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THE announcement that the Adams Express Company proposes to build an office building on its Greenwich street property calls attention to the comparatively small number of improvements which have recently been made in and about the financial district. Apart from the Bankers' Trust Building the addition to the Whitehall Building and a few new structures in the insurance district, construction has been almost at a standstill in that part of Manhattan. The reason is, of course, that large additions were made to the office floor space down town in 1906 and 1907, and that the business depression following thereafter prevented these buildings from being occupied by tenants as soon as was expected. During the last three years this unoccupied space has been slowly filling up; but the process has been retarded by certain characteristics of the general business situation. From 1901 until 1907 the business development of the country was such as to create an imperative demand for office space in the New York financial district. Large corporations were organized, and needed space for New York headquarters. Corporations doing business in other states, but dependent on financial assistance, found it necessary to open offices in this city. Stock speculators assumed an enormous volume and increased the amount of space required by bankers and brokers. Since the beginning of 1908 none of these factors have had anything like their former effect, and the demand for office space south of Fulton street has consequently not been increasing as fast as it did during the first seven years of the decade. Neither is it likely to increase at anything like such a rate in the future. Political agitation has discouraged the whole process of business organization, which resulted in the concentration of capital and headquarters staffs in New York. In several cases large corporations have actually abandoned their offices in this city. The brokerage and banking business, created by the process of capitalistic concentration and dependent upon it, has naturally been somewhat depressed. No one can tell how long these adverse conditions will last. Possibly the development of American business will never again justify the enormous increase of office space south of Fulton street characteristic of the first seven years of the current decade. This does not mean that there will not be a steady increase in the scale of values and in the number of office buildings, but in all probability the increase will be comparatively slow. The new buildings will usually be very high and will accommodate so many tenants that their number will because of this fact be correspondingly restricted.

THE sharp changes in underlying conditions illustrated in the preceding paragraph makes speculation in New York real estate a tantalizing business. Activity jumps from district to district or from one class of building to another, and it is extremely difficult to predict how soon any particular movement will run its course. Between 1900 and 1904, almost \$50,000,000 were invested in apartment hotels situated between 26th and 57th streets, and it looked for a time as if the construction of high-class house-keeping apartments would be entirely abandoned in that part of the city. But the craze for this class of improvement ceased as quickly as it had begun and now the construction of apartment hotels does not call for the expenditure of more than a few hundreds of thousands of dollars a year. Many illustrations to the same effect could be given. During the earlier part of the present decade, for instance, the construction of mercantile buildings proceeded slowly and steadily. Some seven or eight millions of dollars a year covered

expenditures on this type of building and the new space was not more than enough to meet the demands of the increase of business. Since 1908, on the other hand, at a time when very little building was being undertaken in the financial district, there has been a sudden expansion of mercantile construction. New loft buildings have been erected in two or three times the volume which used to be considered necessary, and at the present time many speculators and operators are trying hard to estimate the future duration and force of this movement. On its duration and force depends any proximate increase in value in large areas of property between 23d and 42d street. Will large wholesale houses continue to move from buildings situated south of 14th or 23d street into buildings north of those lines? If they do continue to move, when will the process be checked by a decrease of rents in the older district? How large a part of the recent increase in mercantile construction is due to an actual increase in mercantile business and to real advantages of situation and economy of operation enjoyed by the new buildings? How far has the movement been merely a sudden spurt, which will be followed by some years of re-action and slow recovery?

NO one can pretend to answer such questions with anything like dogmatic confidence; but it looks to the Record and Guide as if the increased volume of mercantile construction was based upon more permanent economic conditions than was the demand for office space in the financial district from 1901 to 1907. The process of cooperate concentration has been checked. Owing to political impediments, it may never be resumed; and if it is not resumed one source of the growth of New York and the increased value of real estate in the financial district will be cut off. But if New York is not becoming more and more the financial metropolis of the country, it is unquestionably becoming more and more the mercantile metropolis. Buyers from all over the country, both retail and wholesale, are coming to New York more than ever before. All accounts agree that, in spite of the uncertainty of current business the New York hotels have been during the past few months unusually well filled with buyers of all classes. These men, even when the object of their trip is chiefly of a business character, often bring their wives with them. They come to New York for a good time as well as for business; and they contribute to the volume of local business in many different ways. They spend their money in the warehouses, in the shops, in the restaurants and in the theatres. Thus New York is becoming more than ever before the centre, from which large amounts of merchandise are distributed; and it is obtaining this distinction partly because Americans like to have an excuse for going to New York. It affords, not only the best opportunity for buying economically, but also the best opportunities for entertainment. Thus the New York theatres, restaurants and the like contribute to its mercantile trade. The two sources of New York business re-enforce each other more and more every year.

IF the foregoing account of the matter is true, it is a fair inference that the recent growth of the new mercantile district will continue—if not at the recently prevailing rate at least at a faster rate of speed than formerly. If buyers come to New York, not only because of the business advantages of the trip, but because it is a gay, amusing and stimulating city, they will naturally prefer to do business as far up-town as possible. There will be a good reason for the concentration of the mercantile, the retail and the amusement districts all in one contiguous neighborhood—a neighborhood bounded in general by 14th and 59th streets, 8th and 3rd avenues. In so far as the two aspects of Metropolitan prosperity become interdependent, they must also become neighborly. Furthermore, the economic conditions which are working to produce this result have every appearance of prominence. Even if the growth of huge corporations ceases and speculation in stocks is discouraged, mercantile business will necessarily increase in proportion to the growth of the country in population and wealth, and if New York and particularly one part of Manhattan is reaping unusual advantages from this growth, it looks as if a certain regular increase of real estate values and building improvement could be predicted with confidence. Of course for the time being the eastern part of this new mercantile district is undoubtedly over-built, and a check in the volume of new building construction will occur during the coming year. Nevertheless the Record and Guide fully believes that the check will not be of long duration.

CONSTRUCTION

WALL OUT OF PLUMB NOT UNSAFE.

Building Department Not Justified
in Filing Violation Against House.

A DECISION of importance to architects and owners of property was given this week by a jury in the Supreme Court in a case relating to a house declared by the Department of Buildings to be in an unsafe condition, an eight-inch wall being six inches out of plumb.

The Building Department had filed a violation against the 3-sty brick building 428 West 29th st, owned by Mr. E. C. Carroll, on the ground that the western wall was unsafe. On September 30 a Board of Survey, consisting of Mr. Grant H. Holden, secretary of the New York Chapter of the American Institute of Architects; Mr. Nicholas G. Reville, Inspector of Buildings, both designated by the Superintendent of Buildings, and Mr. Otto L. Spannhake, architect appointed by the owner of the building, made a survey of the building, and the report of survey, to which the owner's architect, Mr. Spannhake, refused to consent, states that the wall is unsafe and overhanging on an average of six inches. Thereafter when the report of survey came up before the Supreme Court for approval, the attorney for the owner demanded that the question as to the building being unsafe should be decided by a jury.

A jury was empanelled and the issue tried, before Judge Dugro, the trial lasting two days, and six experts in building construction and mechanical engineering testifying. It appeared that the only test applied by the Building Department to ascertain whether or not the wall was safe was merely plumbing the wall, which showed that the westerly wall leaned six inches toward the west, which fact was conceded by the defendant. It was pointed out by the attorney for the owner that there were innumerable buildings the walls of which leaned, and which fact did not make them unsafe, and he referred to the leaning tower of Pisa, and showed that while it leaned a distance of over thirteen feet, it had been standing for nearly eight hundred years.

Another point of interest involved in the case was the fact that the easterly wall of the building leaned an equal distance and in the same direction as the westerly wall, the outlines of the building being almost in the shape of a parallelogram. It was contended by the owner of the building that this strengthened the condition of the westerly wall (the one which had been declared unsafe) and showed that if the easterly wall were plumb the conditions would be grave, for the reason that then the walls would draw, but by reason of the fact that they both leaned in the same direction there was no danger of any such condition arising. The jury decided against the Building Department.

The case was tried on behalf of the city by Mr. Louis Gans, Assistant Corporation Counsel, and on behalf of the owner by Mr. J. J. Popper, of 15 William st, New York.

THE BUILDING DEPARTMENT'S WORK.

One of the placards in the exhibit of the Manhattan Bureau of Buildings at the Budget Show states that the average number per year of new buildings under construction in the Borough of Manhattan is 1,045, and the number of alteration jobs during an average year is 2,857. The engineering division at the department is annually called on to examine plans for about 1,027 new buildings, 3,124 alterations and 2,794 minor repairs.

The inspection force report annually an average of 4,354 violations of the Building Code, 2,166 unsafe buildings and 576 fire-escape violations. The inspectors of iron and steel construction estimate the tonnage of iron and steel annually used in building construction in this city at 300,000, and they examine over 280,000 pieces of iron and steel in the course of a year.

The work being done by the Manhattan Building Bureau under Supt. Rudolph P. Miller is otherwise indicated by a series of photographs with descriptions. One group of pictures shows instances of unsafe buildings, by reason of excavating and insecure foundations and otherwise. A second group of pictures show instances of defective materials, such as the inspectors must watch out for, and unsatisfactory as well as proper construction of sheds over sidewalks.

A Discussion on Fire Wastes.

Frank B. Gilbreth, general contractor, read a paper on "Fires—Effects on Building Materials and Permanent Elimination," before the Society of Mechanical Engineers on Tuesday night. The subject was also discussed by Messrs. Henry B. Keasbey of the National Fireproofing Company, Prof. Ira Woolson of the National Board of Fire Underwriters, and others. Mr. H. D. Parsons, consulting engineer, also showed by means of lantern slides the effect of severe fires on a number of office buildings.

AMONG THE BRICK BUILDERS.

The Trade Agreement to Come Up for
Revision by the Joint Arbitration Board.

Since the strikes and lockouts in the bricklaying trade were declared off, normal activity has prevailed, and there has been no further exchange of notes between the Mason Builders and the journeymen's unions. Under the local trade agreement, the Joint Arbitration Board should meet on the fourth Monday of October, and presumably the unions will by that time have made arrangements for continuing arbitration proceedings. At the last meeting of the Joint Board only three unions were represented.

Next January the local trade agreement will expire by limitation and the regular time for considering proposed changes begins in September. President F. E. Conover said this week that he expected that the subject would be brought up in order at the next meeting of the Joint Board.

This famous agreement, which came out of the late war unchanged and unscarred, purports to have been made individually with each of the thirteen unions in Greater New York. At least some of the Mason Builders claimed that the Agreement did not require their association to recognize any authority except these several unions, and the International not being a party to the agreement had no right to interfere.

This opinion appears to have been modified so far as to permit of the negotiations for the settlement of the late strikes being conducted directly, as they were, between the emergency committee of the Mason Builders and the International Union's Executive Committee. "A mere act of courtesy," say the Mason Builders. "A victory," says President Bowen.

NATURE OF THE AGREEMENT.

It specifies (1) the hours of labor and the wages—70 cents an hour for eight hours; (2) that neither strikes nor lockouts shall be ordered, but disputes shall be brought before the Board and settled; (3) that union cards are to be shown on demand and business agents not interfered with; (4) relating to overtime; (5) the most important article of all, describes the nature of the work to be performed and prohibits "lumping."

Other articles provide that when a bricklayer is laid off for any cause, he shall be paid in cash or office order; any member of a union when seeking work can go upon any job without question; the shop steward to determine who are members of unions, not the foreman; no bricklayer to work for anyone not complying with the Agreement; that if a building shall be abandoned for any cause on which the wages of any members of these unions are unpaid, no member of the Master Builders' Association shall contract to complete the same until this debt is paid by the original or subsequent owner, or provided for in the contract. Article 12 specifies a meeting of the Joint Arbitration Board in the trade on the fourth Thursday in every month, and that the fourth Thursday in September be for a special meeting to consider the yearly agreement. Article 13 is a ratification of the General Arbitration Plan.

In regard to the status of work in the trade, it is to be observed in the upper sections of the borough that work on new buildings has been pretty generally closed out for bricklayers, and that new operations are starting up, but not in as numerous cases as last Fall. There are two seasons for builders in the course of the year, one beginning in the Spring and the other in the Fall, though ordinarily work comes out strongest in the Spring.

John T. Brady & Co.'s Successful Bid.

When the bids for the construction of the Washington Irving High School were opened this week, the firm of John T. Brady & Co., of 103 Park av, were found to be the lowest bidders at \$819,840. The building will stand in Irving place, and cover the block between 16th and 17th streets. The site is clear and partly excavated. The building will have eight stories and 82 classrooms, and is estimated to cost altogether \$1,113,000.

The successful bidders in this case have been more than usually active in the last few years. They are at work at the present time on the Bergen County Courthouse and jail, as general contractors, an operation that will cost \$1,500,000. Also the James B. Duke mansion on Fifth av, which was estimated to cost \$365,000 for the construction alone; the Rogers residence at 58 Park av, the Bronx Courthouse, and the Raymond Street Jail in Brooklyn, not to mention a number of jobs of less importance.

Mr. Brady, the head of the firm, was the builder of Grant's Tomb and has long had a prominent position in the list of metropolitan builders. When he first began business on his own account he made a specialty of masonry in dwellings, and during the years when residential construction was most in vogue he erected hundreds of the better class. Mr. Brady for a period was Superintendent of the Building Department and was the chairman of the last building code commission.

ILLUMINATION AND PROPERTY VALUES.

By CARROLL H. SHAW.

It must be very evident to everyone who reads scientific journals, that illumination, and especially illumination by incandescent electric lamps, is producing results which mean an increase in the value of business property as well as a better class of tenants. This is largely an outcome of the recent improvements in the manufacture of high-efficiency metal-filament lamps, and it gives the manager of every class of business an opportunity to show how up-to-date his methods are, by his application of these new lamps.

The very obvious purpose of lighting a store window, the sidewalk, the front of a building, or the street, is first, to draw attention of the public and, secondly, to direct this attention to the articles which the merchant has to sell. The result of this class of advertising—for it is really nothing but a most scientific advertisement from beginning to end—is to increase the business of any company which handles the undertaking properly. Human beings are attracted by light just as an arc lamp attracts moths, and after people visit any particularly well lighted district for a few times, it becomes a habit to go to that place. This is, of course, doubly true if they receive courteous attention and are satisfied with their purchases.

The next logical step in the effects of this good illumination is the increase of the business of the company. The location immediately becomes desirable, as it is frequented by a good class of patrons, and the revenue derived from property rentals increases.

Actual examples of this are present everywhere, while one particular installation of street lamps by merchants in Omaha, Nebraska, resulted in moving the business centre of the city more than a block.

Good window illumination requires that all the articles in the display shall be brought out in detail without any deep shadows, and it is equally important that the light source shall not be visible from the street.

In walking down any city street at night the passer-by will notice some show-windows simply on account of the bright lamps used for lighting. These throw out a large flux of light and incidentally leave the eye "light struck" for two or three minutes after the person leaves the vicinity of the window. He will also notice other windows on account of the artistic arrangement of the display and the freedom from the glare which drove him away from the first window. When the question arises as to which is the more valuable installation, no one has to think for a moment for the answer—but, how many property owners will aid and abet similar installations which will result in driving away trade and in an accompanying decrease in business. The lighting of the show windows of any business block is of nearly as much importance to the owner of the building as it is to the tenant on the street floor, for the old adage "that a man is known by the company he keeps" is particularly true in regard to the tenants of an office building.

Street lighting by means of clusters of incandescent lamps supported by ornamental cast-iron posts is the latest and one of the most satisfactory methods yet employed. Very effective work is being done in every city of importance in the country, by associations of merchants and business men who work in conjunction with the central station for the mutual benefit of all those concerned. Payments for these installations are usually made on the basis of feet frontage of each store. The effect of this type of illumination is to influence trade in general to a particular section of a city, rather than to a particular store. Usually it is only the merchants who rent the street floor space that stand the expense of such an installation, but very properly the building owner should be solicited, for he is obtaining a very permanent benefit at the expense of one or more of his tenants who already pay the highest rent.

Sign lighting, at present the most popular method of attracting public attention, is used almost entirely for the purpose of advertising individual subjects. When applied to a building, its purpose is to attract the attention of possible patrons to the location of the building and also to make the building a landmark. The latest development in sign lamps is the "Mazda" low voltage lamp. This lamp makes it possible to have a sign more than twice as bright as when carbon lamps were used, in addition to a much whiter light, all for the same operating cost that the original installation involved. A comparison of signs using carbon and "Mazda" lamps is sufficient to show the superiority in the quality of the latter, even if the amount of light used is the same in both cases. A resume of the present day application of incandescent electric lamps shows that its influence on trade and property values is very marked.

HORACE TRUMBauer, the architect, who has joined the Philadelphia business colony in New York City, in so far as to have a permanent office here, is the architect for three houses on 5th av which have been in course of erection this present year. The stone residences of George Gould and James B. Clews are finished or nearly so, but the white marble mansion for James B. Duke still engages the stone setters. When Mr. Trumbauer comes to New York he sees clients only, his office here being in charge of Mr. A. H. Bieler. In a review of the

works of Mr. Trumbauer by the Architectural Record Magazine (February, 1904), it was said that they exhibit the eclectic faculty which is one of the best characteristics of the modern American architect. It was further remarked in the notice that "it is this facile response to the current mode as much as being at home with the 'classic' as with the Elizabethan or the old Colonial that is responsible for the absence of any very strong personal qualities. The note of any leaning or predilection is almost wholly absent from the mass of work we present."

IMPORTANT MARBLE CONTRACTS.

Eastman green, Connemorra green and gray Tennessee marble are being supplied to Marc Eidlitz & Son, general contractors, for the alterations to the Fourth National Bank building at Nassau and Pine sts by the R. C. Fisher Company, of 140th st and Locust av. About 500 sq. ft. will be used in the new concourse, designed by Delano & Aldrich, architects, of 4 East 39th st.

The R. C. Fisher Company is supplying about 15,000 sq. ft. of Skyros marble, an importation from Greece, in the concourse of the Martinque Hotel annex at Broadway and 32d st.

More than 100,000 sq. ft. of almost every standard type of interior marble has been removed from the Grand Central Station. Most of this marble has been sold to cutters in this city who are repolishing it for redistribution.

The office buildings now being erected by the New York Central Railroad at the 42d st terminal site alone will require approximately 125,000 sq. ft. of Italian marble, which is being cut now by John H. Shipway, of 136th st and Locust av. The main hall will be constructed "L" shape and one side will be 300 feet in length and the other 400 feet. The marble covering will extend seven feet and six inches from the floor the entire distance.

B. A. & G. N. Williams are supplying about 18,000 feet of white marble to the Ruggles-Robinson Co., engineers and contractors, of 45 East 42d st, for facades for the 16-sty, 25x100 ft., Charles office building at Madison av and 43d st. The marble will rest on a granite base and will run up three stories, at which point Fredenburg & Lounsbury's Harvard front brick with narrow white joints and architectural terra cotta will continue to the roof. In this operation Empire Brick and Supply Company's brick will be used for rough wall work and the Sayre & Fisher Company's selects will be used for rear facings. Trowel brand Portland cement is going into the mason work.

TAKING DOWN THE GRAND CENTRAL.

Only one man has been seriously hurt in connection with the wrecking of the old Grand Central Station at 42d st, Vanderbilt av and DePew pl since the work of tearing down the structure was started eighty days ago by the New York House Wrecking Company, although the work was of a most dangerous nature and 100,000 persons a day have passed through a timber tunnel above which tons upon tons of material were being torn out. H. J. Benjamin, the president of this company, looks upon this fact as a distinct achievement, inasmuch as this is said to be the most stupendous house-wrecking contract ever taken since the destruction of the World's fair buildings in Chicago, in which work the local contracting company had a part.

All the debris taken from the Grand Central Station is being loaded onto railroad cars and transported to various places along the New York Central Railroad for filling-in purposes. Over 80,000 cubic yards of old brick, plaster and other refuse have already been taken out of the buildings by the contractors. Thus does New York return to the Hudson River district the clay once consumed in making new building material for the metropolis.

The John Peirce Company, stone contractors, of 90 West st, who are supplying granite for the new Grand Central Terminal buildings, have over 150,000 cu. ft. of Maine granite stored under the Manhattan Bridge for use in the new Municipal Building. The granite is coming from Mt. Waldo, Me.

Department of Labor Moves.

The New York State Department of Labor, in which office is the State Factory Inspection Bureau, has moved its New York offices from 114 East 28th st to the sixth floor of the Fourth Avenue Building, at the southeast corner of 4th av and East 27th st. Commissioner Williams found that the former quarters were not sufficiently large. In the new quarters the Factory Inspection Department is entirely separate from the Commissioner of Labor's offices. The telephone number of both Factory Inspector W. W. Walling's office and that of Commissioner John Williams, remains as formerly, "Madison Square 3764."

THE GEO. A. FULLER COMPANY will soon start work on the enlargement of the office at the northeast corner of Broadway and Exchange place, owned by the Knickerbocker Trust Company and partly occupied as a banking-house. Fourteen stories will be superimposed upon the present eight stories, to carry out the original design for a 22-sty skyscraper. The building occupies a site measuring 67 ft on Broadway and 132 ft on Exchange pl.

CEMENT CONSTRUCTION AND LOCAL SUBWAYS.

The advertised sale of certain parcels bought by the city some time ago for the Brooklyn Loop Subway rights of way makes comparative data concerning this great work of special interest at this time. A four-track subway running under Delancey st from the west approach of Williamsburgh Bridge to Centre and Broome sts, a distance of eleven blocks, thence under Centre st from Pearl st to Brooklyn Bridge, is rapidly nearing completion, having been started in July, 1907. The cost is estimated at \$4,000,000—as much as one of Uncle Sam's second-class battleships. The work is being done by the Bradley Contracting Company of No. 1 Madison av, of which Frank Bradley is president and Bayly Hipkins, chief engineer.

These links constitute an important part of the system that will ultimately connect all the boroughs of the city. There is another link which has been delayed because of the trouble encountered by The Foundation Company in sinking foundation caissons for the new Municipal Building through which the Brooklyn Bridge loop will pass. The current number of "The Aggregate," the official publication of the Edison Portland Cement Company, gives some interesting figures as showing the scope of this work:

"There were 325,000 cubic yards of earth taken out at the rate of 1,000 cubic yards a day of eight hours," says "The Aggregate," "leaving a trench 65 feet wide and from 25 feet to 60 feet below the street surface, all this being done without interrupting street traffic.

"Extraordinary difficulties were met with at the intersection of Delancey st and the Bowery. The maximum depth was twelve feet below mean high water through a stratum of quicksand. Pumps of large capacity were maintained constantly at work to lower the water during construction. Directly over the excavation it was necessary to safely maintain two single lines of elevated structure, four lines of trolley tracks, a maze of water and gas mains, electric conduits and sewers, without interfering with their service.

"Here, the excavation was 110 feet wide. A special design of steel platform consisting of 60-foot girders weighing ten tons each, spaced fifteen feet apart, was supported upon wooden horses resting on concrete footings placed at sub-grade."

This shows the great problems, of which there were many, encountered by the construction company. Edison Portland cement was used in large quantities in this work. A mixer of a special design was used to supply, by gravity, the tampers working in the excavation. There were four hoppers on a tall platform into which were placed the cement, sand, gravel and broken stone. The mass passed into three different mixing hoppers before it was delivered to the layers, the rate of consumption being a four-bag patch per minute.

PROGRESS OF THE BANKERS' TRUST BUILDING

Marc Eidlitz & Son, general contractors for the Bankers Trust Company's building at Nassau and Wall sts, expect to be ready for the first consignment of the 9,000 tons of fabricated material to go into the steel superstructure by November 1. Trowbridge & Livingston are the architects and the Foundation Company, of 115 Broadway, is sinking the eighteen pneumatic caissons 63 feet through quicksand, silt and mica shist to bedrock.

Atlas Portland cement will be used in the superstructure as in the foundation work, and the Sayre & Fisher Co., 261 Broadway, will supply the gray front brick on the west and north walls, which will correspond in color to the granite of the Wall and Nassau st facades which is being cut at the present time by the New England Granite Company, of 489 5th av.

All the carting of earth and stone taken from the site of the Bankers Trust Building is being done by the F. H. Chapman Contracting Company, of 11 Broadway, under sub-contract with the Foundation Company at 115 Broadway. This refuse is hauled to scows which are towed to sea and dumped. About thirty-five teams are employed night and day.

MUNICIPAL BUILDING FOUNDATIONS.

The Foundation Company, which has been sinking pneumatic caissons in the site of the Municipal Building, has practically completed its work, and Post & McCord began receiving steel from the Pennsylvania Steel Company, the fabricators working under a Thompson-Starrett Co. contract this week. This operation will require about 26,000 tons of fabricated material. Only the grillage is being delivered at the site at present.

Although the actual construction work of the Municipal Building is embraced in a contract between the architects, McKim, Mead & White, and the Thompson-Starrett Co. of 49 Wall st, the interior construction work will be let under a separate contract which is not yet ready to come out.

Messrs. C. E. Knox and C. O. Mailloux of 76 William st, who are consulting engineers with McKim, Mead & White, architects for the Municipal Building, are at work on elevator specifications for the big structure. Tests similar to those conducted by these engineers for the Metropolitan tower vertical transportation equipment, but even more exhaustive, will be made before the installation will have been approved.

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.

BOARD OF EXAMINERS.

Appeal No. 152 of 1910; New Building No. 488 of 1910; premises, 433 5th av, Manhattan; Francis G. Stewart, appellant. Plans call for a 6-sty store and show room building, 24.8x112 ft., to cost \$50,000. The Bureau of Buildings found that additional fire-escapes and stairways should be provided. The Board of Examiners approved the plan of the appellant (so far as it relates to the stairs) on condition that the front staircase be continuous from first to sixth floors inclusive, that it be fireproof and enclosed in fireproof partitions with fireproof doors glazed with wireglass, if glass is used.

Appeal No. 155 of 1910; New Buildings No. 609 of 1910; premises, Nos. 502 to 516 East 77th st, Manhattan; Henry A. Smith and William P. Miller, associate, architects and appellants. Plans show two 6-sty flat buildings, 100x89.2 ft., to cost together \$200,000. The objection raised by the Bureau of Buildings was that fire walls should be provided for every 2,000 square feet of floor area. The matter was disapproved by the Board of Examiners Oct. 4.

Appeal No. 156 of 1910; New Buildings No. 590 of 1910; southwest corner Hudson and Morton sts, Manhattan; Charles C. Haight, appellant. The architect's application calls for an 8-sty factory, 125.5x125.3 ft., to be erected by the Corporation of Trinity Church, at a cost of \$300,000. The Bureau of Buildings made the following objections: That elevator door openings should be on one and the same side of the shaft at all stories; that additional stairs are required, and that footings under walls should be so designed that walls and columns will be carried together. The Board of Examiners dismissed the appeal on the ground that the matter is an engineering question, entirely within the province of the Superintendent of Buildings.

BUREAU OF HIGHWAYS.

Ornamental Projections.

(General Ordinances.)

Sec. 235. The Bureau Presidents and the Park Commissioners having jurisdiction shall, subject to the restrictions of this ordinance, issue permits for the construction of ornamental projections which project beyond the building-line, provided in the opinion of the officer having jurisdiction no injury will come to the public thereby. Permits for the construction of such projections, lying within any park, square or public place, or within a distance of 350 feet of the outer boundaries thereof shall be issued by the Park Commissioner having jurisdiction, as provided in Section 612 of the Chapter, as amended by Section 1, Chapter 723, of the Laws of 1901. Permits for the erection of all other ornamental projections shall be issued by the Borough Presidents having jurisdiction.

For the purposes of this ordinance, "an ornamental projection" shall be taken to mean and include all decorative projections on the face of a building beyond the building-line, in the nature of porches, arches, porticos, pedestals, free-standing statuary, columns and pillars, which are erected purely for the enhancement of the beauty of the building.

Action Concerning the New State Prison.

Revised plans for the new State Prison at Wingdale, in Dutchess County, on the Harlem Railroad, were approved last Saturday by the new Prison Commission when in session at Albany. The plans were originally intended for the erection of a prison on the Hudson River near Fort Montgomery, a site which, having been abandoned for that purpose, will be transferred to the Interstate Park authorities.

The new prison at Wingdale has been officially named "Harlem Prison." This will please the people of Harlem no doubt. Of course some name had to be chosen. Work will begin in the Spring. Commissioner William J. McKay states that a report that the drainage at Wingdale was not good had no foundation in fact, and that the Commission is well satisfied with the grounds.

—The Whitehall building annex, which is being erected by the George A. Fuller Construction Co. of 115 Broadway, will have as part of its equipment a well appointed business men's gymnasium in connection with a club which will have quarters on the top floor. A York refrigerating plant is being installed in the cellar for the club's use.

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."

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| 1—Demolishing | 8—Reinforced concrete | 15—Marble | 22—Galvanized iron sky-lights and cornices | 28—Electric power |
| 2—Excavating | 9—Fireproofing | 16—Terra cotta | 23—Fire-escapes | 29—Electric wiring |
| 3—Foundations | 10—Tin roof | 17—Mosaic | 24—Plumbing | 30—Lighting fixtures |
| 4—Masonry | 11—Roofing other than tin | 18—Tile | 25—Heating | 31—Plate glass |
| 5—Carpentry | 12—Front brick | 19—Metal lath | 26—Elevators | 32—Interior woodwork and trim |
| 6—Terra cotta blocks | 13—Granite | 20—Plaster partition blocks | 27—Dumbwaiters | 33—Paints |
| 7—Steel and iron work | 14—Limestone | 21—Coping | | 34—Hardware |

Jas P Knight, 221 W 49th st, owner; 12, 11, 26.
 Geo Gardiner Fry, 14 Sophia st, Mamaroneck, N Y, owner; 12, 14, 26.
 Karmack Realty Co, 605 W 151st st, owner; 12, 14.
 Jacob Wertheim, 1016 2d av, owner; 12, 14.
 Martin and Arthur S Zinn, 670 Hudson st, owners; 12, 26.
 Dept of Parks; 29, until Nov 3.

John M Bogner, 74 W 100th st, owner; 22, 27.
 Dept of Street Cleaning; 4, until Oct. 21.
 Dept of Correction; 34, 33, 7, 25, until Oct 18.
 Fire Dept; 25, 29, until Oct 19.
 Dept of Health; 16, until Oct 18.
 O'Neil Estates, 24 E 23d st, owner; 24.
 L & A Pincus, 20 W 31st st, owners; 4, 5, 12, 26.
 Englesberg Bros, 7 W 22d st, owner; 24.

Capitol Realty Co, 103 Park av, owner; 4, 5, 7, 12.
 Dr C Duryea, 784 Carroll st, owner; 22.
 V La Porta, 586 Morris av, owner; 7, 12.
 The Brill Contracting Co, 570 E 191st st, owner; 4, 5, 12.
 Pelham Av & Hoffman St Realty Co, 554 W 140th st, owner; 4, 5.
 Wolf Burland, 801 Cauldwell av, owner; 4, 5, 12.

PROJECTED BUILDING.

Manhattan.

Apartments, Flats and Tenements.

156TH ST, s s, 100 e Broadway, 6-sty brick & stone tenement, 125x86.11, tin roof; cost, \$125,000; owner, Karnack Realty Co, 605 W 151st st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 656.

87TH ST, s s, 230 e 5th av, 8-sty brick & stone apartment house, 76.8x85.7, tile roof; cost, \$350,000; owner, Capitol Realty & Constr Co, 103 Park av; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 664.

Alfred Pionier, president, James Paladiero, vice-president, Heltar Garten, treasurer.

PARK AV, s w cor 76th st, 12-sty brick & stone apartment house, 102.2x122.6, tile copper & mansard roof; cost, \$1,000,000; owner, 76th st & Park av Co, 165 Broadway; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 660.

Dwellings.

BROADWAY, n e cor 184th st, two 2-sty brick & stone dwellings & stores, 56.4x25.2, tin or slag roof; cost, \$7,500; owner, F. M. Burgess Const Co, 561 W 141st st; architect, F. E. Glasser, 70 Manhattan st. Plan No. 659.

Factories and Warehouses.

11TH AV, s e cor 25th st, 11-sty brick & stone factory, 98.9x100, slag roof; cost, \$300,000; owners, Martin & Arthur S. Zinn, 670 Hudson st; architects, Shire & Kaufman, 110 E 23d st. Plan No. 658.
 Not awarded.

Miscellaneous.

WATER ST, No. 351, 1-sty brick toilet, 9x7; cost \$200; owner, Charlotte A. Williams, 875 West End av; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 662.

Theatres.

46TH ST, Nos. 208-214 W, 4-sty brick & stone music hall, 85.8x90.5, tar & gravel roof; cost, \$120,000; owner, Jacob Wertheim, 1016 2d av; architects, Herts & Tallant, 113 E 19th st. Plan No. 657.
 Not awarded.

51ST ST, No. 634 West, 50th st Nos. 637-639 West, 1-sty concrete & frame wagon shed, 25x95; cost, \$500; owner, Wm. Waldorf Astor, 21 W 26th st; architect, James W. Cole, 403 W 51st st. Plan No. 661.

49TH ST, No. 432 East, 2-sty frame coal pocket, 43x33; cost, \$400; owner, Beekman Estate, 7 East 42d st; architect, Chas. H. Dalhauser, 441 East 85th st. Plan No. 665.

Stores, Offices and Lofts.

49TH ST, Nos. 215-219 W, 2-sty brick & stone office, store & garage, 20.8x44.4,

composition slag roof; cost, \$8,000; owner James P. Knight, 221 W 49th st; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 654.

36TH ST, Nos. 28-32 W, 12-sty loft building, 49.10x88, slaf roof; cost \$160,000; owner, George Gardiner Fry, 14 Sophia st, Mamaroneck, N. Y.; architects, Kneisel & Wortmann, 38 Lafayette av, Brooklyn. Plan No. 655.

32D ST, Nos. 106-108 W, 6-sty brick & stone store & loft, 41.8x90, plastic slate roof; cost, \$50,000; owner, L. & A. Pincus, 20 W 31st st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 663.
 Not awarded.

MANHATTAN ALTERATIONS.

CHERRY ST, No. 31, install ventilator, partitions, windows, to 4-sty brick tenement; cost, \$300; owner, Estate of Peter McCormick, 237 E 48th st; architect, Marshall R. Grimes, 39 E 42d st. Plan No. 2467.

ELIZABETH ST, No. 264, alter walls, girders, partitions to 5-sty brick tenement; cost, \$200; owner, Geo. J. Kenny, 80 East Houston st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2483.

HAMILTON TERRACE, No. 10, 1-sty brick rear extension, 9.4x9.1, alter awning to 3-sty brick dwelling; cost, \$200; owner, Chas. H. Tuttle, on premises; architect, Edward B. Chestersmith, 150 Nassau st. Plan No. 2473.

MOTT ST, No. 284, partitions, to 5-sty brick tenement; cost \$200; owner, Rocco M. Marasco, 57 E Houston st, architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2471.

MARKET ST, No. 72, partitions, windows, to 3-sty brick tenement; cost, \$5,000; owner, Mrs. M. Murphy, 33 Cedar st, Brooklyn; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 2490.

MULBERRY ST, Nos. 206-210, alter chimney breasts, store fronts to three 3-sty brick dwellings; cost, \$1,600; owner, Callahan Estate, 149 Broadway; architect, E. Wilbur, 120 Liberty st. Plan No. 2491.

OAK ST, No. 7, partitions, alter toilets to two 5-sty brick tenements; cost, \$900; owners, Geo. J. & Wm. J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, Bible House. Plan No. 2465.

PEARL ST, No. 302, toilets, partitions, windows to 4-sty brick store and factory; cost, \$300; owner, Estate Adalade Tagliabue, 396 Broadway; architect, P. F. Brogan, 119 East 23d st. Plan No. 2482.

SULLIVAN ST, No. 184, install brick oven to 3-sty brick boarding house; cost, \$100; owner, Estate of N. Low, 208 Blecker st; architect, D. Briganti, 205 East 17th st. Plan No. 2474.

WEST ST, No. 535, partitions, show windows, doors to 3-sty brick hotel; cost, \$1,200; owner, Estate G. J. Wendel, 175 Broadway; architect, B. W. Berger & Son, Bible House. Plan No. 2466.

9TH ST, No. 635 East, cut doors to 6-sty brick tenement; cost, \$150; owner, Barnet Appel, 322 East 4th st; architect, Jacob Fisher, 296 East 3d st. Plan No. 2472.

10TH ST, No. 234 E, 1-sty brick rear extension, 22x29, partitions, show windows to 4-sty brick tenement; cost, \$5,000; owner, Clara Heiferman, 3424 Broadway; architect, Louis H. Sheinart, 194 Broadway. Plan No. 2463.

19TH ST, No. 141 E, raise roof, partitions to 3-sty brick residence; cost, \$1,500; owner, J. J. Sullivan, 135 Broadway; architect, Frederick J. Sterner, 139 E 19th st. Plan No. 2459.

20TH ST, No. 141 West, install skylight to 6-sty brick store and loft; cost, \$169; owner, Dr. C. Duryea, 784 Carroll st, Brooklyn; architect, Geo. A. Dugan, 160 5th av. Plan No. 2485.

23D ST, No. 18 East, install mezzanine floor, stairs to 5-sty brick store and dwelling; cost, \$300; owner, Mrs. M. C. Borden, 34 Thomas st; architects, Ely J. Rieser & Co., 1st av and 28th st. Plan No. 2479.

29TH ST, No. 221 W, erect toilets, to 5-sty brick tenement; cost, \$1,000; owner, The O'Neil Estates, 24 E 23d st; architects, Bernstein & Bernstein, 24 E 23d st. Plan No. 2468.

30TH ST, No. 133 W, erect brick wall to 3-sty brick dwelling; cost, \$350; owner, Wm. R. Broughton, 348 Madison av; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 2461.

31ST ST, Nos. 445-447 West, alter chimney to 6-sty brick factory; cost, \$500; owner, Knickerbocker Chocolate Co., on premises; architect and mason, Alphons Custodis Const. Co., 95 Nassau st. Plan No. 2477.

52D ST, Nos. 541-543 West, alter brick walls, girders to 1 and 2-sty brick tenements; cost, \$150; owner, John Wilson, 606 10th av; architect, John H. Knubel, 318 West 42d st. Plan No. 2475.

58TH ST, No. 182 West, partitions to 12-sty brick store and tenement; cost, \$500; owner, 58th St. & 7th Av. Co., 395 Broadway; architects, Harde & Short, 3 West 29th st. Plan No. 2480.

77TH ST, No. 170 East, partitions, stairs, windows to 4-sty brick public school; cost, \$1,600; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 2478.

100TH ST, No. 72 W, partitions, skylights, dumbwaiter, windows to 5-sty brick tenement; cost, \$5,000; owner, John M.

Bogner, 74 W 100th st; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 2460.

116TH ST, Nos. 204-206 W, 1-sty brick rear extension, 40.6x39, partitions, toilets, baths to 1-sty brick stores; cost, \$5,000; owner, Englesberg Bros, 7 West 22d st; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 2469.

AV C, s w cor 6th st, 1-sty brick rear extension, 20x21, partitions, stairs, doors to 4-sty brick tenement and store; cost, \$2,500; owner, St. John the Baptist Foundation, 13 Astor pl; architect, M. Zipkes, 103 Park av. Plan No. 2481.

BROADWAY, 47th st and 7th av, erect roof sign to 3-sty brick store and loft; cost, \$500; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 2476.

BROADWAY, No. 3507, partitions to 6-sty brick store and tenement; cost, \$90; owner, Louise Cronin, 241 West 101st st; architect, John E. Scharsmith, 1 Madison av. Plan No. 2484.

BROADWAY, No. 475, erect balcony, floors to 8-sty brick & stone loft & office; cost, \$500; owner, Schiff Bros, 475 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2462.

BROADWAY, s w cor 60th st, alter roof for sign to 2, 4 and 6-sty brick theatre; cost, \$400; owner, George Dempsey, 1827 Broadway; architects, Strauss & Co., 442 West 42d st. Plan No. 2492.

PARK AV, No. 591 partitions, elevator shaft, windows to 5-sty brick tenement; cost, \$6,000; owner, Mary Sargent Potter, premises; architect, Guy Lowell, 225 5th av. Plan No. 2457.

Potterton Bros, 215 W 28th st, have general contract.

WEST END AV, No. 265, erect sun parlor, to 4-sty brick dwelling; cost \$250; owner, Frank Huyler, 265 West End av; architect, John C. Watson, 217 W 125th st. Plan No. 2458.

6TH AV, n e cor 36th st, toilets, partitions, windows to 4-sty brick hotel; cost, \$1,200; owner, Thomas F. Russell, Cotton Exchange; architect, B. W. Berger & Son, Bible House. Plan No. 2488.

6TH AV, n e cor 35th st, erect sign to 6-sty brick bank; cost, \$400; owner, W. C. Duncan, 596 6th av; architects, Strauss & Co., 442 West 42d st. Plan No. 2493.

STH AV, No. 2363, 1-sty brick rear extension, 25x18.8, stairways, toilets to 1-sty brick moving picture show; cost, \$1,000; owner, Harry J. Jacobs, 86 West 119th st; architect, Herman Horenburger, 122 Bowery. Plan No. 2489.

STH AV, No. 2764, 147th st, No. 269 West, 1-sty brick rear extension, 16.10x25.1, show windows, walls to 5-sty brick store and tenement; cost, \$2,500; owner, Peter Doelger, 407 West 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2490.

STH AV, No. 500, 1-sty brick side extension, 58x15, erect iron awning to 3-sty brick salesroom; cost, \$800; owner, Cortland Palmer Estate, 852 Broadway; architect and builder, J. B. C. Bartlett Iron Works, 229 West 36th st. Plan No. 2486.

STH AV, No. 410, alter stairs, partitions, show windows to 4-sty brick factory; cost, \$1,800; owner, D. Pacciotti & Co., 232 West 24th st; architect, A. Vendrasco, 1851 East 177th st. Plan No. 2487.

9TH AV, No. 736, erect sign to 3-sty brick store & office; cost, \$60; owner, Julia S. Coburg, premises; architect, Frank Sutton, 334 5th av. Plan No. 2464.

PROJECTED BUILDING.

Bronx.

