w Southern Boulevard, 16.8x100. Subordination agreement. Sept 29, 1910. 11:3112. nom

Baumiller, Marie E wife of & John Baumiller to Ida Sattler. Bryant av, w s, 120 s 172d st, 20x100. Prior mt \$7,500. Sept 23, 1 yr, 6%. Sept 28, 1910. 11:2995. 1,500

Bjorkegren (Chas), Inc, a corpn. to Kank Realty Co. Webster av, w s, 229 n 180th st, 50x100.1x53.11x100. Prior mt \$—. Sept 28, 1910, due Mar 28, 1911, 6%. 11:3143. 4,000

Same to same. Same property. Consent to above mt. Sept 28, 1910. 11:3143.

Baumohl, Charles to Manida Co. Manida st, No 840, n e s, 388.10 n w Lafayette av, 25x100. P M. Prior mt \$7,500. Sept 24, 1910, 5 yrs, 6%. 10:2740. 1,000

Bannon, Ellen M with Diedrich Hillmann. 139th st, No 436 E. Extension of \$14,000 mt until Sept 20, 1913, at 5%. Sept 20, 1910. 9:2283. nom

Borkstrom, Eric, Arthur, Hedwig & Oscar G Borkstrom individ & as guardian Ellen Borkstrom et al to Isabella Hart. 148th st, No 231, n s, 375 w Morris av, 25x106.6. Sept 19, 3 yrs, 5%. Sept 24, 1910. 9:2337. 4,500

Brown-Weiss Realities, a corpn. to Nathan Finkelstein. Merriam av, w s, 125.9 s 170th st, 160x100. Prior mt \$—. Sept 23, 1910, 1 yr, 6%. 9:2532. 4,000

Bronx Heights Land Co to FOURTEENTH STREET BANK. 242d st, s s, 160 e Katonah av, 275x100; 242d st, n s, 95 e Mt Vernon av, runs n e 175.2 to s w s Duke pl x s e 220.6 to 242d st x w 242.5 to beginning; 238th st, n s, 175 e Katonah av, runs n 100 x e 140 x s w 60 x s w 40 x n w 75 x s w 34 to 238th st x w 2.4 to beginning; Duke pl, n e s, in City of Yonkers, 130.9 e Mt Vernon av, runs n e 100 x s e 258.4 x n e 12.7 x e 33.10 x n e 85.10 to w s Martha av x s 136.7 to 242d st x w 177.11 to pl x n w 250 to beginning. Prior mt \$9,134.50. Sept 22, due Jan 22, 1911, 6%. Sept 23, 1910. 12:3387 & 3390. 6,000

Bargon, John H with Mary L Gilson. Union av, e s, 111.5 s Kelly st, 16.8x90. Extension of \$4,000 mt until Jan 1, 1912, at % as per bond. Sept 15, Sept 23, 1910. 10:2674. nom

Beringer, Regina with Henry J Wilkens. St Anns av, No 342, e s, 125.4 n 141st st, 25x90. Subordination agreement. Sept 22, Sept 26, 1910. 10:2556. nom

Bronx Heights Land Co to FOURTEENTH STREET BANK. Certificate as to mort for \$6,000 on property at Duke Manor, Yonkers, N Y, known as lots 9 to 13, 147 to 157, 159 to 166, 182 to 192 & 211 to 214. Sept 21, Sept 26, 1910. 12:3387 & 3390.

*Bracco, Rachela wife of & Francesco to STATE SAVINGS BANK. Barnes av, e s, 78.3 s Sheil st, 26.5x112x25x103.4, except part for av, Laconia Park. Sept 23, due June 1, 1911, 6%. Sept 24, 1910. 2,000

*Bremser, Emil to Geo Seewald. Wallace av, w s, 175 s Morris Park av, 25x100. Sept 27, 1910, 3 yrs, 5%. 3,000

Central Holding Co to Charlton R Mabley trustee for Bernice M Post. 184th st, s e s, 6.7 s w Fordham road, 69x46. Sept 22, 3 yrs, 5%. Sept 23, 1910. 11:3234. 24,000

Same to same. Same property. Certificate as to above mt. Sept 22, Sept 23, 1910. 11:3234.

Congregational Home Missionary Soc with Geo A Reeber. 3d av, No 2583. Extension of \$10,000 mt until July 22, 1913, at 5%. Aug 22, Sept 23, 1910. 9:2321. nom

*Contessa, Teresa to Raffaele Di Luglio & ano. 222d st, s s, 130 w Barnes av, 25x89, Wakefield. P M. Prior mt \$4,500. Dec 21, 1909, 3 yrs, 6%. Sept 23, 1910. 800

Casale, Beatrice & Concetta to John R Peterson. Daly av, e s, 200 n 176th st, 25.3x150.11, with rights of way, &c P M. Sept 26, due Sept 1, 1914, 5%. Sept 27, 1910. 11:2992. 3,000

Cook (John C) Co to TITLE GUARANTEE & TRUST CO. Marmion av, n w cor Elsmere pl, 100x25. Bldg loan. Sept 26, 1 yr, 6%. Sept 27, 1910. 11:2956. 17,000

Same to same. Same property. Certificate as to above mort. Sept 24, Sept 27, 1910. 11:2956.

*Cook, John to Agnes Douglas widow. Road leading from Village of Westchester to Fort Schuyler, n e s, being lots 62 & 63 map Schuylerville, 70x150x80.9x173. P M. Sept 16, 3 yrs, 5 1/2%. Sept 27, 1910. 4,000

Cambeis, Natalie to KNICKERBOCKER TRUST CO. Robbins av, n w s, 100 e 152d st late Willow st, runs n e 100 x n w 218 x s w 76 x s e 54.5 x s e 158 to beginning, except part for Westchester av and Trinity av. Sept 26, 1 yr, 5%. Sept 27, 1910. 10:2623. 3,500

Chave, Alice G to Claire Groulx. Kingsbridge terrace, n s, 152.10 w Kingsbridge road, 26.6x147.2x26.4x129.10. Sept 29, 1910. 5 yrs, 5%. 11:3240. 2,500

C K Realty Co to North American Mortgage Co. 178th st, s s, 149 w Vyse av, runs s w 142.6 x s e 50.3 x 142.6 to 178th st, x w 49 to beginning. Sept 28, due July 29, 1911, 6%. Sept 29, 1910. 11:3126. 34,000

Same to same. Same property. Certificate as to above mort. Sept 28, Sept 29, 1910. 11:3126.

Cerra Realty & Construction Co to Chas E Stahl. Mohegan av, e s, 209.3 s 180th st, 41x145.2. P M. Prior mort \$2,000. Sept 27, due, &c, as per bond. Sept 29, 1910. 11:3123. 3,150

Drakard, John to Henry Muller. 182d st, No 457, n s, 166.8 e Park av, 33.4x100. Prior mt \$16,500. Sept 28, 1910, 2 yrs, 6%. 11:3038. 3,500

Davis, Henry L to Emily A Davis. Burnside av, n e s, 84.11 n w Ryer av, 28.8x58x24x73.8. Sept 20, 1 yr, 5%. Sept 23, 1910. 11:3149. 1,000

Demarest, Amelia B to Junius J Pittman & ano. Tiebout av, No 2237, w s, 55.3 n 182d st, 18.2x63.8x18x62.3. P M. Prior mt \$3,500. Sept 22, installs, 6%. Sept 23, 1910. 11:3145. 1,500

Dyer, Martin C to Herman G Eilers. Decatur av, No 2958, e s, 423.4 s 201st st, 50x120. P M. Prior mt \$7,000. Sept 26, 1910, 5 yrs, 5%. 12:3280. 2,500

D'Angelo-Bonagur Const Co to Greenwich Mortgage Co. Prospect av, w s, 350 n 183d st, 50x95. Certificate as to mt for \$23,000. July 1, Sept 26, 1910. 11:3102.

D'Ambra, Annie to Manhattan Mortgage Co. Bainbridge av, e s, 42.8 n Mosholu Parkway, 50x100. Prior mort \$—. Sept 27, 1910, due, &c, as per bond. 12:3334. 13,000

Same to Chas J Roehn & ano. Same property. Prior mort \$13,000. Sept 12, due, &c, as per bond. Sept 27, 1910. 12:3334. 45,000

EAST RIVER SAVINGS INSTN with Christian Rieger, Jr, et al. 147th st, Nos 441-453 E. Extension of \$10,000 mt until Aug 1, 1913, at 5%. Sept 23, Sept 26, 1910. 9:2292. nom

EAST RIVER SAVINGS INSTN with Christian Rieger, Jr, et al. Forrest av, No 1135. Extension of \$6,000 mt until Aug 1, 1913, 5%. Sept 23, Sept 26, 1910. 10:2651. nom

*Earley, Martin J to Martin J Earley, Jr. Prospect st, s s, 117.6 e from west shore City Island, runs s 110 x w 84.8 to w s City Island, x n — to st, x e 117.6 to beginning, together with strip 16 1/2 ft wide adj above on north side. Sept 22, demand, 6%. Sept 29, 1910. 3,500

Edmondson Const Co to COMMONWEALTH SAVINGS BANK of N Y City. 175th st, n s, 129.1 e Walton av, runs n 78.11 x s e 91.10 to st x w 46.10 to beginning. Sept 28, 1910, 3 yrs, 5%. 11:2825 & 2826. 4,000

Same to same. Same property. Certificate as to above mt. Sept 26, Sept 28, 1910. 11:2825 & 2826.

Same & Geo E Buckbee with same. Same property. Subordination agreement. Sept 28, 1910. 11:2825 & 2826. nom

*Ferrara, Antonio to Ella A Gregg. Odell st, e s, 555 n Railroad av, 25x108. Sept 22, due Oct 1, 1913, 5 1/2%. Sept 29, 1910. 2,500

Frankel, Bertha to Max Marx. Stebbins av, s e s, 100 n e 169th st, 150x131.4x150.3x122.11. P M. Prior mt \$12,000. Aug 29, 2 yrs, 6%. Sept 28, 1910. 11:2973. 10,000

EDISON PORTLAND CEMENT

will have no small part in the

CEMENT SHOW

MADISON SQUARE GARDEN, DECEMBER 14-21

Make a note of the date and be sure to attend

EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

*Fisher, John C to Paicines Co. 9th st, s s, 205 e Av E, 200x216 to 8th st, Unionport. Prior mt \$8,500. Sept 27, 1910, due, &c. as per bond. 3,000

*Fraser, Jos to Ernst Durrast. 216th st, s s, 200 w Paulding av, 25x100, Laconia Park. Aug 30, 3 yrs, 5%. Sept 26, 1910. 2,500

*Gerardi, Joseph to Louis Spier. Lots 25 & 26 map (No 1095) of 163 lots estate Mary J Radway. Sept 10, due Mar 10, 1911, 6%. Sept 26, 1910. 1,500

*Galvin, Chas B to Wm J Galvin. Thwaites pl, — s, 207.8 from Boston road, runs w 149.9 x n w 28.1x—136.11 x s e 25 to beginning, being lot 27 map in action Thwaites vs Thwaites et al. Sept 13, demand, 6%. Sept 27, 1910. 500

German Real Estate Co to Clara Wottrich. 236th st, No 318. s s, 142.2 e Katonah av, 28.7x100. Prior mort \$5,000. July 1, 3 yrs, 6%. Sept 27, 1910. 12:3384. 1,500

Goepfert, Christian to Leonhard Theurer. 149th st, No 424, old No 678, s s, 82 e Bergen av, runs s 59.1 x s w 25.9 x s e 41.9 x n 99.8 to st x w 27.6 to beginning. P M. Prior mt \$18,000. Sept 27, due Oct 1, 1915, 6%. Sept 28, 1910. 9:2293. 12,500

Hills, Ellen to David S Carruth. Jackson av, w s, 196 n 165th st, 19.2x85x18.11x85. P M. Prior mort \$3,500. Sept 28, 3 yrs, 6%. Sept 29, 1910. 10:2640. 1,500

Hasler, Fredk to Herman Wiebke. Decatur av, e s, 338.4 s 205th st, 25x112. Prior mt \$6,000. Sept 24, 1910, 3 yrs, 6%. 12:3353. 1,000

Ittner Realty Co & Saml J, Hiram C & Irving I Bloomingdale firm Bloomingdale Bros with LAWYERS TITLE INS & TRUST CO. Dawson st, Nos 820 to 828, e s, 106 n Longwood av, 3 plots, each 50x100, 3 subordination agreements. Aug 18. Sept 23, 1910. 10:2702. nom

Ittner Realty Co to LAWYERS TITLE INS & TRUST CO. Dawson st, e s, 106 n Longwood av, three lots, each 50x100. Three building loan mortg, each \$38,000. Aug 18, 5 yrs, 5%. Sept 27, 1910. 10:2702. 114,000

Same to same. Same property. Certificate as to three mortg for \$38,000 each. Sept 27, 1910. 10:2702. —

Iskiyan, Charles H to Frank L Ditscherlein. Cambreleng av, No 2307 (Monroe av), w s, 134.3 n 183d st, 15.9x100. P M. Prior mort \$2,500. Sept 22, due, &c, as per bond. Sept 27, 1910. 11:3088. 1,500

