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THE income account of the Interborough Company for the year ending June 30th last shows clearly that it should divide the profits of the proposed Seventh avenue and Madison avenue extensions with the city. The net income of the Interborough Company for the year amounted to about 13 per cent. on the original stock of that company. Thus after four years and a half of operation it is earning a percentage on its original stock which would have made that stock worth somewhere between 250 and 300—provided no merger had taken place. Moreover, the chance of future profit is still very large. The Subway is carrying now a much heavier traffic than it did last year, and will probably earn over 15 per cent. during the current period. The lengthening of the platforms will increase its carrying capacity by 30 per cent; and the increase of residential population on Washington Heights and of business population at Longacre Square and along Fourth avenue will provide eventually a much greater density of traffic dependent exclusively on the Subway. In another five years its net earnings will probably amount to over 20 per cent. on its original stock. When the Broadway-Lexington avenue line is operated there will be a reduction, but not for long, nor will it be serious. The proposed extensions along Madison and Seventh avenues will not be so quickly profitable as the existing Subway, and they will be burdened with a heavier load of interest charges; but at the end of ten years they will be earning far more than six per cent. on the value of the stock necessary to equip them. The districts through which they run are destined to great future business development, and eventually the traffic which they develop will be as dense as it is on the existing Subway. It is only fair that any profits over six per cent. on the stock issued to pay for the equipment of the proposed extensions should be shared between the company and the city.

THE LATEST phase of the continuous disputing performance between the Public Service Commission and the Interborough Company leaves the contending parties so far apart that the public, which is interested personally in new subways, has reason to be discouraged. If the commission was absolutely opposed to the terms under which the Interborough Company proposed to build its extensions, why did they not announce this decision long ago and make some effort in the meantime to reach an understanding? As it is, six months more have been lost and nothing accomplished. In respect to the merits of the present dispute, the Record and Guide is inclined to sympathize with the commission on some counts and with the Interborough Company on others. The former is right in objecting to saddling on the city the cost of all the real estate, easement, damage suits and increased taxes. It is right also in insisting that the Subway extensions shall not be built under the terms of contract, but shall afford the city a share of any future profits above interest and sinking fund requirements. The proposed subways are too important to be treated merely as extensions; and while it is reasonable that they should be leased for a definite period, it is unreasonable to demand from the city all the probable profits of such a lease. The rate of remuneration which the company propose to pay for third-track privileges on the East Side elevated roads is also too small; but inasmuch as these tracks would only accommodate long-distance passengers and would be an immense and easily accessible convenience to the swarming

inhabitants of the East Side, it seems as if this point might be waived—providing the company met the commission's objections in the two other respects. On the other hand, when Mr. Willcox declares that the Interborough Company cannot be allowed to build any extensions in Manhattan and the Bronx unless it also builds more subways in Brooklyn, the Record and Guide feels bound to declare the demand unreasonable. The failure of the Interborough Company to propose certain needed Brooklyn extensions would be censurable, provided the monopoly of that company in respect to rapid transit was complete, or in case, as far as it is complete, it were to be preserved. But the commission has laid out a new route in Manhattan competitive with the existing Subway rather than supplementary thereto, and this route is apparently intended for the purpose of affording another company an entrance into Manhattan. Moreover, this Manhattan route includes a Brooklyn extension and is officially called the "Tri-Borough System." Finally, the Brooklyn Rapid Transit Company already operates elevated roads in Brooklyn and wants to supply additional means of rapid transit. Why, when the Interborough Company is obliged to meet all this competition, should it be obliged to assume the responsibilities of a monopoly and be forced to build subways wherever the commission thinks they are needed? Above all, why should the poor tax-payers and travelers of Manhattan, who have been denied additional rapid transit for years because the Fourth Avenue Subway in Brooklyn blocked the road—why should they continue to suffer from intolerable congestion, because Brooklyn may be suffering from a milder version of the same trouble? Last year the commission said to Manhattan, "You cannot have any subways, no matter how profitable they may be, until an unprofitable subway has been built in Brooklyn." Now when the Brooklyn subway is under construction, the commission says: "No matter how much certain parts of Manhattan and the Bronx remain in need of subways, we object to their construction until still more subways are laid out and contracted for in Brooklyn." Why this persistent discrimination against Manhattan?

CERTAIN CONSERVATIVE financial writers have recently been warning the business community that the business of the country is again showing symptoms of a dangerous excess of prosperity; and the warning should be most assuredly be seriously considered. With the defective currency and credit system of the United States, every period of good times, when capital is in demand for all sorts of business purposes, tends soon to stretch the financial resources of the country to the point of absolute inelasticity; and something of the kind is happening now. Money is, indeed, easier than it was, but the comparative ease has the appearance of being only temporary. In case the business expansion continues, relief will have to be found in some direction; and it is not apparent just where such relief can be obtained. The railroads will need to raise or borrow a great deal of money during the coming year. They cannot obtain that money on advantageous terms, in case there is a fall in the price of stocks. On the other hand, stocks could not be further advanced without the employment of an amount of capital for the purpose that would make credit conditions still more dangerous. Possibly the situation may be straightened out, in case stocks are kept at about their present level and further speculation discouraged; but even such measures may not be effective, because it looks as if the general economic situation was becoming unwholesomely speculative. The price of commodities has almost reached the level prevailing in March, 1907. In some lines, such as food, prices are higher than ever before in the history of the country. People are spending money as extravagantly as they were three years ago. Imports are enormous. Exports are less than they were last year. The country is exporting all the gold it produces. Real estate speculation is rampant in the West. The prices of agricultural land has been very much increased, owing to the prosperity of the farmers of that region; and they have been borrowing money on this increased value in order to buy more land. In the meantime wage-earners have not, except in exceptional cases, received any increase in wages, and it looks as if during the coming year the higher cost of living, coupled with the comparative immobility of wages, would result in serious industrial disturbances. In spite of all these dangerous symptoms, there is no immediate threat of a crisis, but storm signals are certainly flying. It behooves conservative business men to take in sail, and prepare against a check to the business expansion of the country and a contraction of credit and confidence.

THE ANNOUNCEMENT that a prominent firm of carriage-builders has acquired possession of a corner of 53d Street and 5th Avenue may cause some consternation in that exclusive neighborhood; but it should not cause any surprise. Business is bound to take possession of 5th Avenue as far as the Plaza; and the attempt to stop the invasion would cost the neighboring residents more money than they will probably care to devote to the purpose. The situation along this part of 5th Avenue is essentially different from the situation on Madison Avenue between 35th and 41st Streets. The value of property on Madison Avenue for business purposes is less than half what it is on 5th Avenue north of 34th Street, and if Madison Avenue south of 34th is occupied by the wholesale trade, the few blocks on that avenue immediately north of 34th Street will remain for an indefinite period more valuable for residential than for business appropriation. But the economic conditions contributing to 5th Avenue values are wholly different. It is settled that the cream of the retail trade of New York is to be concentrated on 5th Avenue from 34th Street north. Real estate values along that stretch have reached an unprecedented level, considering the large amount of property affected, a level approaching \$350,000 for inside lots. The insistent demand which has caused such huge prices must be satisfied by an extension of the area of its influence; and the only available direction of extension is along 5th Avenue itself. When business men are willing to offer such prices for 5th Avenue property, they are sure to tempt the owners of private residences—even when they are themselves very rich—to sell; and little by little the older houses on this stretch of the avenue will fall into the gulf opened up by the retail development of the avenue. There can be no doubt, however, that a steady resistance will be encountered. Houses, such as those belonging to the Vanderbilts, for instance, have cost an amount of money which make them more valuable to their present occupiers than they would be even to the most opulent retail firms; and their proprietors would not allow themselves to be dislodged even by the prices now prevailing. But in the course of time, either the pressure of demand will force prices still higher until they become tempting even to very rich men, or else the neighborhood will become less desirable for residential purposes, and the Vanderbilts and their kind will get out of their own accord. But this will be a slow process, so far as the present millionaire proprietors are concerned; and it is possible that they may combine to prevent the stray houses, owned by less wealthy individuals, from passing into the possession of retail firms. In any event, it is probable that Madison Avenue from 42d to 59th Streets will share in the prospects of this part of 5th Avenue and will gradually become occupied by a good class of retail shops. North of 49th Street it will be easier for the retail trade to appropriate Madison Avenue than it will be to appropriate for similar business purposes the side streets in that vicinity leading off 5th Avenue.

DISCRETIONARY POWER IN THE BUILDING DEPARTMENT.

O wad some power the giftie gie us
To see oursel's as ithers see us!
It wad frae monie a blunder tree us;
And foolish notice.

To the Editor of the Record and Guide:

WHILE reading the article in last week's issue of your paper entitled "Essential Principles of a Building Code," the above words of Burns were constantly in my mind. In a note at the foot of the article it is stated that it was the principal portion of a paper read by Mr. Lawrence Veiller before the National Municipal League at Cincinnati. I am writing this on the assumption that the gentleman referred to is the same Mr. Lawrence Veiller who had more or less to do with the Tenement House Law of New York City. It is difficult, however, to recognize in the writer of that article the same gentleman who appeared a few months ago before Governor Hughes at Albany to advocate an amendment to the Tenement House Law providing that discretionary power be given to the Commissioner of the Tenement House Department, when a few weeks later, a man of the same name, I presume the same man, appeared before Mayor McClellan of this city to protest against any discretionary power being given the Superintendent of Buildings in the proposed building code. The question naturally arises in the mind of any man acquainted with the facts, what was the motive that prompted these two positions in the same man within a few weeks of one another which were in principle so diametrically opposite?

In regard to the special article to which we have referred, the trouble with it, as with most writings that come from so-called altruists, no matter what their motives, is that so many

of their statements are but half truths, and this may possibly account for the fact that this address was given in Cincinnati, where the facts are not known, rather than in New York City, where they are known.

For instance, the writer states "that in 1895 there was a tenement house law enacted which provided that no tenement house erected after that date should occupy more than sixty-five per cent. of the lot." They, however, added a clause to the effect that where the light and ventilation of a building was materially improved the Superintendent of Buildings might permit a greater per cent. of the lot to be occupied, but in no case more than seventy-five per cent. In a word, they departed from their original purpose of definitely limiting the amount of land to be occupied, believing that the enforcing officer might be permitted to use his judgment and permit a larger proportion to be covered in special cases. Now, what actually happened? Within a year every tenement house that was erected occupied a full seventy-five per cent. of the lot."

The trouble with the foregoing statement is this, that the writer of the article referred to further states "that the clear intent of the framers of the law was that not more than sixty-five per cent. of the lot should be occupied," when as a matter of fact the purpose of the framers of the law was not that the improvement on a lot should be limited to sixty-five per cent. of the lot, but that by giving builders ten per cent. of additional leeway, providing they gave BETTER LIGHT AND VENTILATION than the law called for, they would be induced to put in a better type of building. And the fact of the matter is that in a large measure it produced that very result, as the type of tenement house erected after 1895 was very much better than what preceded it, and the best thing about it was that the rents of the poor were not materially increased. This latter part is the milk in the coconut of the entire matter, and undoubtedly was the principal factor in the minds of the men who framed the law of 1895, but it never enters the minds of the so-called altruists who have for years stood in the way of common-sense tenement house legislation.

Now take another statement in the article referred to: "In this subject (discretionary power of the Superintendent of Buildings) is wrapped up nearly everything of importance in a building code. There is little use in providing with minute care for the thickness of walls of certain heights, the methods of building firestops, the way in which plumbing shall be ventilated, if at the same time you give to your enforcing official the power to change all these requirements at his discretion." A man in Cincinnati who heard this statement would be forced to exclaim: "What rascality there must be in New York City when they allow such things!" but to a builder in the City of New York who has had dealings with the Building Department it means nothing, as he knows from his own experience that while the discretionary power of the Superintendent of Buildings may be used in the matter of thickness of walls, where an equally good construction is substituted, it is never used to permit the elimination of firestops where required, nor to allow an unsanitary method of ventilating plumbing, nor in fact any matter affecting the life, health and safety of the people.

Further on in the article this statement occurs: "Unfortunately, however, New York's Building Code," not only the proposed one but also the present one, "is a whited sepulchre." I maintain, on the contrary, that New York City at the present time is working under the best building code that has ever been given to any city, that the best evidence of this fact is the magnificent progress that our city has made under it, and that notwithstanding the hundreds of millions of dollars spent in building construction, and some of it the largest and highest buildings on earth, we never hear of any failure or the collapse of any of our buildings because of construction permitted by the Superintendent of Buildings in any of the five boroughs composing Greater New York.

Now just one more quotation. "To sum up, Building Codes should be Definite, Clear and Precise." Listen to that, ye architects and builders of apartment houses and tenement houses, who for eight years have racked your brains over the Tenement House Law! Listen to that, ye men who for years have been filing plans in the tenement house department under the Tenement House Law and have found that scores of sections of the law have never had the same meaning two months in succession!

These are not my words, "Definite, Clear and Precise." These are the words of the man who has publicly stated that he has had as much to do as any one man in the preparation of the present Tenement House Law. Ponder these words. Dwell on them. "Definite, Clear and Precise," and place them beside your experience with the Tenement House Law, and imagine if you can what your experiences would be if you had a building code drawn that would be "Definite, Clear and Precise," to the mind of a man who had in any large measure to do with drafting the present Tenement House Law with its possibilities of ten thousand interpretations.