Apartments, Flats and Tenements.

TIFFANY ST, e s, 95.3 s Westchester av, twelve 5-sty brick tenements, slag roof, 40x68; total cost, \$336,000; owners, Usona Const. Co., Clarence S. Shumway, 989 So. Boulevard, president and architect. Plan No. 969.

HOME ST, WEST FARMS ROAD AND BRYANT AV, block bounded by two 5-sty brick tenements, slag roof, size, irregular; total cost, \$110,000; owners, Whalen-Hadley, Inc., John G. Whalen, 150 Nassau st, president; architects, Nast & Springsteen, 21 West 45th st. Plan No. 970.

MORRIS AV, e s, 100 n 177th st, 4-sty brick tenement, slag roof, 40.8x78.8; cost, \$30,000; owner, Burdick Realty Co., Chas. Buckbee, 62 William st, treasurer; architect, John E. Scharsmith, 1 Madison av. Plan No. 975.

MORRIS AV, n e cor 153d st, 5-sty brick tenement, tin roof, 25x63.2; cost, \$25,000; owner, Pasquale Iarosi, 672 Morris av; architect, Robert Glenn, 371 East 149th st. Plan No. 981.

170TH ST, n w cor 3d av, 5-sty brick tenement, tin roof, 57.10x78.11; cost, \$40,000; owner, Wendover-Bronx Co., 34 West 96th st; architect, H. L. Young, 69 West 125th st. Plan No. 979.

Dwellings.

LORING PL, e s, 220 n 183d st, 2½-sty frame dwelling, shingle roof, 20x64; cost, \$5,000; owner, G. H. Masker Realty Co., 34 East 9th st; architect, Douglas Brown, 2273 Walton av. Plan No. 980.

ROSEWOOD ST, s s, 76 e White Plains rd, 2-sty brick dwelling, tin roof, 20.4x50; cost, \$7,500; owner, Jos. A. Mascia, 275 East 151st st; architect, Frank Hauale, 81 East 125th st. Plan No. 976.

CEDAR AV, w s, 124.6 n 179th st, three 2-sty brick dwellings, tin roof, 16.8x43; total cost, \$12,000; owner, Edmundson Const. Co., Geo. Edmundson, 2311 Lyon av., president; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 977.

DEKALB AV, e s, 132 n Gun Hill rd, 2-sty frame dwelling, tin roof, 19x64; cost, \$3,000; owner, Lottie E. Welch, 3514 DeKalb av; architect, L. Howard, 1861 Carter av. Plan No. 978.

Miscellaneous.

OLMSTEAD AV, w s, 100 n Starling av, 2-sty frame shop, tin roof, 45x81; cost, \$5,000; owner, A. T. Mackenzie, 1243 Theriot av; architect, B. Ebeling, 1136 Walker av. Plan No. 971.

Stables and Garages.

CONCORD AV, No. 633, 1½-sty frame stable, 12x16; cost, \$350; owners, Olman & Rothstein, on premises; architect, Chris. F. Lohse, 598 St. Anns av. Plan No. 972.

WILDER AV, e s, 325 n Randall av, 2-sty brick shop, tar roof, 20x16; cost, \$500; owner and architect, Wm. Schradin, on premises. Plan No. 973.

CRESCENT AV, s s, 68.5 e Hughes av, 1-sty frame stable and shed, 26x20; cost, \$1,000; owners, Venibile & Parenzine, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 974.

BRONX ALTERATIONS.

FAILE ST, s w cor Garrison av, new toilets, new partitions, etc., to 4-sty brick lofts and school; cost, \$3,300; owners, Miller & Sacks, on premises, City of New York, lessee; architect, Henry S. Lion, 12 West 32d st. Plan No. 493.

SIMPSON ST, e s, 215 n 167th st, 1-sty frame extension, 25x30.9 to 3-sty frame store & dwelling; cost, \$500; owner, Emanuel John Girr on premises; architect, Arthur Toelberg, 1167 Fox st. Plan No. 489.

MELROSE AV, s w cor 150th st, new partitions to 3-sty brick stores & theatre; cost, \$200; owner American Real Estate Co, 527 5th av; architect, Clarence S. Shumway, 989 So Boulevard. Plan No. 488.

MORRIS AV, e s, 50 n 152d st, new partitions, etc., to 3-sty brick stable, loft and dwelling; cost, \$400; owner, H. Pizzutilo, 643 Morris av; architects, Moore & Landsiedel, 148th st and 3d av. Plan 496.

SHAKESPEARE AV, w s, 150 s 169th

st, move 2-sty frame dwelling; cost, \$1,000; owner, Rev. J. J. Lennon, 1251 Shakespeare av; architect, Elliott Lynch, 347 5th av. Plan No. 495.

TRINITY AV, No. 1048, new plumbing, etc., to 3-sty brick dwelling; cost, \$250; owner, Morris Sacks, 592 East 166th st; architect, Henry S. Lion, 12 West 32d st. Plan No. 474.

WASHINGTON AV, Nos. 1932-1934, new partitions to 2-sty brick dwelling & garage; cost, \$100; owner, A. H. Seadale on premises; architect, L. Howard, 1861 Carter av. Plan No. 487.

WILKINS AV OR PL, north intersection So Boulevard, new partitions, new show windows, etc., to 1-sty brick stores; cost, \$1,000; owner, E. S. Levi, 514 Broadway; architect, Geo. Dress, 1436 Lexington av. Plan No. 490.

WESTCHESTER AV, n w cor Forest av, new gallery, stage and balcony to 3-sty brick theatre; cost, \$75,000; owner, Max Veischleiser, 171 Broadway; architect, Thos. W. Lamb, 489 5th av. Plan No. 492.

HIGHBRIDGE R R Yard, 1150 s 167th st, 410 e Sedgwick av, 1-sty frame extension, 34.6x8.8 to 1-sty frame lunch room; cost \$500; owner, N. Y. C. & H. R. R. Co, Grand Central station; architect, E. S. Taylor, Grand Central station. Plan No. 491.

ADVANCE REPORTS.

J. T. Brady & Co. Low Bidders for Washington Irving High School.

IRVING PL.—John T. Brady & Co, 103 Park av, at \$819,840; submitted the lowest bid to the Board of Education on Tuesday, for the general construction of the new Washington Irving High School about to be erected on the easterly side of Irving pl, between 16th and 17th sts. Other contractors who put in estimates were the following: H. C. Stowe Construction Co, \$883,000; John Kennedy & Co, \$949,602; The Bottsford-Dickinson Co, \$876,645; Cramp & Co, \$945,000; Louis Wechsler, \$1,000,000; Thomas J. Buckley Construction Co, \$839,311; T. A. Clarke & Co, \$873,000; George Hildebrand, \$945,957; J. F. Walsh Construction Co, \$857,000; Thos. McKecwn, Inc, \$881,472; Charles H. Peckworth, \$823,514; Charles Wille, \$929,000; A. L. Guidone & Co, \$893,000; Richard E. Heningham, \$872,622; P. J. Brennan & Son, \$928,000; Libman Contracting Co, \$958,600.

The site has been cleared 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 ft, and a depth of 183.4 ft in 16th st, and 166.6 ft in 17th st. No perspective drawing of the building has yet been made for publication. Massive stone columns will ornament the three street facades, having a height of two stories, sixteen on the Irving pl side and thirteen each on the other two sides. The plans are by C. B. J. Snyder, architect for public schools.

Adams Express Not to Erect Skyscraper

TRINITY PLACE.—The Adams Express Co. is having plans prepared by George K. Hooper, 165 Broadway, consulting engineer and architect, for the erection of an office building on the site of the present stables of the company, Nos. 34-42 Trinity pl, extending through the block to Nos. 71-79 Greenwich st. The building will not be a skyscraper, as was announced elsewhere during the week. It will have frontages of 109.3 ft. in Greenwich st, 107.10 ft. on Trinity pl, with a depth of 94.5 ft. on the north line, and 78.7 ft. on the south line. Several of the executive offices now located in various buildings will be housed here, although the Record and Guide was informed on Tuesday that the proposed structure, which is to be

used solely by this company, is not to be considered the chief home building which the company contemplates erecting at a future date.

New Cuban Presidential Palace.

HAVANA.—It will interest American architects, to learn that the submission of plans for the construction of a presidential palace, on the Villanueva Station plot in the city of Havana, has now been invited. Such plans will be received at the Department of Public Works up to 2 p. m., on April 15, 1911, and the competition is an open one, a prize of \$10,000 being offered for the best design and \$5,000 for the second. A circular has just been issued by the appropriate commission in which the general idea and special requirements are set forth. Detailed information will be in possession of the Cuban Legation at Washington, D. C., to which all interested should apply.

A Hotel for 55th Street.

55TH ST.—Rouse & Goldstone, architects, 12 West 32d st, are preparing plans for a 12-sty hotel to be erected on the plot 50x120 ft. in the north side of 55th st, 100 ft. east of Broadway. The upper floors will be divided into suites of one, two and three rooms and bath, and the first floor will be given over to lounging rooms and dining-rooms. The three lower stories of the facade will be of marble and the remainder of the front will be of brick and white glazed terra cotta. The building will cost \$350,000. The owner's name is for the present withheld, and no building contract has yet been awarded.

Eight-Story Hotel for 7th Av. Corner.

7TH AV.—Plans are being prepared for an 8-sty hotel building to be erected on a plot 25x100 ft. on the southwest corner of 7th av and 30th st. The entire first floor is to be used as a restaurant and cafe and the upper part is to be divided into single rooms. The lower portion of the facade is to be of marble and glass and the upper part of polychrome terra cotta and brick. The building will cost \$75,000. The Coleman Construction Co. is the owner, and the plans are being designed by Rouse & Goldstone, 12 West 32d st.

A Westchester Av. Improvement.

WESTCHESTER AV.—Excavating is underway, for the new store and loft and amusement hall, one and two stories, to measure 246x100 ft, at the southwest corner of Westchester av and 160th st, the Bronx. Plans are being prepared by Koppe & Daube, architects, 830 Westchester av, and will be ready for estimates about the 25th of October. Wolf Burland, manufacturers of neckwear, 801 Cauldwell av, is the owner, and will award all contracts. Estimated cost is about \$95,000.

New Country Club for Sea Cliff.

SEA CLIFF, L. I.—Herbert M. Baer, architect, 21 West 45th st, Manhattan, has been commissioned to prepare plans for a new country clubhouse at Sea Cliff, L. I. The club has a fine site of several acres on Sea Cliff av, and the grounds will be attractively laid out with tennis courts, automobile sheds, etc. The main house will contain four bowling alleys and will be up to date in every way. Plans will be ready for estimates in about two weeks.

Picture Theatre for Pelham Av.

PELHAM AV.—The Pelham Avenue and Hoffman Street Realty Co, 554 West 140th st, is preparing plans for the erection of a store building containing a moving picture theatre, 80x100 ft, at the southwest corner of Pelham av and Hoffman st, the Bronx, to cost a total of about \$30,000. The plans will be prepared by architects Goldner & Goldberg, 704 Jackson av. The owner will handle all sub contracts.

Bank Building for Brooklyn.

BROOKLYN.—Shampan & Shampan, architects, 772 Broadway, Brooklyn, are preparing plans for a 6-sty bank building, with offices, to be erected on the northwest corner of Graham av and Siegel st, Brooklyn, for A. L. Kass, of Manhattan, as owner. The building being designed in an Ionic classic style of architecture, will be finished in Indiana limestone and terra cotta.

Contract for Oppenheim Collins & Co. Building.

34TH ST.—Charles A. Cowen & Co, 1123 Broadway, have received the general contract to erect the 11-sty addition to the store building of Oppenheim Collins & Co, 35 West 34th st, to cost approximately \$300,000. Buchman & Fox, 11 East 59th st, are the architects, and the steam and electrical engineers. C. Matlock, 220 Broadway, is steel engineer.

Amusement Hall for 169th St.

169TH ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for the erection of a 1-sty brick amusement hall, 40x91 ft, to be erected in the west side of 169th st, 140 ft, west of Park av, for The Value Realty Co, 170 Broadway. To be let by general contract. Estimated cost about \$10,000.

Five Apartments for 175th St.

175TH ST.—Shaefer & Jaeger, 1910 Webster av, are preparing plans for the erection of five 5-sty apartment houses, each to be built 45x110 ft. in the south side of 175th st, 92 ft east of Prospect av, to cost a total of \$210,000. The J. W. Cornish Construction Co. of Tremont & Mapes av is the owner.

Apartments, Flats and Tenements.

216TH ST, N. Y. C.—Vincenzo Pizzo, 210 Forsyth st, owner, will erect at once a 3-sty store and tenement, 30x50 ft, at the northwest corner of 5th av and 216th st, to cost about \$10,000. Frank W. Herter, 186 Remsen st, Brooklyn, architect. Angelo Gerace, 154 East Houston st, general contractor is taking all figures on subs.

TINTON AV, N. Y. C.—The Brill Contracting Co, 570 East 191st st, has had plans prepared by Samuel Sass, 32 Union sq, for a 5-sty flat, 27x121 ft, to be erected on Tinton av near 161st st, to cost \$30,000. The owner handles the general contract.

178TH ST, N. Y. C.—Schaefer & Jaeger, architects, 1910 Webster av, have prepared plans for a 4-sty tenement and store, 20x90 ft., for Benson & Paterson, 2249 Valentine av, to be erected at the southwest corner of 178th st, and Monterey av, the Bronx, to cost \$20,000. The owner builds and will award all contracts.

LONGFELLOW ST.—Bids from sub-contractors have been asked by the Usona Construction Co., 989 Southern Boulevard, for the erection of a 5-sty flat and store, 41x72 ft., at the southeast corner of Longfellow and Lowell sts, the Bronx, to cost \$30,000. The American Real Estate Co., 989 Southern Boulevard, has prepared plans.

HUGHES AV, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty flat, 50x87.6 ft, on an irregular plot running on Hughes av to Crescent av, south of 184th st, to cost \$35,000. Auli Benedetto, 541 East 182d st is the owner.

176TH ST, N. Y. C.—Shaefer & Jaeger, 1910 Webster av, is preparing plans for a 4-sty 8 family apartment, 46x75 ft, in the north side of 176 st, 85 ft, west of Anthony av for Henry Cleland, 3093 Anthony av, cost \$25,000.

CROTONA AV, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, is drawing plans for a 4-sty flat, 25x63 ft. to be erected on the west side of Crotona av, 120 ft south

of 183d st, for Chas. A. Corby, 182d st & Beaumont av, to cost \$16,000.

187TH ST, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for the erection of two 5-sty flat houses, 35x90 ft. each, at the southeast corner of 187th st and Belmont av, for Michael A. Defeo, 2395 Belmont av. Estimated cost, \$70,000.

UNION AV, N. Y. C.—The Polatschek Spencer Realty Co., 938 St. Nicholas av, will erect on the west side of Union av, 215 ft north of 166th st, a 6-sty tenement and store building, 50x98 ft., to cost \$65,000. James G. Watson, 217 West 125th st, architect.

NORTH PELHAM, N. Y.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for the erection of a 2-sty flat, 25x67 ft, at North Pelham, for Cosmo Adamo of 2123 First av, to cost \$12,000.

BROOKLYN.—Emanuel Leiberman, 1165 39th st, Brooklyn, owner, will build on the north side of St. Johns pl, 317 ft west of Washington av, a 4-sty 16-family tenement, 50x102 ft., to cost \$30,000. The owner will build. Plans are by A. J. & J. T. McManus, 215 Montague st, Bklyn.

BROOKLYN.—The Addison Realty Co., 43 Cedar st, Manhattan, has had plans prepared by Clarence True, 95 Liberty st, Manhattan, for a 4-sty flat, 40x95 ft., to be erected at No. 1356 Pacific st, Brooklyn, at a cost of \$25,000. The architect takes all figures.

BROOKLYN.—The J. C. Wandell Co., 501 39th st, Brooklyn, architects, have prepared plans for a 4-sty brick, 14-family flat and store, 30x100 ft., to be erected at the southwest corner of Gattling pl and 86th st, to cost \$10,000. A. Tadross, 502 39th st, Brooklyn, is the owner.

BROOKLYN.—The Fein-Ball Realty Co., 862 Flushing av, Brooklyn, will build a 6-sty flat, 66x87 ft., on the north side of Lincoln pl, between 7th and 8th avs, to cost \$85,000. No architect selected.

WHITE PLAINS, N. Y.—Goldner & Goldberg, architects, 704 Jackson av, have prepared plans for two 4-sty flats, 50x90 ft., for Samuel Ellis, 704 Jackson av, to be built by Samuel Ellis, 5 Railroad av, this place, to cost \$60,000.

EAST ORANGE, N. J.—Hyman Rosensohn, architect, 800 Broad st, Newark, has completed plans for two 4-sty flats, 35x67 ft., to be erected at the southeast corner of Main st and South Maple av to cost \$40,000. Samuel Goldberg, 302 Fairmount av, Newark, is the owner. The contract will be by day's work.

TEXTURE BRICKS

These represent the latest development of the artistic rough face front brick.

You will find in our various colors the most beautiful blending of shades possible.

Ask us for samples for your new work.

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ENGINEERS
CONTRACTORS & BUILDERS
1 LIBERTY STREET, N. Y.
NEW YORK, HARTFORD, SALT LAKE, DENVER

C. O. MAILLOUX - C. E. KNOX
CONSULTING ELECTRICAL ENGINEERS
76 WILLIAM STREET, NEW YORK

Contracts Awarded.

PARK AV, N. Y. C.—Potterton Bros., 215 West 28th st, have received the contract for changes to the 5-sty tenement No. 591 Park av, for Mary Sargent Potter on premises, from plans by Guy Lowell, 225 5th av.

27TH ST, N. Y. C.—James McWalters & Son, 2434 Broadway have received the general contracts for alterations to the 7-sty loft building, 20 West 27th, for John Jacob Astor, from plans by LaFarge & Morris, and Chas H. Cullen, 25 Madison sq north.

BROOKLYN.—Charles Fleischer, 1898 Bergen st, Brooklyn, has received the general contract to erect the 4-sty brick light manufacturing building 85x120 ft, for S. Rottenberg 232 Throop av, at the southeast corner of East New York av and Christopher st, to cost \$35,000. Cohn Bros, 361 Stone st, are the architects.

NEWBURGH, N. Y.—John P. Convery's Sons, 134 Washington st, Newburgh, have received the general contract to erect the "Chapman Steamer House" for the city of Newburgh, to cost about \$18,000. Frank E. Estabrook, 75 2d st, is the architect. The building will be 3-stys, 32x80 ft.

Churches.

HUDSON FALLS, N. Y.—Chas. G. Ogden, 59 State st, Albany, has been selected architect for the new brick and limestone church, 1-sty 60x80 ft, to be erected at Nos. 229-231 Main st, for the First M. E. Church, Rev. J. H. Atwell, pastor, to cost \$30,000.

MIDDLETOWN, N. Y.—On Sunday, Oct. 9, \$60,000, was raised by the congregation of the Westminster Presbyterian Church, Middletown, for the purpose of building a new church to cost \$75,000. Rev. Dr. E. VanDyke Wight, is pastor.

Dwellings.

150TH ST, N. Y. C.—Louis Chas. Maurer 1495 Broadway, has prepared plans for a 1- and 2-sty store and dwelling, 65x65 ft, for V. La Porta, 586 Morris av to be erected in the northside of 150th st, east of Morris av. The owner will handle the general contract. Structural iron and metal ceilings will be required.

BROOKLYN.—Reiley & Steinback, architects, 481 5th av, Manhattan, have completed plans for the brick and stone rectory, 2½-sty, 37x38 ft, to be erected at the northwest corner of Nassau av and North 15th st, by the Rev. Joseph J. Dulik, pastor.

JAMAICA, L. I.—H. Petersen, Lincoln av, Richmond Hill, L. I., has received the general contract to erect a hollow tile residence, 75x50 ft, 2½ stys, for J. C. Van Sclen, to cost \$25,000. H. E. Haugegaard, 3206 Jamaica av, architect.

Factories and Warehouses.

11TH AV, N. Y. C.—Shire & Kaufman, architects, 110 East 23d st, have completed plans for the 11-sty brick factory, 98.9x100 ft., to be erected by Martin and Arthur S. Zinn, of 670 Hudson st, at the southeast corner of 11th av and 25th st, to cost \$300,000. No contracts have been placed.

NEWARK, N. J.—The Lewis Parker Building & Constr. Co., Lafayette st, Newark, has received the mason work on the 4-sty brick factory for the Shiman-Miller Manufacturing Co, to be rebuilt at Austin and Murray sts, from plans by Wm. E. Lehman, 738 Broad st. The carpenter work has not been let.

Miscellaneous.

BRANFORD, CONN.—Charles S. Palmer, architect, of Meriden, has been selected to prepare plans for a new building for the Branford Savings Bank.

STAMFORD, CONN.—Plans for the new Stamford Hospital buildings are being completed and it is expected estimates will be called for very soon. Geo. B. Post & Sons, 341 5th av, Manhattan, are

the architects. E. L. Scofield is president of the hospital association.

SUMMIT, N. J.—The Y. M. C. A., James B. Gallagher, president of the Bank for Savings, at 4th av, and 22d st, Manhattan, has awarded to J. G. Owens, of this place the general contract to erect the 3-sty brick and stone association building at a cost of \$65,000. Balch & Moatz, 10 East 33d st, Manhattan, architects.

Schools and Colleges.

RANDALL'S ISLAND.—The Department of Charities, Ft East 26th st, will advertise for bids about Oct. 25, for the construction of the new Industrial school on Randall's Island for the City, to cost about \$60,000. Wm. T. Flanagan, Ft. East 26th st, has prepared plans.

EAST RUTHERFORD, N. J.—Ernest Sibley, architect, Grantwood, N. J., is preparing plans for a 2-sty school building, 60x140 ft., to be erected by the Board of Education at Paterson av, Uhland and Gold sts, East Rutherford, at a cost of \$70,000. The architect is ready for bids on the general contract.

SOUTH MANCHESTER, CONN.—Plans have been completed and estimates will be received at once for the new school to be erected by the North School District. Brick, 40x125 ft., 2-stys, gravel roof, steam heat, Indiana limestone. Hartwell, Richardson & Driver, of Boston, are the architects, and Howell Cheney is chairman of the building committee.

Stables and Garages.

191ST ST, N. Y. C.—Chas. Clark of 441 Tremont av, is preparing plans for a 2-sty stone stable, 30x50 ft on the south side of 191st st, 175 ft west of Hughes av, for M. E. Wilkinson, 2541 Cambrelling av, to cost \$2,000.

167TH ST, N. Y. C.—Shaefer & Jaeger, 1910 Webster av are preparing plans for a 1-sty garage, 15x20 ft; brick, for Mrs. M. Schwartzler of 167th st and Washington av, to cost \$1,000.

Stores, Offices and Lofts.

32D ST, N. Y. C.—Bernstein & Bernstein, 24 East 23d st, have completed plans for the 6-sty store and loft building, 41.8x90 ft, to be erected at Nos. 106-108 West 32d st, to cost \$50,000. L. & A. Pincus, 20 West 31st st, owner. No building contract has been issued.

49TH ST, N. Y. C.—James P. Knight, 221 West 49th st, owner, will erect a 2-sty office, store and garage building, 20.8x44.4 ft., at Nos. 215-219 West 49th st, from plans by Townsend, Steinle & Haskell, 1328 Broadway. No building contracts have been issued.

36TH ST, N. Y. C.—Kneisel & Wortmann, architects, 38 Lafayette av, Brooklyn, have completed plans for the 12-sty loft building, 49.10x88 ft, which George Gardiner Fry, 14 Sophia st, Mamaroneck, N. Y., will erect at Nos. 28-32 West 36th st, to cost \$160,000. No contracts have been awarded.

NEW BRITAIN, CONN.—Plans are being completed by the New Britain Machine Co. for an addition to their office building. It will be brick, 38x40 ft, 4-stys, of mill construction. The owners buy all material.

Bids Opened.

BROOKLYN.—J. I. Valentine, at \$8,642, submitted the lowest bid for erecting fire-proof stairways in Public School No. 37, Brooklyn. Other bidders were: J. M. Knopp, Joseph Ohlhausen, S. A. Kessler, Eagle Iron Works.

BROOKLYN.—The lowest bid for installing electric equipment in Public School 167, Brooklyn, was put in by the Commercial Construction Co., at \$10,973. Other bidders were: New York Construction Co., Peet & Powers, Cowden & De Young, Inc., T. Frederick Jackson, Inc.

Government Work.

OLEAN, N. Y.—The contract for the construction of the U. S. Post Office at Olean has been awarded to William Werner, of Brooklyn, N. Y., at \$53,944; time, Oct. 1, 1911.

ATLANTA, GA.—The Superintendent of Prisons, Department of Justice, Washington, D. C., has awarded the contract for cast-iron and steel work for the administration building and main east and west cell buildings at the Atlanta Penitentiary to the G. & W. Mfg. Co., New York City, at \$6,172.

DEMOPOLIS, ALA.—Sealed proposals will be received until the 7th day of November, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Demopolis, Ala.—James Knox Taylor, Supervising Architect, Washington, D. C.

CHAMBERSBURGH, PA.—Sealed proposals will be received the 16th of November, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Chambersburgh, Pa.—James Knox Taylor, Supervising Architect, Washington, D. C.

Municipal Work.

MANHATTAN.—Estimates will be received by the President of the Board of Trustees Bellevue Hospital (entrance 411 E. 26th st) until Monday, Oct. 17, for the alterations of Ward 31, erecting and completing a temporary enclosed passageway between the present driveway entrance to the administration building and pavilions "A-B" together with connection to and enclosed iron stairway at the rear of the Psychopathic Pavilion, Bellevue Hospital.

MANHATTAN.—Estimates will be received by the Park Board, Thursday, November 3, for furnishing and installing electric lighting fixtures in the Metropolitan Museum of Art, located in Central Park.

MANHATTAN.—Estimates will be received by the Commissioner of Street Cleaning, Friday, October 21, for rebuilding a portion of the chimney at the Delancey st incinerator plant of the Department of Street Cleaning, tearing down 65 ft of wall, lining said chimney throughout and making other necessary repairs to the walls.

MANHATTAN.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Thursday, October 20, for furnishing, delivering and installing electric control cables in underground ducts, from the South st high pressure pumping station to the gate valve vaults. Also, for installing motor operated gate valves, subsidiary ducts, etc., with all appurtenances complete, in the high pressure fire service mains in New Chambers st, east of New Bowery, and East Houston st, east of Broadway.

MANHATTAN.—Commissioner of Correction will open bids, Tuesday, October 18, for furnishing and delivering hardware paints, iron steam fittings, lumber and supplies for manufacturing purposes, etc.

BRONX.—Thursday, October 20, the Commissioner of Bridges will open bids for the construction of gates and laterals for the Westchester av bridge over the Bronx River.

OTISVILLE, N. Y.—The Board of Health will open bids on Tuesday, October 18, for furnishing and delivering 50,000 terra cotta hollow tile blocks required for the construction of various buildings, on the grounds of the tuberculosis sanatorium at Otisville, Orange County, N. Y.

No plans for alterations to buildings were filed with the Tenement House Department in Manhattan during the week ending Thursday, October 13.

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.

The elimination of many speculative builders from the material market is responsible for the lower prices and at the same time has much to do with the better feeling generally prevailing throughout the district. Loans are harder to get, except on very high grade projects, so that only well secured enterprises are going ahead. This naturally diminishes volume of business, but building material distributors are not slow to see that under present conditions the collections on such business that is booked will be more satisfactory. In consequence competition is found to be exceptionally keen now and producers are helping to keep prices low so that jobbers' stocks may be depleted as rapidly as possible, thus hastening larger mandatory orders.

The report of the United States Steel Corporation made public this week would naturally give the impression to local interests that structural steel business is falling off. So it is, perhaps, in apartment house and loft building work, but the deficiency is made up in factory extensions in the suburbs, railroad construction work and a new crop of office buildings, all requiring large quantities of building material. The fabricators all say they are comfortably busy.

As for the outlook; it is better. Following the publication of the satisfactory crop report by the Government this week, the general renewal of confidence was amply reflected in the local building material market.

Brick.

COMMON BRICK—The demand for Hudson river common brick was not quite so heavy this week, although prices were stiffer and firmer despite the quasi-holiday and well stocked distributors yards. They ought to be higher than \$5.25 to \$5.50, the quotations now made, but conditions do not warrant crowding the market too hard although an improvement is unquestionably at hand. The partial elimination of the speculative builder from his former position at the forefront of the buying contingent has brought greater confidence but distributors are buying cautiously.

In response the manufacturers have been more cautious in shipping for the last two weeks, the figures of arrivals and sales for last week showing this:

	Arrivals.	Sales.
Monday	19	15
Tuesday	2	8
Wednesday	2	5
Thursday	10	10
Friday	7	8
Saturday	5	5
Total	46	52
Left over, Oct. 8, 2.		

Practically all of the plants at Dutchess Junction which remained open longer than the others. Hudson River establishments, shut down their machines today, so that the only plant now operat-

ing is the John B. Rose yard at Roseton.

The Record and Guide is enabled to authoritatively state that reports which have been circulated among dealers to the effect that the Brickmakers Clubs had arranged to start late next Spring, in order to create a bull market for their products, is unfounded. The clubs will make no effort to shape business in any way.

RARITAN RIVER COMMON—There is no change in the Raritan River common brick market, although higher prices are expected as soon as the weather begins to interfere with brick making in Middlesex county. Over in Newark, the yard prices are \$6.75 for this brick, at which price they have hung practically all summer.

FACE BRICK—Most of the front brick manufacturers have their outputs well taken care of up to the first of the year, so that purchasers need not expect lower prices in this market. If anything, there is a possibility of their stiffening in the latter part of the Winter or early in the Spring. There are no changes in quotations over those published in this department a month ago.

The calibre of work now being contracted for by front brick distributors is either very large or small; medium sized operations, such as featured the summer, having noticeably fallen off during the last week or two. Contracts such as that closed by Houghtalling & Wittpenn for 300,000 Kittanning grays for the Gingold Realty Company's apartment house in Amsterdam av between 156th and 157th streets and 100,000 cream Textures for the Karnack Realty Company's apartment house in West 156th street, are numerous among all the front brick interests, while many of them report having orders for small quantities.

While it has been generally understood that the new Municipal building would require no front brick, specialists in this line were interested this week in the report that possibly some may be used in interior courts, but the Thompson-Starrett Company said the matter had not been decided. Another big plum that front brick men are looking for is that from the subway contractors, if the contract ever is awarded. Front brick may be used in station and entrance work, although the matter is still undecided.

Mention is made in another part of this issue of the new Upper Kittanning Brick Company, formed recently by E. M. Houghtalling and H. Otto Wittpenn, and which will begin to make brick within the next week.

BRICK.—(Cargo Quotations at the wharf.)

	Per M	Per M
Hudson River, Common	\$5.25	\$5.50
Raritan River, Common	5.25	5.50
Croton Point—Brown, f. o. b.	12.50
Croton Point—Dark and red	12.50

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

Fronts: (Delivered at buildings.)		
Bufs, No. 1	22.00	28.00
Bufs, No. 1 (delivered at bldgs.)	24.00	28.00
Greys, various shades & Speckled	24.00	31.00
Kittanning White, No. 1	26.50	30.00
Kittanning White, No. 2	24.00	26.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00
Enameled. (F. O. B. Perth Amboy.)		
English size	70.00	75.00
American size	60.00	75.00
Seconds, etc.	45.00	55.00

Fireproofing.

HOLLOW WALL TILE—Manufacturers of this building commodity are reporting a steady and wholly satisfactory business in this line, the slight falling off in

construction work in Manhattan at present being compensated for by the increasing use of this material in suburban construction work. Prices are very firm and the following quotations are for what would be considered small orders, approximately carload lots. Concessions may be made for business totaling more than \$1,000 worth of material.

WALL TILE (F. o. b. factory, Perth Amboy.)

Size.	Price in cts. per block.
4x12x12	5.25
6x12x12	6.6
8x12x12	8.9
10x12x12	10.5
12x12x12	12.1
PARTITION BLOCKS:	
2x12x12	4.4
4x12x12	5.
6x12x12	6.6
8x12x12	8.8

Iron and Steel.

PIG IRON—Pig iron has not improved in tone during the month, although it was confidently expected that October would bring a change for the better when production was so generally curtailed. Instead, the volume that has been booked so far this month has not been encouraging, although one good sign was found in the fact that the railroads are in the market for heavier amounts, and small foundries are buying for last quarter requirements.

What changes in prices have occurred, as reported in this department from time to time, have been downward. Only the larger blast furnaces are operating now, the smaller and more inconspicuous ones having been forced to go out of blast some time ago. There are premiums of 50 cents and \$1 a ton demanded for iron to be delivered next year. This is an encouraging sign, indicating that the market is as low as it is liable to go, and that buyers may expect a stronger market within thirty days. Current prices follow:

PIG IRON—The following are nominal delivered prices at tidewater for shipment into the first quarter:

Northern:	
No. 1 x Jersey City	\$15.75 @ \$16.00
No. 2 x Foundry	15.25 15.50
No. 2 Plain	15.00 15.25
Southern:	
No. 1 Foundry	15.75 16.00
No. 2 Foundry Spot	15.25 15.75
No. 3 Foundry	14.75 15.50

STRUCTURAL STEEL—The reports of the United States Steel Corporation made public this week to the effect that the tonnage on the books of its subsidiary companies on September 30 showed a decrease of 379,022 tons during the month, gave a wrong impression to those who were seeking to feel the pulse of the local market for structural fabricated material, because the report did not state that the Metropolitan district was taking practically the same quantity of material as in any month so far this year.

The cause of this is easily discernible to a person who has his eye upon building construction matters hereabouts. True, there is less apartment house work coming out, and the plans filed at the Building Department within the last sixty days have shown fewer loft buildings; but this falling off is made up by numerous extensions to manufacturing plants in Queens and the outskirts of Brooklyn, dock terminal extensions, public dock work factory construction in Jersey City and Newark.

Consumers are not cancelling or withholding orders as they were earlier in the year. Railroad work led the week's business as far as volume was concerned, the New York Central having virtually

awarded contract N. S. 3 for viaducts at the terminal at 42d st, which will require 2,000 tons, which the Fort Pitt Bridge Company probably will fabricate, and a similar contract for viaducts over the tracks at the local yards designated at N. S. 2 calling for 1,200 tons of steel went to the American Bridge Company.

As an indication of the competition existing among fabricators, it may be stated that report has it that the Fort Pitt Bridge Company got the business at less than \$50 per ton.

Another railroad negotiation was that from the New York, Westchester and Boston R. R. Co. for 2,000 tons for steel overhead trolley bridges, but no award was announced. Current prices follow:

FLAT IRON.

(Price from Store.)

Table with 2 columns: Description of flat iron (e.g., 1 1/2 to 4 in. x 5/8 to 1 in.), and Price range (\$1.85 to \$1.90).

STRUCTURAL STEEL.

(Nominal price f. o. b. dock, N. Y.)

Table with 2 columns: Description of structural steel (e.g., Beams and channels, 15 in. & under), and Price (\$1.60 to \$1.75).

SOFT STEEL SHEETS.

Table with 2 columns: Description of soft steel sheets (e.g., 1/4 in. and heavier), and Price (\$2.10).

BLUE ANNEALED STEEL SHEETS.

Table with 2 columns: Description of blue annealed steel sheets (e.g., No. 8, No. 10), and Price (\$2.30 to \$2.55).

Table with 2 columns: Description of blue annealed steel sheets (e.g., No. 18, No. 21), and Price (2.70 to 3.50).

TERNE PLATES.

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

Table with 2 columns: Description of terne plates (e.g., About 40-lb. coating), and Price (\$17.30 to \$11.45).

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb. 11 1/4 @ 14. Patent planished per lb. A., 10c.; B., 9c., net.

GALVANIZED STEEL.

Table with 2 columns: Description of galvanized steel (e.g., No. 14 and 16), and Price per 100 lbs. (\$2.95 to \$3.80).

FABRICATED SLAB REINFORCEMENT.

The following styles of Triangle Mesh reinforcement have been approved by the Building Department. The following prices are net per 100 sq. ft. f. o. b. dock, N. Y. in carload lots:

Table with 2 columns: Description of fabricated slab reinforcement (e.g., Style No. 4), and Price (\$1.11 to \$1.29).

EXPANDED LATH.

(Prices Store N. Y., less than carload.)

Table with 3 columns: Description of expanded lath (e.g., Gauge 26), and Price (\$0.13 to \$0.22).

INTERLOCKING PLATES.

This type of reinforcing material ranges in price from \$11 for 4 ft. and under for flat sheets to 100 lb. lots to \$8.50 in 160 lb. lots for 20 ft. lengths.

METAL LATH.

Per sq. yd. 22 @ 24 cts. COPPER. (Flashing.) Sheet copper, hot rolled, 16 oz., sq. ft. 18 @ 19 cts.

Table with 2 columns: Description of metal lath (e.g., 8 lb. coating, 100 lbs.), and Price (\$4.10 to \$4.25).

Lime and Plaster.

LIME—Lime is in a steady market with no change in prices, either present or prospective. Most of the distributors have enough business in hand to take care of the present, but they are puzzled about the future. The reason for this is that most of the operations now closing up are not being followed by sizeable contracts that will go ahead this Fall and Winter.

There is a disposition among wholesalers to feel that after election an improvement in business conditions may be expected because of the reassuring news received this week regarding the crops, which information should make the securities market steadier. This will be reflected in the real estate market and subsequently building material interests will feel the return of complete confidence.

The contracts now nearing termination include one for 900 barrels of hydrated and selected Rockland-Rockport that has been going into the Fitzgerald building at Broadway and 43d st, which is a C. L. Gray Construction Company operation, from plans drawn by George Keister for the Broadway and "Forty-third Street Realty Co."

PLASTER.—The plaster market reflects conditions found among the wholesale lime interests with prices, if anything, somewhat easier, for immediate or near future deliveries. Distributors are finding an improved call for better grades in the Bronx and in certain parts of the outlying sections of the city apartment house operations are still going ahead, but there is an improving demand for this material among consumers planning cheaper housing accommodations, to meet the apparently increasing demand for tenements there and there. Prices current follow:

Table with 2 columns: Description of plaster (e.g., 500-bbl. lots delivered to the trade in Greater New York), and Price (\$0.75 to \$9.00).

PLASTER PARIS.

Table with 2 columns: Description of plaster paris (e.g., Calcined, city casting, in barrels, 250 lbs), and Price (1.43 to 6.00).

PLASTER BLOCKS.—(In large lots.)

Table with 3 columns: Description of plaster blocks (e.g., 2 ins., 3 ins.), and Price (7 to 11).

Above prices are for 32 in. x 13 1/2 in. blocks containing 3 sq. feet of surface. Only 2 in. blocks are hollow.

PLASTER BOARDS.

Table with 2 columns: Description of plaster boards (e.g., 5/8 in. thick), and Price (16 cts. per sq. yd.).

Lumber.

The lumber markets have not felt the labor unrest. What business was lost through timidity among buyers was compensated for by renewed activity in Eastern railroad purchasing departments, following the lead taken by this class of buyers in structural steel a week ago. The retailers have had their delivery orders cancelled in many instances and their collections are slow, but the retail market eased up again this week.

The Lackawanna Railroad Company bought large quantities of poplar from the McClave Lumber Company of 1 Madison av and the New York Central is in the market for considerable oak and ash. The Central Railroad of New Jersey has been buying white pine in large volume, and reports from New Orleans are to the effect that the railroads there

are taking thousands of feet of yellow pine.

W. R. Creed & Co. of 1 Madison av reported conditions as follows:

"The retailers have been tied up on operations halted by the lockout and we find money slow in coming to hand, but the average retail lumber dealer is replenishing his stocks, which have been kept low all summer. His buying is more cautious than it has been in some time. This is true for Bronx business and certain parts of Brooklyn, but here in Manhattan we are selling the usual quantities."

On every hand there were reports of improvement in inquiries and orders. The feeling seems to be general that there will be enough business in hand in Manhattan, Brooklyn and Queens to keep the yards busy during the Fall and well into the Winter, but the fact that Bronx builders are going ahead with work under the new ruling of the Borough President to permit construction beyond the building line, is giving Bronx retail dealers more scope.

There are some changes in prices that went into effect with the first of the month. Ash is a little lower on some grades, cottonwood is up slightly on the better grades, in this respect feeling the general movement for higher classes of building material. Basswood, beech, birch and maple show no change, but chestnut and plain oak show a slight fluctuation in some lines. The base price of hemlock rules the same, and business is just a little better. Spruce shows no sign of change, but West Virginia stock is reported to have a nervous quotation. Although there is no change in the current quotation for cypress, some items are being shaded, and the prospects are reported as being fair for the Fall trade. Some widths of sheathing boards, especially the ten-inch and six-inch widths, have been backward, and there are large quantities of this size now in stock, but some wholesalers report being over-sold in eight-inch sizes.

ASH.

Table with 2 columns: Description of ash (e.g., 4/4 1st and 2nds), and Price (\$50.00 to \$28.00).

BASSWOOD.

Table with 2 columns: Description of basswood (e.g., 4/4 1st and 2nds), and Price (\$40.00 to \$26.00).

BEECH FLOORING.—F. O. B. New York.

Table with 2 columns: Description of beech flooring (e.g., 13/16 in. Clear), and Price (\$44.00 to \$30.00).

BIRCH.

Table with 2 columns: Description of birch (e.g., 4/4 1st and 2nds Red), and Price (\$48.00 to \$20.00).

BUTTERNUT.

Table with 2 columns: Description of butternut (e.g., 4/4 1st and 2nds), and Price (\$60.00 to \$35.00).

CHERRY.

Table with 2 columns: Description of cherry (e.g., 4/4 1st and 2nds), and Price (\$94.00 to \$30.00).

CYPRESS.

Table with 2 columns: Description of cypress (e.g., Firsts and seconds, 1 in.), and Price (\$54.50 to \$57.75).

Prices on 8, 10 and 12 in. add \$2, \$3 and \$5, respectively, per M. ft.

Table with 2 columns: Description of cypress shingles (e.g., 6 x 18 No. 1 Heart), and Price (\$7.50 to \$8.00).