*Irvine Realty Co to COSMOPOLITAN BANK. North ½ lot 107A & all of lots 107B & 129 map No 2 of Olinville. Sept 22, 3 yrs, 5½%. Sept 23, 1910. 6,000

Janss, Jacob with Josephine Green. Perry av, w s, 910.1 s Old road, 25x100. Extension of \$5,500 mt until Aug 22, 1912, % as per bond. Sept 27, 1910. 12:3343. nom

*Janss, Geo H to Charles Moewes. Eastchester road, e s, 150 n Kingston av, 50x100. P M. Sept 28, due, &c, as per bond. Sept 29, 1910. 950

*Same to same. Eastchester road, e s, 100 n Kingston av, 50x100. P M. Sept 28, due, &c, as per bond. Sept 29, 1910. 450

Johnson, Henry E to Morris Lazar. 180th st, No 777, n s, 121.2 w Mapes av, 24x117.2. Prior mort \$13,500. Sept 27, 3 yrs, 6%. Sept 29, 1910. 11:3110. 3,500

Johnson, Geo F with TITLE GUARANTEE & TRUST CO. Kelly st, w s, 549.4 n Longwood av, 6 lots, together in size 206.8x100. Subordination agreement. Sept 20. Sept 23, 1910. 10:2702. nom

Same with same. Same property. Subordination agreement. Sept 23, 1910. 10:2702. nom

*Johnson, Gunnar to Louise Hally. Barkley av, n s, 25 w Wilcox st, 25x100. Sept 24, 1910, 3 yrs, 6%. 500

Kaiser, Jacob with Feodore A Bernhard. Elsmere pl, n s, 350 w Marmion av, 25x100. Extension of \$2,000 mt until July 16, 1912, at % as per bond. Sept 23. Sept 24, 1910. 11:2956. nom

Krabo, Chas O to Henry Geiger. Daly av, s e cor 179th st, runs s 27.6 x e 100.4 x s 38.10 x e 71.6 x n 55.9 to st x w 171.2 to beginning. P M. Sept 27, 1910, 1 yr, 6%. 11:3127. 1,800

Kenny, Mary E and Cath T Menton to Lathrop Colgate. Ogden av, e s, 75 n 164th st, 25x127.2x25x125.4. Sept 26, 5 yrs, 5%. Sept 27, 1910. 9:2512. 6,500

Lewis Realty & Construction Co to Emanuel Glauber. Freeman st, s s, 109.5 e Vyse av, 82x102.10x75x136.11. Sept 23, due Mar 24, 1911, 6%. Sept 24, 1910. 11:2993. 3,500

Same to same. Same property. Certificate as to above mt. Sept 23. Sept 24, 1910. 11:2993. —

Lyttle, Belendia T wife Saml to Greenwich Mortgage Co. Bryant av, n w cor 167th st, 100x75. Sept 23, 1 yr, 6%. Sept 24, 1910. 10:2754. 2,500

*Ludlow, Banyer to METROPOLITAN SAVINGS BANK. Road leading to Clasons Point from the main road from Harlem Bridge to Westchester, s e s, adj land now occupied by the Academy of the Sacred Heart, runs n w 653.4 x n w 198 & 235.5 x s w 432 & 310 & 280 & 77 & 105.5 x s e 67 & 168 & 96 x n e 353.5 x s e 76.5 x n e 290 x n w 52.9 x n e 229 to beginning, contains 18 46-100 acres, except part for sts & avs. Sept 22, 2 yrs, 5%. Sept 23, 1910. 5,000

Lawyers Mortgage Co with Mary J Beatty. 165th st, No 723 E. Extension of mt for \$4,500 to July 24, 1915, at 5%. Sept 13. Sept 26, 1910. 10:2650. nom

Lyttle, Belendia T to Sarah E wife of Jacob G Gifford. Hoe av, e s, 175 s Freeman st, 25x100. Sept 27, 1910, due Jan 1, 1914, 5%. 11:2986. 2,000

Leuchtenburg, Matilda with Eliza V Lrwin. Washington av, e s, 55 n 178th st, 27x91.11x27x91.10. Extension of \$12,000 mt until May 1, 1911, at 5½%. May 6, 1908. Sept 27, 1910. 11:3044. nom

Larkin, Michael J to EAGLE SAVINGS & LOAN CO of Brooklyn. Bathgate av, w s, 151.9 n 182d st, 18.3x86. Sept 27, installs, \$53.25 monthly, 6%. Sept 28, 1910. 11:3050. 7,103

Murphy, Daniel J to Anne Gully. Jerome av, e s, 150 n Bedford Park Boulevard or Southern Boulevard, 75x100. Prior mort \$4,000. Sept 28, 1910, 3 yrs, 5%. 12:3321. 5,000

McCoy, Anna R with Wm J Finnen. Valentine av, No 2112. Extension of mort for \$4,000 to Oct 1, 1913, at 5½%. Sept 27. Sept 29, 1910. 11:3144. nom

Mestaniz, Emma M S to Max Cohen et al. Forest av, n w cor 160th st, 48.8x96. Building loan. Sept 22, due Nov 1, 1910, 6%. Sept 23, 1910. 10:2647. 10,000

Same & Chas Knapp with same. Same property. Subordination agreement. Sept 22. Sept 23, 1910. 10:2647. nom

Metzler Bldg & Construction Co to Cordelia Nelson. Heath av, No 2917, w s, 49.11 s 230th st, 17.11x90. Aug 18, 3 yrs, 5%. Sept 23, 1910. 12:3260. 4,600

Same to Eleanor B Brown. Heath av, No 2919, w s, 25 s 230th st, 17.11x90. Aug 18, 3 yrs, 5%. Sept 23, 1910. 12:3260. 4,600

Same to same. Same property. Certificate as to above mt. Sept 18. Sept 23, 1910. 12:3260. —

Same to Jas A Donegan. Same property. Prior mt \$4,600. Sept 19, 1 yr, 6%. Sept 23, 1910. 12:3260. 800

Same to same. Same property. Certificate as to above mt. Sept 19. Sept 23, 1910. 12:3260. —

Metzler Bldg & Construction Co to Morton Bond & Mortgage Co. Heath av, No 2917, w s, 49.11 s 230th st, 17.11x90. Prior mt \$4,600. Sept 16, due, &c, as per bond. Sept 23, 1910. 12:3260. 800

Same to same. Same property. Certificate as to above mt. Sept 16. Sept 23, 1910. 12:3260. —

Same to Harold C Knoepfel. Heath av, w s, 25 s 230th st, 125x90. Prior mt \$36,317. Sept 22, due Mar 22, 1911, 6%. Sept 23, 1910. 12:3260. 675

Metzler Bldg & Construction Co to Cordelia Nelson. Heath av, w s, 42.11 s 230th st, 17.11x90. Certificate as to mt for \$4,600. Aug 18. Sept 23, 1910. 12:3260. —

*Martin, Sarah to Cornelia Brady. 232d st, s s, 405 w White Plains road, 50x114. P M. July 15, 3 yrs, 6%. Sept 26, 1910. 3,000

McCann, Mary M wife of & Edward A McCann to EMIGRANT INDUSTRIAL SAVINGS BANK. Ogden av, w s, 80 s 164th st, 75x94.6. Sept 26, 1910, 5 yrs, 5%. 9:2524. 16,000

*Melrose Realty Co to Jason C Cameron. 227th st, s e cor 5th av, 55x114, Wakefield. Aug 15, 3 yrs, 6%. Sept 24, 1910. 1,200

*McSorley, James to John Novak. 228th st, n s, 280 e White Plains av, 100x114, Wakefield. P M. Prior mt \$2,200. Sept 24, 1910, 2 yrs, 6%. 1,600

Muhlau, Geo R with Wm & Julianna Eifler exrs, &c, Louis Eifler. Briggs av, w s, 100 n 194th st, 25x69.11x27x67.1. Extension of \$4,000 mt until Oct 1, 1913, at % as per bond. Sept 26. Sept 29, 1910. 12:3300. nom

Moclair, Dora M to Lathrop Colgate. Ogden av, e s, 50 n 164th st, 25x125.4x25x123.5. Sept 26, 5 yrs, 5%. Sept 27, 1910. 9:2512. 6,500

*Northrop, Wm T to Susan Duryea. Grant av, e s, 100 s John st, 75x100. Sept 22, due, &c, as per bond. Sept 23, 1910. 4,000

Olsson, Alfred B to Greenwich Mortgage Co. Hoe av, e s, 74.11 n 172d st, 50x100. P M. Sept 23, 1910, due, &c, as per bond. 11:2989. 4,700

Olman & Rothstein, Inc, to Annuccio Santini. Concord av, w s, 70.9 s 152d st, 70.9x46; also plot bounded n by part lot 276 e by lot 275, s by lot 283 x w by lot 279, 50x50, and being part of lot 276 map No 31, Westchester Co of Wilton, Port Morris & East Morrisania. P M. Sept 20, due, &c, as per bond. Sept 28, 1910. 10:2640. 10,500

Plymton Construction Co to Florence S Hoare. Plimpton av, e s, 75 n 170th st, 25x90.11x32.10x69.8. Sept 28, 1910, due, &c, as per bond. 9:2521. 5,000

Same to same. Same property. Certificate as to above mort. Sept 26. Sept 28, 1910. 9:2521. —

*Pleasants or Pleasant, Virginia widow to Harriet Denby. 224th st, s s, 171.8 w Bronxwood av, 33.4x114. Sept 27, due Nov 3, 1912, 6%. Sept 29, 1910. 1,100

Poldow Construction Co to David Garman & ano. Robbins av, w s, 376.11 s 147th st, 25x146.11x25.3x150.7. Prior mt \$18,000. Sept 3, due, &c, as per bond. Sept 24, 1910. 10:2557. 2,025

Same to same. Same property. Certificate as to above mt. Sept 23. Sept 24, 1910. 10:2557. —

GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.	ANNUAL CAPACITY 3,000,000 BBLS "THE ABSOLUTELY SAFE CEMENT"	<h1>ALSEN</h1>	SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS	This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.
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Pollachek, Frank to Mary J Archer. Lorillard pl, No 2390, e s, 74.4 s 187th st, 16.8x100. Sept 24, 3 yrs, 6%. Sept 27, 1910. 400

*Porter Realty & Development Co to Daniel S Doran. Newman st, e s, 200 s 150th st, 25x111.6. Sept 22, 5 yrs, 6%. Sept 24, 1910. 1,800

*Same to same. Same property. Certificate as to above mort. Sept 22. Sept 24, 1910.

*Pletscher (Martin) Construction Co. Inc. to Archibald G Buckenham. Gleason av (12th st), s s, 142.4 e Pugsley (Av E) 18.9 x108. Prior mort \$4,000. Sept 23, 1 yr, 6%. Sept 27, 1910. 1,000

*Same to same. Same property. Certificate as to above mort. Sept 23, Sept 27, 1910.

*Same to same. Gleason av (12th st), s s, 161.1 e Pugsley av (Av E), 18.10x108. Prior mort \$4,000. Sept 23, 1 yr, 6%. Sept 27, 1910. 1,000

*Same to same. Same property. Certificate as to above mort. Sept 23. Sept 27, 1910.

Phillips, Morris to Julius Boekell. Perry av, No 3349, w s, abt 220 s Reservoir pl, 25x100. P M. Prior mort \$4,000. Sept 26, installs, 5 1/2%. Sept 27, 1910. 12:3343. 3,700

Plymton Const Co to COMMONWEALTH SAVINGS BANK of City N Y. Plymton av, e s, 100 n 170th st, 25x112.2x32.10x90.11. Sept 27, 1910, 3 yrs, 5%. 9:2521. 5,000

Same to same. Same property. Certificate as to above mort. Sept 26. Sept 27, 1910. 9:2521.

Rothstein, Morris to John H Bargon & ano. Union av, No 636, e s, 111.5 s 152d st, 16.8x90. P M. Prior mt \$4,000. Sept 22, due Oct 1, 1912. 6%. Sept 23, 1910. 10:2674. 1,500

Rileg, Wm A & Lorenzo Scinto to John Connolly. Brook av, No 1345, w s, 50 s Anna pl, 41.8x90. Prior mort \$—. Aug 18, due Dec 31, 1910, 6%. Sept 27, 1910. 11:2893. 900

Raffo, Anthony G. of Hoboken, N J. to Kemp-Jones Realty Co. Summit av No 1009, w s, 361.7 s 165th st, 25x92. P M. Prior mort \$6,500. Sept 28, 1910, 3 yrs, 6%. 9:2523. 1,500

*Reynolds, Bernard J to Jas W Brice. St Lawrence av, e s, 55 n Tacoma st, 25x100. Sept 27, 1910, due, &c, as per bond. 4,000

Regan, Michael to Peter Fox. Washington av, s e cor 183d st 40 x100. Certificate as to reduction of interest on mt for \$36,000. Sept 27. Sept 29, 1910. 11:3050.