In conclusion, permit me to say that there are at least two things about the proposed new building code that the architects, builders, real estate owners and the building trades generally are agreed and upon which they will insist, namely: Discretionary power to the Superintendent of Buildings in the

(Continued on page 993.)

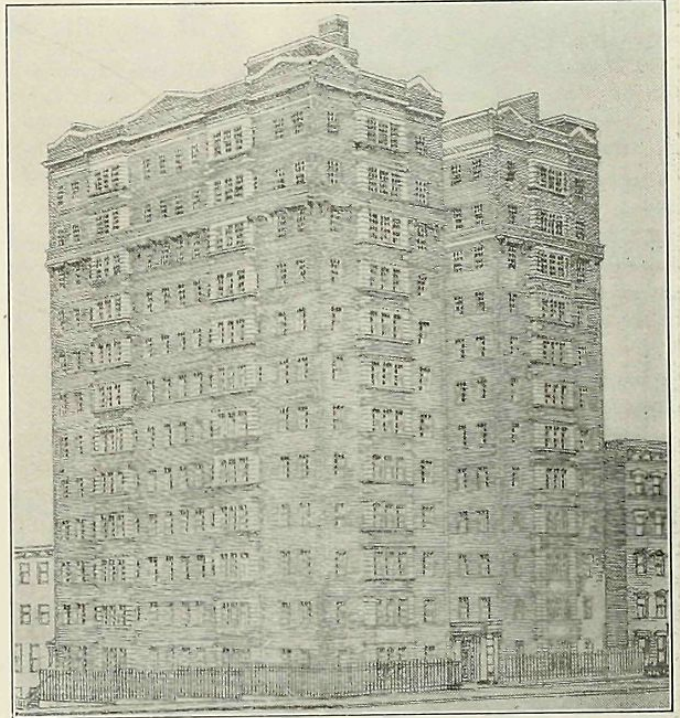
CONSTRUCTION.

THE REBUILDING OF PARK AVENUE

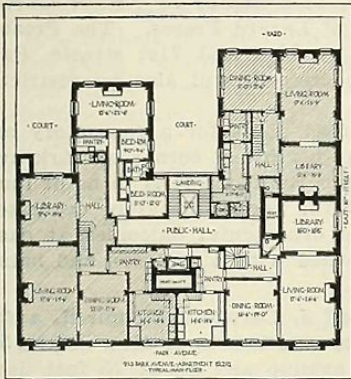
To Exemplify Modern Ideals for Residential Planning in a Great City—Giant "Club" Apartment Houses and Individual Mansions.

BREAKING into public consciousness is the fact that Park av, reconstructed, will be the most modern residential boulevard in the city. By this is meant that the old thoroughfare will be made the one most nearly responding to the new ideals of elegant urban living, as exemplified by the "club" apartment house and its aristocratic relatives, without crowding out the individual mansion. No one type of building will exclude its rival in the "New Park Avenue." Some time ago there was a feeling that when a multi-family house entered a choice neighborhood the doom of private dwellings there was pronounced, and because of the prevalence of this opinion Park av was for a long period looked upon as a builder's problem.

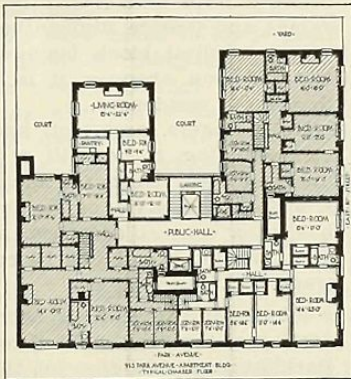
Now the case is clear. There must be in the American metropolis, as in every other, a supremely fashionable residential avenue, and if Fifth avenue has become insufficient, or less available, it must have its fellow—a "second Fifth Avenue." In reconstructing an old thoroughfare to meet this requirement the newer ideas and necessities that have been accepted and



NO. 829 PARK AVENUE.
William J. Taylor Company, General Contractor.
Pickering & Walker, Architects.



TYPICAL MAIN FLOOR.



TYPICAL CHAMBER PLAN.

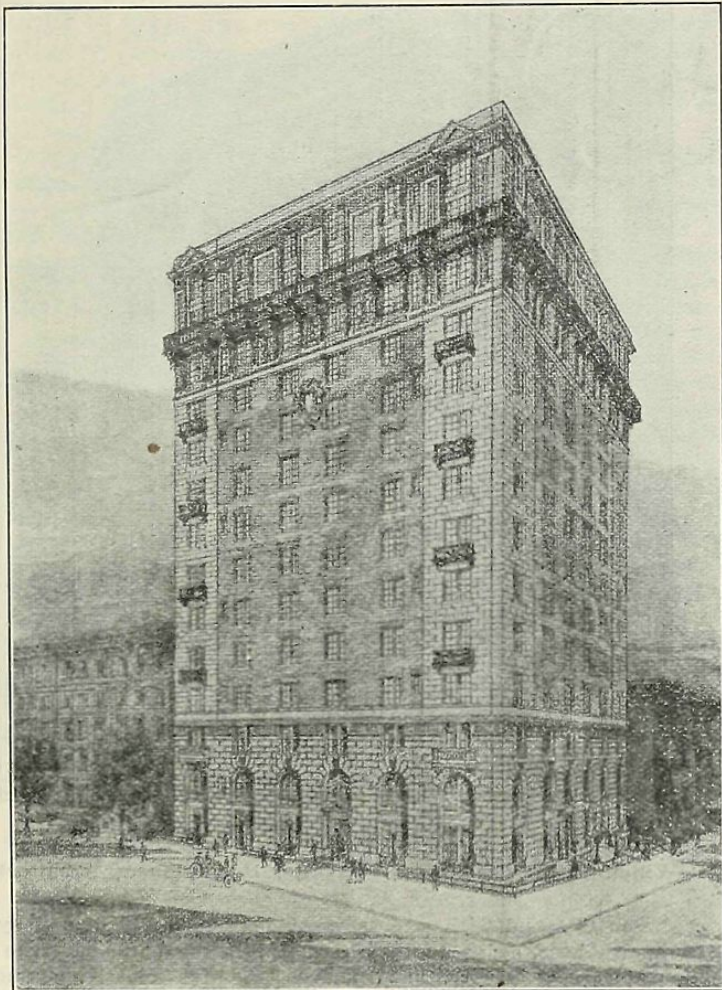
recognized by good society must be taken into account. Hence, the really "modern" fashionable boulevard is by the very nature of things compelled to exemplify the new as well as the old standards of living, and on Park avenue at the present moment may be seen under construction, simultaneously, both co-operative and individual houses of the highest type in their respective classes.

THE INTERESTING PORTION.

Park av, between 59th and 85th sts, is being made over. It presents the rare spectacle of a longitudinal avenue being transformed, not from residential to business uses, but from a rather commonplace thoroughfare of uncertain architectural standing into an exclusively residential and fashionable parkway. Manhattan Island has not seen such an occurrence in many years. Authorities seem to be agreed that a building movement has started here which will not end until the highest expectations are realized. The mainspring of the movement was the elimination of locomotive smoke and noises, leaving what was naturally a broad and handsome parkway in peace and quietness. It is one of the few avenues that has no surface cars, it is not convenient for business traffic and the few small shops remaining will eventually have to go.

One who wishes to get a good first impression of what is being done should start at the upper end, and 86th st seems to be the northern boundary, for the reason that a crosstown trolley comes through Central Park from the West Side at this latitude, and makes it a sort of getting-off place. There are two churches in this neighborhood, and one more under construction, the latter at the southeast corner of 85th st for the Old South congregation, which is now worshipping on Madison av, at the southeast corner of 38th st, which is just inside the limits of the old Murray Hill farm. The new temple is being constructed from plans of Cram, Goodhue & Ferguson, of New York and Boston, who are known to the world as the architects of the New West Point. The walls are only a little way above the ground as yet. Native granite from the foundations is being surfaced and laid with courses of Indiana limestone, much in the same style as in the new Union Theological Seminary and in the new City College.

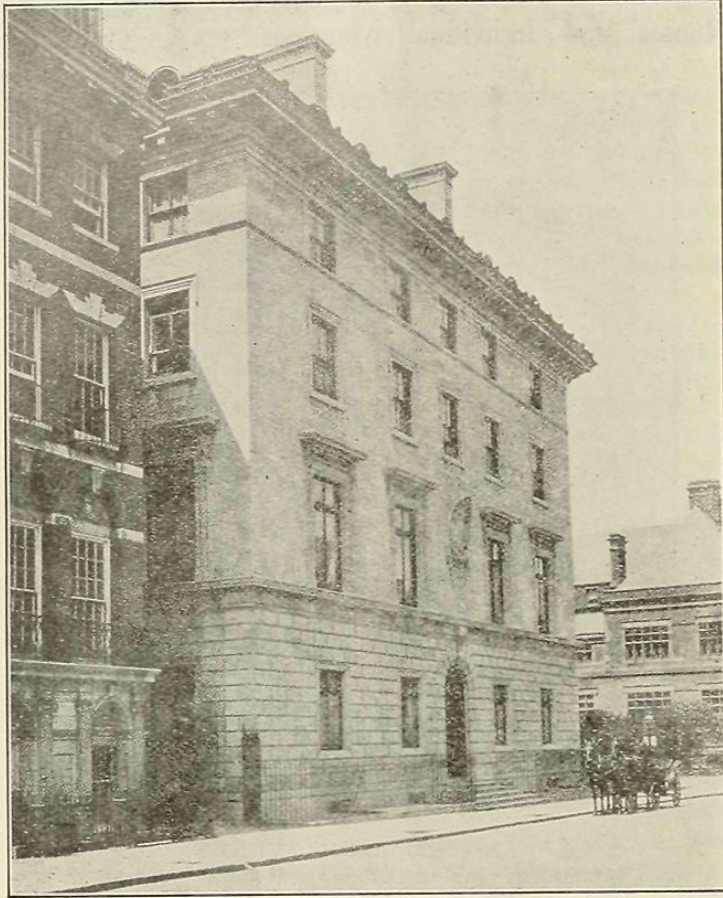
Mr. Amos R. E. Pinchot recently completed a beautiful white stone residence on the northeast corner of 85th st, diagonally across from the new church, and in order to ensure the high character of this particular neighborhood he has bought the other two corners, together with much other property along the avenue. Mr. Pinchot is a relative to those Enos whose per-



NO. 925 PARK AVENUE—A MODERN "CLUB" APARTMENT HOUSE.
Delano & Aldrich, Architects.

spicuity and influence in real estate matters are well known. With such interests dominating it is very certain that the north end of the line will be either handsomely improved or well protected.

Since the new movement began—and Senator Root was the first one to build—the improvements have been exceedingly handsome without a single exception, but the architectural possibilities have not yet been fathomed. Park av has a width of 140 feet, and apartment houses of a height of 210 feet, or twenty stories, can be erected there. Presumably builders will yet take full advantage of this fact, and still without making



RESIDENCE OF ROBERT S. BREWSTER.
(Southeast corner of Park avenue and 79th street.)

Charles T. Wills (Inc.) Builder.
Trowbridge & Livingston, Architects.

the skyline too ragged. The "club" type of house will have a number of examples. The one at the northeast corner of 80th st, finished a year ago from plans of Delano & Aldrich, architects, by the William J. Taylor Company, has thirteen stories, and it was, naturally, worked out along the lines of ample space, and with a higher degree of comfort and luxury than had been known in houses of the co-operative type up to that time.

In general plan these apartments differed from the conventional co-operative apartments through the greater space given to the service. There are three types of apartments in this house. There are large duplex apartments, three on each floor, with smaller bachelor apartments in the rear; and there are triplex apartments beginning on the ground floor. There are no studios in the building, but the apartments are all planned and worked out to look as much as possible like gentlemen's private houses, free from the characteristics which mark the usual apartment house. In all these co-operative houses the effort is made to secure a note of real distinction, and this is true of the 12-sty house at the northeast corner of 77th st that was erected by the same builders, the William J. Taylor Company, which is a very prominent instrumentality in the re-improvement of the avenue. It seems only a short time ago when Mr. Taylor was making his pioneer efforts in the line of co-operative houses, in which he is now so well established.

At the southwest corner of 76th st, with the Taylor Co. as contractor, from plans of Pickering & Walker, architects, (103 Park av) for the "929 Park Avenue Company," a 12-sty co-operative house is being erected at the present time. George P. Walker is president of the company of owners. A row of very substantial apartment houses was eliminated to make room for this great house, which will have a frontage on the avenue of 117 feet and a depth of 100 on 76th st. A typical floor plan shows a building following the form of the letter "H" with all the master rooms facing on the avenue or the street. The method followed practically eliminates public, private and rear corridors, and all the other waste space that is seen in some duplex houses. This house will contain thirty-six duplex and twelve single apartments, with rentals ranging between two and four thousand dollars, each, according to location. By excluding unusually large salons, the owners

obtain a greater amount of rentable area and a larger yield, and tenants lower rentals than in some houses. This is the theory on which the house is being erected.

Thus far the sightseer in his southward stroll has seen only apartment houses among the new constructions, but at 73d st (the northeast corner) he comes upon the site of Oakleigh Thorne's new residence, now occupied by the 7-sty Brandon apartment house, which is to make way—though it is a building of considerable size and pretensions as old houses go. Just north of the corner where Mr. Thorne's house is to rise is the beautiful white stone house of Mr. James Brown, of Brown Brothers, the bankers, which occupies a single interior lot. On the southeast corner of 73d st Mr. George E. Fahys is making over a 4-sty apartment house into an artistic private residence. It has a limestone base of two stories, and then two stories of very dark red brick. At the corner, in the first story of the house, he has made a room for his automobile.