CHESTNUT.

Table with 2 columns: Description of chestnut (e.g., 4/4 1st and 2nds), and Price (\$50.00 to \$37.50).

made late last month to make the price ninety cents. Just about that time the bricklayers' lockout came about and the whole building material market felt the resulting nervousness arising from rumors of counter and sympathetic strikes. It was decided not to take any action on the matter at this time. Like other building stones, limestone and sandstone, have felt the unrest that has pervaded the whole Eastern part of the country, but a slight improvement was noted last week. The action of the big building loan and mortgage companies in again tightening their pursestrings on the average apartment and loft building operation, has been felt by wholesalers in these lines.

MARBLE (Exterior)—There is little work now under construction or in pros-

pect calling for exterior marble so that conditions are practically unchanged. The B. A. & G. N. Williams Co. is supplying white exterior marble for the Charles Building at 43d st and 5th av, but such contracts are the exception rather than the rule.

MARBLE (Interior)—The construction of new million dollar apartment houses, of which there are a half dozen now in progress in this city, and the closing in and completion of numerous loft buildings, have combined to provide a good market for this kind of stone. The year so far has been one in which very large contracts have been taken, notably the Pennsylvania terminal building; and there are more to come out before the Spring, when contractors for the new Municipal build-

ing and the New York Central's new Grand Central Station operations come into the market. These are reasons why the trade is inclined to feel optimistic over the outlook at a time when the prospects are not so rosy to other material interests. Prices current follow:

SLATE—Green slates have been slow in delivery in this district but are moving out better at this time. Prices are uniformly steady and no changes are reported in last month's quotations:

SLATE.—Prices are per square, delivered in New York in car lots.		
Bangor, Genuine, No. 1.....	\$5.00	\$6.75
Brownville & Monson Mine.....	7.50	9.50
Chapman, No. 1.....	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1.....	11.00	13.00
Unfading Green	5.25	6.40

PERSONAL NEWS AND TRADE GOSSIP

Personal Mention.

Harold Lawrence Young, architect, is now settled in new offices at 67-69 West 125th st, having removed from 1328 Broadway.

Dr. Frankel, assistant secretary of the Metropolitan Life, a company which is a large lender on New York City real estate, returned from Europe this week.

Rudolph Simon, 554 West 140th st, is president of the "Pelham Avenue and Hoffman Street Realty Co," which is about to erect a store and moving picture theatre in the Bronx.

W. E. Harkness has taken the position of assistant general manager of the United States Electric Company, at 284 Pearl st, New York City, resigning as sales engineer for the Western Electric Company.

John H. Shipway, the big marble manufacturer of this city, has been nominated for Justice of the Peace by the Republican party in the town of Darien, Conn., and he means to accept. Mr. Shipway has recently completed at Noroton Point a country house from the plans of Hill & Stout, architects, which was illustrated in last week's Record and Guide.

The architect for the Department of Parks, Mr. Theodore Videtto, has been highly complimented for the design of the extremely pretty shelter house near Grant's Tomb in Riverside Drive. A large use of new material manufactured by the Pittsburgh Plate Glass Company, a glass substance having the appearance of marble, was made in filling up the interior of this building. Mr. Videtto says that the contemplated extension of Riverside Park beyond the tracks of the New York Central and out to a line in the river yet to be determined, will be one of the finest park improvements in the history of the city, if the authorities can be prevailed on to make a sufficient appropriation.

Brief and Pointed.

The Murphy Construction Co., general contractors, formerly of 5-7 East 42d st, has moved to No. 50 Church st, the Hudson Terminal Building.

N. Rubenstein, 15 West 119th st, is president of the Security Holding Co., which is about to build two store and apartment house on Mohegan av, north-east corner 178th st, the Bronx, from plans by C. B. Meyers.

M. Gould's Son Co., 83 Reade st, will furnish the brass railing to be used in Fields' new music hall at Broadway and 50th st. J. McKeefry, 1416 Broadway, is general contractor. The structural steel galleries are now being erected.

Alfred Pionier is president, James Paladiero vice-president and H. Garten treasurer of the "Capitol Realty & Construction Co," 103 Park av, who will erect an 8-sty apartment house in the southside of 87th st, 230 ft east of 5th av to cost \$350,000.

Approximately 594,000 sq. ft. of floor arches and 700,000 sq. ft. of fireproof partitions were installed in the Whitehall building annex by the National Fireproofing Company, Fuller building, under contract with the George A. Fuller Construction Co. of 111 Broadway.

The Rockland-Rockport Lime Company, third floor, Fifth Avenue Building, has about completed deliveries of 900 barrels of hydrated and selected lime to the C. L. Gray Construction Company's operation at the Fitzgerald building on the south east corner of Broadway and 43d st.

Geo. F. Johnson is president, Leopold Kahn, vice-president, and William F. Frame, of Peekskill, N. Y., secretary of the 89th Street Company, 344 West 72d st, which is about to erect the 12-sty apartment house at the southwest corner of West End av and 90th st, to cost \$1,000,000. Plans were filed last week.

Milliken Brothers, Inc., of Milliken, Staten Island, are supplying about 500 tons of fabricated steel to the Ruggles-Robinson Company, engineers and contractors of 45 East 42d st for the Charles building, being erected by Charles & Company, of 43 Vanderbilt av at the southeast corner of Forty-third st and Madison av.

Building loans have been made by the Metropolitan Life Insurance Company to the Seth Low Realty Company, \$325,000 on the property 150x95.11 feet, in 121st st, 175 feet west of Amsterdam av, and to the Charter Construction Company, \$500,000 on the property at the southeast corner of Riverside Drive and 88th st, 100.8x100.

The elevators to be installed in the new 12-sty loft building for the Brunswick Realty Co., on 4th av, adjoining All Souls' Church, now under course of erection, will be furnished by the Otis Elevator Co. The Lord & De Respiris Construction Co., 321 East 116th st, has the general contract. A complete automatic sprinkling apparatus will also be necessary.

Grillage for the new East River Savings Bank building, which is being erected by the George A. Fuller Construction Company, at Broadway and Reade st, will begin to be set on Tuesday, by Post and McCord. The American Bridge Company fabricated approximately 2100 tons for this operation. The George A. Fuller Company has just completed open foundation work for this building.

Frederick Johnson, is president, H. J. Grant, vice-president and C. K. G. Billings, treasurer of the Seventy-sixth Street and Park Avenue Company, 165 Broadway, which filed plans on Tuesday for a \$1,000,000 apartment house to be erected at the southwest corner of Park av and 76th st. The American Steel & Wire Co's floor construction is specified, a large amount of gray granite will be necessary for the first story, and tile floors, marble wainscoting and base will be installed.

A New Center for Builders.

Several building material firms, architects, equipment companies and decorators have moved into the Fifth Avenue Building within the recent past. Among the new tenants are the Harrison Granite Company, which moved from 44 East 23d st, to the thirteenth floor; Crowe, Lewis & Wickenhofer, architects, who moved from 156 Fifth av to the thirteenth floor; Walker & Morris, architects, who recently moved from East 23d st, to the thirteenth floor; Litchfield & Co, London, decorators, who have established another branch office in this country, to the thirteenth floor; the American Metal Door Co, of Pennsylvania, which has established its first New York office on the thirteenth floor; the Linden Building and Construction Company, formerly of 210 East 23d st, but now on the fourth floor; Murphy Bros., builders, formerly of 489 Fifth av, but now on the tenth floor; Thompkins Bros, of Newark, builders, have a branch office on the thirteenth floor; Alfred Beinhauer, who is building the Ellis' Home in 43d st between Sixth av and Broadway, has moved from 289 Fourth av to the tenth floor and W. H. Spellman, plumber and steam fitter has moved his offices from 289 Fourth av to the tenth floor.

Other building material firms and architects who have had offices in the Fifth Avenue Building for a longer period are the Rockland-Rockport Lime Co, on the fifth floor; the Vulcanite Portland Cement Co, on the eleventh floor and Horace Trumbauer, the Philadelphia architect, has a branch office on the eleventh floor.

Why Linseed Oil Is High.

The Paint Manufacturers' Association of the United States has prepared a statement showing why linseed oil is high. It contains the cause of the present high price of paints and varnishes which owners and architects have encountered of late. The average flaxseed crop condition on September 1, 1910, was 48.3, as against an average seven-year crop of 86.6. North Dakota produces about half of all the flaxseed grown in the United States, but this state suffered heavy crop losses, according to the association.

"On September 10," the report goes on to say, "raw linseed oil, which comprises about two-third of the composition of paint, reached the highest point in its history, closing at \$1 on the Chicago Board of Trade, which is an advance of 58 cents over the high point of September last year, when oil sold at 42 cents. The record price previous to this year was 86 cents, in December, 1909. In January, 1910, linseed oil began the upward tendency that resulted in 77 cents being attained as the high point for the month."

"The real movement that brought about the dollar price, however, started this month, reaching a climax when Government crop reports showed a flaxseed crop condition of 48.3, indicating a crop of

16,417,000 bushels, or nearly 15,000,000 less than requirements. Increased cost of linseed oil has already resulted in an advance in the price of mixed paints. The normal price of flaxseed is \$1.50 a bushel, while it is now quoted at \$2.84."

E. M. Houghtalling Heads New Brick Company.

E. M. Houghtalling and H. Otto Wittpenn, of the front brick distributing house of Houghtalling & Wittpen, 44 East 23d street, are now manufacturers, under the name of the "Upper Knittanning Brick Co.," with a plant at East Brady, Pa. E. M. Houghtalling is President; C. E. Foster, vice-president; George W. Foster, secretary, and H. Otto Wittpenn, is treasurer. Mr. George W. Foster will have charge of the plant.

The company was incorporated for \$200,000 under the laws of West Virginia, and \$75,000 in preferred stock has been paid in. In this plant all the light, cream, and mottled brick, known under the general name of "Kittannings," will be made, leaving the original plant at Kittanning, Pa., to turn out all the white and gray brick.

The new works will have a capacity of 8,000,000 brick a year and it is planned to start manufacturing within a week, the plant having been practically completed within the last few days. The output of the original plant at Kittanning has been sold up to January first.

In the district in which the new plant has been located are the manufacturing establishments which turn out the products handled by the Harbison-Walker Refractories Co. and Photenhauer-Nesbit Co.

Wm. H. Gieseler Gains Control of J. H. Mead Co.

William H. Gieseler, treasurer of the J. H. Mead Company, gas radiators and heating equipment at 242 Fourth avenue, has just purchased two-thirds of the stock of the older company and is putting the new corporation on its feet despite strikes and fires that have hampered progress. The company will continue in the offices it now occupies, but the name of the company may be changed. Other developments are contemplated, publication of which at this time would be premature.

The new company has been incorporated for \$50,000, \$10,000 of which is still in the treasury. The treasurer, Mr. Gieseler, has been in the hardware business in Brooklyn for seventeen years and is a director and one of the organizers of the Montauk banks of that borough.

Hardly had arrangements for taking over the majority of the stock of the J. H. Mead Company been perfected when the foundry at Grand Rapids, Mich., was destroyed by fire. Then a Portchester (N. Y.) foundry undertook to turn out the work when a strike was called at the plant. Now the castings are made in Union Hill, N. J., and the orders that have been piling up for the last two months are beginning to move out.

Rib Metal.

A catalogue on "Rib Metal" is just off the press for the Trussed Concrete Steel Company of Detroit, Mich. Rib Metal consists of a series of straight ribs or main tension members, rigidly connected by light cross-ties formed from the same sheet of steel. All the tension in the concrete slab is resisted by the ribs in a straight-line action to the supports. The cross-ties accurately space and thoroughly anchor the main ribs in the concrete, providing a cross reinforcement against temperature and shrinkage strains.

Rib Metal is essentially a bar reinforcement, consisting of nine separate bars handled as one piece. Workmen can

lay 100 square feet of reinforcement in the same time as would ordinarily be required to place a single bar. In this way, Rib Metal saves expensive field labor, besides increasing the rapidity of construction.

The ribs are accurately spaced by the cross-ties, and each rib is exactly where it belongs. There is no chance of displacing the bar by the pouring of the concrete or by careless workmen. Rib Metal is readily placed and stays in place.

In the New York State Educational Building at Albany 290,000 sq. ft. of Rib Metal was used for floors. It was also used in the Sea View Hospital at West New Brighton, S. I., and the Marion Power House at Jersey City.

Stone Production in New York State.

The total production of sandstone in New York State in 1909 was \$1,839,789, against \$1,711,585 in 1908, or an increase of 7 per cent. This total, however, falls short of that for 1907, which was \$1,998,417. The main area from which this stone is procured lies along the southern shore of Lake Ontario in Niagara, Orleans, Monroe and Wayne counties.

The production of bluestone contributed toward the sandstone totals for 1909, in the State, \$1,301,959, or 70 per cent., as against \$1,151,386 in 1908. The increase seems to have been general over all the bluestone districts, but among the products the increase was shown only in building and crushed-stone, the curbing and flagging showing a decreased production. The total production of sandstone exclusive of bluestone was \$537,837, against \$570,229 in 1908.

The total production of marble in New York State in 1909 was \$380,016, as against \$692,857 in 1908, and \$1,571,936 in 1907. Of this amount, building marble totalled \$262,934 in 1909, \$567,444 in 1908 and \$1,408,190 in 1907. The production last year was the lowest reported in half a decade. No reason for this falling away is given.

Commenting upon limestone the State Mining and Quarry Report for 1910 says that while New York is abundantly supplied with limestone it is used locally as a rule, the stone being rarely shipped to any great distance.

"Competition with Bedford limestone and Ohio sandstone seem impossible and our native limestones show little advance in production from year to year," says the Director, Mr. John M. Clark.

The total production of limestone for 1909, exclusive of that used in cement manufacture was valued at \$3,300,383, a slight gain over the value for 1908, which was \$3,119,835. The production of limestone during the last three years follows:

STONE PRODUCTION IN NEW YORK STATE.		
Material.	1908.	1909
Crushed stone	\$1,647,629	\$1,744,314
Lime made	401,728	452,874
Building stone	245,655	217,109
Furnace flux	230,117	434,311
Rubble riprap	*	82,748
Flagging and curbing....	15,668	15,363
Miscellaneous	†579,038	353,664
Total	\$3,119,835	\$3,300,383

*Included in miscellaneous.
†Includes lime made by Solvay process and carbide; also rubble and riprap.

Using Electric Current to the Best Advantage.

To get the best results from your electric current the first wiring of your house should be carefully planned. It is a mistaken idea to stint on the wiring expense, for any outlay here will be amply repaid by reduced consumption later when the current is turned on. One of the big lighting companies sends out the following hints:

When a house is planned spaces are always provided suitable for the large necessary pieces of furniture, such as table and sideboard in dining room, stove and sink in kitchen, beds and dressers,

and so on, through the house. All these may then be provided with the proper light by specifying outlets nearby.

If one wishes to read in bed it is the height of extravagance to turn on a lamp near the dresser of sufficiently high candle power to reach the bed. Provide for a bedside outlet and use a small candle-power lamp, with shade to throw the light upon the pillow.

The bedside outlet will be found useful for various emergency appliances also, such as heating pad, bottle warmer, fan, or massage machine.

Do not install a 32 candle-power lamp, topped by a heavy ornamental shade, over the dining-room table. The present style effect may be secured much more economically by using a lamp of the reflector type consuming current equal to a 16 candle-power lamp, but throwing all the light upon the table where it is needed. Ceiling light is wasted in this room. Provide floor outlets for the electric table cooking now so fashionable and convenient.

Why Flat Bundles are Bad Bundles.

The number of sacks returned to cement manufacturers for credit is becoming greater every year, and, as this item of the cement business grows in volume, the importance of handling these sacks in the best way becomes greater. Careless or improper methods of shipping sacks are bad for every one concerned. They are a cause of endless trouble and lost good will to the cement manufacturer, and the railroads are put to the expense of investigating and paying a great many claims that could have been avoided by a little care and foresight on the part of the shipper.

The man whose sacks are improperly bundled and shipped is obliged to pay many times over in annoyance and money loss what the slight additional cost of proper sack handling would have been.

The Universal Portland Cement Company was the first to advocate the shipment of sacks in rolled bundles. The suggestions made on the Universal sack placard have been commented on favorably by cement users, cement manufacturers and railroad officials.

A flat bundle is a nice-looking bundle—as long as it stays flat and is left alone. But just as soon as you begin to handle it, it gets out of shape. It is difficult to keep sacks from falling out of a flat bundle; while a rolled bundle, if properly tied, is practically burglar-proof.

Building Mechanics' Wages.

The prevailing rate of wages for building mechanics, based on the union rates, and prepared by the New York Building Trades' Council, is as follows:

Asbestos workers, \$4.50; bluestone cutters, flaggers, bridge and curb setters, \$4.50; boilermakers and iron shipbuilders, \$5; carpenters and framers, \$5; cabinetmakers, \$4; cement and concrete masons, \$5; derrickmen and riggers, \$3.75; decorators and gilders, \$4.50; decorative art glass workers, \$5; elevator constructors, \$5; electrical workers, \$4.50; electrical fixture workers, \$4.50; stationary engineers, \$4.50; portable hoisting engineers, \$5.50; house shorers, movers and sheath pilers, \$3.50; housesmiths and bridgemen, \$4.80, and after July 1, \$5; metallic lathers, \$4.80, and after Jan 1, 1911, \$5; marble cutters and setters, \$5; marble carvers, \$5.50; marble polishers, \$4.50; marble sawyers, \$4.75; marble bed rubbers, \$5; mosaic workers, \$4.50; machine stone workers, \$4; machinists, \$4.50; plate and sheet glass glaziers, \$3.50; plasterers, \$5.50; plumbers and gasfitters, \$5; painters, \$4; riggers and roofers, \$4; sheet metal workers, coppersmiths, tinsmiths, and metal roofers, \$5; steamfitters, \$5; tile layers, \$5; upholsterers, \$4.08, and wood lathers, \$4.50.

In all building work which is not for the city the schedules call for double wages for all overtime and Sunday and holiday work. Employers in need of men, can address Roswell Tompkins, Secretary, 57th street, corner Third av, New York City.

REAL ESTATE SECTION

News For Brokers and Owners—General Information From All
Branches of the Market—Municipal Affairs and Related Subjects.

THE WEEK IN REALTY.

Feeling of Hesitancy Halts Activity—A State Budget Exhibit Needed.

It is apparently paradoxical that the complaints about a dull market heard everywhere are not justified by the statistics of conveyances. These show no decrease compared with last year's figures. October 1 is generally considered the beginning of a new real estate year, the taxes becoming due on that date—investors and traders have returned to the city by that date. To-day the market is fairly active but the buoyancy displayed in last Spring's business is lacking. A feeling of hesitancy caused presumably by the political situation is noticeable. Normal conditions are looked forward to after the November election. As Mr. Robert E. Dowling has stated in an article contributed to the Record and Guide in its issue of October 1. "Take away the political menace and I can see no other real thing to stop our development."

The records of real estate conveyed for the first week of this month in Manhattan show that 142 parcels, the assessed value of which is \$7,176,300, have changed hands. During the same period of last year a like number of parcels, with an assessed value of \$7,764,500, were conveyed. In the Bronx 132 parcels, five of which involved a consideration of \$284,750, were recorded against last year's total of 138, of which five involved a consideration of \$29,434.

How the city's taxes are collected and distributed is told graphically in facts and figures shown in the Budget Exhibit. To the owners of real estate, WHO CONTRIBUTE NEARLY ALL OF THE FUNDS EXPENDED BY THE MUNICIPALITY, the exhibit of the Tax Department is of immediate interest. But while the figures displayed show the amounts taken by and used for the city, not all the moneys collected as taxes in this city are given. Conspicuous by their absence are the millions taken each year from New York City for the use of the government of New York State. Of the \$35,000,000 collected by the State annually the City of New York contributes more than 75 per cent.

It is generally known that the metropolis furnishes the major part of the funds necessary to run the State machinery. By abolishing direct taxes and instituting a system of indirect taxation which increases the burden of the real estate owner, already heavy, the people have lost sight of the State's income and outgo.

Excise, mortgage, inheritance and other taxes, which the County and City of New York collected and kept for its own use prior to the time of abolishing direct taxation, make up the largest share of the State's revenues.

The last report of the State Treasurer for the fiscal year 1909 should have been included in the figures furnished by Mr. Lawson Purdy as his contribution to the Budget Exhibit. Of the \$4,750,688 collected by the State as Excise Tax the City of New York furnished \$2,164,962; of the \$6,954,098 collected as Inheritance Tax, \$4,867,555; of \$76,457 collected as Notarial Tax, \$55,312; of \$5,355,546 collected as Transfer Tax, the total amount

Of \$1,844,821 collected as the Mortgage Tax, New York County alone contributed \$1,452,745, Kings, Queens and Richmond not being mentioned in the Treasurer's report, while of the \$8,671,920 collected as Corporation Tax the city furnished so far as can be ascertained from the addresses of incorporators more than 75 per cent.

The State's expenditures have more than doubled since 1900, when the money appropriated by the Legislature to meet the obligations of the State was \$17,696,398. This year's appropriations, after having been cut by the Governor, amount to \$39,601,224.

The citizens of New York may well insist upon a public budget-making on part of the State's officials. As the collection and distribution of State taxes is not a party matter, the example set by the city in arranging a budget exhibit to inform the public of its resources and expenditures, should be followed by the State government. This may lead eventually to a more equitable distribution of taxes over the whole State.

STATE PROBES CONGESTION.

Governor Hughes Appoints State Commission to Investigate.

By one of his last official acts Governor Hughes has created a State Commission of Congestion for the purpose of promoting a more normal distribution of population. The Commission is composed of the following members, who serve without compensation: Hon. Adelbert Moot, Buffalo, former president of the New York Bar Association; Hon. Lewis Stuyvesant Chandler, Tarrytown, former Lieutenant-Governor; Prof. Liberty H. Bailey, Ithaca, Dean of the State College of Agriculture at Cornell University; Mr. John Mitchell, New York, of the National Civic Federation; Mrs. Florence Kelley, New York, secretary of the Nat'l Consumers' League; Dr. Stephen S. Wise, New York, rabbi of the Free Synagogue; Mr. V. Everit Macy of New York, financier; Mrs. V. G. Simkhovitch, New York, head resident of the Greenwich House; Mr. Cyrus L. Sulzberger, New York, president United Hebrew Charities; Mr. Henry T. Noyes, Rochester, manufacturer; Dr. Antonio Stella, New York, physician and Mr. W. N. Giles of Skaneateles, secretary of the State Grange.

The Governor states in a letter addressed to the appointees that the concentration of about half of the population of the State in New York City and three-quarters of the population in half a dozen cities of the state, and the congestion, overcrowded dwellings and poverty in these large cities evidence a most unfortunate, and uneconomic development of the state simultaneously with the rapid growth of these few cities there has been an actual decrease in the rural population of the state. From 1900 to 1905 (the last year for which statistics are available) the population outside of New York City and 461 incorporated cities and villages in the state decreased 105,502 that is 13.20%.

The Commission will report their findings to the Governor and the State Legislature by February 1, 1911. The New York City Commission on Congestion, created by Mayor Gaynor last Spring, is expected to submit its recommendations by March 1 of next year.

HUNTS POINT PROPERTY SALE

Night Realty Sale Held at Terrace Garden a Success.

Tradespeople and workmen were in the majority in the crowd of 1,200 persons who attended the auction sale of Hunts Point lots offered last Tuesday evening by Joseph P. Day at Terrace Garden. The sale lasted till 1.45 a. m. and 281 lots were sold for a total of \$127,050, an average of about \$1,520 a lot. While most of the successful bidders seemed to be investors, a number of professional operators and speculators also did some buying. The highest price for a single plot was \$4,600, paid by Philip A. McQuade for the southwest corner of Hunts Point and Spofford av., 24x78x100x67. The auctioneer kept things moving for seven hours, and at the time the sale was finally adjourned there were still 300 persons present.

From the time that the first plot was offered until the conclusion of the sale the bidding was spontaneous, often a half dozen bidding at one time. There were sold from 40 to 60 lots an hour and it kept Mr. Day's force busy taking down the names and collecting the deposits. It is a notable fact that 60 per cent. of the purchasers deposited savings bank books and quite a few indicated their intention of paying all cash.

The first section offered included lots No. 1 to 26 on Coster st and Spofford av. The first sale was recorded at four minutes of 7 o'clock. These lots brought an average of \$1,512 a lot, representing a total of \$39,300. The block bounded by Spofford, Hunts Point av, Coster and Faile sts, containing 23 lots, sold for \$60,775, an average of \$2,762 a lot. The highest price paid for a lot in this block was lot No. 46, at the northwest corner of Spofford av and Faile st, \$4,100. Mr. Holz, of the Dry Goods Economist, was the purchaser. He was an active bidder for other parcels and secured several good plots.

The success of this sale will unquestionably result in others of a similar nature being held, as an opportunity to buy at auction is thus given to a class of people who would otherwise be unable to attend.

Night Auction Sales Not a Novelty.

Real estate auction sales at night are not entirely a novelty. Early records reveal that Jere Johnson, Jr., sold lots in April, 1874, at the Germania Assembly Rooms by gas light. In 1891 the McGraw estate holdings were offered by Mr. James L. Wells at night in a store on the Bowery. Mr. Bryan L. Kennelly held a night auction sale on May 16, 1892, when he sold several hundred lots in Tammany Hall. On October 28, 1893, at Mendelsohn Hall Mr. Kennelly held an evening sale of lots located at Elmsford Park, N. Y.

It is said by old-timers that the late Richard V. Harnett was the pioneer of night auction sales, having held a successful sale after sunset some forty years ago.

—The Real Estate Owners' Protective Association of the 12th and 22d Wards have commended the Board of Estimate for its action in directing that the budget for 1911 be kept within the amount allowed for the year 1910.

PRIVATE REALTY SALES.

SOUTH OF 59TH STREET.

HUDSON ST.—James H. Cruikshank has purchased from the Hudson Companies, and the Hudson & Manhattan Railroad Co. 503 to 507 Hudson st, size, 70x100, occupied by old dwellings. The McAdoo interest acquired this property for tunnel and station purposes. The plot will now be improved with a new mercantile building. Horace S. Ely & Co. were the brokers.

Investor Buys Building Offered to City.

IRVING PL.—The Kips Bay Realty Co. (Benjamin Mordecai, president) sold to a client of William Kahn's the 12-sty mercantile building at the southwest corner of Irving pl and 16th st, known as the "Irving Building," and covering a plot of land 123.9 ft. on Irving pl x 100 ft. in depth on 16th st. The property was held at \$850,000. It was offered early in the year to the city for \$780,000, the idea being to use it for the purpose of housing the Tenement and Building Departments and the Board of Health. The Board of Aldermen, however, refused to sanction the purchase.

12TH ST.—John H. Dye Co. sold for John C. West, 269 and 271 West 12th st, a plot 54x85, which it is understood will be improved for mercantile purposes. The plot is adjacent to the present 7th av extension.

14TH ST.—John Peters sold for the Equitable Realty Co. to the Select Realty Co. 231 East 14th st, a 4-sty and basement dwelling, on lot 26x103.3.

19TH ST.—Charles A. Wessell sold for the John Jay Mathews estate 141 East 19th st, a 3-sty and basement dwelling, 20x45x75.

22D ST.—William H. Archibald sold for H. D. Michaels, the 4-sty dwelling, 443 West 22d st, between 9th and 10th avs, on lot 20x98.9. The buyer will alter it for his own use.

24TH ST.—H. V. Mead & Co. sold for Mary E. Relph 247 West 24th st, a 3-sty dwelling, on lot 20x88.

29TH ST.—J. P. Whiton-Stuart sold for Amy H. Mills 116 East 29th st, a 3-sty and basement dwelling, on lot 21.10x98.9.

Henry Corn in the Pennsylvania Section.

37TH ST.—Arnold, Byrne & Baumann sold for Louis Bernstein to the Stockton Realty Co. (Henry Corn, president) 241, 243 and 245 West 37th st, old buildings, on plot 75x98.9. Mr. Corn gives in part payment 1008, 1012, 1016, 1020 Simpson st, four 5-sty apartment houses, each on plot 40x100. The Bronx properties were recently secured by Mr. Corn in exchange from the American Real Estate Co. Mr. Bernstein bought the 37th st plot through Arnold, Byrne & Baumann last March. This is Mr. Corn's first purchase in the Pennsylvania section. The plot will probably be improved with a 12-sty business building.

Woman Broker Sells House in 40th St.

40TH ST.—Mrs. M. E. Alexander sold for Dr. E. P. Fowler to a buyer who will improve and occupy same for his own business, 38 West 40th st, a 4-sty dwelling on lot; the seller bought this property in 1887 for \$37,500, \$120,000 was the asking price, and very near to that figure was obtained. No. 64, 18.6x98.9, was sold at auction this week by Bryan L. Kennelly for \$75,000. Geo. C. Smith, the plaintiff in the petition suit, being the purchaser.

45TH ST.—Frederick Fox & Son sold for John E. Olsen to the Herald Square Holding Co., Samuel Levy, E. Arnstein and George Backer. 62 and 64 West 45th st, a plot 40x100.5. The purchasing company will erect a 12-sty mercantile building on the site. The seller assembled the plot last April.

48TH ST.—William P. Jones & Son sold for a client to Peter H. Alnor, No. 404 West 48th st, a 5-sty flat, on lot 24.11x100.5x irregular, adjoining the southwest corner of 9th av.

5TH AV.—Henry Marks and Casper Levy sold, through I. Katz, 146 5th av, a 4-sty building, on lot 26x100, between 19th and 20th sts, to an investor. The property has been held at \$200,000. The sellers acquired it in April, 1907.

10TH AV.—Collins & Rowe sold for F. R. Slater, attorney for Millard F. Cornwall and others, 371, 373, 375 10th av, plot 75x100, now used as a coal yard.

NORTH OF 59TH STREET.

74TH ST.—Lawrence & Wolff sold for Julie Olympe Tierney to a client for occupancy 143 West 74th st, a 4-sty house built on a lot 20x102.2.

95TH ST.—Alfred E. Toussaint sold for the Sterling Realty Company, the Camden, 206 West 95th st, a 6-sty elevator apartment house, on a plot 62.4x100.10x irregular, to an investor. The above broker has been appointed agent for the property.

96TH ST.—Agnes Bassford sold 52 West 96th st, a 4-sty and basement dwelling on lot 20x100.8.

97TH ST.—C. M. Shurman Investing Co. purchased 30 West 97th st, 4-sty dwelling, on lot 18x100, from David S. Carvalho, the handwriting expert.

109TH ST.—Pease & Elliman sold for B. House, 306 West 109th st, a 5-sty American basement dwelling on lot 25x100.11, between Broadway and Riverside Drive. The buyer will occupy the house.

114TH ST.—Slawson & Hobbs sold for Mrs. Marie R. Lavayen to a client for occupancy the 4-sty American basement dwelling at 616 West 114th st, 15x100.11.

122D ST.—S. Sternlicht sold for C. N. Shurman Investing Co. 263 East 122d st.

124TH ST.—Frederick Fox & Co. sold two private dwellings on a plot 40x100, 232-234 East 134th st, between 2d and 3d avs for Emanuel Arnstein. The buyer is a builder who will improve the plot with a six-story garage.

124TH ST.—The Herald Square Holding Co. (Arnstein & Levy and George Backer) sold through George Prendergast 232 and 234 East 124th st, two 3-sty dwellings, on plot 40x100.11, to a Miss Stewart for investment.

135TH ST.—The Baptist Church of the Redeemer sold the 4-sty dwelling at 184 West 135th st, on lot 25x99.11, to a client of J. B. Wood.

143D ST.—The Duross Company sold for Michael Scanlon, 310 and 312 West 143d st, a 4-sty business building on plot 50x99.11, between Bradhurst and 8th avs.

149TH ST.—William A. Daring & Son sold for Max Marx to an investor 202 and 204 West 149th st, two 5-sty triple flats, on plot 50x99.11, adjoining the southwest corner of 7th av.

178TH ST.—The Brown Realty Co. sold the Golden Rod, a 6-sty elevator apartment house, 75x96x irregular, on the south side of 178th st, 150 feet west of Amsterdam av. The buyers are Hirsch & Cohen, cloak manufacturers, of 37 West 26th st. The property was acquired about a month ago from the Brown Realty Co. According to a statement issued to-day by the Brown Realty Co., the house is now fully tenanted.

216TH ST.—William A. Darling & Son sold for the Adamant Real Estate Co., to Max Marx the plot of four lots on the south side of 216th st, 300 feet east of 10th av, 100x100.

LEXINGTON AV.—M. Hass sold for George A. Sipp to L. & J. Stromberg the Hotel Baltic, at the southeast corner of Lexington av and 124th st, a 5-sty building, on a plot 40x100.11, the larger frontage being in the avenue.

LEXINGTON AV.—E. Sharum sold 1,835 Lexington av, a 4-sty and basement single flat, on a lot 19.9x78; also ninety-four acres of land in Centre county, Pennsylvania. Sixteen lots in the Arden tract, Bronx, and ten lots at West Hampton, L. I., were given as part payment.

PARK AV.—Pease & Elliman sold for Mrs. Susanna W. Bornhoeft, 1,163 Park av, a 3-sty high stoop dwelling, on a lot 18x88.6.

WEST END AV.—Helen M. Warner and Mabel H. Smith sold 490 West End av, a 4-sty dwelling, on lot 15.4x100. The parcel is separated by one house from the large plot at the southeast corner of 84th st, recently acquired by the Herald Square Holding Co.

BRONX.

FOX ST.—Edward N. Crosby & Co. sold for John Ryan two lots on the west side of Fox st, commencing 164 feet south of 167th st, and for W. I. Brown the adjoining lot, making a plot 75x100, to a builder, who will erect two 5-sty flats.

169TH ST.—Philip Wattenburg, President of the Value Realty Co., is the purchaser of the plot 50x90, with frame buildings, situate north side of 169th st, 100 feet east of Park av, recently sold by W. E. & W. I. Brown, Inc., in conjunction with Richard Dickson. Plans are being prepared by the company for a one-story, high-class amusement theatre with stores, which will be erected immediately and opened December 1, 1910.

176TH ST.—Fitzgerald & Broderick sold for William C. Bergen to Edmond J. Butler, tenement house commissioner, 232 East 176th st, a 3-sty dwelling, on lot 16 x88, adjoining the southeast corner of Topping av. This disposes of a row of houses recently built by Mr. Bergen at this point.

181ST ST.—Charles B. Coulter has sold 788 East 181st st, a 5-sty apartment house. The buyer gives in part payment the plot, 50x141, on the east side of Park av, 100 ft. south of 182d st.

219TH ST.—John H. Behrmann sold for the estate of Francis Crawford a dwelling, on plot 50x114, on 219th st, 150 ft. east of Carpenter av; also for Sarah Bernstein an adjoining dwelling, on plot 50x114.

222D ST.—John H. Behrmann sold for Frank L. Bacon to Anna Wagner 634 East 222d st, a dwelling, on plot 33x89.

223D ST.—John H. Behrmann sold for the Bergan estate a lot on the north side of 223d st, east of White Plains av, to the Goldfein Realty & Construction Co.

ARTHUR AV.—Edward Polak, sold for Mr. Cook, 1916 to 1920 Arthur av, about 150 feet south of Tremont av, three 2-sty dwellings, on a lot 16.8x139 each, to Wm. C. Bergen.

CHATTERTON AV.—Andrew Hally has sold for Charles E. Devermann, another two-family frame house situated 2047 Chatterton av, Unionport, Bronx, to a client.

OLINVILLE AV.—Kurz & Uren sold for William Rau a plot of six lots at the northwest corner of Olinville av and 236th st.

FRANKLIN AV.—Fetzer & Fetzer celebrated the opening of their new office at 966 Boston av by making a sale of the 2-sty private house, 1232 Franklin av for G. Arthur to A. G. Hayden.

HUTCHINSON RIVER.—East Chester Shore Front Realty Co. bought 156 acres of land, with a large frontage in Hutchinson River and Black Dog Creek, Bronx, near the East 222d st station of the New York, Westchester and Boston Railway and just south of Baychester av. A portion of this tract was transferred last week. In time 222d st will be one of the important thoroughfares of that section of

the Bronx. There has been considerable talk about widening and deepening Hutchinson River at this point.

WASHINGTON AV.—Marvin D. Stokem sold for a client to Philip Wattenberg the plot, 48x125, on the east side of Washington av, 465 feet north of 169th st.

3D AV.—Kurz & Uren sold for William Rau the lot 25.8x102.4x irregular on the west side of 3d av, 164 feet south of 176th st.

LEASES.

Duff and Brown Co. have leased for the Ward Estate for five years the stores 563 and 565 West 145th st, in the Hudsonia at Broadway and 145th st.

McVickar Gaillard Realty Co. leased for a client to C. R. Teaboldt & Co. the store and basement at 1597 Broadway; also for Mrs. Wellesley W. Gage to E. H. Fritchman the garage at 223 West 80th st.

Worthington Whitehouse has leased a store in 362 Madison av for a period of years for Guy M. Hallam to G. C. Ruggies and B. McK. Crichton. Also apartment in 182 Madison av for Anthony Tuna to Edwin N. Lamson.

Goodwin & Goodwin leased for Mary Tulley Estate to Anna Ward, the 3-sty private residence at 74 West 119th st, and for Anna C. Strang the 4-sty private residence 162 West 122d st to Mrs. C. M. Heaton for a term of 2 years.

Spear & Co. have rented for the Nathan Harrison Realty Co. the entire building at 148 Spring st for Elias A. Cohen; 11,000 feet at 73-5 Wooster st for the W. & G. Corporation; three lofts in 101-103 Prince st; also four lofts at 533 West Broadway, and the fourth loft at 213 Greene st.

Duross Co. have leased for Mrs. McIveene the 3-sty and basement house 110 West 13th st, to Mr. T. G. Guest for a term of years; 439 West 19th street, a 3-sty and basement house, on lot 25x75, to Julia Keenan for a term of years, and for Frederick Meyers, the 4-sty and basement building 338 West 21st st to Chas. Blutch, for a term of years.

Frederick Fox & Co. have leased for the 694 Broadway Co., the store and basement on the Lafayette st corner, containing over 14,000 sq. ft. of space in the new 12-sty building, now being erected at 692-4 Broadway, corner of 4th st, to Albert Robertson & Co.; also the eighth loft, containing 15,600 sq. ft. of space in this building to a large clothing concern. Both leases are for a long term of years.

M. & L. Hess have leased, in conjunction with Louis Schrag, the eighth loft in the Sternfeld building at 317-323 East 34th st, to the Multi Speed Shutter Co.; for the Morse Broughton Co. the entire building at 31 East 21st st to Schwarzkopf & Salmore; for the Empire Realty Co. the store and basement at 87-9 University pl; for Schwarzkopf & Salmore the second floor at 42 Union sq to Frankel & Schmidt.

The Charles F. Noyes Co. has leased for ex-Congressman Jefferson M. Levy the ground floor and basement at 114 Fulton st for a term of years at \$5,000 per annum; the store at 61 Gold st to Joseph Finkel; the entire four lofts at 70-2 Vesey st for a long term of years to A. Vlachos; a floor at 8 Gold st to the Inventors Model Construction Co. and a large suite of offices in the Fulton-Chambers Building to Henry Diamond.

Pease & Elliman leased at 14 Dey st the store for the Western Union Telegraph Co. to Leibowitz Bros.; at 386 Water st the building to F. J. Walsh; at 34 Maiden lane the store to Samuel Vorzimer; at 32-4 Vesey st 5,000 sq. ft. for Charles M. Russell to William Geary & Co.; at 123 Liberty st offices to M. H. Cawley, Basil DeSzabo, John W. Gray, Charles G. Knapp, H. Cernsback, Henry McDonough and Messrs. C. E. and E. T. Lanterman.

Denzel Bros. have leased for the William Astor Estate the fourth loft at 546-548 Broadway through to 80-88 Crosby st, containing 18,000 square feet, to Weinstein, Levy & Co. for a long term of years; for Heil & Stern as agents, 5,000 square feet at 547 Broadway; for Lass & Finkelshtein 2,500 square feet at 521 Broadway; for Chichester Estate 2,500 square feet at 96 Greene st; for the Excelsior Skirt Co. the 2d loft at 111 Greene st; for Lewis Friedman, in conjunction with M. & L. Hess, 2,500 square feet at 79 Mercer st; for Marx Estate 2,500 square feet at 26 West Houston st; for Annie Harrigan 2,500 square feet at 40 Wooster st; for Jos. Steckler 2,500 square feet at 456 Broome st; for R. & G. Frame Co. 2,500 square feet at 153 Mercer st; for Tanenbaum, Strauss & Co. 2,500 square feet at 145 Spring st; and for Kalman Haas the store at 340 Canal st.

SUBURBAN.

CASTLETON HILL, S. I.—J. Sterling Drake sold for George W. Vroome to Edith M. and Olive M. DuPont a new, modern house on plot 40x156 on the east side of Todt Hill road, Castleton Hill. The Misses DuPont and their mother will occupy the place at once as their permanent residence.

*INCREASE OF CITY BUDGET.

What the Tax Department Exhibit Teaches.

Mr. Lawson Purdy, President of the Tax Department, delivered an address at the Budget Exhibit this week, dealing with the requirements of his office. He said that the exhibit of the Department is designed to show what the Tax Commissioners do, how the work is done and why the appropriation asked for is needed.

The exhibit, he continued, shows how land values are assessed by the establishment of units block by block throughout the city, and how these units are displayed on maps which may be purchased by any one for one dollar for each borough. The exhibit shows how to find your lot by section, block and lot number, both on the maps and in the annual Record. It shows how buildings are assessed by the use of appropriate factors per square foot of floor space, and how to compare the assessments of land and buildings in the supplements to the City Record for each section of the city, which may be purchased from the Supervisor of the City Record for 25c. a section. The exhibit shows what it costs to assess a half million parcels of real estate and how the cost is divided. The cost of assessing each parcel of real estate on the average is 17c. for administration; 9c. for making the tax roll and extending the taxes; 9c. for surveying, and only 48c. for the actual cost of making the assessment and the assessment roll. Thus the total cost for assessing each parcel of real estate on the average is only 83c.