Schwarz, Max to GERMAN SAVINGS BANK. 134th st, No 591, n s, 216 e St Anns av, 17x100. Sept 28, 1910, 5 yrs, 5%. 4,000

*Shatzkin, Abraham to Salvatore Patricola. 213th st, n s, 25 e Pleasant av, 75x100, Olinville. Sept 26, installs, —%. Sept 28, 1910. notes, 630

Scofield, Jas M, of White Plains, N Y, to Henry Presser. Bailey av, e s, — s Kingsbridge road, being lots 105 & 106, map No 1187 Bailey estate, 50x100. Aug 11. Sept 28, 1910, due, &c, as per bond. 11:3239. 4,000

Stonebridge, Margt to DOLLAR SAVINGS BANK. Arthur av or st, e s, 116 n Crescent av, 50x87.6, except part for av. Sept 23, due June 1, 1913, 5%. Sept 23, 1910. 11:3073. 6,000

Schumacher, Emily M with Jas G Wentz. Heath av, w s, 25 s 230th st, 125x90. Subordination agreement. Sept 19. Sept 23, 1910. 12:3260. nom

Shapiro, Chas with Jas G Wentz. Heath av, w s, 25 s 230th st, 125x90. Subordination agreement. Sept 22. Sept 23, 1910. 12:3260. nom

Streifler (Jacob) Co to Martin Van Buren Schenck. Southern Boulevard, n s, 195 w Brown pl, 75x100. Sept 23, 3 yrs, 6%. Sept 24, 1910. 9:2278. 8,000

Same to same. Same property. Certificate as to above mt. Sept 23. Sept 24, 1910. 9:2278.

Scott, Harry to Steinmetz Construction Co. Vyse av, w s, 300 n 172d st, 25x100. P M. Prior mt \$6,500. Sept 22, 3 yrs, 6%. Sept 23, 1910. 11:2989. 1,600

*Seewacha Realty Co & Levino Sautoro with L Parker Farrington. Westchester av, n w s, 50 s Zerega av, —x—, & being lot 6 & part lot 29 blk D map (No 1119) Dore Lyons property at Westchester. Subordination agreement. Sept 16. Sept 23, 1910. nom

Sternkopf, Henry to Ellen F Donlin. Manida st, w s, 325 s Snopfords av, 25x100. Prior mt \$4,500. Sept 24, 2 yrs, 6%. Sept 26, 1910. 10:2768. 1,200

Syrop, Isaac to Edw A Weiss. Park av, s e cor 171st st, 90x25. Prior mt \$—. Sept 23, 3 yrs, 6%. Sept 26, 1910. 11:2902. 2,500

Schubach, Solomon to Henry J Wilkens. St Anns av, No 342, e s, 125.4 n 141st st, 25x90. Prior mt \$14,000. Sept 26, 1910, 3 yrs, 6%. 10:2556. 2,000

Schmitt, A Emil with Adin G Pierce. Palisade av, w s, 456 n 252d st, late South av, 143.9x347 to an alley x143.9x340. Extension of \$15,000 mt until Sept 22, 1913, at 5%. Sept 22. Sept 24, 1910. 13:3424. nom

Seib, Caroline C wife of Henry J to Denis Donovan. Clinton pl, No 52, s s, 25 w Grand av, 25x100. P M. Prior mort \$4,000. Sept 27, 1910, due, &c, as per bond. 11:3207. 1,000

Terrace Construction Co to BRONX BOROUGH BANK. Cambreling av, n w cor Pelham av, No 669, runs n 148.7 x w 100 x s 50 x e 60 x s 106.4 to av x e 40.9 to beginning. P M. Sept 22, 2 yrs, 5%. Sept 23, 1910. 12:3273. 10,000

Tully Construction Co to Chas E Rushmore as trustee Waldemar Caspary. Intervale av, e s, 123.11 s 165th st, 37.6x100. Sept 22, 5 yrs, 5%. Sept 23, 1910. 10:2704. 32,000

Same to same. Same property. Certificate as to above mt. Sept 22. Sept 23, 1910. 10:2704.

Ten Brook (F A) Co to Estates Settlement Co. Anthony av, n w cor 175th st, 45x90, except part for st & av. Sept 26, 1910, due, &c, as per bond. 11:2891. 2,000

Same to same. Same property. Certificate as to above mt. Sept 26, 1910. 11:2891.

*Tengstrom, Teresa to Land Co D of Edenwald. Nelson av, n s, 50 w Johnson av, 25x100. P M. Sept 26, 3 yrs, 5 1/2%. Sept 27, 1910. 300

*Tessier, Edw M to Chas I Hausmann & ano. Columbus av, s s, 25 e Taylor st, 25x100. P M. Sept 28, 2 yrs, 6%. Sept 29, 1910. 1,500

Thurston, Bessie T to TITLE GUARANTEE & TRUST CO. Sedgwick av, n w s, abt 126.10 n e Giles pl, 31.9x68.7x27.3x60.5. P M. Sept 29, 1910, due, &c, as per bond. 12:3255. 5,000

Tessier, Edw M to Jas M Scofield. Bailey av, e s, — s Kingsbridge road, 50x100, and being lots 105 and 106 block 3239 map No 1187 of Bailey estate. Prior mort \$4,000. Aug 11, due, &c, as per bond. Sept 28, 1910. 11:3239. 2,050

William Const Co to Freehold Construction Co. Wilkins av, late pl, e s, 188.11 n Southern Boulevard, 20x58.4x49x42.3; Wilkins av, late pl, e s, 208.1 n Southern Boulevard, 20x75.9x34x58.4. Bldg loan. Prior mort \$—. Sept 26, 1 yr, 6%. Sept 28, 1910. 11:2976. 5,500

Same to same. Same property. Certificate as to above mort. Sept 26. Sept 28, 1910. 11:2976.

Winnie Co to City Mortgage Co. Tiffany st, w s, 125 n 163d st, 8 lots, each 40x100. 8 building loan mts, each \$24,000. Sept 23, 1910, demand, 6%. 10:2713. 192,000

Same to same. Same property. Certificate as to 8 mts for \$24,000 each. Sept 23, 1910. 10:2713.

Same to same. Tiffany st, w s, 445 n 163d st, runs w 100 x n 9.4 x e 111.8 x s 3.5 x e 6.2 to Tiffany st x s 70 to beginning. Sept 23, 1910, demand, 6%. 10:2713. 27,000

Same to same. Same property. Certificate as to above mt. Sept 23, 1910. 10:2713.

Winnie Co to American Real Estate Co. Tiffany st, w s, 125 n 163d st, runs w 100 x n 329.5 x n e 111.8 x s e 3.5 x e 6.2 to st x s 390 to beginning. P M. Prior mt \$219,000. Sept 22, 1 yr, 6%. Sept 23, 1910. 10:2713. 40,000

Weller, Fredk, Jr, & Ernest L Meeker to Kathryn M Brady. Garden st, s s, 190.5 w Southern Boulevard, 16.8x100. Sept 29, 1910, 3 yrs, 5 1/2%. 11:3112. 5,500

Wilkinson, Mary E to Melissa Mead. 191st st, s w s, 175 n w Hughes av, 50x100. Sept 29, 1910, 3 yrs, 5%. 12:3273. 3,500

Weller, Fredk, Jr, and Ernest L Meeker to John V Irwin. Garden st, s s, 207.1 w Southern Boulevard, 16.6x100. Sept 29, 1910, 3 yrs, 5 1/2%. 11:3112. 6,000

Same to same. Garden st, s s, 223.7 w Southern Boulevard, 16.10 x100. Sept 29, 1910, 3 yrs, 5%. 11:3112. 5,000

*Zuelch, Geo to Geo Hauser. Barker av, e s, 133 n Magenta st (Julianna st), 33x125. Prior mt \$3,500. Sept 2, due July 1, 1912, 6%. Sept 23, 1910. 1,000

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 22.

168th st, No 516 West. Jas Ulmann agt Leo Levinson et al; Meignan & Necarsulmer, att'ys; Wm J A Caffrey, ref. (Amt due, \$15,607.29.)

134th st, n s, 450 e Willis av, 12.6x100. Cyrus Hitchcock agt Emil Reinbeck et al; Herbert S Ogder, att'y; Lewis A Abrams, ref. (Amt due, \$3,338.64.)

Sept. 23.

Town Dock rd, s e cor Dean st, 100x100, Bronx. Alexander V Fraser agt Jos Foerst; Wm A Evans, att'y; Geo M S Schulz, ref. (Amt due, \$3,078.95.)

44th st, n s, 248.8 e 2d av, 26.4x100.5. Lawyers Mortgage Co agt Bernard Scheinkman; Guy Cary, att'y; Robt S Conklin, ref. (Amt due, \$13,015.)

45th st, No 532 West. Simon A Hirschbaum agt Josephine Muller et al; Benjamin F Feiner, att'y; Roger A Pryor, ref. (Amt due, \$16,872.11.)

Sept. 24.

No Judgments in Foreclosure Suits filed this day.

Sept. 26.

69th st, No 202 West. Caecelle Ettinger agt Home Apartment Co et al; Alexander Cohn, Dondheimer & Ettinger, att'ys; Francis S McAvoy, ref. (Amt due, \$4,870.74.)

Carpenter av, e s, 25 n 234th st, 25x105. Henry J Platt agt North Borough Home Co; F P Hummel, att'y; William Allen, ref. (Amt due, \$1,166.73.)

Sept. 27.

137th st, No 358 East. Moses Seelig agt Doctor Herzl Assn et al; Fredk C Leubuscher, att'y; Henry J Goldsmith, ref. (Amt due, \$2,380.77.)

Christie st, No 165. Walter Reed agt Julius Alexander et al; Wilson, Barker & Wager, att'ys; Maurice Thorner, ref. (Amt due, \$29,664.06.)

Sept. 28.

Greenwich st, No 74. Josephine MacMillan agt Harris D Rush et al; Francis J Kuerzi, att'y; Max S Levine, ref. (Amt due, \$11,793.19.)

Riverdale lane, s s, adj land of Jno Erskine & Jos J Bicknell, 105.7x irreg.

Parcel of land beg at div line between land of Erskine & Bicknell, 136.2 ft s of Riverdale lane, 100.4x irreg.

Aldrich H Man agt Eugene Christian; Irving S Carmer, att'y; Alexander Brough, ref. (Amt due, \$9,623.75.)

Tiffany st, w s, 266.9 s 167th st, 42x100. Edw J Farrell et al agt Tiffany Street Improvement Co et al; Miller & Bretzfelder, att'ys; J Aspinwall Hodge, ref. (Amt due, \$5,082.12.)

LIS PENDENS.

Sept. 24.

128th st, No 222 East. Catherine McBride agt Mary L McB Brooks et al; action to compel conveyance; att'y, N W Chander.

Sept. 26.

Haven av, w s, 150 n 170th st, 50x103.4xirreg. People of the State of New York agt Alfred Bartels; notice of levy; att'y, C S Whitman.

Haven av, w s, 150 n 170th st, 50x103.4xirreg to Boulevard Lafayette. Same agt Alfred Bartels; notice of levy; att'y, C S Whitman.

9th av, n s, lot 996, map of Wakefield, Bronx, 100x114. Same agt Jno Ryan; notice of levy; att'y, C S Whitman.

Lexington av, e s, 60.11 s 114th st, 19.9x78. Same agt Hugo J Groth; notice of levy; att'y, C S Whitman.

94th st, n s, 102 e 3d av, 25.2x75.6.

94th st, n s, 100 e 3d av, 2x25.2. Same agt Chas Lipkowitz; notice of levy; att'y, —.

29th st, No 540 West. J H R Realty Corporation agt Henry Freiberger et al; specific performance; att'y, J H Reiter.

Av B, s w cor 15th st, 20x60. Nicholas W Ryan agt Thos J Cunningham; notice of levy; att'y, —.

Sept. 27.

Newman st, w s, 450 n 150th st, 75x111.6. Thos Cowan agt Geo P Baisley; action to determine title, &c; att'y, H C Henderson.

5th av, No 1038. Sarah J Turner agt Jos F Cullman et al; ejectment proceedings; att'y, R J Donovan.

Sept. 28.

6th st, n w cor 2d av, 100x25. Jno W Fick et al agt Bernard Wierleuker et al; partition; att'ys, Amend & Amend.

ATLAS PORTLAND CEMENT

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30 Broad Street (Send for Pamphlet) New York

Sept. 29.

134th st, n s, 300 e 12th av, 25x99.11. Alfred J Johnson agt Jas Morrissey et al; foreclosure of tax lien; att'y, I Siegeltuch.
 6th st, No 302 East. Albt E Reed agt Jos Leviness et al; action to determine claim, &c; att'y, M H Elliott.
 49th st, No 422 West. Jason C Cameron agt Theodore L Flammer; foreclosure of transfer of tax lien; att'y, H Reeves.

Sept. 30.

2d av, s w cor 100th st, 25.7x80. Bedell Leaf Tobacco Co agt Louis Kraut et al; action to set aside deed; att'ys, Strasbourger, Eschwege & Schallek.
 Gansevoort st, s s, 96 e Greenwich st, 25x89. Little West 12th st, No 15. Edw O'Hara agt Catherine F McBride; action to declare lien; att'ys, Mayer, McLeer & Dobson.
 Allen st, No 51.
 Essex st, No 42; two actions.
 Leo Frank agt Jacob Levy et al; two actions to set aside deeds; att'y, J McBrien.
 104th st, No 244 West. Gertrude D Hawes agt United States Trust Co et al; action to compel registration of title; att'y, G R Hawes.

