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THE recent sale of some residences of West Seventy-ninth Street for the purpose of constructing an apartment house on their site is an interesting indication of the dominant tendency in New York real estate. The only reason why people continue to live in private dwellings on the West Side is that such a type of building prevails in large numbers throughout that neighborhood. In case a fire destroyed the existing houses on the West Side, the whole district would be re-improved with apartment houses, and the reason why the re-improvement does not take place more rapidly at the present time is that the tenement house law interferes. On a good street like Seventy-ninth Street it is possible to erect the twelve-story fireproof apartment houses which have become the only profitable type of construction on the West Side; but on narrow streets it does not pay to tear down existing residences in order to replace them merely with six-story buildings. The consequence is that on the corners and on wide streets a considerable amount of reconstruction will take place. Whereas on the ordinary side street the existing dwellings will linger long after they have any real reason for existence. In every part of Manhattan the apartment house is gaining considerably on the private dwelling. Even on the East Side the co-operative apartment house is finding accommodations for many families who formerly occupied private residences, and the demand for individual houses is palpably less than it was a few years ago. It is surely worth considering whether this fact should not be recognized in the tenement-house law. There is no reason why fireproof apartment houses should not be erected on the side streets, provided sufficient court areas are provided; and in view of the burden which the provision places on Manhattan property-owners, the law should be amended to that respect.

THE purchase of the northwest corner of Thirty-eighth Street and Madison Avenue by a neighboring property-owner, so as to prevent the erection thereon of a business building will probably serve to prevent any business invasion of that part of Madison Avenue for another ten years. Of course it will tempt real estate operators to undertake similar operations whenever an opportunity occurs, but presumably the neighboring property-owners would not have gone to the heavy expense of preventing the erection of the proposed building, unless they saw their way to controlling other property which might be used for similar purposes. There is no reason why Madison and Park Avenues, between Thirty-fifth and Forty-first Streets cannot be kept almost entirely free from business for an indefinite period. Inasmuch as there are plenty of rich people, who like the convenience of living in a central location south of Forty-second Street, and who are willing to pay very high prices for the privilege, these few blocks on Murray Hill are really more valuable for residence than for business purposes; and the business interests of the city will not be injured by their retention in the hands of the owners of private dwellings. Eventually business is bound to take possession of this entire neighborhood, but it may be hoped that the local property-owners will be able to fight off the invasion for as long as they wish to do so. The Murray Hill district is one of the pleasantest in Manhattan, and its conversion into an ordinary business section would be a loss rather than a gain. On the other hand the rest of Madison Avenue will within the next few years be rapidly developed for business purposes. Between Twenty-

sixth and Thirty-fourth Streets about ten business buildings have recently been constructed, and during the next few years the majority of the old brown stone residences of this quarter will assuredly disappear. North of Forty-second Street, the process will be slower, but no less inevitable. The blocks immediately north of Forty-second Street have already become very valuable for retail purposes. Further north the existence of certain large apartment houses will deprive the retail trade of many of the best corners, but it will creep into the old brown-stone houses in the middle of the blocks. Particularly north of Fifty-ninth Street Madison Avenue has ceased to be very desirable as a private residential thoroughfare. Property on the avenue has not shared in the increase in values which has so generally taken place throughout the East Side residential district, and the present dwellings will gradually give way to apartment houses with stores on the ground floor. In case a Madison Avenue subway is built this process will be very much accelerated. The mere construction of the subway will make the avenue for several years a comparatively unpleasant place in which to live, and after it is completed the building of apartment houses with stores on the street will proceed rapidly.

CONSIDERING the benefits which were supposed to accrue to the property-owner from a better method of budget making, the preliminary estimates for the coming year are not so very encouraging. There will be an increase of over \$6,000,000 in the total appropriations, and the best that can be said about this increase is that it will not mean any substantial change in the tax rate. Considering the large amount of new building which has recently taken place, and certain increases in real estate values, the assessed valuation of real property may possibly expand as much as \$300,000,000, and the existing tax rate levied on this increase will produce about \$5,000,000. There can be no doubt that the Board of Estimate has really tried to keep appropriations down and that it would have succeeded in doing so effectually, had it not been necessary to make appropriations for certain expenses which have hitherto been escaped by vicious methods of book-keeping. But the Record and Guide has never believed that it lay within the ability of the administrative officials of the city with the legal authority now at their command to effect any substantial decrease in the city's expenses, and if any of the candidates for the office of Mayor are elected who have promised such economies, they will probably disappoint their supporters. That New York wholly fails to get full value for its enormous expenditures we fully believe, but there is also every reason to believe that the process of economizing demands a drastic administrative reorganization. The first step towards such a reorganization is the adoption of the Ivins charter, and until it is adopted, any promises about economical and efficient administration will be practically impossible to keep.

NOW that New York is on the brink of the election there is every reason to believe that the constitutional amendment of the debt-limit will be accepted by voters. The question has not bulked large in the public speaking, but no one of the candidates for Mayor has opposed it, and at least two have warmly approved it. The average voter will believe that a vote on behalf of the constitutional amendment will be a vote in favor of more subways, and he will be right. The final decision of the Court of Appeals in relation to the debt-limit, although it was assuredly a wise decision, does not afford New York the credit it needs to continue subway construction. It leaves the debt margin at something less than \$100,000,000, and considering the responsibilities of the city in other respects, that margin is not large enough for the purpose of continuing the construction of a municipal subway system. The Broadway-Lexington Avenue subway alone is estimated to cost as much as that. In case any necessity arises for the further use of the city's credit for purposes of subway construction, a larger margin will be necessary, and if this margin is obtained by means of the constitutional amendment, it will be obtained under conditions which will prevent its use upon unremunerative enterprises. Taxpayers should consequently vote for the amendment. A vote in opposition to it is a vote to tie the hands of the municipal authorities in their negotiations with corporations for the construction and operation of future subways. The Record and Guide believes that, considering the standing of the city's credit at the present time, New York stock should not be issued for subway construction, provided such an issue can be avoided. If subways can be built by private companies

with their money under the conditions imposed by the new Rapid Transit Act, they should be built in that way. But the city should always have the alternative of municipal construction in case good terms cannot be obtained from private corporations. That is the fundamental reason for the approval of the constitutional amendment. It is interesting, by the way, to remark how large a figure subways have cut in the municipal campaign this fall. All the candidates are valiantly promising that they will provide the people of New York with as many subways as they want, and they are making this promise in spite of the fact that if elected they will not have the power to carry it out. But the incident at least indicates the dominant importance of new subway construction in the minds of the inhabitants of New York City.

NOVEMBER comes next week and the building trades are thinking about such arrangements for the Winter season as may be required, though the Winter is rarely anymore a closed season when there is good work to do. During October a large amount of new work has been started, and most of the trades are well employed; some have more to do than they had in the Summer. Operations seem to be taking a fresh start. This is partly due to the fact that jobs long ago planned-out are now reaching the stage where they can employ mechanics in large number. For example, at the American Bank Note Company's operation, at Hunts Point station, the contractors have started to put down the concrete foundations, and millions of brick are being stacked on the premises for use during the Winter months. New business structures in the midtown section, large apartment houses on the upper West Side, and a large amount of alteration work are successively calling for more materials and more mechanics. All the indications are for a steady growing volume of business, subject to weather conditions. A large amount of small work that has been planned for still remains to be put under contract, and some extremely important plans are on the architects' boards. It is understood that the firm of B. Altman & Co. are about ready to proceed with the enlargement of their department store, by extending the great building to Madison av. They have acquired all the Madison av frontage except the Howard corner at 34th st, and this corner has been left out of the firm's plans. The west side of Madison av is outside of that part of Murray Hill that is restricted to private dwellings. One other large building project for Madison av has been given up, as noted in the news of the week, and the site will be used for something else than a business block. The lower West Side, after many years of inactivity, gives some evidence of becoming a building centre again. Riverside Drive continues to gain as a centre of apartment house construction, and during the week the old Furniss home, occupying the block between 99th and 100th sts, was acquired by a syndicate headed by Messrs. Benjamin Mordecai and G. Richard Davis, who have been interested as owners and builders in some of the largest apartment houses on the West Side. Planning continues rather light, so far as new buildings are represented, but alteration projects are fairly numerous and many of them will be very large operations.

EFFECT ON TENANTS OF INCREASED TAXES.

To the Editor of the Record and Guide:

I am glad to see in your columns a letter from Mr. Polak challenging the statement that "high taxes make high rents, and low taxes make low rents."

Real estate owners in the City of New York should not allow themselves to be lulled into a sense of false security under the delusion that they will be able to shift increased taxes on real estate to their tenants. If that were possible, why fear the competition of cheaper rents in New Jersey?

It is true that the real estate tax comes out of the rent paid by tenants, because there is no other source for it; as no real estate owner will, for any length of time, pay the taxes on improved property out of his own pocket. But this does not mean that the taxes increase the total rent received, which is determined by a number of factors, of which taxation is a minor one. Out of the gross rent received from the tenant, the property owner must pay all operating expenses, including taxes, and he gets what is left. This net return on the average will fix the selling price of the property.

It is a well-known economic fact that THE SELLING VALUE OF LAND REPRESENTS THE CAPITALIZATION OF THE NET income, and, therefore, the effect of an increased tax is to diminish, or to prevent an increase in, that selling value.

The case is complicated by our custom of placing the same tax rate upon both land and buildings. The effect of an increased tax on real estate is twofold. In so far as it falls on buildings, it tends to check their production, which would result in a diminished supply and a higher rent, if the increase applied only to buildings, and if the increase was widespread. But the effect on the building is offset by the fact that the increased tax burden on land tends to force more land into use and also to keep down its selling price.

In a community where the value of buildings is very high in proportion to the value of the lots on which they stand, it may

be that the high tax will tend to increase the building rent more than it will reduce the ground rent, and will, to some extent, be shifted and paid by the tenant. Though even there, if rents are raised for that reason only, tenants are apt to move away and so bring the rents down again.

But in the City of New York, where land values are so high in proportion to the value of the structure, THE EFFECT ON THE TENANT OF AN INCREASED TAX IS NEGLIGIBLE.

If all real estate taxes within commuting distance of New York were increased, then it might be possible to add some of the increase, so far as this fell on buildings, to the rent. But this is not the present situation.

After all, this is a case in which the average man can see the facts without the need of an economic diagram. Does any tenant believe that if all taxes on real estate were abolished in this city, he could obtain an apartment any cheaper? Do not the owners to-day get all that the traffic will bear, and would they be any less likely to do so because their fixed charges were reduced? And can they get more simply because their taxes are raised?

A. C. PLEYDELL.

TAXES AND RENTS.

THE PRESIDENT OF THE TITLE INSURANCE AND TRUST COMPANY CHALLENGES MR. POLAK'S THEORY.

To the Editor of the Record and Guide:

In your issue of October 23, 1909, there appeared a letter from Mr. Edward Polak, expressing the belief that taxation has no effect upon rents. "Rent," says Mr. Polak, "is governed by the same law as any other commodity, namely, the law of supply and demand;" and answering the question, "Suppose it were possible to abolish all taxes on real property, would rent be reduced?" He says: "No, indeed."

Accepting Mr. Polak's own test of the law of supply and demand as regulating rent, the fallacy of his belief becomes apparent. New building operations are regulated by the amount of money willing to seek employment in this kind of investment, and this in turn is regulated by the net return to be obtained by such employment in competition with the profits to be derived from other classes of investments. If taxes on real property, and especially on buildings, could not be shifted from the owner to the tenant by means of increased rents, high taxation would be followed by a cessation of building operations, since investors could employ their money more profitably in other directions. Whatever differences of opinion may exist in regard to the effect on land values of the "single tax," all economists are agreed that taxes on improvements are shifted from the owner to the tenant, and the only way in which this can be accomplished is by raising rents. Very truly yours,

EDGAR J. LEVEY.

THE PHELPS STOKES FUND.—By the will of Catherine Phelps Stokes, sister of Anson Phelps Stokes, a sum estimated in the public prints as several millions is directed to be "used for the erection and betterment of the tenement houses in New York City, and the education of negroes in the United States and Africa, the Indians and needy and deserving students of industrial schools, similar to those schools at Northfield and the Peck Industrial School at Asheville, N. C." It is the residue of the testator's fortune that is devoted to these objects, and the following named are constituted, by the terms of the will, a board of trustees to take charge of this residue, which is to be known as the "Phelps Stokes Fund," in order to expend it for charitable purposes: The Protestant Episcopal Bishop of New York, the chancellor of New York University, Dr. Lyman Abbott, Elizabeth Eggleston Phelps Stokes, her sister; Newton P. Stokes, Helen O. P. Stokes, Mabel Slade, Caroline P. Stokes, Grace H. Dodge, Arthur Curtiss James. The proportion of the fund that will be set aside for the construction and alteration of tenements will evidently depend upon the judgment of the trustees. The money so "used" might very well be made a profitable investment instead of merely an outlay or "expenditure" bringing no return whatever. To be really a "model" tenement a house should stand in that relation to the owner, as well as to the tenant. Owners expect property to return a fair income, and if the Phelps Stokes houses would truly fulfill their office as "models," then the whole of the Phelps Stokes fund might very well be "invested" in such constructions, and the income so produced "used" for the benefit of the other objects named in the will.

BUILDING CODE legislation has been postponed until after the election, and Chief Engineer Lewis has not yet obtained the appropriation he needs to make the tests of fireproof materials directed by Mayor McClellan. Code revision is a decided issue in the present political campaign, which will end at the polls next Tuesday. The result of the election is expected to have a bearing on the revision of the code,—as to who will next revise it, and how it shall be revised. Such a matter ought not to be interwoven with partisan politics, many say, but it is, nevertheless. But there is room to hope that the next revision will be undertaken not with the object of making building construction more expensive, but less expensive, and at the same time better and more fireproof.

CONSTRUCTION.

THE MURRAY HILL RESTRICTIONS

A Builder's Views on the Future of Madison Avenue—Circumstances Connected With the Purchase of the Frederick Johnson Site

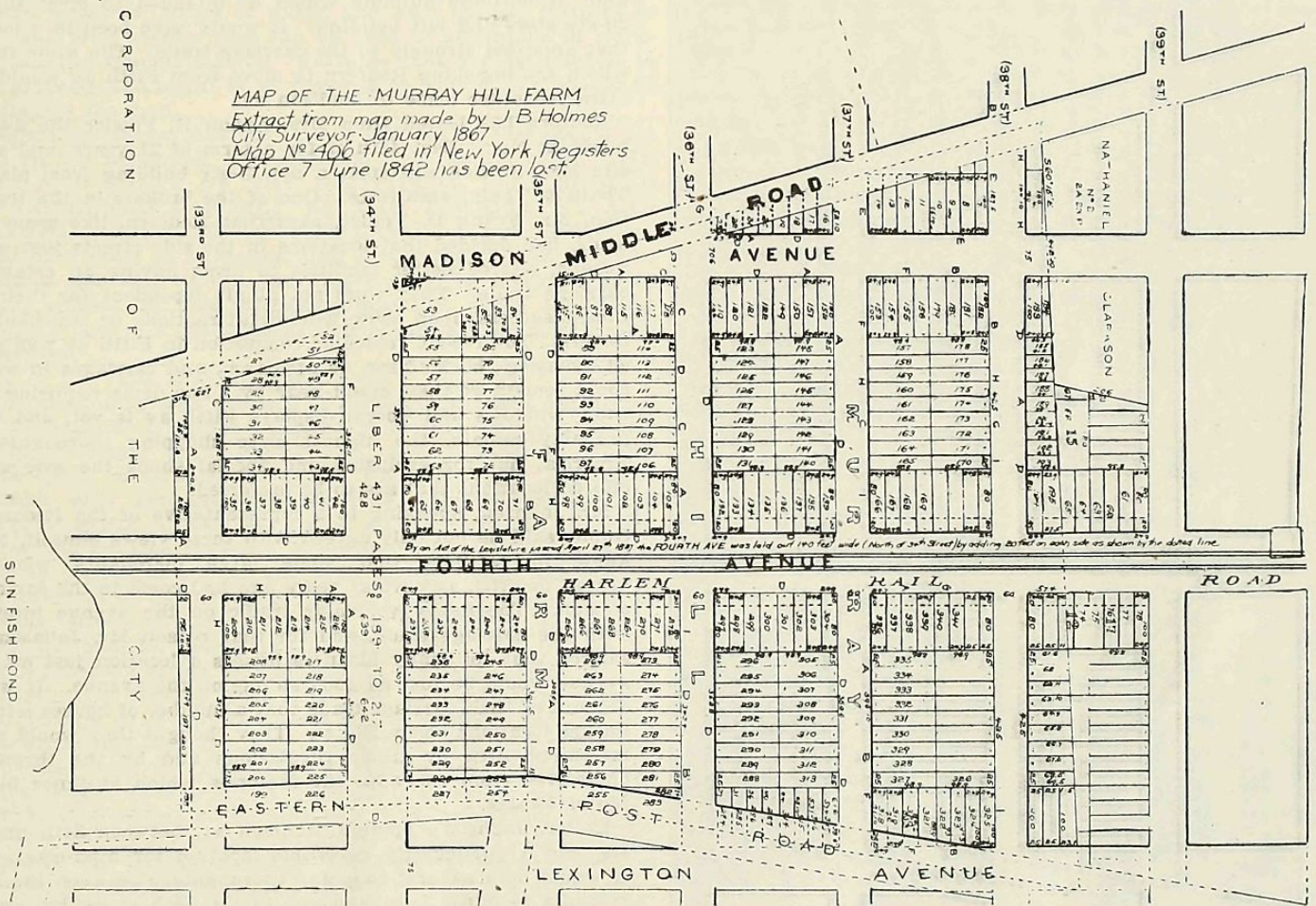
WHEN Frederick Johnson, the builder, acquired the northwest corner of Madison av and 38th st, it was with the intention of erecting a 10-sty apartment house. He supposed that the street was eighty feet wide, instead of which it is but seventy-five, and under the Tenement laws he would have been restricted to a 9-sty house, by which he would have lost from his calculations the revenue of one floor, and the building would have cost nearly as much as one of ten stories.

Then came his decision to improve the plot with a 20-sty business structure. Mr. Johnson had at his disposal a plot measuring 75 ft. on Madison av and 100 ft. on 38th st. For many years there had been standing on this plot three buildings, constituting latterly an unobtrusive apartment house, which had become unsuited to so valuable a site. Plans had been drawn and excavations had nearly been completed for the business building when Mr. Johnson concluded to accept an offer made to him by Mr. George W. Perkins. The contract to pur-

is therefore in the market. What will be its future? If Mr. Johnson had gone on with his business building, and the church site had fallen into the hands of men who did not believe that the restrictions would hold when the character of the section was changing, and they had put the issue to a test, it might have been decided by the courts, as in the case concerning the corner of Sixth av and 40th st, after the Elevated Railroad was put through, that the nature and character of the section had indeed changed.

THE CAMERON CASE.

While Mr. Johnson was going on with his building operations at the northwest corner of 38th st and Madison av, there were pending in the courts two applications for an injunction against a building of like nature to the one he intended to erect. These cases concerned the Cameron Building, which stands at the northeast corner of 34th st and Madison av, and the actions were brought one by Mrs. Sarah E. Goodhue and one by Messrs.



chase was ultimately signed by Mr. George F. Baker, Jr., the stated sum being \$750,000, subject to a mortgage of \$300,000, which left Mr. Johnson a profit of \$70,000 over and above what he had paid for and expended upon the site.

Mr. Johnson had contemplated a much more profitable operation. There is a great desire on the part of certain business lines for locations on Madison av, for reasons which will hereafter appear, and a business building at the northwest corner of Madison av and 38th st would probably have been the beginning of a general transformation from an entirely private residential district to a very general business section.

THE MURRAY HILL RESTRICTIONS.

This might have happened in spite of the restrictions which have so far protected the Murray Hill section, for the reason that with a business building at the corner of 38th st and another at the corner of 34th st, the courts might have been brought to see that the character of the section was changing, in case some other property owner within the restricted limits had attempted to violate the restriction.

Diagonally across the street from the Johnson site is the old South Church property. It stands altogether on the old Murray Hill farm, the northern boundary of which is the south line of 38th st. A new church edifice is being erected for the congregation at the corner of Park av and 85th st, and the old site

J. Pierpont Morgan and others. All the plaintiffs are owners in the neighborhood, and their object was to uphold the restrictions against business buildings being erected on "Murray Hill." The defendant in both cases was Mrs. Margaret S. E. Cameron, owner of the new building.

As will be observed from the map of the old estate printed herewith, the plot on which the Cameron Building was erected is partly within and partly outside of the bounds, as indicated in this instance by the easterly line of an old road, called the "Middle Road," which was obliterated when the existing city map was adopted. The easterly line of this road intersected the northerly line of 34th st at a point 79 feet and 11 inches easterly from the corner formed by the intersection of the northerly line of 34th st with the easterly line of Madison av, and intersected the north line of the Cameron property at a point 65 feet 6 inches easterly of the easterly line of Madison av, between Mrs. Cameron's property and the property of Mrs. Goodhue.

THE REFEREE'S OPINION.

Judge Charles F. Brown, formerly Chief Justice of the New York State Court of Appeals, to whom, as referee, both the Goodhue and the Morgan suits were submitted, handed down an opinion, when he decided against granting an injunction, in which he said that the two cases presented precisely the same question, and having been tried together, his opinion applied

to both. Mrs. Cameron contested the validity of the restriction agreement on two grounds, first that it was not signed by Anna Vernon Murray (wife of John R. Murray), and is therefore void for lack of consideration; second, that the acknowledgment is defective.

Judge Brown upheld the Murray Hill restriction, but he found that the portion of Mrs. Cameron's property which was subject to the restriction measured only 20 feet and 1 inch wide on 34th st, and only 34 feet 6 inches wide on the north line of her property. Such being the fact, the question was presented whether a court of equity should issue its injunction, as prayed for in the complaint, or whether equitable relief should be denied and the parties left to their legal remedy.



THE BUSINESS BUILDING WHICH IS NOT TO BE.
Buchman & Fox, Architects.

In his opinion an injunction should not be granted. Only a little in excess of one quarter of the area of the lot is subject to the restriction, and upon the balance of the property Mrs. Cameron was entirely free to erect precisely the kind of a building which had been erected over the whole property. Her legal right was to construct a building for business purposes which should be 79.11 on 34th st and 65.6 deep adjoining Mrs. Goodhue's property. The extension of the building over the balance of the defendant's lot, as was being done, would not in Judge Brown's view, add to Mrs. Goodhue's annoyance, or discomfort, or damage, in the slightest degree.

WHY AN INJUNCTION WAS DENIED.

An injunction would therefore be of no benefit to Mrs. Goodhue, and for a like reason it would not benefit the plaintiff in the Morgan case, Judge Brown says. It would, however, cause the defendant a serious loss. Moreover, he agrees that **THE CHARACTER OF 34TH STREET HAS CHANGED** within the restricted territory, to that of a business thoroughfare, and that

it is plain the defendant could not make a practical use of her property in 34th st by devoting it to a residence. Should she erect on the portion of the plot subject to the restriction a residence of the character of those intended by the agreement, it could not be rented except for a sum which would be an inadequate return upon the value of the property.

As to the width of the Middle Road, Judge Brown found that it was about sixty feet. As the easterly line of this road represented the westerly line of the Murray Hill Farm, the judgment has much importance, as it was claimed on the trial by one of the parties that the old road was 100 feet wide. In denying the injunction, and dismissing the case, without prejudice against an action of law for a breach of the restriction, Judge Brown said: "IF THE RESTRICTIONS COVERED THE WHOLE OR THE GREATER PART OF THE DEFENDANT'S PROPERTY, I SHOULD REACH A DIFFERENT CONCLUSION."

The case has been appealed. Mr. J. P. Morgan, Mr. George F. Baker and other neighbors, it is inferred, perceived in the court's decision reasons why the character of the section as a private residential section should be further protected by inducing Mr. Johnson to give up his business building project. The Record and Guide prints elsewhere a voluntary letter from Mr. Perkins to Mr. Johnson expressive of the writer's appreciation of the "manly" nature of Mr. Johnson's part in the whole proceeding.

FREDERICK JOHNSON'S VIEWS ON BUILDING SUBJECTS.

Mr. Johnson is a member of the firm of George F. Johnson & Sons, of 165 Broadway, long identified with real estate and building interests in New York. They are among the very few big operating firms now doing business as individuals. Mr. Johnson considered that this was a very suitable location for the kind of business building which he intended to erect there—a 20-story store and loft building. It would have been in a location that appealed strongly to the carriage trade. The same reasons which are impelling Redfern to move from Fifth av would have attracted other firms to Madison av.

Redfern has leased from Mrs. Anson R. Fowler the dwelling house at No. 3 East 48th st for a term of 21 years, and on the site Mrs. Fowler will erect a new 5-story building from plans by Thain & Thain, architects. One of the brokers in the transaction, Mr. Frank D. Veiller, says that Redfern, like some other firms, had decided that locations in the side streets just off the avenue, offered better facilities to firms having an established carriage trade. They were not at all dependent for their continued success upon show window attractions or transient customers. The recent vehicular congestion in Fifth av was avoided by using the Madison av approach, and carriages in waiting could remain at their stand near by. For firms requiring great show windows and liberal displays Fifth av is yet, and would probably remain, the highest class shopping thoroughfare in America, but for exclusive and special shops the side streets offered locations that are to be preferred.

Mr. Johnson, speaking to a representative of the Record and Guide, said he not only agreed with these views himself, but he knew for a fact that some large merchants who emigrated to Fifth av several years ago had come to the same conclusion. The heavy vehicular traffic on the avenue interfered with the carriage trade, and for that reason Mr. Johnson considered that for many business houses a location just off Fifth avenue would be just as good as one on the avenue. It was on account of their carriage trade that a number of houses left their former locations below 23d st. They thought they would not be interfered with by traffic regulations and by the throngs of operatives from the adjacent factories which at times blocked the sidewalks.

In Mr. Johnson's opinion Madison av, between 34th and 42d sts, had a particularly favorable location for high-class trade. It would be a natural shopping thoroughfare between the Pennsylvania terminal improvements in the 34th st section and the New York Central, New Haven, McAdoo and Belmont railroad and tunnel improvements at the 42d st center.

Asked as to where he considered the most desirable business building improvements would be in the future, Mr. Johnson said they would be on 4th av for some trades, and on 5th av for some other trades. Fifth av, from 34th to 59th sts, and the side streets off the avenue would take care of the cream of the shopping of the whole of the United States. Bearing on that, said Mr. Johnson, it must be understood that ten years ago Americans provided the greater part of the best shopping trade in both London and Paris, and that this trade is now falling off, which could be proved by official records. This meant that this high-class trade, which once went to London and Paris, was now being provided for in New York. It also meant that firms like B. Altman & Co. no longer rely to the same extent on customers coming to their store as they did on Sixth av, because a large part of their business is now done in another way.

Asked as to his views upon the future of residential construction in Manhattan, Mr. Johnson said that the people of means in this city were going to do as they do abroad. They would have their real residence in the country, and would live in the city only a portion of the time. If it were not for the law which restricted an apartment house to a height equal to one and a half times the width of the street, many large apartment houses would be erected in the choicest sections.

THE SUBDIVISION OF PRIVATE PROPERTY.

Points for Laying Out the Site for a Suburban Development—The Location of Main Roads and the Size and Shape of Individual Plots—Roads that Tempt or Repel.

Nowadays the builders who buy and develop suburban acreage realize that much of the success of the operation must depend upon how the grounds are laid out and prepared. A high standard has been set in this respect by the leading syndicates and others must strive to equal it. The following brief article, written for the Record and Guide, by a landscape architect and engineer, gives some general hints on subdividing suburban lands.

BY EDGAR F. RANDOLPH 2D.*

THE question of the subdivision of country property for residential purposes is becoming more and more important as the tendency to live in the country grows stronger. The high value of city real estate for private residence, improved transit facilities from country to city and the increasing desire for an out-door life have had much to do in strengthening this tendency.

I have in mind that kind of property which appeals to those who wish to live in the country, within commuting distance of a city, but beyond the range of cheap developments. In the first place, an outline survey should be made, checking up the acreage and setting monuments to indicate the corners of the property, and this should be followed by a topographical survey of the entire tract. This survey, besides showing the different elevations, should show the location of existing buildings, roads, woods, meadows, bodies of water, and such natural features as the land may possess that can be used to advantage in working out the general scheme. Features that are detrimental to the property and ought to be removed or planted out, should be located on the map.

Before the survey has been completed the owners should decide on the maximum and minimum sizes of the plots. THE SIZE AND SHAPE OF THE INDIVIDUAL PLOT SHOULD BE GOVERNED LARGELY BY THE TOPOGRAPHY AND NATURAL FEATURES OF THE LAND. A general development plan based on a topographical survey should then be made. Under a plan such as this, the property can be developed gradually, without the risk of making mistakes, which are almost sure to follow in a development that is planned out as the work progresses.

THE MONEY VALUE OF A CURVE.

The most important question to decide in working out a plan is the location of the roads necessary to open up the property. By incorporating in the road system, when a good reason presents itself, roads laid out on an EASY CURVE, the travel through such property will be made more interesting, and therefore MORE SALABLE, than if all the roads had been laid out on the gridiron system. Where property is adjacent to the built-up portion of a town and is of small acreage, the placing and direction of the streets is generally fixed by the location of existing streets. Where property so situated is sufficiently large, the general scheme can be PLANNED OUT ON PARK LINES, thereby giving individuality to the development.

Suppose, for example, that a tract of land, containing a thousand acres is to be developed, and that it is bounded on one side by a highway. Plan the road system in such a way that those connecting with the highway will enter the property at such points as will make the first impressions favorable and, if possible, at such an angle that they will divide importance with the highway and tempt those traveling on the highway through the property. A ROAD WHICH LEAVES A HIGHWAY AT RIGHT ANGLES DOES NOT DIVIDE THE IMPORTANCE WITH A HIGHWAY, NOR DOES IT BEGIN TO TEMPT TRAVELERS from the highway as does a road which branches off a highway at a less abrupt angle or on an easy curve. A bend in the highway or the lay of the land may locate a point for such an entrance.

Where roads meet, their sides should flare into each other, thereby lessening the danger of collision by doing away with sharp corners. This is especially true in the case of automobiles, which, owing to their length and speed, need considerable room. Encourage all natural growth about an entrance, for a clump of dogwood in the spring or sumac in the fall improves the general effect. A combination entrance and lodge, built of shingles or red cedar with the bark on and partially covered with vines, is both appropriate and useful.

MAKE THE PROPERTY SPEAK FOR ITSELF.

Field stones can be used to good effect at the entrance of a drive, by growing a vine, such as a Clematis Paniculata or a Virginia Creeper over them. Often a few evergreens can be planted about an entrance, to act as a background to birch, sumac, dogwood and the like, and also for winter effect. After entering the property the roads should be so placed that they make the property speak for itself, by showing its best features.

* Associated with Messrs. Brinley & Holbrook, landscape architects and engineers, 156 Fifth Avenue.

Good property with the proper system of roads speaks most convincingly.

Everyone who is at all observing knows how a single tree, if it be sufficiently large or picturesque, and be viewed from the right place, can dominate and enhance a view. If you can so locate a road as to approach such a tree, perhaps using the tree for a turning point in the road, or enter a piece of property between two such trees, you are increasing the attractiveness, and therefore the salability of the property, by using its natural advantages without any additional expense. FIRST IMPRESSIONS COUNT for so much that every natural advantage should be made use of.

The axe, if wielded intelligently, is often very useful in thinning out woods, thereby giving the better trees more air and light, opening up views and emphasizing the beauties of any particular tree, by cleaning out the sprout and young growth which hide it.

The direction of the roads should be governed by the lay of the land, its natural advantages and the location of the main points of travel.

THE ROAD SYSTEM.

The property may be developed gradually, in which case the road system will not all be laid out at once; but, as the roads are built have them well made and with a sufficient crown. If curbs and gutters are not laid, have shallow side ditches to take care of the surface drainage. The width of the roadway of any street depends on the location of the property, amount of travel and its importance to the entire road system. Allow sufficient space between property line and roadway for any future widening.

If the property is adjoining a built-up part of town, where there is much walking, sidewalks are necessary, with a grass strip between curb and sidewalk for trees. Have this strip sufficiently wide to allow the roots of trees to spread out, and the trees to thrive. Select the best kind of tree for the location, order good nursery stock and have the trees set out under the direction of a man who knows how to prepare the soil and plant them. For the poor apologies for trees which one so often sees set out are a waste of time and money.

Where property is to be developed far enough away from a town and is to be sold for the most part in large tracts, the sidewalks can usually be dispensed with by the owners and the sides of the road beautified by encouraging and by adding to the natural growth already there. Such growth as dogwood, sumac, asters, golden rod and the like can be planted appropriately in such places. Honeysuckle is excellent to plant on a bank, as it binds the soil together and its leaves are very persistent. Other vines such as Virginia Creeper, Clematis Paniculata and the Wichuriana Rose will blend with a natural growth. The appearance of an old stone wall can be much improved if it is partially covered with a vine. Old stones are in great demand in laying out a country place and should be saved.

FINE TREES ARE ONE OF THE GREATEST ASSETS TO COUNTRY PROPERTY AND SHOULD BE PRESERVED AS MUCH AS POSSIBLE, FOR IT TAKES YEARS TO REPLACE A GOOD TREE.

In determining the sizes of the individual plots, make the boundary between them split any natural advantages rather than to place them all in one plot at the expense of the other. One large tree, such as an oak or elm near a house, will make a place and take away that barren look often so noticeable in new places.

Make the most of the natural features in developing a tract of land, and often very few additional features will be needed to make the property salable.

A plan based on a topographical survey and worked out along the lines of landscape architecture is necessary in order to obtain the best results.

AMERICAN CAPITAL GOING TO TURKEY.—According to Levantine newspapers, American capital, under the new regime, is likely to be freely utilized in the development of Turkey. It is claimed that a concession for a railroad from Sivas to Mosul and beyond, via Harput, Arghana, Diarbekir, Bitlis and Van, has been conditionally granted to an American syndicate, which will build also a branch line, with outlet to the Mediterranean at Jumurtalik, on the Gulf of Alexandretta, at which point a modern port is to be constructed. The total length of the proposed lines is placed at 1,243 miles.

—Nearly every new brick building of importance erected in Manhattan now bears testimony to the new interest among owners and architects in good brickwork. In the first place the bricks themselves are more artistic, and, in the second place, they are laid in finer style.

COUNTRY-WIDE BUILDING CONDITIONS.

MANUFACTURERS and dealers in building materials who have kept in touch with local building tendencies and are somewhat disappointed in the non-fulfillment of boom promises made about this time last year, are optimistic over what 1910 seems to hold out for them in the way of increased volume of business. Locally, in the building material trade, collections are good. Full recovery from the late depression is now general. To show this, the Commercial National Bank of Chicago has recently issued, for limited circulation, a booklet which covers all branches of business, and the tenor of the replies received to thousands of inquiries sent out to bankers and captains of industry from coast to coast is that conditions are such as to warrant the belief that next year will witness the fulfillment of the optimistic promises of the Fall of 1908.

After discussing the brick industry, and showing that where last year 40 per cent. of the plants were idle, 80 per cent. have been operated this year—although at small profit; it treats of the cement situation. It also exhaustively reviews the iron and steel situation and then speaks of lumber, the country wide demand for which has a bearing upon the local market conditions.

THE LUMBER MARKET.

Reports state, according to this booklet, that there has been little loss of trade since the panic from the agricultural districts. The tendency in other districts, before the panic, was for retailers, manufacturers and other consumers to carry large stocks because of the difficulty of receiving prompt shipments on their orders. Stocks were low and cars were scarce. Since then conditions have changed, writes a correspondent, and in all lines they began to reduce those stocks; the necessity no longer existed to carry excessive ones. Prices were declining; hence the natural tendency would be in that direction. Another correspondent notes that the panic was felt mostly by the railroads and contingent interests which depended upon Wall street for finances and on the confidence of the money loaning and bond purchasing interests throughout the country.

"We have been trying in every way, owing to the low price of our product, to reduce the cost of manufacture, but it has been practically impossible," writes another correspondent. "Wages cannot be reduced, because the cost of living is so extremely high and the prices which we have to pay for everything that enters into the manufacture of our goods, such as cattle, horses and feed, are higher than they have ever been."

HARDWOODS.

Discussing the hardwood situation, one man wrote: "Our business is unique in that every year we see higher prices for our goods. The reason for the advance in the domestic article is that it is growing scarcer, every year the mill men have to go greater distances to get their supply, and this means increased cost. Another reason is that hardwood timber in this country is passing into stronger hands and is only cut now when a good profit is promised on an operation.

"On the other hand, the volume of business is not as great as it has been, and this is caused by the increased use of metal and composition and concrete flooring. Then again in cities of the first class a determined effort is being made by architects and builders to get away from the use of wood. This is caused by the danger of conflagration and the pressure brought to bear by fire underwriters. Here in New York the modern building contains no wood."

STONE.

The subject of stone, which also has a bearing upon the local market, is discussed as follows:

"Building stone is now in active demand and the coming year will be a good one in this line. An officer of a large company writes:

"From present indications, and the amount of business we have on hand, we should have the most successful year that we have had since this company was organized. Building stone people throughout the country all state that they look for big business for the balance of this year and next year."