The Department presents a diagram showing the growth of the assessed value of real estate, the total City Budget, the annual appropriations for the Tax Department, and all compared with the growth of population. This diagram shows that the cost of Tax Department has increased at almost exactly the same rate as population, while assessed values and total City Budget have increased much faster than population.

The average salary of the Deputies who assess real estate is \$2,351, and the average salary of the clerks is \$1,077. The average number of parcels that each deputy must assess is 7,908. The assessments made by each deputy average over one hundred million dollars.

"L" EXTENSIONS GRANTED.

Operation of Steinway Tunnel and Third Tracking Favored by Commission.

The application of the Interborough Rapid Transit Company for extensions and additions to its elevated system and for the operation of the Steinway tunnel will be granted by the Public Service Commission, according to a report circulated yesterday in City Hall. No confirmation could be had at the offices of the Commission, but from another source it was learned that the application of the Interborough for new franchises will be favorably acted upon at next week's meeting.

The Interborough has asked for the following franchises:

1. A two-track elevated route from the 143d street station of the Third avenue elevated through private property on Willis avenue and Bergen avenue to a connection with the Westchester avenue line of the rapid transit railroad now operated by the Interborough Rapid Transit Company.
2. A three-track elevated route from Third avenue and Pelham avenue through Pelham avenue to Webster avenue, along Webster avenue to Gun Hill road, through Gun Hill road to White Plains road.
3. A two-track elevated route from 8th avenue and 149th street through McComb's Dam lane to Center avenue bridge, over Center avenue bridge and its approach to 162d street, through 162d street to River avenue.
4. An elevated route from Second avenue on 59th street, between 59th and 60th streets, to Queensboro Bridge.
5. An underground route from about Vanderbilt place and 42d street, Manhattan, under 42d street and the East river, to a point in Long Island City, near Jackson avenue, and following the line of the so-called Steinway tunnel.

BOARD OF BROKERS.

Annual Meeting Next Tuesday—Candidates to be Voted For.

The annual meeting of the Real Estate Board of Brokers of the city of New York will be held in the Board room, 115 Broadway, on Tuesday, October 18th at 3 p. m. for the election of three governors, an auditing committee, and a nominating committee and also to vote on the enclosed amendments to the constitution.

Poles will be opened from 10 a. m. to 3 p. m. The meeting will be called to order at 3 p. m. sharp. There will be reports from the Board of Governors, president and other officers and committees. The nominating committee appointed at the annual election October 19th, 1909, to nominate candidates for governors and candidates for an auditing committee will be voted for at the annual election on Tuesday, October 18th, 1910, report as follows: For governors three of whom are to be elected to serve three years, Alfred V. Amy, Gerald R. Brown, Charles E. Duross, W. E. G. Gaillard, John H. Hallock, John P. Kirwan, M. V. Lenane, Charles F. Noyes; for auditing committee three of whom are to be elected, A. H. Ivins, M. Morgenstau, Jr., Robert R. Rainey.

Corporations Giving Title.

The following real estate corporations appear in the register's office this week as sellers: North American Realty Co. sold 147 West 23d st; Stuyvesant Real Estate Co. sold 339 to 349 East 32d st; Ninth Ward Realty Co. sold 177 East 96th st; Pine Investment Co. sold 131 and 133 West 145th st; Max Handel Realty Co. sold 28 and 28½ Bowery.



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AT ANY HOUR**

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AT YOUR BUILDING
EVERY DAY**

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supplying and paying for
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YOUR COST**

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DETAIL TAKEN OFF
YOUR SHOULDERS**

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Your Tenants**

**CROSS & BROWN
COMPANY**

**REAL ESTATE-INSURANCE
KNICKERBOCKER TRUST BLDG.**

TEL-MURRAY HILL 1600 522 AVE. & 34th ST.

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. Don't fail to take advantage of this opportunity.

Douglaston Realty Co.

J. W. DOOLITTLE, Treasurer

347 FIFTH AVENUE

NEW YORK

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707 Marbridge Bldg., N. Y. C.

Survey and Maps for Real Estate and Development Companies

Architects' plans prepared.

Maps and drawings for real estate transactions.

FOR SALE—Real Estate Collections, store, elegant fixtures; excellent west side location, above 96th st; established 6 years; completely equipped; collection receipts alone more than pay rent, phone, collector, boy, all expenses; positively sell before Nov. 1. WALTER GODFREY, Attorney, 299 Broadway.

BROKER, ten years' experience in the rental and sale of business property; seven years with present firm; wishes to form new connections. BOX 14, Record and Guide.

SECOND MORTGAGE MONEY to loan—low rates. (Small second mortgages purchased.) Following mortgages for sale, 6% interest: \$1,000, \$1,000, \$1,500, \$3,000, \$3,500, \$5,000, \$6,000, \$7,000. STERLING STERLING, 420 E. 136th St. Phone 41 Melrose.

GENERAL SUPERINTENDENT, experienced and capable, to take entire charge engineering end of work for developing or building company, laying out and mapping, architectural plans, superintendent of construction; technical graduate; A1 references, now employed. Box 22, Record and Guide.

ACTIVE, capable young man desires position as collector; office experience; excellent references as to character and ability. BOX 16, Record and Guide.

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

GOING TO BUILD suburban residence, cottages or hotel? If so, I can save you money by superintending same for you, from laying out site, preparing plans and taking charge of construction, giving entire time to work; young man, technical graduate, capable and experienced, now employed, would like interview. Box 24, Record and Guide.

ESTIMATOR on mason, carpenter work, will take plans off evenings; varied experience several good contractors; accurate; am employed with well-known local builders. BOX 18, Record and Guide.

MANUFACTURERS desiring factory built to their order at Tuckahoe, N. Y., on railroad siding, with light, power, water, should apply to R. C. LEE, 11 E. 24th St.

TO LET—Desk and room, Domestic Building, 853 Broadway, Cor. 14th st; central location; all facilities. Enquire ROOM 17.

MANAGEMENT of Bronx properties solicited. Best results secured. A1 references.

ARTHUR WEYL & Co., 786 Prospect Ave., Bronx
Real Estate, Insurance, Mortgage Loans

HURD'S PRINCIPLES OF CITY LAND VALUES

Price, \$1.50.

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ECONOMY VENTILATING COMPANY

20th Floor, Metropolitan Tower, N. Y. City

Phone 2220 Gramercy R. M. HILL, Mgr.

No charge for estimates

SATISFIED MECHANICS' LIENS.

Oct. 8.

- ²Mansion st, s w cor Commonwealth av, 75x 100. South Amboy Terra Cotta Co agt Church of St Anthony et al. (Sept 7, 1910).....550.00
- Essex st, Nos 179 & 181. Frank Lipstein et al agt Abraham Neuman et al. (Aug 30, 1910).....825.00
- Fox st, No 551. Louis Marx & Son agt Aqueduct Construction Co et al. (Sept 21, 1910).....1,300.00
- Front st, Nos 149 & 151. Sydney P Ettinger agt Schering & Glatz et al. (Aug 31, 1910).....141.96

Oct. 10.

- ³42d st, n s, 150 w 7th av. Adolf Schulz agt E F Sturgis Estate et al. (Aug 11, 1910).73.70
- Robbins av, w s, 376.11 s Dater st. Carter, Black & Ayers agt Poldow Construction Co et al. (Oct 5, 1910).....1,140.35
- ²West End av, n e cor 99th st. Noonan & Price Co agt Allendale Building Co et al. (Sept 29, 1910).....467.00
- Ogden av, w s, 80 s 164th st. Lazarus, Hirschenfeld & Co agt Mary M McCann et al. (Sept 12, 1910).....200.00
- ²West End av, n e cor 99th st. David Cowlin agt Allendale Building Co et al. (Sept 19, 1910).....532.10

Oct. 11.

- ²West End av, n e cor 99th st. Annett & McConnell agt Allendale Building Co et al. (Oct 4, 1910).....135.61
- ²Mansion st, s w cor Commonwealth av. Corbett & Co agt St Anthony's Church of Van Nest et al. (Sept 6, 1910).....123.00
- 34th st, Nos 317 to 323 East. American Luxfer Prism Co agt Julius Sternfeld et al. (Sept 1, 1910).....1,565.00

Mott av, s e cor 144th st. Adam Gross agt Handy Construction Co. (Oct 10, 1910).....1,322.00

- Macombs Lane, n w cor 152d st. Jacob M Seidenberg agt Teichman Engineering & Construction Co et al. (Oct 7, 1910).....152.60
- Fifth av, No 1053. Wm S Miller agt George Leary et al. (April 8, 1910).....2,377.53
- 29th st, Nos 315 & 317 East. Candee, Smith & Howland agt East Twenty-Ninth Street Co et al. (Sept 1, 1910).....1,166.72
- 98th st, n s, 96.11 e Riverside Drive. Lockwood Co agt Meteor Realty & Construction Co et al. (Sept 3, 1909).....1,320.50
- Coster st, e s, 200 s Spofford av. Fannie Robb agt Feiser Realty & Construction Co et al. (Aug 3, 1910).....200.00

Oct. 13.

- 29th st, n s, 200 e 2d av. Gustav Scharnberger agt East Twenty-ninth Street Co et al (June 10, 1910).....200.00
- Hughes av, e s, 100 s 187th st. Union Fireproof Sash & Door Co agt Domenico Marinucci et al. (Oct 8, 1910).....290.00
- 57th st, Nos 622 to 640 West. Jacob Bayer Lumber Co agt N Y Taxicab Co et al. (Jan 13, 1909).....759.25
- Same property. Richards Mfg Co agt same. (Jan 6, 1909).....698.80
- Same property. N & G Taylor Co agt same. (Jan 13, 1909).....452.63
- Same property. Palmer Sheet Metal Works agt same. (Jan 14, 1909).....2,689.60
- Same property. Roof Maintenance Co agt same. (Jan 13, 1909).....800.00
- Broome st, No 23. Columbian Engineering Co agt same. (Sept 1, 1910).....399.95
- Mansion st, s w cor Commonwealth av. Laurent Poirier agt Church of St Anthony of Van Nest, Bronx et al. (Sept 13, 1910).50.00

Oct. 14.

- ²170th st, n s, 95 w Fort Washington av. Nathan H Brandt et al agt L & M Holding Co et al. (July 16, 1910).....700.00
- 27th st, No 242 W. Louis Greenberg agt Jos Strout et al. (Aug 19, 1910).....50.88
- Same property. Jos R Potter agt same. (Oct 5, 1910).....433.00
- Same property. Jacob Paletz agt same. (Sept 17, 1910).....1,448.07
- Manhattan av, No 442. Benjamin Meyer agt Irving I Frankel et al. (Sept 20, 1910).....62.50
- Fairmount pl, s e cor Marmion av. Joseph Reznik & Saml agt Fairmount Construction Co. (July 6, 1910).....153.25
- Same property. P J Heaney Co agt same. (June 27, 1910).....1,217.46
- Same property. Brand & Silverstein Iron Wks agt Fairmount Construction Co et al. (June 27, 1910).....500.00
- Same property. Abraham Moskowitz agt Fairmount Construction Co.....310.00
- Same property. Oscar E Kinkle agt same. (June 10, 1910).....205.00
- Same property. Joseph Starobin agt Fairmount Construction Co. (June 27, 1909).....
- ²2d av, No 180. Nostrand Roofing & Supply Co agt Polish National Alliance. (Aug 4, 1910).....30.00
- ¹College av, n e cor 163d st. David Rosen agt Frisco Realty Co et al. (Oct 13, 1910).....75.00
- ¹Same property. Jacob Balchefskey agt same. 1910.....49.50
- ¹Same property. Ernest Pollack agt same. 1910.....75.00
- ¹Same property. Alter Kreight agt same. 1910.....50.01

For Mechanics' Liens, etc., see p. 643

DEPARTMENT OF TAXES AND ASSESSMENTS
CITY OF NEW YORK

RELATIVE LAND VALUES

ASSESSED VALUE, 1910, OF INSIDE LOTS 25 X 100
IN ALL BOROUGHS
AT EQUAL DISTANCES FROM CITY HALL

*The more valuable frontage is given
where two or more streets intersect.
In Boroughs other than MANHATTAN, some
lot values represent unplotted land.*

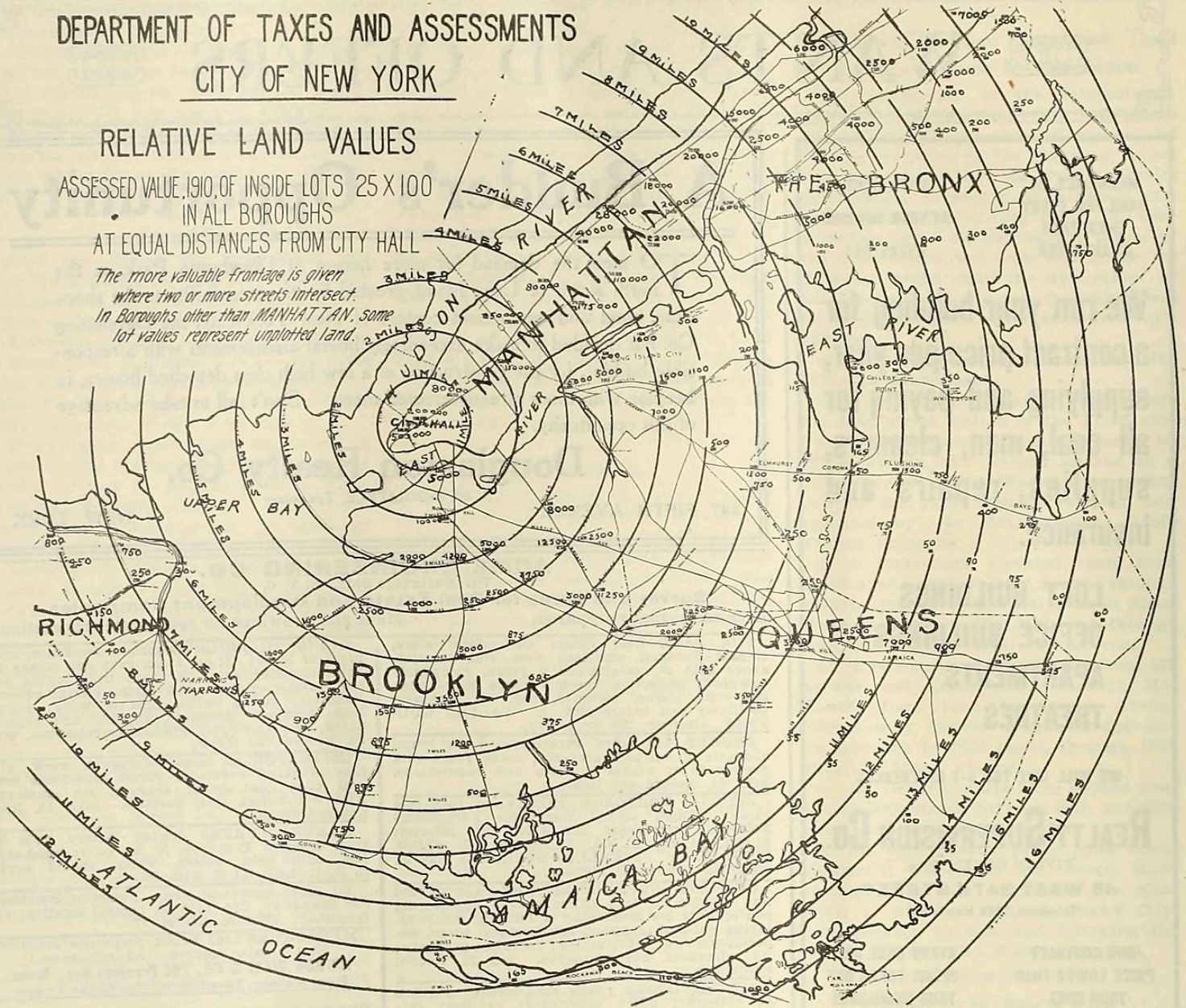


DIAGRAM SHOWING HOW TRANSPORTATION FACILITIES AFFECT VALUES.

DISTANCE AND VALUES.

Difference Between Property North and East of City Hall.

The effect of transportation facilities upon land values is strikingly indicated by a diagram in the Tax Department section of the city's budget exhibit. This diagram is an outline map of the city showing the main arteries of travel, and covered by a series of circles, one mile apart indicating distances from the City Hall. Where these circles intersect various thoroughfares, the Tax Department has inserted the assessed value of ordinary 25x100-lot lots. Where the circles pass through undeveloped territory, acreage has been reduced to lot valuations.

The most striking feature of this diagram is the great difference between the values of lots north of the City Hall and those an equal distance to the East.

Mr. A. C. Pleydell, of the Tax Reform Association, ascribes the reason for this difference to the lack of adequate transportation facilities East and West.

In the ten-mile circle, directly north of the City Hall, he says, lots range from \$4,500 along the subway extension in the Bronx to \$6,000 in the upper Broadway district. Following this circle over into Queens County, lots in the neighborhood of Jackson avenue the same distance from the City Hall are rated as \$1,300, and on Fulton street, \$2,500; while in between the value drops as low as \$75. This is due to the fact that the

area between Jamaica and Flushing is almost entirely without transportation facilities.

The five-mile circle shows a range from \$40,000 on the upper west side of Manhattan down to \$1,500 through Long Island City, dropping to \$900 in the southeast of Brooklyn.

Similar instances could be multiplied, and while some variations are due to local conditions, a study of these values shows clearly that there is an enormous difference between localities to the north of the City Hall and similar localities to the east, where conditions are practically the same except for the transportation.

It would seem that an East and West Line along Fourteenth st in Manhattan and extending as a subway several miles to the east through Brooklyn, would, with a few branch lines, reach a large amount of relatively cheap land. Of course, the land would not stay as cheap as it is now, but, allowing for all probable increases, there are large areas that would furnish cheaper homes than any now available.

It is only a question of time, until the entire area of the city within fifteen miles of the City Hall will be practically built up. But, if the building is pushed first to the extreme limit in one direction, it will mean that for a good many years a large part of the population will be carried more miles per day than is necessary. For this reason alone it would be well to consider the developing of areas that can be reached by a comparatively short haul.

FINANCING THE CITY.

The Indebtedness Shown in a Nut-Shell at the Budget Exhibit.

The following table sets forth the total amounts of corporate stock issued and allotted by the city from January 1, 1898, to August 31, 1910, and shows the per centum which each separated group total bears to the grand aggregate:

General Purposes for which Bonds were Issued.	Total Amount Issued and Allotted.	Per Cent. of Total.
Water	\$97,067,668	15.80
Rapid Transit	64,450,737	10.50
Educational, viz.:		
Schools	90,924,338	14.80
Libraries	10,570,515	1.73
	\$101,494,853	= 16.53%
Bridges	\$75,245,986	12.24
Docks and Ferries	80,431,921	13.12
Parks and Places	30,199,148	4.90
Streets and Roads (Public Works)	93,935,116	15.14
Public Buildings (other than Schools, Libraries, etc.)	41,273,867	6.72
Health and Street Cleaning	7,308,653	1.20
Charities	2,298,490	.37
Fire—Police—Correction	9,510,010	1.59
Refunding Old Debts, and Miscellaneous	5,537,081	.91
Deficiencies in Taxes	6,000,000	.98
Grand Aggregate of Corporate Stock	\$614,753,530	= 100%
Assessment Bonds for Local Improvements (Street Improvements)	\$34,855,632	
Grand Total.		
Corporate Stock and Assessment Bonds	\$649,609,162	

MALADIES FATAL TO BROKERS.

Discussed at the Opening of the Y. M. C. A. Real Estate Courses.

The opening exercises of the real estate courses of the West Side Y. M. C. A. were held on Tuesday evening of this week in the auditorium. The room was filled to overflowing. Francis E. Ward, who is known as one of the best after dinner speakers in New York, presided in a most graceful manner, and his clever introduction of the speakers of the evening was well received by the enthusiastic audience.

Ranson E. Wilcox of the firm of Wilcox & Shelton was the first speaker of the evening. He made a strong plea for honesty, integrity and devotion on the part of the young men who take up real estate as a profession. Walter Stabler, comptroller of the Metropolitan Life Insurance Co., and one of the foremost authorities on real estate in this city, spoke entertainingly on the financing of real estate operations. Ronald C. Lee of the Realty Records Co. was the final speaker of the evening. His subject was "A Diagnosis of Maladies Fatal to Real Estate Offices." His address in part was as follows:

"There is a pleasing legal fiction that a corporation stands before the law in much the same relationship as an individual does. This might be applied to any business entity, and as such they are subject to many and serious diseases, all the way from the hook-worm or lazy germ to adolescent insanity and back again to real business heart failure, known by the familiar title of "cold feet." Byron wrote an exquisite drinking song in which one verse ran—

When Pandora's box was opened on earth,
And misery's reign commenced over mirth,
Hope was left, was she not?
But the goblet we kiss
And care not for hope
Who are certain of bliss.

"Of all professions real estate men are most susceptible to a delirious, intoxicating hope. Have you not all felt the dizzy sensation of having some gigantic real estate deal poised like a huge avalanche, ready to come rushing down and bury you under thousands of dollars? The nature of the business lends itself peculiarly to such an effect. Figures run riot. Rows of ciphers like a cable of a "man-of-war" string along before we get to the decimal point. We shift the decimal point two ciphers to our one per cent. commission and the figure looks like the monthly income of a bank president. In our imagination we hear the exhaust of a powerful automobile—ours! We see our white yacht dancing on the sunny waters of the Hudson. And then we put through a deal of that kind. Great mackerel! how easy. The gears of our imagination are driven into high speed, the throttle is wide open—and—we crash headlong into the law of compensation. This law of compensation is that we must give a dollar's worth of something for a dollar. The owners of such a substantial thing as real estate and dollars do not intend to give anybody real money for trifling services and flukes. If we succeed once by this method, we will fail one hundred times. This law is as immutable as the laws of the Medes and Persians. If your success depends upon it the verdict will be one of the Medes and Persians. You will see the handwriting on the wall; 'Mene mene tekel upharsin'—Thou hast been weighed in the balance and found wanting.

"You have all heard that real estate is a lazy man's profession. A perfectly good excuse for a genteel loaf. Why should it not be if a dozen random deals fail and one with no more reason for success than the others blossom into

this lethal lotus flower? We know of these lotus eaters by the hundreds starting with boundless ambition.

'In the afternoon they came unto a land where it was always afternoon,
The very air that swoon and move as one who hath a weary dream,
High o'er the valley hung the moon,
And likt a slender smoke the downward stream
Did fall and stop and fall again did seem.'

"A dollar is an energetic servant for anyone to have. Send him out to work for you, and unless he gets lost or kidnapped he will bring you back your wages; but you must send him out. It is the same way with your brains. Your work must be done with intelligence and with the skill of a mental sharpshooter. There is a tendency in the real estate business to exhaust one's list of customers. A customer who may not come back for three years does not fill the mind like the customer who is expected back the next day. This leads to mental kleptomaniac. There is too great a temptation to put through a deal at any cost. 'Caveat emptor' (let the buyer beware) is the 'Jolly Roger' of the profession, and the real estate man who flies it is a pirate. Sooner or later he will walk the plank into oblivion. The real estate profession is not what it was twenty-five years ago or ten years ago. Scientific methods and co-operation have revolutionized it."

The balance of Mr. Lee's talk dealt with the technical difficulties of real estate offices, and he expressed a desire that during the coming course of lectures, which he is to deliver at the Y. M. C. A., that he should be able to point out the cures for such faults.

BRONX TRANSIT ASSOCIATION.

The members of the Bronx Transit Association believe that the immediate construction of the proposed Broadway-Lexington avenue subway, as recommended by the Public Service Commission, is an imperative necessity for the City of New York.

Construction on almost any reasonable basis and terms would be more desirable, they think, than the prolonged delays which have produced the present transit situation in east Manhattan and the Borough of the Bronx. The situation is now almost unendurable and within five years will be totally so.

"The pressing demands of the situation should not, however, operate against the city's obtaining the best possible terms of construction. The Bronx Transit Association believe that the situation will be greatly helped if a number of bidders will submit bids for construction under the private capital form of contract.

"Private capital we believe has not even yet recognized the earning power and security afforded by this proposed subway construction. A syndicate of responsible capitalists interested in this opportunity could participate in one of the safest and most attractive transit undertakings which will probably ever be offered again in Greater New York. The Broadway-Lexington avenue route would draw patronage from one of the most densely populated sections of Manhattan and from the fastest growing section in the Borough of the Bronx.

"Furthermore, it should be remembered," they say, "that development in the Bronx is unlike that of any other rapidly growing section. In the Bronx the development has been and is along the lines of a thickly settled metropolitan community. Nearly every structure is a high-class four or five-story building. The tremendous growth during the last decade, 114 per cent. as shown by the recent census reports, accounts for the necessity of this character of construction."

REMEDY FOR CONGESTION.

Mr. Marsh Thinks Small Colonies of Farmers Are Needed.

To Editor of the Record and Guide:

I am firmly of the belief that in order to make much of an impression upon the congested sections of the city it will be necessary first through some means to place throughout the State small colonies of the different nationalities who were successful farmers in the old country, forming with these small colonies centers to which others may be sent upon their arrival, and they also will attract people directly to them from the old country; which has been so largely done in the West. Railroad companies and other influences through the establishment of the original colonies in the West have been able to induce millions of people to take up their homes there and build up prosperous communities and states while New York State has looked on and let this great opportunity pass by.

The New York Central Railroad has issued recently a little book showing the proximity of farms to large cities along their lines in the state either for rent or sale. There are 350 of these farms of which 53 are only 25 miles or less from large cities 103 are from 26 to 50 miles, 116 between 51 and 100 miles, and 68 between 101 and 172 miles. none of them being a greater distance from a good market. Many of these farms are moreover very near New York City. Their average size of the farms is $5\frac{1}{4}$ acres, and they range in size from 1 to 700 acres, while the average cost is \$75.93 an acre, but the cheapest farm costs \$150 and the most expensive farm \$108,000. Still there are "millions of profits" in the purchase of these farms, as a syndicate advertises, but for whom? Not for the man who does the work, for he can't afford to buy the farm, not for the consumer, for he must "pay the freight," but for the syndicate who is to buy up these farms.

The last published Farm Bulletin of the State Department of Agriculture for 1910 lists 975 farms for sale, aggregating about 134,000 acres. The reasons assigned for abandoning the farms are most significant. Seventy-four (about one-thirteenth) give ill health or old age of the owner or some other member of the family as reason, and the question naturally arises, "Why don't the children of the old folks take up the job and keep the old homestead?"

Fifty-two (about one-nineteenth) want to settle an estate, and that again makes one inquire whether race suicide, dislike of farm work, or lack of help has driven the family off the farm. Fifteen widows have found farm life lonely or can't get help to run it, and ten others give this lack of farm help as a reason for selling, while twenty-five say they have made so much money farming that they really must have bigger farms. That is the most encouraging note in the whole story of the Bulletin.

Nearly three-fourths of the male immigrants admitted to the United States during the fiscal year ending June 30th, 1909, were farmers, farm laborers or immigrants hopeful, but poor.

The state spent more than \$4,600,000 last year on the care of its insane and New York City spent more than twice that amount on the victims of congestion.

The state claims that it is too poor to afford to give state credit. It is because it hasn't adopted a proper system of taxation. If the transfer or inheritance tax passed by this legislature had been in force five years ago the state would have received nearly \$6,000,000 more from the Russell Sage estate than it actually received.

BENJAMIN C. MARSH.

NEWS CULLED FROM THE WEEK'S DOINGS

Mortgage Loans for West Side Property.

The Metropolitan Life Insurance Co. has made a building loan of \$500,000 for the erection of an apartment house on the plot, 100.8x100, at the southeast corner of Riverside Drive and 88th st. The Charter Construction Co., of 505 5th av, are the owners.

The Metropolitan Life Insurance Co. has granted the Dorlton Corporation an extension of a \$680,000 mortgage until Sept. 1, 1915, at 5 per cent., on the premises at Broadway, northeast corner 71st st.

The Metropolitan Life Insurance Co. has loaned the Charter Construction Co. \$500,000 at 5½ and 6 per cent. on the new apartment house at Riverside Drive, southeast corner 88th st.

The Emigrant Industrial Savings Bank has loaned \$40,000 at 5% on the De La Salle Institute at 106 and 108 West 59th st. The property is subject to a prior mortgage of \$150,000.

The Sethlow Realty Co. has borrowed \$325,000 at 5½ and 6 per cent. from the Metropolitan Life Insurance Co. on the building in 121st st, north side, 175 west Amsterdam av.

Roger A. Pryor has mortgaged No. 3 West 69th st, a dwelling, for \$8,000.

Mr. Robert Burnside is the buyer of 55 East 78th st, sold recently by Pease & Elliman.

The trustees of St. Leo's R. C. Church have had a \$40,000 mortgage extended to August, 1913.

Frank & Kreilsheimer were the brokers in the sale of the 12-sty loft building at 152 to 156 West 25th st.

The trustees of St. Peter and Paul's R. C. Church have borrowed \$130,000 at 5 per cent. from the Emigrant Industrial Savings Bank.

Daniel C. Whearty announces the removal of his real estate office to 20 West 30th st, on October 1, 1910. Phone 4860 Madison Square.

Thomas L. Shelton of Washington, D. C., this week took title to 34-36 East 32d st, it is assessed for \$240,000 and leased for 21 years from May at \$16,000 a year net.

The Siegel Cooper Co. have renewed their lease of the stable at 59-61 West 18th st for fifteen years from May, 1913, at \$5,000 and taxes. John L. Tonnele is the owner.

Geo. F. Johnson, the builder, has bought Nos. 35 and 37 2d av and Nos. 29 to 37 2d st, being the southwest corner, and gives a P. M. mortgage on same for \$60,000. Probably to be improved.

The Roman Catholic Church of St. Peter located on St. Anns av, 116 feet north of 159th st, has borrowed \$130,000 on bond and mortgage from the Emigrant Industrial Savings Bank. The rate of interest is 5 per cent.

30th St. Becoming the Midtown Real Estate Center.

Brokers now in the block between 5th av and Broadway, Thomas & Eckerson; Horace S. Ely & Co.; Ogden & Clarkson; Daniel C. Whearty; 33d street was the centre formerly. Real Estate brokers, who have moved from the 33d st. block, are Brooke & Georger, Ranald H. Macdonald, Albert B. Ashforth, J. Romaine Brown & Co.

George A. Enright, a well-known counsellor-at-law has been added to the New Jersey staff of Jacob A. King, the real estate agent, for the protection of his clients when mortgages, wills, insurance policies, deeds or other legal papers are required. Mr. Enright is a member of the New Jersey bar, whose specialty is real

estate and corporation work and will be located at the Asbury Park office. Mr. Kink is the only real estate agent who maintains a legal department in that section.

Rental Values on William St.

The Willimasburgh City Fire Insurance Co. pays \$20,000 a year for the first three years and \$16,000 for the remaining 15 of a 21 year lease for all of the 3d floor and 900 ft in the basement at 111 to 121 William st. The Golden Hill Corporation is the owner.

Title to the property at the southwest corner of 2d av and 2d st passed this week. George F. Johnson was the buyer and Lowenfeld & Prager the sellers. The buyer owns abutting property on 1st st and Extra place upon which the buyer is erecting a theatre which has been leased to Kessler & Wilner.

W. D. Bloodgood of the firm of Bloodgood & Gilbert, real estate brokers, 542 5th av, has returned from a three weeks' sojourn at the Tahawus Club in the Adirondacks.

Mr. E. R. S. Seguin of the office of Lovejoy & Hanrahan, 160 Broadway, has returned from a long vacation spent in traveling and is ready to handle an active season's business.

Mr. Albert B. Ashforth, 10 East 33d st, proposed by Walter Stabler; and Fred Fischer, firm of Fischer & Rose, 40 Exchange pl, proposed by William A. Shelton, have been elected members of the Real Estate Board of Brokers.

Albert B. Ashforth, 10 East 33d st, has organized a mortgage loan department in charge of Mr. Clement F. Burnap, formerly of the office of Pease and Elliman, and Mr. J. A. Allis, who has been connected with the Trust Company of America for the last five years, and was also with the Union Trust Company for several years.

Mr. Arthur G. Johnson of A. M. Johnson & Co., 34 Pine st, states that he looks for considerably increased activity in the market generally, and especially in the loan branch, after election when political questions are settled. He does not consider that the present quiet tone of the market is fully justified by the underlying conditions.

Commercial Secretaries to Boom Arkansas

The first meeting of the secretaries of the Arkansas Commercial Secretaries' Association has just been held in Little Rock. The business of the association, as outlined by the appointment of the committees, shows that the organization is to take an important part in the development of Arkansas and the cities of the state. Committees were appointed on legislation, state fair, membership, good roads, exhibits, publicity and factories. A secret committee on advertising was also appointed.

Responsibility for Inactivity

In speaking of the existing conditions in the real estate market, Mr. N. A. Berwin said: "There seems to be indications of a quickening in the real estate market, evidenced not so much by the actual sales consummated but as the result of an increasing activity in the Bond market. Although the demand at the present time for Standard Bonds is small, there are to-day bargains which are proving attractive to investors. As this buying movement increases, as it surely will, the increase in the price of bonds, and the consequent decrease in the income will have a tendency to divert money from Wall street in the real estate market.

"I place the responsibility for the present inactivity not to the lack of increase in the real estate values, but to the position taken by the owners who are holding their real estate at prices which are prohibitive. If owners will make concessions which will not decrease the value of their holdings, there will prevail a period of active dealing which would be natural at this time of the year."

Development of Hutchinson River Section

Trading in the Bronx in those sections affected by the New York, Westchester & Boston R. R. was given an impetus during the week by the purchase of 156 acres of land with a large frontage on the Hutchinson River and Black Dog Creek near the East 222d st station of the new railway just south of Baychester av by the East Chester Shore Front Realty Company.

Mr. T. D. Rhoades, Vice-President, of the New York, Westchester & Boston R. R., in speaking to a representative of the Record and Guide said: "There will undoubtedly be a realty development at that point that will be of material benefit to the surrounding territory and an important factor in its growth. It is practically assured that the Hutchinson River will be widened and deepened to accommodate vessels of greater size than now can use this waterway, which fact in itself will add greatly to the value of land bordering on this river."

A Consolidation of Firms.

The offices of Wetmore & Van Winkle and Sidney W. Hughes, both located at 34 Pine st, have effected a consolidation under the firm name of "Hughes, Wetmore & Van Winkle," at the same address, with a view to furnishing greater facilities for the handling of the large volume of mortgage business taken care of by both offices. The insurance and agency branches formerly conducted by Messrs. Wetmore & Van Winkle will be continued under the new arrangement as heretofore.

This firm state that they find the Bronx mortgage business is constantly increasing in activity and importance, and they are now maintaining two men in that borough exclusively, in addition to the two in Manhattan. The many builders and other borrowers on real estate who have received efficient service from these brokers will undoubtedly find their facilities considerably increased for the handling of this class of business in the future.

White Plains Gets Busy.

For the week ending October 5 there were recorded in the Register's office, at White Plains, thirty-four transfers of real estate affecting Yonkers property, the largest stated consideration being \$75,000 for a plot on Lawrence st, 200 feet east of Van Cortlandt Park av, Yonkers, N. Y.; there were twenty-three mortgages filed for the same period involving a total of \$56,625, the largest single amount involved being \$6,900.

Among the corporations taking title to property this week are the 36th Street Co. to No. 234 and 236 West 36th st; Dudley Homes Co. to No. 339 to 349 East 32d st; N. Y. Academy of Medicine to 10 West 40th st; Woronoco Co. to 158 West 133d st; Yorkshire Realty & Construction Co. to southwest corner of Broadway and 113th st; Manhattan Office Building Co. to 59 4th av; Greenwich Investing Co. to 767 Greenwich st; The Twenty-fifth Construction Co. to 806 to 812 6th st.

POINTS OF LAW.

Legal Opinions on Matters Relating to
Real Estate.
Sharp Practice.

Editor, Record and Guide.

L. B. and G. R. own a plot of ground in partnership, and various brokers have it listed for sale on their books.

L. B. drops into the office of a broker named T, in the immediate neighborhood, and T goes out and brings in a man named J, who "might be interested," as he is said to be interested in other buildings nearby. After the introduction T says nothing, but L. B. and J chat without any offers being made, although J intimates that he "will look into it further."

L. B. reports the matter to G. R. and says he made no arrangements about commission or sale. Several days later G. R. writes J, asking if he has any offer to make? No reply comes from J, but in a day or two a man named F, who signs himself President of the Such-and-Such Holding Company, writes, asking for terms of the plot in question. These are given in writing by G. R.

Two days later the broker, T, calls in and says he has come to see "what offer you have to make, Mr. J." Reply is made that G. R. and L. B. have no offer to make J, but will be delighted to receive a bid from him or anybody else. Statement is also made then that the owners have had some correspondence with a man named F, who intends making a proposition. T says that J and F are all one firm, and that it is one and the same. During the conversation G. R. states that they will be glad to pay the usual commission (said to be 2½%) to T or to anybody else who will affect the sale of the property in question.

Later in the same day F, President of the Such-and-Such Holding Company, calls in with his broker named K, and says he has come to make a proposition for the plot in question. He makes two propositions, and he also states that he "does no business, neither buys nor sells except through my own broker Mr. K."

G. R. then says that a broker named T has introduced to them a man named J, said to be a member of the firm of Messrs. J & G. but whom he also says is connected with the Such-and-Such Holding Company, of which Mr. F signs himself President.

F says "Oh, yes! J is in my company, but he will not be a purchaser," waving his hand as if dismissing J in the situation. The broker T has had a week in which to bring in an offer but has not done so nor has anything further been heard from him. The owners wish to sell but do not want to be liable for two commissions or stand a suit from T.

What would be an equitable adjustment of this matter, enabling the owners, L. B. and G. R., to deal with F and pay one commission only?

Answer.—This is a common instance of the way in which a broker is sought to be deprived of a commission by a purchasing corporation or individual—with a friend in the brokerage business whom it is desired to favor, or a dummy through whom it is sought to save the commission; also from the price to be paid for property. No one could foresee how a jury would decide in a case laid bare to the bone before it as openly and frankly as done by our subscriber in the above statement. If a very good offer and worth carrying through at any hazard, we would advise consummating the sale and refusing payment of commission to anyone not shown to be justly entitled by a verdict of a jury.—Ed.

To the Editor of the Record and Guide:

I have an installment mortgage on which I pay a certain amount every three months until I pay off the whole installment mortgage. This mortgage has been transferred from one party to another party. My last payment I am about making on this mortgage. What I want to know is how to proceed to protect myself on the last payment, what papers I should secure from the last holder of my installment mortgage, and any other information about recording, etc., would be greatly appreciated.

Answer.—You should see that the party to whom you pay off the mortgage has title to it, that he gives it, and the bond, if any, back to you, and that he makes, executes and acknowledges a proper "satisfaction piece" enabling you to have the mortgage canceled of record at the Register's office.—Ed.

Elevator Service on Holidays.

Editor Record and Guide:

Saturdays, according to the law of New York State, are legal holidays after 12 M. In view of the above fact, we close down the elevator in one of the buildings we manage, but a tenant in said building taxes exception to our action and contends that Saturday is a legal holiday for certain purposes, such as work on public buildings, service to the municipality and state, etc., but that it is not a legal holiday in the sense that we are exempt from rendering and maintaining elevator service for our tenants and that we are obliged to give elevator service until 6 p. m. on Saturday the same as other days of the week. Kindly let us have your opinion on this matter as it is generally understood in a case of the above kind, and oblige.

R. P. BROWN & CO.
REAL ESTATE AGENTS.

Answer.—The above is so clearly a matter of understanding and representation as to elevator service, had always between landlord and tenant by lease or otherwise, that it can only be generally answered where such understanding or representation, excludes elevator service on Sundays and legal holidays, the landlord is fully justified in not operating at any time of legal holiday.—Ed.

Access to Interior Lot.

Editor Record and Guide:

Kindly answer at your earliest convenience what rights has owner of interior lot, where there is no entrance from the street, to the property? Can access be had from abutting property?

O. R.

Answer.—Grantee of land, without other access to highway has a presumed right of way over other land of his grantor for that purpose. Over land of others than his grantor he would of course be a simple trespasser.—Ed.

TORRENS LAW APPLIED.

First Title Registered Under System in
Manhattan.

Upon application of Gilbert Ray Hawes, as attorney for plaintiff, Mr. Justice Gavegan, of the Supreme Court, has signed the first order ever made in the County of New York under the new "Torrens Land Title Registration Law." The plaintiff in the action and applicant for registration of title is Mrs. Gertrude D. Hawes, who is the owner of the elevator apartment house known as Linden Hall, at 244 West 104th st, between Broadway and West End av, and this will be the first title to be registered under the Torrens system in the Borough of Manhattan.

TAXES MUST BE APPORTIONED

Owners of Property Must Pay Amount
Due on Date of Sale.

Supreme Court Justice Guy has before him a recently discovered law thirty-five years old which, according to Xenophon P. Huddy, of 50 Church st, who dug it up, provides that the taxes on transferred property for the current year shall be apportioned between the old and new owners.

The law has never been brought forward, argues Mr. Huddy, because it was so indexed that no one would ever think of looking it up. The statute which Mr. Huddy relies upon to carry his point is Section 2720 of the Code of Civil Procedure, which is headed, "Apportionment of rents, annuities, and dividends," and appears in the chapter devoted to Surrogates' Courts and under the title "Proceedings by or against an Executor or Administrator."

A report of the case in which Mr. Huddy has invoked the old law will show some of its bearings. The Equitable Life Assurance Society of the United States had a mortgage on the three 5-story brick houses at 148 to 152 East 85th st for a loan of \$77,500 to Harry L. Topf and others. The mortgage was foreclosed and the property ordered sold. Edward L. Parris, of 45 Broadway, the referee, sold the three houses on Aug. 26, 1910, to Hortense B. Fischer, of 353 West 85th st. The deed was passed on Sept. 15. There were some back taxes due on the property. They were allowed out of the purchase money by the referee, but he would not allow the taxes for this year up to Sept. 15, when the property changed owners.