FORECLOSURE SUITS.

Sept. 24.

130th st, n s, 122.6 e Park av, 122.6x99.11. Susan Van Praag agt 130th Street Corporation et al; amended; att'ys, Eisman, Levy, Corn & Lewine.

Sept. 26.

232d st, n s, lot 582. map of Wakefield. Geo C Weiss agt Martha Pflug et al; att'ys, A F Gescheidt & Toomey.
 Pilgrim av, s w cor Evelyn pl, 25x100. Sara M Campbell agt Antonio Capano et al; att'y, T L Carman.
 11th st, No 519 East. Mary L Jenkins agt Morris Ross et al; att'ys, Kantrowitz & Esberg.

Sept. 27.

Cherry st, n s, 239.3 e Catharine st, 25.8x104.2. Isidor Lebelson et al agt Frank Conino et al; att'y, S Honig.
 133d st, n s, 450 w Amsterdam av, 50x99.11. Fanny Kohn agt Chas C Dow et al; amended; att'ys, Lese & Connelly.
 Lot 328, map of portion of Hunt Estate, Bronx. Jno F Steeves agt Sarah Spero et al; att'y, A Knox.

Sept. 28.

Sullivan st, Nos 96 to 100.
 Parcel of land beg at a point separating the lands formerly known as the "Church Farm" from lands formerly known as Nicholas Bayard's Farm, and equi distant from Sullivan and Macdougall sts.
 Julia Grant agt Eagan & Leake et al; att'y, J Hardy.
 83d st, No 140 West. Hugo Gerach agt Eleanor P Gage et al; att'y, H S J Flynn.
 Perry st, No 129. Rexton Realty Co agt Nathan Randall et al; att'ys, Kurzman & Frankenhimer.

Sept. 29.

48th st, s s, 175 w 10th av, 25x100.5. Anna L Bachmann agt Bruno Eusner et al; att'y, J M Tully.

Sept. 29.

178th st, s s, 100 w St Nicholas av, 100x99.10. Kertscher & Co agt Saginaw Holding Co et al; att'ys, Phillips & Avery.
 77th st, No 304 East. Fredk Meyer et al agt Jas Allen et al; att'ys, A & H Bloch.
 60th st, Nos 403 & 405 East; two actions. Jonas Weill et al agt Saml Stern et al; att'y, M Sundheimer.
 College av, w s, 150 n 165th st, 22x92. Lillie B Lillienthal agt Clara Zauderer et al; att'y, S Wechsler.
 Lewis st, No 123. Josef Klein agt Ignatz Weisberger et al; att'ys, Keller & Klein.

Sept. 30.

137th st, s s, 267.1 e So Boulevard, 62.6x100 to Willow av. Leroy B Crane agt Frank G Swartwout et al; att'y, I Osorio.
 5th av, No 12. Harry B Davis agt Carlene A Way et al; amended; att'y, H S Mansfield.
 Jackson st, s w cor Water st, 23.4x114. Sarah C Goodhue agt Julius Lichtenstein et al; att'y, F de P Foster.
 5th st, n s, 233 e Av C, 50x104x irreg; two actions; Emily Schaeffler et al agt Bertha Scheibel et al; att'y, J C Gulick.
 Westchtster av, s e cor Commonwealth av, 25x 101.4. Robt Adelman agt Saml Geller et al; att'y, Neier & Van Derveer.

8th av, n w cor 154th st, 24.11x100. Lillie B Lillienthal agt Silverson Construction Co et al; att'y, S Wechsler.
 125th st, Nos 63 & 65 West, leasehold. Beadleston & Woerz agt Nellie Thomson et al; att'ys, Guggenheimer, Untermyer & Marshall.
 121st st, Nos 330 & 332 East. Susan Van Praag agt Josephine Miller et al; amended; att'ys, Eisman, Levy, Corn & Lewine.
 107th st, s s, 50 w 1st av, 50x63.5. Meyer Jarmlowsky et al agt Ray Jacoby et al; amended; att'y, B Alexander.
 117th st, Nos 441 to 445 East. Susan Van Praag agt Hyman Levin et al; amended; att'ys, Eisman, Levy, Corn & Lewine.
 Lots 115, 122 & 123, map of property of Joel Wolfe, Bronx; two actions. Domestic Realty Co agt Chas Schano et al; att'y, H Swain.

29 Billings, Fred M—Equitable Trust Co of N Y 238.17
 29 Benedict, Julian—B F Maged 61.36
 29 Biondi, Angelo F et al—Park Davis & Co. 144.54
 29 Billings, Edw C—Bank of Clear Creek County 13,902.43
 29 Barnett, Israel—Lansing & Showard 51.69
 29 Bagnall, Wm J—A Abraham et al 66.68
 29 Brown, George et al—S J Rode et al 320.34
 30 Brooks, Jos W—P Wenger 179.21
 30 Bonagur, Antonio—S B Pierson et al 154.59
 30 the same—the same 186.95
 30 Bachofe, Rudolf—A Goeser 1,128.71
 30 Bennett, Max & Isidor* et al—Reuckheim Bros & Eckstein 81.31
 30 Bartelstone, Harris & Louis—W S Langdon 397.24
 30 Blitz, Henry—J Rubin 104.50
 30 Brandt, Emil—T Bertsch 94.91
 30 Brady, Kate V & Jos E—Pierce, Butler & Pierce Mfg Co 114.82
 30 Beach, Hubert C et al—C Booras et al 166.21
 30 Brady, Geo W et al—the same 166.21
 30 Butler, Jacob D—H E Hartwell 26,018.00
 30 Brown, Louis—E Kaufman et al 71.77
 30 Borea, Wm et al—S Poggioreale 452.56
 30 the same—I Oliveri 202.30
 30 the same—C Parisi 89.04
 30 the same—S Lobie 347.90
 30 the same—G Canfialosi 232.40
 30 the same—C Spataro 349.40
 30 the same—G Lopicolo 350.40
 30 the same—G Mattina 386.54
 30 the same—G Parisi 115.23
 30 Behrendt, Oscar W—M Baris 118.94
 26 Cohen, Jos—M Goldstein 68.35
 26*Comfort, Ralph M et al—C H Johnstone 138.25
 26 the same—the same 138.25
 26 Cohen, Nettie—M Teitelbaum 391.91
 26 Coffin, Wm G—D Burgevin et al 7.22
 26 Congialosi, Victorio—O W Freiderich 315.49
 26 Cooke, Geo J—G G Benjamin 483.60
 27 Croluis, Ella—Prudential Real Estate Corp 239.41
 27 Cohn, Barnet—M Greenberg 421.97
 27 Cohen, Philip et al—W M Young 313.41
 27 Cass, C Wyllys et al—S Kahan 67.55
 27 Cohen, Morris—H Shapiro 139.16
 27 Comyns, David J & Adele M—Chesebro Whitman Co 14.97
 27 Chanler, Robt W—G H Fullencamp 1,062.28
 27 Copeland, Wilbur F—Crandell & Godley Co 44.92
 27 Chapman, Bernard et al—N Greenbaum et al 29.40
 27*Curran, Marcus A et al—J Donohue et al 144.91
 27 Connor, Lena & Jos—M F Mulvihill et al 28.01
 27 Cohn, Eva—M F Mulvihill 16.41
 27 Corcoran, Catherine A—D J Douras 149.41
 27 Cittarella, Raphael et al—Indianapolis Abattoir Co 144.40
 28 Cornelius, Hattie et al—Park & Tilford 33.68
 28 Casanova, Pedro C—E S Mussey, costs, 30.00
 28 Caffrey, Thos M D—Breslin Hotel Co 423.78
 28 Cohen, Abraham—Wachusett Shirt Co 62.96
 28 Cohen, William—Rudolph C Blance & Co. 233.31
 28 Colt, Olcott O—Brown-Green Co 61.83
 29 Cohen, Jacob, Annie & Harry et al—H Cohen et al 197.39
 29 Costelli, Enrico—W J Barnett 529.21
 29 Coleman, Jno M—United States Realty & Improvement Co 273.20
 29 Cromer, Elizabeth—P Cinelli 224.72
 29 Coummoungos, Steve—Crandall & Godley Co 133.81
 29 Cimyns, David J & Adele—M Asen 25.55
 29 Cullis, Jno—J F Kohler 124.91
 29 Castelli, Enrico—McKillop Walker Co 1,019.97
 29 Crawford, George et al—T J Moynahan 3,241.21
 30 Carbone, Jno et al—F Conlorano 80.88
 30*Casey, Wm F et al—Alfred Wolff & Co 77.90
 30 Carpeno, Andrew—C I Dingfelder et al 38.28
 30 Centoben, Henry W—D B Allen 40.67
 30 Campiglia, Pasquale—Peter Barrett Mfg Co 58.85
 24 Dexter, Corydon J—H Koehler & Co 324.71
 24 the same—the same 39.91
 24 Donaldson, Evelyn—F E Miller 189.35
 24 Dunn, Fredk P et al—A J Oliver 1,979.75
 24 D'Ursie, Caroline R et al—A Plescia 383.06
 26 Dent, Thos—S Deiches 34.65
 26 Davenport, Geo W—Weir Stove Co 137.61
 27 Deutsch, Jacob—G Robitzek & Bro 24.28
 27 Davis, Henry L—L W Gooss 534.22
 27 Dempsey, Jno M et al—A E Bockman et al 529.91
 27 Di Santi, Salvatore or Toursall et al—People, &c 500.00
 27 Drossos, George—J Thomas 54.48

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. (f) 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.

Sept.

24 Annunziato, Antonio—A Amendolo 37.41
 24 Aird, Albt F—Assets Realization Co costs, 139.90
 24 the same—the same costs, 1,000.00
 24 Aird, Albt F & Sarah R—the same costs, 950.06
 26 Arkin, David et al—J Rappaport 44.05
 26 Abramowitz, Israel—J Stern et al 178.81
 26 Adler, Marie—W Peterman 69.41
 27 Azeez, Sitte Alice—Blum Bros 1,025.13
 27 Apramella, Adam F—W R Gearon 28.61
 27 Abrahall, Frances H—W Crawford 1,243.57
 28 Arrigoni, Arrigo—Quaker Oats Co 1,059.23
 28 Atlman, Philip—S Rosenbaum et al 155.08
 28 Anastos, Viassios—R S Baylis 111.90
 29 Aboud, Maffiz—Star Ribbon Mfg Co 144.36
 29 Altschul, Susan et al—J M Perrine et al 372.64
 30 Annenberg, Moe—V Luciano 70.40
 30 the same—L Rizzo 38.40
 30 Alter, Morris—E Kaufman et al 273.88
 24 Bagg, E Merriam—A Kalisky 126.41
 14 Bleidner, Wm—Cudahy Packing Co 22.16
 24 Brand, Louis D et al—H Feiman et al 69.00
 24 Benel, Lucien—F C Miner 130.38
 24 Baxter, Dennison E et al—A J Oliver 1,979.75
 24 Beers, Henry S et al—the same 1,979.75
 24 Bensch, Adolph—D Newman 150.04
 26 Britton, Geo L—H W Vogel et al 104.09
 26 Bleier, Herman—S Cohen et al 30.28
 26 Baker, Chas—J M Scofield et al 93.95
 26 Both, Harriet—M McKittrick 168.22
 26 Banks, David G—N Moses 146.94
 26 Bernstein, Freeman et al—H Sinatra 184.37
 27 Blattner, Bernard—Amsterdam Broom Co 423.66
 27 Blumenstock, Bernard—E Joachin 89.31
 27 Bean, Orstes U—J J Loughran 80.40
 27 Brown, Carolina—A Zimmerman 90.30
 27 Brady, Jos A et al—J Donohue et al 144.91
 27 Briendel, Hyman et al—S Preiser 334.54
 27 Bauer, Oscar et al—A E Brockman et al 529.91
 27 Becket, Edw—A J Connick 94.19
 27 Baron, Joe—M F Mulvihill 30.01
 27 Blass, Gustave et al—A Rizzetta 486.91
 28 Butrico, Carmela et al—J Macri 178.92
 28 Beck, Maurice—I Spurling et al 401.66
 28 Boldget, H Townsend—J Lapetina et al 445.80
 28 Birdseye, Clarence F—G J Carr 215.76
 28 Ballien, Frank A—F A King 32.81
 28 Bachenheimer, Sussman—the same 65.41
 28 Borenstein, Jacob & Rachel—D S Safran 60.76
 28 Berglass, Alter—J Kornbluth 91.37
 28*Burger, Lewis—M Pogostin et al 33.43
 28 Bloom, Ike—The Tex Ta Dor Na Mfg Co 230.07
 28 Bowler, Chas L Jr—I Steigerwald Packing Co 163.15
 28 Bowsky, Margaret et al—H Schreiber 172.41
 28 Baurley, Sophia—Title Guarantee & Trust Co 413.99
 29 Black, Lazarus—Sage Bros Inc 133.24
 29*Burger, Theodore A et al—J M Perrine et al 372.64
 29 Britton, Geo L—J F Webber 47.67
 29 Burnett, Adelaide or Mrs A—G J Enningar 53.50
 29 Beacham, Braxton—Renard Co, Inc 551.33