"The cost of cut stone has been lowered on account of improved machinery that has been put into cutting plants. (Note reference to installations of stone cutting machinery in Indiana and Ohio, in Stone department in Building Material and Equipment reports in this issue.)

"Cut stone can be bought for about 30 per cent. less than the price at which it could have been purchased five years ago," writes a correspondent."

BRICK.

According to the bank's correspondents, brickmaking throughout the country is rapidly tending to a full capacity of plants. Although no betterment has developed in the profit side of the brick trade, there has been a constant ascending price list in most centres, but not including New York, since the Spring months, so that this has just about equaled the increased cost of production. Skilled labor in many cities has had wage increases which has counteracted the ascending prices. While there have been some price agreements made by makers they have not, as a rule, been successful in operation, and have ultimately been discarded. Efforts at consolidation, while successful in the past, has of recent date been followed by the establishment of competitors and in an increase in productivity which

has caused falling prices and negated the benefits of consolidation.

The related industries, such as terra cotta, tiling, cut stone, lime and wall plaster, had an increasing demand and an excellent outlook, but the same conditions as to returns on the capital and energy is reported as in brickmaking.

CEMENT.

The manufacture of cement was not checked by the depression, the summary goes on to state, the widening utilization of the product more than overcoming the diminution where activity subsided. In the last three years there has been a productivity larger than the consumption causing a congestion at many points. Surplus stock has been dumped at sacrifice and with consequent demoralization of prices everywhere. While improvement in handling has reduced costs, the intense competition by constantly increasing numbers of new plants, was a more accelerating influence to low prices. During the first part of this decade, the average price was \$1 a barrel at the mill, while until recently it was as low as 70 cents below cost of manufacture.

IRON AND STEEL.

A constant improvement in the iron and steel business has been noted elsewhere than in New York. Much of this, outside of New York City, has been for maintenance and renewals allowed to lag during the depression. The buying movement has a healthy tone and steel is being purchased, generally speaking, for immediate consumption in directions and for improvements which the country's needs apparently demand. There is very little if any speculative buying.

CONCRETE ON COUNTRY ESTATES.

THE Portland cement companies are giving much attention to extending the use of cement on suburban estates. The revised edition of "Concrete Construction About the Home and on the Farm" (published by the Atlas Portland Cement Company, 30 Broad st, New York) is a remarkably informing book. Much new matter and many new pictures have been added to what was retained of the first edition. The reader is impressed by the many different ways in which cement is now being used on the farm.

Down at Far Rockaway a large estate has its fence posts made of concrete. On "Gedney Farms," at White Plains, the fence posts are also made of concrete. If an owner does not hire outside help, he can make seven-foot fence posts for 20 to 30 cents each. They will cost 10 to 20 cents more if the cost of the labor is counted. Each post is reinforced with four quarter-inch steel rods, or No. 6 wire. A man at Westwood, N. J., has the clothes posts on his place made of concrete, and the hitching posts and the horse block are made of the same material.

Concrete water troughs are getting to be numerous on Long Island and Westchester County estates, as they are easy to make and don't wear out. From such simple things the estate owner advances to the construction of silos, corn cribs, cisterns, ice-houses, barn floors and box stalls. Then come cellars for roots and mushroom, wellcurbs, sidewalks, steps in the garden and for the porch, and, later on, chicken-houses, dairy houses and other simple buildings.

Full specifications are given in the book for constructing or doing all these things, but in reality, not very much instruction is necessary after one has acquired the general principles in his first attempts to work in cement.

The Universal Portland Cement Company issues a pamphlet entitled "The Farm Cement News," and the Lawrence Cement Company, in a new publication, devotes a section to "Concrete in Connection with Farmwork." To show the responsive interest taken in the subject by estate owners, the Gedney Dairy Farms at White Plains could be taken as an example, as all the buildings on the place are constructed of reinforced concrete.

Concrete is becoming indispensable in dairy farming, since Boards of Health in cities throughout the United States and Europe are demanding high sanitary conditions in dairies which can be secured most economically only where concrete is used for the construction of cow stables, feeding floors and dairy rooms and cellars.

The ornamental possibilities of concrete are also wide, especially when reinforced. Molded fountains of cement concrete can be erected of the most graceful sort. Settees or benches of reinforced concrete can be readily constructed as complicated and artistic as desired, while some crude products, which would be equally as serviceable, can be made of mass concrete at much less expense. Owners are also prolonging the lives of favorite trees by filling cavities with cement. "Tree dentistry" it is called. The foliage of the country has found in cement a new friend and preserver.

NEW IDEAS IN LAND DEVELOPMENT.—In developing the "Great Neck Estates," the McKnight Realty Company says it is aiming to preserve as far as possible the natural beauty of the land, the old trees and hills. Many attractive features will be provided, such as a yacht club, a private pier, a casino and broad driveways. This is the modern idea. Formerly very little care was bestowed on laying out a tract over and above what was actually required in order to make the lots saleable. Landscape architecture and engineering now enter largely into the calculations of the big suburban developing interests.

NASSAU COUNTRY CLUBHOUSE.

WORK will be begun in the near future on the new home of the Nassau Country Club in Glen Cove, L. I., an organization whose membership is composed of men prominent in the commercial, financial and professional life of the metropolis. To be situated on a large tract of acreage, the new club house will be 200x120 in size and 2 stories and basement in height.

To be built after plans by Woodruff Leeming, 20 Broad st, Manhattan, the design of the structure is pure English Tudor Manor. The club house will be of red brick and concrete stone and will cost \$100,000.

At the east end of the structure is a porte cochere, while terraces and covered verandas extend across the south front so arranged as to command a sweeping view of the tennis courts, nearby.

SPACIOUS LIVING ROOM.

The main living room is 36x56 in size, the ceiling of which is the full height of the building, with galleries in three sides on two floors. In the rear of this room are two alcoves, 12x19 each, between which is an entrance from the rear porch.

To the east of the main living room and in the front, is a billiard room, 23x35, with a stairway leading to the basement.

Parallel with the billiard room is a 12-foot wide hall leading from a vestibuled entrance from the porte cochere to the main living room. This hall also opens into the billiard room, while on the opposite side of the hall is a ladies' sitting room, 17x23, and the office of the club, 16x17, the latter close to the entrance from the porte cochere.

On the rear of the east end of the club house is a wing containing a squash court and connected with the main building by a corridor.

On the rear of the west end of the structure is a larger wing containing the chauffeurs' dining-room, 10x18, the servants' dining-room, of similar size, a room 12x14 for dry groceries, an ice-box 9x10, the two latter being divided from the foregoing dining-rooms by a hall leading from a rear porch to the kitchen.

The basement is well sub-divided, containing men's lockers, dressing room, lounging room and the cafe. The latter is in the east end, where the land around the club house slopes perceptibly and consequently allows a full view of the golf links. The links are a special feature of the club's life and are very complete. The architect has accordingly provided for large

A NECESSITY IN HIS BUSINESS.

As further evidence of the value of the Record and Guide as a "business getter," we publish below a copy of a letter just received from a subscriber:

"WE SHADED" 'THE BELNORD,' THE LARGEST APARTMENT HOUSE IN THE WORLD."

Plate and Sheet Glass
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Manufacturer of WINDOW SHADES
526 Amsterdam Avenue
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Skylight Glass
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To the Record and Guide Company:
Dear Sirs:

Replying to your inquiry as to my success in getting business by the use of the Record and Guide, I would say I have been a subscriber for some time and get good results from following your leads under the heading, "Where Building Materials Are Needed." I presume you are aware of the fact that I secured the contract for installing the window shades in the Belnord Apartment House, the largest of its kind in the world, and also the largest number of shades ever put up in one building.

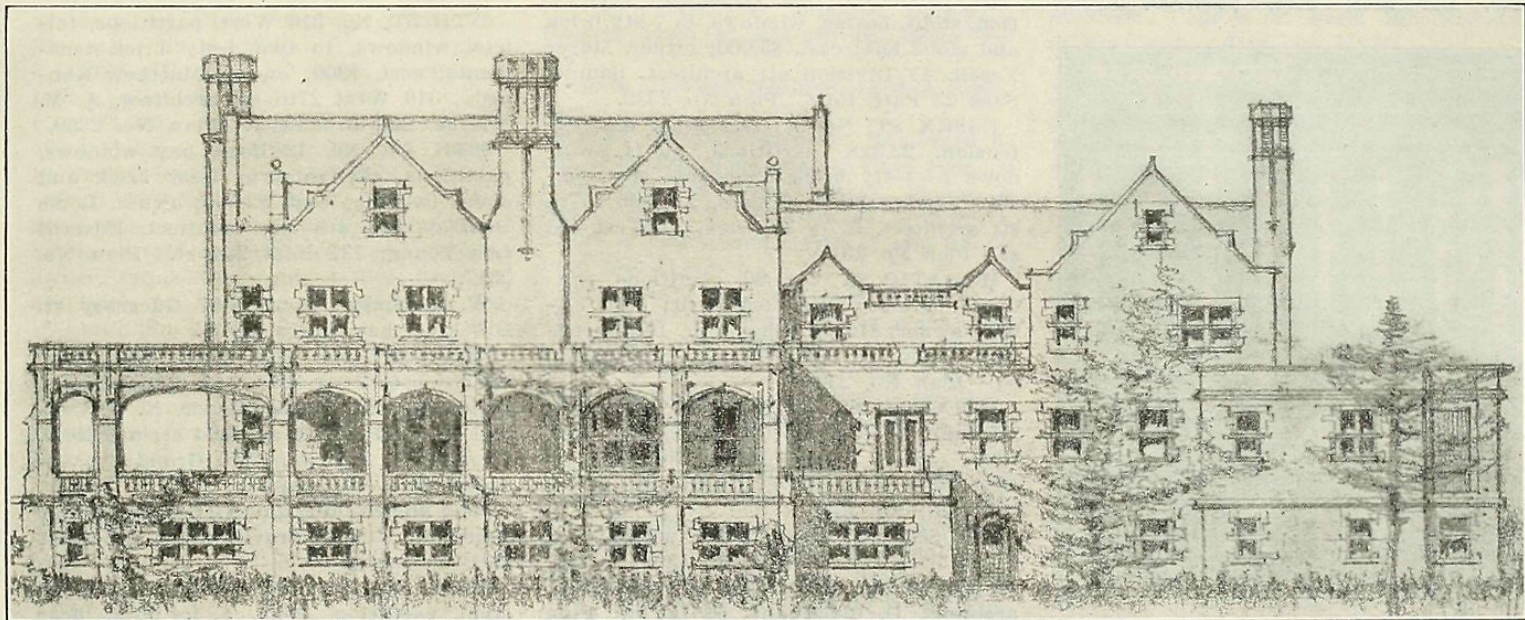
I first learned of this job through the information you gave in the Record and Guide, and by getting in touch with the proper parties I secured the order.

I consider the Record and Guide a necessity in my business.
Very truly yours,

I. FLATO.

Mr. Flato has built up a large business by persistent efforts in connection with the use of the information he gets from the Record and Guide each week.

TO REBUILD A CHURCH.—No external move has yet been made to reconstruct the church of St. Vincent Ferrer, situated at the southwest corner of Lexington av and 66th st. Some time ago it was said that a new facade would be built, one which would have two towers. As it has stood for many years, the large edifice has the appearance of being only a part of the architect's conception of what it should be, as it was left without a tower and seems to end abruptly back from the building line. Churches designed on a fine scale, but left unfinished, most often remain incomplete, but St. Vincent Ferrer's is to



NEW HOME OF THE NASSAU COUNTRY CLUB, GLEN COVE, L. I.

(View from the East.)

Woodruff Leeming, Architect.

casement windows on three sides of the cafe, thus making it in summer almost an out-of-doors dining-room.

Comprising the second floor of the club house are 20 spacious bedrooms and 10 bathrooms, both containing every necessary equipment.

It has not yet been quite decided what the interior trim will be. It is probable that the second floor will be finished in white enamel.

The principal rooms and halls will be exceptionally spacious, some will be lofty, and will be handsomely trimmed with choice woodwork. At the west end a large outdoor dining porch (28x50) will adjoin the main dining-room, of like dimensions. The kitchen and pantry will both be large and equipped in the modern way.

Between the main dining-room and the main living-room a hall 12 feet in breadth will be flanked on one side by a private dining-room, and on the other by a smoking-room.

"Loving friends may advertise brick a little now and then, but the brickmakers themselves will have to do the main pushing, and really it's their push, anyway."—The Clay-Worker.

have its reward for waiting. Two spires will rise to a height of 200 feet and will be entirely constructed of limestone. The approach will be by marble steps to a main vestibule lined with limestone and floored with marble, and having a groined roof, which will be constructed with limestone ribs and Guastivano tile filling. As funds are received further changes will be made. The edifice will get a chancel, side chapel and vestry, which will displace the existing Dominican Sisters' home, which stands at the western end of the church. Messrs. Allens & Collens and James W. O'Connor, associated architects, have designs and plans for the eventual reconstruction of the whole building. The location, always choice, improves with each passing year.

—The largest stone ever quarried is generally accepted to be still lying in the quarry where it was detached in prehistoric times, but never shifted. It may be seen in some ancient workings a few miles from Damascus. It measures 70 feet by 14 feet square, which means 14,228 feet cube. In the Great Temple of the Sun, at Baalbec, in the same locality, stands a column, in situ, which is 66 feet high, and this, probably, may justly claim to be the largest in the world.

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

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

182D ST, n s, 125 e St. Nicholas av, 5-sty brick and stone tenement, 75x67.9, tin roof; cost, \$65,000; owner, Gerard Operating Co., 1423 St. Nicholas av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 750.

I. S. Murphy, 1423 St. Nicholas av, is treasurer. The owner builds.

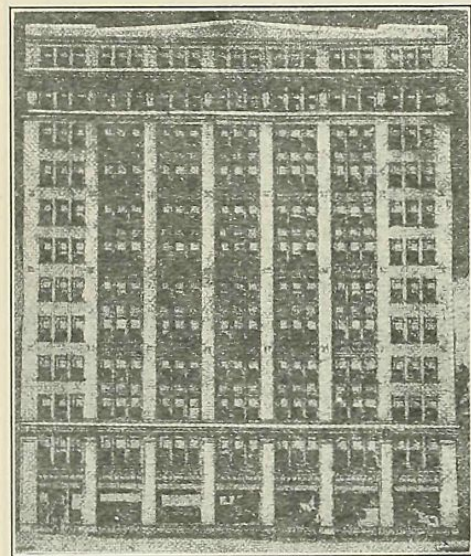
139TH ST, s s, 175 w Broadway, 6-sty brick and stone tenement and store, 125x86.5, tin roof; cost, \$175,000; owner, 139th St. Realty & Const. Co., 686 Willoughby av; architects, Young & Gronenberg, 1328 Broadway. Plan No. 752.

47TH ST, Nos. 601-603 West, 6-sty brick and stone tenement, 92.10x88.5, reinforced concrete and brick roof; cost, \$120,000; owner, The Model Fireproof Tenement Co., 35 Wall st; architect, Ernest Flagg, 35 Wall st. Plan No. 753.

No contract has been issued. Shepard K. de Forest, 66 Broadway, president; Arthur T. Sutcliffe, 35 Wall st, secretary.

Office and Loft Buildings.

5TH AV, n w cor 43d st, 14-sty brick and stone store and office building, 29x125, tile roof; cost, \$330,000; owner,



Camolin Realty Co., 244 5th av; architects, Koppin & Koen, 244 5th av. Plan No. 754.

Andrew J. Connick, 244 5th av, is president. Charles T. Wills, Inc., has contract.

Miscellaneous.

MULBERRY ST, No. 87, 1-sty brick outhouse, 18x10.4; cost, \$1,000; owner, Mary McGowan Murray, 321 West 77th st; architects, Reiley & Steinback, 481 5th av. Plan No. 749.

5TH AV, No. 1060, 1-sty brick and concrete wall; cost, \$100; owner, Henry Phipps, 787 5th av; architect, P. J. Mack, 787 5th av. Plan No. 751.

Pittsburgh Bldg. Co., has contract.

5TH AV, s e corner 87th st, brick wall; cost, \$100; owner, Henry Phipps, 787 5th av; architect, P. J. Mack, on premises. Plan No. 751.

CLINTON ST, No. 55, 1-sty brick coal and wood shed, 13x25; cost, \$1,500; owner, Max Wiener, 1724 Madison av; archi-

itect, O. Reissmann, 30 1st st. Plan No. 755.

LEXINGTON AV, 3D AV, 68TH-69TH STS, block, 1-sty brick outhouse, 16x31, tile roof; cost, \$3,000; owner, Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent-on-Hudson; architect, I. E. Ditmars, 111 5th av. Plan No. 756.

MANHATTAN ALTERATIONS.

CLINTON ST, No. 37, toilets, partitions, windows, to 5-sty brick store and tenement; cost, \$1,000; owner, Simon Engel, 229 East 136th st; architect, H. Horenburger, 122 Bowery. Plan No. 2346.

DIVISION ST, Nos. 54-56, excavate yard, partitions, walls, to 5-sty brick store and tenement; cost, \$1,000; owner, Abraham Schultz, on premises; architect, Herman Horenburger, 122 Bowery. Plan No. 2345.

DIVISION ST, No. 45, alter foundations, beams, to 3-sty brick and stone loft and dwelling; cost, \$3,500; owner, Meyer Vesell, 41 Division st; architect, S. Sass, 23 Park Row. Plan No. 2331.

DIVISION ST, No. 39, alter beams, partitions, front wall, to 3-sty brick store and loft; cost, \$3,500; owner, Meyer Vesell, 41 Division st; architect, S. Sass, 23 Park Row. Plan No. 2330.

DIVISION ST, Nos. 41-43, alter foundation, steps, beams, windows, to 7-sty brick and stone loft; cost, \$5,000; owner, Meyer Vesell, 41 Division st; architect, Samuel Sass, 23 Park Row. Plan No. 2332.

ESSEX ST, No. 3, 1-sty brick rear extension, 22.3x8, partitions, stairs, windows to 4-sty brick tenement; cost, \$5,000; owner, Jacob Rogers, 2 East 137th st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2318.

HORATIO ST, No. 80, partitions, windows, to 5-sty brick tenement; cost, \$5,000; owner, Harry Lippmann, 198 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2323.

HOUSTON ST, No. 283 West, partitions, skylight, to 3-sty brick tenement; cost, \$300; owner, Hoppel Bros., 280 Penn st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 2334.

HUDSON ST, Nos. 371-373, windows, to 4-sty brick tenement; cost, \$300; owner, Hoppel Bros., 280 Penn st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 2337.

HUDSON ST, No. 486, partitions, toilets, to 5-sty brick and stone store and tenement; cost, \$500; owner, Max Wiener, 1724 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 2354.

LUDLOW ST, No. 80, partitions, show windows, to 2-sty brick and stone store and dwelling; cost, \$250; owner, Anna M. Haley, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 2343.

MADISON ST, No. 108, vent shaft, partitions, to 5-sty brick tenement; cost, \$2,000; owner, Estate of J. Kane, care J. Power, 482 Pearl st; architect, A. V. Bourke, 220 Broadway. Plan No. 2315.

MOTT ST, Nos. 203-205, fireproofing, partitions, to 5-sty brick store and tenement; cost, \$250; owner, A. L. Cazassa, 169 Worth st; architect, Frank Straub, 122 Bowery. Plan No. 2353.

NORFOLK ST, No. 98, partitions, windows, tubs, sinks, to 5-sty brick tenement and store; cost, \$600; owner, Wm. T. Horn Estate, 149 Broadway; archi-

itects, Ambrosius & Hess, 5-7 East 42d st. Plan No. 2342.

RIDGE ST, Nos. 103-105, RIVINGTON ST, No. 196, partitions, baths, show windows, to 5-sty brick tenement; cost, \$3,000; owner, Solomon H. Schlenger, 105 Ridge st; architect, O. Reissmann, 30 1st st. Plan No. 2357.

WORTH ST, Nos. 174-182, tank to 6-sty brick silk mill; cost, \$250; owner, Estate of Adolph Brussel, 15 West 29th st; architect and builder, Flint & Walling Mfg. Co., 96 Wall st. Plan No. 2324.

10TH ST, No. 291 West, install columns, beams, to 6-sty brick engine room; cost, \$430; owner, Beadleston & Woerz, 291 West 10th st; architect, Adolph G. Koenig, 403 West 24th st. Plan No. 2325.

Louis Weber Bldg. Co., 1 Madison av, has contract.

16TH ST, No. 653 East, partitions to 4-sty brick tenement; cost, \$100; owner, City Real Estate Co., Broadway and 98th st; architect, H. Nordheim, 1087 Tremont av. Plan No. 2355.

25TH ST, No. 218 East, alter rear wall to 4-sty brick loft; cost, \$250; owners, Rochette & Parzini, on premises; architect, Hugo P. Von Wiedenfeld, 29 West 42d st. Plan No. 2329.

Jacob Miller, 1218 3d av, has general contract.

27TH ST, No. 316 West, partitions, toilets, windows, to two 4-sty brick tenements; cost, \$300; owner, Matthew Kennedy, 316 West 27th st; architect, A. V. Bourke, 220 Broadway. Plan No. 2350.

30TH ST, No. 12 East, bay windows, partitions, skylights, to 4-sty brick and stone dwelling; cost, \$2,500; owner, Louis Buckley, 302 4th av; architect, Edward Lee Young, 127 East 23d st. Plan No. 2317.

W. E. Smith, Inc., 85-87 Guernsey st, Brooklyn, has contract.

35TH ST, No. 638 West, partitions, windows, to 2-sty brick and stone storage building; cost, \$1,000; owner, N. Y. Central R. R., Park av and 42d st; architect, Thomas H. Johnston, 310 Grand av, Astoria. Plan No. 2348.

John Smith, 491 Raddi st, Astoria, has contract. Kingan Provision Co., 638 West 35th st, lessee.

38TH ST, No. 109 East, 4-sty brick front extension, 25x5, alter tank, floor beams, stairs, walls, to 4-sty brick and stone dwelling; cost, \$40,000; owner, C. De R. Moore, 109 East 38th st; architects, R. H. Robertson & Son & Benj. B. Moore, 160 5th av, associated. Plan No. 2341.

40TH ST, No. 549 West, add 1-sty to 3-sty brick stable and loft; cost, \$2,500; owner, John J. Halligan, 549 West 40th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2336.

42D ST, No. 2 East, add 1-sty, partitions, new plumbing, windows, to 5-sty brick store and studios; cost, \$10,000; owner, Pottier & Stymus Mfg. & Imp Co., 489 5th av; architect, Thomas H. Styles, 449 West 28th st. Plan No. 2321.

Jordan Construction Co., 449 West 28th st, has contract. O'Keefe & Cunningham, Madison av and 42d st, are lessees.

45TH ST, n s, 151.1 w 11th av, windows, beams, floors, to 2-sty brick and stone stable; cost, \$5,000; owner, John J. Betz Estate, Jamaica, L. I.; architect, Standard Oil Company, 26 Broadway. Plan No. 2356.

John J. O'Leary Co., 39 Cortlandt st, has general contract. Standard Oil Co., lessee.

47TH ST, No. 250 West, partitions, toilets, windows, to 5-sty brick and stone tenement; cost, \$5,500; owner, Abraham Korn, 1857 Madison av; architect, Nathan Langer, 81 East 125th st. Plan No. 2347.

48TH ST, No. 324 East, partitions, stairs, to 5-sty tenement; cost, \$200; owner, Louis Weisman, 37 East 4th st; architect, Henry Chalanay, 222 East 3d st. Plan No. 2328.

51ST ST, No. 122 East, toilets, partitions, plumbing fixtures to 4-sty brick tenement; cost, \$1,500; owner, Harriett H. Smith, 218 West 79th st; architect, The Ogden Co., 21 Park Row. Plan No. 2316.

54TH ST, No. 332 East, partitions, windows, to 5-sty brick tenement; cost, \$2,000; owner, Matilda Etzel, 332 East 54th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2335.

66TH ST, No. 118 East, 3-sty brick rear extension, 9.6x10, walls, to 3-sty brick and stone stable; cost, \$6,500; owner, Theodore Schumocher, 61 East 66th st; architect, Realty Supervision Co., 45 West 34th st. Plan No. 2320.

75TH ST, Nos. 327-329 East, toilets, partitions, washtubs, to two 4-sty brick tenements; cost, \$1,500; owner, John E. Olson; care architect; architect, D. J. Comyns, 147 4th av. Plan No. 2333.

98TH ST, No. 152 East, toilets, partitions, windows, tank, skylights to 5-sty brick and stone tenement; cost, \$2,000; owner, Israel Kanowitz, 1660 Bathgate av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2338.

98TH ST, No. 72 West, alter shaft, partitions, to 5-sty brick store and tenement; cost, \$500; owners, Emanuel Arnstein, 64 West 91st st, and S. Levy, 24 West 89th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2340.

111TH ST, No. 115 East, partitions, toilets, windows, to 3-sty brick dwelling; cost, \$1,500; owner, Mary Diamond, 103 West 114th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2322.

132D ST, No. 541 West, 1 and 2-sty brick side extension, 32.5x75, dumbwaiter, windows, to 5-sty brick mill; cost, \$5,000; owner, Julius Kaufmann, 1 West 94th st; architect, L. A. Hornum, 145 East 92d st. Plan No. 2354.

AV A, No. 54, partitions, windows, toilets, to two 4-sty brick tenements; cost, \$2,500; owner, Benedict Bockar, 126 Broome st; architect, O. Reissmann, 30 1st st. Plan No. 2344.

AMSTERDAM AV, e s, 900 n 190th st, alter floors to 2-sty brick and stone hotel; cost, \$250; owner, Louis Wendel, on premises; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2327.

BROADWAY, No. 686, partitions, toilets, stairs, show windows, to 5-sty brick and stone store and loft; cost, \$1,200; owner, Estate Nina Herzog, 52 Broadway; architects, Taylor & Levi, 24 East 23d st. Plan No. 2319.

1ST AV, No. 332, plumbing, windows, partitions, to 4-sty brick store and tenement; cost, \$1,000; owner, Martin Rothschild, 44th st and 1st av; architects, Gross & Kleinberger, Bible House. Plan No. 2339.

1ST AV, s w corner 10th st, partitions, fireproofing, to 6-sty brick tenement; cost, \$125; owners, M. & W. Mahlmeister, 49 Cedar st; architect, Sylvester A. Taggart, 1024 Greene av, Brooklyn. Plan No. 2349.

2D AV, No. 2124, partitions, windows, skylight, to 4-sty brick tenement and store; cost, \$250; owner, Mrs. Virginia Sirogusa, 2124 2d av; architect, Eugene H. Parlani, 8 Prospect pl. Plan No. 2326.

3D AV, Nos. 2078-2080, 1-sty brick rear extension, 25x40, walls, stage, to two 1-sty brick stores; cost, \$2,000; owner, Mary E. Jones, 35 West 30th st; arch-

itect, W. A. Campbell, 45 West 34th st. Plan No. 2351.

7TH AV, No. 327, toilets, partitions, to 3-sty brick and stone store and loft; cost, \$500; owner, Charlotte Y. Ackerman, 331 West 82d st; architect, John H. Knubel, 318 West 42d st. Plan No. 2352.

10TH AV, No. 642, toilets, partitions, to 5-sty brick store and tenement; cost, \$1,000; owner, Francesco Yaccarino, 639 10th av; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2359.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

CRESCENT AV., s s, 77.1 e Belmont av, 5-sty brick tenement, tar and gravel roof, 51.5x100.2½; cost, \$40,000; owner, Salvatore Dominico, 2317 Hughes av; architect, Abraham Berres, 136 Amboy st, Brooklyn. Plan No. 1132.

167TH ST, s s, 119 e Stebbins av, two 5-sty brick tenements, slag roof, 37.6x99; total cost, \$80,000; owner, Isaac Brown, 821 East 167th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1133.

BELMONT AV, s e cor Crescent av, 5-sty brick tenement, tar and gravel roof, 40.1x60; cost, \$40,000; owner, Salvatore Dominico, 2317 Hughes av; architect, Abraham Berres, 136 Amboy st, Brooklyn. Plan No. 1131.

149TH ST, s w cor St. Ann's av, four 5-sty brick tenements, slag roof, 39.4x76.4, 36.6x76.4, 37x72.10; total cost, \$130,000; owners, Moorehead Realty & Const. Co., 415 E 140th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1141.

LONGWOOD AV, s w cor Barry st, two 4-sty brick tenements, tin roof, 32.8x77.8, 37.8x77.10; total cost, \$55,000; owners, Downey Const. Co.; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1142.

Jas. M. Downey, 303 East 142d st, president.

AV ST. JOHN, s w cor So. Boulevard, 5-sty brick tenement, plastic slate roof, 50 x 90; cost, \$60,000; owners, Picone & Oliva, 563 So. Boulevard; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1144.

MOHEGAN AV, s e corner West st, 4-sty brick tenement, plastic slate roof, 29.3x70.6; cost, \$20,000; owner, Wirth Realty & Con. Co., Mrs. Susana Wirth, 2418 Bathgate av, president; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1152.

BROOK AV, w s, 237.11 n 168th st, 5-sty brick tenement, slag roof, 42x78; cost, \$42,000; owners, Cohn & Eckman, 1054 Grant av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1148.

WEBSTER AV, e s, 237.11 n 168th st, 5-sty brick tenement, slag roof, 42x78; cost, \$42,000; owners, Cohn & Eckman, 1054 Grant av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1149.

AV ST. JOHN, s s, 50 w Southern Boulevard, 5-sty brick tenement, plastic slate roof, 55x88; cost, \$50,000; owners, Picone & Oliva, 563 Southern Boulevard; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1150.

179TH ST, s s, 75 w Prospect av, two 4-sty brick tenements, plastic slate roof, 37.6x41.6; total cost, \$50,000; owner, Frank A. Wahlig Co., Oscar R. M. Worm, 149th st and 3d av, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1151.

Dwellings.

SEDGWICK AV, w s, 310.2 n Kingsbridge road, two 2½-sty frame dwellings, shingle roof, 23x45; total cost, \$16,000; owner, Anthony W. Eustis, 1029 Tremont av; architect, B. Ebeling, 1136 Walker av. Plan No. 1134.

254TH ST, n s, 75 w Vales av, 1-sty frame dwelling, shingle roof, 22x40; cost,

\$2,000; owner and architect, Richard Ockendon, Mt. Hope, Westchester Co., N. Y. Plan No. 1135.

WESTCHESTER AV, n s, 175 e Zerega av, four 1-sty brick stores and dwellings, tin roof, 25 and 23x63; total cost, \$12,000; owner, Jacob Paulsen, 445 Tremont av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1139.

BRYANT AV, w s, 100 n Lafayette av, four 2-sty brick dwellings, tin roof, 20x55; total cost, \$24,000; owners, West Mt. Vernon Realty Co.; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1137.

Wm. Mass, 138 Summit av, president.

MT. HOPE PL, s e cor Monroe av, six 3-sty brick dwellings, tin roof, 18.6x37, 20 x37; total cost, \$30,500; owner, C. Bull, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1138.

GRAND AV, e s, 350 s 192d st, 2½-sty frame dwelling, shingle roof, 31x32; cost, \$7,000; owner, Thos. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 1136.

BRONXDALE AV, w s, 177 n Rhineland av, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,000; owner, Edw. J. Cahill, Wickham av; architect, T. J. Kelly, 685 Morris av. Plan No. 1143.

STORY AV, s s, 149 w Castle Hill av, 2-sty frame dwelling, tar and gravel roof, 22x54; cost, \$5,000; owner, Patrick Condon, 726 East 136th st; architect, P. J. Veronean, 4439 Park av. Plan No. 1145.

EDWARDS AV, e s, 425 s Latting st, 2½-sty brick dwelling, shingle roof, 20x46; cost, \$5,000; owner, Mrs. M. F. McGrail, 2161 Ludlow av; architect, B. Ebeling, 1136 Walker av. Plan No. 1146.

MAGENTA ST, n s, 30 w Cedar st, two 2-sty brick dwellings, tar and gravel roof, 25x42; total cost, \$10,000; owners, Ralph & Poutano, 85 Christopher st; architect, Charles F. Peck, 186 Remsen st, Brooklyn. Plan No. 1147.

COLLEGE AV, w s, 740.4 n 169th st, 2-sty brick dwelling, tin roof, 20x45; cost, \$5,000; owner, Frank T. Bergan, 439 East 141st st; architect, John C. Wandell Co., 502 39th st, Brooklyn. Plan No. 1153.

Miscellaneous.

PROSPECT AV, n w cor Home st, 1-sty brick stores and amusement hall, plastic roof, 66.7½x85; cost, \$10,000; owners, Ithaca Realty Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1140.

BRONX ALTERATIONS.

138TH ST, s e cor Walnut av, new beams, &c., to 1-sty brick factory; cost, \$350; owners, De La Vergne Machine Co., on premises; architect, F. Linish, 725 E. 141st st. Plan No. 471.

145TH ST, s w cor 3d av, two 1-sty frame extensions, 20x3½, to 1½-sty frame extension; cost, \$50; owner, Borough Estates, 3219 3d av; architect, Thomas J. Quinn, 3219 3d av. Plan No. 476.

164TH ST, No. 520, new doors, new partitions, &c., to 5-sty brick tenement; cost, \$3,500; owner, Elizabeth McGovern, 148 E. 63d st; architect, Louis F. Fick, 534 W. 178th st. Plan No. 474.

240TH ST, n s, 100 w White Plains av, move and new partitions, &c., to 2-sty frame dwelling; cost, \$1,500; owner, Josephine Toepfer, 4617 White Plains av; architect, Jas. X. Cahill, 4448 Furman av. Plan No. 473.

AQUEDUCT AV, n w cor Washington Bridge, 2-sty stone extension, 75x53.8 to 2-sty and attic stone academy and convent; cost, \$45,000; owners, Academy of the Sacred Heart, Adelaide Smith, on premises, Mother Superior; architect, F. W. Rinn, 3544 Broadway. Plan No. 469.

BELMONT AV, e s, 165 s 176th st, move 2-sty frame dwelling; cost, \$250; owner, Alice Titus, 183 Crotona av; architect, Fred Damm, 281 E. 144th st. Plan No. 470.

BELMONT AV, e s, 165 s 176th st, move 2-sty frame dwelling; cost, \$500; owner, Mrs. A. Titus, 1831 Crotona av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 478.

COURTLANDT AV, No. 808, 1-sty frame extension, 13x5, new beams, new partitions to 2-sty frame dwelling; cost, \$1,000; owner, Bernard Schultz, 769 Courtlandt av; architect, Geo. Hof, Jr., 2756 3d av. Plan No. 475.

MELROSE AV, e s, 100n 150th st, 1-sty frame extension, 18x3, new store front, etc., to 2-sty frame shop and dwelling; cost, \$2,000; owner, Mrs. Regina Naubert, 401 East 150th st; architect, Anthony F. A. Schmidt, 604 Courtlandt av. Plan No. 480.

MORRIS AV, Nos. 614 and 616, new partitions, new toilets, &c., to 3-sty frame stores and tenement; cost, \$500; owner, Guiseppe Fusco, 409 E. 116th st; architect, M. W. Del Gaudio, Webster and Tremont avs. Plan No. 472.

WHITE PLAINS AV, e s, 44 s 216th st, 1-sty frame extension to 1-sty frame amusement hall; cost, \$300; owner, Peter Sheridan, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 468.

WALKER AV, s s, 55.4 w St. Lawrence av, raise to grade 3-sty frame store and dwelling; cost, \$800; owner, Della Eva Cullis, 1450 Commonwealth av; architect, B. Ebeling, 1136 Walker av. Plan No. 479.

3D AV, No. 3085, new partitions, &c, to 3-sty frame store and dwelling; cost, \$200; owner, Andrew Murray, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 477.

ADVANCE REPORTS

Particulars of Bankers' Trust Building.

WALL ST.—The new 20-sty office building to be erected by the Bankers' Trust Co., of 7 Wall st, on leased ground, Nos. 14, 16 and 18 Wall st, will occupy a plot about 70x112 ft., with a plot 27x23 extending through to Nassau st. The company will use the basement and first floor for banking purposes. In order to obtain the best results for the building a competition was held and some of the prominent architects of the city submitted plans, among whom were Warren & Wetmore, Carrere & Hastings, Francis H. Kimball and Trowbridge & Livingston. Mr. George B. Post was invited to act as professional advisor. At a meeting of the commission held last week the designs of Trowbridge & Livingston were selected. The building is to be of first-class fireproof construction with all modern improvements. Building operations will be commenced as soon as the lease on the property expires, and the entire operation will probably be completed within a year from May 1. The facades will be in the Renaissance style, probably of granite, and the approximate cost of the work will be one and one-half millions. Eidlitz & Son are the builders. The officers include E. C. Converse, president; J. F. Thompson, Benj. Strong, Jr., D. E. Pomeroy, F. I. Kent, vice-presidents; F. N. B. Close, secretary; H. W. Donovan, treasurer; H. Wilson, Jr., assistant secretary. Directors are: Stephen Baker, Samuel G. Bayne, Edwin M. Bulkley, James G. Cannon, Henry P. Davison, Walter E. Frew, Fred. T. Haskell, A. Barton Hepburn, Thomas W. Lamont, Edgar L. Marston, Gates W. McGarragh, Geo. W. Perkins, William H. Porter, Daniel G. Reid, Edward F. Swinney, Gilbert G. Thorne, Edward Townsend, Albert H. Wiggin, Samuel Woolverton.