Senator's Root's new residence is at the southeast corner of 71st street. At the northwest corner of 71st st, diagonally across from Senator Root's, is the house for George S. Brewster, which Charles T. Wills (Inc.) is building from plans by Trowbridge & Livingston. Adjoining on the north is the new residence of Theodore Douglas Robinson. Another Brewster residence stands at the southeast corner of 79th street. This residence of Robert S. Brewster has been standing for several years. Property owners in this vicinity are taking active steps to have the property of the Freundschaft Society, at the southeast corner of 72d street restricted to private dwellings. The plan is for the neighbors to subscribe a fund of \$100,000, to be paid to the society as a gratuity, if it will do this, rather than sell to apartment house builders. Within a very few weeks the probability that the entire neighborhood will be devoted to fine residences has been strengthened as the result of the sale of the Union Theological seminary's block front, between 69th and 70th streets, to Commodore Arthur Curtiss James and George Blumenthal, of Lazard Freres. The Presbyterian hospital block bounded by 70th and 71st streets, Park and Madison avenues, it is understood, will also be restricted to private residences.

J. G. Rogers, architect, has filed plans for a four story and attic building, to be built at the northwest corner of Park avenue and 64th street, for Jonathan Bulkley. It is to be of limestone, in the style of Louis XVI. period, ornately decorated, having a central entrance, and ornamental balconies at case-ment windows, and will be crowned with a mansard and balustrade.

Clients of the firm of Leonard J. Carpenter acquired, a few days ago, the row of five brownstone houses at Nos. 588 to 596 Park avenue, 100 feet on the avenue and about 75 feet deep,



NO. 563 PARK AV.

William J. Taylor, Builder. Walter B. Chambers, Architect.

between 63d and 64th streets, west side, formerly owned by a company headed by James C. McGuire, the engineer, who is now building on Riverside Drive. A high class apartment house will be erected on the site.

On the northeast corner of 62d st the steel frame of a 12-story co-operative house is being put together by the William J. Taylor Company, as the builder, for "No. 563 Park Avenue Co.," on a

plot 65 ft. front by 95 deep. The house is being erected from plans of Walter B. Chambers, of 35 Wall st, and will contain duplex apartments and the fine conveniences characteristic of all of Mr. Taylor's houses. The maximum rent will be about \$5,000.

A 15-story co-operative apartment house is being put together at the southeast corner of 61st st and Park av by the Thompson Starrett Company, from plans by Herbert Lucas, the architect who designed a very successful house of that kind which

was recently erected in Gramercy Park. This house on Park av will also be owned co-operatively,—by a corporation headed by Howard Mansfield, of Lord, Day & Lord, President; Henry B. Platt, of the Fidelity Trust and Deposit Company, Vice-President; C. Loring Brace, Treasurer. The apartments in this house will not follow any typical plan, but will be arranged to suit the owners' needs and will almost invariably be duplex and as closely resembling a large private house as possible under the circumstances.

CONCRETE APPLIED TO DWELLING HOUSE CONSTRUCTION.

By ROSS F. TUCKER,* M. Am. Soc. C. E.

THE next step in the extension of the use of concrete will be its adaptation to the construction of dwellings. With the army of block machines that are on the market and the great quantity of output from these machines, the bulk of which goes into dwellings, the step above-mentioned has already been in a manner taken, although in the writer's opinion, the technique of the method of manufacture to which many block makers are restricted, renders it difficult to manufacture a wholly satisfactory product. The percentage of water used in mixing will not sufficiently lubricate the aggregates to produce the greatest possible density and strength. All the ramming and tamping in the world, all the pressure that can be exerted by hydraulics or otherwise will not compress a dry, poorly-made concrete into a dense, water-tight block. The particles of aggregate arch themselves and cannot be forced to fill the corners and interstices without sufficient water to allow the faces and surfaces of the aggregate to slip on one another.

It is curious that so many people have taken to block-making as if there were something new about it. Artificial stone was made thirty years ago, and in a manner similar to the block machine method of to-day, and the resultant product had many of the defects of these later productions—a soft, absorbent, spongy mass, of low compressing strength, requiring all sorts of treatments to make it waterproof. The whole practice is wrong, and the only difference between the old method and that of to-day lies in the numerous mechanical devices, which, with greater or less ingenuity, reduce the labor and mold cost to a minimum. All walls built of such material must be so constructed as to avoid the dampness that such concrete must necessarily acquire, and the very softness of the stone precludes any surface treatment that can be called interesting or satisfying in any degree.

All concrete, to be strong and sound, must be wet concrete, far too wet to be delivered from its mold for considerable periods of time. The best artificial stone made in this country to-day is manufactured in Boston by the wet process. The selection of aggregates, together with intelligent mixing, secures results that in the finished product are astonishing and are not attained by any process block machine yet devised.

Again, solid wall construction is very limited in its application to dwelling house work. While we have about solved the problem of the mill and factory building, both structurally and economically in reinforced concrete, the same cannot be said at all of dwelling houses. In the mill and factory structure we have a relatively large amount of concrete as compared with the lumber and labor involved in the making of the forms, whereas, in the dwelling house, with the cut-up surfaces and irregular openings, the ratio of the cost of forms to the concrete is out of all proportion and places concrete practically out of the running in comparison with other material. Moreover, the internal stresses, particularly the shrinkage of concrete in mass, are such that the walls are almost sure to crack. They must be furred or an air space formed, otherwise they will be damp and extremely unsatisfactory. In the fall and spring there is a likelihood of condensation on the inside of an uninsulated concrete wall, and, last of all, it is a difficult matter to give a solid wall any architectural treatment that can be called satisfactory, except at a very considerable expense.

The wooden house is, of course, highly inflammable and should be only built as a last resort. Such a house covered with metal lath and furred has some excellent architectural possibilities, but when well-built, will not be found to be cheaper than a rough brick wall, for the frame must be sheathed, papered, metal furred and lathed and covered with scratch coat of mortar before it is in condition to receive the stucco. This will be found to approximate closely the cost of brick work. Much has been said about the faults of stucco work, but like many another failure in the use of concrete, they are traceable to the ignorance of the user rather than to the fault of the material. Stucco has been greatly abused but it will do good service every time if properly made and applied. I have placed ornamental stucco on the exterior of a power house on the St. Lawrence River, on tile, brick and lath surfaces where it has been subjected

*President, Concrete Association of America, New York, N. Y. A paper read before the National Association of Cement Users.

to a yearly range of 120 degree temperature for ten years, and it is as good to-day as when applied, although the plastering on the inside, made exactly the same way, of the same material, came off in pieces a yard square on the same walls within two months after it was applied.

HOW STUCCO SHOULD BE MADE.

Stucco should be made of selected material, not of dirty, clayey bank sand. There are great possibilities in the future of stucco when properly handled. But for this development must come a cheap wall. The writer had occasion to make a study of this problem of a cheap wall construction for stucco application for the late Stanford White, who, had he lived, would have taken some steps to show what could be done in decorative stucco. But all existing methods have been too expensive and we must devise a cheap dry wall before we can make material progress in dwelling house work.

The nearest approach to the ideal wall for concrete dwelling houses seems to have been worked out through the method of placing wet concrete into steam jacketed molds and rapidly hardening it by a controllable heat. This method has proven economical and seems to have solved the problem of handling wet concrete and producing a dense, strong building unit at a very low cost. Considerable building has already been done with these blocks, and the development will be watched with great interest. With such a wall, the extension and possibilities of concrete decoration are unlimited and the future will give us fireproof homes of high structural and architectural value at low cost. The method is so simple, the requirements of skilled labor are so greatly reduced, that houses of concrete, fireproof throughout, may be constructed at a price to compare favorably with wood, and upon the walls may be produced a great variety of color and texture effects, in stuccos made of many materials, enlivened with masses of color in Faience and Mosaic, that give the architect great opportunity for the exercise of his artistic abilities. It will create a school of design adapted to the material and be productive of a style of dwelling possessing individuality and character combined with durability and permanency such as we know little of thus far in our suburban architecture.

DISCRETIONARY POWER IN THE BUILDING DEPARTMENT.

(Continued from page 990.)

different boroughs, and a Board of Appeals to whom we can take our cases when we feel that we have not been accorded a square deal. We will not tolerate a continuance of the conditions under which we have suffered during the last four years by the principles advocated in the article referred to and the consequences of which were so vividly illustrated in the conditions made possible by these methods put into effect by the Tenement House Department and the Tenement House Commissioner who is and has been for the past four years persona grata with these principles.

J. H. JONES.

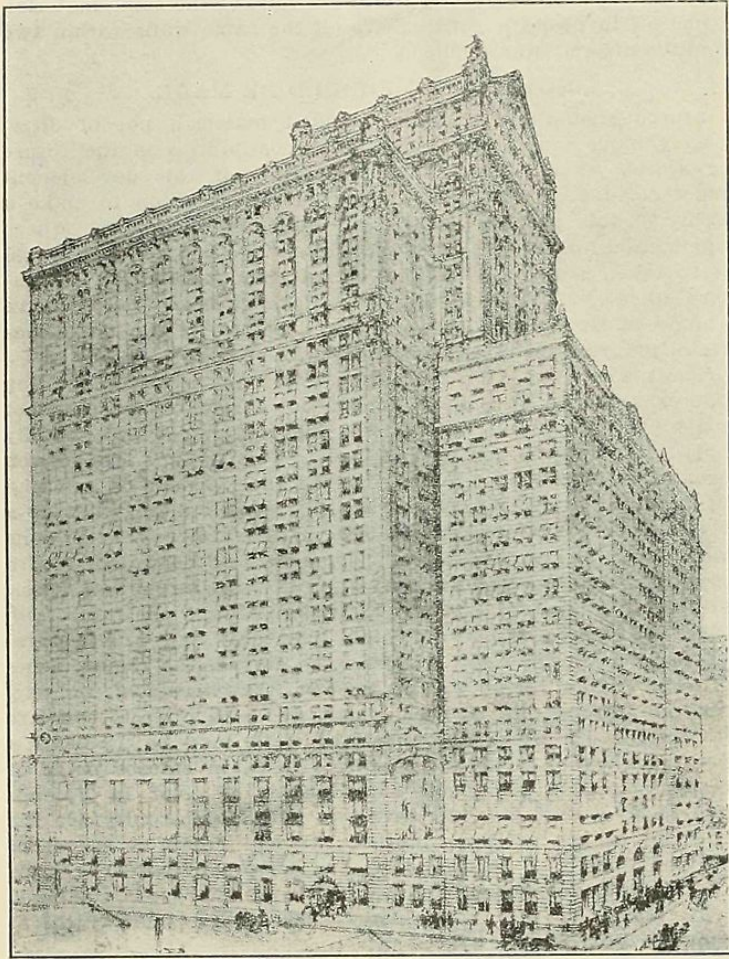
(Chairman, Tenement House and Building Committee of the North Side Board of Trade.)

WINDOW BOXES AND THE LIKE.—It is well known that the use of window boxes to brighten stern facades is much more common in Europe than in America, and that the Germans especially have carried this form of exterior decoration to great lengths. A German writer in a German magazine—"Der Städtebau"—has recently given in notes of travel some interesting examples. He speaks of the Town Hall in Karlsruhe as the best known instance of the decoration of a public building in a large way by this means. Every window of the structure has its box and a long box extends across the recessed balcony of the central pavilion. "I do not know," the writer says, "whether the same plants are used every year, but this year it was the new blue petunias whose color and size were distinctive. There are in each case two boxes, one placed above the other, the petunias in the upper box falling over the plants in the lower one, and standing upright are geraniums."

NEWEST OF THE CITY'S STRUCTURAL GIANTS.

Work is now to go ahead on the proposed extension to the Whitehall Building in Battery place. The United States Realty and Improvement Company, having acquired the stock of the Battery Place Realty Company and the latter, which is now a subsidiary company of the United States Realty Co., will erect the building illustrated by the perspective. It was originally planned to erect a tower thirty-six stories high, or 447 feet, and a West st wing thirty-one stories, separated from the present building by a broad exterior court, with a sixteen-story annex in Washington st. At this time the Washington st annex is not to be constructed, and the space will be left for light and ventilation. The part to be erected will be the 31-story and basement addition upon the plot immediately adjoining the Whitehall Building on the north.

The present building has a frontage of 180.6 ft. in Battery place, facing south, overlooking Battery Park and the harbor; frontages of 69.1 ft. in West st, facing the Hudson River, and 63.4 ft. in Washington st. The plot contains about 12,000



THE ENLARGED WHITEHALL BUILDING.

Clinton & Russell, Architects.

square feet. The combined plot of the present Whitehall Building and the new 31-story addition comprises 51,515 square feet, or nearly twenty-one city lots.

The enlarged building will have a frontage of 307.2½ ft. in Washington st and 180.8 ft. on Battery place. It is estimated by its projectors that it will be the largest single office building in the city. The height of the building will be 416 ft. from curb to roof, while the boiler room will be 26 ft. below the curb. There will be thirty elevators.