VULCANITE PORTLAND CEMENT

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- 27 Doyle, Jno-A J Bingham69.88
- 27*Doyle, Thos R et al-A Brumberger et al.....48.80
- 27 Di Santi, Salvatore or Tomsare et al-People, &c.....500.00
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- 28 Deickman, Fredk et al-L B London et al.....39.50
- 28 Dougherty, Jno J-Alwyn Chemical Co.40.95
- 28 Dreyer, Ida-B Griffin206.91
- 29 Dalberg, Melvin H-V F Pelletreau.....217.83
- 29 Donnelly, Margaret et al-City of N Y.....150.22
- 29 Dunn, Jno J-Federal Sign System Electric.....161.47
- 29 Daly, Edw F-D Beckerman et al.....261.57
- 29 Donohue, Jno J-Mercantile Finance Co.....67.40
- 30 De Foranty, Ferdinando et al-F Conlorano.....80.88
- 30 Dahl, Albt-G Clissold34.41
- 30 Du Puy, Thos F-R Hill231.85
- 30 Davis, Jos-A Orfinger et al.....43.35
- 30 Dininny, Ferral O Jr-Brentanos.....93.82
- 30 Dunn, Louisa-M K Young.....980.33
- 30 Dalberg, Melvin H-General Automobile Supply Co.....101.60
- 24 Ensign, Wm S et al-J A O'Leary.....185.06
- 26*Eisinger, Jacob-M Rothbart et al.....65.01
- 26 Elliot, Fredk H-C Smith.....87.72
- 26 Edelson, Joel-J Beck et al.....186.03
- 26 Engel, Edw T et al-People, &c.....500.00
- 27 Ehrlich, Ferdinand & Harry-Commercial Trust of N Y.....2,282.93
- 27 Ely, Benjamin-J Klein7.50
- 27*Edward, W A Jr et al-A J Du Bois et al.....162.90
- 28 Ernst, Gustave J-E Levinson47.99
- 28 Ehrlich, Ferdinand & Henry*-S J Bloom-ingle et al1,271.65
- 29*Edward, W A Jr et al-A J Dubois et al.....162.70
- 29 Evers, Fredk W-T Develon, Jr.....305.54
- 29 Eberson, Jos-V Bitterman38.31
- 29 Epstein, Saml-Western Felt Works.....132.92
- 30 Ederheimer, Leo-Brantanos.....74.91
- 30 Eagleton, Ellen-J Buxbaum55.78
- 30 Einhorn, Saml-B Narotzky44.01
- 30 Einfeld, Jos et al-L Orber.....144.98
- 24 Fiedler, Margaret & Wm-Quigley Furniture Co.....77.71
- 24 Feinberg, Solomon-M I Strumsky.....143.94
- 24 Fischer, Henry C-Waldhauer Stevens Co.....252.31
- 26 Fortgang, Max-B Garry66.91
- 26 Flaunlacher, Lewis W-Maxwell, Harris & Co.....64.66
- 26 Friedland, Dr Solomon L-I Gamsu.....12.55
- 26 Feiner, Jos-A Auerbach180.91
- 26 Friedberg, Jos-L Bergman693.04
- 27 Fullen, Dorothy-F Cocheo et al.....119.74
- 28 Fisher, Francis et al-J Wasserman et al.....46.71
- 28 Frankel, Abraham-Colonial Mantel & Refrigerator Co.....108.46
- 28 Frligelman, Louis-J Gold et al.....16.31
- 28 Fricke, Theodore R & Emma Dill or Anna-A Battenhausen349.77
- 28 Fritz, Meyer-I L Cohen26.42
- 28 Fischer, Solomon-J Satlow80.65
- 29 Fulton, Kathleen-K Schneider.....47.41
- 29 Feindt, Kate-Crandall Pettee Co.....50.43
- 30 Felt, Frank-M Frank36.38
- 30 Foody, Jas J & Elizabeth*-J A Bruckner et al.....42.88
- 30 Frankel, Saml-L Leffler26.04
- 30 Fiedlander, Fredk-J L Wolff.....116.87
- 30 Francoise, Michael-Societa Circolo Abruzzi10.22
- 30 Finegan, Bertha-E Kaufman et al.....33.30
- 24 Goldberg, Benj et al-J Feiman et al.....69.00
- 24 Graham, Jno H-L Schuldenfrei.....370.80
- 24 Goldenberg, Jaques-McClure Co.....36.09
- 24 Gombiner, Morris et al-F V Burton et al.....78.55
- 26 Grinesan, Ephraim-S Gitnick105.76
- 26 Gavey, Alfred K-Brentwood Realty Co.64.65
- 26*Granit, Nathan et al-J Rappaport.....44.05
- 26 Geiger, Wm-C W Leveridge.....153.63
- 26 Green, Chas-A Speer et al.....227.37
- 26 Garfinkel, Philip-J Albert41.45
- 26 Gross, Edw-Imperial Publishing Co.125.01
- 26 Gombiner, Morris et al-R J F Schwarzenbach323.38
- 27 Gillis, Thos J-Chesebro Whitman Co.....22.88
- 27 Gergullo, Frank-S Ascuitto.....116.60
- 27 Gillespie, Henry L-R B Gentle118.78
- 27 Gannon, Michael J-B H Foss.....97.30
- 27*Goldstein, Harry-M F Mulvihill.....44.01
- 28*Galiardi, Anthony et al-G Alborg.....259.19
- 28 Gnazzo, Angelo & Carmela-J Macri.....78.92
- 28 Goldman, Reubin-Ludwig Rosenzweig.154.56
- 28 Galligan, Thos P-H Steinfeld.....289.95
- 28*Gold, Sam et al-F Finkelstein.....61.70
- 28 Guerin, Byran C-P A Potter.....49.35
- 28 Goldberg, Meyer-William A Thomas Co.....244.65
- 28 Grano, Gaetano-M H Tittlebaum.....54.01
- 28 Graham, Donald-Night & Day Press.....82.41
- 28 Goodman, Jacob-B F Carmody et al.....34.72
- 29 Gilbert, Burt E-William E Seitz Co.....costs, 43.26
- 29 Gardner, Warren-B Gardner.....costs, 34.20
- 30 Ginsberg, Simon & Harris-U S Worsted Co.....114.05
- 30 Goodman, Harry-S W Barach.....62.90
- 30 Graf, Mina D-M G Dempsey.....91.30
- 30 Gindold, Jno et al-L Orber.....144.97
- 30 Goodwin, Geo W-W B Force.....466.41
- 30 Green, Louisa E-W Tompkins.....419.31
- 24 Howe, Wm G-A Sanders.....422.63
- 24 Halpern, Irving-F A Wallis.....171.03
- 24 Hagner, Augustus-A L Marilley.....19.31
- 24 Harrison, Wm H-F T Hopkins.....407.02
- 24 the same-the same.....512.81
- 24 the same-Philo Hayes Specialties Co.....265.63
- 26 Handschuck, Harry-L Varriale50.86
- 26 Hoberg, Ernest A-Hecker, Jones, Jewell Milling Co40.98
- 26 Hofman, Rudolph Jr-H G Edwards.....34.61
- 26 Harper, David N-P H Harper.....39.15
- 27 Hill, Geo H-S Trimmer & Sons, Inc.....90.22
- 27*Haumer, Laurence et al-Hudson & Manhattan R Co.....71.90
- 27 Handschuh, Harry-A Scheinhous et al.41.89
- 27 Herman, Armin & David-N E Boomhower102.89
- 27 Hockman, Michael et al-N Greenbaum et al.....29.50
- 27 Hertzfeld, Leo-B Cohen88.34
- 27 Hauzman, Abraham et al-S Preiser.....334.54
- 27 Hauser, Wm-M F Mulvihill.....12.41
- 27 Haase, Martin et al-Noonan & Price Co.....223.08
- 27 Hillman, Frank-J L Buttonwieser.10,096.39
- 28 Hill, Myron F-Sheppard Knapp & Co.107.41
- 28 Haviland, Frank W-M A Holly.....357.66
- 28 Heimann, Frederick W-Wayne Sales Co.....321.66
- 28 Hartman, Saml-J Schindler.....43.42
- 28 Holman, Florence A-Pictorial Review Co.....52.14
- 28 Hirsch, Wm-H S Reynolds.....437.61
- 28 Hausted, Jno et al-H F Corbin et al.41.03
- 28 Harris, George-R Garrison.....366.44
- 29 Harris, Louis-Harper & Bros.....78.93
- 29 Hartigan, Timothy & Louise* et al-City of N Y.....150.22
- 29 Holzhey, Otto-L Robinson et al.....196.72
- 29 Heathman, Harry-S J Mashkowitz.....32.46
- 29 Horwitz, Jacob et al-Lansing & Sounardo51.69
- 29 Heine, Henry et al-J M Perrine et al.372.60
- 29 Herd, Anderson T-A H Jones.....20,119.21
- 30 Hyde, Chas B-A H Montgomery.....44.47
- 30 Hornaday, Jno P-Singer Mfg Co.....140.90
- 30 Hertz, Harry et al-Twelfth Ward Bank of the City of N Y.....27.64
- 30 Heller, Willis-W Marpmann24.72
- 30 Hamel, Chas H-S P Jones et al.....679.02
- 29 Iskowitz, Henry-Rebman21.77
- 29 Irwin, Chas E et al-Alfred Wolf & Co.....77.90
- 24 Jack, Queenie C-L R Divine.....55.35
- 26 Johnstone, Wm B et al-C H Johnston.138.25
- 26 the same-the same.....138.25
- 26 Johnson, Robt L-Manhattan Collecting Co.....83.54
- 26 Jacobs, Eugene W-Windham Silk Co.112.60
- 26 Johnston, Saml et al-Graham Chisholm Co.....66.26
- 26 Jacobson, Israel-Z Zissinan.....120.90
- 27 Jacobson, Jos-P Byrnes.....2,643.50
- 27 Johnson, Chas et al-People, &c.....500.00
- 28 Jenkins, Nelson-Harrolds Motor Car Co.....46.21
- 29 Jackson, Wm S-U S Realty & Improvement Co.....527.80
- 29 Johnstone, Tobias B-Fredk Redgrave.374.41
- 29 the same-D A Powdermaker374.41
- 30 Jarashow, Jacob & Michael* et al-Leavitt41.41
- 30 James, Morgan T-P Griffin.....359.87
- 30 Jones, Sebastian-Eugene Dietzen Co.555.45
- 30 King, Philip W-R-L M Starr et al.....38.35
- 26 Keller, Caroline & Jacob-W Oettgen.....65.72
- 27 Kassman, Jacob L-M Davidson.....115.65
- 27 Kelly, Thos C-Harding Photo Engraving Co.....73.83
- 27 Krim, Leon-J H Eibeck.....44.70
- 27 Knaster, Julius-M Hein51.85
- 27 Kaufmann, Lou B-M Lobel386.72
- 27 Kurtzy, Abraham-H Finkelstein.....160.30
- 27 Kohl, Jno-C E Diefenthaler et al.....42.24
- 27 Kalman, Morris-M F Mulvihill.....104.26
- 27 Kroenthal, Jos-C M Silverman et al.143.86
- 27 Klein, Edgar-Jas Beggs & Co.....27.27
- 28 Kuhlke, Geo J et al-Park & Tilford.....33.68
- 28 Katz, Tobias et al-J Wasserman et al.46.71
- 28 King, James-W Fisher et al.costs, 17.72
- 28 Krakauer, David C-S Schloss.....65.64
- 28 Korn, Louis-S Melton.....1,539.58
- 28 Kaufman, Gussie-J C Bailey51.91
- 28 Kisel, Joe et al-F Winter.....40.65
- 28 Krutz, Paul-J E Braithwaite.....87.83
- 28 Klein, Morris et al-M M Stark.....133.31
- 28 Kellner, Abraham-I Lond.....costs, 128.97
- 27 Karlsberg, Julius et al-A Amend.....8,376.17
- 29 Krieger, Moses et al-the same.....8,376.17
- 29 Kaufman, Mary-W B Clark.....283.93
- 29 Kern, Lizzie et al-A Kirach87.95
- 29 Kinsler, Hattie et al-the same.....87.95
- 29 Keenan, Edw & Theresa-J S Bryant.1,275.78
- 30 Krieger, Henry-C Simmons.....351.81
- 30 Kesmer, Louis & Abraham-H Kassman.....91.27
- 30 Kupferschmith, Isidor-A Kupferschmith.....31.91
- 30 Kantor, Bela-E Kaufman et al.....58.64
- 30 Kinaman, Clark J-Beacon Falls Rubber Shoe Co of N Y.....160.83
- 24 Leighton, Jno T-G Daily et al.....129.91
- 24 Lagrotta, Nicola-Kurzman Supply Co.29.13
- 24 Lewin, Harry et al-Homestead Bank of Brooklyn.....185.50
- 24 Leclair, Helen-McCreedy Beals Co.....205.41
- 24 Lindeman, Herman-B Metz68.10
- 26 La Rue, Jno B-J Shewan et al.....352.09
- 26 Livingston, Wm-E Usoskin.....81.50
- 26 Lentz, Jno H-J F Taylor et al.....32.84
- 27 Levine, Jacob et al-W M Young.....313.44
- 27 Levine, Jos A-Richards Shoe Co.....103.05
- 27 Lloyd, Harvey K-Fredk Beck & Co.....66.09
- 27 Loya, Paul-Upjohn Co.....66.31
- 27 Lanza, Carmelo et al-People, &c.....500.00
- 27 Lanson, Fidele-L G Stelzle140.72
- 27 Leo, Edgar F-D H Weyant et al.....872.91
- 27 Landau, Benj-A Rusch et al.....227.42
- 27 Labelle, Lena-H Engesser.....114.37
- 27 Lippmann, Minnie et al-Noonan & Price Co.....223.08
- 27 Lanehart, Peter M-J Levi215.41
- 27 Littenberg, Sol & Max-Belding Bros & Co.....76.74
- 28 Laskey, H B-W H Wheeler.....266.45
- 28 Lesser, Harry J-Topping Bros.....208.91
- 28 Livermore, Wm W-E A McAlpin et al.177.72
- 28 Lufkin, Daniel I-F E Turner.....283.04
- 29 Lawson, Victor recvr-T McGuirl389.72
- 29 Lent, Abraham-M Goldberg.....300.66
- 29*Levine, Abraham et al-J M Perrine et al.....372.64
- 29 Levy, Isaac D-L Livingston.....217.66
- 29 Lowenstein, Jonas-F Crawford.....277.30
- 30 Levitan, Wolf M-L H Rogers Jr.....35.53
- 30 Lupo, Thos B-Sieg Goldstein & Co.....89.65
- 30 Levine, Jos & Isidor-A J Raymond.....300.03
- 30*Lager, Saml et al-L Leffler.....66.00
- 30 Levy, Arthur-M Oppenheim50.98
- 30 Leder, Fredk, Herman or Felix-M H Becher.....96.31
- 30 Lindner, Jos-N Moss344.32
- 24 Markowitz, Benj-F A Wallis.....361.91
- 24 Milholen, Herbert E-E Hudaverdi.....493.66
- 26 Mayer, Anna-Mark Cross Co.....25.58
- 26 Missall, Christopher-A Blum Jr's Sons.....104.32
- 26 Mitchell, Chas F-A E Sproul.....23.56
- 26 Maguire, Fredk L-H Webster Co.....32.06
- 26 Macri, Felice-A Rosenbaum169.22
- 26 Moshkovitz, Bernard S et al-M Rothbart et al.....65.01
- 26 Miller, Jno W-Geo E Conley Co.....350.98
- 26 Mazonne, Amletto-Imperial Pub Co.....45.41
- 26 McLaughlin, Chas B-Underhill Clinch & Co.....278.41
- 26 McLaughlin, Harriet H-N Moses.....69.44
- 27 Meyer, Irving J-J G Mayer.....38.63
- 27 Melahn, Chas F-Dimock & Fink Co.425.00
- 27 Moshier, Anthony J-Monarch Typewriter Co.....113.41
- 27 Moller, Jno Jr-C F Wetzel et al.....266.50
- 27 Mazza, Anthony* & Domenico et al-G Alborg.....259.19
- 27 McCallum, Harry-J W Winkler.....130.70
- 27 McAvoy, Robt A-A Coblitz.....60.81
- 28 Moody, Arthur B-A M Grea.....219.41
- 28 Mano, Jno-U S Dash & Fender Co.....107.05
- 28 Monahan, Martin J-F R Ryan.....89.41
- 28 Muir, Jos-Interstate Medical Journal Co.....111.91
- 28 Moses, Jos H, Simon W* & Jos H et al-W Jacobs114.75
- 28 Miller, Adolph S et al-M Pogostin et al.....33.43
- 28 Milano, Jno-S L Max45.70
- 28 Malakoff, Saml-M Weinstein.....1,686.93
- 28 Mullins, Danl J-Stewart Distilling Co.421.55
- 28 Miller, Chas et al-People, &c.....500.00
- 28 McMillan, Frederick B-E Vaas.....114.17
- 28 McDonald, Jas A-American Diamond Blast Co.....61.70
- 28 McArdle, Michael-R Herold129.45
- 28 Mulders, Morris-Metropolitan Illuminum Mfg Co.....272.37
- 29 Mitchell, Edw-L Jacobskind164.41
- 29 Meierdiecks, Florence A-Dimock & Fink Co.....118.90
- 29 Mac Donald, Chas-J Vileman.....54.31
- 29 Minutello, Luciano et al-C Shapiro.....77.07
- 29 Macri, Felice et al-Park Davis & Co.144.54
- 29 McGuire, Wm E-C G Brown.....317.75
- 30 Miller, Morris-J Goldsmith520.93
- 30 the same-M Godfried1,427.44
- 30 Martens, Dudley-L K Kimball.....53.32
- 30 the same-F W Pillsbury.....63.92
- 30 Murphy, Stephen C-J T Stanley.....167.61
- 30 Monet, Chas T-R C Heather Co.....46.07
- 30 Michael, Lillie-M Baer et al.....17.88
- 30 MacManus, Alexander J-J De Wolf.....43.93
- 30 Mechler, Wm-S Blum153.71
- 30 Morgan, Lester W-William Bartels Co.....383.21
- 30 Moreland, James* & Leonard-J H Claffy.....39.69
- 27 Nits, Henry-Hoster Columbus Associated Breweries Co.....124.71
- 27 Neelan, Jno-K F Carroll.....202.60
- 27 Neelson, Horatio-H Sague et al.....335.63
- 28 Nocera, Jno-Frank Brewery75.15
- 28 Newman, Frederick et al-Kayton Taxicab & Garage Co.....83.94
- 29 Newstate, Jacob-Jefferson Bank.....513.11
- 29 Nappi, Savario & Guisepp-J Adamec.....69.40
- 30 Newirth, Benj et al-P Wollner.....85.70
- 30 Nagler, Isidor et al-R Lowenheim.....424.67
- 30 Newman, Randolph M et al-Twelfth Ward Bank of the City of N Y.....27.64
- 24 O'Brien, Jno et al-J A O'Leary.....185.06
- 26 Oliva, Vincenzo et al-B Morris.....214.80
- 26 O'Reilly, Daniel-C Crawford.....497.67
- 27 O'Reilly, Geo J-S A Sanford.....61.06
- 27 O'Neill, Wm B et al-A Brumberger et al.....48.80
- 28 O'Brien, James F-Browning King & Co.....1,148.72
- 29 Olsen, Cornelius-J Lista et al.....271.59
- 29 Oring, Lopus-M Liberman et al.....119.65
- 29 O'Shaughnessy, Michael-Tuttle Roofing Co.....99.97
- 30 O'Toole, Bernard J & Kathleen*-S P Jones.....489.67
- 24 Pickhard, Nathan-L G Rosenstein.....22.31
- 24 Patterson, Jas W Jr & Jno W-J M Murphy.....379.31
- 24 Potter, Geo F et al-A J Oliver.....1,979.75
- 26 Penaker, Asher & Miril*-S Blitzer.....519.72
- 26 Picone, Jos et al-B Morris.....214.30
- 27 Picot, Adolph-J Herrmann411.68
- 27 Penfield, Wm W-H Wetherhorn et al.669.49
- 27 Prior, Jno-E B Newman et al.costs, 12.72
- 27 Polakor, Walter A et al-Hudson & Manhattan R Co.....71.90
- 27 Pecci, Frank A et al-A Pizzetta.....513.88
- 27 Palter, Etta-M Wilson66.81
- 28 Paine, Jno H-M E T Frazer.....57.59
- 28 Pollak, Saml B-S Schleimer.....6.66
- 28 Pratt, S Chas-J Cartledge et al.....125.21
- 28 Proctor, Geo H et al-H S Strauss.....606.81
- 28 Purrell, David E-J De Wolf.....24.41
- 28 Preisch, Louis et al-F Winter.....40.65
- 28 Passman, Nathan et al-T Heilpern.....318.70
- 30 Pope, Helen M-M Epstein.....221.17
- 30 Price, Moses-Pennsylvania R R Co.....18.81
- 30 Price, Saml & Morris et al-B Wilensky.....76.27
- 30 Peggs, MacDonald-J E Enright17.41
- 29 Quadrino, Ernst et al-D Lewis.....40.91