A Gothic Church for Newark.

NEWARK, N. J.—The Dominican parish of St. Antoninus, of Newark, will shortly begin the erection of a handsome edifice at South Orange av and South

Ninth st. The building will cost about \$100,000 and will be of Gothic style, with nave, aisles and sanctuary, 75x160 ft. It will be constructed of Indiana limestone, and will have within fourteen pillars of Barre granite supporting the clerestory walls. All the woodwork will be oak, including the pews, which will seat 1,400 persons. The gable front will rise to the height of 88 ft., and on either side will be a square tower 120 ft. high. Above the arched doorway in the center of the facade will be a rose-window, 22 ft. in diameter. The building will have a roof of Spanish tile, and in this and other respects will harmonize with the beautiful priory now standing on the church property at the corner of South Orange av and South 8th st. Underneath the church, in a high basement, provision will be made for the Sunday school. The erection of the church will take about a year. Announcement of the fact that the work is soon to begin has just been made.

Proposed Williamsburgh Hospital.

WILLIAMSBURGH.—Plans are being completed by Messrs. Dodge & Morrison, 82 Wall st, Manhattan, for the proposed new Williamsburgh Hospital, which is to replace the old hospital at South 3d st and Bedford av, Williamsburgh. Funds are now being raised. The building will have a capacity for 200 patients, which is practically double what the hospital is at



present able to care for. It will be erected in the form of an L, one side being 117x42, and the other 90x27 ft., 6 stys, with a large basement. A stable will be located at the rear of the building, and at one side will be a runway for ambulances. The committee which has been working for the success of the building fund include George L. Stamm, chairman; John McKee, Rev. W. B. Farrell, Miss Mollie Marks, Rev. S. R. Cohen, Chas. H. Magie, Nathan Strauss, Dr. William L. Felter, Dr. E. E. Cornwall.

Catskill Aqueduct Bids.

MANHATTAN.—Bids were received by the Board of Water Supply Oct. 20 as follows for the construction of Contract No. 55 of the Catskill aqueduct: Reinhart & Dennis Co., Colorado Bldg., Washington, D. C., \$4,545,487, low bidders. Other bidders were: MacArthur Bros., 11 Pine st, New York, \$4,691,329; George W. Jackson, 10 Wall st, New York, \$4,761,010; M. A. Talbott Co., Baltimore, Md., \$4,854,170; Bradley-Gaffney-Steers Co., 1 Madison av, New York, \$5,044,652; United Engineering & Contracting Co., 17 West 42d st, New York, \$5,195,782; Pittsburgh Contracting Co., Pittsburgh, Pa., \$5,405,481; C. D. Smith and Hammon & Hickey, St. Louis, Mo., \$5,199,076; American Pipe & Construction Co., Philadelphia, Pa., \$5,347,960.

James H. Cruikshank to Erect More Fireproof Warehouses.

CANAL ST.—James H. Cruikshank, of 50 Pine st, has purchased Nos. 537 to 541 Canal st, northeast corner of Washington st, a plot of 3,600 sq. ft., covered with old buildings; also, from the estate of

Edward F. Brown, the adjoining property, 533 to 535 Canal st, a plot of about 1,500 sq. ft. The two purchases combine to make a plot of about 5,100 sq. ft., fronting 100 ft. in Canal st, 22 ft. in Washington st, and about 125 ft. on an alley on the northerly side. The plots will be improved with two 8-sty buildings of the same type as the four structures now in course of erection at 483 to 489 and 535 to 545 Greenwich st. These buildings were planned by Architect Harry Dean, of Richmond Hill, usually Mr. Cruikshank's architect, Robert E. Moss, 126 Liberty st, being the consulting engineer.

Lincoln Bank Alterations.

42D ST.—A tentative plan is being considered by the officers of the Lincoln Safe Deposit Co. for adding nine stories to their building on the south side of 42d st, between Madison and Park avs. It is proposed to carry up steel pillars from bedrock through the present structure. These will be twenty in number and will be spaced about 50 ft. apart over the entire area of the site, 120x120 ft. On these twenty pillars will be built the nine new stories. There will be no weight added to the walls of the existing building, as the new portion will be independent of the old. The Record and Guide is officially informed that plans will be prepared by Mason R. Strong, of 7 Wall st, when the project goes ahead.

Chas. T. Wills to Erect Camolin Bldg.

5TH AV.—The general contract to erect the Camolin Building, at the northwest corner of 5th av and 43d st, has been awarded to Charles T. Wills, Inc., 156 5th av. Operations are to be pushed on the new structure as rapidly as possible, as it is expected to be ready for occupancy in the early part of 1910. The exterior will be made up of light-colored brick and limestone, architectural ironwork, with a slag roof. It will have a frontage on the avenue of 29 ft. and 125 ft. in the street. Andrew J. Connick is president of the Camolin Realty Co. Messrs. Hoppin & Koen, 244 5th av, are the architects.

Particulars of 79th Street Improvement.

79TH ST.—The Record and Guide was informed, on Thursday, that no plans have yet been prepared or architect selected for the improvement of the property, Nos. 152-158 West 79th st. The plot, which measures 67x102.2 ft., is covered with four 3-sty dwellings. Edgar A. Levy, 198 Broadway, is the new owner, and contemplates the erection of a 12-sty elevator apartment house on the site. Messrs. Schwartz & Gross, 347 5th av, are usually Mr. Levy's architects.

Building for Gilsey House Site to Have 25 Stories to Cost \$1,250,000.

BROADWAY.—The new store and office building to be erected by John E. Olson, builder, 39 East 28th st, on the site of the old Gilsey House, northeast cor of Broadway and 29th st, fronting 64.5 ft. on Broadway and 48.8 ft. in 29th st, will contain a total of 25 stys, instead of 20 stys as first announced and cost in the neighborhood of \$1,250,000. Estimates on all contracts are to be taken about January 1. (See issue Oct. 16, 1909.)

Contract for 6th Avenue Building.

6TH AV.—The general contract has been awarded to Carlos Fassell Inc., 489 5th av, to erect the 12-sty store and loft building, 50x75 ft., at the southwest cor of 6th av and 32d st, for the estate of Frank B. McDonald. The plans are nearing completion by Architect George Keister, 12 West 32d st. The facade will be of light faced brick and limestone. Total cost, about \$200,000.

Loft Building for West 19th St.

19TH ST.—Architect Maximilian Zipkes, 103 Park av, has been commissioned by the "133 West 19th St. Co." to prepare plans and specifications for a 10-sty loft building on a plot 40x92 at 133 West 19th st. The building will be fully equipped. Two elevators, steam heat, electric light and sprinkler system. Architect will be ready with plans in about two weeks.

Twelve Story Loft for 21st Street.

21ST ST.—Irving I. Kempner, real estate, 35 Nassau st, is preparing for the erection of a 12-sty fireproof loft building to take in Nos. 132-138 West 21st st. The plot measures 92x92 ft. Operations will not be started before early spring, and it is understood that no plans have yet been prepared or architect selected.

Carrere & Hastings to Plan Greenwich Club House.

GREENWICH, CONN.—Messrs, Carrere & Hastings, 225 Fifth av, Manhattan, have been commissioned to prepare plans and specifications for the new club house for the Greenwich Field Club to be erected on Lake av, Greenwich. Further details will be announced in later issues.

Apartments, Flats and Tenements.

30TH ST.—Mrs. L. A. Phillips, 117 Bay 31st st, Bensonhurst, will erect a 6-sty flat building, 40x85.9 ft., at Nos. 139-141 East 30th st, to cost \$45,000. Lynch, Thain & Thain, 347 5th av, are preparing plans.

BROOKLYN.—The Schermerhorn Contracting Co., 489 5th av, Manhattan, will build two 6-sty flats, 80x100 ft., at Clinton and Schermerhorn sts, Brooklyn, from plans by Geo. Keister, 12 West 31st st, Manhattan.

BRONX.—The Valentine Construction Co., 1616 Crosby av, will erect two 5-sty flats, 37x88 ft., on the west side of Lafontaine av, near 178th st, Bronx, to cost \$70,000. J. H. Amsler, 1616 Crosby av, has completed plans.

CORTLANDT AV.—Geo. Fred Pelham, 507 5th av, has completed plans for the two 6-sty flats for the Onyx Realty & Construction Co., 280 Broadway, to be erected on Cortlandt av, near 151st st, Bronx, at a cost of \$100,000.

164TH ST.—Schwartz & Gross, 347 5th av, have prepared plans for a 6-sty flat building, 100x112 ft., for the Waunegan Realty Co., 35 Nassau st, to be erected in the north side of 164th st, 100 ft. west of Broadway, to cost \$150,000.

ROOSEVELT ST.—C. B. Meyers, 1 Union sq, has prepared plans for a 6-sty 27-family tenement, 41x60 ft., brick, limestone and terra cotta, to be erected at Nos. 94-96 Roosevelt st by B. F. Golden, 508 Pearl st. Estimated cost, \$25,000.

177TH ST.—The Helene Realty and Construction Co., S. Simon, president, has purchased the northwest corner of 177th st and Pinehurst av, a plot fronting 98 ft. in 177th st and 125 ft. on Pinehurst av. The buyers will erect a 6-sty elevator apartment house on the site.

FT. WASHINGTON AV.—The Waunegan Realty Co., 35 Nassau st, will erect a 6-sty high-class apartment house, 177.8 x142.2 ft., at the southeast corner of Ft. Washington av and 165th st, to cost \$225,000. Schwartz & Gross, 347 5th av, are preparing plans.

WESTCHESTER AV.—Plans are being prepared by Harry T. Howell, 3d av and 149th st, for alterations to the 5-sty building south side of Westchester av, 29 ft. east of Brook av, with an extension, elevator, steel beams, plumbing, for Emil Fleisch, 885 East 134th st, owner.

PASSAIC, N. J.—At Passaic, Slaff Bros., 4 Monroe st, will erect two 4-sty tenements, with stores, 50x84 ft., brick and terra cotta, for 15 families. Hyman Rosensohn, 747 Broad st, Newark, is the

architect. Max Slaff, 335 Harrison st, Passaic, has the contract. Estimated cost, \$30,000.

WEBSTER AV.—Harry T. Howell, 3d av and 149th st, has completed plans of one 5-sty tenement to be erected in the west side of Webster av, 275 ft. north of Bedford Park boulevard (200th st), for Robert N. Quinn, of 2968 Webster av, 50x93 ft., all improvements, stores on first story, to cost \$36,000.

BRONX.—The Downey Const. Co., 303 East 142d st, owner and builder, is ready for bids on separate contracts for two 4-sty tenements, brick and limestone, 17 families, and stores, to be erected at the southwest corner of Longwood av and Barry st, Bronx, to cost \$55,000. Harry T. Howell, 3d av and 149th st, is completing plans.

WEST END AV.—Operations are now under way for the new 12-sty elevator apartment house which the Guide Realty Co., 2875 Broadway, A. C. Hall, president, H. M. Hall, secretary, is to erect at the northwest corner of West End av and 99th st, to cost in the neighborhood of \$800,000. Neville & Bagge, 217 West 125th st, are the architects. There will be apartments for 60 families. (See issue Oct. 23, 1909.)

Contracts Awarded.

BROOKLYN.—Joseph Wagner, 1108 Flushing av, Brooklyn, has received the general contract for \$10,000 worth of alterations to the hospital 155 Dean st, Brooklyn, for St. Mary's Female Hospital.

15TH ST.—Thomas B. Leahy, 1 East 42d st, Manhattan, has received the masonry for the 5-sty building for St. Joseph's Home for the Aged, 53x103 ft., at 209 West 15th st, to cost \$150,000. I. E. Ditmars, 111 5th av, is the architect.

79TH ST.—Harry Alexander, 20 West 34th st, has received the electric work on the 12-sty elevator apartment house for the Edendale Construction Co., 198 Broadway, on 79th st, near Riverside Drive, Lazette & Murphy, 2255 Broadway, have the plumbing.

93D ST.—Paul J. Exner, 1 Madison av, has received the mason work for the 6-sty loft building, 50x90 ft., to be erected at 417-419 East 93d st, from plans by Chas. Stegmayer, 168 East 91st st. A. Happel, 408 East 93d st, owner. Estimated cost, \$40,000.


28TH ST.—General contract has been awarded to Andrew Galbraith, 607 West 46th st, for alterations to the 4-sty stable Nos. 241-243 West 28th st for the New York Transfer Co., 1354 Broadway. Estimated cost, \$20,000. Adolph Mertin, 33 Union sq, is architect.

BALTIMORE, MD.—The contract for constructing a 500-ft. reinforced concrete bulkhead and traveling crane supports at Sparrow's Point, Baltimore, Md., for the Maryland Steel Company has been awarded to the Raymond Concrete Pile Company of New York and Chicago, by whose engineering department the work was designed.

AMSTERDAM AV.—John Wegmann, 2291 Broadway, has received the painting

contract for the new law school 4½-stys, 206x91 ft., at the northwest corner of Amsterdam av and 116th st for Columbia College, from plans by McKim, Mead & White, 160 5th av. John H. Parker Co., 42 East 23d st, is general contractor. Estimated cost, \$400,000.

5TH AV.—Paul E. Lindblad, 103 Park av, has received the carpenter work on the 8-sty store and loft building, 50x100 ft., which Hollander & Co. are erecting at Nos. 550-552 5th av, from plans by Buchman & Fox, 11 East 59th st. The Hedden Construction Co., 1 Madison av, is general contractor, C. Matlock, 220 Broadway, steam and electrical engineer. The estimated cost is about \$125,000.



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SEATTLE, WASH.—By January 1, 1911, the Thompson-Starrett Co. hopes to complete the Harriman lines terminal station here. The contract covers a total cost of \$450,000. Work started four weeks after the contract was signed. The building will be constructed of reinforced concrete. There will be a large, semi-circular arched ceiling over the general waiting room. The exterior walls will be covered with a dark red brick with trimmings of white artificial stone. The interior of the general waiting room will have tiled wainscoting and floors. A separate heating plant will be installed in another part of the track yard to furnish heat for the building. The plans for the building were prepared by H. J. Patterson, architect for the Harriman lines, San Francisco.

Churches.

ALBANY. — The First Evangelical Church of Albany will erect a new edifice at Delaware and Cuyler avs. The cost will be \$20,000. Address chairman of building committee.

BUFFALO, N. Y.—It is announced that an edifice is to be erected by St. Gerald's Church at Bailey and Delavan avs. Rev. William H. Schreck is pastor. Estimated cost, \$150,000.

NEWARK, N. J.—Chas. C. Jones, 280 Broadway, Manhattan, will prepare plans at once for a new limestone edifice for the Clinton Hill Methodist Protestant Congregation, at Newark, to cost about \$40,000.

BUFFALO, N. Y.—Ground has been broken for the new Central Presbyterian Church at Main st and Jewett av which will be built at a cost of \$100,000. The edifice will be of English Gothic design. The Rev. R. V. Hunter has been retained as pastor.

CHAMPLAIN, N. Y.—The First Presbyterian Church, Frank Whiteside, chairman of building committee, will erect a new brick edifice, 45x90 ft., at Champlain, to cost about \$20,000. Dillon, McLellan & Beadel, 1123 Broadway, Manhattan, are preparing plans.

TERRYVILLE, CONN.—Architect T. A. Racheter, of Torrington, is preparing plans for a new church to be erected for the Greek Catholic Congregation. Frame, shingle roof, hot air heat and electric lights. Michael Bobick is chairman of the building committee.

Dwellings.

SEACLIFF, L. I.—Herbert M. Baer, 542 5th av, Manhattan, is preparing plans for a \$10,000 residence to be erected at Seacliff, L. I., for Mr. Dewitt Davidson.

HARTFORD, CONN.—Chas. E. Bond, of Hartford, will erect a \$35,000 residence. Plans are now under way by Delano & Aldrich, 4 East 39th st, Manhattan.

GREENWICH, CONN.—Plans by Albro & Lindberg, 461 5th av, Manhattan, are being figured for a residence for W. T. Carrington, at Greenwich. Estimated cost, about \$40,000.

RICHMOND HILL, L. I.—Daus & Otto, 130 Fulton st, Manhattan, have completed plans for a residence for a Mrs. J. Bremmer, to be erected at Richmond Hill, L. I., to cost about \$10,000.

MERRICK, L. I.—E. S. Child, 17 State st, Manhattan, has prepared plans for a \$9,000 residence for D. M. Cammann, to be erected at Merrick, L. I. Forest Smith, of Baldwin, L. I., has the contract.

WEST FARMS ROAD.—The Freedman Construction Co. has secured a building loan of \$135,000 from the Lawyers Title Insurance and Trust Co. on property at southeast corner of West Farms road, 147.8 ft. northeast of Hoe st, 100x96.9. New dwellings will be erected.

PARK AV.—Arthur Curtis James, Commodore of the New York Yacht Club, has purchased a building plot at the north-

west corner of Park av and 79th st, measuring 75x125 ft., on which he will erect a fine residence. Particulars of plans will be given in later issues.

BRIDGEPORT, CONN.—Greenwood & Arnold, of Bridgeport, have purchased the property on both sides of Gregory st, near Park av. The new owners will erect 30 houses, most of them arranged for two flats. Fourteen will be started immediately, the work being done by the day, under the supervision of the owners.

IRVINGTON, N. Y.—Frank B. Gilbreth, Inc., 60 Broadway, New York, has just secured the contract for the construction of the new residence for Mr. Fred C. Sayles, at Irvington, N. Y. The building will be 45x90 ft., 3-stys and basement, constructed of cut stone, fireproof floors, and will have slate roof and most approved plumbing, electric wiring, steam heating, electric bell system, marble and tile work, and hardwood finish throughout. The work is to be started at once. The architects are Messrs. Rowe & Keyes, 161 Devonshire st, Boston, Mass.

Factories and Warehouses.

NIAGARA FALLS, N. Y.—The Defiance Wall Paper Co., A. J. Adams, secretary, will erect a plant, 140x440 ft., at Walnut av and 3d st, for the production of wall paper from wood pulp.

JAMESTOWN, N. Y.—The Dahlstrom Metallic Door Co., of Manhattan, has prepared plans and is receiving bids for a 1-sty brick addition to its factory, 60x120 ft., at Jamestown, to be used as a paint shop.

NEW HAVEN, CONN.—Architects Griggs & Hunt, of Waterbury, are preparing plans for an addition to the plant of the Narrow Fabric Co., on Congress av, New Haven. Work will not be started until spring and details will be announced later.

24TH ST.—Max Englander, 154 West 19th st, manufacturer of furniture, has leased for a long term of years 513 to 523 West 24th st, eight old buildings, on plot 150x98.9, between 10th and 11th avs. A 6-sty building will be erected, the greater part of which will be used by the lessee.

NEWARK, N. J.—W. J. Aschenbach, architect, of Newark, has just completed plans for a 5-sty fireproof storage warehouse, which is soon to be erected at 92 Howard st for S. Van Poznak. The building will be of brick, with reinforced concrete flooring, 25x100 ft. The estimated cost is given at \$14,000.

BROOKLYN.—Sundell Hyman, 2069 5th av, Manhattan, owner, is taking bids on a 7-sty (mill construction) brick and limestone factory, with stores, 95x139 ft., to be erected at the southeast corner of Metropolitan and Bushwick avs, Brooklyn, to cost about \$50,000. A. Vollweiler, 696 Bushwick av, Brooklyn, is architect.

NEWARK, N. J.—Estimates are being received by Frederick A. Phelps for a manufacturing plant for the Wayne Co., at 342 Central av. The structure will involve an expenditure of \$50,000; will be brick, 4-stys. The main building will cover an area of 60x150 ft., with two wings, about 50x60 ft. Mill construction, large steam-power plant, freight elevators and modern factory facilities. It is expected that work will be started next month and completed early in the spring.

Halls and Clubs.

BOSTON, MASS.—Shepley, Rutan & Coolidge, architects, Ames Building, Boston, have completed plans for the proposed 8-sty Y. M. C. A. building, 112x186 ft., to be erected at Boston.

NEWPORT, R. I.—L. P. Hutton, 37 Liberty st, Manhattan, is preparing plans for the 5-sty fireproof brick, stone and steel Army and Navy Building, Y. M.

C. A., 100x200 ft., to be erected at Newport, R. I., at a cost of about \$150,000.

ROCKVILLE CENTRE, L. I.—The Rockville Centre Lodge, No. 279 I. O. O. F., will erect a new building, 2-stys, of brick and artificial stone, 48x65 ft., with a large meeting hall, to cost \$15,000. Walter I. Halliday, 319 Fulton st, Jamaica, will make the plans.

Office and Loft Buildings.

BROCKTON, MASS.—The George E. Keith Co. will begin this fall the erection of an executive building, 183x63 ft., 4-stys, at Station av and Evans st, nearly opposite the Campello station of the New York, New Haven & Hartford R. R. It will be of steel and cement construction.

3D AV.—Chas. Lyons, 4 East 42d st, has received the general contract to erect the 4-sty loft building, 30x78 ft., on the west side of 3d av, near 119th st, for S. & E. Gutman, 452 Broadway, Shire & Kaufman, 110 East 23d st, are the architects. Estimated cost, \$30,000.

39TH ST.—Electric work has been awarded to Blackall & Baldwin Co., 39 Cortlandt st, on the 12-sty store and loft building at Nos. 222-226 West 39th st for the Marmac Construction Co. Frederick C. Browne, 143 East 125th st, is architect. Estimated cost is \$225,000.

NEW HAVEN, CONN.—Bids will be received by James Knox Taylor, at Washington, until November 15 for the carpenter work, mason work, gas piping, heating, plumbing and electrical work in connection with the proposed changes to the post office building at New Haven. The improvements include the erection of two additions and a large amount of interior improvements. There is an appropriation of \$47,000 for the work.

GREENWICH, CONN.—The contract for the erection of the New York Telephone Co. Building at Greenwich has been awarded to F. T. Nesbit, 116 Nassau st, Manhattan, who will award all sub-contracts. The plans are by Eidlitz & McKenzie, 1123 Broadway, New York, and call for a brick structure, 40x54 ft., 2-stys, of fireproof construction. In the future several additional stories may be added. Several large skylights will be required and the heating is to be by steam. Estimated cost, \$40,000.

Power Houses.

SOUTH RIVER, N. J.—This borough contemplates the construction of an electric light plant, cost not to exceed \$12,500. Plans are at the office of Charles Anderson, borough clerk.

AUBURN, N. J.—Hazen & Whipple, engineers, 103 Park av, Manhattan, have prepared plans for a filtration plant, pure water reservoir and alterations to pumping station for the Board of Water Supply. J. W. Ackerman, superintendent, Auburn. Estimated cost, \$170,000. Bids will probably be asked this winter.

Schools and Colleges.

LYNBROOK, L. I.—Richard Carman, of Jamaica, has the contract to erect an 8-room brick school at a cost of \$35,000.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, Yonkers, were low bidders for enlarging the Seymour st school at Yonkers, to cost \$65,000. C. Chipman, 220 Broadway, Manhattan, is architect.

LEWISTON, ME.—Plans will be prepared by H. D. Whitfield, 160 5th av, Manhattan, for a 3-sty science hall, 115x50 ft., to be erected at Lewiston, Me., for Bates College, of Lewiston. Estimated cost, \$50,000.

TROY, N. Y.—The town of Colonie, near Troy, has found the present number of schools inadequate, and in a short time work will be begun on a modern up-to-date building. Address Chairman Board of Education.

HORNELL, N. Y.—Work on the Washington school will be started either late

this fall or early spring. W. S. Brickell, of Buffalo, is architect. Bids will be received at once by Secretary Shults of the school board.

ROCHESTER, N. Y.—H. T. Whitfield, 160 5th av, Manhattan, has completed revised plans and taken new figures for a laboratory and Applied Science Building, 2-stys, 40x80 ft., for the Rochester University. Estimated cost, \$60,000.

BLOOMFIELD, N. J.—The Bliss Griffiths Construction Co., 225 5th av, Manhattan, was low bidder for the 3-sty school, 67x97 ft., to be erected at Bloomfield. Chas. G. Jones, 280 Broadway, Manhattan, is architect. Estimated cost, \$35,000.

WILLIMANTIC, CONN.—Bids were received as follows for the proposed high school at Willimantic: H. Wales Lines Co., Meriden, with assembly hall, \$53,287; without assembly hall, \$49,397, and \$2.60 per cubic yard for rock excavation; Peck, McWilliams & Co., Norwich, with assembly hall, \$52,980; without assembly hall, \$49,780, and \$3.51 per cubic yard for rock excavation; John W. Duff, Boston, \$73,620, with and \$66,501 without the assembly hall; E. O. Barrows, Boston, put in an estimate of \$7,793 for the heating and ventilating. As the total bids are above the appropriation, the committee has gone over the plans and specifications with the architects and the two lowest bidders are making new estimates.

Bids Opened.

BROOKLYN.—Bottsford-Dickinson Co., 1170 Broadway, Manhattan, at \$293,503, were low bidders for the new hospital to be erected in Bradford st, Brooklyn, from plans by Helmle & Huberty, 190 Montague st.

MANHATTAN.—Bids were received, October 21, by the Park Board for the installation of an electric light and power plant in the New York Public Library, 5th av, 40th and 42d sts: Lord Electric Co., 213 West 40th st, \$71,842 (low bidder). Other bidders were: Charles L. Eidlitz, Eugene Frank, Peet & Powers, Reise & O'Donovan, Cowden & De Young, Louis Weschler, Providence Engineering Works, Wells & Newton, E. J. Duggan.

BROOKLYN.—Fire Commissioner Nicholas J. Hayes opened bids, October 25, for furnishing labor and materials for additions and alterations to building of Engine Co. 115, located at 88 India st, Brooklyn: Conroy Bros., Inc., \$28,898 (low bidders). Other bidders were: George F. Driscoll, Daniel J. Ryan, Morningside Construction Co., Cornelius J. Horgen, George Hilderbrand, James F. Kerr, George J. & W. Martin, William J. Moran, J. M. Knopp, Concourse Construction Co.

WASHINGTON, D. C.—The following bids were received by the Navy Department, Washington, D. C., for two electric passenger elevators in the U. S. naval school hospital, Washington, D. C.: Thompson-Starrett Co., 51 Wall st, Manhattan, was lowest bidder, \$7,200 in amount. Other bidders were: Otis Elevator Co., 17 Battery pl; Faunt Le Roy Elevator Co., Highlandtown, Md.; John B. Adt, 342 North Holliday st, Baltimore, Md.; Marine Engine and Machine Co., Newark, N. J.; Albro-Clem Elevator Co., 7th st and Glenwood av, Philadelphia, Pa.

Miscellaneous.

EDGEMERE, L. I.—W. K. Benedict, 1135 Broadway, Manhattan, has taken bids for the 4-sty brick and stucco hotel, 72x190 ft., which A. S. Iseron will erect on Bay av, Edgemere, to cost \$60,000.

STAMFORD, CONN.—Competitive plans will be submitted to Thomas D. Bradstreet, comptroller, until November 20 for the new armory to be erected at Stamford. Further information may be ob-

tained at the adjutant general's office in Hartford.

UNION, CONN.—Burton A. Sellw, architect, of New Haven, is preparing plans for a library to be erected at Union, Conn. E. M. Horton is the chairman of the building committee. It will be brick, 33x27 ft., with limestone trim, slate roof, leaded glass, furnace heat and ash trim.

PRINCETON, N. J.—Princeton's new million dollar graduate school will be built on a site now occupied by the golf links that cover 120 acres. It will stand on the northern side of the natural amphitheatre, converging on Lake Carnegie. W. C. Proctor, of Cincinnati, gave half the money required for the buildings.

LAKE MOHANSIC, N. Y.—The State Commission in Luaney has purchased 550 acres on Lake Mohansic, Westchester County, as a site for a new State hospital for the insane to provide for the overflow from New York City. The Legislature will be asked to appropriate \$1,500,000 for the erection of buildings to accommodate 2,000 patients. The price paid was \$135,000. The site is on the Putnam Division of the New York Central, 31 miles from New York.

SPRINGFIELD, MASS.—Bids are all in for the auditorium and tower of the municipal building to be erected for the city of Springfield. The proposals will include the excavating, concrete work, foundation walls, waterproofing, grillage beams and the steel work for the tower. The buildings will be built of stone, of fireproof construction. The auditorium (one story) will have ground dimensions of 117x178 ft., and the clock tower will be 28x28 ft., 286 ft. high. Pell & Corbett, of Manhattan, are the architects.

Municipal Work.

MANHATTAN.—On Nov. 4, the Department of Public Charities will open bids for labor and materials required for the installation of a steam heating system in building No. 124 East 59th st, Manhattan.

BLACKWELL'S ISLAND.—Estimates will be received by the Department of Public Charities, Thursday, Nov. 4, for the installation of a new steam heating system in the fire engine house, Blackwell's Island.

MANHATTAN.—Estimates will be received by the Park Board, Thursday, Nov. 18, for work and material for the equipment of the New York Public Library, Astor, Lenox and Tilden Foundations, 5th av, 40th, 42d sts.

BROOKLYN.—Bids will be received by the President of the Borough of Brooklyn, Wednesday, Nov. 3, for repairs and alterations for removing old tile and putting down new terrazzo floor, main hall, Hall of Records, Brooklyn.

HART'S ISLAND.—The Commissioner of Correction will open bids Thursday, Nov. 4, for labor and material required to install a new Croton pressure system, new salt water line, alterations and repairs to the laundry equipment, additions to steam lines in trench, etc., on Hart's Island.

MANHATTAN.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, Nov. 10, for furnishing, delivering and laying high pressure fire service mains and appurtenances in 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22d, 23d, 24th sts, Lexington av, Madison av, Irving pl, Union Sq. East and Gramercy Park East.

Government Work.

Sealed proposals will be received on the 18th of November for the construction (including plumbing, heating, wiring and standard clock system) of the extension of the U. S. Post Office at Rock Island, Ill. James Knox Taylor, Supervising Architect, Washington, D. C.

NEW BRUNSWICK, N. J.—Proposals will be received Dec. 2 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at New Brunswick, N. J. James Knox Taylor, Supervising Architect.

BELLEVILLE, ILL.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Nov. 16 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Belleville, Ill. James Knox Taylor, Supervising Architect.

NEW HAVEN, CONN.—Office of the Supervising Architect, Washington D. C.—Sealed proposals will be received Nov. 15 for the construction (including plumbing, gas piping, heating apparatus, electric conduits, wiring and lifts), of an extension, remodeling, etc., to the U. S. Post Office and Custom House, New Haven, Conn. James Knox Taylor, Supervising Architect.

Sealed proposals will be received at this office until the 26th day of November for the lighting, plumbing, gas piping and heating apparatus at the U. S. Post Office and Court House and extension thereto at Council Bluffs, Iowa, in accordance with drawings and specifications, copies of which may be had at Council Bluffs, or at the office of the undersigned. James Knox Taylor, Supervising Architect, Washington, D. C.

Brief and Personal.

One poor job will do you more harm than a dozen good ones will do you good.

August Kiel, of the marble firm of Tomkins Kiel Marble Co., of 505 5th av, underwent an operation for appendicitis recently and is well on the way toward recovery. He is expected back at his office about the last of next week.

In the article appearing in last week's issue describing the foundation work under the Pocono Building on 4th av it was stated that Thomas Shannon was superintendent of shorers for "John Slatery." This should have read, for Canavan Brothers Company.

Otis Corbett, father of Mr. W. P. Corbett, Eastern sales manager of the Alsen Portland Cement Co., 45 Broadway, has just purchased the Cadmus grain mills at Plainfield, N. J., from A. L. Cadmus and William Shotwell, who have conducted that business in the same location for half a century.

The R. T. Ford Co., of Rochester, which has the contract for the new \$4,000,000 State Education building at Albany, has asked for a year's additional time in erecting the building, having met with unexpected and unavoidable setbacks. The contract calls for the completion of the work by January 1, 1911, but if the extension is granted the building will not be finished before 1912.

A tract of land, belonging to James R. Sayre and Peter Fisher, of Sayre & Fisher Co., brick manufacturers, adjoining the works of the National Fireproofing Co., at Keasbey, N. J., is under negotiation for sale by the Public Service Corporation for a power-house site, the dynamos of which will generate 7,000 kilowatts. The tract has been used for some time as a storage-place by the National Fireproofing Co.

Chief Engineer Lewis, of the Board of Estimate, has been unable to go ahead with the tests of various fireproofing materials, as ordered by the Mayor, because the \$30,000 which he asked for to carry on the work has not been appropriated. It has been unofficially stated that he has selected a site where some of the tests will take place if the appropriation to be made by the board is sufficient to enable him to make the extensive investigation he hopes to.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material in Stiffening Market.

There is a general stiffening tendency in the building material market affecting all branches. The brick manufacturers have put up their prices pending a further advance later on. Cement shows improvement. Pig iron continues in demand, while sheets are feeling the car shortage. Structural steel deliveries are slow, and fabricators are taking considerable new business. Iron bars are scarce. Lumber continues to move easily, and there is a favorable undercurrent setting in in favor of stone. The proximity of the election had little real effect upon material business. Dealers so far have shown little disposition to take in heavy supplies for late fall business, the disposition seeming to be not to store heavily this year. This is doubtless because some dealers had unpleasant experiences following this action last fall.

Hudson Common Brick Higher.

At a meeting of the Hudson River Brick Manufacturers' Association, at the Palatine Hotel, Newburg, on Wednesday afternoon, the condition of the market for the year was canvassed, and it was announced that on Monday the price in cargo lots would be \$6.00 to \$6.25 per M., and that on the following Monday the quotation would read, \$6.25 to \$6.50. It was further decided to stand by these figures, which, it was said, were made compulsory by reason of the fact that labor conditions have been such this year as to leave a very small margin for the manufacturer. These, of course, are not the winter prices, further action being probably later. The transactions for this week were normal. Figures for last week's business are: Left over, Oct. 16, 5; arrived, 72; total, 77. Sold, 69; left over, Oct. 25, 8.

MOST YARDS NOT MAKING.

Most of the Hudson River brick companies have stopped manufacturing. Here and there a palette yard has some brick on rack, but they are the exception. More brick will begin to come in from now until close of navigation if the new prices are sustained. There is little talk among the manufacturers of making extensive yard improvements this year, the disposition being to wait until a better idea may be had of what next year will bring forth. While a good year is generally looked for, conservative men do not expect a boom. They say, however, that they believe next year's business will be an improvement over this one. The opinion seems to be unanimous that better prices will rule.

REPORT LESSENING CONSUMPTION.

Retailers reported a slight falling off in consumption this week, which they attributed partly to unrest preceding the election, many of the employees being more or less interested in election in certain wards. Delays in getting steel is still holding up a certain class of work. The dealers say conditions governing demand here do not warrant an advance in price.

BRICK. (Cargo quotations at the wharf.)*

Hudson River, Common.....	\$ 6.00@	\$6.25
Hudson River, Light Hard.....	4.00	5.00
Raritan River, Light Hard.....	5.75	6.00
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.).....	22.00	28.00
Greys, various shades & speckled.....	27.00	31.00
White No. 1.....	26.00	35.00
White No. 2.....	25.00	31.00
Old Gold.....	26.00	32.00
Trenton or Philadelphia Red Fronts.....	.....	21.00

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

LIME.

500-bbl. lots delivered to the trade in Greater New York.		
State common, cargo rate, per bbl.....	@\$.75	
Rockland-Rockport, Com., per bbl.....	.92	
Rockland-Rockport, L., per bbl.....	1.02	
Rockland-Rockport, special, 320 lbs.....	1.37	
Select finish, per 350 lbs., net.....	1.60	
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.		
West Stockbridge, finishing, 325 lbs.....	1.40	
New Milford Lime.....	1.30	
New Milford (small barrel).....	1.00	

PLASTER PARIS.

Calced, city casting, in barrels,		
250 lbs.....	1.45	
In barrels, 320 lbs.....	1.65	
In bags, per ton.....	\$8.50	10.00
Calced, city casting, in barrels,		
250 lbs.....	1.45	
In barrels, 320 lbs.....	1.65	
Neat wall plaster, in bags, per ton.....	9.25	
Wall plaster, with sand, per ton.....	5.25	
Browning, in bags, per ton.....	4.25	
Scratch, in bags, per ton.....	.....
Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.		

SAND, GRAVEL, GRIT.

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

Cement Gradually Improving.

Reports from the offices of various licensees in this city state that a general improvement is felt, that the demand is a little more brisk, and that prices stand at \$1.43. Some of the companies are making deliveries on big work, but the call, as a general rule, is for medium-sized operations. Dealers are taking material only as they need it, and the manufacturers, so far, have been able to deliver despite, a shortage of watertight freight cars. Atlantic brand Portland cement is being delivered to several Thompson-Starrett operations, namely, the Hewitt-Bryce buildings at 4th av and 27th to 28th sts; the Schlaegel building at 22d st and 2d av; a theatre and office building being erected by the same company at 47th st and 7th av, and the Wolff building, 8-stys high, 245x100 ft., in 26th st and 1st av.