In all there will be 11,000,000 cubic feet, with a rentable area of 550,000 square feet. In it will be used 14,000 tons of structural steel, 7,500,000 common brick, 900,000 face brick, and 45,000 barrels of cement. The general contract has been awarded to the Geo. A. Fuller Co. Messrs. Clinton & Russell, 32 Nassau st, are the architects, and the cost is placed at about \$4,600,000. The original Whitehall Building was built by the Battery Place Realty Co., organized by William H. Chesebrough and was opened on May 1, 1903. The completion of the new Custom House and the erection of the Chesebrough, Battery Park, Maritime and Whitehall buildings by Robert A. and William H. Chesebrough have revolutionized the entire neighborhood and have emphasized its possibilities for office purposes. For further description of this operation see issue of Sept. 5, 1908.

—Now that the New Haven Company is the owner of the Tarrytown, White Plains and Mamaroneck line, the deed to which it will take on December 6, it is understood that the company intends to begin the work immediately of improving the roadbed, putting down new ties and making other important improvements along the entire system.

THE FANCY FOR OLD MAHOGANY.

Advices from England say that real old English mahogany furniture has almost altogether vanished from the antique shops, and only copies of the genuine are now to be found in the market. The home demand for genuine antiques is so keen that but few pieces are exported.

In this country the quest for the prized furniture meets with more success when the collector is willing to pay a fair value. In New England the demand so far exceeds what can be found in the shops that collectors from there have begun to enquire for it in the old counties along the Hudson River. Last week two were at Goshen, in Orange County. They were said to represent a leading Boston citizen who is building a palatial residence in the Colonial style in the suburbs and desired to furnish it entirely in real old mahogany. These further incidents are related in a village paper:

"It is said that they called at the home of S. S. Peloubet, at Johnson's Corner, and offered \$1,000 for a solid mahogany piano of antique design. The offer was declined, and thereupon increased to \$2,000 and later to \$3,000. This last offer was also refused, as Mrs. Peloubet had given the piano some time ago to her daughter, who is the wife of a minister in a neighboring town. It is also said that the men offered \$1,000 for an old mahogany four poster bed in the Peloubet home. This offer was not accepted.

"In another home where a mahogany piano was found they offered a new modern upright piano in its place. The offer was not accepted, and the tender of \$300 cash was made instead, and also refused. Old chairs, desks and sofas were purchased in other places at fancy prices."

THE POSSIBILITY OF NEW YORK BURNING DOWN.—

There is a certain body of opinion which holds that New York City is some day to be almost destroyed by a conflagration, and another body of opinion which does not believe anything of the sort. Our Professor Humphrey solemnly informed the people of London this week that New York was doomed. In his interview Mr. Humphrey quoted the rate of loss by fire in Europe at 33 cents per capita, against this country, with its loss of \$3 per capita, and he said that Europe was better equipped to prevent and extinguish fires than America unless the building laws of American cities be revised. Chief Croker, replying, says New York will never have such a conflagration. "To be sure we could have a fire in one block which might do as much money damage as the Baltimore fire, which he mentions, but as for a fire sweeping over any such territory it could not happen here. Look at the statistics prepared for all the places in the country, which show that in this city 99 per cent. of all the fires in a year were confined to the building of their origin." The fact has been brought out by the discussion that notwithstanding the stone and other fireproof construction of buildings which prevails in Europe, the insurance companies there were permitted by law to insure only to one-half the value of buildings or stocks and that this was by many regarded as a factor not wholly negligible in the good fire record over there.

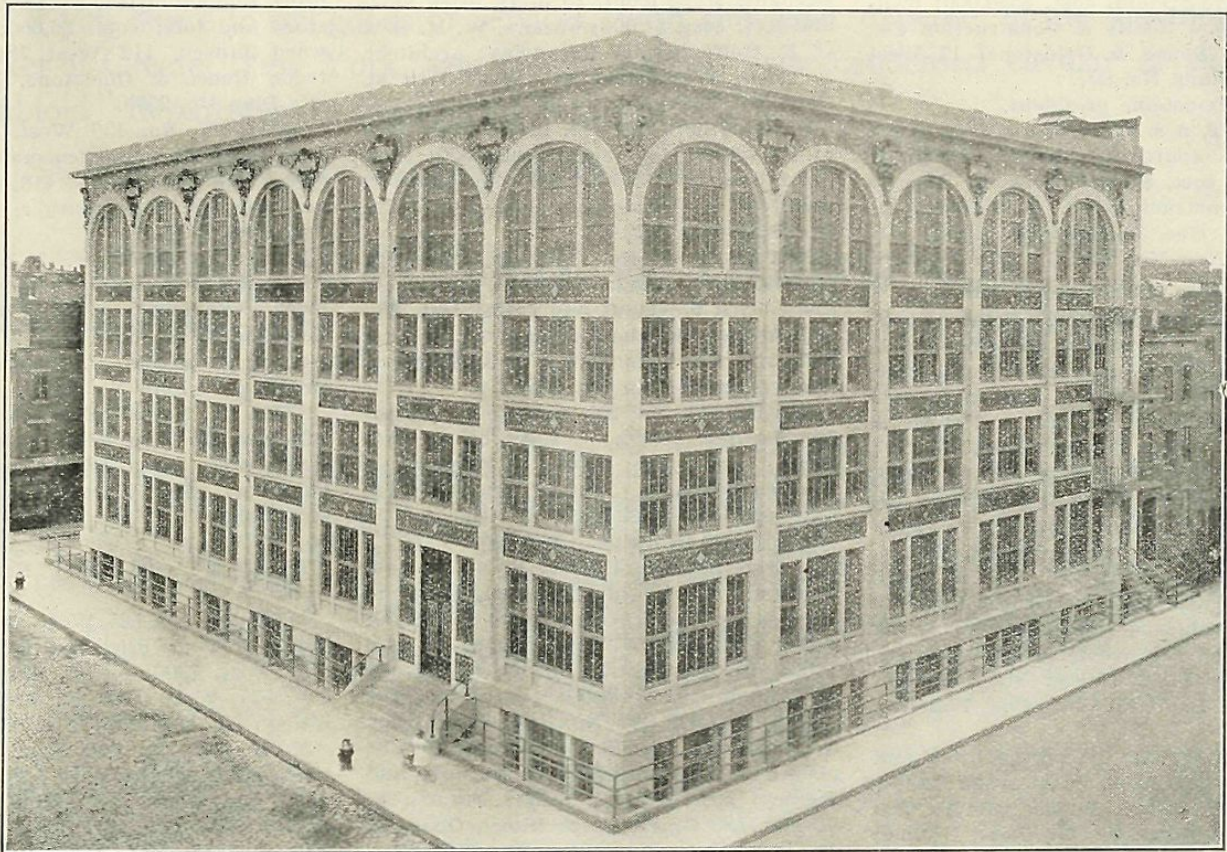
MORE AND MORE the big work comes forward as the year draws to a close. Authority was given to the Bridge Department this week to advertise for bids on the general contract to construct the eight-million dollar municipal building. A change of ownership having been effected for the Whitehall Building, the U. S. Realty and Improvement Company, as the new controlling interest, intends to have the George A. Fuller Company begin the construction of an immense annex to that building, which is the first skyscraper to arrest the gaze of travelers from abroad. On Thursday bids were opened by the Board of Water Supply for a two-million dollar contract on the Catskill Aqueduct, and next Wednesday bids will be opened by the same board, for the construction of the Hill View Reservoir in Yonkers, which is to cost \$3,000,000—a contract which will require a period of at least six years and a half to complete. Bids are being asked for a large amount of other public work of a miscellaneous description, including a number of school buildings, in order to close out the duties of the present city administration. For two years or more comparatively little was doing under the head of public works, owing to the state of city finances. Much of the work now proposed can be done in the winter season. Everywhere in the city work is following the usual routine. Apartment house construction is letting up in some sections, as on Washington Heights, and increasing in other sections, as on Park avenue, and employment continues good in most trades.

—The roadway of the new Metropolitan Bridge will be opened to the public on Christmas Eve, but the footpaths and the railroad tracks not for some months yet. This is the last of the East River bridges on the municipal construction list, and the third to be opened in Mayor McClellan's time. Next year, it is expected, they will all have better railroad connection, and the Pennsylvania and Belmont tunnel lines will be in operation also in 1910—a year to be memorable in transit history.

IMPROVED CONCRETE CONSTRUCTION.

THE photograph of the Thomson Meter Factory Building at Bridge, York and Tallman sts, Brooklyn, is published for the reason that it is interesting as a reinforced concrete construction, and because it is the first American building in which a designer has attempted to use the rough concrete construction as architectural decoration. This building, which covers half a block, is entirely constructed of reinforced concrete, the rough columns being exposed on the exterior, and no finish having been applied on them, except a brush coat of white Portland cement. No care was taken to have special frames, and ordinary wooden planks were used. Recesses were left for the brick panels and terra cotta. These recesses were afterwards filled with a special colored brick, and the cornice decoration, which is of colored terra cotta, all light tones, was set in place and fastened by means of brass hooks.

The whole exterior is bright and attractive, and is certainly a new note in factory architecture. The architect of the building was instructed by the owners to design a factory which would be an advertisement for their materials and that would have a maximum amount of daylight. All piers or walls were



ROUGH CONCRETE CONSTRUCTION AS ARCHITECTURAL DECORATION. The Thomson Meter Factory, Bridge St., Brooklyn. Louis E. Jallade, Architect.

to be eliminated. The architect at the time felt that a new departure in reinforced concrete design was very necessary in this country, and that here was a good opportunity to do something new. He believes that a concrete building should not be designed to look as though it was made of stone or brick, and that more efforts on the part of concrete architects should be given towards the beautifying of their building without money loss to the owners. The decorations in this case have amounted to less than one per cent. of the total cost of the building.

No wood has entered in the construction of this building, and no fire insurance is carried by the owners. All windows are of metal and wire glass. The architect of this building, Mr. Louis E. Jallade, was one of the first architects to introduce reinforced concrete in this country, and for several years was employed as consulting engineer for the New York branch of the Contancein Reinforced Concrete Co. The system used in the construction of the Thomson Meter Factory was the Hennebique.

CONSOLIDATION ADVOCATED.—At a hearing given by the Joint Legislative Committee on charter revision in the City Hall this week, former Senator Geo. W. Brush, of Brooklyn, acting in consort with several other speakers, asked that the Tenement House and Building departments be consolidated. He said that the two departments were in conflict and suggested that the Tenement House Department be made a subsidiary bureau of the Building Department. He added that all sanitary questions in the tenement house should be referred to the Department of Health, instead of to the Tenement House Department. Albert E. Davis, the architect, representing taxpayers' associations of The Bronx, was another who came out in favor

of the consolidation of the two departments. Mr. Davis asserted that all architects were of the opinion that there was no good reason for the existence of a tenement house department. C. A. Crane appeared in behalf of the General Contractors' Association to plead that Section 275 of the Building Code be amended so as to provide for an increase of the bond demanded from bidders on public works from 25 per cent. of the total cost of the contract price, as at present, to 40 per cent. when the contract is for \$250,000 or less. He asserted that this would do away with irresponsible bidders.

TENEMENT HOUSE CONSTRUCTION.

During the three months ending with September 30 the plans which were filed for the construction of new tenements in the five boroughs of the City of New York represented a proposed investment, for buildings alone, of \$26,221,400. Altogether there were 602 buildings planned, containing 7,788 apartments. Of these, 55 were in Manhattan, 171 in the Bronx and 287 in Brooklyn.

In Manhattan only 11 of the 55 were erected below 59th st, 16 between 59th and 110th, 21 between 110th and 155th, and 19

north of 155th st. The statistics are contained in the quarterly report of Commissioner Butler, of the Tenement House Department.

NUMBER OF PLANS FILED FOR NEW TENEMENTS, WITH NUMBER OF BUILDINGS, NUMBER OF APARTMENTS AND ESTIMATED COST, FROM JULY 1ST TO SEPTEMBER 30TH, 1909, INCLUSIVE.

	No. Plans.	No. Buildings.	No. Apartments.	Estimated Cost.
Manhattan	55	68	2,911	\$17,169,000
The Bronx	94	171	2,618	5,535,500
Brooklyn	105	287	1,886	3,005,000
Queens	29	75	367	504,900
Richmond	1	1	6	7,000
New York City.....	284	602	7,788	\$26,221,400

LOCATION OF PROPOSED NEW TENEMENTS BY DISTRICTS, MANHATTAN, FOR WHICH PLANS WERE FILED JULY 1ST TO SEPTEMBER 30TH, 1909, INCLUSIVE.

	No. Plans.	No. Buildings.	No. Apartments.	Estimated Cost.
Below 14th st, East.....	3	5	124	\$125,000
Below 14th st, West.....	1	1	35	45,000
14th to 59th st, East.....	2	2	60	301,000
14th to 59th st, West.....	3	3	266	373,000
59th to 72d st, East.....
59th to 72d st, West.....	1	1	63	500,000
72d to 110th st, East.....	3	5	429	1,280,000
72d to 110th st, West.....	10	11	456	5,125,000
110th to 155th st, East....	1	1	69	1,500,000
110th to 155th st, West....	17	20	663	3,370,000
North of 155th st.....	14	19	746	4,550,000
Manhattan Borough....	55	68	2,911	\$17,169,000

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.

ELIZABETH ST, n e corner Delancey st, 6-sty brick and stone store and tenement, 19.10x88; cost, \$30,000; owner, Louis J. Ullman, 20 East 96th st; architect, Oscar Lowinson, 20 East 42d st. Plan No. 810.