Mr. Huddy took the case to court, maintaining that the owner of the property up to Sept. 15 should pay the taxes up to that date, and he set up a claim for something more than \$1,700.

After he had put in his brief last Monday for the apportionment of the current year's taxes on the grounds of equity, Mr. Huddy went searching for some specific law on the subject.

He began to look over the English law and he found that in 1870 a specific act had been passed on the very subject of current year taxes. Since many of the English laws have been copied almost verbatim in this country he wondered why that one had not served as the model for a similar law here. He began searching through the reports of the sessions from 1870, and he came upon the statute headed:

"That part of the New York statute governing apportionments, which applies to this case, is as follows:

All payments of every description made payable or becoming due at fixed periods, under any instrument, shall be apportioned so that on the determination, by any means, of the interest of any [such] person, he shall be entitled to a proportion of such payments, according to the time which shall have elapsed from the commencement or last period of payment thereof, as the case may be, including the day of the determination of his or her interests, after making allowance and deduction on account of charges on such payments.

Every such person shall have the same remedies at law and in equity for recovering such apportioned parts of such payments, when the entire amounts of such apportioned parts form part, become due and payable, and not before, as he or they would have had for recovering and obtaining such entire payments, if entitled thereto.

NEW REAL ESTATE CORPORATIONS.

A Large Number Have Entered the Building and Developing Field.

- Addison Realty Co., care Atwater & Cruikshank, 43 Cedar street, inc. August 2, 1910; capital, \$17,500; directors, Jerome H. Koehler, Edward L. Blackman, Ernest J. Magen.
- E. J. Adler Realty Co., care Harry M. Goldberg, 309 Broadway, inc August 2, 1910; capital, \$5,000; directors, Elmer Huppert, Philip Keiter, E. Jack Adler.
- Advance Realty Co., Inc., July 25, 1910; capital, \$2,000; directors: Alexander Marhoffer, 58 1st av, L. I.; Morris Tietelbaum, 772 Broadway; Louis Sheiman, 57 Essex st.
- Amry Co., inc. July 22, 1910; capital, \$10,000; directors: Chas. H. Behnken, 384 East 187th st; John Brennan, 1443 Washington av; Harold H. Harrod, 1331 Intervale av.
- The Associated Hotels Co., inc. July 20, 1910; capital, \$5,000; directors: Henry M. White, 106 West 92d st; A. W. Chapman, 535 West 112th st; Chas. F. McManus, 425 Pleasant av.
- Bartlett Dumont Co., 309 Broadway, inc July 30, 1910; capital, \$2,000; directors, Julius Davison, S. S. Feinberg, Max Freedman.
- Basalt Realty Co., care Chas. H. Lott, 206 Broadway, inc. July 9, 1910; capital, \$5,000; directors: M. Stewart Hegeman, Helen Hegeman, Andrew S. Hegeman.
- Blackwood Realty Co., inc August 9, 1910; capital, \$10,000; directors, Frank G. Swartwout, 66 East 125th st, Everett W. Swartwout, 66 East 125th st, F. Robert Swartwout, 66 East 125th st.
- Brooklyn Court Square Co., 16 Court st, Brooklyn, inc. July 22, 1910; capital, \$1,000; directors: Louis Farber, J. L. Kornicker, May E. Bongard.
- Bustanoby Realty Corporation, inc August 1, 1910; capital, \$500,000; directors, Frank P. Hoffman, 25 Broad st, Edward Keale, 25 Broad st, Francis E. J. Reid, 25 Broad st.
- Bay Ridge Estates, inc August 8, 1910; capital, \$30,000; directors, James J. Brooke, 663 Argyle rd, Brooklyn, Henry Story, Freeport, L. I., James G. Brown, 182 St. Nicholas av, Brooklyn.
- Bay Ridge Gardens, care P. I. Thompson, 215 Montague st, Brooklyn, inc August 8, 1910; capital, \$30,000; directors, Robert S. Hall, Frank Phelan, J. Cornell Schenck.
- Catiline Realty Co., care Harrison C. Glone, 391 Fulton st, Brooklyn, inc. July 21, 1910; capital, \$10,000; directors: Alfred J. Robinson, Josephine Robinson, Emma L. Robinson.
- Classon Construction Co., 17 Saratoga av, Brooklyn, inc. July 21, 1910; capital, \$1,000; directors: Chas. W. Kent, Anthony Saladino, S. Dudley Shirk.
- Clay Contracting & Building Material Co., inc August 8, 1910; capital, \$10,000; directors, Albert J. Schwarzler, 2990 Perry av, Otto J. Schwarzler, 1332 Washington av, Oliver Schwarzler, 2990 Perry av.
- The Clinton Holding Co., inc, August 6, 1910; capital, \$10,000; directors, Henry F. Clinton, 127 Lincoln pl, Brooklyn, Vincent A. Clark, 25 Second av, Rockaway Park, L. I.; Mae C. Kilbride, 962 Boston rd, Bronx.
- Coopers Corners Realty Co., care Stoddard & Marks, 135 Broadway, inc July 29, 1910; capital, \$1,000; directors, Alfred C. Bachman, Chas. O. Stanley, Frederick W. Fieder, Jr.
- The Doras Co., 34 Sherman st, Brooklyn, inc July 15, 1910; capital, \$20,000; directors, Harry Cook, Nathan April, Abraham Cook.
- Duff Realty Co., inc August 3, 1910; capital, \$25,000; directors, John P. Duff, 5 Beekman st, Peter J. Herter, 5 Beekman st, Otto J. Herter, 5 Beekman st.
- Dunton-Jamaica Realty Co., inc. July 20, 1910; capital, \$5,000; directors: Richard Keene, 211 Van Wyck av, Jamaica, N. Y.; August Williams, cor Van Wyck av and Broadway, Jamaica, N. Y.; Sydney H. Palmer, cor Shaw av and West st.
- Dutchess Construction Co., inc August 4, 1910; capital, \$1,000; directors, Henry Adler, 202 East 82d st, Michael H. Behrendt, 137 West 131st st, Anastasia Bloch, 3668 Barnes av.
- Eastern Holding Co., inc. July 22, 1910; capital, \$5,000; directors: Frederick C. Gilsey, 170 Broadway; Henry L. Goodwin, 170 Broadway; Julius Miller, 42 Broadway.
- George W. Elder & Steinmetz Co., inc. July; capital, \$25,000; directors: Yale D. Benner, 520 West 144th st; Chas. A. Fuller, 456 West 145th st; Emanuel B. Cohen, 93 Nassau st.
- Excelsior Construction Co., inc July 28, 1910; capital, \$3,000; directors, Michael Alliegro, 317 East 154th st, Nicholas Spallone, 317 East 154th st, Antonio Spallone, 310 East 152d st.
- Field Realty Co., 1659 Amsterdam av, inc August 5, 1910; capital, \$3,000; directors, Geo. F. Picken, Israel Lebowitz, Helen Schild.
- 49 Nassau Co., inc. July 12, 1910; capital, \$3,000; directors, Alfred C. Bachman, 553 Manhattan av; Chas. O. Stanley, 181 East 111th st; Frederick W. Fieder, 551 West 160th st.
- The Glendon Apartments, inc August 1, 1910; capital, \$15,000; directors, George H. Nye, 44 Amsterdam av, Alfred Simmons, 430 Eleventh av, Borathea H. Seiffert, 144 West 140th st.
- P. J. Groll Construction Co., 147 East 53d st, inc July 28, 1910; capital, \$500; directors, P. J. Groll, L. M. Groll, A. F. Groll.
- Hanvanles Building & Construction Co., inc. July 26, 1910; capital, \$6,000; directors: Frank Heilenday, 132 Van Nostrand av, Jersey City, N. J.; A. Wilbur Stevens, 222 North av, New Rochelle; Wm. J. Breen, 108 Van Sicklen st, Brooklyn.
- Harris & Sons Realty Co., 206 Broadway, inc, August 3, 1910; capital, \$5,000; directors, Herman Harris, Abraham Harris, Mollie Spark.
- Heatherton Realty Associates, 45 West 34th st, inc August 9, 1910; capital, \$500; directors, A. A. Dumond, W. J. Marshall, G. S. Plummer.
- The K Co., inc. July 9, 1910; capital, \$3,000; directors: John M. Kerrigan, 137 Bay 11th st, Brooklyn; Louis Levinson, 163 Bay 34th st, Brooklyn; Margaret Kerrigan, 137 Bay 11th st, Brooklyn.
- Kirk Improvement Co., care Harold E. Brown, 31 Nassau st, inc. July 11, 1910; capital, \$5,000; directors: John G. Singer, A. A. Brown, Harold E. Brown.
- Levin & Debwitz Construction Co., inc. July; capital, \$1,500; directors, Morris Levin, Spring Valley, N. Y.; Joseph Weinstein, 125 Forsyth st, New York City; Wm. H. VanDerbeck, 723 Knickerbocker av, Brooklyn.
- Levy & Baird, inc July 29, 1910; capital, \$25,000; directors, Lee Levy, 2014 83d st, Brooklyn, Morris L. Baird, 2016 83d st, Brooklyn, Abraham Levy, 2014 83d st, Brooklyn.
- London & New York Mortgage Co., 30 Chambers st, inc August 4, 1910; capital, \$110,000; directors, F. G. Weeks, R. E. Young, V. M. Forrest.
- Metropolis Leasing Co., 17 West 42d st; inc. July 11, 1910; capital, \$5,000; directors, Doretha S. Warsawer, F. S. Keller, Leo Levy.
- Arthur McMullen Co., 149 Broadway, inc August 2, 1910; capital, \$25,000; directors, Arthur McMullen, Ray W. McMullen, C. M. O'Keefe.
- Mondschein & Co., 59 East 7th st, inc August 8, 1910; capital, \$5,000; directors, L. Mondschein, F. E. Rosenbaum, Zlata Rock.
- Mundane Realty Co., inc August 6, 1910; capital, \$5,000; directors, David Blitzer, 878 Kelly st, Albert L. Foss, 228 West Broadway, J. Frederick Williams, 875 East End av.
- New Link Realty Co., 181 Montague st, Brooklyn, inc August 1, 1910; capital, \$500; directors, Joseph A. Finch, Emma T. Cornell, A. M. Hicks.
- New York Chapter House Committee, inc August 9, 1910; capital, \$500; directors, Wm. H. Hulick, 111 Broadway, Oscar R. Houston, 55 Wall st, W. Newton Best, Jr., 11 Broadway.
- New York-Long Island Home Co., 164 Av U, Brooklyn, inc August 6, 1910; capital, \$5,000; directors, E. J. Forhan, G. E. Martin, H. P. Jones.
- New York & New Jersey Holding Co., 1 Madison av, inc August 10, 1910; capital, \$1,000; directors, H. O. Patterson, B. C. Mahnken, A. E. Loeffelhardt.
- Newton Alliance Corporation, 147 Nassau st; inc. July 21, 1910; capital, \$150,000; directors, Edward B. Gethin, George W. Simpson, Earl G. Pier.
- New York City Drug Mills Realty Co., 397 Cherry st; inc. July 21, 1910; directors, Walter C. Gregory, Julian A. Gregory, D. B. Stewart.
- Ninth Ward Realty Co.; inc. July 21, 1910; capital, \$25,000; directors, Ike Rosenberg, 811 Ritter pl; Alfred Bernstein, 3089 Broadway; Abe Stern, 811 Ritter pl.
- Norman L. Munro Estates, inc August 5, 1910; capital, \$10,000; directors, Henrietta E. Munro, Middletown, N. J., Henry Munro, Middletown, N. J., Benj. F. Godspeed, 36 West 59th st.
- North Holding Co., care Mulliken & Moeller, 103 Park av, inc August 2, 1910; capital, \$6,000; directors, H. B. Mulliken, E. J. Moeller, H. G. Pierce.
- No. Ninety-Nine Wall Street Realty Co., care Malcolm Sundheimer, 99 Wall st; inc. July 29, 1910; capital, \$1,000; directors, Leon Israel, Samuel Israel, Adolph C. Israel.
- 162 Pearl st; inc. July 22, 1910; capital, \$1,000; directors, Anna E. Bloom, 330A Kosciusko st, Brooklyn; Wm. T. Piddington, New Market, N. Y.; Herbert R. Davis, 14 State st, Ossining, N. Y.
- Promac Realty Co., care Frank J. Griffen, 116 Nassau st; inc. July 28, 1910; capital, \$5,000; directors, F. J. Griffen, G. C. Irwin, G. Kregel.
- The Renard Building & Construction Co., care Henry Kuntz, 63 Park Row; inc. August 1, 1910; capital, \$3,000; directors, Isaac Schwartz, Marie Chonanus, Richard Chonanus.
- The Robertson Construction Co., care Rollin Tracey, 42 Broadway; inc. July 11, 1910; capital, \$1,000; directors, Wm. H. Robertson, Daniel Rogge, Rollin Tracey.
- The Ruth Realty Co., 26 Court st, Brooklyn; inc. August 9, 1910; capital, \$6,000; directors, Jerome T. McManus, D. R. McDonald, Morris V. McDonald.
- Jesse M. Samilson Realty & Construction Co., care Jacob M. Schoenfeld, 299 Broadway; inc. July 29, 1910; capital, \$1,000; directors, Jesse M. Samilson, Rebecca Samilson, Jerome Mayer.

MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☞ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☞ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."
(From a report by the Commissioners of Accounts of the City of New York)

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS.
90 West Broadway.

MONDAY, OCTOBER 17.

- RIVERSIDE DRIVE, from 158th st to 165th st, 3 p. m.
- SEAMAN AV, from Academy st to Dyckman st, 11 a. m.
- UNNAMED ST, from Amsterdam av to Audubon av, 1.30 p. m.
- RIVERSIDE DRIVE, from 139th st to 142d st, 3 p. m.
- BAKER AV, from Baychester av to the City Line, 9.30 a. m.
- BUSH ST, from Creston av to the Grand Boulevard and Concourse, 12 m.
- DEPEW PL, from 42d st to 43d st, (closing), 12 m.
- TAYLOR ST, from Morris Park av to West Farms rd, 3 p. m.
- BUENA VISTA AV, from Haven av to 176th st, 2.30 p. m.
- WEST 235TH ST, from Spuyten Duyvil Parkway to Riverdale av, 2 p. m.
- CITY ISLAND BRIDGE, 12.30 p. m.
- SEDGWICK AV, from Fordham rd to Bailey av, 1 p. m.

TUESDAY, OCTOBER 18.

- HAVEN AV, from 170th st to Fort Washington av, 10 a. m.
- WALTON AV, (closing), from 167th st to Tremont av, 10 a. m.
- WINANT STREET SEWER (Richmond), 11 a. m.
- ELIZABETH STREET SEWER (Richmond), 2 p. m.
- ELIZABETH STREET SEWER (Richmond), 2.30 p. m. (Assess.)
- WINANT STREET SEWER (Richmond), (Assess.); 11.30 a. m.
- WEST 176TH ST, from St. Nicholas av to Broadway, 11 a. m.
- GLEBE AV (Assessment), 2 p. m.
- METCALF AV, from Bronx River to 177th st, 10.30 a. m.
- NORTHERN AV, north of 181st st, 1 p. m.
- EAST 174TH ST, from West Farms rd to Bronx River av, 9 a. m.

WEDNESDAY, OCTOBER 19.

- EAST 222D ST, from 7th av to Hutchinson river, 2.30 p. m.
- RICHARD ST, from Bronx and Pelham Parkway to Morris st, 10.30 a. m.
- MORRIS AV, (closing), from the Railroad to the Concourse, 2.30 p. m.
- CURTIS PL (Richmond), 3 p. m.
- CURTIS PL (Richmond), 3.30 p. m.

FRIDAY, OCTOBER 21.

- TARGEE ST, from Broad st to Fingerboard rd (Richmond), 3 p. m.

PUBLIC SERVICE COMMISSION.

154 Nassau Street.

MONDAY, OCT. 17, 1910.

- 2.30 P. M.—KINGS COUNTY LIGHTING CO., "Rate for Gas," Commissioner Bassett.

TUESDAY, OCT. 18.

- 2.30 P. 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 ex-

ercise franchises and rights," Commissioner Bassett.

WEDNESDAY, OCT. 19.

- 10 A. M.—BROOKLYN HEIGHTS R. R. CO., et al., "Local and joint passenger tariff," Commissioner McCarroll.
- 2.30 P. M.—CONEY ISLAND & BROOKLYN R. R. CO., "Repairs on Franklin Avenue line," Commissioner Bassett.
- 2.30 P. M.—QUEENS BOROUGH GAS & ELECTRIC COMPANY, "Rate for Gas," Commissioner Malthie.
- 2.30 P. M.—QUEENS BOROUGH GAS & ELECTRIC COMPANY, "Rate for Electricity," Commissioner Malthie.
- 3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at 18th st, Whitestone," Commissioner Bassett.
- 3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at 5th av, Whitestone," Commissioner Bassett.
- 3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at Fresh Pond Road and Metropolitan av, Bushwick Junction," Commissioner Bassett.
- 3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at Lawrence, Old Lawrence and Bridge st., Flushing," Commissioner Bassett.
- 3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at Lawrence st and other streets on the north side division, Flushing," Commissioner Bassett.

THURSDAY, OCT. 20.

- 11 A. M.—CITY OF NEW YORK AND JOHN B. McDONALD CONTRACTING CO., "Arbitration of Determination of Henry B. Seaman, Chief Engineer."
- 2.30 P. M.—STATEN ISLAND RY. CO., "Station facilities at New Dorp and New Dorp Avenue Crossing," Commissioner Eustis.

FRIDAY, OCTOBER 21.

- 10.30 A. M.—CITY OF NEW YORK AND DEGNON CONTRACTING CO., "Arbitration No. 1 of Determination of Henry B. Seaman, Chief Engineer."
- 10.30 A. M.—CITY OF NEW YORK AND JOHN B. McDONALD CONTRACTING CO., "Arbitration No. 2, of Determination of Henry B. Seaman, Chief Engineer."
- 2.30 P. M.—KINGS COUNTY LIGHTING CO., "Application for approval of sliding scale for rates of gas," Commissioner Bassett.

Sale of City Property.

The following buildings now standing upon property owned by the city, acquired by it for street opening purposes in the Borough of the Bronx, will be offered for sale by sealed bids, which must be delivered to the Collector of City Revenue, Room 141, 280 Broadway, before October 24, 11 a. m. Further particulars may be obtained from the Collector:

Part of the 2-sty and basement frame house, with porch and stoop, on the southeast corner of Freeman st and Stebbins av. Cut 12.6 feet on front or west end of house by 43.1 feet on northerly side by 7.1 feet on rear or east end of house.

Proposed Improvements.

134TH ST.—Fencing and filling vacant lots on the south side of 134th st, commencing 90 feet east of Broadway and running 117 feet east. Estimated cost, \$140.50; assessed valuation of property benefited, \$52,000.

113TH ST.—Receiving basin at the southwest corner of 113th st and St. Nicholas av. Estimated cost, \$300; assessed valuation of property benefited, \$633,000. The Chief Engineers of Sewers reports that a basin at this location is necessary.

Authorization of Preliminary Work.

The Board of Estimate has authorized the preliminary work for the following improvements:

BRONX.

ZEREGA AV.—Regulating and grading Zerega av, from Westchester av northwardly to Castle Hill av, the Bronx. Estimated cost, \$24,900; assessed valuation, \$451,300.

TRAFALGAR PL.—Regulating and grading Trafalgar pl, from East 175th st to East 176th st, the Bronx. Estimated cost, \$5,900; assessed valuation, \$58,325.

LAFONTAINE AV.—Regulating and grading the triangular area bounded by Lafontaine av, Quarry road and the southerly line of Oak Tree pl, the Bronx. Estimated cost, \$1,100; assessed valuation, \$51,533.

FREEMAN ST.—Regulating, re-regulating, paving and repaving Freeman st, from Stebbins av to Intervale av, the Bronx.

MANHATTAN.

DELANCEY ST.—Paving with wooden block and curbing where necessary Delancey st, from the Bowery to Lafayette st. Estimated cost, \$15,800; assessed valuation, \$1,224,000.

176TH ST.—Paving with asphalt block, and curbing and recurbing West 176th st, from Amsterdam av to Audubon av. Estimated cost, \$5,600; assessed valuation, \$360,000.

FOX ST.—Curbing, recurbing, flagging and paving with asphalt Fox st, from Intervale av to Barretto st, the Bronx. Estimated cost, \$8,600; assessed valuation, \$250,080.

EASTBURN AV.—Paving with asphalt block, curbing and recurbing Eastburn av, from East 174th st to East 175th st, the Bronx. Estimated cost, \$8,200; assessed valuation, \$113,600.

175TH ST.—Paving with asphalt and curbing and recurbing East 175th st, from 3d av to Park av, the Bronx. Estimated cost, \$9,000; assessed valuation, \$1,086,500.

Miscellaneous.

230TH ST.—The N. Y. Central Railroad has offered to purchase lands within the limits of the abandoned right-of-way of the railroad between East 230th st and Kingsbridge av, Borough of the Bronx. The matter has been referred by the Board of Estimate to the Bronx Borough President.

Widths of Sidewalks and Roadways.

The Board of Estimate has fixed the widths of roadways and sidewalks of the following streets:

AQUEDUCT AV EAST.—Fixing the roadway width of Aqueduct Av East, from West 180th st to West 184th st, the Bronx, at 26 feet, in view of the fact that the street adjoins the aqueduct land on the east, the Borough President advises that there is no necessity for a sidewalk on the westerly side.

LEGGETT AV.—Fixing the sidewalk widths of Leggett av, from East 156th st to Southern boulevard, at 19 ft., the Bronx. This street is about 80 ft. wide and has been graded with a roadway width of 42 ft., and that if the paving improvement for Kelly av, which was recently authorized, is carried out in conformity with the resolution of December 23, 1909, it will require the reconstruction of a number of receiving basins unless the roadway width of Leggett av is modified to conform with the lines of the improvements heretofore made.

Acquiring Streets in the Bronx.

The Board of Estimate has authorized the Corporation Counsel to begin proceedings for acquiring title to Haviland av, from Virginia av to Zerega av; to Watson av, from Clasons Point road to Havemeyer av and from the unnamed street west of Zerega av to the bulkhead line of Westchester Creek; and to Blackrock av and Chatterton av, from Virginia av to the bulkhead line of Westchester Creek. The maps submitted show that a net area of 1,035,293.3 square feet is to be acquired and that buildings, stoops and fences encroach upon the land needed.

Similar action was taken for acquiring title to Havemeyer av, from Lacombe av to Westchester av. Twenty-five buildings and a number of porches, stoops and fences encroach upon the land to be acquired.

BRONX PARK EAST.—A tentative map laying out Bronx Park East, from Morris Park av to White Plains road, extending Fillmore st, from Morris Park av to Bronx Park East, and modifying the position of Unionport road, from Van Nest av to Birchall av, was approved by the Board of Estimate.

Street Opening Report.

181ST ST.—The Commissioners appointed to acquire title to the lands required for the opening of a street running parallel to Broadway, 200 feet westerly therefrom, commencing at 181st st and ending on the westerly side of Broadway, nearly opposite Nagle av, will present their report for confirmation to the Supreme Court on Oct. 17.

Petition for Franchise.

MANHATTAN BRIDGE.—The petition of the Brooklyn City Railroad Company, Brooklyn Heights Railroad Company and Coney Island and Brooklyn Railroad Company to operate street surface railways along Flatbush av (Brooklyn) extension and across the Manhattan Bridge; also joint communications from these and other companies for the right to operate over said bridge, was denied by the Board of Estimate.

Assessments Due and Payable.

The following assessments are now due and payable. Unless paid on or before the date mentioned, interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens:

45TH ST.—Restoring asphalt pavement in front of premises 141 to 147. Area of assessment: North side of West 45th st, between 6th and 7th avs, known as Lot 12, in Block 998. December 12.

HULL AV, PERRY AV AND NORWOOD AV (DECATUR AV).—Opening, between Mosholu Parkway North and Woodlawn road, across the lands of the former Jerome Park Grant of the New York and Harlem Railroad. The area bounded on the southwest by the north-easterly side of Mosholu parkway, on the northeast by the southwesterly side of Woodlawn road, on the northwest by a line midway between Perry av and Hull av, and on the southeast by a line midway between Norwood av and Webster av. Payable Nov. 21.

Appointment of Commissioners.

211TH ST.—At the request of the Corporation Counsel the Supreme Court will appoint Ernest Hall, Chas. B. McLoughlin and H. Adolph Winkoop as Commissioners of Estimate and Appraisal for the purpose of acquiring lands required for the opening and extending 211th st, from Woodlawn rd to Perry av, and of 212th st, from Jerome av to Woodlawn rd. Objections will be heard at the County Court House, Part II, on October 24th.

Construction Work Authorized.

The preliminary work of the following improvements has been performed and the construction work has been finally authorized by the Board of Estimate:

EMERSON ST.—Paving with asphalt block, curbing and recurbing Emerson st, from Broadway to Seaman av, Manhattan. Estimated cost, \$10,100.

81ST ST.—Paving with asphalt and curbing where necessary East 81st st, from East End av to East River, Manhattan. Estimated cost, \$1,300.

225TH ST.—Regulating and grading West 225th st (Muscoota) st, from Broadway to the line between the Borough of Manhattan and the Borough of the Bronx. Estimated cost, \$55,000.

City Island R. R. Not Completed.

The application of the City Island Railroad Company for an extension of time in which to complete the change of motive power from horse power to the mono-rail system on its existing railway, from Marshalls Corner, in Pelham Bay Park, Borough of The Bronx, to Beldens Point, City Island, which change of motive power was authorized May 4, 1909, was referred by the Board of Estimate to the Public Service Commission for consideration. No construction work has yet been done in City Island, but the construction has been completed from Marshalls Corner to the City Island Bridge.

The petition of the Independent Telephone Company for a franchise to construct, maintain and operate electrical conductors for the transmission of electric current, for telephonic purposes, through the low tension subways, and to lay wires throughout the streets of the city, and to construct, erect and maintain poles throughout the several boroughs, was considered at yesterday's meeting of the Board of Estimate and after objections had been filed, the matter was adjourned for two weeks.

BRONX PARK EAST.—A tentative map laying out Bronx Park East, from Morris Park av to White Plains rd, extending Fillmore st, from Morris Park av to Bronx Park East, and modifying the position of Unionport rd, from Van Nest av to Birchall av, Bronx Borough, was approved at yesterday's meeting of the Board of Estimate. The New York Westchester Railroad Co. and a number of taxpayers objected to the change of streets, but the Borough President insisted that the new map would benefit the section.

Ready to Levy Assessments.

CRUGER AV.—The Commissioners of Estimate and Appraisal appointed to acquire lands and tenements for the opening and extending of Cruger av, from Williamsbridge rd to Gus Hill rd, and of Holland av, from Williamsbridge rd to South Oak drive, and of Maple st, from Gun Hill rd to East 215th st, have completed their work of assessing lands benefited and making awards to owners damaged thereby. Objections must be filed on or before Nov. 3, 11 a. m., with the commissioners, No. 90 West Broadway. Unless objected to the Courts will be asked to confirm the reports of the commissioners on Dec. 13, at the County Court House Part III.

YOU CAN FIND OUT!

All About the 700 Railroad Companies in Greater New York.

Real estate brokers and lawyers seeking information in regard to franchises, deeds, mortgages, leases and other legal papers of public service corporations can hereafter get reports on all such matters at the office of the Public Service Commission.

It has taken the Bureau of Franchises three years, with an average of nine persons at work, to get together the franchise information that is now available for public use. In the Bureau of Statistics and Accounts on the average fifteen persons are constantly employed checking up and tabulating the financial reports of the companies for the information of the public.

The Commission makes announcement that the certificates of incorporation, franchises, mortgages, deeds, agreements, leases, maps and other corporate and franchise papers of the railroad, street railway, gas and electric companies operating in Greater New York, carefully indexed by companies and by subjects so that you can get them on a moment's notice more than 5,000 of them are in readiness for public use and open to inspection. No one seeking legitimate information can get away without it, if the Commission has it.

The Bureau of Information contains historical charts, showing the inter-relation of all the companies—75 companies in the Brooklyn Rapid Transit System alone; franchise charts, maps, showing when, where and from what authority each company acquired its franchise—over 60 franchise maps for Queens, 30 for the Bronx, 50 for Manhattan, 200 for Brooklyn, territorial maps, showing the history and boundaries of the old towns, villages and cities whose franchise grants are now effective in any part of Greater New York—about 40 of them; indexes of legislative and local franchise grants, trackage agreements and street railway operation by streets, of car routes and of companies—700 railroad and street railway companies incorporated to do business in Greater New York.

The Public Service Commission will inform any inquirer as to the companies having franchises in any section on any streets and what their rights and obligations are, also, what routes have been laid out in various sections of the city, and their present status, at what points street railway companies are required to give transfers, and at such points they do it voluntarily.

All this and much more can be learned without expense by making use of the material gathered by expert statisticians and accountants. The office of the Public Service Commission is located in the Tribune Building.

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Coster st, w s, 125 n Spofford av, 25x83.1x25.3x87.4. Elizabeth Ryan.1,225
Coster st, w s, 150 n Spofford av, 25x78.1x25.6x83.1. Jas F Meehan.1,050
Coster st, w s, 175 n Spofford av, 50x67.6x51x78.2. Jno F Kean.3,275
Spofford av s w cor Coster st, 25x100. Jos Levine.2,450
Coster st

Faille st, e s, 225 s Randall av, 99.11x166.9x233.6x100. Thos Courtney, Jr
Randall av s e cor Faille st, 50x100. Philip A McQuade.4,100
Faille st
Randall av, s s, 50 e Faille st, 25x100. Hy G Schirmer.1,500
Randall av s w cor Bryant av, 25x100. Jno P Magner.2,475
Bryant av
Randall av, s s, 75 e Faille st, 25x100. P Thurin.1,500
Randall av, s s, 50 w Bryant av, 50x100. Wm O'Rourke.3,000
Randall av, s s, 25 w Bryant av, 25x100. Mary B Hatfield.1,550
Bryant av, w s, 175 s Randall av, 25x100. Benj Fernberg.1,125
Bryant av, w s, 125 s Randall av, 50x100. Jas F Meehan.2,300
Bryant av, w s, 100 s Randall av, 25x100. Carl Schirling.1,200
Bryant av, w s, 275 s Randall av, 25x100. Gustave Strubel.1,025
Bryant av, w s, 125 n Eastern Boulevard, 25x100. Frank Pasetti.1,000
Bryant av, w s, 200 n Eastern Boulevard, 50x100. Jno Gruendler.1,950
Bryant av, w s, 300 s Randall av, 50x100. Fred Edwards.2,000
Bryant av, w s, 250 s Randall av, 25x100. Jos F Hurley.1,050
Bryant av, e s, 125 s Randall av, 50x100. Bertha Bernstein.2,000
Bryant av, e s, 175 s Randall av, 50x100. Chas H Dahmer.1,950
Bryant av, e s, 175 n Eastern Boulevard, 50x100. Jno P Magner.1,800
Bryant av, e s, 225 n Eastern Boulevard, 50x100. Jas F Meehan.1,800
Bryant av, e s, 225 s Randall av, 50x100. Richard F Murphy.1,900
Bryant av, e s, 100 s Randall av, 25x100. Chas F Knapp.1,150
Bryant av, e s, 100 n Eastern Boulevard, 75x100. Isidor Buchmeier.2,550
Bryant av, e s, 275 s Randall av, 50x100. Isidor Buchmeier.1,800
Bryant av, w s, 100 n Eastern Boulevard, 75x100. Irregx69. Hy Kiernan.2,625
Bryant av, w s, 200 s Randall av, 50x100. Jacob Orange.2,150
Randall av s e Bryant av, 25x100. Thos W Lamb.2,425
Bryant av
Randall av s w cor Longfellow av, 75x100. Philip A McQuade.8,025
Longfellow av
Randall av, s s, 75 e Bryant av, 50x100. F E Bayland.2,850
Randall av, s s, 50 e Bryant av, 25x100. Louis Grau.1,450
Longfellow av, w s, 100 s Randall av, 25x100. Philip A McQuade.1,350
Randall av, s s, 25 e Bryant av, 25x100. Edw L Purcell.1,550
Longfellow av, w s, 125 s Randall av, 100x100. Jno P Magner.4,700
Longfellow av, w s, 275 s Randall av, 25x100. Fred Hiller.1,000
Longfellow av, w s, 200 n Eastern Boulevard, 50x100. Frank Weitz.1,900
Longfellow av, w s, 300 s Randall av, 25x100. Leo Rosen.950
Longfellow av, w s, 225 s Randall av, 50x100. Wm Hamberg.2,000
Longfellow av, w s, 150 n Eastern Boulevard, 50x100. Mary Carroll.1,900
Longfellow av, w s, 125 n Eastern Boulevard, 25x100. Freda Falkner.950
Longfellow av, e s, 225 n Eastern Boulevard, 25x81.1x28x93.8. Lotta Willson.750
Longfellow av, w s, 325 s Randall av, 25x100. W H Hemingway.950
Longfellow av, w s, 100 n Eastern Boulevard, 25x100.
Longfellow av, e s, 100 n Eastern Boulevard, 50x100.
Edw H Kelly.2,625
Longfellow av, e s, 150 n Eastern Boulevard, 75x100. Fred Ferber.2,625
Longfellow av, e s, 250 n Eastern Boulevard, 25x68.5x28x81.1. Jacob Wenz.650
Longfellow av, e s, 325 n Eastern Boulevard, 67.1x9.1x75.3x43.1. Louis Grau.800
Longfellow av, e s, 275 n Eastern Boulevard, 50x43.1x56x68.5. Louis Grau.1,250
Hunts Point av s w s, at e s Longfellow av, 107.3x72.3x128.4x16. Philip Longfellow A McQuade.8,300
Hunts Point av s w s, 107.3 s e Longfellow av, 75x109.1 to Longfellow Longfellow av, x79.4x72.3. Philomena Dunn.6,075
Hunts Point av, s w s, 125 n w Whittier st, 100x100. Jno P Magner.7,000
Hunts Point av, s w s, 75 n w Whittier st, 50x100. Max Lehr.3,200
Whittier st s w cor Randall av, 25x59.3 to Hunts Point av, x28x71.8. Randall av Jas F Meehan.2,100
Hunts Point av
Hunts Point av, s w s, 25 n w Whittier st, 50x100. Irregx75. Thos W Lamb.2,600
Whittier st w s, 25 s Randall av, 117 to Hunts Point av, x131x59.3. Hunts Point av gore. Jas F Meehan.3,600
Whittier st, w s, 150 n Randall av, 50x100. Jno G Jones.1,200
Whittier st, w s, 300 n Randall av, 156.1x180.7x89.1, gore. H D Block.1,500
Whittier st, w s, 275 n Randall av, 25x89.1x28x103.6. Richard Pleckner.575
Whittier st, w s, 250 n Randall av, 25x100. Frank O Bennett.625
Whittier st, w s, 200 n Randall av, 50x100. Jno G Horgan.1,350
Whittier st, w s, 100 n Randall av, 50x85. Jno G Horgan.1,300
Whittier st, e s, 350 n Randall av, 25x118.7x25.11x125.7. Frank White.525
Whittier st, e s, 200 n Randall av, 150x125.7x156x123.7. Geo F Johnson.3,450
Whittier st, e s, 375 n Randall av, 25x111.7x25.11x118.7. Benj W May.500
Whittier st, e s, 137.7 n Randall av, 62.3x123.7x34.7x108.7. Jno P Magner.950
Drake st, w s, 176.2 s Spofford av, runs s 6.3 x s w 98.1 x w 28.9 x n 150.10 x n e 27.9 x s e 135.8 to beg. Pat'k J McMahon.350
Faille st, e s, 100 s Randall av, 25x100. Jas F Meehan.1,325
Whittier st, e s, 425 n Randall av, 75x128.9x77.8x107.10. Empire Development Co.14,250
Longfellow av, e s, at n e s Hunts Point av, 50.3x100x50x98.5. Jno P Magner.2,350
Whittier st, e s, 500 n Randall av, 24.6x161.7x150.10x100. Stephen J Devoe.625
Whittier st, e s, 400 n Randall av, 25x107.10x25.10x111.7. Hy W Miller.475
Hunts Point av n e cor Randall av, 28x85.2x25x72.6. Brian G Hughes.2,700
Randall av
Hunts Point av, n e s, 3.4 s e Longfellow av, 56x88.2x50x113.5. Jas J Meehan.2,600
Hunts Point av, n e s, 28 n w Randall av, 56x110.6x50x83.2. Philomena Dunn.3,000
Hunts Point av, n e s, 64 n w Randall av, 28x123.2x25x110.6. Louis Grau.1,525
Longfellow av, e s, 47 n Hunts Point av, 102.3xirregx75x100. Alexander Anion & Paul Ostruk.2,775

BRYAN L. KENNELLY.

Riverside Drive, No 825 w s, 155.3 n 158th st, 20.9x84.9 to 158th st, x20 158th st x79. 3-sty bk and stn dwg. (Voluntary.) C I Abbott.18,800
*40th st, No 64, s s, 151 e 6th av, 18.6x98.9, 4-sty & b stn dwg. (Partition.) Geo C Smith et al.75,000
*Kelly st, No 748, old 48, e s, 323 n 156th st, 25x100, 3-sty bk dwg. (Amt due, \$2,000; taxes, &c, \$155.63; sub to a prior mt of \$8,500.) Geo A Molleson.9,000
*Timpson pl, No 432, e s, 116.8 n 144th st, 16.8x85.3x17.5x80.1, 3-sty frnt. (Amt due, \$5,596.85; taxes, &c, \$—) Goodwin Brown, committee, &c.3,000
*Lenox av s e cor 143d st, 24.11x85, vacant. (Amt due, \$13,597.05; taxes, 143d st &c, \$196.) Corn Exchange Realty Co.21,000

Brooklyn L. I. City New York Hoboken Bayonne Staten Island New Jersey

DEEP WATER-FRONT. BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.

East River Newtown Cr. Hudson River Kill von Kull Arthur Kill Hackensack Passaic River



Tel., 1094 Rectr

WATER-FRONT PROPERTIES

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

188th st, n s, 33.10 e Webb av, runs n 99.1 x e 66.8 x n 30 x e 20 x n e 159.4 x s e 20.2 x s w & w 372.3 to beg, vacant. (Amt due, \$19,058.50; taxes, &c, \$1,993.59.) Adj to Nov 9.....

HERBERT A. SHERMAN.

Bailey av | n w cor 192d st, 26.7x103.9, vacant. (Amt due, \$—; taxes, 192d st &c, \$—.) Kingsbridge Real Estate Co.....1,800
Bailey av, w s, 100 n 194th st, 50x104.3x50x104.3, vacant. (Amt due, \$—; taxes, &c, \$—.) Richard M Montgomery.....3,000

Bailey av | w s, — s 190th st & being lot 10 map of Kings-
Harlem River Terrace | bridge Real Estate Co, 26.4x149.7 to Harlem River
Terrace, x25x141.3, vacant. (Amt due, \$—; taxes, &c, \$—.) H
H Vought1,550

Bailey av | w s, — s 190th st & being lot 11 map of Kings-
Harlem River Terrace | bridge Real Estate Co, 26.2x141.3 to Harlem
River Terrace, x25x133.6, vacant. (Amt due, \$—; taxes, &c, \$—.)
Wm H Vought & Co.....1,400

Bailey av | w s, — s 190th st & being lots 12 & 13 map of
Harlem River Terrace | Kingsbridge Real Estate Co, 51.8x133.6x50x119.7,
vacant. (Amt due, \$—; taxes, &c, \$—.) Kingsbridge Real Estate
Co2,800
*Cedar av, n s, 51.2 e Elm st, 25x100, Williamsbridge. (Amt due,
\$447.32; taxes, &c, \$18.91.) Wm G Wood et al as trustees.....500

SAMUEL GOLDSTICKER.

48th st, No 246, s s, 126 w 2d av, 18.8x100.5, 3-sty & b stn dwg. (Amt
due, \$10,765.71; taxes, &c, \$567.99.) Adam & Josephine Lieb.....11,850

DANIEL GREENWALD.

*128th st, No 255, n s, 258 e 8th av, 15x99.11, 3-sty & b stn dwg.
Sheriff's sale of all right right, title, &c. Euphemia S Coffin.....500

Total \$1,165,318
Corresponding week, 1909..... 394,803
Jan. 1st, 1910, to date..... 44,518,541
Corresponding period, 1909..... 49,682,141

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

October 7, 8, 10, 11 and 13.

BOROUGH OF MANHATTAN.