The sales manager of one of the biggest companies, with offices in this city, returned recently from a visit through New England, taken for the purpose of ascertaining just what the conditions are, and to find out how builders felt as to the future. He told the writer that he found conditions just as they were in this city—rushing through work now in hand. There is little work being given out, but enough is on hand to last well into the early winter. A boom year is not expected in this material, in the sense that high prices will prevail, but everybody seems to look forward to a prosperous year, beginning with early spring.

CEMENT.

Portland, Domestic, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80
All Standard American Portland Cement Companies repurchase cloth sacks at the rate of 7¼ cents, or 30 cents a barrel.)	

Manufacturers' Quotations:

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

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

Iron Continues in Demand.

Iron shows no falling off in demand. New Jersey and Connecticut bought heavily during the week and inquiries were in hand toward the week-end for additional tonnages from these quarters.

Importation of foreign ore continues, but shows a slight falling off. As it stands, domestic leads in competition for pipe making, which business had the greatest tonnage requirements this week. Prices will remain where they are, it is thought, for a while, with the exception of steel making material, which may move to \$20. Basic for this quarter is entirely sold up. About fifty per cent. of first quarter's capacity is engaged at present, but hardly any business runs into the second quarter.

This fact indicates that a great deal of structural material is booked to come out early next Spring, and as far as it is possible to judge of what proportion of this will go into new building operations, it seems assured that the building boom that will undoubtedly settle upon New York at the close of the coming Winter will extend throughout the middle west and north of the Mason and Dixon line. Foundry iron is being well sustained. A little more Southern is coming into this district.

SHEETS HIT BY CAR SHORTAGE.

One jobber reported this week that the car shortage is being felt by the mills, and shipments that would have been made a week ago are still waiting cars. The recent advance in prices is still being well sustained, but the scramble for material continues. There is a great demand for sheets from the West, while here in the East the question of delivery supersedes that of price.

STRUCTURAL DELIVERIES SLOW.

Structural deliveries are not improving, the mills being now about 90 days late in making shipments. Most of them are simply swamped with business. Prices which advanced last week are well sustained in all grades. Iron bars, such as used by architectural iron workers, blacksmiths and in the manufacture of fire-escapes, are becoming scarce, and it is possible that an advance will come in that material, the rumor having reached the jobbers to that effect.

Concrete reinforcement is not in this class. There is a good demand for that kind of material. There was said to be a slight falling off in wire products during the last week, but mesh reinforcement held its own and reported an increasing demand from foreign markets.

All iron and steel is firm. Copper was weaker, due, it was said, to speculators being unable to obtain money. Tin was firm with lead and spelter strong.

FABRICATORS GETTING NEW BUSINESS.

Inquiries were abroad this week for fabricated material. All the local and near-by shops are figuring on a great deal of important work for this city and vicinity, the tonnage being in most cases larger than has been the case in some time. There were no important local structural contracts announced this week, but it was said that some big ones will be ready to be given out within a week or two. Advices received at the offices of the leading fabricators are to the effect that architects will be ready to give out some big work early in December.

PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered. Manhattan, Brooklyn or Jersey City include lighterage.

Northern:		
No. 1 x Jersey City.....	\$19.20@	\$19.70
No. 2 Foundry.....	18.70	19.20
No. 2 Plain.....	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock....	19.25	19.50
No. 2 Foundry, spot.....	18.75	19.00
No. 3 Foundry.....	18.25	18.50

building. However, that may be, Mr. Morgan seems to be satisfied with his bargain, as appears from the following letter signed by George W. Perkins:

23 Wall street, New York.

October 28, 1909.

Frederick Johnson, Esq., 165 Broadway, New York City.

My Dear Mr. Johnson: My attention has been called to an article in question is so far from the truth, I simply want to that the 38th st corner, which you have recently sold, was sold by you at a large profit to you, for the reason that some of the gentlemen in the immediate neighborhood had to pay you a large profit to prevent a large business block being put up there.

As I was a party to the negotiations, and as the newspaper article in question is so far from the truth, I simply want to say I hope it won't bother you at all. The negotiations with your for this property were all so satisfactory, and you met the views of the neighbors in such a very broad and manly spirit, and made the trade at so small a profit to you over and above interest and expenses, that the newspaper article was most unfair. With best regards, I am,

Sincerely yours,

(Signed) GEORGE W. PERKINS.

In the midtown section there were five sales of property for immediate improvement, all on 25th st, between Broadway and 7th av. Lots on this street, between Broadway and 6th av, are now held at \$3,500 a foot front, and between 6th and 7th avs at \$1,600, and recent sales have been at that price.

There were nine sales of vacant plots all suitable for improvement with elevator apartment houses. The sale by the Furniss estate of the large plot on Riverside Drive, between 99th and 100th sts, to a syndicate of building loan operators, removes from the market the last large vacant plot on the West Side south of 100th st.

The sale by the trustees of the Union Theological Seminary of the corner of Park av and 69th st to Arthur Curtis James for improvement with a dwelling, and the decision of the trustees to restrict the property for twenty-one years, is sure to affect all of the property on the avenue as far north as 86th st.

THE AUCTION MARKET

WHILE there were more than the usual number of voluntary offerings in the Vesey street salesroom, the actual number of properties sold was far from satisfactory. On Tuesday Joseph P. Day offered nine Manhattan properties, most of which were bid in. Herbert A. Sherman and Charles A. Berrian offered three parcels, two going to the plaintiff. Bryan L. Kennelly offered on Wednesday ninety-three lots in the Wakefield section of the Bronx. There were two offerings. The first sale covered property within the area bounded by Kingsbridge road, 233d st and Digney av. At the southeast corner of Kingsbridge road and 233d st, a plot of about four lots, with a 2-sty dwelling, was sold for \$8,750, and an adjoining plot of three lots, with a stable, was sold for \$2,625. The northeast corner of 233d st and Bronxwood av brought out a bid of \$1,150. The same price was paid for the northwest corner of Digney av and 233d st, and for inside lots on 233d st prices ranged from \$825 to \$925.

In the other sale, that involving thirty-one lots, a plot of three lots at the southwest corner of 233d st and Doon av was struck down for \$2,100. The opposite corner, the southeast, went for \$1,050, and adjoining lots on 233d st for \$650 each. At the rear, along Doon and Jones avs, prices ranged from \$370 to \$485 a lot.

EMPLOYER OF BROKER MUST PAY COMMISSION.

In a suit tried this week before Justice Donnelly in the City Court by Harris M. Fischer vs. Francis Conlon, a theatrical agent, to recover \$350 commissions in securing a purchaser for the property 507 West 27th st, New York, the defendant claimed that he could not have sold the property because his brother, who had a half interest therein, refused to consent to sell, but the court, at the request of Jacob Friedman, of 302 Broadway, counsel for the broker, charged the jury that if the defendant employed the broker to produce a purchaser at \$35,000, and the broker did procure parties who were ready, willing and able to pay that price for the property, and upon the terms demanded by the defendant, that it was immaterial whether the defendant's brother had any interest in the property or not, and that plaintiff would be entitled to his commissions. The jury rendered a verdict for the plaintiff for \$350 and \$65 interest.

—J. H. Mayers, the new real estate auctioneer, seems to be making good headway for the short time he has been in business (about two weeks). He says that he has placed upon his book eight different sales for auction. It seems that the many friends and acquaintances he made while general manager and auctioneer for Joseph P. Day stand him in good stead now.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Barclay Street Building Sold.

George W. Loft has bought from the Gillespie estate the 5-sty building, 54 Barclay st, on lot 25.1 x100.10. Mr. Loft has been the tenant of the property for several years. He also owns the adjoining structure on the gore lot at the southeast corner of Barclay st and West Broadway.

Big Canal Street Deal.

CANAL ST.—James H. Cruikshank has bought from Col. William Jay and Egerton L. Winthrop, Jr., as trustees, 537 to 541 Canal st, northeast cor of Washington st, a plot containing 3,600 square feet, covered with old buildings; also bought from the estate of Edward F. Brown 533 to 535 Canal st, adjoining the above, and containing about 1,500 square feet. The two purchases combined make a plot of about 5,100 square feet, being 100 feet on Canal st, 22 feet on Washington st, and about 125 feet on an alley on the northerly side. Mr. Cruikshank has also bought from Messrs. Jay and Winthrop the vacant lot, 20.4x80, at 479 Washington st, just above Canal st, and separated from the cor plot by an alley 9 feet in width. The McVickar-Gaillard Realty Co, and William D. Kilpatrick negotiated the sales.

The two plots will probably be improved with two eight-story mercantile buildings of the same type as the four structures now being erected by Mr. Cruikshank at 483 to 489 and 537 to 545 Greenwich st. Directly opposite the plot just sold is an open space 450 feet long, running from Canal to Spring street and from Washington to West st, occupied partly as a city park, and the former site of the old Clinton market. This will be the third corner to be improved on Canal st west of Broadway.

4TH ST.—Steinman & Son have sold to the Strauss Construction Co. 61 East 4th st, a 5-sty loft building, on lot 25x100.

13TH ST.—Gibbons & Young have sold to C. A. Wingert for the McDougal estate, 337 West 13th st, a 4-sty dwelling, on lot 18.9x80. The property adjoins the Newton Building at the northeast corner of Hudson st and abuts in the rear of St. Bernard's Catholic Church. The same brokers recently sold to the D. A. Cushman Realty Corporation the two dwellings adjoining, 333 and 335.

18TH ST.—M. L. & C. Ernst have sold to the Teichman Engineering and Construction Co. 356 to 362 West 18th st, four 3-sty dwellings, on plot 50x92. The property was given in part payment for 708 to 710 Greenwich st.

18TH ST.—Emanuel Simon has sold for a Mrs. Scherrer, 225 East 18th st, a 3-sty dwelling, on lot 23x92, leasehold, to Dr. George T. Mundorff for occupancy.

22D ST.—Miss Dorothy C. Norris has sold 17 East 22d st, a 4-sty dwelling, on plot 33.4x98.9, between Broadway and 4th av.

25TH ST.—Margaret A. Johnson has sold 22 West 25th st, a 4-sty and basement dwelling, on lot 25x98.9. The buyer is understood to be the Realty Holding Co., which recently acquired 24 and 26, adjoining.

25TH ST.—The Golden estate has sold 152 to 156 West 25th st, three 4-sty buildings, on plot 56x98.9. The Felt Construction Co. is the buyer.

25TH ST.—Adolph Altman has sold 158 to 162 West 25th st, three 4-sty dwellings, on plot 55x98.9, and 157 West 24th st, abutting, a 4-sty dwelling, on lot 20.10x98.9, about 118 feet east of 7th av. It will be improved with a 14-sty loft building. The Felt Construction Co. is said to be the buyer. The Henry M. Weill Co. were the brokers.

25TH ST.—Mrs. Elizabeth B. Grannis is reported to have sold 52 West 25th st, a 4-sty dwelling, on plot 27.6x98.9. The property is within 123 ft. of 6th av.

29TH ST.—Horace S. Ely & Co. have sold 541 to 547 West 29th st for Emil Topp, Directors Realty Company (represented by P. A. Geoghegan), Sophia Krug and Martin Finerty, respectively. The property consists of four 4-sty tenements, each on lot 16.8x98.9, forming a plot 66.8x98.9. It will be immediately improved.

29TH ST.—R. Reynolds has sold the 3-sty dwelling 110 West 29th st, 20x98.9. The buyer, an operator, is said to have acquired adjoining property.

35TH ST.—The Henry M. Weill Co. has sold 343 West 35th st, a 4-sty dwelling, on lot 15x98.9, to the Hotel Bellmen's Beneficial Association, which will use it in place of its present quarters, at 36th st and 7th av.

46TH ST.—Robert R. Rainey, in conjunction with Charles F. de Casanova & Co. has sold for Mary E. McKennon, 125 and 127 West 46th st, two 3-sty buildings on plot 33.4x100.5; also, in conjunction with J. Arthur Fischer, 121 and 123 West 46th st, 3 and 4-sty dwellings on plot 41.8x100.5. The four parcels cover a plot 75x100. Moses Weinman of Guggenheim, Untermeyer & Marshall is the buyer.

48TH ST.—Senior & Stout have sold the 4-sty brownstone dwelling 113 West 48th st, on lot 19x100 to a client, for investment.

Deal for Ninth Avenue Corner.

9TH AV.—William Keil, Jr. has sold to William J. Dunn the southwest corner of 9th av and 53d st, two 5-sty flats, with two 4-sty dwellings, on plot 50.5x100. The property sold for \$92,000.

NORTH OF 59TH STREET.

69TH ST.—Emanuel Simon has sold for Samuel Wacht 349 and 351 East 69th st, 37.6x100, a 6-sty apartment house, to George Mundorff, who gives in exchange 668 Union av, a 5-sty apartment house, 37.6x95. The same broker has resold 668 Union av for Mr. Wacht.

73D ST.—Buek & Crawford sold for J. A. McCrea, vice-president of the Long Island Railroad, No. 125 East 73d st, a vacant lot, 24x102.2, 98 feet west of Lexington av. The purchaser, the Adams Realty Co., resold the lot, through the same broker, to a builder, who is preparing plans for a 5-sty American basement dwelling.

Lena Gillette sold to Emily M. Roemer, 70 West 87th st, a 4-sty dwelling on lot 20x100.8, adjoining the southeast corner of Columbus av.

Another Apartment House for West 79th Street.

79TH ST.—A. & C. Levis have sold for various owners 152, 154, 156 and 158 West 79th st, four 3-sty house, on plot 67x102.2, bet Columbus and Amsterdam avs. The buyer is Edgar A. Levy, who has been identified with several large apartment house enterprises on the upper west side, and who proposes erecting a 12-sty structure

of high-class type on the site. Last week the four dwellings on the opposite side of the st, at 147 to 153, were sold to the firm of Weschler & Noel, recently incorporated. This site, which measures 63x102.2, will be similarly improved. These two operations mark the first invasion by apartment house builders of this block.

80TH ST.—John J. Kavanagh has sold for Andrew Brice 169 East 80th st, a 3-sty dwelling, on lot 16.8x102.2, to a client for occupancy.

89TH ST.—McKee, Hayward & Co. have sold for Mrs. Christine A. Hayward, 322 West 89th st, a 4-sty high stoop dwelling, 21x55x100. The buyer is a client of Alfred E. Toussaint.

96TH ST.—The D. & S. Realty Co. has sold to the Johnston-Ulmead Realty Co. the 4-sty double flat at 172 East 96th st. The buyers will probably add a story to the building. Morison & Mills represented the buyers.

99TH ST.—I. Randolph Jacobs has sold the plot, 75x100.11 on the south side of 99th st, to a purchaser, who gave a country place in Long Island in part payment.

102D ST.—Annie Gold has sold 308 West 102d st, a 3-sty and basement dwelling, on lot 19x100.11, bet West End av and Riverside drive.

163D ST.—George Backer has sold to B. House the plot, 110 by 100, on the north side of 163d st, 100 feet east of Broadway. The new owner will erect a 6-sty apartment house on the site.

115TH ST.—Calder & Nassoit have sold the Monroe, a 6-sty elevator apartment house at 415 West 115th st, on plot 66.8x100.11, for Fanny G. Slattery to Theophile Kick.

138TH ST.—It is reported that the plot in the north side of 138th st, 132.6 feet east of Riverside Drive, 50x100, has been sold by Edward D. Haggerty to a builder for immediate improvement. This is the last vacant plot from the north side of 135th st, west of Broadway, to the south side of 139th st. The property sold for approximately \$25,000.

141ST ST.—Duff & Brown Co. have sold for Katherine Van Alstyne, 461 West 141st st, a 4-sty American basement dwelling; size 18x100.

144TH ST.—H. D. Baker & Brother have sold for the Young Realty and Construction Co., the 6-sty elevator apartment house known as Rosalind Court, at 510 West 144th st, on plot 100x99.11. The same brokers recently sold another of these houses, being two of a row of six put up by the Young Realty and Construction Co.

177TH ST.—Hall J. How & Co. have sold for R. Clarence Dorsett to the L. & M. Construction Co., the plot 100x100 on the north side of 177th st, 100 feet east of Wadsworth av. The buyers will erect two 5-sty apartment houses.

To Build on Pinehurst Avenue.

177TH ST.—The Heine Realty and Construction Co. (Sol. Simon President), has bought from Jacob Hirsh the northwest corner of 177th st, and Pinehurst av, a plot fronting 98 feet on 177th st and 125 feet on Pinehurst av. H. D. Baker & Brother were the brokers in the transaction. The buyers will erect a 6-sty elevator apartment house on the site.

Michael Scanlon has sold to A. Gerleit 2180 Amsterdam av, northwest cor of 168th st, a 6-sty apartment house on plot 50x100.

Another Sale by Gould Estate.

BROADWAY.—Hall J. How & Co. have sold for the estate of Jay Gould to a client the plot of four lots on the east side of Broadway, 300 feet north of Dyckman st.

EDGECOMBE AV.—A. W. Miller & Co. sold for the estate of Herman Oeters the southwest corner of 141st st and Edgecombe av, a 5-sty triple flat, with stores, on a lot 25x100.

Sale of Madison Avenue Corner.

MADISON AV.—Henry D. Winans & May sold 672 Madison av, at the northwest cor of 61st st, a 4-sty brown stone building on a lot 25.5 in Madison av, 30 feet in the st, being the premises formerly occupied by Mills & Coleman. The sellers of this plot are Miss Julia Coleman and Mrs. Mary A. O'Reilly.

Furniss Heirs Sell Homestead.

RIVERSIDE DRIVE—Benjamin Mordecai, G. Richard Davis, Emanuel Heilner and Moses J. Wolf have purchased from Sophia R. C. Furniss, Margaret E. Zimmerman and Clementina Furniss, the property on the north side of 99th st and the south side of 100th st and the east side of Riverside drive, containing in all twenty-three lots. The property was held at \$1,000,000. This plot, which is one of the largest vacant parcels on the west side, consists of about twenty-three lots, with frontages of 207 feet on the drive, 262.1 feet on 99th st, and 300 feet on 100th st. The buyers will subdivide the property into plots suitable for apartment house improvement and resell it to builders. On the West End av front of this block the A. C. & H. M. Hall Realty Co. is building two 12-sty apartment houses. This property, too, was formerly owned by the Furnisses. After the Halls had bought it some of the owners of private dwellings on the north side of 100th st sought to enforce a verbal restriction, said to have been placed on the 99th to 100th st block by the Misses Furniss. These owners said that they had been led to believe, and they showed letters in support of their claim, that the homestead block, as it was called, would be restricted to private dwellings and that they bought the houses on the opposite side of the street with this understanding. The courts, however, failed to uphold their contention, not only making it possible for the Hall project to be carried forward, but also opening the way for the sale of the rest of the block for apartment house improvement.

The Furniss originally owned the greater part of the region from Ninety-ninth to 104th st, and from Broadway over to the river. The house, a three-sty structure of Colonial design, was put up in the early part of the last century by William P. Furniss. This was long before the Hudson River Railroad had been thought of, and the lawns of the place sloped down to the water's edge. The entrance was through a gateway from the Bloomingdale rd, at what is now 104th st. Cruikshank & Co. were the brokers.

Dwelling for Riverside Drive.

RIVERSIDE DRIVE—Lower Riverside Drive is to have another costly dwelling added to its group of handsome residences. The plot, 35.6x105x21x99 on the drive, 30.7 feet south of 73rd st, has been purchased by Carl D. Jackson, who intends erecting a house for his own occupancy.

Mr. Jackson formerly resided at 4 Riverside drive, which adjoins on the south the plot just purchased by him. He sold this house, together with its contents, last July to Mrs. Booth for over \$300,000. His latest purchase adjoins the south corner of 73d st, which is owned by Robert E. Dowling, and in the block to the south of the Charles W. Schwab mansion.

Do you need a first-class employee?

Dear Sir:

If you are in need of a first-class man to canvass for properties to rent, a man that can be thoroughly recommended as industrious, honest, accurate and a tremendous hustler. A man who by himself can keep you posted on all property to let and much that is for sale in your territory, and by reporting properties withdrawn from the market keep you from provoking your customers. If you think from \$2 to \$4 per week would be about right for such a chap, we can fix you up.

In fact our proposition is much better than that. We have fifteen canvassers and ten clerks, a part of whose duties is to work up this information. Our Rental Reports are now combing your territory with a fine tooth comb and would cost you only the above mentioned figure. Write for terms and samples.

Yours very truly,

The Realty Records Co.,

Ronald C. Lee,

11 E. 24th St., N. Y. General Manager.

SYLVAN TERRACE.—David Stewart has sold for Frank P. Schimpf the 2-sty frame dwelling 15 Sylvan Terrace, on lot 20x50. The new owner will occupy the house.

VERMILYEA AV.—Philip Smith has sold to Max Marx three lots, 75x150, on the east side of Vermilyea av, 100 feet south of Emerson st.

WEST END AV.—Susan L. Vivian and others have sold 463 West End av, a 3-sty dwelling, on lot 22.2x64.

7TH AV.—Harry L. Rosen has purchased from S. Kahn, 1970 7th av, a 2-sty flat, with two stores, on lot 25x100.

7TH AV.—J. L. Patten & Van Sant have sold to Dr. Albert F. Brugman, Milton Court, at the southwest cor of 7th av and 148th st, a 5-sty structure, on plot 60 by 100. N. A. Berwin & Co. were the brokers.

7TH AV.—Max Gomprecht has sold for John Boniot to a client 2,361 7th av, northeast cor of 138th st, a 5-sty triple flat, on plot 25 by 100.

7TH AV.—Harry L. Rosen has purchased from S. Kahn 1970 7th av, a 5-sty flat, with two stores, on plot 25x100, and has resold the property through Goodwin & Goodwin. The new owner will modernize the front of the building and make other alterations.

BRONX.

DEVOE PL.—The Murray Construction Co. has sold a new 3-sty dwelling, on lot 25x100, on the east side of Devoe terrace, south of 190th st.

FAIRMOUNT PL.—Frederick A. Southworth, attorney for the Bremen Realty & Construction Co., has sold 869 Fairmount pl, one of the four 2-family houses recently built on the north side of Fairmount pl, west of Southern Boulevard.

135TH ST.—Arthur W. Corse has sold for S. D. Currington 617 East 135th st, a 5-sty new law house on plot 40x100.

223D ST.—Richard R. Maslen has sold to a builder, through Paul Boltmann, the southeast cor of 4th av and 233d st, a plot 57x100.

ANDREWS AV.—Charles E. Cathie has sold for H. H. Vought & Co. two dwellings on the east side of Andrews av, 567 feet north of 183d st, each on lot 28x100.

BELMONT AV.—The Mosholu Realty Co. has sold through John McDonald the plot of three lots at the northwest corner of Belmont av and 182nd st, having a frontage of 128 feet on the curve of the avenue and st, with northerly and westerly lines measuring 60 and 88 feet, respectively. The buyer is Vincent Buscemi, who will erect on the site a 5-sty apartment house.

CRUGER AV.—Hugo Wabst, sold for R. & J. O'Hara, the two-family house and four lots, on the west side of Cruger av, abt 300 feet north of Burke st, and the block front on the north side of Burke st, from Cruger to Holland avs in exchange for which they have taken an apartment house in the lower Bronx, near the Morris High School.

DALY AV, ETC.—Le Vien & La Velle have sold for J. C. Green a plot 150x130 on Daly av, near 176th st, to a builder for immediate improvement with 4-sty flats; also, for H. C. Benline the three-family house, 1535 Vyse av; also, for Burton & Green the plot at the southwest corner of 176th st and Crotona parkway, 53x148 to be improved with a 5-sty apartment house.

MAGENTA AV.—Ernst & Cahn & Marvin D. Stokem have sold to a client the plot 100x106, southeast corner Magenta and Rosewood av.

NERIED AV.—R. I. Brown's Sons have sold for the Estate of Frederick J. de Peyster the plot 50x100 on the south side of Neried av, 50 feet west of Mathilda st. The buyer will improve.

OGDEN AV.—Charles E. Cathie has sold for Robert Biggart, Jr., the plot 50x98, on the east side of Ogden av, 107 feet south of 169th st, to a builder for improvement. The plot adjoins the Union Reformed Church on the south.

ROBBINS AV.—Steinman & Son have sold to Nathan Hutkoff the plot, 50x100, on the west side of Robbins av, 25 feet south of 147th st.

UNION AV.—Edward N. Crosby & Co. have sold for the R. & W. Realty Co. (Joseph Reiss, President), the three apartment houses at the northeast cor of Union av and East 167th st, known as 1,126 to 1,130 Union av, and 815 East 167th st, on plot 125 by 100. The buyer is an investor.

VYSE AV.—Shaw & Co. have sold for James M. Scofield the plot 50x100 on the east side of Vyse av, 75 feet south of 173d st to a builder.

WASHINGTON AV.—The Standard Damp Proofing Company has purchased a plot 62x110, on the east side of Washington av, south of Tremont av. A 2-sty fireproof factory will be erected on the site.

WASHINGTON AV.—Max Cohen & Son have bought the northwest corner of Washington av and 169th st, a plot 98x140, with the old buildings; also the property on the north side of 147th st, between Robbins and Wales avs, 75x97, for improvement.

3D AV.—Ernst & Cahn & Marvin D. Stokem have sold to Wendel Weindorf the 4-sty triple flat with stores known as 3888 3d av, on lot 27x125.

3D AV.—Stern & Simon have sold for Sigmund Hauser to Max Heyman 2752 3d av, a building on plot 28x109x irregular.

LEASES.

Ludwig Traube, Jr., leased for Mr. H. Gorsch for a term of years to Dr. G. Merckel, 324 E. 86th st, a brick private dwelling.

Poehel & Co. have leased for a term of years 211 East 34th st for L. N. Levy to George Ford. Also leasing a second floor at 1416 Broadway for Harris & Vaughn to M. Kilpatrick.

J. K. Van Vranken & Co. have leased for a term of years 15 East 47th st, for Amos R. E. Pinchot. The lessee will occupy the premises for business, after extensive alterations are completed.

J. Arthur Fischer has leased for the owner the 5-sty dwelling 243 West 39th st for a term of years; also for Helen Dawson to New York Model Milk Co. the 3-sty building 528 West 30th st.

Max Englander, a manufacturer of furniture, leased for a long term of years 513 to 523 West 24th st, eight old buildings, on a lot 150x98.9, between 10th and 11th avs. A 6-sty building will be erected, the greater part of which will be used by the lessee.

M. & L. Hess leased for the Bush Land Co. to Theodore Eisman 10,000 square feet in the Bush Terminal Building, Brooklyn; also for Ranald H. Macdonald the ninth loft at 718 and 720 Broadway, and for the Morewood Realty Holding Co. the eighth loft in 826 and 828 Broadway, containing 10,000 sq. ft.

The Grafton estate of Boston has leased the southeast cor of 7th av and 50th st, a plot 100 by 100, now occupied by four 4-sty buildings and two small dwellings, to J. Arthur Fischer. The lease is for twenty-one years at an annual rental of \$12,000 for ten years, and \$15,000 for the remainder of the term.

Ogden & Clarkson leased for Andrew C. Zabriskie the building 12 East 30th st for a long term of years, which will be converted into a store and basement with bachelor apartments above; have also leased for E. M. Knox to the Duntley Manufacturing Co, the store and basement 204 5th av, extending through to 1124 Broadway.

Broadway Lease Sold.

Lane Automomile Company has sold its lease of the 2-sty taxpayer on a plot 40.7x100, at the southwest corner of Broadway and 100th st to Fagert, who will extensively remodel the building for restaurant purposes. The property is owned by William P. Sheridan, and was leased recently by him to the automobile concern for a period of fifteen years, at \$8,500 per annum.

Heil & Stern have leased for Alfred D. Pell the store, basement and sub-basement of 626 Broadway to H. Phillips for a long term of years; for Lucie F. Post the store, basement and sub-basement of 508 Broadway; for Milton May the store and basement of 11-13 East 4th st to Sylvester & Levy; for D. L. Newborg the store, basement and sub-basement Nos 5-7 West 4th st to S. Heilmann & Co., and for Joseph J. Asch the store, basement and sub-basement of 25-29 Washington pl.

The Charles F. Noyes Company has leased for the estate of Lawrence Jacob for a long term of years at an aggregate rental of about \$200,000 the store, basement and sub-cellar in 354 Broadway, through to Benson pl. The tenant is the Exchange Buffet Corporation which will make extensive improvements to the premises. Each floor contains about 4,500 square feet of space and this restaurant will be one of the handsomest of the large number operated by the leasing company.

May Build on Goelet Corner.

A syndicate of New York and Philadelphia business men, headed by Joseph Kahn, has secured an option from the Goelet estate to lease the old Gorham Building property, at the northeast corner of Broadway and 19th st, for a long term of years at an aggregate net rental of more than \$1,500,000 for the first term of the lease. The site measures 55x108x52x92, and if the option is exercised will be improved with a large store and loft building.

Redfern Leases 3 East 48th Street.

Ernestus Gulick Co. leased for Mrs. Anson R. Flower 3 East 48th st, 100 feet east of 5th av, lot 25x100, now improved with a 4-sty and basement dwelling. This dwelling will be replaced with a modern building for the exclusive use of the Redfern Company, which will be erected by Mrs. Flower from plans prepared by Messrs. Thain & Thain, the architects. The rental is \$10,000 net per annum. The lessees were represented by Mr. Frank D. Veiller, who, when interviewed, stated as follows: "Redfern, like many other firms having an exclusive patronage, has decided that locations in the side streets just off the avenue offer better facilities to firms having an established carriage trade and not at all dependent for their continued success upon show window attractions or transient customers. The recent vehicular congestion in 5th av is avoided by using the Madison av approach, and carriages in waiting can remain at their stand near by. For firms requiring great show windows and liberal displays, 5th av is yet, and will probably remain, the highest class shopping thoroughfare in America, but for exclusive and special shops the side streets offer locations that are to be preferred."

PROPOSED EXTENSION OF SEVENTH AVENUE.

Dr. Zimmerman, the president of the Greenwich Village Public Service Commission, has sent the following letter to the City Comptroller:

Hon. Herman Metz, Comptroller of the "Greater City of New York":

Honored Sir—You, and the members of the Board of Estimate and Apportionment, know me in my earnest endeavor to have 7th av extended, and that I stand honestly without a possible gain representing the people in a just cause, affecting, as it does, our homes and our firesides, who have been discouraged by neglect.

I am before you with the people, asking the members of the Board of Estimate and Apportionment, as few, if any man, has ever appeared before, with the business men, property owners, and civic associations, which, you know, from Yonkers to Staten Island, and Brooklyn, are demanding that this imperative and immediate need, benefiting all, be done now.

Seventh avenue should be extended, and a subway follow under it, which would be the greatest subway in the world; a mint. To divert from this route would be suicide. Go up 7th av with a subway, and you will at once see that the extension makes the way clear to connect with all of the tunnels and subways, north, south, east and west, benefiting all of the outlying districts, a fact that must be considered.

Seventh avenue must be extended, and a subway follow in its track. It is the only logical conclusion, connecting as it would at the Battery, with Staten Island and Brooklyn. The tunnels at Cortlandt and Christopher sts, the Pennsylvania tunnel station, at 7th av and 32d st, and the Grand Central Station at 42d st, with the above appeal of the people to you, and the members of the Board of Estimate and Apportionment.

We ask that you will be a unit in securing 7th av extension, which would be one of the greatest improvements for general good in the city's history. It would be a monument to you all, in a just cause, for the right.

EDWIN ZIMMERMAN, M. D.

(Chairman of the Greenwich Village Public Service Committee.)

FOURTH AVENUE SUBWAY AUTHORIZED.

The Board of Estimate, at Friday's meeting, unanimously authorized the construction of the 4th av (Brooklyn) subway. This will give employment to a great many men for a long period, and require large amounts of certain building materials, such as structural steel, cement and tile. It will also mean a building boom in South Brooklyn sections.

By unanimous vote the issue of \$6,799,010 of corporate stock was authorized for the building of thirty-one new schools—eight in Manhattan, six in the Bronx, twelve in Brooklyn, five in Queens and one in Richmond.

This will put buildings on twenty of the unused sites owned by the city and enlarge eleven other schools, besides providing three portable buildings and numerous alterations.

NEW JERSEY REALTY BOARD.

The real estate brokers of Hudson County held their seventh annual meeting in the exchange rooms, Washington and York sts, Jersey City, this week. President C. Howard Slater presided. There was a large attendance representing the important real estate interests in New Jersey. The following ticket was unanimously elected: Percy A. Gaddis, president; Charles J. Singer, Jr., vice-president; S. Rowland, treasurer, and Henry Eigenrauch, secretary. The trustees elected were Frank Stevens, H. C. Albright, A. A. Franck, C. A. Burhorn and A. J. O'Neill, and the directors, J. C. Cronan, William H. Brown, C. Howard Slater, William C. Wallace, Harry Ward, D. F. Putman, Emil Schumann, Francis Gormerly, Thomas A. Ryer, Palmer Campbell, D. D. Formell and J. H. Hankin.

J. P Morgan Buyer of Johnson Corner.

MADISON AV.—Frederick Johnson has sold the plot, 75x100, at the northwest corner of Madison av and 38th st, upon which he had started to erect a 20-sty business building. George S. Baker, Jr., is the name on the contract, but the actual buyer of the property is J. P. Morgan, who is the owner of the block from 36th to 37th sts. The price paid for the plot was \$750,000, and that the buyer is satisfied with his bargain is evidenced by a letter printed in another column. The seller bought the property in July of this year for \$537,000.

We understand that in the present negotiations he simply submitted a statement of what he had paid for the property and what he had expended for the removal of the old buildings and in making plans, for a vault permit, and for excavating for the new building. The contract for the steel having also been let, this also had to be taken into account. The total was \$680,000, to which was added a percentage to represent interest and profit, which addition produced the ultimate figure, \$750,000.

WANTS AND OFFERS

BROKERS

Will build to suit, for publisher or other commercial purpose, on plot fronting on 42d St., between 8th and 9th Aves.; size of building to suit tenant; full commission will be paid. For particulars apply Alfred M. Rau, 135 Broadway.

WANTED—Agent to handle a metal screen, manufactured in Massachusetts; must be responsible party; acquainted with builders and architects; good chance for right party; guarantee required. BOX 30, Record and Guide.

WANTED—On first-class unencumbered factory property situated on Pennsylvania Railroad Tunnel in Jersey City, only five minutes from Broadway, \$30,000 on first mortgage for three years. Address "J. C.," BOX 50, Record and Guide.

WANTED in prominent Fifth Avenue Real Estate office an experienced canvasser. Must understand business and be hard worker. Address by letter, stating experience and expected salary. "ADVERTISER," BOX H., 29 East 28th St.

BROKER WANTED—A live, wide-awake, experienced man for sales and exchanges, in a down-town Real Estate office. Liberal commissions. Highest references essential. "CAPABLE," BOX 160, Record and Guide.

WANTED in a well-established Fifth Avenue real estate office a few young men of good address and connections to work on commission basis. Excellent opportunity for the right men. Address BOX 65 Record and Guide.

WANTED—Alert, energetic man with real estate experience, for sale and rental of business property between 23d and 59th Sts. Apply DENZER BROS., 920 Broadway.

Complete set RECORD AND GUIDE QUARTERLIES, yearly numbers, 10 vols. For sale cheap. Easton Williams, Room 211, 82 Beaver St.

A PROMINENT REAL ESTATE FIRM wants thoroughly experienced renting man for territory Chambers to 34th st. Business property. Only men who are successful need apply. Liberal proposition. Address "BUSINESS," Box 75, Record and Guide.

RECORD & GUIDES for about 10 years for sale; reasonable. BOX 35, care Record & Guide.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

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

160 Broadway, New York

188 Montague Street, Brooklyn.

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

LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.

LOUIS V. BRIGHT, THORWALD STALLKNECHT, } Vice-Presidents.

ARCHIBALD FORBES, Treasurer.

HERBERT E. JACKSON, Comptroller.

WALTER N. VAIL, Secretary.

LEWIS H. LOSEE, Asst. Genl. Manager.

U. CONDIT VARELY, Asst. Treasurer.

GEORGE A. FLEURY, } Asst. Secretaries.

FREDERICK D. REED, }

DAVID B. OGDEN, Counsel.

EXECUTIVE COMMITTEE.

GEO. F. BUTTERWORTH, DUMONT CLARKE, EDWIN W. COGGESHALL

WILLIAM A. DAY, WILLIAM P. DIXON, JULIAN D. FAIRCHILD.

JOHN T. LOCKMAN, HENRY MORGENTHAU, JAMES N. WALLACE.

EXPERIENCED MAN desires position as renting agent; loft or office building. BOX 55, Record and Guide.

CAN YOU USE three Jersey bargains? One in West End; one in Elberon; one in Allenhurst. JACOB A. KING, 51 W. 125th St., New York.

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

Water Front to Lease. Foot East 37th St. Apply WM. A. KANE, 417 East 46th Street.

REAL ESTATE NOTES

T. H. Raywood & Co., formerly of 2246 Broadway, have moved to 2265 Broadway, between 81st and 82d sts.

The Sun Construction Co. has secured a building loan of \$200,000 on the northwest corner of Edgecombe av and 158th st and the northeast corner of St. Nicholas av and 158th st.