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Table listing names and addresses, including entries like '24 Rosenfeld, Monroe-S Jacob et al.', '24 Redfield, Robt S-J A Colvin', and '24 Toomey, Jno-Hydraulic Press Brick Co.'.

SATISFIED JUDGMENTS.

Table listing judgments and amounts, including entries like 'Arey, Albert L-J Reznor 1910. 286.98', 'Bremer, Albt R-C O Weisz et al. 1910. 797.80', and 'Berkstrom, Oscar G-Vulcan Rail & Construction Co. 1910. 176.75'.

CORPORATIONS.

Table listing corporations and their details, including entries like '24 Kreisberg & Co-H Shereshevsky Co. 47.20', '24 Standard Preservative Co-Thompson & Norris Co. 114.28', and '26 Haines Realty Corn-Siegel Cooper Co. 375.83'.

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J. B. KING & CO., 17 State St., N. Y.

Moore, John L—A P Perkins. 1910.....2,031.01
 Same—E H Brown et al. 1910.....1,942.05
 McKee, William & Margaret Mowsky—H
 Schreiter. 1910172.41
 Newson, Nathan—J Leibman et al. 1910.29.41
 Naughton, Mary J—M Dickermann. 1909.670.91
 Ormonde, Irene—P Simon. 1910216.74
 Parish, Paul S—C N Marx. 1910.....98.65
 Papert, Emil—H Schmulowitz. 1910.....274.72
 *Person, Geo W—W F Allen. 1904.....114.12
 Paolillo, Carmelia O—V Bauer. 1909.....94.22
 Peelle, Caleb M—Peelle Co. 1910.....3,015.50
 *Person, Geo W—Robert Graves Co. 1904..37.04
 Randerer, Frank M—C H Eulhart. 1908...74.81
 Roddy, Jno S—J Sullivan. 1903.....678.81
 Ruege, Arnold—Kerin & Dunn. 1908.....153.35
 Raimon, Albert, Marcie & Jean—A W Durante.
 19102,597.22
 Rubin, Robt J—H Mishkin. 1910.....25.25
 *Rosenwasser, Leo—City of N. Y. 1909.....293.50
 Stephenson, Howard P—Merchants & Mechanics
 Savings Bank, Inc. 1910.....3,735.72
 Spiero, Moses & Jacob W Loeb—M Ardagania.
 19105,170.58
 Smith, Jas J—Associated Merchants of N. Y.
 1906203.91
 Saunders, Frederick W—Robert Griffin Co.
 1910162.41
 Stuerwald, Agnes—C F Reiher. 1910.....96.71
 Southgate, Henry—T L Jaques et al. 1908.
 2,344.93
 *Stanley, Wood H—G S Dearborn et al. 1910
 992.53
 *Woodward, Jno S—C B Marz et al. 1910.140.40
 Wallace, Dana—T H Smart et al. 1909.....162.15
 Weed, Geo W—S Castell. 191085.04
 Same—American Linseed Oil Co. 1910.....61.77
 Zutty, Max & David Oshinsky—S Salomon. 1908
 407.92
 Zipf, Peter—Hudson Distributing Co. 1910.34.04

CORPORATIONS.

Anglo-American Authors Assn, Inc—S H
 Kunstlich. 191067.53
 Matchless Match Co—E P Remington. 1910.
 225.37
 *Manhattan Ry Co—The Mayor, &c. 1903...
 170,172.94
 *Manhattan Ry Co—A Papadines. 1904.10,146.42
 *Parker Sheet Metal Works—J Parker. 1910.
 1,398.70
 *Manhattan Ry Co—C McLaughlin. 1905.4,167.36
 Metzler Building & Construction Co—F Florio.
 1910252.99
 Miller, Clifford L & American Mineral Wax Co
 —A Schneider. 1910243.90
 East Linden Development Co—R G Hollahan.
 19101,708.56
 *Manhattan Ry Co & Metropolitan Elevated
 Ry Co—H Wohlers. 1906.....109.75
 *Same—F M Scallon. 1906115.75
 *Same—J H Hindley. 1905.....228.15
 *Same—S P Bremer et al. 1905.....11,339.27

*Vacated by order of Court. *Satisfied of appeal.
 *Released. *Reversed. *Satisfied by execution.
 *Annulled and void.

MECHANICS' LIENS

Sept. 24.