Allen st, No 163, w s, 175 s Stanton st, 25x87.6, 5-sty bk tnt & str. FORECLOS, Sept 22, 1910. Augustine R McMahon referee to Jos L Battenwieser, 233 Lenox av. Sept 23. Oct 7, 1910. 2:416—24. A \$18,000—\$34,000. 5,000
Broome st, No 327, s s, abt 50 w Chrystie st, 25x76, 4-sty bk tnt & str. Jos R Munter et al to Saml D Katz. Mt \$20,000 & all liens. Sept 1. Oct 7, 1910. 2:423—17. A \$22,000—\$26,000. O C & 100
Broome st, No 327, s s, abt 50 w Chrystie st, 25x76, 4-sty bk tnt & str. Saml D Katz to Max Warshauer. Mts \$23,500. Sept 1. Oct 7, 1910. 2:423—17. A \$22,000—\$26,000. O C & 100
Broome st, No 70, n s, 25 w Cannon st, 25x75, 5-sty bk tnt & str. FORECLOS. (Oct 6, 1910.) Dominick L O'Reilly (Ref) to Jonas Weil, 36 E 75th st, and Bernhard Mayer, 41 E 72d st. Mt \$14,000 & all liens. Oct 7. Oct 10, 1910. 2:332—70. A \$17,500—\$29,000. 10,000
Bedford st, No 88 (99), e s, abt 75 n Barrow st, 24.10x68.8x24.6 x67 s s, 3-sty bk dwg. Gustav J Dohrenwend to Lena Michel. Mt \$5,000. June 17. Rerecorded from June 21, 1910. Oct 11, 1910. 2:588—4. A \$7,500—\$8,500. nota
Cherry st, No 136, n s, 239.3 e Catharine st, 25.8x104.2, 5-sty bk tnt & str. Frank Canino to Sigmund Honig, 655 E 158th st. Mt \$27,900 & all liens. Sept 29. Oct 7, 1910. 1:253—11. A \$12,000—\$28,000. nom
Same property. Mary Florio to same. Q C. Sept 30. Oct 7, 1910. 1:253. nom
Same property. Martin Garone to same. Q C. Mt \$27,900 & all liens. Sept 30. Oct 7, 1910. 1:253. nom
Christopher st, No 179, n s, 77.6 e Weehawken st, runs e 22 x n 84.8 x w 11 x s 21.2 x n 11 x s 63.6 to beginning, 3-sty bk loft building. Augustus C Bechstein to Michael H Marks, 518 W 135th st. Sept 29. Oct 10, 1910. 2:636—37. A \$12,000—\$14,000. nom
Same property. Michael H Marks to Frank Meier & Carl Oelhaf, both of Leonia, N J. Oct 10, 1910. 2:636. O C & 100
Canal st, No 257, n s, 56 w Lafayette st, 25.10x67.5x26.2x71.3, 6-sty stn loft & str building. Matthew Clarkson to Banyer Clarkson, 26 W 50th st. C a G. Oct 10, 1910. 1:209—26. A \$29,000—\$40,000. O C & 100
Fulton st, No 123 n s, 125 e Nassau st, 25x119 to s s Ann st, Ann st, No 46 | 4-sty bk loft & str bldg. Wm A Rodgers to Harris Mandelbaum & Fisher Lewine. B & S & C a G. May 18. Oct 7, 1910. 1:91—10. A \$81,400—\$95,000. O C & 100
Fulton st, No 119 n s, 176.1 e Nassau st, 25.2x119.11 to s s Ann st, No 50 | Ann st x25.2x119.7, 4 & 5-sty bk loft & str bldg. Jacob Schwarz to Harris Mandelbaum & Fisher Lewine. B & S & C a G. Mar 1. Oct 7, 1910. 1:91—8. A \$81,100—\$99,000. O C & 100
Greene st, No 170, e s, 150 s Bleeker st, 24.4x100, 6-sty bk loft & str bldg. Frieda Greenebaum to Jonas Weil, 36 E 75th st. & Bernhard Mayer, 41 E 72d st. 45-100 parts. All title. Aug 24. Oct 11, 1910. 2:523—7. A \$24,000—\$42,000. O C & 100
Same property. Jonas Weil et al to Fredk A Elliott, 161 E 22d st, Bklyn. 45-100 parts. All title. Oct 11, 1910. 2:523. O C & 100
Greenwich st, No 767, e s, 40 s Bank st, 21x68.6x21x67.9, 3-sty bk tnt. St Johns Park Realty Co to Greenwich Investing Co, 69 W 138th st. Mt \$7,000. Oct 3. Oct 7, 1910. 2:634—55. A \$7,000—\$9,500. O C & 100

Greenwich st, No 818, w s, abt 25 n Jane st, 21.2x91.9x21.2x91.4 s s.
Greenwich st, No 820, w s, 45.9 n Jane st, 21.5x92.4x21.5x91.5 | 6-sty bk warehouse.
Neper Const Co to Harry J Sophian, 230 W 107th st. Mts \$63,500. Oct 8. Oct 11, 1910. 2:642—61. A \$17,000—\$—.
Henry st, No 240, s s, 69 w Montgomery st, 23x87, 3-sty & b bk dwg. Geo D Vail to Joseph Finkelstein, 64 E 113th st, & Jacob Burstein, 136 Rivington st. Mts \$17,340, and all liens. Oct 5. Oct 10, 1910. 1:269—69. A \$15,000—\$18,000. 100
Horatio st, No 48, s s, 46.10 e Hudson st, 23.4x58.2x23.6x55.9, 3-sty bk stable. Jno Garrie to Adelaide B wife of John Garrie, 364 W 121st st. All liens. Oct 11. Oct 13, 1910. 2:626—29. A \$7,000—\$7,500. nom
Laight st, No 32, n s, 206.3 e Hudson st, runs e 30.6 x n 65.1 x w 0.4 x n 22.6 x w 30.6 x s 87.7 to beginning, part 6-sty bk loft & str bldg. Geo A Macdonald to John Sanders, 62 Clinton pl. Mts \$54,530. Oct 6. Oct 7, 1910. 1:220—part lot 25. A \$—\$. O C & 100
Mott st, Nos 196 & 198, e s, abt 33 n Delancey st, 50x94, 6-sty bk tnt & str. Michl Brigante Co to Michl Brigante. All liens. Mar 19, 1909. Oct 7, 1910. 2:479—9. A \$37,000—\$70,000. nom
Mott st, Nos 302 & 304, e s, 81.6 n Houston st, 60.8x82.9x60.8x83.4, 6-sty bk tnt & str. Michael Brigante Co to Michael Brigante. All liens. May 15, 1908. Oct 7, 1910. 2:521—26. A \$35,000—\$65,000. nom
Marion st, No 19, e s, 192.3 s Spring st, 27x99.3x26.2x99.3, 5-sty bk tnt & str. Michael Brigante Co to Michael Brigante. All liens. Apr 22, 1908. Oct 7, 1910. 2:481—9. A \$22,500—\$29,000. nom
Mulberry st, Nos 197 & 199 & part No 195 | n w cor Delancey st,
Delancey st | 59.8x99.3x45.7x100.1,
two 3-sty bk tnts & 4-sty bk tnt in rear. John J White to Michael Brigante, 218 Lafayette st. Mt \$60,000. Oct 10, 1910. 2:481—26 to 28. A \$46,000—\$55,000. O C & 100
Mott st, No 162, e s, abt 135 s Broome st, 25x106, 5-sty bk tnt & str. Frank Teti to Raffaele Di Luglio, 303 E 117th st. Mts \$32,000. Oct 10. Oct 11, 1910. 2:470—6. A \$19,500—\$34,000. nom
Monroe st, Nos 263 & 265, n s, 100.4 w Jackson st, runs w 50 x n 108.2 x e 25 x n 1 x e 25 x s 195.10 to beginning, two 5-sty bk tnts & str & two 5-sty bk tnts in rear. Saml N Haberman to Eugene Salke, 834 Myrtle av, Bklyn. Mts \$57,500 & all liens. Sept 17. Oct 11, 1910. 1:266—33 & 34. A \$36,000—\$56,000. nom
Stanton st, No 84, n s, 109.7 e Allen st, 22x52, 3-sty fr (bk front) tnt & str. Ernest G Deltz et al to Simon Orenstein, 84 Stanton st. 7-8 parts. All title. Mts \$4,100 & all liens. Sept 1. Oct 11, 1910. 2:417—70. A \$14,500—\$15,500. O C & 100
Same property. Lillian T Hoolan et al by Fredk E Forbrich GUARDIAN to same. All title. B & S. Oct 7. Oct 11, 1910. 2:417. 1,500
Same property. Simon Orenstein to Dora Leibner, of 95 Stanton st. ½ right, title & interest. All liens. Oct 10. Oct 11, 1910. 2:417. 100
1st st E, No 53, s s, 278.11 w 1st av, 25.3x85.4x25.5x87.4, 5-sty bk tnt & str. Sallie Weil to Max Schwartz, 362 Riverside Drive. Mts \$27,000. Oct 6. Oct 10, 1910. 2:442—23. A \$18,000—\$28,000. O C & 100
3d st E, No 352, s s, 31 w Manhattan st, runs s 46.2 x e 0.2 x s 12.8 x w 0.2 x s 10 x w 31.1 x n 68.11 to st x e 31.4 to beginning, 6-sty bk tnt & str. Cecelia Neumann to Clara Pressman, 140 1st av. Mt \$37,000 & all liens. Oct 10. Oct 11, 1910. 2:357—12. A \$17,000—\$36,000. 100

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

Order of court assigning residue of estate to heirs, &c, & exemplification of record for settlement of accounts as ADMR Wm Stevens as ADMR to Wm Stevens et al as HEIRS of Wm A Stevens dec'd. Sept 15. Oct 7, 1910. Decedents estate or 5:1325.

Power of atty. Edw F Leber, of Hoboken, N J, to Robt E Leber. May 3. Oct 10, 1910.

Power of atty. Amy C Wagstaff to Oliver C Wagstaff of West Islip, L I. July 28. Oct 10, 1910.

Power of atty. Herman Katz to Siegmund Harzfeld, of Kansas City, Mo. Dec 30, 1909. Oct 11, 1910.

Power of atty. Chas G Moller to Chas A Sherman. Aug 30. Oct 13, 1910.

Power of atty. Joseph F Weller to Alanson Y Weller. Oct 7. 1907. Oct 13, 1910.

Revocation of power of att'y. Emma Blass to Gustave Blass. Oct 7, 1910.

BOROUGH OF THE BRONX.

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

Buchanan pl | n s, 200 w Jerome av, 50 to Davidson av, x100 Davidson av | being lots 262 & 261 map No 823, vacant, except lot 261 and 10 ft of lot 262 mentioned in release recorded Aug 2, 1905. John C Koopman to Wm V Simpson, of Matawan, N J. Mts \$3,500 & all liens. Oct 10. Oct 11, 1910. 11:3196. nom

Belmont st, n e s, 5.9 e Townsend av, runs e 29.11 x s 27.8 to Belmont st, x — 35.11 to beginning, vacant. Release mort. West Side Mutual Bldg Loan & Savings Assoc. City N Y, to August P Windolph. Mar 12, 1910. Oct 11, 1910. 11:2838 & 2847. nom

Same property. Release mort. Same to same. Feb 3. Oct 11, 1910. 11:2838 & 2847. nom

Belmont st, being strips or gores, begins at c 1 blk bet 6th and 5th avs, map of Mt Eden, & 350 n Walnut st, runs n 126.1 x w 29.11 to n s or n e s Belmont st, x e 1.6 x again e 25.8 x s 125 to beginning, vacant. Josephine K Fischer et al HEIRS, &c, Fredericka Fischer decd to August P Windolph, 98 Morning-side av. Q C. Sept 22. Oct 11, 1910. 11:2838, 2847. 150

*Bridge st | s e cor Barker av, runs s e 349 to w s Elliott av x s Barker av | 285 to n s Union st x w 287 to e s Barker av x n Elliott av | 284 to beginning. Certificate as to partial satisfact-ion of all title to mt for \$4,600. Julius Schweitzer to Elias Rosenthal. Sept 28. Oct 7, 1910.

Buchanan pl, n s, 125 w Grand av, 25x100, 2-sty bk dwg. Edmondson Constn Co to Edwin & Arthur Bennett, 63 Buchanan pl. Mt \$6,500. Oct 6. Oct 7, 1910. 11:3208. O C & 100

Chisholm st | s w cor Jennings st, 25x76.6. Assign rents Jennings st, No 792 | to extent of 1675. Adelina Gollubier, 792 Jennings st, to Adolf Gollubier, 792 Jennings st. Sept 29. Oct 11, 1910. 11:2971. nom

Same property. Assign rents. Adolf Gollubier, 792 Jennings st, to Wm F Wund, 600 W 179th st. Oct 8. Oct 11, 1910. 11:2971. nom

Fox st, No 551, n s, 120 e Prospect av, —x—. Assign of rents for \$1,200 to secure mechanics lien, &c. Aqueduct Const Co to Louis & Michael Marx, Delancey & Tompkins st. Oct 8. Oct 11, 1910. 10:2684. nom

Harlem Terrace | w s, 500.5 s of s s 192d st, & w s Bailey av. Bailey av | 27.3x128.4x25x139, vacant. Banks M Moore to Nellie O'Connor, 363 75th st, Brooklyn. Oct 5. Oct 11, 1910. 11:3238. O C & 100

Kelly st, e s, 153.10 s Westchester av, 76x100, vacant. Release mort. American Real Estate Co to Winnie Realty & Constn Co, 836 Westchester av. Oct 11. Oct 13, 1910. 10:2713. nom

North st, s s, 175 w Jerome av, 25x100, vacant. Caroline S Thayer to Ralph Stout, of Glen Ridge, N J. Mt \$1,800 & all liens. May 2. Oct 7, 1910. 11:3197. nom

*Silver st, n s, 50 e Roselle st, 25x100.

*Silver st, n s, 75 e Roselle st, 25x100.

John P Wenninger to Carolina Wenninger, 1538 Eastchester rd. Mt \$1,560. Oct 6. Oct 7, 1910. nom

Simpson st, No 1138, e s, 175 n 167th st, 40x100, 5-sty bk tnt. Jas T Barry to Paul C Uhlig, of Cranford, N J. Mt \$25,000. Oct 10. Oct 11, 1910. 10:2728. O C & 100

Timpson pl, s e s, 134.3 s w 149th st, 24x100, 3-sty fr dwg. Eliz Reedy to Ida Olman, 584 Tinton av. Mt \$3,500. Oct 8. Oct 10, 1910. 10:2600. nom

*12th st, s s, 155 e Av B, 50x108, Unionport. John P Wenninger to Carolina Wenninger, 1538 Eastchester rd. Mt 6,300. Oct 6. Oct 7, 1910. nom

140th st, Nos 408 & 410, s s, 116.8 e Willis av, 33.4x100, two 2-sty & b bk dwgs. Gertrude I Grummon to Viola C Shelley, 407 E 140th st. Mt \$13,000. Oct 8. Oct 13, 1910. 9:2284. nom

144th st, No 420, s s, 225 e Willis av, old line, 16.8x100, 2-sty & b bk dwg. Tillie Carr to Andrew J Rice, 303 E 142d st. Mt \$3,000. Oct 10. Oct 11, 1910. 9:2288. O C & 100

148th st, No 231, n s, 375 w Morris av. 25x106.6, 3-sty fr shop & 2-sty fr stable in rear. Oscar C Borkstrom to Hedwig Borkstrom, 347 St Anns av. B & S & C a G. Oct 1. Oct 11, 1910. 9:2337. nom

152d st, No 385, n s, 300 e Courtlandt av, 25x100, 3-sty fr tnt & str & 2-sty fr tnt in rear. Alex Friedeberg to The Graconcourse Co, 981 Prospect av. Mt \$5,000. Oct 5. Oct 7, 1910. 9:2399. O C & 100

153d st, No 339, n s, 175 w Courtlandt av, 25x100, 2-sty & b fr dwg. Filippina F Governale to Filippo Governale, 339 E 153d st. Mt \$4,500. Oct 7, 1910. 9:2413. O C & 100

155th st, s s, 70 e Melrose av, 50x100.

155th st, s s, 120 e Melrose av, 50x100. vacant.

Benjamin Benenson to John Schnakenberg, 262 E 198th st. Mts \$72,000. Oct 3. Oct 8, 1910. 9:2376. 100

156th st, s s, 47.2 e Park av, 50x98.5x50x98.4, vacant. Release mt. Wm A Cameron to Leo Levinson, 1135 Clay av. Oct 7. Oct 8, 1910. 9:2415. nom

156th st, s s, 47.2 e Park av, 50x98.5x50x98.4, vacant. Leo Levinson to Anna E Jones, 28 W 116th st. Mt \$6,500. Oct 7. Oct 8, 1910. 9:2415. O C & 100

157th st, Nos 373 & 377, n e s, 200 s e Courtlandt av, 49.7x100, 3-sty bk tnt & 2-sty fr dwg, with all title to strip bet old line Prospect st & new line 157th st. Otto Schmidt to Krabo-Ernst Realty Co, 503 E 165th st. Mt \$5,000. Oct 6. Oct 7, 1910. 9:2404. O C & 100

165th st, n s, 50 e Stebbins av, 25x113.4, vacant. FORECLOS. (Sept 27, 1910.) James C Brady (Ref) to The Jacob Streifler Co, 1344 Wilkins pl. Oct 7, 1910. 10:2691. 5,100

166th st, No 564, s s, 31.6 e Franklin av, 37.6x100.3, 5-sty bk tnt. Chas Zeller, Jr, to Russell L Tarbox, 43 5th av. Mt \$30,000. Oct 10. Oct 11, 1910. 10:2607. nom

183d st | s e cor Clinton av, 25x95, vacant. Sarah McClinchie Clinton av | to James T Barry, 1149 Boston rd. Mt \$1,000. Oct 8. Oct 10, 1910. 11:3101. nom

187th st, Nos 660 & 662 | s w s, 50 n w Crescent av, runs s w Crescent av | 97.3 to n w s Crescent av, x s w 3.6 x n w 47.9 x n e 100 to st, x s e 50 to beginning, 5-sty bk tnt & str. Emma Starr et al to Hattie Kunz. B & S. Mts \$46,750 & all liens. Sept 7. Oct 13, 1910. 11:3074. O C & 100

196th st, late Ridge st | s w s, at s e s Valentine av late Williams-Valentine av | bridge rd, being lot 6 map part farm John Cromwell, at Fordham, except parts for 196th st & Valentine av, vacant. Wolf Rendsburg to Geo E Buckbee, 1941 Grand Boulevard & Concourse. All liens. Sept 23. Oct 10, 1910. 12:3300. O C & 100

205th st, s w s, 59.2 n w Perry av, 59.2x78.10x50x110.7, vacant. Wm G Saunderson, of Palisade Park, N J, to Celina M Saunderson of Palisade Park, N J. All title. Mt \$2,000. Feb 25. Oct 13, 1910. 12:3341. 1,020

*216th st (2d st) | s e cor 6th av, 25x100, Laconia Park. Goldfein 6th av | Realty & Constn Co to Lorenzo Marino, 307 Alexander av. Mts \$1,250. Oct 7, 1910. nom

*217th st, n s, 20 e Paulding av, 20x95, Laconia Park. Savoy Impt Co to Caterina Pellettieri, 562 7th av. Mt \$4,700. Oct 7. Oct 10, 1910. O C & 100

*220th st, late 6th st or av, s s, 130 w White Plains road, 75x 114, Wakefield. Jas L Arrowsmith of Plainfield, N J, to Hattie W Arrowsmith of Plainfield, N J. Oct 11. Oct 13, 1910. nom

*223d st (9th av), s s, 105 w 4th av, 50x114, Wakefield. Goldfein Realty & Const Co to Gaspar Polz, 638 E 138th st, & George Gozner, 338 E 65th st. Mt \$1,450. Oct 7, 1910. nom

*233d st (19th st) | s e cor 6th av, 50x100, except part for st, 6th av | Wakefield. Henry Harston to John Lynch, 833 E 223d st. B & S. Sept 12. Oct 11, 1910. nom

241st st, n s, 410 e Katonah av, 25x100.

Martha av, w s, 100 n 241st st, runs w 100 x n — to line bet N Y & Yonkers, x s e — to av, x s — to beginning, vacant. Release mort. Grace T Ely to Moser Arndtstein. Sept 24. Oct 7, 1910. 12:3390. 975

259th st | s e cor Tyndall av, 100x50, except part for st, vacant. Tyndall av | Alex Friedeberg to The Graconcourse Co, 981 Prospect av. Mt \$3,000. Oct 5. Oct 7, 1910. 13:3423. O C & 100

Av St John, e s, 137 n Kelly st, 33.4x105, vacant. Ittner Realty Co to Realty Operating Co, 15 Wall st. Mt \$17,500. Oct 6. Oct 10, 1910. 10:2686. O C & 100

Av St John, e s, 103.8 n Kelly st, 82.5x105.10x69.4x105, vacant. Release mort. Daniel G Griffin to Ittner Realty Co, 836 Westchester av. Oct 1. Oct 10, 1910. 10:2686. O C & 100

Arthur av, No 2118, s e s, 194 n 180th st, 25x102, 2-sty fr dwg. Robert Koch to Koch Building Co, 591 E 181st st. Sept 28. Oct 8, 1910. 11:3070. O C & 100

Arlington av, e s, 65 s 230th st, 60x125, vacant. Release mort. Emily S Sage with Edgehill Terraces Co, 84 Wm st. Q C. Oct 10. Oct 13, 1910. 13:3407. 2,500

Bainbridge av, No 2572, e s, 475 n Kingsbridge road, 25x76.9x 25x76, 2 & 3-sty fr dwg. Thos C Lisk to Nellie W Plate, 2572 Bainbridge av. Mt \$6,500. Oct 11. Oct 13, 1910. 12:3286. O C & 100

Bathgate av, late Madison av, w s, 360.3 s 172d st, and being lot 40 map No 140 in Westchester county of Central Morrisania, part Bathgate farm, 50x120, except part for Bathgate av, vacant. Christian Vorndrans Sons to Hannah McGrath, 1479 Crotona pl. Mt \$3,500. Oct 10. Oct 13, 1910. 11:2913. O C & 100

Bryant av, e s, abt 178 n Freeman st, lots 280 & 281 map Sec A Vyse estate, 50x100, vacant. Sadie wife Robert Corn to Alonzo Jackson, 1390 Prospect av. Mts \$6,600. Oct 10. Oct 11, 1910. 11:2999. O C & 100

*Brady av, s s, 50 w Muliner av, 25x100, Margaret wife of & John Dascher to John H Meyer, 1905 Wallace av. All liens. Oct 8. Oct 11, 1910. nom

*Same property. John H Meyer to John Dascher & Margt his wife, 1803, Holland av. All liens. Oct 10. Oct 11, 1910. nom

Bedford Park Boulevard, No 225 | n w cor Valentine av, 25x92.6, late 200th st | 2-sty fr dwg. Anna E Jones to Valentine av | Leo Levinson, 1135 Clay av. Mt \$9,000. Oct 7. Oct 8, 1910. 12:3306. nom

Bainbridge av, No 3042, e s, 333.2 s Woodlawn road, 16.10x100, 2-sty brk dwg. Annie M J Muller to Harry W Davis, 1966 Valentine av. Mt \$4,500. Aug 10. Oct 11, 1910. 12:3334. O C & 100

*Barnes av | s w cor 222d st, 89x130. Raffaele Di Luglio to 222d st | Frank Teti of 141 Mott st. Mt \$4,500. Oct 5. Oct 11, 1910. O C & 100

Brook av, No 1318, e s, 244.3 n 169th st, 43x100.6, 6-sty bk tnt. Mary J Milks to Ellis C Milks. Mt \$41,000 & all liens. Sept 14. Oct 11, 1910. 11:2894. nom

Brook av, No 998, e s, 229 s 165th st, 25.9x120.4x24.2x129.3, 5-sty bk tnt. Clara B Wright to Woronoco Co, a corpn, 320 Bway. Mts \$25,000. Oct 6. Oct 8, 1910. 9:2386. O C & 100

Brook av, No 1308, e s, 139.9 n 169th st, 18.6x100.6, 3-sty fr tnt & str. Ivar Nygaard to Jacob Cohn, 1308 Brook av. Mts \$7,500. Aug 1. Oct 10, 1910. 11:2894. nom

*Baychester av, n s, part lots 166 to 168 & 103 to 105 map (No 1063) No 2 of South Vernon Park, Cranford property, bounded s by said av 82.11, w x lots 169 & 102 32.7 ft, n in rear by lots 103 to 107 75 ft, & e by lots 106 & 165 68.1 ft. Ernst W Schade to Ernst W Schade & Antoinette his wife, joint tenants. Oct 29, 1908. Oct 10, 1910. nom

Cauldwell av, No 968 | n e cor 164th st, 120x25, 2-sty fr dwg. 164th st, No 651 | Daniel Papay to Eugene J Busher, 375 E 149th st. Mt \$6,000. Oct 7. Oct 8, 1910. 10:2632. 100

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

All right, title and int to strip adj land this day conveyed by party 1st part to party 2d part (see Bainbridge av, No 2572), lying bet s line thereof & n line land heretofore conveyed by Berrian to Baker, 0.3x0.7. Thos C Lisk to Nellie W Plate, 2572 Bainbridge av. Q C. Oct 11, Oct 13, 1910. 12:3286. nom

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. Oct 7, 1910. 4:1228.....2,800 to 3,100 Broadway, No 2732, south store. U S Trust Co as TRUSTEE to Barnet Cohen; 3 yrs, from Oct 1, 1909. Oct 8, 1910. 7:1876..840 Same property. Assign lease. Barnet Cohen to Aaron & Max Levinstone. Mar 10. Oct 8, 1910. 7:1876..... nom Broadway, Nos 1551 & 1553, 2d floor. George Rector Co to the White Rats of America, a corpn; 5 yrs, from April 1, 1911. Oct 10, 1910. 4:1018.....6,500 to 9,000 Lenox av n e cor 133d st, store. Assign lease. John J Neary 133d st | to Morris J Simon, 502 W 179th st, & Solomon Simon, 1468 St Nicholas av. Mt \$2,829.28. Oct 6. Oct 8, 1910. 6:1731. nom St Nicholas av, No 1475, cor store & part basement. Fredk Vagts to John H Paulsen, on premises; 10 1/2 yrs, from Nov 1, 1910. Oct 7, 1910. 8:2165.....1,500 & 1,800 2d av, No 391, store, basement & 1st floor above store. Jennie W Kohnstamm et al to Henry F C Ploeger; 5 yrs, from May 1, 1911. Oct 7, 1910. 3:903.....1,400 & 1,500 2d av, No 1982, cor store & store adj & cellars. Harry A Wilkus to Morris Altman, 300 E 102d st; 10 yrs less 1 month, from Nov 1, 1910. Oct 10, 1910. 6:1673.....1,560 3d av, No 985, bldg. Max Schwarz to Adolph Luckmann, 985 3d av; 3 yrs, from May 1, 1910. Oct 10, 1910. 5:1332..2,800 & 3,000 3d av, No 77, n w s, 129.1 n e 11th st, 19.5x75. Assign lease. Wm F Schneider ADMR Wm F Schneider dec'd to John Heim. Sept 26. Oct 10, 1910. 2:556..... nom 3d av, No 876 n w cor 53d st, store, front basement & 1st floor. 53d st | Henrietta Miller to Jas J Connelly; 10 yrs, from May 1, 1910. Oct 8, 1910. 5:1308.....2,400 to 3,600 3d av, No 1519, store & part basement. Pauline S Rapp et al EXRS, &c, Maurice Rapp to Louis & Harry Kaplan; 4 yrs & 6 1/2 months, from Oct 15, 1910. Oct 8, 1910. 5:1531.....2,200 to 2,400 5th av, Nos 564 to 568. Assign lease. Arpinee Tavshanjan & ano to Lawyers Title Ins & Trust Co, 160 Bway. Oct 11. Oct 13, 1910. 5:1262..... nom Same property. Subordination of lease to mort. Same and Jacob M Gidding with same. Sept 19. Oct 13, 1910. 5:1262. nom 9th av, No 272, 4-sty brk bldg. John J Duff EXR Michael Duff to Morris Raphael; 3 1-12 yrs, from Apr 1, 1910; 3 yrs renewal. Oct 7, 1910. 3:750.....1,300 9th av, No 515, store & part basement. Geo Wenner to Chas J A Lund, 515 9th av; 5 yrs, from Nov 1, 1910. Oct 11, 1910. 3:-736.....1,200 Interior lot 98.10 s 49th st, & 425.1 e 1st av, runs s 1.6 x e 32 x n 1.3 x w 32 to beginning. Assign lease. Amelia P DeWitt to Owens & Co, of Larchmont, N Y, All title. Oct 11. Oct 13, 1910. 5:1360..... nom

LEASES

October 7, 8, 10, 11 and 13.

BOROUGH OF MANHATTAN.

Bleecker st, No 353. Assign lease. Albert Haase to Gustav Baiderschmidt and Anton Specht, both on premises. Oct 10. Oct 11, 1910. 2:621..... nom Bleecker st, No 383, store & cellar. Geo F Losche to Albert Haase; 5 yrs, from July 1, 1909. Oct 11, 1910. 2:621.....960 & 1,020 Bleecker st, No 379, store, &c. Fred Egler to Conrad Gebhard, 379 Bleecker st; 5 7-12 yrs, from Oct 1, 1909. Oct 13, 1910. 2:621.....900 Cherry st, No 136. Surrender lease. Milin or Millin Anzeloni to Sigmund Honig, 655 E 158th st. All title. Sept 30. Oct 7, 1910. 1:253..... omitted East Broadway, No 237, parlor floor. Simon Sturm to Dr J J Goldstein; 2 yrs & 7 1/2 mos, from Sept 15, 1910. Oct 10, 1910. 1:286.....720 Elizabeth st, Nos 212 to 216 | s e cor, all. May L wife of Nicholas Prince st, Nos 8 to 12 | olas J Barrett & ano to Michele Faruolo & Michele Di Stefano; 9 11-12 yrs, from June 1, 1908. Oct 13, 1910. 2:492. taxes in excess of \$2,000 & \$13,500 & 14,000 Same property. Agt as to modification of lease as to alterations, etc. Same with same. July 9, 1908. Oct 13, 1910. 2:492. nom Liberty st | n w cor Nassau st, store No 1 on ground floor. Lib-Nassau st | erty-Nassau Building Co to Marcus M Plechner; 4 5-12 yrs, from Dec 1, 1910. Oct 7, 1910. 1:64.....4,800 Ludlow st, No 117, all. Isaac Adler to Henry Ehlin; 3 yrs, from Nov 1, 1910. Oct 7, 1910. 2:410.....3,200 Lewis st, No 115. Assign lease. Benjamin Rosenberg to Adolph Hartstein. Sept 29. Oct 11, 1910. 2:330..... nom Stanton st, No 186 1/2, store & basement. Siris & Malzman to Isador Kalfus; 5 8-12 yrs, from Aug 1, 1910. Oct 7, 1910. 2:417.....600 to 720 Vesey st, No 98, all. Benj F Blair TRUSTEE Alex W Shepard dec'd et al to Francis J McCooney; 5 yrs, from May 1, 1910. Oct 7, 1910. 1:84.....2,500 William st, Nos 111 to 121 | 900 sq ft on basement floor, all of John st, Nos 59 to 65 | 3d floor (8.512 sq ft). Golden Hill Building Co to The Williamsburgh City Fire Ins Co of N Y; 20 yrs, from May 1, 1909. Oct 7, 1910. 1:78; \$20,000 for each of 1st 3 yrs, & thereafter.....16,000 18th st, Nos 59 & 61, n s, 45 e 6th av, runs e 64.11 x n 67.6 x w 26 x s 77.11 to beginning, the land. John L Tonnele to Siegel Cooper Co, a corpn; 15 yrs, from May 1, 1913. Oct 8, 1910. 3:820..... taxes, &c, & 5,000 22d st, No 1, n s, 100 w 5th av, 20x98.9, all. M Philipsborn Co to Philipsborn's Outer Garment Shop of N Y; from Feb 10, 1910, to Apr 29, 1920. Oct 11, 1910. 3:824..... taxes, &c, and 6,199 & 6,500 23d st, No 12, s s, 100 w 5th av, 33.8x98.9, all. M Philipsborn Co to Philipsborn's Outer Garment Shop of N Y; from Feb 10, 1910, to Apr 29, 1920. Oct 11, 1910. 3:824..... taxes, &c, & 27,500 31st st, No 252, s s, 150 s e 8th av, 25x32.5x25x34.8, all. Fay Realty Co et al to Jas Devaney, 300 W 51st st; 21 2-12 yrs, from Nov 1, 1910. Oct 11, 1910. 3:780. taxes, &c, & 2,000 to 3,000 40th st, No 207 W, 5-sty bk & stone bldg. Wm J Sloane to The City Hotel Co, 207 W 40th st; from Oct 8, 1910, to May 31, 1914; 5 yrs renewal at \$5,500. Oct 10, 1910. 4:1012.....4,500 49th st, s s, 419 e 1st av, runs s 100.5 x e — to East River, x n — to st x w — to beginning, with docks, bldgs, etc. Consent to assign lease. The Beekman estate to Amelia P De Witt. Oct 4, 1910. Oct 13, 1910. 5:1360..... 50th st, Nos 235 & 237 W, all. Lewis M Borden & ano to Walter R Senior, 81 W 50th st, et al; 6 2-12 yrs, from Sept 1, 1910. Oct 13, 1910. 4:1022.....7,500 58th st, No 237 W, store. George Ehret to Moon Motor Car Co. of N Y; 5 1/2 yrs, from Nov 1, 1910. Oct 13, 1910. 4:1030..4,000 102d st, No 209 E, all. Bertha Breitbart to Isaac Beispiel; 3 yrs, from Sept 15, 1909. Oct 10, 1910. 6:1652.....1,300 127th st, No 449 W, all. Leonhard Bauer to Alexander John & ano; 3 yrs, from Oct 1, 1910. Oct 13, 1910. 7:1967.....900 181st st, No 589 W, store & office above. 181st st & St Nicholas Co to Hygrade Wine Co; 10 3-12 yrs, from July 1, 1910. Oct 7, 1910. 8:2154.....3,000 & 3,250 Amsterdam av, No 1284, store. John H Coursen to Sundel Singer; 5 yrs, from Oct 1, 1910. Oct 8, 1910. 7:1978.....720 Amsterdam av, Nos 432 & 434 | s w cor 81st st, store and basement. Edward De Noyelles to The Hygrade Wine Co; 5 yrs, from May 1, 1910. Oct 7, 1910. 4:1228.....4,300 to 4,700

BOROUGH OF THE BRONX.

Freeman st, No 926, store & basement. Mabel E Ernhout to Freeman H Hatter, 926 Freeman st; 10 yrs, from Oct 1, 1910. Oct 11, 1910. 11:2979.....900 to 1,350 133d st, No 331 | n e cor Alexander av, store and part cellar. Alexander av | Chas Boyce to Jos Farnan; 5 yrs, from Aug 1, 1910. Oct 13, 1910. 9:2296.....780 to 900 *176th st, e s, 175 n Gleason av, 50x100, all. Geo Dannenfelsler to Kate McDermott, Blackrock & Virginia avs, Unionport; 5 yrs, from Oct 1, 1910. Oct 10, 1910.....264 240th st, No 522 | s w cor Webster av, two stores. Tom Crickella Webster av | to Chas de Boer; 2 yrs, from Sept 15, 1910. (Recorded from Oct 3, 1910.) Oct 10, 1910. 12:3398.....600 Arthur av, No 2294, store, hall in rear of store & basement. Harry Held to Patrick O'Rourke; 5 yrs, from Mar 1, 1910. Oct 13, 1910. 11:3071.....1,200 Clay av | n e cor 106th st, store. Albert J Schwarzler to Geo A 166th st | Hafemeyer; 3 yrs, from Aug 15, 1910; 3 yrs renewal. Oct 7, 1910. 9:2426.....540 *Morris Park av, No 608, Van Nest, w 1/2 of store. Minnie Schwartz to Antonio Sconza, on premises; 3 yrs, from Aug 1, 1910. Oct 11, 1910.....216 Teller av, Nos 901 & 903, store, &c. Hattie Hoffman to Wm L Kantor, 386 E 143d st; 5 7-12 yrs, from Oct 1, 1910. Oct 10, 1910. 9:2421.....900 Webster av | n e cor 187th st, store & cellar & 5 rooms above 187th st | store. Michael Murtha to Gustav R Klutow, 2400 Webster av; 5 yrs, from May 1, 1910. Oct 10, 1910. 11:3032.....1,020 & 1,080 Westchester av, e s, 40 n Longwood av, store & basement, 15x48. Kellwood Realty Co to Adolf Ichel; 5 yrs, from Sept 1, 1910. Oct 7, 1910. 10:2689.....1,500 to 2,000

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 the Register's office to be recorded. Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given. Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed. Mortgages against Bronx property will be found altogether at the foot of this list.

October 7, 8, 10, 11 and 13.

BOROUGH OF MANHATTAN.

Adler, Aaron to Saml Kleban, 373 W 116th st. Montgomery st. No 36, w s, 75 s Madison st, 25x92. Prior mt \$——. Oct 1, 3 yrs, 6%. Oct 10, 1910. 1:269. 2,500



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Axelrod (W) Realty Co to Louis N Kramer, 44 W 44th st, & ano exrs, &c, Mott I Newhouse, 100th st, s s, 220 e Riverside Drive, 80x100.11. Oct 10, 1910, 5 yrs, 5%. 7:1888. 215,000
Same to same. Same property. Certificate as to above mort. Oct 10, 1910. 7:1888.

Berliner, Solomon & Feist Berliner, both of 71 Central Park West, to Joseph Lahres, 246 East Tremont av. Av A, No 71, w s, 48.1 s 5th st, 24x100 Prior mt \$13,000. Sept 7, due Oct 1, 1915, 6%. Oct 7, 1910. 2:432. 6,250

Brandegge, Mary B wife Edw D with SEAMENS BANK FOR SAVINGS in City N Y. 59th st, Nos 5 & 7 E. Extension of \$600,000 mt until May 1, 1915, at 4 1/2%. Sept 28. Sept 29, 1910. 5:1374. Corrects error in issue of Oct 1 when East was omitted in location. nom

Berger, Henrietta to Lion Brewery, 960 Columbus av. Carmine st, No 76, s s, abt 125 e Varick st, 25x60. Oct 7, demand, 6%. Oct 8, 1910. 2:528. 1,000

Brummell, Louise to EMIGRANT INDUST SAVINGS BANK, 51 Chambers st. 29th st. No 4, s s, 120.6 e 5th av, 20x98.9. Oct 11, 1910, due July 1, 1911, 5%. 3:858. 5,000

Burr, Sarah H wife of & James M Burr, of East Orange, N J, to Lizzie A Swan, of Passaic, N J. 114th st, No 116, s s, 253 w Lenox av, 26x100.11. Oct 5, 1 yr, % as per bond. Oct 10, 1910. 7:1823. 2,000

Brigante, Michael to John J White, 232 East 5th st. Mulberry st, Nos 197 & 199 & part of No 195, n w cor Delancey st, 59.8x 99.3x45.7x100.1. P M. Oct 10, 1910, 1 yr, 6%. 2:481. 30,000

Bloch, Jennie, 162 W 84th st, with Saml Rothschild, 2424 7th av, 107th st, No 67 W, n s, 137.6 e Columbus av, 37x100.11. Extension of \$9,000 mort until Nov 1, 1913, at 6%. Oct 5. Oct 11, 1910. 7:1843. nom

Baker, Hyman D & Wm S to Morris Cohen, 26 W 113th st. Amsterdam av, Nos 1240 to 1252, n w cor 121st st, No 501, 100.11 x100. Prior mort \$230,000. Oct 7, due Feb 7, 1911, 6%. Oct 8, 1910. 7:1976. 10,000

Behringer, Minnie wife of and Henry Behringer, 2284 Bway, to N Y SAVINGS BANK, 81 8th av. 99th st, No 71, n s, 75 e Col av, 24.6x100.11. Oct 13, 1910, due, &c, as per bond. 7:1835. 15,000

Same to Robt Russell, 462 63d st, Brooklyn, N Y. 99th st, No 71, n s, 75 e Col av, 24.6x100.11. Prior mort \$15,000. Oct 13, 1910, due Nov 1, 1913, 6%. 7:1835. 3,000

Calender Realty Co to Winston H Hagen, 10 West 9th st, exr John S Tuttle. Bradhurst av, e s, 119.9 s 153d st, 39.11x100. Oct 10, 1910, 3 yrs, 5 1/2%. 7:2046. 8,000

Same to same. Same property. Certificate as to above mort. Oct 10, 1910. 7:2046.

Calender Realty Co to TITLE INSURANCE CO of N Y, 135 Broadway. Bradhurst av, e s, 79.10 s 153d st, 39.11x100. Oct 10, 1910, 3 yrs, 5 1/2%. 7:2046. 8,000

Same to same. Same property. Certificate as to above mort. Oct 10, 1910. 7:2046.

Charter Constn Co, 505 5th av to METROPOLITAN LIFE INS CO, 1 Madison av. Riverside Drive, Nos 154 to 157, s e cor 88th st, 100.8x100. Building loan. Oct 10, 1910, 5 yrs, 6%, until completion of bldg & 5 1/2% thereafter. 4:1249. 500,000

Same to same. Same property. Certificate as to above mort. Oct 10, 1910. 4:1249.

Celentano, Peter & Lucia, 238 E 29th st, to Delia Burbes, 307 W 114th st. 29th st, No 238, s s, 100 w 2d av, 20x98.9. Oct 5, 3 yrs, 6%. Oct 10, 1910. 3:909. 2,000

Carnegie Construction Co, 608 W 111th st to Eugenie Levy, 371 Euclid av, Brooklyn, N Y. 111th st, Nos 528 to 534, s s, 158.4 e Bway, 2 lots, each 83.4x100.11. Two mts, each \$30,000. Two prior mts, each \$200,000. Oct 10, 3 yrs, 6%. Oct 11, 1910. 7:1882. 60,000

Same to same. Same property. Two certificates as to above mts. Oct 10. Oct 11, 1910. 7:1882.

Connelly, Jas J to Lion Brewery. 3d av. No 876. Saloon lease. Sept 30, demand, 6%. Oct 8, 1910. 5:1308. 7,000

Comfort Realty Co to County Holding Co, 128 Bway. 163d st, Nos 537 to 543, n s, 100 e Bway, 110x99.11. Oct 7, 5 yrs, 5 1/2%. Oct 8, 1910. 8:2122. 140,000

Same to same. Same property. Certificate as to above mt. Oct 7. Oct 8, 1910. 8:2122.