The Title Insurance Co. of New York has made a building loan of \$250,000 to the Henry T. Bulman Co. on the property, 157.5x 100, at the southwest corner of Broadway and 163d st.

Jacob Hirsh has made a building loan of \$110,000 to the Helene Realty and Construction Co. on the property, 125x92.8 at the northwest corner of Pinehurst av and 177th st.

The Juliette Construction Co. has secured from the Title Guarantee and Trust Co. a building loan of \$30,000 on the property at the southwest corner of Fordham road and Loring pl, 57.8x102.6.

Walter H. Barry, who has been with Whitehouse & Porter for eight years, and prior to that with George R. Read & Co., has opened an office at 505 5th av, where he will transact a general real estate business.

The Freedman Construction Co. has secured a building loan of \$135,000 from the Lawyers Title Insurance and Trust Co. on the property on the southeast corner of West Farms road, 147.8 feet northeast of Hoe st, 100x96.9 and irregular.

Joseph P. Day's auction sale of fifteen 2-family houses on Overing st, Maclay av, St. Peter's av and Montgomery pl, in the Bronx, on Saturday, was well attended. The most spirited competition was brought out by the corner of Overing st and Maclay av, which went for \$8,250. The fifteen houses and one lot were sold for a total of \$94,085.

The mortgage department of the Title Guarantee and Trust Company reports this week a continuance of last week's good business in the Bronx, having recorded from that borough during the week mortgages aggregating \$304,750. The total sales of mortgages for the week aggregate \$1,141,550. The striking feature of the week has been the demand on the part of investors for small Brooklyn mortgages, the company during the week having disposed of 111 such mortgages aggregating more than three-quarters of a million dollars. The applications for new loans in all boroughs are coming in rapidly and there is every reason to expect a good fall business.

The handsome mansion at the northeast corner of 5th av and 68th st, which the late James Henry Smith bought from the estate of William C. Whitney, is to be sold at auction in the near future, together with the costly art collection, which alone is said to have cost between \$2,000,000 and \$3,000,000. The

house, which is valued at over \$1,000,000, will be offered for sale first, so that the purchaser will have an opportunity of securing such of the furniture and tapestries as he may desire. The house, which is a 4-sty structure, occupies a plot fronting 55 feet on 5th av and 200 feet on the street, and was bought by Mr. Smith in 1904, together with furnishings, for \$1,600,000.

UNCLASSIFIED SALES

The total number of sales reported is 70, of which 17 were below 59th st, 29 above, and 24 in the Bronx. The sales reported for the corresponding week last year were 62, of which 12 were below 59th st., 21 above, and 29 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 148, as against 177 last week, and in the Bronx 139, as against 165 last week. The total amount involved is \$7,927,330, as against \$6,561,807 last week.

The amount involved in the auction sales this week was \$973,453, and since January 1, \$51,167,864. Last year the total for the week was \$508,882, and from January 1, \$47,838,411.

74TH ST.—Richard Collins has sold for Mrs. Minnie Rinaldo the 3-sty dwelling 138 East 74th st on lot 18.9x68.2. This is the fourth house recently sold in the block bounded by Park and Lexington avs, 73d and 74th sts.

LENOX AV.—Dr. Samuel K. Johnson is reported to have sold the Victoria, a 7-sty elevator apartment house at 544 to 550 Lenox av, southeast cor of 138th st, on plot 99.11x100.

KINGSBRIDGE ROAD.—Joseph P. Day has sold for Walter J. Rosenstein to a client of John Fulle 561 (old number) Kingsbridge road, 27.9x165x irregular.

SOUTHERN BOULEVARD.—Joseph P. Day has sold for the Port Morris Land & Improvement Co. the plot 50x100 on the south side of Southern Boulevard, 75 feet east of Brook av. The buyers will erect a business building for their own use.

BROADWAY.—T. J. McLaughlin's Sons have sold to Walter S. Mack the 10-sty fireproof apartment house at the northeast corner of Broadway and 141st st, on a plot 100x100.

Seminary Sells a Plot on Park Av.

PARK AV.—The Union Theological Seminary, which is building its new home on Broadway, from 121st to 122d sts, has begun the disposition of its present site on Park av. The seminary has sold through the Douglas Robinson, Charles S. Brown Co. a plot at the northwest cor of Park av and 69th st, fronting 75 ft. on the av and 125 ft. on the st. The buyer is Arthur Curtis James, commodore of the New York Yacht Club, who occupies the large 5-sty house at 97 Park av, between 39th and 40th st. Mr. James will erect on the site just acquired a handsome residence. The seminary holdings included the block front on Park av, between 69th and 70th sts, with an avenue frontage of 200 ft. and 125 ft. on each st. Negotiations are now pending for the sale of the remainder of the plot. The entire plot will be improved with private residences, the seminary authorities having restricted the property to dwellings for at least 21 years.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, Nov. 1, 1909.

Magenta st, opening, from White Plains rd to Golden av. 10 a. m.
 Jerome av, widening, from E 184th st to Cameron pl. 3 p. m.
 Bronx Boulevard, opening, old Boston Post road to E 242d st. 4 p. m.
 Castle Hill av, opening, from West Farms rd to the Public pl. 11 a. m.
 Rosedale av, opening, from Gleason av to West Farms road. 12 a. m.
 Eastern Boulevard, opening, Railroad to Hunts Point rd. 1 p. m.
 Freeman st, opening, from Stebbins av to Intervale av. 3 p. m.
 Bronx st, opening, from E 177th to 180th st. 2 p. m.
 Tremont av, opening, from Eastern Boulevard to Fort Schuyler road. 2 p. m.

Wednesday, Nov. 3, 1909.

Tremont av, closing, from Aqueduct av to Sedgwick av. 1 p. m.
 Elizabeth st, sewer, Richmond. 2 p. m.
 West 231st st, opening, from Broadway to Riverdale av. 2 p. m.
 Unnamed st, opening, north of 181st st (Bennett av). 3 p. m.
 Cornell av, &c, opening, from White Plains road to bulkhead line of Bronx River. 11 a. m.
 Gun Hill road, opening, from Mosholu Parkway North to Jerome av. 12 m.
 E 214th st, opening, from White Plains road to Barnes av. 1 p. m.
 Austin pl, opening, from St Joseph st to E 149th st. 4 p. m.

Thursday, Nov. 4, 1909.

West 184th st, opening, Broadway to unnamed st. 12 m.
 Matthews av, opening, from Burke av to Boston road. 3 p. m.
 Pleasant av, opening, from Gun Hill road to E 219th st. 1 p. m.
 2d and 3d New st, opening, from Broadway to Overlook Terrace, north of 181st st. 2 p. m.
 E 177th st (Wyatt st), opening, from Tremont av to Morris Park av. 2 p. m.
 Unnamed st (W 187th st), opening, north of 181st st, from Fort Washington av to Northern av. 11 a. m.
 Ludlow av, &c, opening, from Tremont av to Whitlock av. 2 p. m.
 City Island Bridge (City Island). 4 p. m.
 Cruger av, opening, from Williamsbridge road to South Oak Drive. 11 a. m.
 Boston road, opening, from White Plains road to northern boundary of city. 1 p. m.
 3d av, widening, from Washington av to Lorillard pl. 2 p. m.
 Leland av, opening, from Westchester av to Ludlow av. 2 p. m.
 Benson av, opening, from West Farms road to Lane av. 3 p. m.
 Spuyten Duyvil road, opening, from Spuyten Duyvil Parkway to Riverdale av. 4 p. m.

Friday, Nov. 5, 1909.

E 205th st (Adee av), opening, from White Plains road to Boston road. 2 p. m.
 Chittendon av, opening, Northern av to Ft Washington av. 11 a. m.
 Van Cortlandt av, opening, from Sedgwick av to Van Cortlandt Park South. 11 a. m.
 Bush st, opening, Grand Boulevard and Concourse to Creston av. 2 p. m.
 Canal pl, opening, from E 138th st to E 144th st. 12 m.

AT 258 BROADWAY.

Monday, Nov. 1, 1909.

Westchester av, rapid transit. 10.30 a. m.
 Whale Creek, dock. 2 p. m.
 Brooklyn Bridge arches. 2 p. m.
 New st, adjoining Manhattan Bridge. 3 p. m.

Wednesday, Nov. 3, 1909.

Westchester av, rapid transit. 10.30 a. m.
 Loop 204, rapid transit. 1 p. m.
 Chicago av, school site. 2 p. m.
 Loop No 3, rapid transit. 2.30 p. m.
 Fordham road and Harlem river, dock. 3:30 p. m.

Thursday, Nov. 4, 1909.

Fort George, rapid transit. 10 a. m.
 Bulkhead, piers 52 and 53 East River. 11 a. m.
 Onderdonk av, school site. 2 p. m.
 Loop No 1, rapid transit. 2 p. m.
 Brooklyn Bridge arches. 2.30 p. m.
 Pier 36, East River. 4 p. m.

Friday, Nov. 5, 1909.

120th st, dock. 10 a. m.
 Westchester av, rapid transit. 10.30 a. m.
 15th and 18th sts, North River. 2.30 p. m.

HEARINGS BY BOARD OF ESTIMATE AND APPORTIONMENT.

233D ST, change of map so as to discontinue East 233d st and the public places between Baychester av and Hutchinson av, and lay out East 233d st between Baychester av and Boston rd; establish and change the grades of East 233d st between Grace av and Boston rd; change the grade of Baychester av between Strang av and a point 300 feet southerly from East 233d st; fix the grade of Edson av between East 233d st and Nelson av; fix the grade of Nelson av between East 233d st and Edson av; and change the grade of Boston rd between Hutchinson River and Heathcote av, Borough of The Bronx.

230TH ST—Change of grade between Riverdale av and Broadway, of Tibbett av between West 231st st and Spuyten Duyvil Creek, and of Corlear av between West 230th st and West 231st st, Borough of The Bronx.

CITY ISLAND—Street plan. A tentative street system will be laid out for City Island Borough of the Bronx.

Hearings on the above will be held in the old Council Chamber, City Hall, November 5, at 10.30 a. m.

BOARD OF REVISION OF ASSESSMENTS.

233D ST—Regulating, etc., from Bronx Boulevard to Baychester av. After hearing objections by property owners, the assessment was reduced 300.

WALTON AV—Sewer, between 165th st and Tudor pl. After hearing objections the assessment list was confirmed.

168TH ST—Regulating, etc., from Creston to Ryer av. The board decided after hearing objections to confirm the assessment.

CONDEMNATION PROCEEDINGS.

JAMES SLIP, OLIVER ST—Piers 32 and 33 (Old) Eugene J. Driscoll, and Patrick J. Casey were appointed Commission of Estimate in the above matter in place of Thomas C. Dunham and George C. Clarke.

RIVERSIDE DRIVE, opening, from 135th st to Boulevard Lafayette. Supplementary bill of costs will be presented to the Supreme Court for taxation Nov. 10.

SPOFFORD AV—Opening, from Longwood av to Tiffany st. Bill of costs will be presented to the Supreme Court for taxation Nov. 9.

ROCHAMBEAU AV—Opening from 212th st to point about 265 feet south of Van Cortlandt av. Bill of costs will be presented to the Supreme Court for taxation Nov. 8.

BROOKLYN BRIDGE—Construction of an extension of Manhattan terminal. The commissioners of Estimate and Appraisal in the above proceeding will present their report to the Supreme Court for confirmation November 4.

180TH ST—Opening from Bronx river to West Farms rd. Estimate of damage completed and report filed with the Bureau of Street Opening for inspection. Objections must be filed on or before November 12. Hearings will begin November 15. The report will be represented to the Supreme Court for confirmation January 11.

216TH ST—Opening, from Broadway to Harlem River, 225th st. Opening, from Broadway to line dividing Manhattan and Bronx. Commissioners of Estimate and Assessment have completed their estimates of damage and benefit that a copy of said report has been deposited with the Bureau of Street Openings for inspection. Objections must be filed on or before November 10. Hearings will begin Nov. 12. The report will be presented to the Supreme Court for confirmation December 21.

ASSESSMENTS.

Due and Payable.

WALTON AV—Opening from 167th st to Tremont av, area of assessments; beginning at the point of intersection of the northeasterly side of East 165th st with a line drawn parallel to and distant 100 feet northwesterly from the northwesterly side of Walton av; running thence northeasterly along said parallel line to the northeasterly side of East 167th st; thence northwesterly along said side of East 167th st to its intersection with a line drawn parallel to and distant 100 feet northwesterly from the northwesterly side of Gerard av; thence northeasterly along said parallel line to the northeasterly side of East 168th st; thence along a straight line to the point of intersection of the northeasterly side of Clarke place with the southeasterly side of Jerome av; thence northeasterly along said side of Jerome av to its intersection with a line drawn parallel to and distant 100 feet northwesterly from the northwesterly side of Tremont av; thence southeasterly along said parallel line to its intersection with a line drawn parallel to and distant 100 feet northwesterly from the northwesterly side of Walton av; thence northeasterly along said parallel line to the southwest side of East 181st st; thence southeasterly along said side of East 181st st to its intersection with a line drawn parallel to and distant 100 feet southeasterly from the southeasterly side of Walton av; thence southwest side of Tremont av; thence southeasterly along said side of Tremont av to the westerly side of Morris av; thence southerly along said side of Morris av to the northwesterly side of the Grand Boulevard and Concourse; thence southwest side or nearly so along said side of the Grand Boulevard and Concourse to the northwesterly side of East 167th st; thence northwesterly along said side of East 167th st to a line drawn parallel to and distant 100 feet southeasterly from the southeasterly side of Walton av; thence southwest side of Tremont av; thence northwesterly along said side of East 165th st; thence northwesterly along said side of East 165th st to the point or place of beginning.

178TH ST—Regulating, etc., from Creston av to Ryers av. Area of assessment: Both sides of East 178th st, from Ryer av to Creston av, and to the extent of one-half the block at the intersecting sts. —that the same were confirmed by the Board of Revision of Assessments on October 21, 1909, and entered October 19, 1909, in the Record of Titles of Assessments, kept in the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents, and unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessments, interest will be collected thereon, as provided by section 1019 of the Greater New York Charter.

The above assessments are payable on or before December 20, after that date interest will be charged at the rate of 7% per annum.

NEW TRIAL ORDERED.—ACTION FOR SPECIFIC PERFORMANCE.

The Court of Appeals on October 12 reversed the judgment of the Appellate Division of the Supreme Court in the First Judicial Department ordering a new trial.

This action was brought to compel the specific performance of a written contract made by the defendant's testator in his lifetime with the plaintiff, by which he agreed at a place and on a day and hour therein named to convey to the plaintiff a certain piece of real property for the consideration of \$7,500. The contract provided that the plaintiff should pay "five hundred dollars on the execution of this (said) agreement * * * seven thousand dollars in cash on the delivery of the deed * * *" and said testator agreed upon receiving such payment to deliver to the plaintiff "a full covenant warranty deed for the conveying and assuring to him * * * the fee simple of said premises free

from all incumbrances * * * and subject to a party wall agreement recorded in the office of the Register of the County of New York in Liber 859 of Conveyances at page 375."

The decision written by Justice Chase states that, in an action to compel specific performance of a written contract for the sale of land free from all incumbrance it is error to admit oral evidence that prior to and contemporaneously with the making of the contract it was agreed that the purchaser should accept title without the discharge of an existing mortgage on the property and retain sufficient of the consideration moneys to satisfy it.

The parties having executed a written agreement adjourning to a future day the closing of the title, it is error to admit oral evidence to the effect that it was then understood that no further adjournment should be had, and that the time mentioned in the contract be made of the essence thereof, that not being, ordinarily, the rule in such cases.

The above was an action brought by Louis Lese against Anna Lambrecht, the full text of the decision was reported in the Law Journal of October 18.

RIVERSIDE AND MORNINGSIDE HEIGHTS.

At the last meeting of the Riverside and Morningside Heights Association, at the Hotel Langham (Broadway and 103d st), the report of the treasurer showed a balance of \$71.89.

Mr. Louis J. Halle, No. 2872 Broadway, was elected a member of the association. Reports were made by the various committees.

Mr. Clare, for the Grievance Committee, reported progress in regard to the work of closing objectionable saloons on Sundays—one on the northwest corner of Amsterdam av and 107th st had been closed and the fixtures removed by the brewer. The work of improvement of the trees in the centre of Broadway was reported as progressing. The dance hall, which has long been a nuisance in 110th st, has been removed and fine buildings are to be built on the site.

A letter was read from Rev. Dr. Sweeny, in which he regretted his inability to attend the meetings, and enclosed a check for \$50 towards the work of the association. The secretary was requested to acknowledge this fine action.

There was a general discussion as to various matters of interest, at the conclusion of which, as there was no special grievances reported, the meeting adjourned until the second Monday in November.

IMPORTANT TO TAXPAYERS.

Notice is hereby given to all persons whose taxes for the year 1909 have not been paid before the 1st day of November, of the said year, that unless the same shall be paid to the Receiver of Taxes at his office in the borough in which the property is located, as follows:

Borough of Manhattan, No. 57 Chambers st, Manhattan, N. Y.;

Borough of the Bronx, corner 3d and Tremont avs, the Bronx, N. Y.;

Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y.;

Borough of Queens, corner Jackson av and 5th st, Long Island City, N. Y.;

Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.;

—he will charge, receive and collect upon such taxes so remaining unpaid on that day, in addition to an amount of such taxes, interest at the rate of seven per centum per annum, to be calculated from the day on which the said taxes become due and payable (October 4), as provided in section 914, as amended by chapter 447, Laws of 1908.

DAVID E. AUSTEN, Receiver of Taxes.

TAXPAYERS DIPLEASD WITH THE P. S. COMMISSION.

The Taxpayers' Association of the 18th and 21st Wards met on Wednesday evening, October 20, at 192-194 3d av.

A letter from the Borough President was read, stating that the Corporation Counsel was drawing up the proper papers in the matter of the opening up, grading and paving of Av B, between East 2th and exterior streets, and that the work should be completed and the street ready for traffic by the Spring of 1910.

The matter of the service on the Av C and Belt Lines was discussed at some length, and the committee instructed to take the matter up again with the Public Service Commission.

The Public Service Commission was condemned very much for its lack of action in this matter and its apparent favoritism toward the companies. A letter from the Commission was read, which many of the members claimed to be a misrepresentation of the real facts.

The following officers were elected for the coming year: Chas. J. F. Bohlen, president; George Schroeder, 1st vice-president; Patrick J. Dempsey, 2d vice-president; Ernest W. Morche, secretary; Frederick Stuckel, financial secretary; John G. Bauer, treasurer.

LAW DEPARTMENT

CORRECTION DEEDS.

A recent decision in the Appellate Division has relieved a purchaser at a foreclosure sale from completion of his purchase, and ordered the return to him of his ten per cent. earnest money, a thing which many believe is not done where the title is defective, believing the purchaser is obliged to take whatever title is given him by the legal sale, good or bad.

In the case in question the title on which the original mortgage under which the foreclosure had been brought, had been plain and supposedly complete, until some time after the making of the mortgage, when a correction deed, so called, was filed.

While not deciding whether a lot of earlier grantors and grantees in the chain of title could get together and change by a correction deed the amount or location of land on which a subsequent mortgage had been given, in reliance on the earlier deed sought to be corrected, the Court does hold that the purchaser at the foreclosure sale is not bound to complete a purchase so hedged about with conflicting claims and uncertainties as were brought about by the filing of the correction deed after the giving of the mortgage.

The holder of the mortgage would, of course, have to take his chances fighting it out with the people who filed the correction deed, his rights depending, of course, very greatly on whether the original deed so sought to be corrected was valid as to what it pretended to convey, in which case if he were a mortgagee, for a valuable consideration and without notice of the error, he would be protected.

To the Editor of the Record and Guide:

I would consider it a great favor if you would inform me through your weekly publication what equity I have, if any, in the following: During the life of my mother's first husband they bought unimproved property. He died; no will was left and no executor was ever appointed. A daughter was born to the above marriage, who grew up, married, raised a family, but has since died, as well as my mother (her mother) and father, her second husband. The daughter mentioned above (my half sister), her husband has since the death of his wife (my half sister) my mother and father had the property transferred to him by his children (all of age) on a B. & S. deed. Have I any equity in the property, my father having paid the taxes on same during his married life for 40 years? My sister was three years old when my mother married the second time.

Very truly yours,

WM. FICHTER.

Answer.—There is heritable blood in this State to property descending through the half-blood when the property does not come from one not an ancestor of the claimant. See an attorney.—Ed.

To the Editor of the New York Times:

Can you inform me through your law department the following: A. is an international corporation having C. B. and D. employed as New York managers. E. has done some work on contract and has received some money, but cannot collect the balance. Therefore E. threatens to bring suit. Must he (E.) mention C., B. and D. in suit or just A. alone?

C., B., D. have each signed separate contracts.

Hoping that you will oblige, I beg to remain,

Very truly yours,

P. FEINER.

Answer.—The particulars are too complicated for an answer of any value without further statement. The general rule is that a corporation can sue or be sued by its name, and no individuals composing it, or working for it are necessary to be named in an action.—Ed.

Editor of the Record and Guide:

Dear Sir: Will you please answer the following in your Legal Department? Has the city, or a public telephone company, or a private owner a right to trespass on private property to put up telephone wire on house, roof or chimney without owner's consent? How can city, telephone company or (private party, whose wire I think it is) be compelled to remove telephone wire? Owner is advised he can cut down wire himself without being held liable, though if cut would obstruct street. Would a civil or city court judge issue an order to remove wire if appealed to?

ANS.—A telephone or telegraph company has no right to attach a wire to your house, or chimney, or any part thereof without permission of the owner. Once attached, however, the law forbids any summary act of cutting down wires—this we regret to say is often availed of by enthusiastic line riggers of the corporations, the line being set up by any device available, and the owner left to seek a slow remedy by the law, or similarly plan illegal reprisals.

2. Any good lawyer will take for you the necessary steps in the law to force the "evacuation by the enemy" of your invaded premises.—Ed.

MILLER, McMANN & DONLEY
INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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

St Peters av, n s, 50 e Maclay av, 25x100, 2-sty brk dwelling (voluntary). Bernard McCabe5,500
 Maclay av, e s, 150 n St Peters av, 25x127.7, 2-sty brk dwelling (voluntary). Isaac Silverberg6,175
 Overing av/s w cor Maclay av, 100x98.3, four 2-sty brk dwellings (voluntary). Bid in at \$27,100
 Maclay av, w s, 98.3 s Overing av, 25x100, 2-sty brk dwelling (voluntary). Bid in at \$6,100
 Maclay av, w s, 25 s Montgomery pl, 50x100, two 2-sty brk dwellings (voluntary). Bid in at \$11,700
 St Peters av, n s, 25 e Maclay av, 25x100.6x25x100.3, 2-sty brk dwelling (voluntary). Bid in at \$5,625
 St Peters av, n s, 25 w Maclay av, 50x99.2x50x99.7, two 2-sty brk dwellings (voluntary). Bid in at \$11,650

BRYAN L. KENNELLY.

233d st, n w cor Digney av, 31.4x136.11x24.4x157.8, vacant (extrx sale). John Liddy1,150
 233d st, n s, 31.4 w Digney av, 31.4x117.3x24.4x136.11, vacant (extrx sale). James J Thornton925
 233d st, n s, 62.8 w Digney av, 62.8x78.10x48.4x117.3, vacant (extrx sale). J B Reilly1,650
 233d st, n s, 125.4 w Digney av, 31.4x134.1x24.4x153.10, vacant (extrx sale). Mary V Driscoll875
 233d st, n s, 31.4 e Bronxwood av, 62.8x134.1x48.8x94.8, vacant (extrx sale). Vincent De Mes1,850
 233d st, n e cor Bronxwood av, 31.4x94.8x24.4x75, vacant (extrx sale). J A Stevens1,150
 Digney av, w s, 157.8 n 233d st, 50x97.6, vacant (extrx sale). Stephen Daniels1,220
 Digney av, w s, 207.8 n 233d st, 375x97.6, vacant (extrx sale). F Storrs8,625
 Kingsbridge rd, s w cor Digney av, 24.6x90.4x24.4x92.10, vacant (extrx sale). Mary Beckhoff1,025
 Kingsbridge rd, s s, 24.6 w Digney av, 24.6x87.10x24.4x90.4, vacant (extrx sale). H L Dessar900
 Kingsbridge rd, s s, 49 w Digney av, runs w 87.10 x s w 42.7 x s 78.9 x e 73 x n 25 x e 48.4 x n 87.10 to beg, vacant (extrx sale). Withdrawn
 Kingsbridge rd, s e cor Bronxwood av, 30.1x78.9x24.4x61, vacant (extrx sale). J A Stevens1,000
 Bronxwood av, e s, 61 s Kingsbridge rd, 325x97.6, vacant (extrx sale). F Storrs8,450
 Bronxwood av, e s, 327 n Kingsbridge rd, 50x100, vacant (extrx sale). John Murray1,360
 Bronxwood av, w s, at s e s Kingsbridge rd, 63x89.5x50.8x36.6, vacant (extrx sale). Charles L Hadley1,875
 Kingsbridge rd/s e s, 50.8 s w Bronxwood av, 41.4x132.4 to Bronxwood av, x51.4x89.5, vacant (extrx sale). James Brown1,900
 Kingsbridge rd/s e s, 92 s w Bronxwood av, 20.8x153.10 to Bronxwood av, x25.8x132.4, vacant (extrx sale). Wm T Myhan1,000
 Kingsbridge rd/s e s, 112.8 s w Bronxwood av, 20.8x175.5x25.8x153.10, Bronxwood av/vacant (extrx sale). James J Thornton1,125
 233d st, n e cor Kingsbridge rd, 114.9x100x88x103.6, 2-sty frame dwelling and vacant (extrx sale). Mrs J Lauer8,750
 233d st, n s, 114.3 e Kingsbridge rd, 75x100, frame stables and vacant (extrx sale). Joseph Egan2,625
 233d st, n s, 53.3 w Bronxwood av, 40x50, vacant (extrx sale). Julius Wolff950

233d st, n w cor Bronxwood av, 53.3x50x12.10x64.3, vacant (extrx sale). Valedoro Tamitio875
 Bronxwood av, w s, 64.3 n 233d st, 64.3x12.5x50x52.10, vacant (extrx sale). Julius Wolff575
 233d st, s w cor Doon av, 123x about 148x95.3x76.5, vacant (voluntary). W Westheim2,850
 233d st, s e cor Doon av, 32.2x124x25x144.3, vacant (voluntary). W Westheim1,050
 233d st, s s, 32.2 e Doon av, 32.2x103.8x25x124, vacant (voluntary). C von Sesshoff650
 233d st, s s, 64.4 e Doon av, runs e 96.5 x s 118.2 x w 25 x n 50 x w 25 x n 25 x w 25 x n 103.8 to beg, vacant (voluntary). Withdrawn
 233d st, s s, 32.2 w Jones av, 64.3x143.2x50x102.7, vacant (voluntary). C von Sesshoff1,300
 233d st, s w cor Jones av, 32.2x102.7x25x82.6, vacant (voluntary). W Westheim775
 Jones av, w s, 82.6 s 233d st, 100x100, vacant (voluntary). W Westheim1,540
 Nelson pl, n w cor Jones av, 175x98.2x175x113, vacant (voluntary). Withdrawn
 Nelson pl, n e cor Doon av, 25x98.2x25x96, vacant (voluntary). Joseph Reilly600
 Doon av, e s, 144.3 s 233d st, 25x75, vacant (voluntary). Mary Beckhoff370
 Doon av, e s, 169.3 s 233d st, 25x100, vacant (voluntary). C von Sesshoff435
 Doon av, e s, 96 n Nelson pl, runs n 150 x e 100 x s 25 x e 25 x s 25 x w 25 x s 100 x w 100 to beg, vacant (voluntary). Withdrawn
JAMES L. WELLS.

*142d st, No 377, old No 637, n s, 525 e Alexander av, 18.5x50, 4-sty brk tenement and store. (Amt due, \$12,443.13; taxes, &c, \$150.) Edward Heid et al8,000
 5th st/s s, 255 e Av D, 50x216 to 4th st, Unionport. (Partition.) Lillian F Lithgow, party in interest3,500

CHAS. A. BERRIAN.

*Amsterdam av/s e cor 214th st, 25x100, vacant. (Amt due, \$6,177.67; taxes, &c, \$225.) Frederick H Ehlen12,800

SAMUEL GOLDSTICKER.

86th st, No 340, s s, 200 w 1st av, 25x102.6, 6-sty brk tenement and stores. (Amt due, \$9,172.37; taxes, &c, \$537; sub to a mort of \$28,000.) Robert Johanson38,362

HERBERT A. SHERMAN.

*108th st, No 217, n s, 210 e 3d av, 25x100.11, 4-sty stone front tenement. (Amt due, \$15,001.70; taxes, &c, \$614.73.) Mary McMahon et al15,000
 *138th st, No 630, s s, 176.11 w Cyrpress av, 37.6x100, 6-sty brk tenement and stores. (Amt due, \$9,570.83; taxes, &c, \$1,625.) Charles Wynne30,000

EDW. C. MARTIN.

*102d st, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. (Amt due, \$16,040; taxes, &c, \$1,075.) Elizabeth Silberhorn15,000

Total\$973,453
 Corresponding week, 1908\$508,882
 Jan. 1st, 1909, to date\$51,167,864
 Corresponding period, 1908\$47,838,411

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 1909.
 9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Oct. 22, 23, 25, 26, 27 and 28. (No. 96.)

BOROUGH OF MANHATTAN.

Attorney st, No 122, e s, 100 n Rivington st, 30x100, 5-sty brk tenement and stores. FORECLOS, Oct 19, 1909. Chas M Beattie ref to Harris B Greenberg. Oct 27. Oct 28, 1909. 2:344—1. A \$22,000—\$34,000.
 \$1,500 over and above mort for 37,000
 Bleecker st, No 283, e s, 25 n Jones st, 25x75, 5-sty brk tenement and stores. Harry Ackerman to Barter Realty Co. All liens. Oct 22. Oct 23, 1909. 2:590—50. A \$13,500—\$24,500.
 other consid and 100
 Bleecker st, No 283, e s, 25 n Jones st, 25x75, 5-sty brk tenement and store. Harry Ackerman to Barter Realty Co. All liens. Oct 25. Oct 26, 1909. 2:590—50. A \$13,500—\$24,500.
 other consid and 100
 Bleecker st, No 383 s e cor Perry st, 25x61.7, 5-sty brk tenement Perry st, No 88 | and store. Geo F Ludsc and Caroline his wife, to Carrie L Losche of Clifton Park, Hudson Co, N J. B & S. Mort \$13,000. Oct 25. Oct 27, 1909. 2:621—41. A \$14,000—\$19,000.
 nom
 Cannon st, Nos 54 and 56, e s, 125 n Delancey st, 50x100, two 5-sty brk tenements, store in No 54. Semi Nowak to Dora Greenberg. Mort \$78,500. Oct 13. Oct 28, 1909. 2:328—2 and 3. A \$34,000—\$72,000.
 other consid and 100

Croton st | s s, 189.5 w Amsterdam av, 25x87 to 165th st x 165th st, No 511| 25x86.10, except part for 165th st, 4-sty brk tenement and store. John Healy and Maggie T his wife to Florence Healy. All liens. Oct 12. Oct 26, 1909. 8:2123—9. \$2,000—\$7,000.
 nom
 Canal st, No 409, n s, 55.11 e Sullivan st, runs n 82.4 x e 15 x s 4.6 x e 7.3 x s 82.1 to street x w 22.1 to beginning. 3-sty brk tenement and store. Geo W Rumbold to Henry H Jackson. Morts \$21,000. Oct 20. Oct 27, 1909. 1:227—37. A \$16,000—\$21,000.
 other consid and 100
 Carmine st, Nos 21 and 23, the business. Rosina C Marino to Antonio Marino. Oct 25, Oct 26, 1909.
 Division st, No 261 (287), s s, about 130 e Montgomery st, 20.6x42, 2-sty brk dwelling.
 Division st, No 263, s s, 149 e Montgomery st, 20.6x41.10x20.6x42, 3-sty brk dwelling.
 Edwin F Walton to Lewis A Mitchell. Mort \$16,000. Oct 25. Oct 26, 1909. 1:287—42 and 43. A \$18,000—\$20,000.
 other consid and 100
 Division st, No 261 (287), s s, 128.6 e Montgomery st, 20.6x42, 2-sty brk dwelling.
 Division st, No 263, s s, 149 e Montgomery st, 20.6x41.10x20.6x42, 3-sty brk dwelling.
 Mitchell A C Levy to Edwin F Walton. Mort \$14,000. Oct 18. Oct 25, 1909. 1:287—42 and 43. A \$18,000—\$20,000.
 other consid and 100
 East Broadway, No 253, s s, 69 w Montgomery st, 23x95, 4-sty brk tenement. Fannie wife Simon Liebovitz to Simon Liebovitz, N Y. Oct 25. Oct 26, 1909. 1:286—24. A \$21,000—\$26,000.
 other consid and 100

Maud F Boes, of Westchester, N Y, to Julia Boes, of Westchester, N Y. 1/2 part. All title. Party 2d part agrees to care for Albert S Clapp during his life. Mort \$1,000. Oct 16. Oct 22, 1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Oct. 22, 23, 25, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Bayard st, No 104. Assign lease. Dominico Tommasso to Luigi Alleva. Oct 19. Oct 26, 1909. 1:199. nom

DEEP WATER FRONT

FREE LICHTERAGE AND RAIL
FACTORIES, FACTORY SITES, WATER POWERS

Tel. 5307 CORT.