157TH ST, s s, 275 e Bway, two 6-sty brick and stone apartment houses, 100x86.5, slag roof; total cost, \$330,000; owner, Highwood Realty & Construction Co., architects, Rouse & Goldstone, 12 West 32d st. Plans No. 807.

Julius Weinstein, president.

113TH ST, n s, 325 e Bway, 8-sty brick and stone apartment house, 50x85.11; slag roof; cost, \$150,000; owner, Paterno & Sons Construction Co., 3058 Heath st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 808.

Stores, Offices and Lofts.

BROADWAY, n e cor 157th st, two 2-sty brick and stone stores and office buildings, 99.11x75x61, slag roof; total cost, \$50,000; owner, Gross & Herbener, Inc., 45 West 95th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 803.

34TH ST, Nos 317-323 East, 12-sty brick and stone loft building, 89.2x88.10, slag roof; cost, \$300,000; owner, Julius Sternfeld, 114 East 23d st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 809.

GREENE ST, n e cor Prince st, 2-sty brick and stone post-office, 99.7x99.8, tar and gravel roof; cost, \$50,000; owner, Charles Lane, 38 Fulton st; architect, Thomas W. Lamb, 224 5th av. Plan No. 805.

PARK ROW, No. 176, 8-sty brick and stone loft, 252x126.6, plastic slate roof; cost, \$90,000; owner, Barnett Golden, 508 Pearl st; architect, C. B. Meyers, 1 Union sq. Plan No. 811.

CATHEDRAL PARKWAY, n s, 151.4 w 8th av, 1-sty brick store, 60x22, slag roof; cost, \$5,000; owner, Inter Borough Rapid Transit Co., 165 Broadway; architect, Frank W. Herter, 186 Remsen st, Brooklyn. Plan No. 812.

Lounet Lease Hold Co., Inc., Louis S. Steckler, president, 115 Broadway, lessee.

4TH AV, s e cor 24th st, 20-sty brick and stone loft and office building, 98.9x150; concrete roof; cost, \$960,000; owner, Philip Braender, 143 West 125th st; architect, Wm. C. Frohne, 38 East 21st st. Plan No. 814.

One building will be demolished. The owner builds; no sub-contracts let.

Dwellings.

PARK AV, n w cor 64th st, 4-sty brick and stone dwelling, 73.4x32.3, slag roof; cost, \$40,000; owner, Jonathan Bulkley, 58 East 57th st; architect, James G. Rogers, 11 East 24th st. Plan No. 802.

66TH ST, No. 9 East, 6-sty brick and stone residence, 28x81.8, slag roof; cost, \$85,000; owner, Chas. Scribner, 157 5th av; architect, Ernest Flagg, 35 Wall st. Plan No. 806.

No contract let.

Miscellaneous.

90TH ST, s s, 150 e Bway, 1-sty brick shop, 24x50, slag roof; cost, \$1,000; owner, J. J. Astor, 23 West 26th st; architect, James McWalters, 2434 Bway. Plan No. 804.

MADISON AV, w s, 100.10 s 86th st, 1-sty brick temporary sub-station, 40.2x32.6;

cost, \$3,500; owner, Metropolitan Street R. R. Co., 621 Broadway; architect, Wm. T. Dougan, 621 Broadway. Plan No. 813.

MANHATTAN ALTERATIONS.

CANAL ST, No. 41, 1-sty brick rear extension, 8x14, new front, to 4-sty brick tenement; cost, \$15,000; owner, Max Kobre, 41 Canal st; architect, B. W. Levitan, 20 West 31st st. Plan No. 2576.

DUANE ST, Nos. 79-81, alter shaft, skylight, store front, to 5-sty brick store and loft; cost, \$4,000; owners, W. M. B. & C. F. Hoffman, 317 Broadway; architect, J. Odell, Whitenack, 231 West 18th st. Plan No. 2590.

ELIZABETH ST, No. 228, install oven to 4-sty brick tenement; cost, \$550; owner, Liborio Battaglia, 228 Elizabeth st; architect, A. Vendrasco, 1851 East 177th st. Plan No. 2573.

HOUSTON ST, No. 331 East, vent shaft, partitions, skylights, columns, girders, to 5-sty brick tenement and store; cost, \$5,500; owner, Leopold Hellinger, 71 East 90th st; architects, Gross & Kleinberger, Bible House. Plan No. 2601.

JAMES ST, No. 2½, partitions, plumbing fixtures, toilets to 4-sty brick tenement and store; cost, \$250; owner, Frances McCarty, 160th st and Prospect av; architects, Glucoft & Glucoft, 52 Graham av, Brooklyn. Plan No. 2595.

JAMES ST, No. 4, 2-sty brick rear extension, 3.2x4.10, plumbing, skylights to 4-sty brick tenement and store; cost, \$250; owner, Frances McCarty, Prospect av and 160th st; architects, Glucoft & Glucoft, 52 Graham av, Brooklyn. Plan No. 2596.

MULBERRY ST, No. 164, 1-sty brick rear extension, 25x15.4, alter stage, walls, piers, to 5-sty brick picture show and factory; cost, \$1,000; owner, Francis R. Stabile, 189 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 2587.

MANHATTAN ST, Nos. 79-83, erect sign to 1-sty brick and stone stores; cost, \$100; owner, Alex. J. Bruen, 41 Park Row; architect, E. W. Lemay, 132 West 65th st. Plan No. 2584.

MOTT ST, No. 282, 1-sty brick rear extension, 5x3.8, vent shaft, windows, toilets, to 5-sty brick tenement; cost, \$2,500; owner, Edna M. Cogswell, East Orange, N. J.; architect, A. Balschun, 427 East 138th st. Plan No. 2593.

MARKET ST, s e cor Monroe st, alter windows, to 5-sty brick public school; cost, \$300; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 2594.

ORCHARD ST, No. 34, partitions, windows, toilets, to 4-sty brick store and tenement; cost, \$2,000; owner, Samuel Hammer, 51 Canal st; architect, H. Horenburger, 122 Bowery. Plan No. 2605.

PITT ST, No. 121, toilets, to 5-sty brick tenement; cost, \$200; owner, O. Dobroczyński, 25 East 99th st; architect, O. Reissmann, 30 1st st. Plan No. 2613.

ROOSEVELT ST, No. 12, partitions, windows, fireproof passage, to 5-sty brick store and tenement; cost, \$1,500; owner, Benedetto Ginocchio, 12 Roosevelt st; architect, Frank Straub, 122 Bowery. Plan No. 2616.

SPRING ST, No. 262, windows, concrete cellar floor, skylight, to 4-sty brick tenement; cost, \$250; owner, Philip Scheel, 308 West 83d st; architect, J. M. McDonough, 47 Morton st. Plan No. 2602.

SULLIVAN ST, Nos. 66-70, partitions, toilets, windows, to 6-sty brick tenement; cost, \$100; owner, John B. Basso, 66-70 Sullivan st; architect, Louis F. Fick, 534 West 178th st. Plan No. 2580.

15TH ST, No. 203 East, alter piers, windows, to 3-sty brick store and dwelling; cost, \$250; owner, Stuyvesant Estate, 49 Wall st; architect, W. D. Bishop, 90 East 10th st. Plan No. 2599.

18TH ST, Nos. 108-110 West, 3-sty brick side extension, 25x84, to 6-sty brick store and loft; cost, \$6,000; owner, Edward Jansen, 112 West 18th st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 2575.

25TH ST, No. 436 West, partitions to 4-sty brick store and tenement; cost, \$300; owner, Herman Hoops, 413 West 21st st; architect, H. Horenburger, 122 Bowery. Plan No. 2606.

27TH ST, 28TH ST, 11th to 13th av, partitions, extension, windows, to 7-sty brick warehouse; cost, \$10,000; owner, Terminal Warehouse Co., 17 South William st; architects, R. Deeves & Son, 309 Broadway. Plan No. 2588.

29TH ST, No. 227 East, partitions, show windows, to two 5-sty front and rear tenements; cost, \$800; owner, Joseph Personeni, 496 West Broadway; architect, John Ph. Voelker, 979 3d av. Plan No. 2578.

L. Laurie, 496 West Broadway, has contract.

34TH ST, No. 527 West, install girders, beams to 5-sty brick and stone manufactory; cost, \$300; owner, Sprague Electric Co., 527 West 34th st; architect, J. E. Kelley, 707 Washington st. Plan No. 2586.

35TH ST, No. 300 East, alter partitions, show windows, to 4-sty brick tenement and store; cost, \$500; owner, Patrick J. Maloney, 421 East 57th st; architect, Louis Falk, 2756 3d av. Plan No. 2572.

37TH ST, No. 351 West, windows, to two 3 and 4-sty tenements; cost, \$1,000; owner, Margaret Fulton, 645 West 135th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2604.

46TH ST, Nos. 548-550 West, add 1-sty, elevator shaft, to two 2-sty brick warehouse and stable; cost, \$8,000; owner, Hannah Schorn, Weehawken, N. J.; architect, E. W. Granut, 10 West 22d st. Plan No. 2592.

49TH ST, No. 18 West, alter walls to 4-sty brick and stone dwelling; cost, \$350; owner, A. G. Paine, Jr., 18 West 49th st; architect, W. S. Miller, 141 East 40th st. Plan No. 2609.

83D ST, No. 4 West, alter partitions, stairs, doors, to 3-sty brick and stone office building; cost, \$200; owner, Yosta Rosenberg, 57 East 77th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2579.

Dr. Julius Rosenberg, 57 East 77th st, lessee.

90TH ST, No. 108 East, alter shaft, windows, to 4-sty brick tenement; cost, \$500; owner, Wm. C. F. Paul, 31 Sutton pl; architect, O. Reissmann, 30 1st st. Plan No. 2612.

100TH ST, Nos. 151-155 West, windows, to three 5-sty brick tenements; cost, \$450; owners, Max & Solomon Scheuer, 101 West 140th st; architect, Elias Cohn, 228 West 141st st. Plan No. 2591.

A. C. Duft, 150 West 101st st, has contract.

TABLOID CIRCULARS

In the *Investor's Number* of this paper, to appear December 18th, our *Tabloid* (condensed) *Circular* department will be started.

This section provides for the publication and classification of trade information facts which the buyer must have in order quickly and intelligently to specify and order goods.

The standard method of arrangement used marks a great advance in logical publicity and economical sales promotion.

If you desire to sell goods or services, with the least expense in the building market of Greater New York, you should publish your condensed circular in the "Tabloid" department of the Record & Guide.

Send for sample sheets and full information.

THE RECORD & GUIDE CO.

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11 East 24th Street

135TH ST, s s, 85 e Lenox av, erect sign to 1-sty brick stores; cost, \$200; owner, Alex. J. Bruen, 41 Park Row; architect, E. W. Lemay, 132 West 65th st. Plan No. 2585.

135TH ST, Nos. 106-108 West, erect sign to 1-sty brick stores; cost, \$100; owner, Alex. J. Bruen, 41 Park Row; architect, E. W. Lemay, 132 West 65th st. Plan No. 2588.

151ST ST, n s, 125 e Amsterdam av, move 1-sty brick shop; cost, \$250; owner, not given; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2589.

John Brown, 614 West 146th st, lessee. AV A, No. 1491, partitions to 5-sty brick store and tenement; cost, \$250; owners, Lowenfeld & Prager, 149 Broadway; architect, Raphael Prager, 149 Broadway. Plan No. 2571.

AV A, No. 182, partitions, chimneys, windows, to two 4-sty brick tenements; cost, \$3,000; owner, R. Wertheimer, 182 Av A; architect, H. Klein, 505 East 15th st. Plan No. 2615.

AMSTERDAM AV, No. 689, partitions, to 2-sty amusement hall and meeting rooms; cost, \$1,000; owner, Feist Realty Co., 175 West 93d st; architect, D. Briganti, 205 East 17th st. Plan No. 2581.

BOWERY, No. 75, partitions, toilets, to 5-sty brick store and loft; cost, \$800; owner, P. P. Cappel, 333 West 23d st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2614.

BROADWAY, Nos. 512-514, partitions, windows, to 4-sty brick office and warehouse; cost, \$500; owner, Estate Elizabeth W. Perkins, 41 Union sq; architect, C. F. Biele, 381 West 12th st. Plan No. 2611.

LENOX AV, Nos. 103-109, partitions, cut openings to 6-sty brick tenement and store; cost, \$500; owner, Meyer Bernheimer, 32 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 2570.

LEXINGTON AV, No. 350, 2-sty brick rear extension, 11.6x16.6, to 4-sty brick dwelling; cost, \$700; owner, Mrs. John McCreery, 350 Lexington av; architect, W. S. Miller, 350 Lexington av. Plan No. 2608.

1ST AV, No. 1554, toilets, partitions, windows, to 4-sty brick tenement; cost, \$400; owner, S. Wohlfeil, 441 East 87th st; architect, A. Vendrasco, 1556 1st av. Plan No. 2574.

2D AV, No. 846, brick wall, alter show windows to 5-sty brick tenement; cost, \$100; owner, J. Ear Estate, 875 2d av; architect, A. E. Nast, 147 4th av. Plan No. 2598.

3D AV, s w cor 114th st, posts, girders, to 3-sty brick store and loft; cost, \$800; owner, Estate O. H. P. Archer, 14 West 52d st; architect, Edwin W. Crumley, 376 Ford st. Plan No. 2610.