Constantini, Ida S by Jno McL Nash with Rebecca Lipschitz. 1 E 106th st. Canal st, No 30, & East Bway, No 158. Extension of \$40,000 mt until Oct 6, 1915, at 4 1/2%. Oct 6. Oct 7, 1910. 1:283. nom

Christie, Elsie W & Frederic de P Foster trustee David Christie with Louisa Minturn. 104th st, No 251 W. Extension of \$17,000 mt until Sept 1, 1913, at 4 1/2%. Aug 29. Oct 7, 1910. 7:1876. nom

Cloos-Longo, Grace L. 7 Montague terrace, Brooklyn, N Y, to Sterling Piano Co, 518 Fulton st, Brooklyn, N Y. Edgecombe av, No 58, e s, 92 n 137th st, 15.10x100. Oct 7, 1910, due Aug 1, 1913, 6%. 7:2041. 340

Davis, Charles & Jacob Martin to WEST SIDE SAVINGS BANK. 110 6th av. 121st st, No 315, n s, 149 e 2d av, 26x100.11. Sept 28, due as per bond. Oct 7, 1910. 6:1798. 12,000

Duff, Kath J, 81 W 103d st, with Cornelius F Kingsland, of Babylon, L I. 103d st, No 81 W. Extension of mt for \$19,000 to Sept 1, 1915, at 4 1/2%. Oct 7. Oct 8, 1910. 7:1839. nom

Devaney, James to Lion Brewery, s w cor Columbus av & 108th st. 31st st, No 252 W. Saloon lease. Oct 3, demand, 6%. Oct 8, 1910. 3:780. 9,000

De La Salle Institute, a corpn, to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Central Park S, Nos 106 & 108, or 59th st, s s, 72 w 6th av, runs s 100.5 x e 0.6 x s 100.5 to n s 58th st, Nos 105 & 107, x w 53.6 x n 200.10 to s s 59th st, x e 52.11 to beginning. Prior mts \$150,000. Oct 10, 1910, 3 yrs, 5%. 4:1011. 40,000

Denning, Harriet L, of Sharon, Conn, with BOWERY SAVINGS BANK. 7th av. Nos 364 to 368, w s, 16.11 n 30th st, 58.1x50; 30th st, No 203, n s, 50 w 7th av, 25x75. Extension of mort for \$80,000 to July 7, 1911, at 4 1/2%. Aug 5. Oct 10, 1910. 3:780. nom

Di Luglio, Raffaele & Concetta to Frank Teti, 141 Mott st. Mott st, No 162, e s, abt 135 s Broome st 25x106. Prior mort \$32,000. Oct 10, 2 yrs, 6%. Oct 11, 1910. 2:470. 1,400

Dorilton Corp, 171 W 71st st, with METROPOLITAN LIFE INS CO. Broadway, No 2060, n e cor 71st st, No 171, runs e 110.5 x n 102.2 x w 150 to e s Ams av x s 4.6 to e s Bway x s 105.5 to beginning. Extension of \$680,000 mt until Sept 1, 1915, at 5%. Oct 7. Oct 11, 1910. 4:1143. nom

Elliott, Fredk A, of 161 E 22d st, Brooklyn, to CENTRAL TRUST CO, 54 Wall st. 57th st, Nos 421 & 423, n s, 225 w 9th av, 50 x100.5. Oct 11, 1910, 5 yrs, 5%. 4:1067. 50,000

Emken, Fred H to Central Brewing Co, 68th st & East River. 2d av, No 877. Saloon lease. Oct 6, demand, 6%. Oct 10, 1910. 5:1320. 3,976.99

EAST RIVER SAVINGS INSTN with Henry W Krumwiede, 345 W 55th st. 8th av, No 876. Extension of \$17,000 mt until Nov 1, 1913, at 5%. Oct 7, 1910. 4:1024. nom

EAST RIVER SAVINGS INSTN with Henry W Krumwiede, 345 W 55th st. 10th av, No 776. Extension of \$12,000 mt until Nov 1, 1913, at 5%. Oct 7, 1910. 4:1062. nom

EAST RIVER SAVINGS INSTN with Henry W Krumwiede, 345 w 55th st. 10th av, No 438. Extension of \$16,000 mt until Nov 1, 1913, at 5%. Oct 7, 1910. 3:732. nom

Ecallow Co to James Bradley, 525 W 113th st. Broadway, s e cor 165th st, 110.11x100x101.6x100.5. Prior mt \$375,000. Oct 5, due, &c, as per bond. Oct 7, 1910. 8:2122. 50,000

Ecallow Co to James Bradley. Broadway, s e cor 165th st, 110.11 x100x101.6x100.5. Certificate as to above mort. Oct 5. Oct 7, 1910. 8:2122.

Finley, Elmer J, 500 W 173d st, & Edward Hinderson, of 413 E 58th st, to TITLE GUARANTEE & TRUST CO, 176 Broadway. 31st st, No 330, s s, 245 w 1st av, 20x98.9. P M. Sept 24, due as per bond. Oct 7, 1910. 3:936. 6,000

Finkelstein, Joseph & Jacob Burstein to Geo D Vail, 2216 81st st, Brooklyn, N Y. Henry st, No 240, s s, 69 w Montgomery st, 23x 87. P M. Prior mt \$—. Oct 7, 3 yrs, 6%. Oct 10, 1910. 1:269. 1,160

Faure, Lucie H, of Ossining, N Y, to Bertha B Ferguson, 314 W 100th st. 11th st, No 238, s s, 130 e 4th st, 20x95. Sept 27, 3 yrs, 5%. Oct 10, 1910. 2:613. 9,000

Freyer, Rose to LAWYERS TITLE INS & TRUST CO, 160 Bway. 87th st, No 112, s s, 158.10 e Park av, 18.6x100.8. P M. Oct 10, 5 yrs, 5%. Oct 11, 1910. 5:1515. 11,000

Finkelstein, Jos & Jacob Burstein to Chevra Anshei Stuziner Vei Ashei Grayewo, a corpn, 155 Rivington st. Henry st, No 240, s s, 69 w Montgomery st, 23x87. Prior mt \$18,500. Oct 10, 4 yrs, 6%. Oct 11, 1910. 1:269. 5,000

Forty East Forty-First St Co to HARLEM SAVINGS BANK, 124 E 125th st. 41st st, Nos 40 to 44, s s, 85 e Mad av, runs s 91.5 x e 18.3 x s 8.3 x e 43.4 x n 98.9 to st x w 60 to beginning. Oct 7, 1910, 5 yrs, 4 1/2%. 5:1275. 330,000

Same to same. Same property. Certificate as to above mt. Oct 6. Oct 7, 1910. 5:1275.

Gate Development Co to Greenwich Investing Co, 69 W 138th st. Variew st, No 65, n w s, 68 s w Vestry st, 22x62. P M. Prior mt \$19,000. Sept 30, 3 yrs, 6%. Oct 7, 1910. 1:220. 8,000

Guaranteed Mortgage Co with Norbert Wolff, of 462 W 141st st. 141st st, No 462, s s, 189 w Convent av, 18x99.11. Extension of \$15,000 mt until Oct 6, 1913, at 5%. Oct 7, 1910. 7:2057. nom

Hartstein, Adolf to Congress Brewing Co. Lewis st, No 115. Saloon lease. Sept 29, demand, 6%. Oct 11, 1910. 2:330. 1,100

Hunter, Florence H to Ruth R Donnell, 317 W 107th st. 70th st, No 315, n s, 200 w West End av, 20x100.5. P M. Prior mt \$10,500. Oct 11, 1910, due, &c, as per bond. 4:1182. 8,000

Horwitz, Otto & Fredk Wiener to LAWYERS TITLE INS & TRUST CO, 160 Bway. 114th st, Nos 312 & 314, s s, 95 e Manhattan av, 50x100.11. Oct 10, 5 yrs, 5%. Oct 11, 1910. 7:1847. 54,000

Hochstim, Annie to Emanuel A Jackson, 131 Riverside Drive. 11th st, Nos 218 & 220, s w s, 329.6 n w 2d av, runs s w 95 x n w 43.6 x n e 42 x s w 0.6 x n e 53 to 11th st, x s e 43 to beg. Prior mort \$67,500. Oct 11, 1910, installs, 6%. 2:466. 4,000

Hollings, John to Geo Ehret, 1197 Park av. 11th av, No 182, n e cor 23d st, Nos 563 & 565, 24.8x75; 23d st, No 561, n e s, 75 s e 11th av, 25x98.8; 11th av, No 184, s e s, 24.8 n e 23d st, 74x75. Leasehold. Oct 13, 1910, 1 yr, 5%. 3:695. 32,000

Inner Circle Realty Corpn to W Forbes Morgan, Jr, as trustee, 140 W 57th st. 28th st, Nos 41 & 43, n s, 100 w 4th av, 41.8x 98.9. Prior mt \$—. Oct 4, 4 yrs, 5 1/2%. Oct 10, 1910. 3:858. 80,000

Same to same. Same property. Certificate as to above mort. Oct 8. Oct 10, 1910. 3:858.

Johnson, Geo F to Mary B W Booth & ano, both of 41 W 5th st, N Y. 2d av, Nos 35 & 37, s w cor 2d st, Nos 31 to 37, 50x89; 21st st, No 29, s s, 89 w 2d av, 20x86.9x20x91.9; plot begins 9d s 2d st, and 9d n w 2d av, runs n w 20.5 x s 5.9 x e 20.1 x n 3.2 to beg. P M. June 29, 3 yrs, 5%. Oct 11, 1910. 2:457. 60,000

Jones, Annie M to Luther W P Norris, 530 Riverside Drive, exr Mary Norris. Madison av, No 2104, w s, 19.11 n 132d st, 20x 80. Oct 10, 1910, 3 yrs, 5 1/2%. 6:1757. 8,000

JEFFERSON COUNTY SAVINGS BANK with Silverson Constn Co. 85th st, No 440 E. Extension of \$37,000 mt until July 19, 1915, at 5 1/2%. Aug 20. Oct 10, 1910. 5:1564. nom

Jay, Wm & Egerton L Winthrop, Jr, trustee for Anna B Hunt with Sophie Grossman, 56 W 139th st. 75th st, No 309 E. Extension of \$34,000 mort until June 14, 1913, at 5%. Sept 12. Oct 13, 1910. 5:1450. nom

Krauss, Philip to Susan E Wood, of Haworth, N J. 45th st, No 64, s s, 180 e 6th av, 20x100.5. P M. Oct 11, due June 1, 1911, 6%. Oct 13, 1910. 5:1260. 10,000

Krauss, Philip to Maurice Mandelbaum, 12 W 87th st. 45th st, No 62, s s, 200 e 6th av, 20.6x100.5. P M. Prior mort \$37,000. June 1, 1 yr, 6%. Oct 13, 1910. 5:1260. 10,000

Katz, Saml D to Jos R Munter. Broome st, No 327, s s, abt 50 w Chrystie st, 25x76. P M. Prior mt \$20,000. Sept 1, 3 yrs, 6%. Oct 7, 1910. 2:423. 3,500

Kilgore, Nellie F to Wm H Quinlan, 876 Southern Boulevard. 45th st, Nos 35 to 39, n s, 425 w 5th av, 50x100.5. Prior mt \$121,000. Oct 8, 1910, due, &c, as per bond. 5:1261. 10,000

Kimball, Chas O, of N Y, & Horace J Parker, of New Rochelle, N Y, to TITLE GUARANTEE & TRUST CO, 176 Bway. 38th st, No 27, n s, 424 w 5th av, 22x98.9. Oct 11, 1910, due, &c, as per bond. 48,000

Louvre Realty Co, 132 Nassau st, to Celia Uhlfelder & ano. 137th st, No 616, s s, 185 e Riverside Drive, 85x99.11. P M. Prior mt \$—. Sept 15, 2 yrs, 6%. Oct 11, 1910. 7:2002. 22,500

Langdon, Woodbury G to NEW YORK LIFE INS & TRUST CO. Leonard st, Nos 80 & 82, s s, abt 175 e Church st, 49.2x99.11x 49.2x100, w s. Sept 9, due Mar 1, 1915, 4 1/2%, until Mar 1, 1911, and 4% thereafter. Oct 11, 1910. 1:173. 26,000

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Landeker, Adolf H, of Plainfield, N J, to Property Security Co, 180 Broadway. 9th av, s e cor 216th st, 49.11x100; 93d st, No 21, n s, 268 w 8th av, 20x100.8. Prior mt \$27,750. Oct 8, due April 10, 1911, 6%. Oct 10, 1910. 8:2196 & 4:1207. 2,000

Leary, John H, of Jersey City, N J, to TITLE GUARANTEE & TRUST CO, 176 Broadway. 27th st, No 140, s s, 120 e Lexington av, 20x98.9. Oct 10, 1910, due, &c, as per bond. 3:882. 14,000

Lantry, Cath widow to BROADWAY SAVINGS INSTN, 5-7 Park pl. 90th st, No 117, n s, 200 e Park av, 25x100.8. Oct 7, 1910, due Nov 1, 1911, 5%. 5:1519. 1,000

Lantry, Cath widow to BROADWAY SAVINGS INSTN, 5-7 Park pl. 90th st, No 119, n s, 225 e Park av, 25x100.8. Oct 7, 1910, due Nov 1, 1911, 5%. 5:1519. 3,000

Lucy, Cornelius & Mary T Cahill, of 2011 2d av, to Imogene M Parkes, 150 East End av; East End av, No 150 (Av B), w s, 58.4 s 87th st, 18x46x17.2x46. P M. Oct 7, 1910, due, &c, as per bond. 5:1583. 6,000

LAWYERS TITLE INS & TRUST CO with Barnet & Dora Michelman, 102d st, No 65 E. Extension of \$37,000 mt until Apr 1, 1911, at 5%. Sept 23, Oct 8, 1910. 6:1608. nom

Lynch, Jas A, of 22 Vesey st, with Ecallow Co, of Bway, s e cor 165th st. Broadway, s e cor 165th st, 110.11x100x101.6x100.5. Extension of \$35,000 mt until Oct 5, 1911, at 6%. Oct 5, Oct 7, 1910. 8:2122. nom

Lillenthal, Lillie B, 2027 Sacramental st, San Francisco, Cal, with Gerardo Marino. Mulberry st, No 77, w s, 124.8 n Bayard st, 25.1x100.3x25x100.2. Extension of \$30,000 Omt until Nov 5, 1915, at 5%. Oct 13, 1910. 1:199. nom

McMahon, Mary A, 22 E 114th st, to Hennie Goldsmith, 320 W 105th st. 114th st, No 22, s s, 250 e 5th av, 25x100.11. Prior mt \$—, Oct 10, 1910, 2 yrs, 6%. 6:1619. 2,000

McClelland, Jas D to Bridget McDonald. Barrow st, No 39, s s, 81 w Bleeker st, 21x40. Prior mort \$—, July 1, due, &c, as per bond. Oct 10, 1910. 2:587. 1,000

Meier, Frank & Carl Oelhaf, of Leonia, N J, to TITLE GUARANTEE & TRUST CO, 176 Bway. Christopher st, No 179, n s, 77.6 e Weehawken st, runs e 22 x n 84.8 x w 11 x s 21.2 x w 11 x s 63.6 to beg. P M. Oct 10, 1910, due, &c, as per bond. 2:639. 9,000

MUTUAL LIFE INSURANCE CO of N Y with Charles Lajotte, 45 W 39th st. 40th st, No 402, s s, 65 w 9th av, 18.4x98.9. Extension of mort for \$8,000, to Jan 1, 1913, at 4½%. Feb 6, Oct 8, 1910. 3:737. nom

Meyer, Jno H to Marie A Meyer, 18 Beekman pl. 51st st, Nos 416 to 420, s s, 145 e 1st av, 54x100.5. Oct 1, installs, 6%. Oct 10, 1910. 5:1362. 10,000

Monness, Hyman to Esther Surut, 138 West 121st st. 115th st, No 15, n s, 245 w 5th av, 24.11x100.11. Oct 10, 5 yrs, 5%. Oct 11, 1910. 6:1599. 24,000

Same and Sender Jarmulowsky with same. Same property. Subordination agreement. Oct 10, Oct 11, 1910. 6:1599. nom

Manhattan Office Bldg Co to Andrew J Bastine, 56 Monte Vista pl, Ridgewood, N J. 4th av, No 59, e s, 25 n e 9th st, runs e — to point 175 w 3d av, x n — x w — to av x s 25 to beginning; plot begins 46 n e 9th st & 175 n w 3d av, runs n e 46 x s e 75 x s w 28.4 x n w 37.6 to e l Lafayette court x s w 22.8 x n w 37.6 to beginning, except part conveyed by Henry C Irons et al to David W Bishop & ano. P M. Prior mt \$110,000. Oct 7, due, &c, as per bond. Oct 8, 1910. 2:555. 60,000

New Netherland Bond & Mortgage Co with LAWYERS TITLE INS & TRUST CO. Lexington av, No 1084, w s, 34.2 n 76th st, 17x72.11. Agreement as to share ownership in mort. Oct 5, Oct 11, 1910. 5:1411. nom

Necarsulmer, Henry & ano trustees Sarah Heineman with Sophia Fry. 83d st, No 309 E. Extension of \$15,000 mt until Sept 20, 1913, at 5%. Sept 28, Oct 8, 1910. 5:1546. nom

Orenstein, Simon to TITLE GUARANTEE & TRUST CO., 176 Bway. Stanton st, No 84, n s, 109.7 e Allen st, 22x52. P M. Oct 10, due, &c, as per bond. Oct 11, 1910. 2:417. 10,000

Openhym, Christine G et al as exrs, &c, Adolph Openhym with St Leo's Roman Catholic Church. 28th st, No 9 E. Extension of \$40,000 mort until Aug 3, 1913, at 5½%. Aug 20, Oct 10, 1910. 3:858. nom

Olpp, Bertha W to John Wershing, 111 E 121st st. Fort Charles pl E, late Van Corlear pl, n s, abt 471.10 s w on curve from 227th st late Wicker pl at Marble Hill av late Kingsbridge av, 44x80.11x32.3x80. Prior mt \$5,000. Oct 10, due, &c, as per bond. Oct 13, 1910. 13:3402. 2,000

Orlando, Antonio to Giuseppe Pasquale. Bayard st, No 102, n s, 75.5 e Baxter st, 25x100. Dec 27, 1899, due Dec 1, 1901. 5%. Oct 8, 1910. 1:199. 4,000

Pine Investing Co to Daniel Darrows et al firm Rufus Darrows Sons, foot West 47th st. 145th st, Nos 135 & 137, n s, 318.9 w Lenox av, 53.9x99.11. Prior mt \$54,040. July 13, 1 yr, 6%. Oct 8, 1910. 7:2014. 4,900

Same to same. Same property. Certificate as to above mt. July 13, Oct 8, 1910. 7:2014.

Pabst, Christian, of Stuttgart, Germany, with BOWERY SAVINGS BANK. 54th st, No 450 W. Extension of \$12,500 mort until July 8, 1915, at 4½%. July 21, Oct 10, 1910. 4:1063. nom

Pryor, Roger A to Manhattan Mortgage Co, 644 Bway. 69th st, No 3, n s, 100 w Central Park West, 20x100.5. Oct 11, 1910, due, &c, as per bond. 4:1122. 8,000

Patterson, Annie G, of Poughkeepsie, N Y, with EMIGRANT INDUST SAVINGS BANK, of 51 Chambers st. 8th av, No 624, Extension of mort for \$7,500 to Oct 13, 1915, at 5%. Oct 13, 1910. 4:1012. nom

Patterson, Annie G, of Poughkeepsie, N Y, to EMIGRANT INDUST SAVINGS BANK, 51 Chambers st. 8th av, No 624. e s, 41.2 n 40th st, 19.2x59.6. Oct 13, 1910, 5 yrs, 5%. 4:1012. 10,000

Queens Land & Title Co to Edw L Suffern. Certificate as to mort for \$100,000. Aug 1, 1910. Oct 13, 1910.

Same to Helen M Kelly. Certificate as to mort for \$30,000. Sept 22, Oct 13, 1910.

Quackenbush, Abraham C, 1287 Madison av, to Cora Cook & ano, both of 889 Valley road, Montclair Heights, N J. 95th st, No 210, s s, 180 e 3d av, 25.1x100.8x25.7x100.8. Oct 11, 1910, due Jan 1, 1915, 5%. 5:1540. 15,000

Renn, William to Julia R Roth, 103 E 105th st. Lexington av, No 1352, w s, 80.8 s 90th st, 20x81. Oct 6, due Sept 10, 1912, 6%. Oct 7, 1910. 5:1518. 1,500

Rohr, Andrew to EMIGRANT INDUST SAVINGS BANK, 51 Chambers st. 10th av, No 487, w s, 25 n 37th st, 24.5x100. Prior mt \$5,500. Oct 10, 1910, 5 yrs, 5%. 3:709. 9,000

RONDOUT SAVINGS BANK with Silverson Constn Co. 85th st, No 436 E. Extension of \$37,000 mort until July 19, 1915, at 5½%. Aug 20, Oct 13, 1910. 5:1564. nom

Rogers (Daniel) Constn Co to Frank B Lasette, 701 W 179th st, & ano. 12th av, e l, 105 n e l 183d st, runs n 50 x e 126.3 to w s Bway, x s 50.5 x w 133.1 to beginning. Oct 1, 2 yrs, 6%. Oct 13, 1910. 8:2180. 2,750

Same to same. Same property. Certificate as to above mort. Oct 1, Oct 13, 1910. 8:2180.

Russell, Ora M, 176 W 81st st, to Austin M Slauson, of Kingston, N Y. 75th st, No 238, s s, 240 e West End av, 20x102.2. P M. Oct 1, due, &c, as per bond. Oct 13, 1910. 4:1166. 23,000

Rodgers, Jno C, of White Plains, N Y, to TITLE GUARANTEE & TRUST CO, 176 Bway. Broadway, Marble Hill av, 228th st & Harbor Commissioners Bulkhead line in Spuyten Duyvil Creek, the block, —x—; except part taken by City N Y, for bridge purposes, except also part formerly known as Godwins Island; also all title to land under water adj above; Muscoota st, as originally laid out, s e cor Bway, runs e 100 x s 160 x w 175 x w 25 to Bway, x n 157.8 to beginning; Muscoota st, as originally laid out, s s, at Harbor Commissioners bulkhead line in Harlem River, —x160, being part lots 280 to 294, and all of lot 295 map No 738a of North Marble Hill; also all title to land under water adj above; lots 216 to 238 & 241 to 244, amended map Cammann estate, Fordham Heights, except part for 184th st; Ashley or 227th st, n s, extends from Bway to Harlem River, —x—, except part for Bway bridge. All title to land under water adj above. Oct 10, due, &c, as per bond. Oct 13, 1910. 11:3235; 3245; 12:3265; 13:3402. 140,000

Sanders, Nathan, 127 E 91st st, to Fannie Harris, 275 Central Park West et al, exrs, &c, Heyman Harris. Clinton st, No 174, e s, abt 150 s Grand st, 24.10x100. Prior mort \$25,000. Oct 10, 1910, 3 yrs, 6%. 1:314. 5,000

Sethlow Realty Co, 149 Bway, to METROPOLITAN LIFE INS CO, 1 Mad av. 121st st, n s, 175 w Ams av, runs n 100.11 x w 25 x s 5 x w 125 x s 95.11 to 121st st x e 150 to beginning. Bldg loan. Oct 10, 1910, 5 yrs, 6% until completion of bldg, & 5½% thereafter. 7:1976. 325,000

Same to same. Same property. Certificate as to above mt. Oct 10, 1910. 7:1976.

Sam, or Sann, Annie & Alexander Greenwerk to Ebling Brewing Co. Av A, No 184. Saloon lease. Sept 23, demand, 6%. Oct 10, 1910. 2:405. 1,500

Schotz, Theresa M H, of Mt Vernon, N Y, to ASTOR TRUST CO, 389 5th av, Cherry st, No 408, n s, 267.10 e Scammel st, 27.3x97.4. Prior mt \$24,000. Oct 3, 1 yr, 6%. Oct 10, 1910. 1:261. 2,000

Schulman, Mary, 54 Rutgers st, to Bernhard Feifer, 109 E 81st st, Rutgers st, No 54, w s, 17 s Monroe st, 25x106.10x24.11x106.9. Given in place of present 1st mt for \$30,000. Sub to mt for \$3,500. Oct 10, 1910, 5 yrs, 5%. 1:255. 30,000

Sugarman, Harry to Viola L Jones, 106 W 118th st. 124th st, No 426, s s, 350 e Ams av, 25x100.11. Prior mt \$25,000. Oct 7, 1910, due Apr 1, 1911, 6%. 7:1964. 1,000

Stoecker, Edna M to John P Stoecker, 503 W 143d st. Colonial Parkway, No 339, late Edgecombe av, w s, 124.11 s 150th st, 25x100. Prior mt \$7,500. Oct 5, 1 yr, 6%. Oct 7, 1910. 7:2053. 1,000

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- Sicher, Simon with Sigmund Somerfeld. 2d av, No 1830, e s, 75.8 n 94th st, 25x80. Extension of \$8,500 mt until Nov 1, 1912, at 6%. Apr 30, Oct 7, 1910. 5:1557. nom
- Smith, Franklin C to Leonora M Maccabe, 150 W 84th st, 49th st, No 249, n s, 100 e 8th av, 25x100.5. Prior mort \$16,000. Oct 8, demand, 6%. Oct 11, 1910. 4:1021. 7,000
- Shenfield, Rachel, 103 E 106th st, to Isaac Cohen, 1391 Madison av, 105th st, Nos 72 & 74, s s, 80 w Park av, 50x100.11. Prior mt \$42,000. Oct 10, 4 yrs, 6%. Oct 11, 1910. 6:1610. 4,000
- Shenfeld or Schenfeld, Rachel, 103 E 106th st, to Geo Freifeld, 44 Hart st, Brooklyn, trustees John M Bixby, 105th st, Nos 72 & 74, s s, 80 w Park av, two lots, each 25x100.11. Two morts, each \$21,000. Oct 10, 5 yrs, 5%. Oct 11, 1910. 6:1610. 42,000
- Society of The Free Church of St Mary the Virgin, 1 Mad av, with Golde & Cohen, a corpn, 198 Bway. 139th st, No 504, s s, 100 w Amsterdam av, 50x99.11. Extension of \$50,000 mort until Oct 6, 1915, at 5%. Oct 3, Oct 11, 1910. 7:2070. nom
- Stern, Eva to Grand Lodge of the U S Independent Order Free Sons of Israel, a corpn, 21 W 124th st. Av A, No 1385, w s, 76.8 s 74th st, 25.6x100. Oct 11, 3 yrs, 4½%. Oct 13, 1910. 5:1468. 16,000
- Tavshanjan, Arpinee & Ardemis by Geo A Minasian gdn to LAWYERS TITLE INS & TRUST CO, 160 Bway. 5th av, Nos 564 to 568, w s, 27.1 n 46th st, runs w 76 x n 36.8 x w 24 x n 16 x e 100 to av, x s 52.8 to beginning. Oct 11, due Feb 1, 1916, 4½%. Oct 13, 1910. 5:1262. 500,000
- Uhl, Chas admr Jos Huber with Saml Luria, 1110 2d av, 2d av, No 1110. Extension of \$21,000 mt until Jan 15, 1916, at 5%. Oct 10, 1910. 5:1351. nom
- Volz, John to Christian Stoehr, 1057 Tinton av, & ano. Wadsworth av, No 141, n e cor 180th st, No 611, 44.6x100. Prior mt \$50,000. Oct 7, 1910, 3 yrs, 6%. 8:2162. 20,000
- Vanderpoel, Watson, of Bklyn, N Y, to Mary Hecht & ano, both of 2016 7th av. 36th st, No 234, s s, 420 e 8th av, 20x98.9. P M. Oct 6, 2 yrs, 5%. Oct 7, 1910. 3:785. 25,000
- Vanderpoel, Watson, of Bklyn, N Y, to Mary Dunn, of 357 W 55th st. 36th st, No 236, s s, 400 e 8th av, 20x98.9. P M. Oct 1, due &c, as per bond. Oct 7, 1910. 3:785. 25,000
- Vanderbilt Tile Co, of 150 5th av, to Louis Fischer. 162 W 87th st, 178th st, s s, 100 w Wadsworth av, 50x100. Prior mort \$50,000. Oct 10, due, &c, as per bond. Oct 11, 1910. 8:2145. 10,000
- Same to same. Same property. Certificate as to above mort. Oct 10, Oct 11, 1910. 8:2145.
- Volkening, Henry exrs, &c, Bertha Volkening to FARMERS LOAN & TRUST CO, 22 William st. 53d st, Nos 537 to 547, n s, 150 e 11th av, runs e 149.10 x n 100.5 x w 50 x s 45.5 x n w 100.11 x s 69 to beginning. Oct 11, 1910, 3 yrs, % as per bond. 4:1082. 33,000
- Vanderpoel, Nannie S with Ella N Haskell. 93d st, No 270 W. Extension of \$17,000 mort until June 30, 1915, at 5%. May 28, Oct 13, 1910. 4:1240. nom
- Wagner, Louis A with Geo W Bogart. 47th st, No 139 E. Agreement as to priority of mort. Mar 21, 1904. Oct 13, 1910. 5:1302. nom
- Weil, Dora M to Eugene Vallens, 15 W 95th st. 77th st, No 142, s s, 412.6 w Columbus av, 17.6x102.2. Prior mort \$27,000. Oct 11, due, &c, as per bond. Oct 13, 1910. 4:1148. 1,000
- Werner, Fredk H with GUARANTY TRUST CO of N Y as trustee for Eloise Young. 77th st, Nos 410 & 412, s s, 143 e 1st av, 45x102.2. Extension of \$14,500 mort until Sept 5, 1913, at 5%. Sept 15, Oct 11, 1910. 5:1471. nom
- Woolverton, Florence G with SEAMENS BANK FOR SAVINGS. St Nicholas av, Nos 440 to 446. Extension of 4 mts for \$15,000 each until Nov 15, 1915, at 5%. Sept 28, Oct 7, 1910. 7:1958. nom
- Whiteside, Geo to TITLE GUARANTEE & TRUST CO, 176 Bway. 37th st, No 547, n s, 200 e 11th av, 25x98.9. Oct 7, 1910, due, &c, as per bond. 3:709. 8,000
- Walz, Sophia, 355 Webster av, with Oscar Lustig, 2461 8th av, 99th st, No 220, s s, 310 e 3d av, 25x100.11. Extension of \$5,000 mt until Oct 1, 1913, at 6%. Oct 11, Oct 13, 1910. 6:1648. nom
- Yorga Realty Co to KNICKERBOCKER TRUST CO. 358 5th av. Bway, No 2502, e s, 83.3 s 94th st, runs e 100 x s 60.1 x w 100 to Bway, x n 63.2 to beg. Prior mt \$—. Sept 21, 4 yrs, 6%. Oct 10, 1910. 4:1241. 80,000
- Same to same. Same property. Certificate as to above mort. Sept 21, Oct 10, 1910. 4:1241.

BOROUGH OF THE BRONX.

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

- Allen, Elmer A with Mary F Martin. Grand av, No 2540, e s, 100 s 192d st, 50x100. Extension of \$4,250 mt until July 2, 1912, at 5%. July 27, 1909. Oct 11, 1910. 11:3204. nom
- *Agugliaro, Michele to Marie Mohlenkamp, 2552 8th av. 213th st, s s, 175 w 5th av, 25x158x—, & being lot 989 map (No 1041) of Laconia Park. Prior mt \$4,200. Oct 10, 2 yrs, 6%. Oct 11, 1910. 1,200
- A J S Realty Co with David F Butcher, 124 New York av, Bklyn, N Y. 3d av (Fordham av), w s, 150 n 173d st, 50x129.8. Extension of \$7,500 mt until Aug 2, 1913, % as per bond. Oct 6, Oct 8, 1910. 11:2921. nom
- Altro Realty Co to Emanuel Glauber. Hoe av, n w cor 172d st, 25x100. Bldg loan. July 15, 1 yr, 6%. Oct 8, 1910. 11:2982. 16,000
- Same to same. Same property. Certificate as to above mt. July 15, Oct 8, 1910. 11:2982.
- Bechtel, Paul H & Louis with BOWERY SAVINGS BANK, 128 Bowery. Tremont av, No 408. Extension of \$7,500 mt until Oct 5, 1915, at 5%. Oct 5, Oct 8, 1910. 11:2900. nom
- *Baxter Howell Building Co to Chas P Hallock, of Honeywell av & 180th st. Overing av (Washington av), w s, 598.4 n Frisby av (2d st), 25x100x25x100.4, Westchester. P M. Oct 8, 1910. 3 yrs, 5½%. 3,500
- *Same to same. Same property. Certificate as to above mt. Oct 8, 1910.
- *Same to same. Overing (Washington) av, w s, 623.4 n Frisby av (2d st), 25x100. P M. Oct 8, 1910, 3 yrs, 5½%. 3,500
- Same to same. Same property. Certificate as to above mt. Oct 8, 1910.
- *Same to Alfred Loweth, 1000 E 182d st. Overing av (Washington av), w s, 648.4 n Frisby av (2d st), 25x97.6x25.1x100. P M. Oct 8, 1910, 3 yrs, 5½%. 3,500
- Same to same. Same property. Certificate as to above mt. Oct 8, 1910.
- Bennett, Edwin & Arthur, 63 Buchanan pl, to Walter W Oakley, of Ridgefield, N J. Buchanan pl, n s, 125 w Grand av, 25x100. P M. Prior mt \$6,500. Oct 6, due, &c, as per bond. Oct 7, 1910. 11:3208. 2,500
- Brunel, Gladys E, 285 W 261st st, to Fanny Lomas, 1941 Grand Boulevard & Concourse. 261st st, n s, 25 w Fieldston road, 27.7x110.6x25x104.11. Prior mt \$4,600. Oct 7, 1910, due, &c, as per bond. 13:3423. 500
- Benjamin, Helene G, 235 W 75th st, with Marie Krabo, 2175 Belmont av, & Johanna Ernst, 1056 Grant av. Daly av, No 2076. Extension of mt for \$18,000 to Nov 1, 1915, at 5%. Oct 6, Oct 7, 1910. 11:3127. nom
- Brunel, Gladys E to Wignarbel Smot, 285 W 261st st. 261st st, n s, 25.7 w Fieldston road, 25.7x107.11x25x110.6 e s. Oct 10, 1910, 5 yrs, 5%. 13:3423. 3,500
- *Baker, Augusta to Agnes K Malone, 1737 Garfield st. Plot begins 195 w White Plains road, at point 620 n along same from Morris Park av, runs n 36.3 x w 100.8 x s 24.10 x e 100 to beginning, with right of way over strip to Morris Park av. Prior mt \$3,500. Oct 8, 3 yrs, 6%. Oct 10, 1910. 1,000
- Buckbee, Geo E to Wolf Rendsburg, of Ardsley, N Y. 196th st, late Ridge st, s w s, at s e s Valentine av, late Williamsbridge road, being lot 6 map Fordham, except part for 196th st & Valentine av. P M. Sept 23, 2 yrs, 5%. Oct 10, 1910. 12:3300. 2,750
- *Brooke, Reuben to Manhattan Mortgage Co, 200 Bway. 226th st, late 12th st, n s, 330 e White Plains road, 25x114. Prior mt \$—. Oct 6, due, &c, as per bond. Oct 7, 1910. 8,000
- Bell, Enoch, of Nyack, N Y, with Lawyers Mort Co. Simpson st, w s, 360 n Westchester av, two lots, each 37.6x100. Two subordination agreements. Sept 26, Oct 13, 1910. 10:2726. nom
- Borough Cut Stone Co to John E Simons, 1312 Mad av. Austin pl, n s, 72.8 e 144th st or St Josephs st, runs e 175 x n 100 x w 75 x n 1.8 x s w 104.7 x s 71 to beg; Austin pl, n s, 297.8 e 144th st or St Josephs st, 25x100. Prior mt \$—. Sept 9, 3 yrs, 6%. Re-recorded from Sept 9, 1910. Oct 13, 1910. 10:2600. 17,000
- Same to same. Same property. Certificate as to above mort. Oct 4, Oct 13, 1910. 10:2600.
- Becker, Frank A to John Rendall. Park av, w s, 180.8 n 187th st, 40.5x100x47.2x100. Sept 7, 3 yrs, 6%. Oct 13, 1910. 11:3032. 3,000
- Blair, Benj F trustee Alex W Shepard with Winnie Realty & Constn Co, 836 Westchester av. Kelly st, e s, 153.10 s Westchester av, 38x100. Extension of \$22,500 mort until Oct 10, 1915, at 5%. Oct 11, 1910. 10:2713. nom
- Clark, Henry S to Ella L Murphy, 1245 Mad av, genl guard Elsie J Murphy. Woodycrest av, No 975, w s, 50.4 n 163d st, 25.2x 112.5x25x109.3. Oct 13, 1910, due, &c, as per bond. 9:2511. 9,000
- Same to same. Woodycrest av, No 977, w s, 75.7 n 163d st, 25.2x 115.6x25x112.5. Oct 13, 1910, due, &c, as per bond. 9:2511. 9,000
- Cambreleng Av Bldg & Constn Co to Jas G Wentz, 335 West End av. Hughes av, e s, 100 s 187th st, 25x87.6. Bldg loan. Oct 11, due Jan 25, 1911, 6%. Oct 13, 1910. 11:3074. 14,000
- Same to same. Same property. Certificate as to above mort. Oct 13, 1910. 11:3074.
- *Chippewa Democratic Club of the Annexed District to Mary E Egner, 319 E 93d st. Lot 32 map of partition lands of heirs Cornell Ferris at Westchester. Oct 11, Oct 13, 1910, 3 yrs, 5½%. 5,000
- *Clancy, James to Clarissa L Ferris, 535 W 142d st. Tacoma st, n s, 150 e St Lawrence av, 25x100. Oct 1, 3 yrs, 5½%. Oct 7, 1910. 3,500
- *Cruickshank, Alex of 1720 Adams st, to Mathias Haffen, 398 E 152d st. Dean st, w s, 150 s Town Dock road, 25x100. Oct 6, due, &c, as per bond. Oct 8, 1910. 3,500
- Childs, Eversley exr, &c, Wm H H Childs with *Fulton-Wendover Const Co, of 130 Union av. 169th st, s e cor Fulton av, 74.2 x 65x79x65.2. Extension of \$52,000 mt until Sept 30, 1915, at 5%. Sept 30, Oct 8, 1910. 10:2612. nom
- Cohn, Jacob, 1308 Brook av, to Ivar Nygaard, 1308 Brook av. Brook av, No 1308, e s, 139.9 n 169th st, 18.6x100.6. P M. Prior mt \$7,500. Aug 1, 3 yrs, 6%. Oct 10, 1910. 11:2894. 2,200
- Cromwell, Wm N trustee Augustus A Dame with Max Mariamson & ano exrs, &c, Joseph Mariamson. Union av, e s, 80 s 165th st, 20x53.3. Extension of \$4,000 mt until Oct 19, 1915, at 5%. Sept 24, Oct 8, 1910. 10:2678. nom
- Corn, Sadie wife Robt to Julius Hofflin, 306 W 111th st. Bryant av, e s, 177.11 n Freeman st, 50x100. Prior mt \$3,000. Oct 8, due July 1, 1911, 6%. Oct 10, 1910. 11:2998. 3,600
- *Cleary, Michl J to Timothy Donohue, 594 Eagle av. 228th st, n s, 230 e White Plains av, 50x114, Wakefield. Bldg loan. Oct 4, due, &c, as per bond. Oct 7, 1910. 4,600
- Cauvet, Wm H to Martha R Cooper. 240th st (Holly st), s s, at s s Mt Vernon av or Mile Square road, runs s 100 x w 40 x n 100 to road x n e 44.8 to beginning. Sept 7, due, &c, as per bond. Oct 11, 1910. 12:3380. 1,800
- *Doran, Hope F to Anita D Crandall, 441 W 124th st. 231st st, n e cor White Plains av or road, 105x57, Wakefield, except part for av. Sept 17, due Jan 10, 1915, 5%. Oct 13, 1910. 4,164
- *Deiudicibus Building Co to Eliz K Dooling, 179 E 80th st. Tilden st (Briggs av), n s, 125 e Barnes av (4th st), 25x213.11 x 25.1x216.8, Williamsbridge. Oct 5, 3 yrs, 5½%. Oct 10, 1910. 4,250
- *Same to same. Same property. Certificate as to above mt. Oct 5, Oct 10, 1910.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Divine (L W) Co to LAWYERS TITLE INS & TRUST CO. Clinton av, s w cor 180th st, 100.1x33.6; 180th st, s s, 33.6 w Clinton av, 37.9x100.1x38.1x100.1. Agreement amending descriptions in 2 mts. Sept 16, Oct 10, 1910. 11:3095. nom

De Witt, Cath, 1431 Longfellow av, to Mary E Elstner, 1055 Clay av. Longfellow av, w s, 250 s Jennings st, 25x100. Oct 5, 5 yrs, 5%. Oct 7, 1910. 11:2999. 4,000

*Dickie, Jane A to Thos McLure, 129 Rochelle av, City Island, N Y. Elizabeth av, n s, 200 w Main st, 100x100, City Island. Oct 10, due, &c, as per bond. Oct 11, 1910. 2,000

DeVoe, Fredk W with Mary F Martin. Grand av, e s, 100 s 192d st, 50x100. Extension of \$3,250 mt until July 2, 1912, 5%. July 27, 1909. Oct 11, 1910. 11:3204. nom

*Earley, Martin J to Martin J Earley, Jr, 336 Convent av. Lots 254 to 270 and 309 to 325 map estate Eliz R B King, City Island, except part for Main st. Sept 20, demand, 6%. Oct 13, 1910. 6,000

Fine, Isaac to American Mortgage Co, 31 Nassau st. Brook av, No 1469, w s, 362.7 s 171st st, 35.8x100.1x30.2x100. Oct 10, 5 yrs, 5%. Oct 11, 1910. 11:2896. 19,000

Pink, Henrietta, 127 E 86th st, to Henry Fischer, 211 E 57th st. Valentine av, w s, 618.8 s 180th st, 16.8x96.6x16.8x96.9. Aug 15, 2 yrs, 5%. Oct 11, 1910. 11:3144. 2,000

Gollubier, Adelina, 792 Jennings st, to Adolf Gollubier, same address. Chisholm st, s w cor Jennings st, 25x76.6. Prior mt \$13,000. Sept 29, due, &c, as per bond. Oct 11, 1910. 11:2971. 1,675

Gray, Robt P, Jr, 1063 Forest av, to Valentine Const Co, 1616 Crosby av. Valentine av, No 2874, e s, 255.9 n 198th st, 25x98.8x25x98.10. P M. Prior mt \$— Oct 11, 1910, due, &c, as per bond. 12:3302. 500

Griffin, Geo H to Valentine Const Co, 1616 Crosby av. Valentine av, No 2872, e s, 230.9 n 198th st, 25x98.10x25x98.11. P M. Prior mt \$— Oct 11, 1910, due, &c, as per bond. 12:3302. 1,250