CHARLES W. TREMBLEY, 171 Broadway, New York

Hayes, Augustus L to Robt E McDonnell. Riverside Drive, No 413, e s, 52.7 n 113th st, 51.8x111.9x50x98.7. Prior mort \$40,000. Oct 21, 1 year, 6%. Oct 22, 1909. 7:1895. 13,000

Healy, Edward J to Lesser B Groeschel. 135th st, No 509, n s, 180 w Amsterdam av, 40x99.11. Oct 22, 2 years, 6%. Oct 23, 1909. 7:1988. 2,250

Hoffmann, Wilhelmina E guardian Henrietta W A Hoffmann with Geo H Storm. Exterior st or Av B, n w cor 71st st, runs w 173 x n 102.2 x e 75 x n e 98 to w s Av B, x s — to beginning, with all under water of East River except part for Exterior st. Extension of mort for \$26,750 to Apr 1, 1914, at 5%. Oct 20, Oct 22, 1909. 5:1483. nom

Highwood Realty & Construction Co to Max J Bernheim. 111th st, s s, 341.8 w Amsterdam av, 108.4x91.10. Prior mort \$160,000. Oct 22, due Jan 20, 1912, 6%. Oct 23, 1909. 7:1882. 30,000

Same to same. Same property. Certificate as to above mortgage. Oct 22. Oct 23, 1909. 7:1882. —

Hotel Securities Co to KNICKERBOCKER TRUST CO. Madison av, Nos 431 to 437, n e cor 49th st, Nos 31 and 33, runs n 79.6 x e 75 x n 20.11 x e 10 x s 100.5 to st, x w 85 to beginning. Prior mort \$450,000. July 8, demand, 6%. Oct 23, 1909. 5:1285. 100,000

Same to same. Same property. Certificate as to above mortgage. Oct 18. Oct 23, 1909. 5:1285. —

Haines Realty Corp to Chas H Bunn. St Nicholas av, n w cor 158th st, No 491, 203.3 to 159th st, x41.1x199.10 to 158th st, x78.5. P M. Prior mort \$240,000. Oct 14, 1 year, 6%. Oct 22, 1909. 8:2108. 16,000

Same to same. Same property. Certificate as to above mortgage. Oct 19. Oct 22, 1909. 8:2108. —

Same to Broad Construction Co. Same property. P M. Prior mort \$225,000. Oct 19, due, &c, as per bond. Oct 22, 1909. 8:2108. 15,000

Same to same! Same property. Prior mort \$256,000. Oct 19, due Jan 18, 1910, 6%. Oct 22, 1909. 8:2108. notes, 5,500

Helene Realty & Construction Co to Jacob Hirsh. Pinehurst av, n w cor 177th st, 125x92.8x125x98. Building loan. Prior mort \$60,000. Oct 26, due Apr 26, 1911, 6%. Oct 27, 1909. 8:2177. 110,000

Helene Realty & Construction Co to Jacob Hirsh. Pinehurst av, n w cor 177th st, 125x92.8x125.1x98. P M. Prior mort \$27,500. Oct 26, due April 26, 1911, 6%. Oct 27, 1909. 8:2177. 32,500

Same to same. Same property. Certificate as to mort for \$110,000. Oct 26. Oct 27, 1909. 8:2177. —

Haines Realty Corp to Louis Jerkowski. 11th st, No 60, s s, 252 e University pl, 21.4x94.9x21.5x94.9. Oct 1, due April 1, 1910, 6%. Oct 27, 1909. 2:562. 2,486.51

HUDSON CITY SAVINGS INST with John S Ward, Jr. 81st st, No 78, s s, 340 e Madison av, 20x102.2. Extension of \$20,000 mort until Sept 22, 1912, at 4½%. Sept 22. Oct 27, 1909. 5:1492. nom

Hofmann, Eileen D to TITLE GUARANTEE AND TRUST CO. 131st st, No 221, n s, 257.4 w 7th av, 17.8x99.11. Oct 25, due, &c, as per bond. Oct 28, 1909. 7:1937. 4,500

Hill, Mabel W with TITLE GUARANTEE AND TRUST CO. Rutgers st, No 39. Subordination agreement. Sept 27. Oct 28, 1909. 1:271. nom

Isaac, Joseph and Marks Rosenberg with Max Weisler. 107th st, No 211, n s, 385 w 2d av, 25x100.11. Extension of \$3,000 mort until Mar 15, 1912, at % as per bond. Oct 19. Oct 22, 1909. 6:1657. nom

Interboro Security Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$6,000 covering land in Kings Co. Oct 15. Oct 27, 1909. —

Jungmann (J), inc, a corpn, to CARNEGIE TRUST CO as trustee. Certificate as to mort or deed of trust dated Oct 1, 1909. Oct 26. Oct 27, 1909. —

Kelly, Mary J to Wm B Trowbridge. 75th st, No 207, n s, 100 w Amsterdam av, 25x107.5. Prior mort \$15,250, due, &c, as per bond. Oct 27, 1909. 4:1167. 3,000

Kelly, Edw K to TITLE GUARANTEE & TRUST CO. Broome st, No 581, s s, 156.8 e Hudson st, 22x69.6x22x69.3. Oct 25, due, &c, as per bond. Oct 26, 1909. 2:578. 5,000

Kasper, Jacob and Sarah Cohen to Henry Bischoff, Jr, and ano exrs Henry Bischoff. Henry st, No 326, s s, 150 w Jackson st, 25x94.10x25x94.11. Oct 22, 5 years, 5%. Oct 23, 1909. 1:267. 30,000

Same and Simon Dince with same. Same property. Subordination agreement. Sept 23. Oct 23, 1909. 1:267. nom

Keystone Investing Co to Austin E Pressinger. 145th st, Nos 543 to 551, n s, 125 e Broadway, 100x99.11. Prior mort \$85,000. Oct 18, due, &c, as per bond. Oct 23, 1909. 7:2077. 30,000

Same to same. Same property. Certificate as to above mortgage. Oct 18. Oct 23, 1909. 7:2077. —

Kelly, Henry J with Wm B Trowbridge. 75th st, No 207, n s, 100 w Amsterdam av, 29x107.5. Subordination agreement. Oct 26. Oct 28, 1909. 4:1167. nom

Karnack Realty Co to ALBANY SAVINGS BANK. 152d st, No 610, s s, 150 w Broadway, 75x99.11. Oct 28, 1909, 5 years, 4½%. 7:2098. gold, 95,000

Same to same. Same property. Certificate as to above mort. Oct 28, 1909. 7:2098. —

Same and Grace L Noel with same. Same property. Subordination agreement. Oct 28, 1909. 7:2098. nom

Klein, Joseph to Frank Brewery. Lewis st, No 150, s e cor 3d st, No 380, 45.6x20x45.4x20. Oct 25, demand, 6%. Oct 27, 1909. 2:356. 2,000

Levy, Celia with Aaron Herzberg. Broome st, No 236. Agreement that party first part is owner and holder of lease covering above and she will pay said Aaron Herzberg balance due upon indebtedness, &c. Oct 10. Oct 22, 1909. 2:409. nom

Leinhardt, Sigmund to Mary F Wustrow. Monroe st, Nos 270 and 272. Assign rents. All title. Oct 22, 1909. 1:261. nom

Lawyers Mortgage Co with N Y LIFE INS CO. 24th st, n s, 141.8 e 7th av, runs e 83.4 x n 73.3 x w 8.8 x n 25.6 x w 78.4 x s 98.9 to beginning. Agreement as to share ownership of mortgage. Oct 11. Oct 22, 1909. 3:800. nom

Levy, Jacob, Nathan, Louis and Abraham to Samuel Wacht. 118th st, Nos 11 and 11a, n s, 210 e 5th av, two lots, each 25x100.11. Two mort, each \$2,000. Oct 25, due, &c, as per bond. Oct 22, 1909. 6:1745. 4,000

Leggett, Laura L to LAWYERS TITLE INS & TRUST CO. 126th st, No 51, n s, 170 w Park av, 25x99.11. Oct 25, 1909, 3 years, 4½%. 6:1751. 5,000

Levin, Morris to Jacob Hirsh. Broadway, s w cor 153d st, 99.11x150. Building loan. Prior mort \$123,000. Oct 25, 2 years, 6%. Oct 26, 1909. 7:2099. 137,000

Same to same. Same property. P M. Prior mort \$35,000. Oct 25, due, &c, as per bond. Oct 26, 1909. 7:2099. 88,000

Loos, Emilie to Alice E Worthington. 127th st, No 12, s s, 166.3 w 5th av, 18.9x99.11. Prior mort \$—. Oct 25, 1 year, 6%. Oct 26, 1909. 6:1724. 1,000

Luneberg, Wm F to TITLE GUARANTEE & TRUST CO. 10th av, No 820, e s, 100.5 n 54th st, 19.3x100. Oct 27, 1909, due, &c, as per bond. 4:1064. 10,000

Lessem, Harry to Meyer and Abraham J Rabiner. East Broadway, No 254, n s, 46 w Montgomery st, 23x57.1x23x56.9. Oct 26, due Jan 1, 1914, 6%. Oct 28, 1909. 1:286. 5,000

Lipkowitz, Chas to Anna Amend. 94th st, No 205, n s, 102 e 3d av, 28x100.8. All title to strip begins 94th st, n s, 100 e 3d av, runs e 2 x n 25.2 x w 2 x s 25.2 to beginning. Oct 27, due Apr 27, 1910, 6%. Oct 28, 1909. 5:1540. 1,700

Loft Realty Co to City Mortgage Co. 26th st, Nos 135 to 139, n s, 375 w 6th av, 50x98.9. Building loan. July 6, demand, 6%. Oct 27, 1909. 3:802. 160,000

Same to same. Same property. Certificate as to above mort. July 19. Oct 27, 1909. 3:802. —

Lessem, Harry to Meyer and Abraham J Rabiner. East Broadway, No 256, n s, 23 w Montgomery st, 23x56.9x23x56.6. Prior mort \$16,000. Oct 26, due Jan 1, 1914, 6%. Oct 28, 1909. 1:286. 5,000

LAWYERS TITLE INS & TRUST CO with Broad Construction Co. Audubon av, No 260, n w cor 178th st, No 551, 75x100. Extension of \$100,000 mort until Oct 22, 1914, at 5%. Oct 22, Oct 28, 1909. 8:2153. nom

McOwen, Anthony and Chas J Chapman to Ida B McTurck. Inwood st, n s, about 950 n w F st, and being lots 175 to 181, map No S68 of property Abraham R Van Nest at Inwood, except a triangular gore at s w cor of said premises, about 27 ft on Dyckman st, and abt 11 feet e land Hudson R R R Co. Oct 22, 3 years, 6%. 8:2256. 11,000

May, Maria L wife of and Wm M to FRANKLIN SAVINGS BANK. Cooper st, s e cor Hawthorne st, 100x50. Oct 22, 1909, 3 years, 4½%. 8:2241. 1,500

Meyers, Barney to Benj F Blair trustee Alex W Shepard. 102d st, No 211, n s, 180 e 3d av, 24.11x100.11. Oct 21, 5 years, 5%. Oct 22, 1909. 6:1652. 18,000

McKee, John to BOWERY SAVINGS BANK. 123d st, No 212, s s, 180 e 3d av, 25x100.11. Oct 22, 1909, 5 years, 4½%. 6:1787. 16,000

McGinn, Frank R to Lion Brewery of N Y. 24th st, No 103 West. Saloon lease. Oct 15, demand, 6%. Oct 22, 1909. 3:800. 700

Mercantile Trust Co as trustee with Adolf Cohn. 58th st, No 434 West. Extension of \$14,000 mort until Jan 1, 1913, at 5%. Oct 26, 1909. 4:1067. nom

Mosher, Martha B to Edwin R Mosher. 145th st, No 524, s s, 325 e Broadway, 50x99.11. Prior mort \$71,500. Oct 5, 2 years, 6%. Oct 26, 1909. 7:2076. 5,500

Mayer, Samson to Mary Brookfield et al exrs, &c, James M Brookfield. 70th st, No 36, s s, 171.6 e Madison av, 16x100.5. P M. Oct 26, 1909, 3 years, 5%. 5:1384. 37,500

Muller, Minna, of Ridgefield Park, N J, to Julius Simon. 72d st, No 409, n s, 163 e 1st av, 25x102.2x45x102.2. Oct 23, 5 years, 6%. Oct 27, 1909. 5:1467. 3,000

Moody, Joseph P to Wm C Relyea. 99th st, Nos 110 and 112, s s, 163 w Columbus av, 44x100.11x36.3x101.2. July 27, due Nov 27, 1909, 6%. Oct 27, 1909. 7:1853. 600

Necarsulmer, Ella and Henry with Simon Krischok. 1st av, No 1445, n w cor 75th st, —x—. Extension of mort for \$23,000 to Oct 31, 1914, at 5%. Oct 1. Oct 27, 1909. 5:1450. nom

Norris, Wm A to A Hupfels Sons. Bowery, No 325. Saloon lease. Oct 2, demand, 6%. Oct 28, 1909. 2:458. 2,161.15

O'Connell, John H to American Mortgage Co. Amsterdam av, No 345, e s, 52.2 n 76th st, 25x100. Oct 27, 1909, 3 years, 5%. 4:1148. 21,000

O'Sullivan, Jeremiah and Dennis O'Driscoll to Lion Brewery. Washington st, No 731. Saloon lease. Sept 21, demand, 6%. Oct 25, 1909. 2:634. 2,159

O'Brien, Wm J to UNITED STATES TRUST CO of N Y. 57th st, No 411, n s, 88.9 e 1st av, 17.9x100.5. Oct 25, 1909, 3 years, 4½%. 5:1369. 5,000

O'Neill, Wm to Lion Brewery. 2d av, No 745. Saloon lease. Sept 23, demand, 6%. Oct 25, 1909. 3:920. 5,852.41

Otten, Mary indiv and John Schluter exr and trustee John Hollings to LAWYERS TITLE INS & TRUST CO. Washington st, No 783, n e cor Jane st, No 95, 25x—x—x56.5. Oct 23, 5 years, 5%. Oct 25, 1909. 2:642. 9,000

Same to Bertha Schluter. Same property. Prior mort \$9,000. Oct 23, 1 year, 6%. Oct 25, 1909. 2:642. 2,300

Olyphant, Robt M to TITLE GUARANTEE & TRUST CO. 32d st, No 19, n s, 95 w Madison av, 25x98.9. Oct 21, due, &c, as per bond. Oct 22, 1909. 3:862. 50,000

Polfeme, Charles to Auguste Roesler and ano exrs August Roesler. 1st av, No 2277, n w cor 117th st, Nos 349 and 351, 25x100. Oct 20, due, &c, as per bond. Oct 22, 1909. 6:1689. 18,000

Pfeiffer, Joseph to DRY DOCK SAVINGS INSTITUTION. Av C, No 213, n w cor 13th st, Nos 649 and 651, runs w 88 x n 68.9 x e 25 x s 45.9 x e 63 to av, x s 23 to beginning. Oct 22, 1909, due, &c, as per bond. 2:396. 1,000

Philo Realty & Construction Co to CENTRAL TRUST CO of N Y. 75th st, No 177, n s, 82 w 3d av, 38x102.2. Oct 22, 5 years, 5%. Oct 23, 1909. 5:1410. 48,000

Same to same. Same property. Certificate as to above mortgage. Oct 20. Oct 23, 1909. 5:1410. —

Perlman, Abraham with Edith H Oddie guardian Coleman H Williams et al. 2d av, No 2451, w s, 74.11 n 125th st, 25x74. Subordination agreement. Oct 22. Oct 23, 1909. 6:1790. nom

Poirier, Agnes H to TITLE GUARANTEE & TRUST CO. 21st st, No 29, n s, 439.8 w 5th av, 25.6x98.9. Oct 25, 1909, due, &c, as per bond. 3:823. 17,000

Power, James W to EMIGRANT INDUSTRIAL SAVINGS BANK. 128th st, No 52, s s, 290 w Park av, 25x99.11. P M. Oct 25, 1909, 3 years, 4½%. 6:1752. 10,500

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

- Pier, Earl G to G W E Atkins. Lexington av, No 361, e s, 59.3 n 40th st, 19.9x85; Lexington av, No 359, e s, 39.6 n 40th st, 19.9x 85. Prior mort \$— Oct 25, 1909, 2 years, 6%. 5:1295. 4,000
Phelps, Cath A, of New Rochelle, N Y, to TITLE INS CO of N Y. University pl, n w cor 13th st, 25.10x101.11x25.10x100. Oct 20, 2 years, 4%. Oct 27, 1909. 2:571. 10,000
Peysler, Jesse F and Horace F to The SEAMENS BANK FOR SAVINGS. Pearl st, Nos 536 to 540, n w cor Elm st, Nos 36 to 42, 74.2x100. Oct 28, 1909, due May 15, 1911, 4 1/2%. 1:157. 5,000
Paradiso, Angelo and Catherine to Fannie Jacobs. 114th st, No 316, s s, 200 e 2d av, 25x100.11. Assign rents to secure \$625. Oct 28, 1909. 6:1685. nom
Pergue, Mathias to A Hupfels Sons. 7th av, No 282. Saloon lease. Sept 28, demand, 6%. Oct 28, 1909. 3:776. 3,400
Port, John and Cath Dugro widow of Brooklyn, N Y, Chas Port of Borough of Bronx, N Y, and Jacob Port of Newman, California, to Chas G Koss. 3d st, No 7, n e s, abt 130 e Bowery, 25x 96.2. Oct 15, 3 years, 5%. Oct 28, 1909. 2:459. 27,000
Port, John and Cath Dugro widow of Brooklyn, N Y, Chas Port of B of B, N Y, and Jacob Port of Newman, Cal, to Chas G Koss. 6th st, No 300, n s, 150 e 2d av, 25x81.9. Prior mort \$11,000. Oct 15, 3 years, 6%. Oct 28, 1909. 2:448. 6,000
Potsdam, Jacob to Saml Hamburger. Madison av, No 1837, on map No 1839, n e cor 120th st, 17.9x83. Prior mort \$— Oct 15, due, &c, as per bond. Oct 28, 1909. 6:1747. 2,035
Quackenbos, John M, of Montclair, N J, to NORTH RIVER SAVINGS BANK. 36th st, No 315, n s, 182 w 8th av, 24x98.9. Oct 28, 1909, 3 years, 4 1/2%. 3:760. 18,000
Rich, Matilda with Samuel Kaplan. 31st st, n s, 200 w 9th av, 25x98.9. Extension of mort for \$16,500 to Oct 11, 1912, at 5%. Oct 8. Oct 27, 1909. 3:729. nom
Reinhart, Barbara to DRY DOCK SAVINGS INST. 93d st, Nos 313 and 315, n s, 200 e 2d av, 2 lots, each 25x100.8. 2 mortg, each \$11,000. Oct 28, 1909, due, &c, as per bond. 5:1556. 22,000
Roemer, Emily M to Agnes Neustadt et al exrs Sigmund Neustadt. Pearl st, No 181, on map Nos 181 and 183, s w cor Cedar st, No 2 to 6 on map Nos 1 1/2 to 6, runs n 128.10 x s 56.3 x s 15.6 x e 2.7 x s 1.5 x e 22.1 x n 12.4 x e 15.3 x n 35.3 x e 25 x e 63.1 to Pearl st, x n 22.7 to beginning. Oct 26, 5 years, 4 1/2%. Oct 27, 1909. 1:41. 82,000
Regan, Mary B, of Providence, R I, to TITLE GUARANTEE & TRUST CO. 53d st, No 51, n s, 245 e Madison av, 20x100.5. Oct 18, due, &c, as per bond. Oct 22, 1909. 5:1289. 10,000
Rogers (Daniel) Construction Co to Jeremiah L Murphy and ano. 12th av, e l, 105 n e l 183d st, runs n 50 x e 126.3 to w s Broadway, x s 50.5 x w 133.1 to beginning. Prior mort \$— Oct 22, 1909, 3 years, 6%. 8:2180. 11,000
Same to same. Same property. Certificate as to above mortgage. Oct 22, 1909. 8:2180.
Rubinger, Chas to Joseph L Buttenwieser. 26th st, Nos 137 and 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st, x w 46.8 to beginning. Oct 16, due Aug 1, 1910, 6%. Oct 23, 1909. 3:882. 15,000
Robertson, Donald to HARLEM SAVINGS BANK. Audubon av, No 140, n w cor 172d st, No 551, 57x100. Oct 25, 1909, 5 years, 5%. 8:2129. 66,000
Ravitch, David to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 115th st, No 34, s s, 451 e Lenox av, 18x100.11. Oct 26, 1909, 6 years, 4 1/2%. 6:1598. 10,000
Ray, Caroline with Fannie Kletzkly. Cannon st, No 35, w s, 175 n Broome st, 25x100. Extension of \$34,000 mort until Dec 7, 1914, at 5%. Oct 9. Oct 26, 1909. 2:332. nom
Remington Realty Co to Esther Surut. Certificate as to mort for \$50,000 covering land in Queens Co. Sept 10. Oct 26, 1909.
Rumore (J) Realty Co to Nathan J Packard and ano. 80th st, Nos 522 and 524, s s, 348 e Av A, 50x102.2. Oct 26, 1909. due, &c, as per note. 5:1576. 1,100
Rath, Henry C, Borough of Queens, to THE ROYAL BANK of N Y. Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7. Assignment of rents. Oct 25. Oct 27, 1909. 2:482. 6,000
Rubin, Hermina and Simon T Herskowitz with Jed Frye. Ludlow st, No 116, e s, 175 n Delancey st, 25x87.6. Subordination agreement. May 17. Oct 27, 1909. 2:410. nom
Republic of Panama with Simon Uhlfelder and Abraham Weinberg. Madison av, No 1326, s w cor 94th st, No 28, 100.8x87.9. Extension of \$190,000 mort until Sept 12, 1914, at 4 1/2%. Sept 20. Oct 28, 1909. 5:1505. nom
Ryshpan, Max to Abraham H Greisman. Ridge st, Nos 128 and 130, e s, 94 s Stanton st, 34x100. Prior mort \$32,500. Oct 18, 5 years, 6%. Oct 27, 1909. 2:344. 6,000
Rauff, John to MANHATTAN SAVINGS INSTN. Audubon av, No 56, s w cor 168th st, No 550, 50x100. Oct 25, due, &c, as per bond. Oct 27, 1909. 8:2124. 63,000
Realty-Business Corporation to Eliz B McIndoe. Certificate as to mort for \$10,000 covering property at Richmond Borough. Oct 26. Oct 27, 1909.
Simon, Morris to Leo Lehrfeld. 8th st, No 315, n s, 280.4 e 8th av, 20x69.10. Oct 21, due, &c, as per bond. Oct 22, 1909. 2:391. 3,000
Squier, J Bentley, Jr, to Louise C Bates. 49th st, No 49, n s, 149 w Park av, 21x100.5. P M. Prior mort \$40,000. Oct 21, due, &c, as per bond. Oct 22, 1909. 5:1285. 20,000
Sillon Construction Co to Charles M Rosenthal. Riverside Drive, n e cor 151st st, 103.9x173.1x99.11x145. P M. Prior mort \$— Oct 20, due Apr 20, 1913, .6%. Oct 23, 1909. 7:2098. 80,000
Schaefer, John and Fredk to Geo Ehret. 37th st, No 406 West. Saloon lease. Oct 23, demand, 6%. Oct 25, 1909. 3:734. 7,500
Stuart, Grace I P, of Washington, D C, to Jeanie L Ford guardian Juliet T Ford, of Bourbon Co, Kentucky. 6th av, Nos 141 to 149, or Milligan pl, Nos 1, 2, 3 and 4, begins 6th av, w s, 9.6 s w 11th st, runs s w 114.10 x w 101.9 x n w 122.6 x n e 8.4 x s e 5.5 x n e 66.2 x n w 0.4 x n e 100.7; 10th st, No 113, or Patchin pl, Nos 1 to 10, being 10th st, n s, 114.2 w 6th av, runs w 40.1 x n 60.1 x w 56.10 x n 8.3 x s w 11 x n 47.5 x n e 161.7 x s 122.6 x s w 60.3 x s 0.11 x w 4.6 x s 14.8 to beginning. Prior mort \$82,000. Oct 25, 1909, 1 year, 6%. 2:606. 3,000
Sun Construction Co to METROPOLITAN TRUST CO. Colonial Parkway, late Edgecombe av, w s, 100 s 159th st, runs w 108.10 x s about 89.10 to 158th st, x e 111.6 to Colonial Parkway, late Edgecombe av, x n —to beginning; St Nicholas av, n e cor 158th st, 40.5x113.9x abt 39.10x106.4. Building loan. Oct 26, 1909, due, Oct 1, 1910, 6%. 8:2108. 200,000
Same to same. Same property. Certificate as to above mort. Oct 26, 1909. 8:2108.
Schmid, Christian P to Six and Eight West Twentieth Street Co 20th st, Nos 6 and 8, s s, 195 w 5th av, 50x92. P M. Oct 26, due Dec 1, 1913, 5%. Oct 27, 1909. 3:821. 20,000
Shea, James S to Carrie C Carhart and ano. 83d st, Nos 175 and 177, n e cor Amsterdam av, No 481, 100x25.8. P M. Prior mort \$40,000. Oct 27, 1909, 5 years, % as per bond. 4:1214. 30,000
Same to same. Same property. P M. Prior mort \$70,000. Oct 27, 1909, installs, 6%. 4:1214. 15,000
Stadtlander, Geo to Chas Rubinger. 13th st, Nos 213 and 215, n s, 200 w 7th av, 41.8x75. P M. Prior mort \$— Oct 27, 5 years, 6%. Oct 28, 1909. 2:618. 8,000
Schulder, Abraham and Bessie Goldfarb to DRY DOCK SAVINGS INST. Broome st, No 63, s e cor Cannon st, No 18, 25x80. Oct 28, 1909, due, &c, as per bond. 2:326. 25,000
Siess, Mary to Emil Zacke. 118th st, No 537, n s, 457.1 e Pleasant av, 40.10x100.11. Prior mort \$— Oct 28, 1909, 2 years, 6%. 6:1815. 9,000
Thoma, Andreas to GERMAN SAVINGS BANK in City N Y. 66th st, No 422, s s, 275 e 1st av, 25x100.5. Oct 16, 3 years, 5%. Oct 26, 1909. 5:1460. 3,000
TITLE GUARANTEE & TRUST CO with Wilhelm and Maria Reichert. Greenwich st, No 128. Extension of \$15,000 mort until Nov 28, 1914, at 5%. Oct 21. Oct 25, 1909. 1:54. nom
TITLE INSURANCE CO of N Y with Henry T Bulman. Broadway, s w cor 163d st, 157.5x101.1x142.4x100. Participation agreement. Oct 22. Oct 25, 1909. 8:2137. nom
TITLE GUARANTEE & TRUST CO with Lawrence Hand. 96th st, No 132 West. Extension of \$22,000 mort until Sept 21, 1912, at 5%. Oct 27, 1909. 4:1226. nom
Tshanett, Charles to EMIGRANT INDUSTRIAL SAVINGS BANK. Lenox av, No 381, n w cor 129th st, No 105, 24.11x75. P M. Oct 27, 1909, 1 year, 4 1/2%. 7:1914. 30,000
Terminal Liquor Co to F & M Schaefer Brewing Co. West st, No 101 and entrance from Liberty st, No 148. Saloon lease. Oct 25, demand, 6%. Oct 27, 1909. 1:56. 5,000
Same to same. Same property. Certificate as to above mortgage. Oct 25. Oct 27, 1909. 1:56.
Uhlig, Caroline, Borough of Richmond, to Packard & Co. Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100; Lenox av, No 22, e s, 33.11 n 111th st, 33.6x100. Assignment of rents. Oct 21. Oct 22, 1909. 7:1867; 6:1595. 1,400
Von Dehsen, Charles H to EMIGRANT INDUSTRIAL SAVINGS BANK. Wadsworth av, No 15, s e cor 174th st, 50x100. Oct 25, 5 years, 4 1/2%. Oct 26, 1909. 8:2143. 54,000
Van Dyck, Frances E B to UNION DIME SAVINGS BANK. 93d st, No 283, n s, 283 e Amsterdam av, 17x83.2 to s s Anthonys lane, x17x84. Oct 25, due, &c, as per bond. Oct 26, 1909. 4:1224. 10,500
Vanderbilt, Alfred G to Alice G Vanderbilt et al as extrs, &c. Cornelius Vanderbilt. 4th av, n w cor 33d st, Nos 53 to 57, 200 to 34th st, Nos 66 to 72, x80. Oct 19, 5 years, 4 1/2%. Oct 27, 1909. 3:863. 2,000,000
Walton, Edwin F to METROPOLITAN SAVINGS BANK. Division st, Nos 261 and 263, s s, 128.6 e Montgomery st, 41x42. Oct 25, 1909, 3 years, 5%. 1:287. 16,000
White, Caroline D to Wm C Findlay. 22d st, No 128, s s, 318.9 w 6th av, 18.9x98.8. Feb 15, 1908, 3 years, 5%. Oct 28, 1909. 3:797. 2,500
West Side Construction Co to UNION DIME SAVINGS BANK. Riverside Drive, Nos 264 to 267, s e cor 99th st, 106.10x80.11x 100.11x116.1. Oct 25, due, &c, as per bond. Oct 26, 1909. 7:1888. 385,000
Same to same. Same property. Certificate as to above mort. Oct 25. Oct 26, 1909. 7:1888.
Werner, Samuel to EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, n w cor 101st st, No 339, 100.11x40. Oct 21, 5 years, 4 1/2%. Oct 22, 1909. 6:1673. 48,000
Same and Samuel Wacht with same. Same property. Subordination agreement. Oct 20. Oct 22, 1909. 6:1673. nom
White, Mary A widow to EMIGRANT INDUSTRIAL SAVINGS BANK. Madison av, No 1937, e s, 66 n 124th st, 22x85; 124th st, n s, 85 e Madison av, 50x100.11. Oct 21, 2 years, 4 1/2%. Oct 22, 1909. 6:1749. 25,000
White, Mary to BOWERY SAVINGS BANK. 19th st, No 206, s s, 100 w 7th av, 15.6x92. Oct 27, 1909, 5 years, 4 1/2%. 3:768. 2,000
Wiesen, Morris, Rosie and Max Goldstein to Twenty-Fifth Construction Co. 25th st, Nos 151 to 155, on map Nos 153 and 155, n s, 189.9 e 7th av, 59.4x98.9x59.3x98.9. P M. Prior mort \$225,000. Oct 22, 2 years, 6%. Oct 23, 1909. 3:801. 20,000
Weekes, John A and Bernard Golden to Henry De Forest Weekes trustee Chas H Isham. Roosevelt st, No 96, e s, 79.8 n Cherry st, runs e 61.5 x n 40.2 x w 21.4 x s 20.8 x w 41.11 to Roosevelt st, x s 20.1 to beginning. P M. Oct 25, 1909, 3 years, 5%. 1:111. 7,000
Waunegan Realty Co with TITLE INSURANCE CO of N Y. Broadway, s w cor 163d st, 157.5x101.1x142.4x100. Subordination agreement. Oct 13. Oct 25, 1909. 8:2137. nom
Waunegan Realty Co and Henry T Bulman Co with Henry T Bulman. Broadway, s w cor 163d st, 157.5x101.1x142.4x100. Subordination agreement. Oct 23. Oct 25, 1909. 8:2137. nom
Wagner, Dorothy H and Daisy M Tropp with Auguste Roesler and ano exrs Augusta Roesler. 1st av, n w cor 117th st. —. Subordination agreement. Oct 16. Oct 22, 1909. 6:1689. nom
J Hood Wright Memorial Hospital with Joseph Scher. 114th st, No 246, s s, 100.1 w 2d av, 20.11x100.11. Extension of mort for \$7,500 to Nov 15, 1914, at 5%. Oct 14. Oct 27, 1909. 6:1663.
Ziegen, Herman to Edith H Oddie guardian Coleman H Williams et al. 2d av, No 2451, w s, 74.11 n 125th st, 25x74. Oct 22, 5 years, 5%. Oct 23, 1909. 6:1790. 15,000

HECLA IRON WORKS Architectural Bronze

North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK AND IRON WORK

Zurich Silk Finishing Co to Seidenstoffappreuter, a corpn, of Switzerland as trustee for benefit of Henry Pervilhac and Fritz Lindenmeyer et al. Bethune st, Nos 33 to 37, s s, 97 e Washington st, 66x79.6x66x79.10; Bethune st, No 39, s s, 75 e Washington st, 22x79.10x22x80; Washington st, No 747, e s, 60 s Bethune st, 20.6x70.9x20x78.9. June 25, due July 25, 1915, 6%. Oct 26, 1909. 2:635. 37,000

BOROUGH OF THE BRONX.

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

Arthur Avenue Realty & Construction Co to James G Wentz. 187th st, s w cor Hoffman st, 94.11x72.4x94.11x70.4. Building loan. Oct 21, due April 1, 1910, 6%. Oct 22, 1909. 11:3054. 33,000
Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1909. 11:3054.
Auletta & Co to Bronx Investment Co. Verio av, n e cor 235th st, 110.2x88.10x100x135. P M. Oct 27, 1909, due July 1, 1910, 6%. 12:3397. 42,000
Same to same. Same property. Certificate as to above mortgage. Oct 27, 1909. 12:3397.
Blumenthal, George to The GERMAN SAVINGS BANK, N Y. 141st st, No 627, n s, 27 w Cypress av, 27x100.6. Oct 28, 1909, 1 year, 5%. 10:2554. 2,000
Broad Realty Co to Emerson Latting. Seneca av, s s, 173.6 e Hunts Point av, 47.2x165. Oct 28, 1909, 5 years, 5½%. 10:2761. 6,000
Same to same. Same property. Certificate as to above mort. Oct 28, 1909. 10:2761.
*Blass, Gustave to Wm H A Weylage. Carpenter av, w s, 49.6 n from s s lot 1123, runs n 24.9 x w 105 x s 24.9 x e 105 to beginning part of lot 1123 map No 143, Wakefield. Prior mort \$4,250. Oct 27, 2 years, 6%. Oct 28, 1909. 1,000
*Same to John P Pape. Carpenter av, w s, 74.3 n from s s lot 1123, runs n 24.9 x w 105 x s 24.9 x e 105 to beginning, being part of lot 1123 same map. Prior mort \$4,250. Oct 27, 2 years, 6%. Oct 28, 1909. 1,000
*Baisley, George P to TITLE GUARANTEE AND TRUST CO. Williamsbridge road or Main st, w s, at a point marked on stone wall in range with fence on e s Morris Park, runs s w along said fence 207.6 and 354 x s e along fence, 134, x n e along land conveyed to N Y, N H & H R R Co 523 to said road, x n w 358 to beginning. Oct 28, 1909, due, &c, as per bond. 10,000
Bornstein, Fanny, of Brooklyn, to Mayme Deibel. 133d st, n s, 500 e Cypress av, 100x103.5, with machinery, &c. Prior mort \$— Oct 10, due Sept 1, 1910, 6%. Oct 22, 1909. 10:2562. 500
Brennan, Kath E, Mary T and Helen M to Mary A wife Thos J Donnelly. Valentine av, No 2243, w s, 213.8 n 182d st, 25x 100. P M. Oct 21, installs, 5%. Oct 22, 1909. 11:3150. 1,600
Burland, Wolf to John Riegelman. 158th st, Nos 653 and 655, n s, 18.4 e Cauldwell av, two lots, each 18.4x74.11. Two P M mortg, each \$8,500. Oct 22, 5 years, 5%. Oct 23, 1909. 10:2630. 17,000
Same to same. Cauldwell av, No 800, n e cor 158th st, No 651, 74.11x18.4. P M. Oct 22, 5 years, 5%. Oct 23, 1909. 10:2630. 12,000
*Bible, Julia to Annie R Daily gdn. Franklin av, e s, 130 n Grant st and being lots 19 and 20 map Prop Wm Cooper, 50x100. Oct 13, due, &c, as per bond. Oct 22, 1909. 1,000
Bull, Chas H to Augusta A Paulsen. Mt Hope pl, s s, 100 e Mt Hope av, late Monroe av, 12.6x75. P M. Oct 25, due Apr 15, 1910, 6%. Oct 26, 1909. 11:2802. 1,850
Bloch, Isidore to Amelia L Loeb, 3d av, late Fordham av, w s, 349.6 n 179th st and 25 n from n line Lot 23, runs n 50 x w 90 x s 50 x e 90 to beginning, being part of Lot 24, map Upper Morrisania. Oct 21, 3 years, 5½%. Oct 23, 1909. 11:3045. 7,000
Bingenheimer, Theo to Mary A Koester. Mohegan av, w s, 331 s 180th st, 44x150, except part for Crotona Parkway and Mohegan av. P M. Oct 25, 3 years, 5%. Oct 26, 1909. 11:3118. 3,500
Baltzly, Elizabeth to New York Co-Operative Building and Loan Association. Sedgwick av, e s, and being lot 50, parcel 35, map subdivision estate Wm B Ogden at Highbridge, filed 5-24-1907 Oct 25, installs, 13.13 monthly, 5%. Oct 26, 1909. 11:2880. 1,250
Bjorkegren (Charles) Inc., a corporation, to Whitfield Ward. Webster av, No 2001, w s, 95.6 n 180th st, 33.9x80. Oct 15, due, &c, as per bond. Oct 26, 1909. 11:3143. 17,000
Same to same. Same property. Certificate as to above mort. Oct 25. Oct 26, 1909. 11:3143.
Bryant Co to Century Mortgage Co. Hoe av, w s, 125 n 172d st, 20x100. Oct 21, 3 years, 5%. Oct 27, 1909. 11:2982. 8,000
Same to same. Hoe av, w s, 165 n 172d st, four lots, each 20x100. Four mortg, each \$8,000. Oct 21, 3 years, 5%. Oct 27, 1909. 11:2982. 32,000
Same to same. Hoe av, w s, 125 n 172d st, 20x100; Hoe av, w s, 165 n 172d st, 80x100. Certificate as to five mortg aggregating \$40,000. Oct 21. Oct 27, 1909. 11:2982.
Same and Harry A Munroe with Robert E Simon. Hoe av, w s, 145 n 172d st, 40x100. Subordination agreement. Oct 21. Oct 27, 1909. 11:2982. nom
Same to Andrew Wilson trustee Chas E Fleming. Hoe av, w s, 145 n 172d st, 20x100. Oct 26, 3 years, 5%. Oct 27, 1909. 11:2982. 8,000
Same to Wm J Ehrich. Hoe av, w s, 125 n 172d st, 20x100. Prior mort \$8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000
Same to Robt E Simon. Hoe av, w s, 145 n 172d st, 20x100. Prior mort \$8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000
Same to same. Hoe av, w s, 165 n 172d st, 20x100. Prior mort \$8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000
Same to Richard Stein. Hoe av, w s, 185 n 172d st, 20x100. Prior mort \$8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000
Same to Cordelia Wechsler. Hoe av, w s, 225 n 172d st, 20x100. Prior mort \$8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000
Same to Emma Trounstone. Hoe av, w s, 205 n 172d st, 20x100. Prior mort \$8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000