176—28th st, No 45 West. Chas Ledwith agt
 Geo M D Kelly, Russin & Haufing, J Paletz
 Co & Jacob Paletz\$74.00
 177—Broadway, Nos 2828 to 2834. Guisepp
 Ventmiglia agt Jos Schmid, Jno F Doughitt,
 Chas A Holland & Brettholz-Krumholz
 Construction Co.....1,109.00
 178—Hoe av, e s, 75 n 172d st, 50x100. Car-
 ter Black & Ayers agt Alfred B Olsson.....591.00
 179—Black Rock av, n s, 286 w Castle Hill av,
 100x100. Henry G Silleck, Jr, agt Anna T
 Hoffmann, E R Hoffmann & Chas Schrat.
 215.33
 180—Lenox av, No 552. Adolph S Wexler et
 al agt H Theresa Marsh265.00
 181—Satisfied.

Sept. 26.

182—Madison av, n e cor 66th st, 105.5x100.
 Henry Huber Co agt Parkview Co & John J
 Kuhn (renewal)2,769.89
 183—139th st, s s, 175 w Bway, 125x99.11. Jno
 A McCarthy & Bro agt West 139th Street
 Realty Co.....1,676.25
 184—Hoe av, w s, 37.3 s Home st, —x—. Henry
 G Silleck, Jr, agt Trinity Evangelical Luth-
 ern Church of City of N Y & Waldemar E
 Bang274.02
 185—139th st, s s, 175 w Bway, 125x99.11. Nor-
 walk Lock Co agt West 139th Street Realty
 Co & Sidney S Benedick.....375.00
 186—West End av, No 599.....
 89th st, No 300 West.....
 Christopher Nally agt Lucy S Wicker & Cas-
 sius M Wicker25.00
 187—Satisfied.
 188—139th st, s s, 175 w Broadway, 125x99.11.
 Oriental Fireproof Sash & Door Co agt West
 139th Street Realty Co & S Benedick.....225.00

Sept. 27.

189—139th st, s s, 175 w Bway, 125x100. An-
 ton Larsen & Son agt West 139th Street
 Realty Co.....1,083.00
 190—Broadway, n w cor 90th st, 100x100.
 William H Crookston & Bro agt A C & H M
 Hall Realty Co & Reynolds & McMahon.....54.31
 191—West End av, s w cor 100th st, 100x100.
 Same agt same141.65
 192—Belmont av, e s, 150 n 183d st, 50x100.
 Emerico Grimaldi agt Germansky Construc-
 tion Co.....552.00
 193—Satisfied.

194—Faile st, n w cor Gilbert st, 25x100.
 Frank Galotta agt John Doe & Jesse M Samil-
 son962.56
 195—9th st, No 232 East. Abraham Schrel-
 broian agt Bakers Consumers Compressed
 Yeast Co & Patrick Lynch32.00
 196—139th st, s s, 175 w Bway, 125x99.11. Geo
 A Kuhner agt West 139th Street Realty Co.
 1,460.00
 197—139th st, s s, 175 w Bway, 125x100. Em-
 pire City-Gerard Co agt West 139th Street
 Realty Co, 139th Street Realty &
 Construction Co, Sidney S Benedick & West
 139th Street Realty Co.....6,014.84
 198—27th st, No 242 West. Rocker Bros agt
 Joseph Strout & Jacob Paletz.....150.00
 199—139th st, s s, 175 w Bway, 125x99.11.
 Chas H Parsons agt West 139th Street
 Realty Co1,455.00

Sept. 28.

200—221st st, No 688 East. Isidor Pernick agt
 Isidor Weil962.63
 201—139th st, s s, 175 w Bway, 125x99.11.
 Indiana Quartered Oak Co agt West 139th
 Street Co, Sidney S Benedick & Jos Friedman
 2,691.37
 202—Wadsworth av, n e cor 177th st, 89.10x100.
 Michael J Martin agt Jno B Berry Co.....2,900.00
 203—Lenox av, No 260. Max Siegel agt Max
 Moskowitz, Louis Katz & Gerson Pincovitz
 181.00
 204—Riverside Drive, No 490. White Enamel
 Refrigerator Co of N Y agt Kinsella
 Construction Co.....3,500.00
 205—150th st, n s, 175 w 7th av, 75x99.11.
 Church E Gates & Co agt Chaumel Realty
 & Construction Co.....896.09
 206—2d av, Nos 1332 & 1334. Abraham Oxen-
 handler et al agt Jno Otterstedt & Sam Mar-
 gories39.00
 207—Bassett av, w s, 525 s Saratoga av, 25x
 100. W A Mallett Co agt Filippo Capazzola
 & Aini Rossano821.30
 208—Same property. Same agt Filipo Capaz-
 zola24.50
 209—35th st, No 102 East. Daniel J Skelton
 agt Katherina K Rhoades & Coleman &
 Krause, Inc.....15.00
 210—Crotona Parkway, s e cor 178th st, 35.7x
 116.3. Hatopp Varnish Co agt Katonah
 Construction Co & Abraham Melzer.....95.95

Sept. 29.

211—Wadsworth av, n e cor 177th st, 89.10x
 100. Michael J Martin agt Jno B Berry Co.....2,900.00
 212—Same property. B M Maltz Co agt same
 2,100.00
 213—Same property. Vanderbilt Tile Co agt
 same3,200
 214—139th st, s s, 175 w Bway, 125x100.
 Richard E Thibaut, Inc, agt West 139th St
 Realty Co & Sidney S Benedick.....201.60
 215—16th st, No 208 West. Hull, Grippen &
 Co agt St Joseph's Home for the Aged & In-
 terstate Fireproofing Co.....236.72
 216—Bassett av, w s, 525 s Saratoga av, 25x100.
 Church E Gates & Co agt Filippo Capazzola
 & Aini Rossano319.33
 217—157th st, Nos 604 to 608 West. Rose L
 Middleman agt Gorham Construction Co, Inc
 1,000.00
 218—Sheridan av, n w cor 163d st, 105.7x69.3.
 Dilizia & Co agt Briggs Avenue Realty Co
 100.00
 219—Hester st, No 110. Jonas Wieser et al
 agt Hyman Schnitzer Cantor Bros & Israel
 Abramowitz60.00
 220—28th st, No 45 West. Jos R Potter agt
 Geo M D Kelly & J Paletz Co.....259.39
 221—West End av, n e cor 99th st, 100x125.
 David Cowlin agt A Allendale Building Co.
 552.10
 222—28th st, No 45 West. Albert Rocker et al
 agt Geo M Kelly, Russin & Hanfling & Jacob
 Paletz300.00
 223—West End av, n e cor 99th st, 100.11x
 116. Noonan Price Co agt Allendale Build-
 ing Co & David Cowlin.....467.00

Sept. 30.

225—80th st, No 173 East. Solomon Unger agt
 Tway Hoppin and Potter & Foubister.....165.00
 226—Wadsworth av, s e cor 177th st, 89.10x100.
 Pittsburgh Plate Glass Co agt Jno B Berry
 Co & Jno B Berry300.51
 227—1st av, No 1481. Harry Pomrinse agt
 Emma Hepp.....177.00
 228—Elizabeth st, Nos 241 & 243. Jos Schwartz
 agt Rosanna Dunne2,900.00
 232—180th st, No 701 East. Van Nest Wood
 Working Co agt Pirk Realty Co.....478.00
 233—Wadsworth av, n e cor 177th st, 89.10x
 100. Wm Strianese agt Jno B Berry Co.
 1,200.00
 234—233d st, s s, 80.4 e Carpenter av, 50x100.
 Francesco Cerbone agt William Lechnyr.
 (Renewal)230.00
 235—Wadsworth av, n e cor 177th st, 89.10x
 100. Vanderbilt Tile Co agt Jno B Berry Co.
 3,200.00

BUILDING LOAN CONTRACTS.

Sept. 24.

Freeman st, s s, 109.5 e Vyse av, 82.1x102.10.
 Emanuel Glauber & Harris Ratner loan
 Lewis Realty & Construction Co to erect a
 — sty bldg; — payment3,500
 Sept. 26.
 Hughes av, e s, 100 s 187th st, 25x87.6. Jas
 G Wentz loans Cambrelling av Building &
 Construction Co to erect a — sty bldg; —
 payments14,000

Anthony av, n w cor 175th st, 45x90. Es-
 tates Settlement Co loans F A Ten Brook
 Co to erect a — sty bldg; — payments.....2,000
 Sept. 27.

15th st, Nos 153 to 159 West. Wm E Finn
 loans Leuray Construction Co to erect a —
 sty bldg; — payments70,000
 92d st, s s, 125 e Bway, 57.8x56.8. Sender
 Jarmulowsky loans Winston Holding Co to
 erect a — sty bldg; — payments.....80,000
 Sept. 28.

Tiffany st, w s, 125 n 163d st, 390x100. City
 Mortgage Co loans Winnie Co (nine loans) to
 erect nine 5-sty apartments; 13 payments.
 166,000

Wilkens pl, e s, 188.1 n So Boulevard, 20x
 58.4.....
 Wilkens pl, e s, 208.1 n So Boulevard, 20x
 75.10.....
 Freehold Construction Co loans William
 Construction Co to erect a — sty bldg; — pay-
 ments5,500

Bainbridge av, e s, 42.7 n Mosholu Parkway,
 50x100. Manhattan Mortgage Co loans Annie
 D'Amra to erect a — sty bldg; — pay-
 ments13,000
 Sept. 29.

178th st, s s, 100 w Vyse av, 49.1x142.6.
 North American Mortgage Co loans C K
 Realty Co to erect a 5-ty apartment; 14
 payments34,000

Marmion av, n w cor Elmsere pl, 25x100.
 Title Guarantee & Trust Co loans Jno C
 Cook Co to erect a 5-sty apartment; 4 pay-
 ments17,000

Audubon av, w s, whole front bet 187th &
 188th sts, 189.9x75. Jacob Levy loans Hul-
 dana Realty Co to erect a — sty bldg; —
 payments120,000
 Sept. 30.

Ellis av, s s, 380 e Av D, 24.10x108.1. Chris-
 tian Rieger loans Mink Construction Co to
 erect a — sty bldg; — payments.....4,500.00

SATISFIED MECHANICS' LIENS.

Sept. 24.

*Lexington av, No 1730. Herman Steinbuehler
 agt Gertrude V Winter et al\$80.00
 Daly av, w s, 50 s 178th st. Louis Macousey
 agt Merrivale Realty Co et al. (Aug 3, 1910)
 585.00
 Heath av, w s, 25 s 230th st. Ernest Maguetti
 agt Metzler Building & Construction Co et
 al. (Sept 8, 1910)450.00
 Same property. Same agt same. (Sept 21,
 1910)300.00
 Sullivan st, Nos 214 to 218. Woolf Peirez agt
 Eugene Gerbereux et al. (April 14, 1910)
 2,620.00
 Daly av, w s, 50 s 178th st. Standard Plumb-
 ing Supply Co agt Merrivale Realty Co et al.
 (July 28, 1910)241.35
 *82d st, Nos 217 & 219 East. Germania Con-
 struction Co agt Leopold Brand et al. (Sept
 14, 1910)3,300.00
 29th st, Nos 214 & 216 West. Jos R Potter agt
 Edw L Rosenbaum et al. (Sept 15, 1910).
 102.14
 5th av, No 1040. Pittsburgh Plate Glass Co
 agt Henry Clews et al. (Sept 21, 1910). 667.86
 29th st, Nos 214 & 216 West. Chas Levy agt
 Edw L Rosenbaum et al. (Sept 14, 1910).
 340.00
 Same property. Jno A Murray agt same.
 (Sept 15, 1910)704.46
 *48th st, Nos 137 to 145 West. Thos J McCa-
 hill agt F T Nesbit & Co. (Sept 19, 1910).
 378.00
 *Leonard st, Nos 156 to 160. Same agt same.
 (Sept 19, 1910)479.75
 Sept. 26.


5th av, Nos 303 & 305. Jno H Shipway &
 Bro agt Fifth Avenue Securities Co et al.
 June 3, 1910)6,734.00
 31st st, Nos 5 to 9 East.....
 32d st, Nos 6 to 10 East.....740.77
 Same agt same. (June 3, 1910).....
 29th st, Nos 315 & 317 East. Henry E J
 Schiffer agt East Twenty-ninth Street Co
 et al. (Aug 16, 1910)470.00
 Seabury pl, s e cor 172d st. Giles & Fuhrman
 agt V B Construction Co et al. (Sept 21,
 1910)5,001.75
 25th st, n s, 325 w 6th av. Frank Paladino
 agt Jno E Olson Construction Co et al. (Sept
 6, 1910)1,800.00
 Same property. Frank A Paladino agt same.
 (Aug 22, 1910)1,800.00
 Hoe av, e s, 75 n 172d st, 50x100. Jas Kelly
 agt Alfred B Olsson et al. (Sept 21, 1910)
 3,377.46
 Same property. Tremont Iron Works agt same
 (Sept 20, 1910)1,400.00
 29th st, Nos 315 & 317 East. David B Pear-
 sall & Son agt East Twenty-ninth Street Co
 et al. (July 22, 1910)230.93
 28th st, No 45 West. Otto Reissmann agt Sam
 S Russin et al. (Sept 8, 1910)40.00
 29th st, Nos 214 & 216 West. Sterling Ceiling
 & Lathing Co agt Max W Solomon et al.
 (Sept 21, 1910)130.00
 Grand st, No 37. Harry Ikenson agt David
 Schwartz et al. (July 19, 1910)61.00
 Heath av, w s, 50 s 230th st. Abraham Hey-
 man agt Metzler Building & Construction Co
 et al. (Sept 10, 1910)80.00
 Sept. 27.
 Nelson av, w s, 150 s Bryant pl, 75x100.
 Chautauqua Planing Mill Co agt Jas H
 Havens et al. (Aug 24, 1910)455.00
 45th st, n s, 271.9 e 7th av. Baldwin Engi-
 neering Co agt Jno E Olsen et al. (July 13,
 1910)4,005.67

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Boston rd, n e cor 164th st. Max Gordon agt Moorehead Realty & Construction Co et al. (Sept 24, 1910)1,290.00
 Division st, Nos 62 to 68. Friedland & Levine Bros agt Eliza A Pease et al. (Aug 27, 1910)29.20

Sept. 28.