Geib, Katharina to Eliz Wisker, 783 E 168th st. 163d st, s s, 153.3 e Forest av, 21.7x100. Prior mt \$5,000. Oct 1, due Apr 2, 1912, 5%. Oct 10, 1910. 10:2658. 1,000

Graham-Adams Co to Lawyers Mortgage Co, 59 Liberty st. Simpson st, w s, 360 n Westchester av, two lots, each 37.6x100. Two morts, each \$30,000. Oct 11, 5 yrs, 5%. Oct 13, 1910. 10:2726. 60,000

Same to same. Same property. Two certificates as to above mort. Oct 11. Oct 13, 1910. 10:2726. —

Heck, Edmond T with Solomon Greenberg. Oakland pl, n s, 100 w Crotona av, 23x98.9. Extension of \$4,000 mt until Sept 26, 1913, at 5½%. Sept 26. Oct 10, 1910. 11:3080. nom

Hammell, Thos J to Daniel J Lyons, 34 W 33d st. Valentine av, No 2334. Oct 8, demand, 6%. Oct 11, 1910. 11:3146. 360

Hanf, Amelia, 1904 West Farms road, to Kath H Loweth, 1000 E 182d st. West Farms road, late road leading from West Farms to Hunts Point, e s, abt 100 n 176th st or at n cor lot late of David Lydig, runs e 5 rods to c l West Farms Creek x n 2½ rods x w 5 rods to road x s 2½ rods to beginning. Oct 7, 1910, 3 yrs, 5½%. 11:3021. 2,500

*Hervey, Edwin, of Bklyn, N Y, to Louise Withey, 147 Berkeley pl, Bklyn, N Y. 218th st, n s, 306 e White Plains av, also 25 e from s e cor lot 648, runs n 114 x e 25 x s 114 to st x w 25 to beginning, being part lot 610 map Wakefield. Prior mt \$2,500. Oct 7, 1 yr, 6%. Oct 10, 1910. 1,000

Hoffmann-Deyerberg Const Co to Josef Schmalzl, 128 E 83d st, et al, 180th st, n s, 107.8 e Mohegan av, 37.6x118.2. Oct 7, 3 yrs, 5%. Oct 8, 1910. 11:3124. 30,000

Same to same. Same property. Certificate as to above mt. Oct 7. Oct 8, 1910. 11:3124. —

Hilbert, Jos F, 2397 Tiebout av, to Frank T Strachan, 237 W 22d st. Creston av, n w s, 290 s Fordham rd, late Highbridge road, 25x125, except part for av. P M. Oct 11, installs, 6%. Oct 13, 1910. 11:3173. 2,200

Helferich, Fredericke with Louis Beck, of 711 Ams av. St Anns av, No 523, w s, 25 n 148th st, 24.11x99.4. Agreement as to amount due on mt. Oct 11. Oct 13, 1910. 9:2275. nom

*King, Chas H F, 2024 Blackrock av, to Wm Heinrich, of Story av, Unionport. Arrow av, s s, 127 e Pelham road, 50x127.5x53x145, Westchester. Oct 11, 3 yrs, 6%. Oct 13, 1910. 1,000

Koch Building Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Arthur av, e s, 141.11 s 181st st, 25.9x92.3x25.9x92. Building loan. Oct 7, 1 yr, 6%. Oct 8, 1910. 11:3070. 10,000

Same to same. Same property. Certificate as to above mt. Oct 7. Oct 8, 1910. 11:3070. —

Levy, Louis & Lena Heyman with American Mortgage Co, 31 Nassau st. Brook av, No 1469, w s, 362.7 s 171st st, 35.8x100.1x30.2x100. Subordination agreement. Oct 8. Oct 11, 1910. 11:2896. nom

Lewis, Emma B to Sandow Realty Co, 198 Bway. Hughes av, w s, 225 s 183d st, 25x100. P M. Prior mort \$7,500. Oct 13, 1910, 2 yrs, 6%. 11:3071. 2,200

*McClenahan, Robt, 1627 Washington Boulevard, Chicago, Ill, to Robt Miller, 1670 Nelson av. Eastern Boulevard, n s, 25 e Quincy st, 75x100. P M. Oct 4, 3 yrs, 5%. Oct 13, 1910. 1,800

*Mafaraci, Cosimo to Henrietta Shotten, 258 E 138th st. Magenta or 211th st, n s, lots 195A & 196A map (No 426) of bldg lots in 24th Ward. Oct 6, installs, 6%. Oct 7, 1910. 300

*Marino, Lorenzo to Gaspar Polz, 638 E 138th st. 6th av, s e cor 216th st, 100x25, Laconia Park. P M. Prior mt \$— Oct 7, 1910, installs, —%. 250

*McLaughlin, Mary T wife of & Bernard McLaughlin to Michl J Sullivan, 343 E 141st st. Columbus av, s w cor Taylor st, 25x100, except part for st. Oct 6, due, &c, as per bond. Oct 8, 1910. 5,000

Mitchell-McDermott Const Co to City Mortgage Co, 15 Wall st. Wilkins av, w s, 101.7 n Jennings st, runs w 109.10 x n 40 x w 7.2 x n 40 x e 102.8 to av x s 81.3 to beginning. Bldg loan. Sept 30, demand, 6%. Oct 11, 1910. 11:2965. 54,000

Same to same. Same property. Certificate as to above mt. Oct 7. Oct 11, 1910. 11:2965. —

Manhattan Mortgage Co with Lillian Heffernan, 2111 Mapes av. Ryer av, e s, 100 n 180th st, 25x104.5. Extension of \$6,000 mt until Nov 1, 1913, at 5%. Oct 7. Oct 8, 1910. 11:3144-3149. nom

Mohr, Walter M, of Elizabeth, N J, to Kath Rainsford, 500 Mad av, et al trustees Rosa E Rainsford for benefit Rosa R Martin. 208th st, w s, 491.4 s Jerome av, 50x100. Oct 7, 3 yrs, 6%. Oct 10, 1910. 12:3326. 17,000

Nygaard, Ivar with Lillian E Moffett, 471 Park av. Brook av, e s, 139.9 n 169th st, 18.6x100.6. Extension of \$6,500 mt until Aug 1, 1913, at % as per bond. Oct 4. Oct 10, 1910. 11:2894. nom

Nigey, Anna to TITLE GUARANTEE & TRUST CO, 176 Bway. Tinton av, No 1231, w s, 311.2 n 168th st, 20.8x110x20.9x110. Oct 13, 1910, due, &c, as per bond. 10:2663. 6,000

Olman, Ida to Eliz Reedy, 511 Tinton av. Timpson pl, s e s, 134.3 s w 149th st, 24x100. P M. Prior mt \$3,500. Oct 8, 2 yrs, 6%. Oct 10, 1910. 10:2600. 1,400

Orwell Realty Co to Jos F Lippe. 191st st, s s, 50 w Hughes av, 75x57.9x76.4x40.10. Prior mt \$18,000. Sept 30, demand, 6%. Oct 7, 1910. 12:3273. 2,500

Same to same. Same property. Consent to above mt. Sept 30. Oct 7, 1910. 12:3273. —

Same to same. Same property. Prior mt \$20,500. Sept 30, demand, 6%. Oct 7, 1910. 12:3273. 3,000

Same to same. Same property. Consent to above mt. Sept 30. Oct 7, 1910. 12:3273. —

*Poldow Const Co to Carter, Black & Ayers, a corpn, 1 Madison av. Olinville av, No 3409, or Elliott av, w s, 75 n Juliana st, 25x100, Olinville. Oct 7, demand, 6%. Oct 8, 1910. note, 1,154.10

*Same to same. Same property. Certificate as to above mt. Oct 7. Oct 8, 1910. —

*Pellettieri, Caterina, 562 7th av, to Savoy Impt Co, 200 Bway. 217th st, n s, 20 e Paulding av, 20x95. Oct 7, due Nov 1, 1911, 6%. Oct 10, 1910. 1,050

Pooler, Louis J, of Tuxedo Park, N Y, with EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. St Anns av, w s, 116 n 159th st, runs w 125 x s 23.8 x w 141.3 to e s Brook av x n 100 x e 250 to St Anns av x s 75 to beginning. Subordination agreement. Sept 28. Oct 10, 1910. 9:2360. nom

Plymton Const Co to Geo E Buckbee, 1941 Grand Boulevard & Concourse. Plympton av, e s, 75 n 170th st, 50x112.3x65.8x69.8. 2 mts, each \$1,000; 2 prior mts, \$5,000 each. Oct 5, due, &c, as per bond. Oct 7, 1910. 9:2521. 2,000

Same to same. Same property. 2 certificates as to above mts. Oct 5. Oct 7, 1910. 9:2521. —

Same to same. Plympton av, e s, 50 n 170th st, 25x69.8x32.10x48.6. Prior mt \$4,500. Oct 5, due, &c, as per bond. Oct 7, 1910. 9:2521. 1,000

Same to same. Same property. Certificate as to above mt. Oct 5. Oct 7, 1910. 9:2521. —

Pletscher (Martin) Constn Co to Mary B Dortic Hotel Majestic, 114 & 116 Central Park W. Bryant av, No 920, e s, 125 s Garrison av, 25x100. Oct 13, 1910, 5 yrs, 5%. 10:2761. 13,000

Same to same. Same property. Certificate as to above mort. Oct 13, 1910. 10:2761. —

Same to Wm W Johnson, 612 North Bway, Yonkers, N Y, & ano trustees Alvin J Johnson for Minnie A Worth. Bryant av, No 922, e s, 100 s Garrison av, 25x100. Oct 13, 1910, 5 years, 5%. 10:2761. 13,000

Same to same. Same property. Certificate as to above mt. Oct 13, 1910. 10:2761. —

*Rezzano (A) Const Co to John H Kerkmann, 2552 8th av. Columbus av, s s, 25 w Hancock st, 25x100. Oct 10, 3 yrs, 5½%. Oct 11, 1910. 5,000

*Same to same. Same property. Certificate as to above mt. Oct 10. Oct 11, 1910. —

Reese, Max to Jos E Douglass, 242 W 132d st. Ryer av, No 2084, e s, abt 50 n 180th st, —x—. Prior mt \$5,500. P M. Sept 16, due Oct 10, 1913, 6%. Oct 7, 1910. 11:3144 & 3149. 1,000

Roman Catholic Church of St Peter & St Paul to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. St Anns av, w s, 116 n 159th st, runs w 125 x s 23.8 x w 141.3 to e s Brook av x n 100 x e 250 to St Anns av x s 75 to beginning. Oct 7, 3 yrs, 5%. Oct 10, 1910. 9:2360. 130,000

Rosa Realty Co, 888 Tremont av, to Katherine Elias, 314 E 57th st. Fulton av, w s, 123.4 n Wendover av, 41.8x100. Prior mt \$30,000. Oct 10, 1910, 2 yrs, 6%. 11:2929. 6,000

Same to same. Same property. Certificate as to above mt. Oct 10, 1910. 11:2929. —

Randrup, Carl E, of 488 E 175th st, with Niels Poulsen, 89th st & Shore road, Bklyn, N Y. Garden st, n s, 315.2 w Southern Boulevard, 50x100. Extension of \$5,000 mt until Sept 18, 1912, % as per bond. Oct 3. Oct 7, 1910. 11:3100 & 3102. nom

Ronnenberg, Henry, 605 E 168th st, with Marie Krabo, 2175 Belmont av, & ano. Daly av, e s, 137.1 s 180th st, 36.3x100.10. Extension of \$18,000 mt until Oct 6, 1913, at 5%. Oct 7, 1910. 11:3127. nom

Rizzuto, Agnes, of Croton-on-Hudson, N Y, to Wm C Palmer & ano, of Ossining, N Y. Morris av, Nos 635 & 637, s w cor 152d st, No 480, 58.10x100. Oct 4, 1 yr, 6%. Oct 7, 1910. 9:2441. 4,000

Rosenthal, Marcus, of 61 E 73d st, to Geo V N Baldwin, Jr, as attorney, of Highland Park, N J. Weeks av, No 1665, w s, 34 s 173d st, 50x95. Oct 6, 3 yrs, 5½%. Oct 7, 1910. 11:2793. 4,000

Streifler (Jacob) Co to Frank J Schoonmaker, 66 Lincoln pl, East Rutherford, N J. 165th st, n s, 50 e Stebbins av, 25x113.4; Wilkins pl, e s, 175 s Jennings st, runs e 159.6 x s 99.10 x s 9.10 x — 122.5 to pl x n 100.6 to beginning. Prior mt \$97,000. Oct 7, 1910, due, &c, as per bond. 10:2691. 6,500

Same to same. Same property. Certificate as to above mt. Oct 7, 1910. 10:2691. —

Schnakenberg, John to Benj Benenson, 407 E 153d st. 155th st, s s, 70 e Melrose av, 50x100. P M. Prior mt \$36,000. Oct 7, 2 yrs, 6%. Oct 8, 1910. 9:2376. 7,000

KING'S WINDSOR CEMENT

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

For PLASTERING WALLS AND CEILINGS

J. B. KING & CO., 17 State St., N. Y.

Smith, Terence to Emma C Orr, 50 W 76th st. Southern Boulevard, e s, 125 s Jennings st, 75x100. Oct 8, 1910, 3 yrs, 6%. 11:2980. 5,000

Schnakenberg, John to Benj Benenson, 407 E 153d st. 155th st, s s, 120 e Melrose av, 50x100. P M. Prior mt \$36,000. Oct 7, 2 yrs, 6%. Oct 8, 1910. 9:2376. 7,000

Schnakenberg, John to Benj Benenson, 407 E 153d st. Briggs av, s e cor 198th st, 98x23.1x98x25. Oct 7, 1 yr, 5½%. Oct 8, 1910. 12:3295. 4,000

Schnakenberg, John to Benj Benenson, 407 E 153d st. Grand Boulevard & Concourse, s e cor 197th st, runs e 58.6 x s 90 x w 48.11 to Grand Boulevard & Concourse, x n 90 to beginning. Oct 7, 3 yrs, 5½%. Oct 8, 1910. 12:3304. 4,500

Sowdon, Mary V to Geo P Baisley. Williamsbridge road, near Silver st. Anthony av, No 1986, e s, 268 s Burnside av, 25x 145.4. Oct 7, due, &c, as per bond. Oct 10, 1910. 11:2814. 2,597

Schueler, Theresa to TITLE GUARANTEE & TRUST CO, 176 Bway, 3d av, No 3621, n w s, abt 275 n 169th st, 25x118x25x 119, except part for av. P M. Oct 11, 1910, due, &c, as per bond. 11:2910. 4,000

Squire, Louisa C to TITLE GUARANTEE & TRUST CO, 176 Bway, 3d av (Fordham av), n w s, at s w s 173d st (11th st), 25x110. Oct 7, due, &c, as per bond. Oct 11, 1910, 11:2920. 3,000

*Sound Realty Co with Anita D Crandall, 441 W 124th st. 231st st, n e cor White Plains road or av, 105x57, Wakefield, except part for av. Subordination agreement. Sept 17. Oct 13, 1910. nom

Shepard, Edw M as trustee Jno R Ackerman with Alma Romann. Cambreleng av, Nos 2477 & 2479. Extension of two mortgages for \$2,800 each, until Oct 4, 1913, at 5%. Sept 21. Oct 13, 1910. 11:3091. nom

Tully (Jno J) Co, 884 Southern Boulevard, with City Mortgage Co. Wilkins av, w s, 101.7 n Jennings st, 81.3x102x81.3x109.10. Subordination agreement. Oct 7, Oct 13, 1910. 11:2965. nom

Turnbull, Margt to TITLE GUARANTEE & TRUST CO, 176 Bway. Lafontaine av, No 2024, e s, 90.7 s 179th st, 24x100. Oct 13, 1910, due, &c, as per bond. 11:3068. 4,200

Trask Building Co to City Mortgage Co, 15 Wall st. Southern Boulevard, s e cor 174th st, 50x100. Bldg loan. Oct 11, 1910, demand, 6%. 11:2983. 2,500

Same to same. Same property. Certificate as to above mt. Oct 11, 1910. 11:2983.

Uhlig, Paul C, of Cranford, N J, to Jas T Barry, 1149 Boston road. Simpson st, No 1138, e s, 175 n 167th st, 40x100. P M. Prior mt \$—. Oct 10, 2 yrs, 6%. Oct 11, 1910. 10:2728. 7,900

Valentine Const Co, 1616 Crosby av, to Pinkus Nathan, 35 W 86th st. Lafontaine av, No 2017, w s, 150 n 178th st, 37.6x100. Prior mt \$27,500. Oct 11, 1910, due, &c, as per bond. 11:3061. 5,000

Same to same. Same property. Certificate as to above mt. Oct 11, 1910. 11:3061.

Williams, Cordelia with Mary F Carney, 165th st, No 796 E. Extension of \$4,500 mt until May 1, 1913, at 5%. June 7. Oct 8, 1910. 10:2669. nom

Winnie Realty & Const Co to CENTRAL TRUST CO of N Y, of 54 Wall st. Dawson st, e s, 781 n Longwood av, runs e 100 x n 35.4 x n 60.5 to s s Intervale av x w 63.5 to the curve of s e cor Intervale av & Dawson st x w 104.4 x s 75.10 to beginning. Oct 7, 1910, 3 yrs, 5%. 10:2702. 45,000

Same to same. Same property. Certificate as to above mt. Oct 7, 1910. 10:2702.

Wiedhopf Construction Co to Property Security Co, 180 Bway. Clinton av, n w s, at n e s 175th st, 194x149.10, except part for st & av. Prior mt \$103,000. Oct 7, 1910, due Jan 7 1911, 6%. 11:2949. 3,000

Same to same. Same property. Certificate as to above mt. Oct 7, 1910. 11:2949.

Winnie Realty & Constn Co to American Real Estate Co, 527 5th av. Kelly st, e s, 153.10 s Westchester av, two lots, each 38x 100. Two mortgages, each \$3,500. Two prior mortgages \$22,500 each. Oct 11, 3 yrs, 6%. Oct 13, 1910. 10:2713. 7,000

Weber, Wilhelmina, Chas Ahr, Louise Ball & Ernestine Bornholdt to Oscar Baker, of 773 Union av. Elton av, Nos 701 & 703, w s, 50 n 154th st, 50x100. Oct 11, 2 yrs, 5½%. Oct 13, 1910. 9:2376. 3,500

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 6.
129th st, No 52 West. Edmund L Knoedler agt Louis W Wehdebrock exr et al; R & E J O'Gorman, att'ys; Geo W Olvany, ref. (Amt due, \$17,125.17.)
Briggs av, n s, lot 217 & w two-thirds of lot 218, 33.4x93.11. Jas W Young agt Jos S Wood et al; Grant Squires, att'y; Chas L Hoffman, ref. (Amt due, \$2,327.50.)

Oct. 7.
No Judgments in Foreclosure filed this day.

Oct. 8.
Washington av, No 1728. Dora Fayen agt Jos C Zauderer; J Homer Hildreth, att'y; Jno C Hoeningner, ref. (Amt due, \$3,069.74.)
165th st, n s, 73.5 w Trinity av, 37.6x100. Chas G Albert agt Augusto Tonelli; Edw J Krug, Jr, att'y; Patk J Dobson, ref. (Amt due, \$5,622.75.)

Oct. 10.
Rider av, n e cor 141st st, 4.4x100x43.10x84.9. Leopold Gutttag agt Kate Montague; Harry Overington, att'y; Roy N Robinson, ref. (Amt due, \$7,085.63.)
Amsterdam av, Nos 1529 to 1535. Leo W Vogel agt Jno Rollmann; Vogel & Vogel, att'ys; Patk J Dobson, ref. (Amt due, \$7,206.40.)

Oct. 11.
146th st, s s, 175 w Lenox av, 100x99.11. Jessie C McBride agt Isaac H Radford; N A McBride, att'y; Jerome H Koehler, ref. (Amt due, \$28,106.)
24th st, No 232 East. Saml Halperin agt Rosa Halperin et al; Stone & Chugerman, att'ys; Faulkner Hill, ref. (Amt due, \$5,390.40.)

LIS PENDENS.

Oct. 8.
No Lis Pendens filed this day.

Oct. 10.
Bradhurst av, s e cor 150th st, 25x99.11. Jno T Brook agt Lipman Toplitz et al; foreclosure of transfer of tax lien; att'y, W Lustgarten.
15th st, No 136 East. People of the State of N Y agt Jacob Spielberg; notice of levy; att'y, C S Whitman.
26th st, Nos 518 to 534 West. Alpha Portland Cement Co agt Realty Co of West Twenty-sixth Street et al; action to declare lien; att'y, L H Porter.

Oct. 11.
Lenox av, s e cor 143d st, 24.11x85. Frank C Schaeffler et al agt Spencer Blake Realty Co et al; action to foreclose mechanics lien; att'y, B L Fairchild.
Av A, w s, 63.7 s 78th st, 19.3x94.
Lots 64 & 190, map of Sec A, Vyse Estate, Bronx.
Longfellow av, w s, 75 s 173d st, 75x100 and other property in Kings and Queens Counties. John E Quinn agt Jas J Quinn et al; partition; att'ys, Foley, Martin & Nelson.
Hughes av, w s, 131.11 s 180th st, 75.3x165.3x 75.7x171.4. Arthur Neithardt agt Pasquale Lauria et al; action to foreclose mechanics lien; att'y, B Kelly.
Macombs rd, No 1363. Pasquale Cerbone et al agt Jerome Avenue Building & Improvement Co; action to declare lien; att'ys, Johnston & Johnston.
1st av, No 1145. People of the State of N Y agt Chas M Kaufman; notice of levy; att'y, J F Clarke.

Oct. 13.
134th st, n s, 106.2 e 3d av, 25x100.
Interior parcel beg at a point in middle line between 134th & 135th sts, and 66.9 e 3d av, runs s 25 x e 9 x n 25 x w 9 to beg.
3d av, s e cor 134th st, 25.11x41.4x irreg.
135th st, s s, 230 e Willis av, 20x100.
134th st, s s, 239.10 e Alexander av, 16.7x100.
135th st, n s, 106.6 e Alexander av, 25x100.
Leggett av, e s, 275 n 146th st, 25x100.
Ella E Foxwell agt Addie A O'Gorman et al; partition; att'y, S Williamson.
23d st, No 462 West.
Greene st, Nos 108 & 110.
Helen A Fowler agt Maud K Babcock et al; partition; att'y, J Delahunty.
7th st, No 279. People of the State of N Y agt Betty Gluck; notice of levy; att'y, J F Clarke.

Oct. 14.
Division st, Nos 54 & 56. Iverson, Gustafson Co agt Louis Winkler et al; action to foreclose mechanics lien; att'y, J Gans.
Stebbins av, No 1358. Harry D Wheeler agt Henry Reifel et al; notice of levy; att'y, D J Gladstone.

FORECLOSURE SUITS.

Oct. 8.
126th st, No 301 West, leasehold. Shenk Realty & Construction Co agt Isidore Braveman et al; att'y, J R Schiff.

Oct. 10.
College av, w s, 150 n 165th st, 22x92. Lillie B Lillienthal agt Clara Zauderer et al; amended; att'y, S Wechsler.
Villa av, No 3098. Luigi Zibelli agt Battista Tucci et al; att'ys, Menken Bros.

Oct. 11.
Madison av, e s, 49.11 n 133d st, 50x72.6.
133d st, n s, 72.6 e Madison av, 37.6x99.11.
Two actions; Jno Aspinwall et al agt One Hundred and Thirty-Third Street Realty Co et al; att'ys, James, Schell & Elkus.
Madison av, n e cor 133d st, 49.11x72.6. Wm L Condit agt same; att'ys, James, Schell & Elkus.
10th st, No 272 East. Geo E Lapp agt Betty Gluck et al; att'ys, James, Schell & Elkus.
Hester st, n e cor Mott st, 26.6x45.5. Viola L Jones agt Frank Tetti; att'ys, Spiro & Wasservogel.
Melrose av, s w cor 163d st, 100x19.5. Harford W H Powell, trustee, agt Jos Wiener et al; att'y, H Kropf.
117th st, n s, 250 e 2d av, 25x100.11. Louis Lahens et al agt Jacob Hertzberg et al; att'ys, Cary & Carroll.
Greenwich st, No 396. Steffen Dieckmann agt Chas Bettels et al; att'ys, Thompson, Koss & Warren.
30th st, n s, 156.8 w 3d av, 26.8x98.9. Kate Ryan agt Louis H Perlman et al; att'y, W C Orr.
2d av, No 1907. Jonas Weil et al agt Aaron M Schwartz et al; att'y, M Sundheimer.

Oct. 13.
Marmion av, n e cor 176th st, 100x100. Eliza C Haight agt Paul Dannhauser, et al; att'y, S Wray.
14th st, n s, 25 w 7th av, 25x96. Gertrude De Graffenried agt Linda F Butler et al; att'y, E R Vollner.
17th st, Nos 230 to 234 West. Ole H Olsen agt Alexander W Fraser et al; att'ys, Kurzman & Frankheimer.

Oct. 14.
119th st, s s, 230 w 1st av, 35x100.10. Martha C Tiemann agt Jennie Stern et al; att'ys, Cary & Carroll.
109th st, s s, 138 w Bway, 25x100.11. Georgianna Keep et al agt Joshua T Butler et al; att'ys, Geller, Rolston & Horan.
156th st, n s, 200 e Bway, 39.6x99.11. Minnie Vincent agt Louis Meryash et al; att'y, F L Nathan.
Division st, s e s, lot 26, map of Estate of William Crowther, Bronx. Mary Finck agt Lillian J Hertz et al; att'ys, Strouse & Strauss.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Oct.	8 Almond, Danl et al—City of N Y.....	63.41
	8 Albert, Isaac et al—R Rosenthal, costs.....	69.36
	8 Amron, Jacob—Wm Ottmann & Co.....	353.14
	10 Antonopulo, Costa D—H S Sayers.....	119.72
	10 Aug, Edna—H L Constable.....	81.42
	10 Aaronson, Jacob H—Morse & Rogers.....	183.85
	10 Alexander, Jos S—E Getzler.....	144.06
	10 Abramovitz, Abram—M Arluck.....	70.88
	10 Attias, Michael—C Casino.....	60.71
	11 Armentani, Eugenio—E De Stefano.....	45.88
	11 Allen, Jno H—City of N Y.....	440.02
	11 Aaronson, Philip—W Jacobson, costs.....	108.75
	11 Asensio, Chas B—J C Klatze.....	1,249.86
	11 Ackerman, Max—D Fried.....	126.53
	11 Austin, Geo A—M C Meldrum.....	247.73
	13 Acierno, Feliciano—N Y Telephone Co.....	23.12
	13 Andriaccio, Rocco—the same.....	240.57
	13 Andrew, Andree G—the same.....	42.40
	13 Appelman, Isaac—N Y Edison Co.....	69.04
	14 Arendt, Fredk J—Jno Wanamaker, N Y.....	257.40
	14 Allen, Edgar—O A Wurm et al.....	120.45
	14 Archibald, R Edwin et al—J K Foster.....	449.76
	8 Blankenstein, Louis et al—R Rosenthal.....	69.36
	8 Baumann, Wm—T Friedeberg.....	35.06
	8 Benoit, Emile—A A Weigert et al.....	37.47
	8 Baker, Wm H—Austin Mfg Co.....	673.19
	8 Barnett, Geo et al—Edw Smolka & Co.....	121.93
	8 Blum, Bernard et al—the same.....	121.93
	8 Baring, Chas—W Chance.....	11,097.47
	8 Berardi, Antonio et al—A R Spero.....	867.00
	8 Bell, Jas—H Wolfe.....	120.36
	8 Bonenno, Vincenzo et al—Canton Steel Ceiling Co.....	75.50
	10 Buge, Reinhold M F—N Y Edison Co.....	74.43
	10 Bauman, Emanuel W—the same.....	25.61
	10 Balassa, Cornel—the same.....	12.94
	10 Barrett, Frank N—the same.....	13.23
	10 Bassett, Edw M et al—Long Acre Electric Light & Power Co.....	95.55
	10 the same—the same.....	763.29
	10 Brookstone, Simon M—M Starre.....	179.75
	10 Bachrach, Max et al—A Goldberg.....	117.65
	10 Bickart, Harry—C H Moak.....	47.41
	1\$ Bourne, Sidney H et al—H J Greenbaum et al.....	409.83
	10 Blacker, Max & Beckie—Jacobson & Schoen et al.....	110.66
	10 Billings, Geo J—A L Lowenthal.....	53.79
	10 Boise, Wm E—A J Walker.....	32.90

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10 Blum, Eugene et al—A Weiskittel & Son Co 514.48	14 Danancher, Louis—Coney Island News Co 51.11	8 Hill, Geo H et al—North Sand Co..... 122.27
10 Braasch, Max—N Laigler et al..... 200.29	14 Dauscha, Bruno R—A Baudouine..... 1,846.38	8 Hogan, Jno—City of N Y..... 206.78
10 Brownstein, Saml—Wm Francis Clemmons..... 102.58	14 Decker, Sigmund et al—Central Trust Co of N Y..... 176.08	10 Hays, Eugene D—J E Janvrin..... 235.84
10 Brown, Wolstan R—J G Wiebel..... 99.93	8 Ellicut, Chas R—N J Packard et al..... 218.22	10 Hearn, Jno T—F A Cauchois..... 1,953.47
10 Burtis, Fannie B—M Meyer et al..... 169.67	8 Ederheimer, Leopold—A Landsberg et al..... 92.36	10 Henken, Morris et al—J Radzievicz..... 119.65
10 Bahr, Geo J—Cross, Austin & Ireland Lumber Co 38.10	8 Ehrhardt, Oscar—City of N Y..... 48.27	10 Harding, Fred L et al—N Y Edison Co..... 17.69
11 Burrows, Walter R—Jno Wanamaker, N Y. Agency 78.41	10 Eustis, Jno E et al—Long Acre Electric Light & Power Co..... costs, 763.29	10 Hall, Ernest L—G Barrie et al..... 25.11
11 Buellsbach, Casper—Anheuser Busch Agency 106.58	10 Engel, Bruno et al—Caldwell & Osterhoudt Corp 49.55	10 Heinsch, Ernest—G F Lawrence..... 61.61
11 Brown, Joe et al—W Sherman et al..... 88.93	10*Ettinger, Jos et al—J Samuels et al..... 28.73	10 Haynor, Henry J—A Jordan..... 165.00
11 Bollenbacher, Jacob—City of N Y..... 40.76	10 Edelman, Alfred G—Equitable Trust Co of N Y 82.20	10 Higgins, Edw—M N Clement..... 1,837.65
11 Barnett, Percy N—A P Lord..... 239.65	10 Elnger, Oscar et al—United Steel Frame Co 103.76	10 Hautman, Chas et al—M Ellenbogen..... 94.46
11 Beal, Wm F—E H Clarkson..... 133.62	10 Evans, Thos E—Broadway Building Co..... 1,531.27	11 Holmes, Elizabeth—Jno Wanamaker..... 66.01
11 Brownstone, Jacob et al—W Ain..... 50.93	11 Enrgott, Geo W—W Kerby..... 106.07	11 Houck, Edw T et al—Liberty Liquor Co..... 319.77
11 Block, Nathan & Wm—L Greenberg..... 87.65	11 Edlin, Wm—J R Smith & Co..... 43.93	11 Hencken, Jno—M W Giatras..... 18.86
11 Beck, Robt W—B Greenstein..... 131.90	14 Edwards, Gus—Jas McCreery Realty Corp..... 888.30	11 Hanney, Timothy* & Michael—M J Drummond et al 24.72
13 Basch, Bernard A—N Y Telephone Co..... 46.25	14 Edelman, Moses or Emanuel—H Mendelsohn 340.36	11 Hyer, Jos—City of N Y..... 242.10
13 Bauman, Emanuel W—the same 380.07	8 Friedman, Marks—L Olitsky et al..... 191.04	11 Hart, Max—G A Kohut..... 117.66
13 Baron, Louis—the same 65.27	8 Farrell, Jno P—Kenney Mfg Co..... 194.31	11 Haf, Theodore A—M Morganstern..... 183.46
13 Ballarian, Vahan—the same 44.43	8 Fisher, Fredk G—United States Title Guaranty & Indemnity Co..... 55.50	11 Horwitz, Sophie—D Prager 238.69
13 Bernhardt, Jos—the same 40.95	8 Francavillo, Guisepe et al—A Spero..... 768.00	11 Herman, Armin—B Bermann 86.54
13 Bradley, Gordon B—N Y Edison Co..... 15.88	10 Fleury, Jas A—Federal Varnish Co..... 39.36	11 Hearn, Edwin R—F M Wells..... 2,868.25
13 Blumenthal, Harry—the same..... 33.87	10 Fernberg, Solomon—Hudson Garage Co..... costs, 14.67	13 Hoagland, Edw A et al—N Y Edison Co..... 48.15
13*Barwater, Emil et al—Hudson Trust Co..... 537.17	10 Felt, Fredk—W R H Martin et al..... 80.78	13*Henning, Chas T et al—Hudson Trust Co..... 537.17
13 Beye, Henry et al—the same..... 537.17	10 Friedman, Harry M et al—J Samuels et al..... 27.89	13 Hayes, Chas F—Conron Bros Co..... 379.66
13 Buck, George et al—the same..... 537.17	10 Farrell, Matthew J—N Y Edison Co..... 33.83	14 Hoffman, Julius—C Essenwanger..... costs, 119.63
13 Buehn, Jno—Elias Gussaroff Realty & Construction Co..... 215.41	10 Fisher, Jos—J Nitzburg..... 93.60	14 Holland, Thos G & Jno L—Bronx Borough Bank 1,249.16
13 Ball, Chas E—W Forman 98.61	10 Friedman, Louis—Upjohn Co 32.00	14 Hofstadter, Jno et al—M Waxman..... 944.91
13 Bloomgarden, Howard & Isaac—State Bank..... 450.12	10 Filler, Louis—Gudebrod Bros Co..... 245.24	14 Hyland, Nellie—A H Landeker..... 384.31
13 Bloomgarden, Howard et al—the same..... 475.70	10 Fitzpatrick, Jennie—Morse & Rogers..... 237.65	14 Holland, Lewis et al—A L Adams..... 16.15
13 Bloomgarden, Howard & Isaac et al—the same 318.45	10 Fichter, Adolph A—W R Bohmert et al..... 39.72	14*Horwitz, Jacob et al—A Scheinberg et al..... 92.26
13 Block, Eugene H—S Pitou 253.57	11 Ford, Solomon K—W W Montjoy..... 276.85	14 Haffkin, Isaac—M Meyer et al..... 26.41
13 Baker, Jno H—M Stephens 3,712.46	11 Forschner, Chaje—M Linzer..... 54.01	14 Haick, Jos—B Greef et al..... 72.09
13 Burchill, Thos F—J Weay 281.97	11 Finucan, Thos—J J Moore..... 26.41	14 Hart, Fredk A—Adelphia College..... 281.40
13 Bullenberger, Saml—N Y Telephone Co..... 73.38	11 Fischer, Ernest C—C Klux..... 9,822.73	14 Hett, Edw—American Metal Door Co..... 149.50
14 Boehm, Geo N—D H Kahrs..... 29.31	13 Flaxbaum, Saml, Morris* & Chas H—N Y Telephone Co..... 36.87	14 Hoyle, Frank J et al—B F Demilt..... 646.56
14 Brennan, Jas—M Kane 59.72	13 Fernandez, Michael—N Y Edison Co..... 9.97	14 Horacek, Frank et al—Hoster Columbus Associated Breweries Co..... 1,138.27
14 Beckwith, Floyd M—A H Nichols et al..... 217.47	13 Frazier, M Leonard—E L Walker..... 442.67	8 Isele, Robt—H Buttner 321.05
14 Bonanno, Vincenzo et al—Canton Steel Ceiling Co 117.07	13 Frazier, M Leonard—Olin T Stephens, Inc..... 637.63	10 Isselbacher, Morris—T Boyd et al..... 2,208.08
14 Birnbaum, Saml—H Jarerbaum..... 539.15	13 Fry, Geo B—A F T Fry..... costs, 403.30	14 Itzkowitz, Solomon—I Loebelson..... 263.41
14 Berkowitz, Chas—A L Adams..... 16.15	13 Friedman, Nathan—A H Joline et al..... costs, 79.00	8 Johnston, Danl S Jr—City of N Y..... 111.54
14 Blankfort, Henry—United Merchants Realty & Improvement Co..... 469.65	14 Fisher, Valentine—J J Dillon..... 84.41	10 Joline, Adrian H et al, recrs—A Hickey..... 3,143.97
14 Buckley, Thos J—F W Ferris..... 20.96	14 Fogarty, Jno J—M Curran..... 187.41	10 the same—J T Hickey..... 627.97
14 Barnett, Israel et al—A Scheinberg et al..... 92.26	14 Forden, Thos W et al—J E Simmons..... 5,149.93	10 Jaskowski, Leopold or Jakowski—B K Bloch 178.21
14 Bernstein, Lena—B Scher..... costs, 76.94	14 Flichtenfeld, Kate et al—J P Schmitt..... 121.75	11 Judson, Cyrus F—J R Smith & Co..... 407.31
14 Blum, Jos M et al—American Woolen Co of N Y..... 6,112.28	14 Finn, Jas—J M Chasis..... 264.41	11 Joseph, Saml et al—E Zwisohn et al..... 265.06
14 Bocker, Jno H et al—N Sapin..... 571.88	14 Farber, Abe & Sam*—Jos Stern & Sons..... 201.67	11 the same—the same..... 69.31
8 Clair, Mathew or Matt—A Friedman..... 30.89	14 Poland, Peter—Standard Blue Stone Co..... 1,257.22	11 Jones, Nettie J & Cyrus P—M A Lazaroff..... 140.00
8 Comfort, Horace—S Van Rensselaer et al..... 189.53	8 Gillett, Morillo H—City of N Y..... 737.43	11 the same—the same..... 140.00
8 Collins, Jas J—Mercantile Finance Co..... 52.58	8 Gottlieb, Saml L et al—Concrete Products Co 273.46	11 the same—the same..... 140.00
8 Carling, Jno—Chelsea Exchange Bank..... 179.49	10 Gans, Geo—F H Doyle et al..... 259.71	11 Joyce, Thos—N Y Edison Co..... 14.27
10 Corr, Jos A—J E Walker et al..... 40.01	10 Gathy, Geo—K Steber 215.41	13 Jarashow, Nathan & Benj—J A McCafferty..... 328.67
10 Cottrell, Jno W—T Monahan..... 1,038.53	10 Grumken, Johan—N Y Edison Co..... 414.62	14 Jasser, Aje or Gustave—M Waxman..... 474.75
10 Clements, Nicholas D et al—C Bua..... 116.04	10 Goldberg, Rose & Saml—Sonn Bros..... 331.34	14*Jamerson, Chas R et al—American Woolen Co of N Y..... 6,112.28
10 Cohen, Benj—H W Baker Linen Co..... 79.34	10 Goldberg, Wolf et al—M Miller..... 316.92	8 Knauf, Chas—J P Duffy Co..... 122.36
10 Colleary, Henry—E B Eising et al..... 367.79	10 Gruver, Simon—C Schaumberger..... 52.21	8 Kaplan, Louis I—Federal Varnish Co..... 63.71
10 Connor, Joe O—J H Collins..... 2,031.00	10 Guterding, Jacob—A L Lowenthal..... 32.41	8 Katz, Louis—City of N Y..... 31.05
11 Connaughton, Jno—V Loewers Gambrinus Brewery Co 201.71	10 Greenwald, Jos et al—J Wirklich..... 74.48	10 Kriete, Richard—J C Shriner..... 29.71
11 Cahn, Elliot G—P A Hegeman et al..... 2,560.11	10 Gregory, Rose* & Walter D et al—Sherman National Bank of N Y..... 534.82	10 Krakauer, Louis et al—United Steel Frame Co 103.76
11 Correnti, Salvatore—N Y Contracting & Trucking Co costs, 108.85	10 Gombiner, Morris et al—J A Blum..... 431.27	10 Katz, Jacob et al—Cliffwood Brick Co..... 242.65
11 Cuneo, Jos—A Egan..... costs, 68.43	10 Godwin, Waldo S et al—C B Meyer..... 523.65	10 Kotinsky, Nathan—L London..... 45.51
11 Carroll, A Marion—White Star Transfer Co..... costs, 32.65	10 Gregory, Mary—H Rothschild..... 2,392.03	10 Klein, Mayer H et al—J Wirklich..... 77.43
11 Cottrell, Jno W—J Sapiro..... 273.46	11 Gittens, Jos N—System Co..... 30.15	10 Kuran, Clark—Chemical Realty Co..... 33.23
11 Cohen, Jacob A et al—M Handin et al..... 431.02	11 Guenther, Emil—F H Brown..... 68.51	10 Kramer, Fredk—J Jantzen 560.86
13 Coombs, Dora—L A Witherill 19.29	11 Greenfield, Aaron—A Leichter..... 133.31	10 Kollé, Gustave—Beakes Dairy Co..... costs, 123.55
13 Cottrell, Jno W—H Hillebrand..... 1,034.42	11 Ginsburg, Simon & Harris—Burns Bros..... 97.90	11 Kleinbaum, Louis—P Jaulus 299.72
13 Comforti, Jas et al—G C Wheeler et al..... 46.89	11 Greenberg, Harry—A Karpel et al..... 31.06	11 Karatsonyi, Anthony—J Wilking..... 1,217.59
13 Cridge, M Eleanor—Lord & Taylor..... 47.87	11 Gaffney, T A—Fidelity & Casualty Co of N Y 19.49	11 Koelbe, Peter—J Brodie 118.29
13 Cullen, Bertha M—Arwin Realty Co..... 113.90	11 Gruebnean, Otto—E M Francis et al..... 49.40	11 Kronengold, Philip—J R Smith & Co..... 69.33
13 Chamberlain, Geo W—F O Kreamer..... 170.67	11 Golden, Wm M Jr—Edw Thompson Co..... 128.75	11 Kleinberg, Jos—Curtis-Blaisdell Co..... 77.36
13 Caulfield, Jno—H S Hansen 1,843.50	11 Garten, Ziesel—M Geier..... costs, 23.08	11 Kalikowsky, Saml et al—W Ain..... 50.93
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