Same to Wm J Ehrich et al. Hoe av, w s, 125 n 172d st, 20x100; Hoe av, w s, 145 n 172d st, 20x100; Hoe av, w s, 165 n 172d st, 20x100; Hoe av, w s, 185 n 172d st, 20x100; Hoe av, w s, 205 n 172d st, 20x100; Hoe av, w s, 225 n 172d st, 20x100. Certificate as to six mortg for \$2,000 each. Oct 23. Oct 27, 1909. 11:2982.
Bryant Co and Harry A Munroe with Richard Stein. Hoe av, No 1539, w s, 185 n 172d st, 20x100. Subordination agreement. Oct 25. Oct 27, 1909. 11:2982. nom
Same with Wm J Ehrich. Hoe av, No 1533, w s, 125 n 172d st, 20x100. Subordination agreement. Oct 25. Oct 27, 1909. 11:2982. nom
Same with Emma Trounstone. Hoe av, No 1541, w s, 205 n 172d st, 20x100. Subordination agreement. Oct 25. Oct 27, 1909. 11:2982. nom
Same with Cordelia Wechsler. Hoe av, No 1543, w s, 225 n 172d st, 26x100. Subordination agreement. Oct 25. Oct 27, 1909. 11:2982. nom
Bailey Av Realty Co to Wm W Johnson and ano trustees Alvin J Johnson for Virginia H Montague. Bailey av, e s, 709.5 s from s tangent point in curve at s e cor Bailey av and Kingsbridge road, runs e 100 x s 25 x w 100 to av, x n 25 to beginning. Oct 27, 1909, 3 years, 5%. 11:3239. 7,000
Same to same. Same property. Certificate as to above mort. Oct 27, 1909. 11:3239.
Same to Francis G Lloyd and ano trustees David Stevenson for Florence S Le Boutillier. Bailey av, e s, 734.5 s from s tangent point in curve at s e cor Bailey av and Kingsbridge road, runs e 100 x n 25 x w 100 to av, x s 25 to beginning. Oct 27, 1909, 3 years, 5%. 11:3239. 7,000
Same to same. Same property. Certificate as to above mort. Oct 27, 1909. 11:3239. nom
Colwell, Margt and Hugh with Julia McLaughlin. Brook av, w s, 75 s 144th st, 50x90; Brook av, w s, 125 s 144th st, 25x90. Extension of \$4,000 mort until Apr 14, 1911, at 6%. Oct 22. Oct 28, 1909. 9:2288. nom
Cunningham & Shand Construction Co to City Mortgage Co. Beck st, w s, 350 n Longwood av, 80x100. Building loan. Oct 14, due, &c, as per bond. Oct 22, 1909. 10:2710. 46,000
Same to same. Same property. Certificate as to above mortgage. Oct 14. Oct 22, 1909. 10:2710.
Same to Beck St Realty Co. Same property. P M. Prior mort \$46,000. Oct 1, due, &c, as per bond. Oct 22, 1909. 10:2710. 12,000
Conabeer, John S, Lawrence Peters and Carrie Van Nostrand to American Swedenborg Printing & Publishing Society. Mt Hope av, late Monroe av, w s, 145 s 175th st, 50x95. Oct 21, due Sept 1, 1912, 5%. Oct 22, 1909. 11:2797. 3,500
Casco Building Co to Manhattan Mortgage Co. Vyse av, e s, 150 s 172d st, 25x100. Prior mort \$— Oct 22, 1909, due, &c, as per bond. 11:2995. 7,500
Same to same. Same property. Certificate as to above mort. Oct 22, 1909. 11:2995.
Same to same. Vyse av, e s, 200 s 172d st, 25x100. Prior mort \$— Oct 22, 1909, due, &c, as per bond. 11:2995. 7,500
Same to same. Same property. Certificate as to above mort. Oct 22, 1909. 11:2995.
Clausen, Rebecca M to American Mortgage Co. Jackson av, e s, 227.3 n 166th st, 23.6x87.6. Oct 26, 1909, 5 years, 4½%. 10:2651. 6,000
Cerussi, Michael A to Fredk S Pless and ano. 150th st, No 322, s s, 275 Courtlandt av, 25x100. P M. Oct 25, 5 years, 5%. Oct 26, 1909. 9:2331. 3,000
Congregation Adath Israel, a corpn, to Caroline M Whitbeck. 169th st, n s, 179.11 w Fulton av, 45x98. Oct 16, due Sept 28, 1914. 5%. Oct 27, 1909. 11:2925. 3,800
*Ceva, Frank to Andrew Tietjen. Wallace av, w s, 100 n 205th st, 31.6x102.7x54.10x100. Oct 23, 3 years, 6%. Oct 25, 1909. 3,500
Capo, Antonia to Leonard Schaller. 151st st, s s, 325.3 e Morris av, 25x118.5. Prior mort \$4875. Oct 28, 1909, 1 year, 6%. 9:2410. 700
Cushing Realty Co to Wm R Syme trustee for Geraldine J Willetts. 236th st, s s, 50 e Oneida av, 25x100. Oct 27, due, &c, as per bond. Oct 28, 1909. 12:3370. 5,000
Same to same. Same property. Certificate as to above mort. Oct 13. Oct 28, 1909. 12:3370.
Same to same. Onida av, s e cor 236th st, 100x25. Oct 27, due, &c, as per bond. Oct 28, 1909. 12:3370. 5,500
Same to same. Same property. Certificate as to above mort. Oct 13. Oct 28, 1909. 12 3370.
Decker, Eli J to A Hupfels Sons. Willis av, No 164, Saloon lease. Sept 14, demand, 6%. Oct 28, 1909. 9:2280. 6,000
Dunn, Eliz M of Brooklyn, N Y to Margt Kerbert. 135th st, No 628, s s, 625 e St Anns av, 25x100. Prior mort, \$10,500. Oct 23, due Oct 1, 1911, 6%. Oct 26, 1909. 10:2547. 1,000
*Del Gaudio Rebecca to Chas Dettner. Gleason av, s s, 50 w Taylor av, 25x106.7. Prior mort \$4,500. Oct 25, due July 1, 1914, 5½%. Oct 26, 1909. 1,500
Donald, Peter with Nevelson Goldberg Realty Co. 134th st, Nos 530 and 532 (S10 and S12), s s, 250 w St Anns av, 50x100. Extension of \$35,000 mort until Feb 1, 1913, at 5%. Oct 23, 1909. 9:2261. nom
D'Ambrosio, Vergilio, of Yonkers, N Y, to Theo Wentz. 241st st, n s, 160 e Katonah av, 25x100; 241st st, n s, 210 e Katonah av, 25x100; 241st st, n s, 260 e Katonah av, 25x100. Building loan. Oct 21, demand, 6%. Oct 27, 1909. 12:3390. 9,000
Same to Bronx Heights Land Co. Same property. P M. Prior mort \$9,000. Oct 21, due Oct 1, 1911, 6%. Oct 22, 1909. 12:3390. 2,820
Donohue (M W) Construction Co to Wm Krebs. Franklin av, No 1240, s e s, 100 n 168th st, being part of subdivision No 2 of lot 122 on map No 143 Westchester Co of Morrisania, 42.6x185.5. Prior mort \$38,000. Oct 26, due, &c, as per bond. Oct 27, 1909. 10:2615. 4,000
Same to same. Same property. Certificate as to above mort. Oct 26. Oct 27, 1909. 10:2615.
Elias, Katharina with TITLE GUARANTEE AND TRUST CO. Arthur av, No 2390. Subordination agreement. Oct 16. Oct 25, 1909. 11:3073. nom

JOHN C. ORR CO., India, Java and Huron Sts. and East River SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS

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Elias (Henry) Brewing Co to TITLE GUARANTEE AND TRUST CO. Arthur av, No 2390, e s, 150 n 186th st, 25x84.7x25x84.8. Oct 25, 1909, due, &c, as per bond. 11:3073. 5,000
Same to same. Same property. Certificate as to above mort. Oct 16, Oct 25, 1909. 11:3073. —

EAST RIVER SAVINGS INSTN with Helene T Coughlin. Tremont av, n w cor Clinton av, 100x100. Extension of \$10,000 mort until Nov 1, 1912, at 5%. Oct 28, 1909. 11:3092. nom

Elias (Henry) Brewing Co to TITLE GUARANTEE AND TRUST CO., Arthur av, No 2388, e s, 112.6 n 186th st, 37.6x84.8x37.6x84.10. Oct 25, due, &c, as per bond. Oct 27, 1909. 11:3073. 12,000
Same to same. Same property. Certificate as to above mort. Oct 16, Oct 27, 1909. 11:3073. —

Everson, Duane S with Thomas Conroy and ano. Webster av, w s, 171.1 n land Wm H Morris, 20x90. Extension of \$4,500 mort until Oct 26, 1914, at 5%. Oct 25, Oct 27, 1909. 11:2887. nom
Same with Joseph Sporakowski or Jos Spark. Webster av, w s, 131.1 n land Wm H Morris, 20x90. Extension of \$4,500 mort until Oct 29, 1914, at 5%. Oct 25, Oct 27, 1909. 11:2887. nom
Same with Annie Roberts. Morris av, e s, 40 s 179th st, 20x80. Extension of \$7,500 mort until Feb 27, 1913, at 5%. Oct 19, Oct 27, 1909. 11:2807. nom

EAST RIVER SAVINGS INST with Diederich Schnaars. 162d st, n s, 212.10 w 3d av, 26.10x100. Extension of mort for \$16,000 to Nov 1, 1912, at 5%. Oct 26, Oct 27, 1909. 9:2367. nom

Fisher, Anna A wife of and Chas A of Boro of Queens to DOLLAR SAVINGS BANK, N Y. Westchester av, s-s, 126 n e Union av, 25x119.6. Oct 28, 1909, due Dec 1, 1912, 5%. 10:2676. 15,000

Foster, Harry C to A Hupfels Sons. Jerome av, No 1629. Saloon lease. Sept 8, demand, 6%. Oct 28, 1909. 11:2860. 574

Fudji, Geo E to Peter Handibode. Valentine av, No 2350, e s, 75 s Clark st, also abt 185 s 184th st, 25x85. P M. Oct 25, 1909, 3 years, 6%. 11:3146. 2,000

Foxvale Realty Co to LAWYERS TITLE INS AND TRUST CO. Home st, n e cor Stebbins av, 112x48. Certificate as to above mort for \$45,000. Oct 8, Oct 27, 1909. 10:2694. —

Finkelstein, Moses L to Fred M Weiss. Vyse av, w s, 200 s 173d st, 50x100 and being lots 276 and 277 map No 1100 of 300 lots controlled by Henry Morgenthau. Prior mort \$2,500. Oct 26, due Jan 26, 1910, 6%. Oct 27, 1909. 11:2989. 1,000

Foxvale Realty Co to LAWYERS TITLE INSURANCE & TRUST CO. Stebbins av, n e cor Home st, 112.8x49.2x49.2x112.8. Oct 26, 1909, 5 years, 5%. 10:2694. 45,000

Flaurand, Eugene to Turtle Bay Investors Co. Riverdale Lane, leading from Old Post rd to Riverdale, c l at s e cor land hereby described, runs w 232.2 to e s proposed Private st 20 ft wide, sometimes called Prime pl x n 292.3 to s s 254th st proposed x e 255.10 x s 288.9 to beginning, contains 1 65-100 acres; Prime pl, e s at e l Riverdale lane, runs w 20 x n 292.3 to s s 254th st proposed x e 20.1 to pl x s 292.3 to beginning, contains 13-100 acres. P M. Oct 13, 5 years, 4½%. Oct 26, 1909. 13:3421. 15,000

Fey, Ferdinand to Christopher J Doody. Prospect av, No 1400, n e cor Jennings st, No 1049, runs e 98.11 x n 39.7 x w 18.3 x s 19.9 x w 74.8 to av, x s 20.9 to beginning. Sept 1, 5 years, 5%. Oct 22, 1909. 11:2963. 15,000

Gaffney (J C) Construction Co to City Mortgage Co. 162d st, n w cor Stebbins av, 98x43x85.4x44.10. Building loan. Sept 9, demand, 6%. Oct 23, 1909. 10:2690. 42,000
Same to same. Same property. Certificate as to above mortgage. Sept 13, Oct 23, 1909. 10:2690. —

Gallaher, John to David Virtue. Woodlawn road, at n e cor lands N Y. & Harlem R R Co, or n e s 104.7 s e Webster av, runs n e 131.3 x n w 84.8 x s w 105.8 to road, x s 86 to beginning. Sept 14, 3 years, 5%. Oct 26, 1909. 12:3357. 10,000

*Hally, Andrew and Chas E with Sarah A Daly. Av C, n e cor 3d st, 205x108, Unionport. Extension of \$3,000 mort until June 26, 1911, at 6%. Oct 26, 1909. nom

Hallman, Mary and James to Annie Murphy. Bailey av, w s, 649.4 n Old Albany Post road, 50x99.2x62.2x80. Prior mort \$15,300. Oct 15, 2 years, 6%. Oct 27, 1909. 12:3262. 1,800

Hahn, George and Samuel Baumann with Jacob F Paulsen. Tremont av, n e cor Prospect av, 50x100; Prospect av, e s, 100 n Tremont av, 75x100. Extension of two mort for \$16,000 and \$7,000 respectively to Sept 29, 1910, at 6%. Oct 26, 1909. 11:3106. nom

Hoernel, John with TITLE GUARANTEE AND TRUST CO. Arthur av, No 2388. Subordination agreement. Oct 16, Oct 27, 1909. 11:3073. nom

Heights Town Construction Co to South Side Construction Co. 144th st, No 160, s e cor Mott av, No 384, 100x100. P M. Oct 25, 2 years, 5%. Oct 26, 1909. 9:2341. 25,000

Hammond Eugene H to TITLE GUARANTEE & TRUST CO. 240th st, s s, 75 e Marthia av, runs s 100 x e 25 x s 100 to 239th st x e 25 x n 100 x e 50 x n 100 to 240th st x w 100. Building loan. Oct 25, due Apr 25, 1910, 6%. Oct 26, 1909. 12:3393. 10,600

Herrmann, Philippine D of Harrison, N Y, to TITLE GUARANTEE AND TRUST CO. Stebbins av, No 1241, w s, 120 s 169th st, 20 x 100. Oct 25, 1909, due, &c, as per bond. 10:2694. 4,000

Hebrew Infant Asylum of the City of N Y to TITLE GUARANTEE AND TRUST CO. Kingsbridge road, s s, at s w s Aqueduct av, runs e, s e and s along av, 55.1x s 696.6 x w 283.6 to e s Tee Taw av, x n and n e 717.10 to road, x e 226.6 to beginning. Building loan. Oct 22, 3 years, 6%, until building is completed and 5% thereafter. Oct 25, 1909. 11:3220. 125,000

Investors Mortgage Co with Wm R Syme as trustee Geraldine J Willetts. 236th st, s s, 50 e Oneida av, 25x100. Subordination agreement. Oct 11, Oct 28, 1909. 12:3370. nom

Same with same. Oneida av, s e cor 236th st, 25x100. Subordination agreement. Oct 28, 1909. 12:3370. nom

Juliette Construction Co to TITLE GUARANTEE & TRUST CO. Fordham road, s w cor Loring pl, 57.1x102.5x50x130. Building loan. Oct 22, due Apr 15, 1910, 6%. Oct 23, 1909. 11:3225. 30,000
Same to same. Same property. Certificate as to above mortgage. Oct 22, Oct 23, 1909. 11:3225. —

*Kruger, Wm of Mt Vernon, N Y, to Thos F Dunn. St Ouen pl, n s, being lots 11, 12 and part of 17, map No 1 South Vernon Park (Cranford property), 50x130.11x50.11x140. P M. Oct 19, 5 years, 5%. Oct 22, 1909. 4,000

*Kleinfelder, Annie to Max Strasser. 13th st, s s, 155 e Av B. 50x108, Unionport. Oct 25, 3 years, 6%. Oct 26, 1909. 500

*Koch, Jacob to Frank Gass. Av C, n w cor 4th st, 108x105, Unionport. Oct 22, 1 year, 6%. Oct 26, 1909. 1,600

*Kank Realty Co to Frances M King. Willett av, w s, 100 s 216th st, 200x100. P M. Oct 22, 3 years, 5%. Oct 23, 1909. 5,000

Levinson Improvement Co to Wm G Wood and ano, trustees Margt Wood. Clinton av, No 1313, w s, 131.11 n McKinley square or 169th st, 28.10x138.2x28.10x138.3. P M. Oct 25, 1 year, 5½%. Oct 26, 1909. 11:2933. 6,500

Same to same. Same property. Certificate as to above mort. Oct 25, Oct 26, 1909. 11:2933. —

Lowe, Mary to Annie M Meyer. Clinton pl, n s, 175 e Grand av, 25x200 to 182d st. Prior mort \$3,000. Oct 26, 1909, 1 year, 6%. 11:3195. 1,000

LaVelle, Lewis V to Greenwich Mortgage Co. Hoe av, n e cor 167th st, 100x50. Oct 26, 1909, 1 year, 6%. 10:2752. 15,000

Logue, Annie M to Jacob Fritz. Prospect av, No 1340, e s, 50 n 169th st, 25x100. Correction mort. Oct 23, 2 years, 6%. Oct 26, 1909. 11:2970. 500

Levy, Elise to Enoch B Moon. Mosholu Parkway late Williams-bridge rd, n w cor 203d st, late Rockfield st, 50.2x111.1x50x115, except part for Mosholu Parkway. Oct 25, 1 year, 5%. Oct 26, 1909. 12:3309. 2,200

LAWYERS TITLE INS & TRUST CO with Levinson Impt Co. Boston road, w s, 288.6 s Jefferson pl, 50x70x75x70.9. Extension of \$27,000 mort until Oct 8, 1914, at 5%. Oct 8, Oct 22, 1909. 11:2934. nom

Lax, Frederick G to Solomon D Stern. Brook av, s w cor 168th st, 71x30. Prior mort \$14,000. Oct 21, due, &c, as per bond. Oct 22, 1909. 9:2394. 4,000

*Landgrebe, Hattie A to TITLE GUARANTEE AND TRUST CO. Morris Park av, n s, 195 w White Plains road, 50x70. Oct 26, due, &c, as per bond. Oct 27, 1909. 12,000

Lavelle, Cath A wife of John H Lavelle to Herman M Hess. Longfellow av, w s, 307.3 n 167th st, runs w 100 x n 69 x n e 10.4 x e 91.7 to av, x s 75 to beginning. Prior mort \$7,500. Oct 28, 1909, 2 years, 6%. 10:2754. 4,000

LAWYERS TITLE INS & TRUST CO with Haase-Lippman Construction Co. Prospect av, e s, 35 n Macy pl, 35x81.5x67.11x100.1. Extension of \$45,000 mort until Oct 26, 1914, at 5%. Oct 28, 1909. 10:2688. nom

Mestaniz, Emma M S to Catherine F Reiley. Longfellow av, s, 132.3 n 167th st, 25x100. Oct 28, 1909, 3 years, 5%. 10:2754. 14,500

McKay, Peter to BRONX BOROUGH BANK. Triangular plot, being part lot 30 map No 1105, begins at w wall of building adj premises hereby described on east at n line of lot 30 at point 226 e Prospect av, runs s 24.6 x w 0.8½ x s 2.5 x e 1.2 x s 51.6 x n w 62.10 x n e 34.3 to beginning. P M. Sept 9, 1 year, 5%. Oct 28, 1909. 11:2937 and 2938. 1,000

Mestaniz, Emma M S to Charles Knapp. Longfellow av, w s, 107.3 n 167th st, three lots, each 25x100. Three mort, each \$4,000. Three prior mort \$15,000. July 30, 3 years, 6%. Oct 28, 1909. 10:2754. 12,000

Same to same. Same property. Three mort, each \$750. Oct 28, 1909, demand, 6%. 10:2754. 2,250

Same to same. Longfellow av, w s, 182.3 n 167th st, 25x100. Prior mort \$15,000. July 30, 3 years, 6%. Oct 28, 1909. 10:2754. 4,000

Mestaniz, Emma M S to AMERICAN SAVINGS BANK. Longfellow av, w s, 157.3 n 167th st, 25x100. Oct 27, 1 year, 5%. Oct 28, 1909. 10:2754. 14,500

Same to Kath B King. Longfellow av, w s, 107.3 n 167th st, 25x100. Equal lien with mort for \$8,500. Oct 27, 3 years, 5%. Oct 28, 1909. 10:2754. 6,000

Same to Sarah S B Donnel. Same property. Equal lien with mort for \$6,000. Oct 27, 3 years, 5%. Oct 28, 1909. 10:2754. 8,500

McCarthy, John E to EAST RIVER SAVINGS INST. Park av, e s, 100 n 174th st, 50x150. Oct 27, 3 years, 5½%. Oct 28, 1909. 11:2907. 4,000

Mountain Construction Co to BROADWAY TRUST CO and ano trustees Julie J Pollock. 188th st, No 516, late Bayard st, s s, 32 w Bathgate av, 20x89.5. Oct 16, 3 years, 5%. Oct 27, 1909. 11:3057. 7,500

Same to same. Same property. Certificate as to above mort. Oct 26, Oct 27, 1909. 11:3057. —

Mountain Construction Co and Frederick N Du Bois et al with BROADWAY TRUST CO and ano as trustees Julie J Pollock. 188th st, No 516, s s, 32 w Bathgate av, 20x89.5. Subordination agreement. Oct 15, Oct 27, 1909. 11:3057. nom

Munroe, Harry A with Century Mortgage Co. Hoe av, w s, 125 n 172d st, 20x100; Hoe av, w s, 165 n 172d st, 80x100. Subordination agreement. Oct 21, Oct 27, 1909. 11:2982. nom

*McGrail, Mary F to John Zimmermann. Edwards av, e s, abt 375 n Marrin st, 50x100-x— and being lots 121 and 122 map No 1084 Westchester Co, part Seton Homestead. Oct 16, due July 2, 1910, 6%. Oct 27, 1909. 1,000

Mulhare (T) Construction Co to North American Mortgage Co. 181st st, s s, 100 w Mapes av, 45.3x59. Building loan. Oct 20, 1 year, 6%. Oct 22, 1909. 11:3110. 10,000

Same to same. Certificate as to above mortgage. Oct 20, Oct 22, 1909. 11:3110. —

Morstatt, Valentine to Carl Klug. 169th st, No 854, s s, 47.6 e Prospect av, 21.1x76.9x20x83.7. Prior mort \$5,000. Oct 21, 1 year, 6%. Oct 22, 1909. 10:2694. 800

Mountain Construction Co to North American Mortgage Co. 187th st, n s, 100 w Bathgate av, 60x90. Oct 21, 1 year, 6%. Oct 22, 1909. 11:3057. 18,000

Same to same. Same property. Certificate as to above mortgage. Oct 21, Oct 22, 1909. 11:3057. —

Same and John L Thomas with same. Same property. Subordination agreement. Oct 11, Oct 22, 1909. 11:3057. nom

Mountain Construction Co to Wm G Wood and ano trustees Marie Wood. 188th st, s s, 132 w Bathgate av, 20x95. Certificate as to mort for \$7,500. Oct 14, Oct 25, 1909. 11:3057. —

Merksamer, Saml to Albert Bloch. Ryer av, e s, 143.9 n 180th st, 18.9x103.9x18.9x104. Prior mort \$25,500. Oct 26, 1909, 1 year, 6%. 11:3149. 1,500

Same to same. Ryer av, e s, 125 n 180th st, 18.9x104x18.9x104.5. Prior mort, \$25,500. Oct 26, 1909, 1 year, 6%. 11:3149. 1,500

Mayer, Edwin, Elkan Holzman and James Stern as trustees under mortgage, Solomon Friedman et al exrs Theo S Bassett dec'd et al bondholders, and Fleischmann Realty & Construction Co with Henry H and Nathan F Vought. Ratification of release of

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 Street, New York

mort and agreement amending trust mort made by Fleischmann Realty & Construction Co and recorded Nov 10, 1908, as to release of mort covering lots 80, 81 and 82 on amended map of Cammann estate at Fordham Heights, &c. July 26. Oct 26, 1909. Re-Recorded from Aug 21, 1909. 11:3218. nom

Nevelson Goldberg Realty Co to Nelly Henschel. Prospect av, No 980, n e cor 164th st, No 851, 74.7x75. P M. Oct 22, due, &c, as per bond. Oct 23, 1909. 10:2690. 5,500

Nevelson, Goldberg Realty Co with Freda Steuerer. Prospect av, n e cor 164th st, 74.7x75. Extension of \$7,000 mort until Oct 1, 1911, at % as per bond. Oct 14. Oct 23, 1909. 10:2690. nom

*Nance, Rose E to Alexander F Walsh. Av A, s w cor 7th st, 108 x105. P M. Except part for Zerega av or Av A. Oct 16, 3 years, 6%. Oct 27, 1909. 1,500

Nash, John McL trustee Francis E Bergen with Kate Donnelly. 142d st, No 305 East. Extension of \$3,200 mort until Jan 10, 1913, at 5%. Oct 22. Oct 28, 1909. 9:2323. nom

Nolan, Mary A to BRONX SAVINGS BANK. Ryer av, e s, 208.1 n Burnside av, 24x95.4. Oct 27, 5 years, 5%. Oct 28, 1909. 7,500

O'Connor, Thomas J to A Hupfels Sons. 3d av, No 2543. Saloon lease. Oct 25, demand, 6%. Oct 28, 1909. 9:2320. 4,500

*Peterson, John to Daniel Berberich and ano. 226th st, late 12th st or av, s, 355 e 4th av, and being East ½ of lot 311, map Wakefield, 50x114. Prior mort \$4,500. Oct 20, 2 years, 6%. Oct 22, 1909. 1,000

*Same to Annie E Hoefler and ano. Same property. Oct 1, 3 years, 5½%. Oct 22, 1909. 4,500

*Porter, Josephine F B to Daniel S Doran. Lots 40, 63, 64, 83, 84, 114 to 121, 124 to 126, 158, 159, 177, 178, 187, 188, 189, 210, 236, 255, 256, 257, 215 and 235 map Jos Husson, Clason Point. Prior mort \$1,800. Oct 22, 1909, 5 years, 6%. 1,200

Port Morris Realty & Construction Co to NEW YORK LIFE INS & TRUST CO. 138th st, n s, 161.8 e Cypress av, two lots, each 41.8x100.10. Two mort, each \$38,000. Oct 22, 5 years, 5%. Oct 23, 1909. 10:2567 and 2568. 76,000

Same to same. Same property. Two certificates as to above mort. Oct 22, 1909. 10:2567 and 2568. —

Same to Noel B Sanborn et al trustees Isaac G Pearson. 138th st, No 683, n s, 120 e Cypress av, 41.8x100.10. Oct 15, 5 years, 5%. Oct 23, 1909. 10:2567. 37,000

Same to same. Same property. Certificate as to above mortgage. Oct 22, 1909. 10:2567. —

Polans, Saml and Isidor Polinsky to LAWYERS TITLE INS AND TRUST CO. Crotona av, s e cor Crotona Park South, No 654, 107.1x21.1x100.7x22.1. Oct 21, 5 years, 5%. Oct 22, 1909. 11:2937. 11,000

Same and Andrew W Gerlach with same. Same property. Subordination agreement. Oct 21. Oct 22, 1909. 11:2937. nom

Polans, Saml and Isidor Polinsky with same. Same property. Subordination agreement. Oct 18. Oct 22, 1909. 11:2937. nom

*Parker, Emma F to Margaret Elgar et al exrs, &c, James W Elgar. Walker av, n s, at s w cor of Methodist Church lot at Westchester, runs n 15 rods, x w 4 1-6 rods to land of Geis, x s 14½ rods to av, x e 4½ rods to beginning, except part for West Farms road, or Walker av. Oct 4, due July 14, 1911, 6%. Oct 25, 1909. 1,000

Rockfield Construction Co to TITLE GUARANTEE AND TRUST CO. Hoe av, w s, 275 n 167th st, 25x100. Building loan. Oct 26, 5 years, 6%, until completion of building and 5% thereafter. Oct 27, 1909. 10:2745. 14,000

Same to same. Same property. Certificate as to above mort. Oct 23. Oct 27, 1909. 10:2745. —

Ronner, John W to A Hupfels Sons. Courtlandt av, No 694. Saloon lease. Sept 14, demand, 6%. Oct 28, 1909. 9:2401. 1,393.85

Romano, Magdalena to Herman Steinschreiber. 142d st, No 375, n s, 507 e Alexander av, 18x50. Prior mort \$8,500. Oct 1, due Aug 5, 1910, 6%. Oct 28, 1909. 9:2305. 350

Reynolds, Julia to Agnes M Moran as admrx James Moran. 175th st, old line, s s, 49.10 w Clinton av, 22x100, plot begins 96 from new, s s 175th st and 49.10 w Clinton av, runs s 4 to point 100 s 175th st, x w 22 x n 4 x e — to beginning. Prior mort \$ —. Oct 22, 3 years, 6%. Oct 23, 1909. 11:2948. 3,000

*Ringelstein, Charles to Margaret Mapes of Middletown, N Y. Parker av, e s, 25 n Glebe av, 25x100. Oct 22, 1909, 3 years, 5½%. 4,000

Reilly, Julia to GERMAN SAVINGS BANK. Tinton av, No 1133, w s, 218 s Home st, 18.6x110. Oct 22, 1909, 3 years, 5%. 10:2661. 3,000

Summers, Annie to James E Dougherty exr Wm D Reilly. Water- loop pl, w s, 95 s 176th st, 66x70. Oct 22, 1 year, 5%. Oct 23, 1909. 11:2958. 1,000

Steiger, Ferdinand to Joseph Bessinger. 166th st, late 4th st, s, 175 w Washington av, 25x166.8. May 8, demand, 6%. Oct 22, 1909. 9:2387. 5,000

Schoenberger, Johanna G, of Newark, N J, to Lillie M Scheele. Tinton av, w s, 192.4 n 163d st, late Strong av, 24.4x125. Oct 25, 1909, due July 1, 1911, 6%. 10:2659. 1,500

Singer, Rachel with John C O'Connor exr Julia S Wright. 3d av, No 3886. Extension of \$16,000 mort until June 1, 1912, at 5%. Oct 22. Oct 25, 1909. 11:2929. nom

*Schwab, Jos P to Alex J Hamilton Jr. 227th st, n s, 180 e Barnes av, 25x114. Prior mort \$4,000. Oct 18, due Oct 1, 1910, 6%. Oct 26, 1909. 3,000

Simpson, Wm V with BROADWAY TRUST CO. and ano trustees Julie J Pollock. 188th st, No 516, s s, 32 w Bathgate av, 20x 89.5. Subordination agreement. Oct 26. Oct 27, 1909. 11:3057. nom

Stanciliffe, Eliz J and Ida H Mulgannon to Archibald A McGlashan et al trustees Woolsey Hopkins. Park (Vanderbilt) av, West, w s 259.5 s 183d st, 24x81.1x24x81.5. Oct 26, due, &c, as per bond. Oct 27, 1909. 11:3030. 3,000

Sponheimer, Annie to Alice K Sawin. Bainbridge av, e s, 300 s Woodlawn road, 16.8x100. Oct 27, due, &c, as per bond. Oct 28, 1909. 12:3334. 4,500

Sponheimer, Annie and Annie M J Muller to Alice K Sawin. Bainbridge av, e s, 316.8 s Woodlawn road, 16.6x100. Oct 27, due, &c, as per bond. Oct 28, 1909. 12:3334. 4,500

Seibel, Andrew J to Minna Ritzmann. 169th st, late Arcularius pl, s s, 53.6 w Walton av, 26x70.8x26.4x65.6, except part for 169th st. Oct 27, 5 years, 4%. Oct 28, 1909. 9:2466. 1,700

Teichman Engineering & Construction Co to North American Mortgage Co. Morton pl, n w cor Harrison av, 98x25x97.10x25. Oct 21, 1 year, 6%. Oct 22, 1909. 11:2868. 15,000

Same to same. Same property. Certificate as to above mortgage. Oct 20. Oct 22, 1909. 11:2868. —

TITLE GUARANTEE AND TRUST CO with Adolph Schlesinger and Jonas Weil and Bernhard Mayer. Stebbins av, No 1020. Extension of \$40,000 mort until Aug 25, 1911, at 5% and consent to same. Oct 20. Oct 27, 1909. 10:2691. nom

*Volz, Edw to Chas T Smith. 4th av, e s, 75 n 226th st, late 12th st, 78x105, Wakefield. P M. Oct 21, 5 years, 5%. Oct 22, 1909. 2,800

*Vothelin, Cyprien to Michael Murtha. Olinville av, e s, 425 n Julianna st, 25x100, Olinville. Oct 22, 3 years, 5½%. Oct 25, 1909. 4,000

Wildnauer, Robt G to Manida Co. Manida st, No 858, n e s, 563.10 n w Lafayette av, 25x100. P M. Prior mort \$7,500. Oct 26, 1909, 3 years, 5%. 10:2740. 1,500

Weninger, John P to Roger Cunningham and ano. Arthur av, w s, 49.9 s 178th st, 23.4x90, except part for av. Oct 11, due Dec 1, 1912, 6%. Oct 25, 1909. 11:3068. 500

Wall (Arthur W) Building & Construction Co to North American Mortgage Co. Minford pl, w s, 200 s 172d st, 103x100. Oct 22, due Nov 19, 1909, 6%. Oct 23, 1909. 11:2977. 3,000

Same to same. Same property. Certificate as to above mortgage. Oct 14. Oct 23, 1909. 11:2977. —

Same and East River Mill & Lumber Co with same. Same property. Certificate as to above mortgage. Oct 14. Oct 23, 1909. 11:2977. —

Wall (Arthur W) Building & Construction Co and Wm T Hookey, Inc, with same. Same property. Two subordination agreements. Oct 22. Oct 23, 1909. 11:2977. nom

Wolreich, Sophie with Solomon D Stern. Brook av, s w cor 168th st, 71x30. Subordination agreement. Oct 20. Oct 22, 1909. 9:2394. nom

*Werner, Theodore to Fidelity Development Co. Bogart av, w s, 222.4 s Bronx and Pelham Parkway, 50x100, P M. Sept 3, 3 years, % as per bond. Oct 27, 1909. 500

*Same to same. Bogart av, w s, 322.4 s Bronx and Pelham Parkway, 75x100. P M. Sept 3, 3 years, % as per bond. Oct 27, 1909. 1,000

Same to same. Bogart av, w s, 425 n Lydig av, 25x100. P M. Sept 3, 3 years, % as per bond. Oct 27, 1909. 950

Weindorf, Wendel to Sigmund Ernst and ano. 3d av, No 3888, e s, 119 s 172d st, 27x125. P M. Prior mort \$18,000. Oct 19, installs, 6%. Oct 27, 1909. 11:2929. 1,500

*Walsh, Joseph C to Joseph Egan. 237th st, n s, 72 w Byron st, and being lot 29 block 5 map Whitehall Realty Co, 24x100x—x 96.6. Prior mort \$3,000. Oct 21, 3 years, 6%. Oct 25, 1909. 2,000

Woolley, Laura V, of Scarsdale, N Y, to Jos B Bolton. 184th st, n w s, 130.7 s w Fordham road, 75x78.6x67.7x89, except part for 184th st. Oct 25, 3 years, 6%. Oct 26, 1909. 11:3225. 3,000

Windirsch, Joseph to A Hupfels Sons. Melrose av, No 924. Saloon lease. Sept 29, demand, 6%. Oct 28, 1909. 9:2384. 2,580

Warren, Abraham to Edw McK Whiting guardian John S Wilson. Morris av, e s, 100 s Field pl, 25x130. Oct 27, 3 years, 5½%. Oct 28, 1909. 11:3172. 8,000

Same to same. Morris av, e s, 125 s Field pl, 25x130. Oct 27, 3 years, 5½%. Oct 28, 1909. 11:3172. 8,000

Wall (Arthur W) Building Const Co to John S Bussing. Minford pl, w s, 251.6 s 172d st, 25.9x100. Oct 25, 3 years, 5%. Oct 28, 1909. 11:2977. 14,000

Same to same. Same property. Certificate as to above mort. Oct 25. Oct 28, 1909. 11:2977. —

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 21.

Anthony av, n w cor 175th st, 45x90. Arthur W P Norris agt Frederic J Winston et al; George Freifeld, att'y; Frank Cochrane, ref. (Amt due, \$5,345.)

Boston rd, n w cor 176th st, 125.3x73.2. Julianna B Dahin agt Anna H Gerding; Norwood & Mardeb, att'ys; Philip J McCook, ref. (Amt due, \$14,492.34.)

Broadway, Nos 279 to 283. Annie R Weir agt Lawson C Rich; Mackenzie & Burr, att'ys; Wilfred N O'Neill, ref. (Amt due, \$6,455.)

Same property. Alice M Dexter agt Mary T Rich; Mackenzie & Burr, att'ys; J C Julius Langbein, ref. (Amt due, \$5,650.)

146th st, s s, 125 e Broadway, 37.6x99.11.

146th st, s s, 162.6 e Broadway, 37.6x99.11.

The Twenty-third Ward Bank of the City of N Y agt Rae Ginsberg; Lexow, Mackellar & Wells, att'ys; Chas L Cohn, ref. (Amt due, \$2,246.80.)

Oct. 22.

Morris av, No 1064. Marion G Hoey agt Abraham Orently; N Henry Schutt, att'y; Adam Wiener, ref. (Amt due, \$2,008.23.)

Clinton av, n w cor 181st st, 26x99.3. Edward Giegerich agt Harry Feller et al; Wm H Giegerich, att'y; Louis F Doyle, ref. (Amt due, \$4,090.15.)

140th st, No 471 West. Josephine Mulholland agt Kate O Major; Wm F Clare, att'y; Gilbert H Montague, ref. (Amt due, \$12,932.66.)

Oct. 23.

No Judgments in Foreclosure filed this day.

Oct. 25.

100th st, No 321 East. Mary F Martin agt Louis Mishkin et al; Arnstein, Levy & Pfeiffer, att'ys. (Amt due, \$6,786.10.)

Oct. 26.

Willett st, No 30. Mary E Weber agt Max Sporn; Thomas J Farrell, att'y; Alvin Untermeyer, ref. (Amt due, \$24,756.50.)

90th st, No 302 West. Jennie Clarkson Home for Children agt George Nicholas; Sackett,

Chapman & Stevens, att'ys; Adam Wiener, ref. (Amt due, \$5,795.83.)

Riverside Drive, e s, 116 s 127th st, 95x108. North American Mortgage Co agt Anna McAlpin; Clarence L Westcott, att'y; Roy M Robinson, ref. (Amt due, \$58,199.16.)

Oct. 27.

Monroe st, Nos 326 & 328. Abner Distillator agt Morris Fisher; Davis & Kaufman, att'ys; James O'Malley, ref. (Amt due, \$9,423.)