3D AV, No. 809, piers, columns, girders, stairs, store fronts, to 3-sty brick store and dwelling; cost, \$1,000; owner, R. H. Luthin, 191 Bowery; architect, H. Gronenberg, 153 Lenox av. Plan No. 2577.

3D AV, No. 1021, partition to 4-sty brick store and loft; cost, \$300; owner, Geo. W. Ruddel Co., 25 West 42d st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 2607.

5TH AV, No. 632, brick rear extension, add 1-sty, floors, new front, to 4-sty brick residence; cost, \$40,000; owner, Mrs. Russell Sage, 604 5th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 2600.

5TH AV, No. 626, alter entrance, windows, to 4-sty brick and stone dwelling; cost, \$2,500; owner, B. Altman, 626 5th av; architect, Francis H. Kimball, 71 Broadway. Plan No. 2597.

Marc Eidlitz & Son have contract.

8TH AV, No. 2441, skylights, doors, windows, to 5-sty brick store and tenement; cost, \$500; owner, Augusta C. Hovort, 611 West 146th st; architect, Chas. M. Straub, 147 4th av. Plan No. 2603.

9TH AV, No. 687, toilets, partitions, windows, to 4-sty brick tenements and stores; cost, \$1,000; owner, Home Circle Realty Co., 35 9th av; architect, B. W. Levitan, 20 West 31st st. Plan No. 2582.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

FREEMAN ST, n e cor Vyse av, two 5-sty brick tenements, tin roof, 35x90, 40x88; total cost, \$83,000; owner, Chas. G. Jorgensen, 1283 Hoe av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1244.

ALDUS ST, n s, from Hoe av to Faile st, five 5-sty brick tenements, tin roof, 40x88x90; total cost, \$120,000; owners, The Gaines Roberts Co.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1245.

Furman V. Gaines, 1019 So. Boulevard, president.

CROTONA AV, n e cor 181st st, 5-sty brick tenement, slag roof, 76.49x59; cost, \$60,000; owner, Chas. Ast, 36 Manhattan st; architects, Euell & Euell, 36 Manhattan st. Plan No. 1237.

WASHINGTON AV, e s, 90 s 183d st, 5-sty brick tenement, tin roof, 50x80.10; cost, \$45,000; owners, Will Const. Co.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1248.

John Marx, 624 East 183d st, president.

DALY AV, e s, 389.3 s Tremont av, four 4-sty brick tenements, tin or plastic slate roof, 32x88.11, 32x84.3; total cost, \$100,000; owners, The H. C. Benline Const. Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1239.

H. C. Benline, 148th st and 3d av, president.

181ST ST, n s, 76.5 e Crotona av, 5-sty brick tenement, slag roof, 53x54; cost, \$50,000; owner, Chas. Ast, 36 Manhattan st; architects, Euell & Euell, 36 Manhattan st. Plan No. 1252.

LYMAN PL, n e cor Stebbins av, three 4-sty brick stores and tenements, plastic slate roof, 33.4x67.6, 85x82.4; total cost, \$75,000; owner, Frank A. Ten Brook, 1826 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1251.

BELMONT AV, e s, 150 n 183d st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owners, Germansky

Const. Co.; architects, Moore & Land-siedel, 148th st and 3d av. Plan No. 1256.
Max Germansky, 261 Broadway, president.

167TH ST, s e cor Clay av, 5-sty brick stores and tenements, plastic slate roof, 30.84x72; cost, \$19,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1254.

CLAY AV, e s, 30.10 n 166th st, thirteen 5-sty brick tenements, plastic slate roof, 39x68; total cost, \$390,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1255.

HOLLAND AV, e s, 100 s 215th st, 4-sty brick tenement, tar and gravel roof, 24.10x83; cost, \$16,000; owner, Linano Minutillo, 3642 Holland av; architect, Frank J. Stieneken, 1490 Hoe av. Plan No. 1250.

194TH ST, n w cor Webster av, two 5-sty brick tenements, plastic slate roof, 38.1x95.7, 35x95.7; total cost, \$68,000; owner, Fred M. Mellert, 1692 Monroe av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1253.

166TH ST, n e cor Clay av, 5-sty brick tenement, 30.84x72, slag roof; cost, \$19,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1260.

Dwellings.

HOE AV, e s, 50 n Jenning st, 2-sty brick dwelling, tin roof, 22x60; cost, \$6,000; owner, Francis Donnelly, 1468 Hoe av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 1238.

HARRINGTON AV, n s, 75 w Mapes av, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,500; owner, Sarah A. Alwell, Middletown road; architect, B. Ebeling, 1136 Walker av. Plan No. 1247.

MATTHEWS AV, w s, 225 s Rhineland av, 3-sty frame dwelling, tin roof, 21x38; cost, \$4,500; owners, John & Clotilda Wedder, Bronxdale; architect, Timothy J. Kelly, 782 Morris Park av. Plan No. 1240.

CASTLE HILL AV, e s, 152 s Westchester av, four 1-sty frame dwellings, tin roof, 8x15; total cost, \$800; owner, M. M. Henning, 1237 Castle Hill av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 1249.

235TH ST, n s, 380 w White Plains road, four 2-sty frame dwellings, tin roof, 20x41; total cost, \$20,000; owners, Germansky Construction Co.; architect, John J. Zuelch, Williamsbridge square. Plan No. 1258.

Max Germansky, 261 Broadway, president.

229TH ST, s s, 405 e Barnes av, six 2-sty frame dwellings, tin roof, 20x41; total cost, \$30,000; owners, Germansky Const. Co.; architect, John J. Zuelch, Williamsbridge square. Plan No. 1257.

Max Germansky, 261 Broadway, president.

MORRIS PARK AV, s e cor, and Bear Swamp road, 3-sty brick dwelling, 25.2¼x56.6½, plastic slate roof; cost, \$12,000; owner and architect, Geo. Lahrmann, on premises. Plan No. 1259.

MONTICELLO AV, e s, 200 s Jefferson av, 2-sty frame dwelling, tin roof, 20x40; cost, \$3,000; owner and architect, W. Sabini, 336 Beekman av. Plan No. 1261.

Schools and Colleges.

MOSHOLU PARKWAY, w s, from Briggs to Bainbridge avs, three 1-sty frame portable schools, 25x31; total cost, \$2,400; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1262.

WESTCHESTER AV, n e cor St. Lawrence av, three 1-sty frame portable schools, 25x31; total cost, \$2,400; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1263.

Factories and Warehouses.

SO. BOULEVARD, s s, 75 e Brook av, 2-sty brick factory, slag roof, 30x80; cost, \$6,000; owners, Heiss & Gauss, 605 East

136th st; architect, Geo. Hoffman, 236th st and Barnes av. Plan No. 1243.

WEBSTER AV, e s, 25 n Anna pl, 8-sty brick storage, concrete and slag roof, 50x90; cost, \$80,000; owners, Mauderkin Bldg. Co.; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 1246.

Geo. Kinderman, 1349 Brook av, president.

STATION PL, e s, 524 s Gun Hill road, 4-sty brick factory, slag roof, 50x64; cost, \$10,000; owner, H. H. Vought, 103 Park av; architect, N. Frank Vought, 103 Park av. Plan No. 1264.

Miscellaneous.

166TH ST, s s, 1,693 w Washington av, 2-sty brick shop, tar and gravel roof, 25x75; cost, \$3,000; owner, Ferdinand Steiger, 1743 Topping av; architect, M. J. Garvin, 3307 3d av. Plan No. 1242.

Stables and Garages.

INTERVALE AV, e s, 161.7 s Freeman st, 1-sty brick garage, plastic slate roof, 32.10x91.9; cost, \$7,000; owner, Jacob Leitner, 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1241.

Stores, Offices and Lofts.

CASTLE HILL AV, s e cor Westchester av, 1-sty brick stores, slag roof, 51.9x120; cost, \$12,000; owner, M. M. Henning, 1237 Castle Hill av; architect, Max Hausle, 2223 Park av. Plan No. 1265.

BRONX ALTERATIONS.

ELSMERE PL, No. 819, 2-sty frame extension, 16.8x24.6, to 2-sty frame dwelling; cost, \$500; owner, Rosa C. Klinkel, 817 Elsmere pl; architect, Wm. Klinkel, 817 Elsmere pl. Plan No. 529.

2D ST, s s, 250 w Av B, 1-sty frame extension, 26x10, to 2½-sty frame dwelling; cost, \$250; owner, John J. Lutz, 1075 Virginia av; architect, Thos. L. Newman, 2164 Westchester av. Plan No. 531.

168TH ST, n w cor 3d av, new store fronts to five 1-sty frame stores and dwellings; total cost, \$1,500; owner, F. Fisher, 3d av and 169th st; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 530.

BAINBRIDGE AV, w s, 245.4 n 200th st, move two 1-sty and attic frame dwellings; total cost, \$500; owner, Jacob Zurneiden, 3008 East 204th st; architect, Wm. S. Irving, 241st st and Katonah av. Plan No. 522.

BROOK AV, s w cor 135th st, new store front to 5-sty brick tenement and store; cost, \$500; owner, James Carney, on premises; architect, Louis Falk, 2756 3d av. Plan No. 524.

BRONX BOULEVARD, e s, 100 n 213th st, 1-sty frame extension and 1-sty added to 1-sty frame dwelling; cost, \$1,500; owner, Pascaline Belotti, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 526.

JEROME AV, e s, 85 s Kingsbridge road, 1-sty brick extension, 15x36.8, to 1-sty brick store and bakery; cost, \$1,500; owners, Singhi Realty Co.; architect, J. C. Cocker, 2017 5th av. Plan No. 528.

H. N. Singhi, Jerome av and Kingsbridge road, president.

McLEAN AV, s w cor Webster av, 1-sty frame extension, 4.6x9, to 3-sty frame store and dwelling; cost, \$200; owner, Chas. De Boer, on premises; architect, Wm. S. Irving, 315 East 241st st. Plan No. 525.

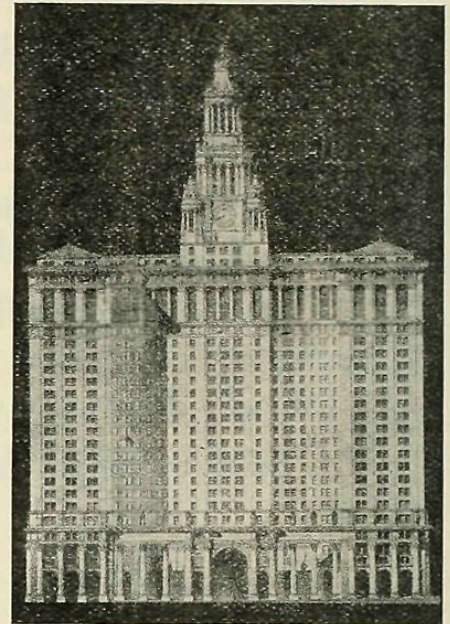
ST. LAWRENCE AV, e s, 25 s Beacon st, move 2½-sty frame dwelling; cost, \$1,000; owner, Wm. Romkey, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 523.

WEBSTER AV, No. 1815, new vault, new doors, new beams, etc., to 2-sty brick offices; cost, \$7,500; owners, Northern Union Gas Co., on premises; architects, Jardine, Kent & Jardine, 3 West 29th st. Plan No. 527.

ADVANCE REPORTS.

City to Take Bids on \$8,000,000 Building.

CENTRE ST—Estimates will be advertised for within the next two weeks for the general construction of the new Municipal Building which the city is to erect in Centre st, easterly side to Park Row, extending from Tryon Row to Duane st, covering a plot of 381x168½ ft. The structure will contain 25 stories, and



more than 600,000 square feet of office space, exclusive of stairways, corridors, shafts and halls. The ground floor and basement will be used as the bridge terminal, and all the floors from the second story above will be expressly for city department offices. The estimated cost of the building is given at between \$8,000,000 and \$10,000,000. Messrs. McKim, Mead & White, 160 5th av, are the architects. For a complete description of the building see issue of May 9, 1908.

Development of 5th Av. and 81st St. Project.

5TH AV—To this date no architect has yet been officially commissioned to design the plans for the new apartment house which the Century Holding Company, (Lee & Fleischman), 141 Broadway, is to construct at the northeast corner of 5th av and 81st st, on a plot measuring 102x125 ft. The building will, of course, be of magnificent equipment and construction of the highest fireproof type. It will be the largest elevator house yet erected on 5th av, having a height of 12-stys, conspicuous in that section, there being nothing but private dwellings in that part of the avenue. It is learned however, that sketch plans are being prepared by Messrs. Rouse & Goldstone, architects, of No. 12 West 32d st, for a building containing apartments for one family on a floor of eighteen rooms each, although no actual layout has been definitely determined. No contract has yet been placed for the construction. The estimated cost has also been withheld. (See issue Nov. 27, 1909.)

Bids for Queens Schoolhouse.

The Board of Education opened bids on Monday, Nov. 29, for the general construction of new Public School 77, in the Borough of Queens. The Bottsford-Dickinson Co. submitted the lowest bid, \$282,642. Other bidders were: Charles H. Peckworth, \$299,237; P. J. Brennan & Son, \$310,000; George Vassar's Son & Co., Inc., \$295,000; T. A. Clarke Co., \$287,000; J. F. Walsh Construction Co., \$282,980; William J. Moran, Inc., \$292,385; John Kennedy & Co., \$299,975; Peter Cleary, \$299,316; Patrick Sullivan, \$327,400; George Hildebrand, \$308,400;

George Driscoll, \$282,700; Thomas McKeown, Inc., \$312,939; John H. Parker Co., \$324,873; James MacArthur, \$314,000; Wills & Marvin Co., \$292,929; John Auer & Sons, \$287,221; Richard E. Henningham, \$307,669.