Madison av, s w cor 28th st. Fraad Contracting Co agt Geo B Backer Construction Co. (Sept 27, 1910)275.00
 47th st, Nos 145 to 155 West. John A Roebing's Sons Co agt Victor Hotel Co et al. (Aug 4, 1910)73.24
 29th st, Nos 214 & 216 West. Fred G Sumner agt Edw L Rosenbaum et al. (Sept 26, 1910)138.53

Sept. 29.

West End av, n e cor 99th st. Jos Tino & Co agt Allendale Building Co et al. (Sept 21, 1910)85.00
 138th st, Nos 428 to 446 East. Wm E Lyons agt Llewellyn Realty Co et al. (Aug 16, 1910)80.33
 Essex st, Nos 179 & 181. Jos Kisselstein agt Abraham Neuman et al. (Aug 31, 1910)812.00

Sept. 30.

Hoe av, No 1516. Nellie Altieri agt Alfred B Olsson et al. (July 26, 1910).....160.00

Broadway, n e cor 108th st. Jos Tino et al agt Chas E McManus et al. (Sept 21, 1910)74.02
 7th av, No 495. Max Schwartz et al agt Jno Doe et al. (Sept 20, 1910)30.60
 Eagle av, e s, 426.9 n Westchester av. Pasquale Trotta agt Liss Realty Co et al. (May 18, 1910)1,140.70

ATTACHMENTS.

Sept. 23.

Solomon, Abraham L; David Okmansky; \$394; H C Gomprecht.

Sept. 24.

Illinois Surety Co; Abraham Korn; \$2,138.25; Alexander, Cohn, Sondheim & Ettlinger.

Sept. 26.

Toxaway Mills; Chas Hayden et al; \$1,540; K R Babbitt.

Sept. 27.

Kurtz Action Co; Fannie J Goepel; \$4,664.20; L Wendel, Jr.

Sept. 28.

Patterson & Co; Coralline Drug & Chemical Co; \$260.75; Carrington & Pierce.

Sept. 29.

No Attachments filed this day.

CHATEL MORTGAGES.

Sept. 22, 23, 24, 26, 27 and 28.

AFFECTING REAL ESTATE.

Berry (John B) Co. N E Cor 177th st & Wadsworth av..Consolidated Chandelier Co. Electric Fixtures, &c. 1,700
 Brand, Leopold. 217-19 E 32d..American Mantel & Mfg Co. Mantels. Contract. 408
 Cohen, Ike. 89 Henry..Louis Black. Bath Tubs & Boilers. 1,500
 Kinsella, Clinton W. 99 Claremont av..Otis Elevator Co. Elevator. Contract. 2,950
 Kinsella, Clinton W. E S Riverside Drive, 125 s of 122d st..Otis Elevator Co. Elevator. Contract. 6,400, 250, 425 & 875
 Lennon, Wm. 170th st & Brook av..Bklyn Fireproof Sash & Door Co. Doors, Fixtures, &c. 200
 Mountain Const Co. 518 E 188th st..L H Mace & Co. Refrigerators. 113
 Wellman Realty Co. 183d st & Creston av..Seiler Bros. Mantels & Fixtures. 185
 West 139th st Realty Co & Jos Freedman. S Side 139th st & Bway & Riverside Drive..Hudson Mantel & M Co. Contract. Mantels & Fixtures. 720

NEW REAL ESTATE CORPORATIONS.

(Continued from page 545.)

Brighton Holding Co, 831 Flatbush av, Brooklyn; inc Aug 20, 1910; capital, \$3,000. Directors: Wm Oelerich, Wm Lovell, Alvin S Driggs.
 Builders Land Development Co; inc Aug 13, 1910; capital, \$50,000. Directors: Robt J Mahoney, 1133 Broadway; James Fanto, 1133 Broadway; Paul Armitage, 280 Broadway.
 Cambreling Av Building & Construction Co, 566 East 187th st; inc Aug 16, 1910; capital, \$5,000. Directors: Dominick Marinucci, Giovanni Ciampoli, Michael Schneiderman.
 Cedar Cliff Park Association, care Clinton T. Roe, 44 Pine st; inc Aug 12, 1910; capital, \$100,000. Directors: Israel J. Merritt, Whitestone, Borough of Queens; Moses Worms, Whitestone, Borough of Queens; Clinton T Roe, 14 Pine st, New York City; De Witt C Hayes, 44 Pine st.
 Champoli Building & Construction Co, 2360 Hughes av; inc Aug 29, 1910; capital, \$10,000. Directors: Tony Champoli, Guiseppe Champoli, Francesco Santomassimo.
 City Engineering Co; inc Aug 20, 1910; capital, \$25,000. Directors: Oscar S. Ironmonger, 568 Jefferson av, Brooklyn; Yale D Benner, 520 West 144th st; Chas A Fuller, 256 West 145th st.
 The Claris Realty Co, 299 Broadway; inc Aug 22, 1910; capital, \$5,000. Directors: Harry Cook, Nathan April, Abraham Cook.
 J & M Cleland Building Co; inc Aug 17, 1910; capital, \$5,000. Directors: James Cleland, 242 East 240th st; Geo M Cleland, 2081 Crotona av; Mary Cleland, 242 East 240th st.
 The Cleland-Cunningham Co, 546 5th av; inc Aug 13, 1910; capital, \$2,000. Directors: Frank B Cleland, James L Cunningham, J W Hall.
 Corporation of McCormack, 366 5th av; inc Aug 13, 1910; capital, \$250,000. Directors: Ed J McCormack, Harlow M Seeley, L Honeywell.
 Crescent Mortgage Co, 180 Montague st, Brooklyn; inc Aug 19, 1910; capital, \$100,000. Directors: James G Purdy, C B Coyle, Thomas J Kavanagh.
 De Goode Realty Co, 5 Beekman st; inc Aug 17, 1910; capital, \$10,000. Directors: Louis Weinberger, Jacob Weinberger, Ed A Geary.
 Dell Realty Co, care Jerome Wilzin, 115 Broadway; inc Aug 23, 1910; capital, \$5,000. Directors: Wm C Lillieholm, 235

5th av; Cornelius S Pinkney, 115 Broadway; Townsend Pinkney, 115 Broadway.
 Equitable Holding Co, 70 South 3d st, Brooklyn; inc Aug 18, 1910; capital, \$20,000. Directors: Morris Soevack, Louis Goldbaum, Abraham Farber.
 The Vito De Lucia Co; inc Aug 18, 1910; capital, \$5,000. Directors: Vito De Lucia, 171 Sullivan st; Antoinette De Lucia, 171 Sullivan st; Vito Scarangella, 302 West 45th st.
 Michael Di Menna Construction Co, 2412 Hughes av; inc Aug 16, 1910; capital, \$5,000. Directors: Michael Di Menna, Lucia Di Menna, Lena Giocca.
 Feehan Brothers, Inc; inc Aug 11, 1910; capital, \$1,000. Directors: John Feehan, 542 West 160th st; Mary Feehan, 542 West 160th st; Richard Feehan, 546 West 140th st; Emma Feehan, 546 West 140th st.
 Fire Island Beach Development Co; inc Aug 23, 1910; capital, \$25,000. Directors: James B Aimer, 149 Broadway; Harry E Graham, 149 Broadway; Arthur G Moseman, 256 West 84th st.
 Freefein Realty Co, 171 Broadway; inc Aug 19, 1910; capital, \$2,000. Directors: J Sydney Shapiro, Sarah Friedman, Barnet Feinberg.
 E H Freeman Realty Co, 123 East 23d st; inc Aug 11, 1910; capital, \$25,000. Directors: James J Moffitt, Theo F Conrad, Emmett N Freeman.
 Georgian Construction Co, care Jacob M Schoenfeld, 299 Broadway; inc Aug 18, 1910; capital, \$5,000. Directors: Joseph Cohen, 26 Eldridge st; Jesse M Samilson, 71 East 96th st; Leopold Friedman, 165 East 89th st.
 Gillespie & Harlow; Inc Aug 18, 1910; capital, \$3,000. Directors: Michael H Gillespie, 885 Park av; Geo J Harlow, 25 South Bond st, Mt Vernon; Catherine T Harlow, 25 South Bond st, Mt Vernon.
 Hinsdale Realty Co, care Cass & Apfel, 68 William st; inc Aug 15, 1910; capital, \$1,000. Directors: Harry Hartman, 467 15th st, Brooklyn; Michael H Marks, 518 West 135th st, New York City; Rae Hartman, 175 Floyd st, Brooklyn.
 Albert E Kleinert Co, 16 Court st; inc Aug 19, 1910; capital, \$5,000. Directors: Albert E Kleinert, Emanuel Newman, W R Jackson.
 Lochwood Construction Co, 4 East 42d st; inc Aug 11, 1910; capital, \$6,000. Directors: Chas J Lyons, Arthur V Lyons, Alexander J McDonnell.
 Marlton Realty Co; inc Aug 17, 1910; capital, \$5,000. Directors: Edward Jansen, 141 West 79th st; Chas O Jansen,

Passaic, N J; Alfred W Jansen, 141 West 79th st.
 Masief Buildings Construction Co, 240 Grafton st, Brooklyn; inc Aug 11, 1910; capital, \$5,000. Directors: Max Feldman, Fannie Feldman, David Toback.
 Mitchell-McDermott Construction Co; inc Aug 22, 1910; capital, \$1,000. Directors: Patrick J Mitchell, 1239 Theriot av; John J McDermott, 430 East 148th st; Richard A Davin, 1106 Southern Boulevard.
 Piedmont Realty Co; inc Aug 24, 1910; capital, \$50,000. Directors: John E Harrington, 200 5th av; John J Haley, 299 5th av; Michael A Hines, 200 5th av.
 Polvick Realty Co, 192 Bowery; inc Aug 16, 1910; capital, \$5,000. Directors: Salvatore Shillizzi, Anna Schillizzi, Philip Schillizzi.
 Quin Borough Realty Co, 251 Montague st, Brooklyn; inc Aug 15, 1910. Directors: Josephine V McDaid, Julius Segal, H L Breslaw.
 Rosenberg Building & Construction Co, 150 Nassau st; inc Aug 19, 1910; capital, \$5,000. Directors: Ignatz I Rosenberg, Woolf Peirex, Harry A Rosenberg.
 67th St Co, care Stoddard & Marks, 135 Broadway; inc Aug 16, 1910; capital, \$800. Directors: John M Stoddard, 542 West 112th st; Norman W Chandler, 56 West 104th st; Frederick W Fieder, Jr, 551 West 106th st.
 Star Security Co; inc Aug 16, 1910; capital, \$10,000. Directors: Samuel Bader, 368 East 8th st; Benj Lerner, 644 East 12th st; Nathan Stark, 218 East 6th st.
 State Operating Co, care Bloomberg & Bloomberg, 5 Beekman st; inc Aug 20, 1910; capital, \$3,000. Directors: James T Sullivan, 5 Beekman st; Harry A. Bloomberg, 5 Beekman st; Rudolph Fixel, 27 Pine st.
 Teller Realty & Construction Co; inc Aug 16, 1910; capital, \$1,000. Directors: Ernest Califano, 1538 Longfellow av; Anna Califano, 1538 Longfellow av; Jno Diehl, 127 West 9th st.
 Terrain Realty Co, care Leventritt, Cook & Nathan, 111 Broadway; inc Aug 23, 1910; capital, \$10,000. Directors: Frederick G Braun, 74 Albany av, Brooklyn; John F Jacobs, 558 East 7th st, Brooklyn; Edgar M Souza, 351 West 114th st, New York City.
 13th Av Realty Co; inc Aug 23, 1910; capital, \$10,000. Directors: Hyman Kottler, 500 Vermont st, Brooklyn; Morris Ceulkowitz, 1269 40th st, Brooklyn; Morris Ackerman, 1269 40th st, Brooklyn.



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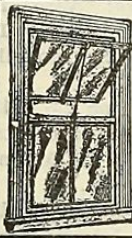
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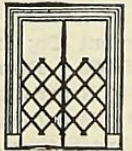
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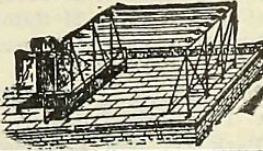
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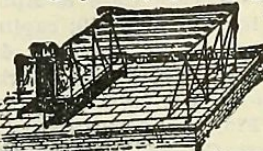
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