65th st, No 417 East. Lucius H Beers agt Benjamin Jackerson; Henry de F Baldwin, att'y; John H Judge, ref. (Amt due, \$13,474.50.)

130th st, Nos 609 to 615 West. Junction Realty Co agt Fredericka Radle Estate; David E Goldfarb, att'y; Albert Appell, ref. (Amt due, \$10,998.83.)

Lots 119 & 120, map of 300 lots in 23d and 24th Wards. Crotona Realty Co agt Isaac L Mich-ael; Lachman & Goldsmith, att'ys; Adam Wiener, ref. (Amt due, \$5,262.50.)

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107th st, n s, 175 e 3d av, 25x100.11. William Hoff agt William Abrahams; Robert E Bergmann, att'y; Louis B Hasbrouck, ref. (Amt due, \$4,228.71.)

LIS PENDENS.

Oct. 23.

Suffolk st, No 71. Allen st, No 44. Eldridge st, No 18. Martin B Hofman agt Solomon L Baron et al; action to set aside deed; att'ys, Dennis & Buhler.

Oct. 25.

80th st, No 142 West. 7th av, n w cor 53d st, 25x100. Boulevard, s e cor 95th st, 25.6x100. Mary A Apgar agt Ellen Connell; action to declare deeds void; att'y, A N Johnson.

Oct. 26.

Thompson st, Nos 106, 108 & 111. Giovanni M Makatesta agt Stefano S Casassa et al; partition; att'y, W E Cook. 51st st, n s, 200 e 7th av, 25x100. 51st st, No 149 West. Walker av, n s, 33.4 e Bear Swamp rd, 25x 83.1x25.5x79.2. Edward Hoctor agt Eliza Hoctor et al; partition; att'y, J H Deignan. Sullivan st, Nos 48 & 50. Michael Balletto agt Stefano S Casassa et al; partition; att'y, W E Cook. Fort Washington av, w s, 100.6 s 170th st, 75.6 x107.2x75x98.5. Chas M Rosenthal agt John H Springer; specific performance; att'ys, Cahn, Nordlinger & Landauer.

Oct. 27.

5th av, s w cor 26th st, runs s 56.5 x w 134.1 to Broadway, x — 60.5 to 26th st, x — 157.7 to beg. Macombs rd, w s, adj property of Lewis G Morris, known as High Cottage. Gustav Bauman agt Tobias R Gibson et al; notice of attachment; att'y, J Klein. 56th st, n s, 325 w 9th av, 25x100.5. Morris Rothstein agt Alice Connaughton; action to foreclose mechanics lien; att'y, M Horowitz. Av B, n w cor 1st st, runs w 105 x n 216 to 2d st, x e 105 x s 216 to beg, Bronx. Max F Greenebaum agt Mae F Greenebaum et al; partition; att'ys, Watson & Kristeller. Lenox av, No 210 & 212. Walter E Miller agt Chas E Campbell; notice of levy; att'y, M L Littleton. 200th st, Nos 243 to 247 East. Harry Harper agt Bedford Boulevard Construction Co et al; action to foreclose mechanics lien; att'y, H Elfers.

Oct. 28.

180th st, No 784 East. Raphael Salzano agt Dennis Carraher et al; action to foreclose three mechanics liens; att'y, Rini & McDonnell. Bleecker st, No 356. Harriet A Brady et al agt Ruth Hanson et al; amended partition; att'ys, Kurzman & Frankenheimer. 98th st, n s, 96.11 e Riverside Drive, 75x100.11. Lockwood Co agt Meteor Realty & Construction Co et al; action to foreclose mechanics lien; att'ys, Phillips & Avery.

FORECLOSURE SUITS.

Oct. 23.

133d st, No 208 West. Jessie N Wells agt John T Mulhall et al; att'y, E J Ludvig. Greenwich st, No 74. Wm A Spencer et al agt Thomas Rahaim et al; att'ys, Miller, King, Lane & Trafford. 23d st, n w cor Lexington av, 50x97.6. American Ice Co agt Matlock Realty Co et al; att'y, T D Adams. Lots 146 and 147A, map of Penfield property, Bronx. Michael J Walsh agt Wm H Longton et al; att'y, W G Mulligan. Lots 71 & 72, map of Penfield property, Bronx. Michael J Walsh agt Jessie P Dickerson et al; att'y, W G Mulligan. Jerome av, e s, 100 n 183d st, 25x100. Bronx Borough Bank agt Wm C Thorn et al; att'y, J Kearney. Marion st, No 23. James I Coddington agt Grazia Aliano et al; att'y, R W Bernard.

Oct. 25.

118th st, s s, 335 w 5th av, 25x100.11. Emill Shoostoff agt Peter H Sponheimer et al; att'y, J A Michel. Broad st, s e, Lot 86, map of Fairmount, 50.4 x149.7. Chas R Fink agt Luke Healy et al; amended; att'y, F W Judge. 3d st, No 312 East. Morris Weiss agt Max Gross et al; att'ys, Reiss & Reiss. Lot 118, map of Daily Estate, Bronx. Wappinger Savings Bank agt Rosaria Lagana et al; att'y, S Baker. 119th st, No 330 East. Morris Meyers agt Sunflower Realty & Security Corp et al; att'y, L A Brown. 109th st, n s, 95 w 3d av, 37.6x100.11. Minnie Levy et al agt Lizzie Levy et al; att'ys, Stroock & Stroock. 119th st, Nos 29 to 35 West. State Bank agt American Woolen Co of N Y et al; att'y, W T Kohn. 130th st, No 508 West. Chas J Hirsch et al agt Rose Cohn; att'ys, Horowitz & Wiener. 130th st, No 506 West. Chas J Hirsch et al agt Abram Abelik; att'ys, Horowitz & Wiener. 105th st, n s, 86.10 e Manhattan av, 16.4x100.11. John A Beall et al agt Belle A MacDonald et al; amended; att'y, T Merkle.

196th st, Nos 219 & 221 East. Alice Richard agt Isaac Grossman et al; att'y, W T Kohn. Willis av, No 362. Elizabeth O'Connor agt Emil Hermann et al; att'y, E F Moran. 102d st, No 63 East. Beckie Kadin agt Louis Koch et al; att'y, I Cohn.

Oct. 26.

Lexington av, s w cor 102d st, 18x75. Chas A Flammer et al agt Robert Spero et al; att'y, E F Flammer. 128th st, No 129 East. Jacob Platt et al agt Percival E Nagle et al; att'y, F P Hummel. 125th st, n s, 102 w 2d av, 28x99.11. Henry H Jackson agt Tony Wolf et al; att'y, S H Jackson. 167th st, n s, 24.9 w River av, 56.3x80. Adele Pinski agt Moses Jaffe et al; action to impress trust; att'y, H S Mansfield. 118th st, No 19 West. Isidor Sigal agt Gustav Cohen et al; att'y, P Hellinger. 115th st, n s, 80.8 e Morningside av, 50x100.11. Theodore Greentree agt John W Haaren, Jr, et al; att'y, W Leslie.

Oct. 27.

66th st, Nos 348 to 352 East. Pinski agt Moses Jaffe et al; action to impress trust; att'y, H S Mansfield. Susan Van Praag agt Henry Rockmore et al; amended; att'ys, Eisman, Levy, Corn & Levine. 4th st, No 167 East, leasehold. Henry Cassellius agt William Schock et al; att'y, S Bitterman. Norfolk st, No 179. Louis Rosenthal agt Morris Levin et al; att'y, J Gordon. 125th st, No 548 West. Ernestine Harris agt Annie Holland et al; att'ys, Sohmer & Sonnenenthal. Lots 270, 282, 293, 292, 524, 526, 528, & 527, mort part of Arden property, Bronx; four actions. Annie V Taylor agt Geo P Shirmer et al; att'ys, De La Mare & Morrison.

Oct. 28.

109th st, No 205 East. Sarah R Wells agt Jacob Gimplovitz et al; att'ys, Shepard, Smith & Harkness. 2d av, s s, part of lot 615, map of Village of Wakefield, Bronx. M Katherine Wadick agt Rosanna Smith et al; att'y, A H Wadick. Crotona Parkway, s e cor 178th st, 39.5x100x 35.9x116.3. Meyer Loeb et al agt Louis F Miller et al; att'y, S Jacobus. 112th st, s s, 100 e 2d av, 42.6x100.11. Sigmond Ashner agt Louis M Cahn et al; att'y, I W Jacobson. Av A, No 1020. Emma C Orr agt Julia Kann et al; att'y, W C Orr. Spring st, No 48 and Mulberry st, Nos 209 & 211. Maurice S Horwitz agt Michael Bonn et al; att'y, E A Isaacs. 3d st, No 312 East. Louis Liberman agt Max Gross et al; att'y, A B Jaworower.

Oct. 29.

44th st, No 124 East. Amy A C Montague agt Emma F Kirby et al; att'ys, Earle & Russell. 73d st, Nos 511 & 513 East. D Comyn Moran et al exrs agt Ruben Robenstein et al; amended; att'ys, Bowers & Sands. 1st av, s w cor 96th st, 25.8x80. Eliza N Hall agt Robert P Golightly et al; amended; att'y, E C Dusenbury. Lampart av, s s, 400 w Fort Schuyler rd, 25x 100. Sidney B Hickox agt Moses I Falk et al; amended; att'y, S J Stilwell. 4th av, e s, part of lot 113, map of Village of Wakefield, Bronx, 22.2x105. Flora W Hayes agt Adelaide Ricciardi; att'y, B F Gerding. Audubon av, s e cor 169th st, 30x95. Irving Bachrach et al agt Louis Peck et al; att'y, W M Golden, Jr. Washington av, s w cor 173d st, 50x105. Geo M Wright agt Geo W Wood et al; att'ys, Kafer & Wilds. 136th st, n s, 168.4 w 8th av, 16.8x99.11. President & Fellows of Middlebury College agt Geo W Wood et al; att'ys, Kafer & Wilds. 50th st, s s, 100 e 11th av, 28.2x93.6. Henry H Jackson agt Harry Schlessinger et al; att'y, S H Jackson. 60th st, No 236 West. William Rabinowitz agt Leopold D V Shea et al; att'ys, Rabinowitz & Perlo.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (f) signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

- Oct.
- 23 Ackron, Chas E—J P Ley\$278.64
- 23 Apostolakis, Panagiotis—L Camatinos131.72
- 23 Aaron, Alfred E—A Schoelvinick1,036.65
- 25 Arvintz, Aron K et al—A Mach et al301.10
- 25 the same—the same535.55
- 25 the same—the same821.10
- 25 Ablondi, Antonio & Eugenio—J A Delatour460.84
- 25 Adonis, John et al—People, &c.500.00
- 26 Abel, Ellis M—S G Salomon et al71.46
- 27 Ahrens, Henry J et al—W C Urban173.52
- 27*Adler, Harry et al—J Rubin152.45
- 27 Arras, William—C Arras965.73
- 27 Altieri, Carmine et al—People, &c.500.00
- 27 Alexander, H Willard et al—State Stenographerscosts, 144.82
- 27 Arendt, Isabella—A J Seligsberg et al302.01
- 28 Atkins, Jennie—S Hellman224.65
- 29 Abrahams, Morris et al—J Shapiro44.65
- 23 Basch, Sigmund—Peck & Mack Co241.38
- 23 Brill, Joseph—A Weill et al72.94
- 23 Baron, Louis et al—J A McCafferty99.56
- 23 Block, Jennie—N C Durham et al39.41
- 25 Bren, Jacob—S Rodriguez87.81
- 25 Barmeister, Ernest—M Federman20.91
- 25 Bucknam, Clifford—R Whyte78.66
- 25 Barry, Eugene—N Y Contracting Co, Pennsylvania Terminalcosts, 69.10
- 25 Breakstone, Isaac—A Wolffcosts, 114.23
- 25 Burns, Dalton—Spear & Co167.15
- 25 Baker, Hyman D & Wm S et al—H L Goldin2,978.00
- 26 Boylan, Elizabeth S, Mary S, Felix A & Thomas E et al—United States Drainage & Irrigation Co204.86
- 26 Burkett, Millie H—A Reynolds161.81
- 26 Berman, Phillip—J Silverstein31.01
- 26 Bridgens, Wm H—W H Way79.41
- 26 Bettin, Mollie—M Berger121.65
- 26 Bastone, Michael L—H Koehler & Co944.97
- 26*Bowes, Nathaniel et al—L Bauer90.07
- 27 Britz, Chas J—Tenement House Dept55.00
- 27 Brower, Edwin S—Gross & Herbener Realty & Construction Co258.63
- 27 Balglen, Harry—L Castagnetta32.45
- 27 Batten, Therese K or Rothschild—S A Corneil et al646.60
- 27*Berenson, Benjamin et al—N Y Linoleum Co301.91
- 27*Birbander, John D et al—T Prince174.50
- 27 Bennett, Ernest H—J J Reinhard112.13
- 27 Brown, William et al—H Pressprich25.40
- 27 Bader, Marian—D Kamler132.96
- 27 Bernotsky, Abram—M Nathan69.62
- 27 Brown, Wm R—Maplewood Hotel Co234.88
- 27 Baringer, Albert L—J Crandall et al81.86
- 27 Bonomolo, Domenico—Lockwood Co24.41
- 27 Bacot, Cecile C—D H Elder67.20
- 27*Butler, Edw S et al—N Y Architectural Terra Cotta Co182.00
- 27 Brown, Michael et al—I Drisner91.38
- 27 Byrne, Francis J—W A Smith89.70
- 27 Bleich, Cael et al—People, &c.500.00
- 27 Brown, Lizzie—H Browncosts, 108.42
- 27 Bluestein, Charles et al—Tinsley Bros423.74
- 28 Baker, Hyman D—S Meyerhoffer3,391.89
- 28 Beatson, John—J T Rheinhardt70.86
- 28 Borkowski, Richard et al—E MacCormack113.16
- 28 Brooks, Julius et al—L N Greene216.31
- 28 Baxter, Harry L—F Sliori152.61
- 28 Bernstein, Joseph—A H Joline et alcosts, 107.88
- 28 Black, Rose—A Goldstein100.30
- 28 Bernardikas, Jacob et al—S Geraci22.22
- 28 Battels, Charles—T F O'Connell3,427.66
- 28 Bradley, Edson—G E Walter Co683.34
- 28 Blau, Irma—M Hirsch et al24.91
- 28 Barth, Frederick—N Y Evening Journal Pub Co et alcosts, 197.10
- 29—Bernstein, Barnett H et al—L D Cohen et al214.41
- 29 Boes, Carl H—O'Donohue Coffee Co121.13
- 29 Bloch, Samuel—Herald Realty Co70.10
- 29 Bull, James K et al—United States Radiator Co240.76
- 29 Blek, Clara—J Kraus39.41
- 29*Bedell, Edwin J et al—N J Packard et al66.11
- 29 Behrman, Benjamin G—T Allison160.00
- 29 Broder, Morris—L Moskowitz44.76
- 29 Biber, Leon—I Malek304.10
- 29 Brown, Max et al—J D Goldstein386.29
- 29 Berman, Samuel L—J Rovener159.00
- 29 Beals, Hallock W—Southern Ins Co1,019.40
- 23 Carneri, Anton—J Booras27.41
- 23 Cahn, Ferdinand—J F Praeger et al2,428.06
- 23 Cherbo, Herman et al—A Rappeport330.65
- 23 Courtney, Wm J—W I Gough Co2,060.49
- 23 Campbell, Chas E—L W Miller11,138.41
- 25 Carr, William Jr—Laird141.28
- 25 Casino, Christ et al—People &c.500.00
- 25 the same—the same500.00
- 25 the same—the same500.00
- 25 the same—the same500.00
- 25 the same—the same500.00
- 25 the same—the same500.00
- 25 Cantor, Ira B—S Wiener29.41
- 25 Cohen, Louis S et al—I Arker438.90
- 25 Clark, Wm C—A Powell et al96.15
- 25 Clifton, Helen—Scottish Union & National Ins Cocosts, 23.38
- 25 Churchill, Geo A H et al—M Grab2,836.78
- 25 Crittenden, Geo T et al—M Grab2,836.78
- 25 Cunningham, Mary B—O Peterson36.31
- 25 Christ, S Robert—P L Snuetsel171.81
- 25 Cohen, David—Hamlet Textile Co5,678.05
- 25 Cardinal, Roane & Phlix—E M Travis83.53
- 26 Crusius, John N—J T Egan591.72
- 26 Curtis, Horatio A et al—Knickerbocker Metallic Bed Co75.06
- 26 Connolly, Patrick—V B L Hoyt85.61
- 26 Cardo, Vito—*Michael & Dominick et al—New Amsterdam Casualty Co31.41
- 26 Caroline, Teresa—the same17.76
- 26 Cirillo, Vincent—L A Nollman et al59.00
- 26 Canton, Charles—I Tager90.15
- 26 Clarke, Frank M et al—M Sullivan454.59
- 27 Courtney, John—Tenement House Dept55.00
- 27 Cominsky, David et al—N Y Linoleum Co301.91
- 27 Conte, Alfred et al—H Mindlin et al49.41
- 27 Cassfeth, Julius et al—A Saltz et al137.15
- 27 Chester, Clarence I—M Runklecosts, 69.73
- 27 Curran, John J—J McLaughlin220.15
- 27 Cohen, John et al—M Garfinkel115.01
- 27 Carrillo, Michele et al—People, &c.500.00
- 27 the same—the same500.00
- 27 Cali, Francesco et al—People, &c.500.00
- 27 the same—the same500.00
- 27 Carolan, Andrew—J I Gersh193.56
- 28 Cohen, Morris—Dubois Mfg Co131.91
- 28 Collins, Thomas A et al—J S Peckham130.91

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

<p>28 Cristiani, Vito—Emigrant Industrial Savings Bankcosts, 68.59 29 Calvi, Minerva P—Tiffany & Co.138.73 29 Coghlan, Joseph—M H Oppenheim....127.43 29 Cobb, Geo B Jr—N Y Telephone Co.37.49 29 Cohen, Joseph & Minnie—H B Lowenstein1,054.29 29 Cook, Chas E—Martford Lumber Co.214.65 29 the same—Southern New England Telephone Co.....124.65 29 Canitz, Paul—L C Benard941.82 29 Cowley, Edw A—W Barthman228.90 29 Crandall, Myra—W Henry108.81 29 Chapman, Melville D—E Fowler et al.....costs, 165.38 23 Doe, John et al—National Blue Print Co.68.15 23 Douglass, Robert E—Mosbach Hardware Co.135.34 23 Davis, Eugene—Hotel Cumberland.....787.84 25 Doyné, Simon et al—A Mandel et al.194.22 25 Duggan, Edw J—Staines Bunn & Taber Co.1,040.42 25 Dyer, Geo R et al—M Grab3,826.78 25 Diamond, Nathan—E Diamond.....costs, 141.16 26 Del Drago, Prince—J Cesari311.99 27 Duberstein, Fanny L extrx—C H Keys.99.87 27 Dlugo, David M—J Kohn.....199.68 27 Dangler, Kate—S Rossman89.92 27 Donaffio, Rocco—Tenement House Dept.50.00 27 Drew, Oliver H—Merchants Exchange National Bank of City of N Y.....494.10 27 Devaney, James & Owen—J Murray et al.....1,142.81 27 Denny, Chas H—N E Denny.....costs, 28.00 27 Delson, Max et al—George N Lowery Co.136.26 28 Dow, Alexander P—A C Frazer.....31.27 28 Doyle, James A—Monticello Distilling Co.179.83 28 Dlugo, Benj S—D J Greenwald.....724.10 28 Daniels, Franklyn et al—E J Pray et al.68.24 28 Dinnes, Isidore et al—A Wolf.....62.90 28 De Barbieri, Mary—M Bozzo.....1,033.17 28 Durland, Kellogg—N S Spencer.....408.93 28 Davis, Celia—S Cohen159.65 29 Doherty, Henry L et al—M C Heywood.779.88 29 Donohue, John—L Kaufoed883.82 29 Davis, Harry C—E Sherry136.91 29 Dearborn, Chas A—W & J Sloane37.69 29 Dutoit, Louis—L Dorfman38.74 23 Elmenhorst, Frederick W et al—Motley Greene & Co.....800.61 25 Einstein, Samuel—Petersburg Trunk & Bag Co.....31.93 25 Edelson, Mike—Oakdale Realty Co.,1,076.39 25 Ehrlich, Chas S—A Weill et al.....39.95 26 Ennis, John W Jr—Metuchen Bungalow Co.....costs, 71.46 26 Ehrhott, Geo H—L D Ray131.65 26 Evans, Nathaniel—H Harris.....524.52 27 Emanuel, Rose—M Held30.41 27 Evans, David J—Technical Supply Co.348.31 27 Efran, Selig—H Herrmann Lumber Co.35.41 27 Elman, Samuel D—H Mindlin et al.340.81 27 Epstein, Samuel et al—the same340.81 27 the same—the same457.66 27 Elman, Samuel D et al—the same457.66 29*Eusner, Bruno et al—Corn Exchange Bank.....80.87 29 Eastman, Minor O—E F Eidlitz et al.65.35 23 Fruchthandler, Benjamin—I Goldberg.178.65 23 Fuhrer, William—A Somogyi381.82 23 Fatowsky, Isidor—E Hamburger & Co.106.25 23 Fisher, Chas J—Bennett, Sloan & Co.165.48 23 Fuchs, Dezzo—L Abt1,123.48 25 Fischer, Charles—L Stutz et al.....77.58 26 Ferris, William—James Everards Breweries350.61 26 Frank, Isidore—G W Linch et al.....22.78 26 Freistadt, William et al—George N Lowery Co.....59.91 26 Fleischner, Albert—J Wermes101.80 27 Finkelstein, Minnie—Tenement House Dept.55.00 27 Fisher, Fannie M—United States Exchange Bankcosts, 112.63 27 Foss, Archibald C—G Kippcosts, 81.30 27 Fricke, Valentine—R Saloschin et al.....costs, 32.41 27 Finkelstein, Charles—William Horre & Co.....costs, 70.32 27 Flint, Clarence B—P Class.....96.53 28 Fenton, Thomas—Stewart Distilling Co.234.20 28 Fritts, Frederick F—Colonial Development Corp.....252.34 28 Fernbach, R Livingston—C H Baetjer.34.41 28 Feldman, Joseph—F Cluzelle et al.....135.42 28 Fuchs, David—D Cohen1,195.99 29 Fehn, William et al—Nason Mfg Co.....230.57 29 Ford, Burdette W—Chamberlain-Judson De Bose Co.....35.89 29 Friedman, Barnet et al—L Stein.....43.41 29 Fisher, John W et al—N J Packard et al.66.11 29 Frueauff, Frank W et al—M C Heywood.....779.88 29 Foard, Joseph F—P B Armstrong.....13.01 29 Fox, William et al—A F Zahn.....117.30 29 Fischman, Israel—M Mioldwinck286.90 29 the same—the same106.10 29 French, Wm M & Benjamin S—P Voss et al.....383.62 29 Fenton, Thomas—R Rosenberg164.37 23 Gravenhorst, Geo A M et al—Motley Greene & Co.....800.16 23 Greenberg, Morris et al—A Rappoport.....110.35 25 Granowitz, Abram et al—H Benoit.....726.33 25 Gittens, Herbert W—Hyman Realty Co.....28.31 25 Greene, Robert et al—People, &c.....300.00 25 Gutmann, Fred—H Fogelman52.74 26 Galloway, Ballard J—L Hamburger et al.578.34</p>	<p>27 Groll, Rosa K—O Alterson et al.....26.52 27 Gelbstein, Carrie B—Tenement House Dept.55.00 27 Greenberg, Mrs Eva—Dr J G M Bullowa.....43.41 27 Garner, Wm F Jr—W Pinkus25.06 27 Gailo, Michele et al—People, &c.....500.00 27 Graboski, Anton et al—the same.....500.00 27 Gasparrini, Frank F—T K Hughes.....27.71 27 Gamble, Evan—McCready Beals Co.....50.41 27 Ginsberg, John et al—M Garfinkel.....115.01 27 Guttradt, Charles—B Auerbach et al.485.99 27 Guzaffi, Biagio et al—People, &c.....500.00 27 Greene, Robert et al—People, &c.....1,000.00 27 Greenberg, Nathan—Central Fish Co.350.95 27 the same—Standard Fish Co.....361.06 27 Gause, Harry T—Commonwealth Trust Co of N Y.....costs, 23.57 27 Glickmann, Albert—S Braunstein.....696.84 27 Greece, Isaac—R Auerbach et al.....124.32 27*Garfinkel, Aaron et al—I Dresner.....91.38 28 Gorham, John M—H D Blakeslee.....143.11 28 Gold, Louis—M Sand51.10 28 Gwynne, Helen S admrx, &c, Alice, Edw O & Erskine et al—S Riker, Jr.....costs, 446.94 28 Gismond, James C—Mount Vernon National Bank78.14 29*Goldberg, David et al—O Koscherak et al.142.21 29 Goldsmith, Abraham—C L Huefner.....216.71 29 Ginsberg Isaac—A M Quist et al.....33.42 29 Griner, Dietrich—A H Gerding34.72 29 Gessner, John et al—Park Co.....148.31 29 Getelman, Isaac et al—J Sperling et al.82.88 29*Gertzenstein, Nathan et al—J Sperling et al.82.88 29*Gallagher, Dennis G et al—Norman & Price Co.....514.40 23 Habenschaden, Peter—J Heidelberg.47.94 23 Herbert, Frederick W—J Barkley.....884.64 23 Hensey, Walter R—J T Rheinhardt.....3,814.16 23 Halback, Flora—J A Minaldi.....costs, 24.72 25 Hess, Emil C—F J Mulhaupt.....194.41 25 Hoochman, Michael—A Kochs & Son.....28.23 25 Herz, Gustave—Encyclopaedia Britannica Co.....63.91 25 Haffleigh, Sarah H et al—W J Spain.48.29 25 Hudson, Geo P—James Gould Co.....791.03 25 Hudson, Chas I & Percy K et al—M Grab.....costs, 2,836.78 25 Harris, Isaac—A Gash28.29 25 Hoffer, Max—A Bienenzucht et al.....35.21 26 Hyman, Samuel M et al—S Pushkoff.....12.65 26 Hertel, Frank—J P Bossler.....152.46 26 Henry, Chas P—H J Lynch.....111.81 26 Hillenbrand, E Francis & Gertrude H—Saks & Co.....158.59 27 Hahn, David—M Hahn1,150.99 27 Hevenor, Harvey H—McCurdy & Norwell Co.....75.92 27 Hirshman, Morris—Gerstendorfer Bros.118.90 27 Harvest, John R—B K Bloch329.11 27 Hayes, Chas F—L Schechwitz.....costs, 89.17 27 Hughes, Adelaide—Brooklyn Heights R R Co.....costs, 98.58 27 Herrmann, Henry—G Berger20,554.75 27 Heim, Benno M et al—L N Greene.1,601.70 27 Henderson, Geo A et al—State Stenographerscosts, 144.82 28 Hyman, Gabriel H—Potter Printing Press Co.....280.28 28 the same—the same280.28 28 Hochstein, Max—National Printing & Engraving Co.....477.94 28 Hill, Bessie, Harry L & Geo H* et al—H Sugarman229.37 28 Humphrey, Andrew B—Merchants Exchange National Bank of City of N Y.....4,622.13 28 Hunt, Geo B—H C Plass.....399.10 28 Hrbek, Chas E—Isley & Heed Co.....284.68 29 Hilands, Wm J—Leblot & Co.....85.83 29 Hayes, Kirk B & Jennie—L Clark.3,917.94 29 Hurwitz, Harnen—Americana Pin Co.128.94 29 Hope, Lucy A—M Schnee138.53 29 Isenberg, Martin—C Cohen22.31 29 Ingalls, Ernest—Hyman Realty Co.....244.51 23 Jacoby, J Ralph—A Dunsford.....7,784.85 25 Jessup, Alexander—R L Sanderson.....245.31 26 Jacobson, Clara & Leonard—H Steinbuehler151.14 26 Jacobs, Joseph et al—E Osserman et al.29.52 27 Jame, Harry—A Hupfel's Sons, Inc.....209.80 27 Jones, Robert H—Z A Clement.....87.06 27 Johansmyer, Albert C et al—A Thomason.....216.90 27 Johansmeyer, John H C et al—the same.....216.90 27 Jayne, Frank B—E Henschel.....131.86 28 Jens, William—A C Frazer18.91 28 Jacobs, Abraham & Morris—A Cohen.116.38 29 Jacobs, John A—Berheim Distilling Co.....88.53 29*Jackson, Eugene P et al—United States Radiator Co.....240.76 29*29*Jacobson, John et al—J Shapiro.....44.65 29 Joline, Adrian H et al recvrs—A Rosenstein.....846.10 23 Kavanagh, Annie M—J W Stolts.....374.05 23 Kaplan, Sadye B—M Bienenstock.....41.20 23*Kustin, Paul et al—T Sopherin.....111.90 23 Kellar, Johannes admrx—T C Thacher et al.....costs, 109.38 25 Kessler, Morris—S Schneider134.11 25 Kelly, John—J Zuckerman19.41 25 Kukas, Charles et al—People, &c.....500.00 25 Kessman, Jacob et al—A Mach et al.311.10 25 the same—J Plotken et al.....535.55 25 the same—A Seebal et al.....821.10 25 Kopelowitz, Berko et al—A Mach et al.301.10 25 the same—J Plotken et al.....535.55 25 the same—A Seebal et al.....821.10 25 Korkemas, Gabriel M—P Peters.....1,454.11</p>	<p>26 Klippel, Peter—De La Vergne Machine Co.304.33 26 Kaughran, John E—T F Kaughran.....1,410.02 26 Kenny, Chas E—H D Prlum249.86 26 Klotz, Peter—G W Faber, Inc.....209.36 26 Kennedy, Arthur B—R Breslow.....224.13 27 Kohn, Bernard—J Auerbach26.46 27 Krevoruck, Frank—W S Van Clief.....77.42 27 Katz, Leo et al—People, &c.....500.00 27 Knubel, Herman et al—H W Wack242.72 27 Kafka, Isaac—A Montantcosts, 108.25 28 Kruse, Charles—E J E Van Maasdyk.43.22 28 Kelly, Mary—A H Joline et al.....costs, 17.11 28 Kenny, Bernard—B Gughes.....costs, 23.78 28 Krolle, Gustav—Home Ins Co.....costs, 65.48 28 Korn, Paul et al—H Gross519.65 28 the same—the same369.15 29 Koppleman, Meyer—Nassau Electric R R Co.....133.56 29 Kahan, Charles et al—L D Cohen et al.....214.41 29 Klock, Louis—B K Bloch229.42 23 Lynes, Joseph R—A Q Elgar.....3,773.61 25 Levine, Morris—W Schiller et al.....227.76 25 Laubentracht, Gottfried et al—H Benoit.....726.33 25 Levy, Leo B—G Engelke et al.....40.05 25 Lee, Harry E—H L R Emmett et al.304.63 25 Licht, Woolf—N Y Contracting & Trucking Co.....costs, 69.10 25 La Croix, Andrew J—Metropolitan Life Ins Co.....costs, 24.55 26 Lewis, Wright—F S Cox.....104.75 26 Levin, Isaac—M Katz et al.....169.95 26 Leffler, Louis—R W Wistar et al.....20.71 26 Lawrence, Geo W et al—Knickerbocker Metallal Bed Co.....75.06 26 Lazore, Jacob J et al—S Pushkoff.....12.65 26 Laffler, Louis—R W Wistar et al.....85.72 26 Levine, Gertrude et al—Neuman Kleinberg Co.....445.60 26*Levy, William et al—George N Lowery Co.....59.91 26 Lykens, William—M H Grossman et al.....85.99 26 Lee, Hampton—H L Herbert & Co, Inc.122.51 27 Lucchini, R Raffaele—R Isele.....551.90 27 Lev, Abraham et al—J Rubin132.45 27 Larson, Geo W—M J O'Brien.....224.41 27 Lysenski, John et al—People, &c.....500.00 27 Luigi, Miranda et al—the same.....500.00 27 Levenson, Joseph—E Quat60.31 27 Leinkram, Michael et al—Herring Hall Marvin Safe Co.....21.21 27 Lowenthal, Bernard et al—the same.21.21 27 Lehman, Emanuel et al—E Forgotsten.254.91 27 Levittan, Nathan et al—George N Lowry Co.....136.26 27 Larnay, Thomas G—Standard Oil Co of N Y.....31.18 28*Lowenstein, Louis H et al—H Sugarman.....229.37 28 Leigh, Mabel F—P Livingston.....157.16 28 Lang, David et al—B Turkel.....costs, 61.16 28 La Sala, Stefano—K A Henderson.3,353.41 29 Linden, Daniel et al—Corn Exchange Bank.....80.87 29 Lissner, Samuel et al—O Koscherak et al.....142.21 29 Lubeck, Christopher—E C Striffler.....91.90 29 Levy, May—J Durst et al.....68.58 29 Lipschitz, Morris—Corn Exchange Bank.....1,933.67 23 Morrison, Ida—McClure Co.....34.65 23 Muscaro, Giuseppe—C G Cornell.....118.03 23 Martin, Abraham et al—J A McCafferty.99.56 23 Mindlin, Henry et al—T Sopherin.....111.90 23 Mulhall, Margaret—J W Aitken et al.594.16 25 Martin, Julia D—M R Cushing.....4,735.57 25 Miller, Charles et al—S Schneider.....134.11 25 Morrison, George—Mosaic Tile Co.....230.17 25 Milliken, Alexander J—J J Corr.....151.93 25 Meager, Frank et al—People, &c.....500.00 25 Mollindras, Geo et al—the same.....500.00 25 Miller, Thompson W & Frank—Berman Realty Co.....653.18 25 McAlpin, Anna et al—W P Buchler.....740.96 26 Maher, Cornelius—H F Carster.....78.64 26 Meyerhoff, Henry—E Fischer141.01 26 Middleton, Edw T—J P Nugent.....224.41 26 Markey, Geo W—John Hancock Mutual Life Ins Co of Boston et al.....costs, 23.06 26 Marks, Joel et al—M Weiser215.66 26 McCarthy, Thomas—Burke Importing Co.....174.40 27 Meyer, Bernard D et al—T Prince174.50 27 Macomber, Walter S—D H Lane et al.210.93 27 Meskin, Abraham et al—A Saltz et al.137.15 27 Mathews, Robert H et al—A Thomson.216.90 27 Marcus, Louis—R Gardner et al.....116.19 27 Marino, Louis & Giuseppe—Worthville Realty Co.....178.51 27 Marino, Louis—the same351.60 27*Meirovitz, Samuel et al—E Quat.....31.01 27 Moschowitz, Leopold—J Stern.....207.90 27 Melchione, Pasquale et al—J Doelger et al.....496.15 27 Micoli, Francisco—E B Naylor.....costs, 109.43 27 Melzer, Rubin et al—People, &c.....500.00 27 Morris, May et al—the same300.00 27 McGee, John et al—W C Urban.....173.52 27 Macomber, Walter S—D H Lane et al.210.93 27 McManus, Edw A et al—People, &c.300.00 27 Murray, James G—H Simons.....258.61 27*McLaughlin, Thomas J et al—J Jantzen.....62.16 28 Moehlenpah, Anna F—Encyclopaedia Britannica Co.....31.91 28 McCaffney, Bernard—Sonn Bros Co.....298.03 28 McMullen, Robert M—O J Gude Co of N Y.....1,249.04 29 Morris, Aaron et al—Corn Exchange Bank80.87 29 Morgenweck, Henry et al—Corn Exchange Bank423.38 29 Marx, Louis et al—Nason Mfg Co.....230.57</p>
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Table listing names and addresses of individuals and companies, such as Mayer, Chas W-F Dedek, Riley, James T-T Allison, Taylor, Lewis H-W C Wood et al., etc.

CORPORATIONS.

Table listing corporations and their details, such as Metropolitan Mercantile and Realty Co-J Rueth, City of N Y-J Weiss, Griffin Roofing Co-U T Hungerford Brass & Copper Co., etc.

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Table listing various real estate and business transactions, including entries for Lispenard Realty Co, East Side House, Brooklyn Heights Improvement Co, etc.

Table listing various real estate and business transactions, including entries for Bianchetti, Pietro-R Marchese, Braunstein, Jacob-W H Rogers, etc.

Table listing various real estate and business transactions, including entries for Rod Barnet W Co-M A Lewis, American Surety Co of N Y, etc.

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Oct. 23.

Table listing mechanics' liens for Oct. 23, including entries for 206-Madison av, s w cor 130th st, 18x75, National Bridge Works, etc.

Oct. 25.

Table listing mechanics' liens for Oct. 25, including entries for 215-Forest av, n w cor 158th st, 100x90, Felice Anfeloro, etc.

Oct. 26.

Table listing mechanics' liens for Oct. 26, including entries for 237-Riverside Drive or av, e s, 452 s 127th st, 86x100, etc.

SATISFIED JUDGMENTS.

Oct. 23, 25, 26, 27, 28 and 29.

Table listing satisfied judgments, including entries for Abraham, Samuel et al-C Burkelman, etc.

CORPORATIONS.

Table listing corporations, including entries for Fourteenth Street Store-M O'Brien, etc.

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