Plans for Hudson Co.'s Shops.

JERSEY CITY, N. J.—Hugh Hazleton, engineer, 100 Broadway, Manhattan, is progressing rapidly with plans for the new railroad shops, which the Hudson & Manhattan Railroad Co., 30 Church st, Wm. G. McAdoo, president, is to construct in Henderson st near the Pennsylvania Railroad tracks, Jersey City. The buildings will be constructed of brick and reinforced concrete, 1 and 2-stys, of various dimensions, including car storage buildings, car repair and car inspection shops. The cost of the operation is placed at \$300,000. When ready the engineer will receive figures on the general and separate contracts from a selected list of contractors.

Squires & Wynkoop Plan Yonkers Apartments.

YONKERS, N. Y.—Squires & Wynkoop, of 44 Cortlandt St, New York City, are preparing plans for a 6-sty elevator apartment house on a plot 125 ft. frontage and 100 ft. deep on South Broadway, Yonkers, just north of the city line. The estimated cost is about \$150,000. The apartments are of 4, 5, 6 and 7 rooms and expected to rent for about \$10-\$12 a room. Fronts are of limestone, brick and terra cotta. The site arises abruptly from Broadway and it is planned to design the house so that the front will be lower than the rear, the entrance court being one story above the street.

Superintendent Reville to Build.

INTERVALE AV—Bronx Building Superintendent, Patrick J. Reville in conjunction with a Mr. Siesel, under the name of the Reville-Siesel Co., will start immediately the improvement of the northwest corner of Intervale av, and 163d st, Bronx, with a high-class elevator apartment house, containing 36 apartments, on a plot 80x123 ft. Maximilian Zipkes, architect, 103 Park av, has been commissioned to prepare the plans, which will be ready in three weeks for figuring.

New Business Building for Newark.

NEWARK, N. J.—The general contract was awarded on Monday for a ten-story fireproof store loft and office building which the Wiss Realty Co., 683 Broad st, is to erect at Nos. 671-675 Broad st, Newark, to cost between \$175,000 and \$200,000. The construction will be of brick, marble, terra cotta and steel and calls for a structure measuring 60x100 ft. F. T. Nesbit & Company, 116 Nassau st, Manhattan, secured the building contract. H. Baechlin, 45 Clinton st, Newark, is the architect.

A. S. Gottlieb Plans Texas Residence.

SAN ANTONIO, TEX.—Plans have just been completed by Albert S. Gottlieb, architect, 156 5th av, Manhattan, for a high-class brick, veneer residence to be erected for Pompeo Coppini, the sculptor, at San Antonio, Tex. The structure will measure 60x76 ft., 2-sty in height and contain a studio 25x32 ft., and a class-room for modeling. The building contract will be awarded to the W. H. Chambers Realty Company of San Antonio. Mr. Gottlieb makes a specialty of planning out-of-town residences.

\$300,000 House for West 111th St.

111TH ST—The Riverside Viaduct Realty Co., Riverside Drive and 127th st, of which Joseph Newmark is president, is

taking bids on the structural steel for an 8-sty high-class elevator apartment house, 83x100 ft, to be erected in the south side of 111th st, 75 ft east of Broadway, at an approximate cost of \$300,000. The plans are still in progress by Architects Mulliken & Moeller, Terminal Building, 103 Park av.

New 79th St. Loft Building.

EAST END AV—John M. Baker, architect, 21 Jackson av, Long Island City, has plans still in progress for the improvement of East End av and 79th st, with a 9-sty strictly fireproof brick and stone loft building, measuring 148x102 ft. The building is to be constructed by the Stevenson Construction Co., of which James A. Stevenson, Long Island City, is president. The estimated cost is given at \$300,000.

Latest Madison Av Improvement.

MADISON AV—Architect William K. Benedict, 1133 Broadway, is preparing plans, and will soon receive bids on the general contract for remodeling the 4-sty stone residence at the northeast corner of Madison av and 61st st, for store and apartment purposes, consisting of new store fronts and general interior alterations. George H. Shaffer, butcher, 474 4th av, is the owner. The estimated cost of the work is about \$30,000.

Another Bronx Apartment.

INTERVALE AV—George and Edward Blum, architects, 507 5th av, are preparing plans and will be ready to receive bids about December 22, for a fireproof 6-sty brick, limestone and terra cotta apartment house, measuring 100x125 ft, for W. B. Isaacs, in care of the architects, to be erected at Intervale av and 163d st, the Bronx, at a cost of \$130,000.

Notice to Sub-Contractors.

5TH AV.—The Libman-Lewine Company, 1968 Broadway, is figuring plans on the general contract for the new addition "H," to be erected at the Metropolitan Museum of Art, 5th av and 83d st, from plans by McKim, Mead & White, 160 5th av. They state that they desire bids on all sub-contracts at their office by Monday, December 8. (See issue Nov. 27, 1909.)

Apartments, Flats and Tenements.

AMSTERDAM AV.—Robertson & Gamme, 1375 Intervale av, will erect from plans by J. C. Cocker, 2017 5th av, a 5-sty flat, 4xirregular, at the northwest corner of Amsterdam av and 174th st, to cost \$50,000.

BROADWAY.—Emery Roth, architect, 20 East 42d st, has prepared plans for a 6-sty high class apartment, 99.11x140 ft., for Morris Levine, 320 5th av, to be erected at the southwest corner of Broadway and 153d st, to cost \$190,000.

111TH ST.—The Carnegie Construction Co., 608 West 11th st, will soon erect in the south side of 111th st, 158.4 ft. east

of Broadway an 8-sty apartment house, 83.3x83.10 ft., to cost \$225,000. Mulliken & Moeller, 103 Park av, have prepared plans.

ELIZABETH ST.—Operations will be started at once by N. J. Ullman, owner, 20 East 96th st, for a 6-sty tenement, to cost \$30,000. Oscar Lowinson, 18 East 43d st, has completed plans. Location, northeast corner Elizabeth and Delancy sts.

McCOMBS DAM ROAD.—The Teichman Engineering and Construction Co., 1300 Broadway, will erect from plans by Moore & Landsiedel, 3d av and 148th st, a 6-sty



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flat building at the northwest corner of McCombs Dam road and 152d st. Cost, \$75,000.

RIVERSIDE DRIVE.—The Sillan Construction Co., 552 Riverside Drive, will build a 6-sty apartment house, 103.9x irregular, at the northeast corner of Riverside Drive and 151st st, to cost \$250,000. Schwartz & Gross, 347 5th av, are the architects.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, are completing plans for the 8-sty brick, limestone, and terra cotta apartment house, which the Centre Realty Co., 289 4th av, H. D. Lounsbury, treasurer, will erect at Riverside Drive, Audubon place and 157th st.

AMSTERDAM AV.—B. W. Levitan, 20 West 31st st, has completed plans for the improvement of the northwest corner of Amsterdam av and 108th st, with a 6-sty apartment house, 100.11x irregular, to cost \$160,000. Irving Judis Building and Construction Co., 215 West 125th st, is the owner and builder.

WADSWORTH AV.—Robertson & Gammie, 1375 Intervale av, have purchased the plot 416x98x339.5 on the west side of Wadsworth av, 459 ft north of 190th st. The purchasers will erect four houses each about 100 ft wide, 5-stys, without elevators. J. C. Crocker, 2017 5th av, is the architect.

BELMONT AV.—Operations will soon be started by the Germansky Construction Co. (Max Germansky, pres.), on the 5-sty tenement, 50x88 ft., 26 families, on the east side of Belmont av, 150 ft. north of 183d st, to cost \$50,000. Moore & Landsiedel, 3d av and 148th st, are the architects. The owner builds.

100TH ST.—Geo. Fred Pelham, 507 5th av, has completed plans for an 8-sty elevator apartment house, 70x82.10 ft, for the West Side Construction Co., to be erected in the south side of 100th st, 280 ft west of West End av. Estimated cost, \$160,000. Also plans for an 8-sty apartment, 80x84.9 in the south side of 100th st, 200 ft west of West End av for the Axelrod Realty Co., 321 West 92d st, to cost \$200,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for three 3-sty brick and stone flat buildings to be erected on the northeast corner of McDougal st and Howard av, Brooklyn, for the Ritare Realty Co., 44 Court st. The facades of the buildings will be designed in Colonial type, trimmed with buff Indiana limestone, having a background of tapestry brick laid up in one-half inch raked color joint to harmonize with the color of brick. The interior will be finished in birch and cypress woods. The owners will be ready for estimates within three weeks.

Churches.

BUFFALO, N. Y.—According to preparations being made by the Rev. Daniel McGurk, pastor of the Riverside M. E. Church, Bird and West avs, a commodious edifice will be constructed in the near future. It will be 2-stys high, of brown brick construction. Estimated cost, about \$40,000.

ENGLEWOOD, N. J.—T. H. Poole & Co., 13 West 30th st, Manhattan, have completed plans and awarded to E. M. Waldron & Co., 84 South 6th st, Newark, the general contract for the construction of a fireproof church, marble, seating capacity 1,000, for St. Cecilia's Congregation, at Englewood, to cost \$100,000. Rev. Father Angelus is pastor.

Dwellings.

POUGHKEEPSIE, N. Y.—Augustus Davies has purchased property on "Furnace Hill" and will erect several cottages. No plans yet. Dr. John H. Cotter will erect two dwellings on the Mansion st side of this property.

NEWARK, N. J.—H. Baechlin, 45 Clinton st, Newark, has prepared plans for a frame and stucco residence, 2½-stys, 50x70 ft. for David Osterweil, of David Goldsmith & Son, trunk manufacturer, 2 Cherry st, to be erected at the southeast corner of Madison av and 10th st, Newark, to cost \$25,000. A garage will also be erected.

BABYLON, L. I.—Architect Albert S. Gottlieb, 156 5th av, Manhattan, has completed plans and awarded contracts to The Commercial Construction Co., 114 Liberty st, Manhattan, for the erection of a 3-sty residence, stucco on terra cotta blocks, and a 2-sty garage of the same material at Babylon, Long Island, for Dr. J. Ralph Jacoby, 44 West 72d st, New York.

WHITE PLAINS, N. Y.—No plans have yet been started or architect selected for rebuilding the mansion of Howard Willets in Mamaroneck av, White Plains, completely destroyed on Tuesday morning. The building was estimated at about \$225,000. The place has been in the market for sale for the past year. It is therefore believed that Mr. Willets will not rebuild.

WOODMERE, L. I.—Max G. Heidelberg, architect, 322 5th av, Manhattan, has been commissioned to prepare plans for three stucco and hollow-tile block residences to be erected on property recently purchased from a syndicate which has bought the entire town of Woodmere, L. I. The construction is to be of the highest class, including hot water heat, electric light, hardwood trim and floors, to cost \$8,000 each. Work will be started immediately.

Factories and Warehouses.

OSSINING, N. Y.—The H. Wales Lines Co., of Meriden, Conn., has received the contract for the erection of an addition to the plant of the Rand McNally Co. at Ossining, N. Y. It will be built of brick and concrete, 191x94 ft., fireproof.

BROOKLYN.—Plans have been completed for the \$450,000 warehouse, to occupy the block bounded by Jay, John, Jewel and Plymouth sts, Brooklyn. It will be built for Arbuckle Bros., foot of Jay st, Brooklyn. Wm. Higginson, 13-21 Park Row, is the architect.

GLOVERSVILLE, N. Y.—The Elite Glove Co., 31 South School st, Gloversville, will erect a new factory in Division st, to cost \$25,000. F. L. Comstock, Gloversville, is preparing plans. Bids will be taken about Dec. 10, 5-stys, brick, 60x130 ft., mill construction.

LOWELL, MASS.—The Merrimack Mfg. Co., of Lowell, has been granted permits to construct an addition, 2-stys, to its dyehouse at the cost of \$25,000. The new structure will be 88x120 ft. A building adjoining the dyehouse will also be built, costing about \$50,000. This structure, 3-stys, will be constructed of brick, 147x165 ft.

NEWARK, N. J.—The Wayne Co., 154 Ogden st, Newark, has awarded to Fred. Kilgus, 14th av, Newark, the general contract to erect a new factory, brick, mill construction, 4-stys and basement, 152x60, with two wings, 31x36, including a main building, power house, stable, 2-stys, and wagon shed 1-sty. The estimated cost is \$60,000. Frederick A. Phelps, Union Building, Newark, is architect and engineer.

Hospitals and Asylums.

HARTFORD, CONN.—The State Tuberculosis Commission has decided to purchase a tract of 25 acres on Cedar Mountain for the Hartford County Home for tuberculosis patients.

CENTRAL ISLIP, L. I.—Bids will be received about Dec. 15 for the construction of a State hospital at Central Islip, to cost \$300,000. Franklin B. Ware, Capitol, Albany, is State architect.

NEWBURGH, N. Y.—The State Board of Charities has approved the certificate of incorporation of the Newburgh Tuberculosis Sanatorium, which is to be established by ex-Governor B. B. Odell, Jr., at a cost of \$75,000.

67TH ST.—A memorial building for surgical purposes is to be erected in connection with the Presbyterian Hospital, 67th, 68th sts and East River. More than \$116,000 has been collected. Allan Appleton Robins, 304 Lexington av, is secretary and treasurer.

PATERSON, N. J.—The general contract was awarded to A. B. Van Houten, 72 Paterson st, and masonry to Steele & Hopper, 140 Market st, Paterson, for the new (Quackenbush Memorial) annex to the nurses home, Madison av and Oak st, Paterson, to cost about \$40,000. Fred. W. Wentworth, Paterson, is the architect. The building will be used as a dormitory.

EAST VIEW, N. Y.—The \$70,000 additions to the County Almshouse at Eastview will be ready for occupancy in January. The improvements include a new building to accommodate two hundred, which will be used as a dormitory. A nursery is also being constructed, as well as a hospital, which will accommodate eighteen. All of the additions are being constructed of hollow tile, with a cement finish on the outside.

Hotels.

EDGEEMERE, L. I.—Work is soon to start on the "Hotel Lorraine" alteration, at Edgemere, owned by Henry Hart, 1,000 Madison av, Manhattan. The improvement is to cost about \$35,000. Wm. K. Benedict, 1135 Broadway, Manhattan, is the architect, and Thomas Pepper, of Far Rockaway, L. I., is in charge.

BUFFALO, N. Y.—"Hotel Statler," southeast corner of Washington and Swan sts, Ellsworth W. Statler, proprietor, is soon to be enlarged with a 13-sty and basement addition, 50x99 ft., granite steel and terra cotta, containing restaurant and banquet hall, cafe, rathskeller and about 150 rooms. Esenwein & Johnson, 781 Ellicott sq, Buffalo, architects. Estimated cost about \$500,000. No contract let.

LAKEWOOD, N. J.—Plans are being prepared by D. Wiley Anderson, 922 East Main st, Richmond, Va., for a hotel and sanitarium to be erected on Lakewood Terrace, Lakewood, N. J., for the Lakewood Terrace Hotel & Sanitarium Co., 627 Witherspoon Building, Philadelphia, Pa. T. B. Shertzer, care Public Service Commission, 154 Nassau st, New York, is engineer. The building will be of brick, reinforced concrete and hollow tile, 4-stys, 200x140 ft. It will have a refrigerating plant of 50 tons capacity.

Office and Loft Buildings.

SPRINGFIELD, MASS.—H. & J. Brewer, of Springfield, have purchased the property at 43 Sanford st and intend to erect a new block on the premises for their own use in the wholesale drug business. No plans have yet been prepared.

SCHENECTADY, N. Y.—The Wallace Co. (dry goods), Schenectady, contemplates the construction of an addition 47x200 ft., 4-stys, to their department store. Estimated cost, \$50,000. No architect has yet been selected. W. I. Addis, 417 State st, Schenectady, is manager.

SYRACUSE, N. Y.—Figures will probably be taken about Dec. 15 for a 5-sty fireproof brick and stone store and office building, 80x100 ft., to be erected by Chas. M. Warner, of the Warner Quinlan Asphalt Co., at Syracuse, costing about \$100,000. Russell & King, Snow Building, Syracuse, are the architects.

5TH AV.—Henry Otis Chapman, architect for Mrs. Russell Sage, has completed plans for remodeling the old 4-sty and basement Sage residence at 632 5th av for

business occupancy as lofts and stores. A new story will be added and a new facade built of the modern Renaissance design. The improvements are to cost \$40,000.

4TH AV.—Architect Wm. C. Frohne, 38 East 21st st, filed plans on Friday for the 20-sty loft and office building, 98.9x150 ft., which Philip Braender, 143 West 125th st, is to erect on the site of the old Ashland House, southeast corner of 4th av and 24th st, estimated to cost in the neighborhood of \$1,000,000. The owner will build, awarding all sub-contracts.

NEWARK, N. J.—Bids are all in for the store and office building, 4-stys and basement, 50x173 ft., brick, steel and limestone, which Louis M. Frank and Felix Fuld, care of Bamberger & Co., Market and Halsey st, will erect at the northwest corner of Broad and William sts, Newark, from plans by Wm. E. Lehman, 738 Broad st. Building will contain forty-two offices and six stores.

BALTIMORE, MD.—The fire at Baltimore on Thursday destroyed five large office buildings and three others were badly damaged. The estimated loss is between \$600,000 and \$700,000. The buildings were 102 and 104 Sharp st, occupied by Spear Brothers, shoes; the Royal Cap Co., the C. J. Peed Shoe Co., and Baker Brothers, glassware; Nos. 106 and 108 Sharp st, occupied by McCaddin & McElwee, pictures and mirrors. The Maryland National Bank building and the big building of the R. M. Sutton Dry Goods Co., Lombard and Liberty sts, and the United Glass Co., 110 Sharp st, were badly damaged.

Schools and Colleges.

NORTHFIELD, MASS.—Architect A. W. Holton, of Westfield, is preparing plans for the new high school building to be erected here. It will be a 2-sty brick building, arranged for a memorial hall, a high school and an assembly hall.

GILBERTVILLE, MASS.—Architects E. C. & G. C. Gardner, of Springfield, have been selected to prepare plans for the new high school to be erected in Gilbertville. It will be a 2-sty brick building, arranged for eight class rooms, with steam heat and all improvements.

ROCHESTER, N. Y.—H. D. Whitfield, 160 5th av, Manhattan, has completed revised plans and figures for a 2-sty laboratory and Applied Science Building, 40x60 ft., for the Rochester University. Estimated cost, \$50,000. It is expected that contracts will be let about Dec. 15.

LONG BRANCH, N. J.—A new school costing between \$80,000 and \$100,000 will be erected here. Those interested are Frank K. Gano, Dr. Walter S. Reed and C. Asa Francis, representing the Board of Education, and Arthur L. Holtson and Mayor Charles O. McFaddin, representing the City Council.

NEW HAVEN, CONN.—Work will be started in the spring on the new chapter house for Theta XI, the Sheffield Secret Society. The plans for the building will be drawn by an architect connected with the society and the details will be given out later. Samuel E. Hoyt, 42 Church st, is a member of the chapter.

AUBURN, N. Y.—C. J. Defendorf & Co., 94 East Genesee st, Auburn, have received the general contract to erect a brick school for the Board of Education, at Auburn, to cost \$75,000. S. E. Hillger, Seward Building, Auburn, is the architect. F. D. Ingalls, Rosenbloom Building, Syracuse, is heating engineer. Seating capacity, 450.

NEW HAVEN, CONN.—Architects Haight & Githens, 452 5th av, Manhattan, have been commissioned to prepare plans for the new physics laboratory to be erected in Prospect st, New Haven, from funds donated by Harry T. and William D. Sloan, of New York. The plans will be ready to figure in the early spring and a description will be given at that time.

TROY, N. Y.—Bids are to be received on Tuesday, Dec. 7, for the new Central School, 233x105 ft., 4-stys, brick and fire-proof construction, to cost \$320,000. There will be stone trimmings up to the first story, and alternative bids will be received for the trimmings of the remainder of the building, of limestone or artificial stone. Work will be started in the spring. City Engineer Grimes has plans.

Theatres.

PITTSFIELD, MASS.—Sullivan Bros., of Pittsfield, have purchased the Y. M. C. A. property in North st and will have plans drawn for a new theatre building. They now own the Colonial Theatre and the Empire Theatre in North Adams.

BERGEN AV.—Excavating has been begun for the new theatre which the Wm. T. Keogh Amusement Co., 714 Lexington av, is to erect at Bergen av and 149th st, Bronx. The building will have two and four stories, covering a plot 199x150 ft., irregular, of brick and terra cotta. Seating capacity of the theatre will be 2,300, estimated cost, \$500,000. H. C. Severance, 500 5th av, and Neville & Bagge, 217 West 125th st, are the architects. The Mandel Building Co., Marbridge Building, has the general contract.

Miscellaneous.

BINGHAMTON, N. Y.—The Board of Managers of the Binghamton State Hospital and the State Commission in Lunacy at the State Hospital has recommended that the State Legislature be petitioned for an appropriation of \$55,000 for a new lighting plant.

NORTH ADAMS, MASS.—All bids were recently rejected by James Knox Taylor, supervising architect, U. S. Treasury, Washington, D. C., for the construction of a post office building at North Adams. Supplemental bids have been asked from the three lowest bidders.

NEW HAVEN, CONN.—The Merchants National Bank contemplates the purchase of the building at the corner of Chapel and State sts owned by the Connecticut Co. The structure will be remodeled and will be used as the new home for the bank. No architect has been selected as yet.

ALBANY, N. Y.—The Hudson Valley Construction Co., of Troy, has received the contract for the construction of a Packard automobile garage at Albany for J. A. P. Ketchum, of Saratoga Springs. The building will be 140x66 ft., fireproof, 2-stys, constructed with reinforced concrete frame, concrete floors and pressed brick exterior, with stone and terra cotta trimmings. The plans are by Albert Kahn, architect, of Detroit, Mich., and Ernest Wilby, associate. The work of construction will be started immediately.

Municipal Work.

WHITESTONE.—The Board of Education will open bids on Dec. 13 for alterations, repairs, etc., to Public School 79, 7th av and 14th st, Whitestone, Queens.

MANHATTAN.—The Bridge Commissioner will open figures on Thursday, Dec. 9, for furnishing one dupiex steam-driven air compressor to the Brooklyn Bridge.

RICHMOND.—Bids for filing cabinets for various schools in the Boroughs of Manhattan, the Bronx and Richmond will be opened by the Board of Education Dec. 13.

BROOKLYN.—Estimates will be received by the Superintendent of School Buildings, Monday, Dec. 13, for driving well at Public School 120, Barren Island, Brooklyn.

RICHMOND.—The President of the Borough of Richmond has advertised for bids to be opened on Tuesday, Dec. 14, for furnishing one fifteen gross ton steam road-roller.

BRONX.—The School Board will open bids Dec. 13 for new iron railings and gates, also for relaying pavement, etc., at Public School 35, 163d st, Grant and Morris avs, Bronx.

MANHATTAN.—On Tuesday, Dec. 7, the Commissioner of Correction will open bids for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

NEWTON, N. J.—The Erie R. R. Co., F. L. Stuart, chief engineer, 50 Church st, Manhattan, has submitted plans to the Board of Freeholders for the construction of a bridge over the railroad tracks at Beaver Lake.

BROOKLYN.—Bids will be received by the Commissioner of Bridges, Tuesday, Dec. 14, for the construction of a steel and timber trestle at the Kent av bridge, over Bushwick Creek, in the Borough of Brooklyn.

BROOKLYN.—Estimates will be received by the President, Borough of Brooklyn, Wednesday, Dec. 15, for labor and materials required for gas and electric fixtures and all other work for the public bath northeast corner of 4th av and President st, Brooklyn.

MANHATTAN.—At the rooms of the Board of Water Supply, 299 Broadway, bids will be opened on Wednesday, Dec. 8, for the construction of "Hill View Reservoir and Appurtenances," and portions of the Yonkers and Van Cortlandt siphons of the Catskill aqueduct.

MANHATTAN.—Bids will be received by the Board of Water Supply, Tuesday, Dec. 21, for the construction of Kensico dam, a high masonry dam across the valley of the Bronx River, and appurtenant works, including new Rye reservoir, new Rye dike, Bronx-Rye tunnel, Bronx dike and Rye pipe line.

BROOKLYN.—The Commissioner of Correction will open bids on Dec. 9 for labor and materials required for erection and entire completion of the store and stable buildings, walls and sidewalks in connection with the women's prison of Raymond Street Jail, on the southeast corner of Raymond and Willoughby sts, Brooklyn.

MANHATTAN.—On Dec. 13 the Board of Education will open bids for installing gas fixtures, together with burners, mantles, chimneys, globes, shades, reflectors and by-passes, complete, upon a "purchase and maintenance" basis or a "rental" basis, in the halls, corridors, classrooms and exit stairs mentioned in the specifications, at Public Schools 8, 16, 17, 43, 49, 70, 71, 77, 79 and 83, Manhattan.

MANHATTAN.—Bids will be received by the Board of Water Supply, in Room 910, No. 299 Broadway, New York, Thursday, Dec. 16, for the construction of grassy sprain cut and cover, Platt av siphon and portions of Ardsley cut and cover, aggregating about 24,400 ft. of plain concrete conduit, known as aqueduct in open cut and on embankment, 17½ ft. high by 18 ft. wide inside, and about 138 ft. of aqueduct of special design, built of reinforced concrete.

Bids Opened.

Bids were opened by the Department of Education on Monday, Nov. 29, for forming teachers' room and exit at P. S. 10, Manhattan. D. L. Delaney, \$1,180, low bidder.

Bids were opened on Thursday by the Board of Water Supply, 299 Broadway, for the construction of seven steel pipe siphons and portions of the Catskill Aqueduct in the town of Olive, New Windsor, Phillipstown and Cortlandt, N. Y. The lowest bid was submitted by the Snare & Triest Co., 143 Liberty st, Manhattan. Other bidders were: The American Pipe & Const. Co., the S. B. Smith Const. Co., the East Jersey Pipe Co. and the Pittsburgh

Const. Co. Owing to tabulation the amount of the bids cannot be given in this issue.

Contracts Awarded.

CHELSEA PARK.—The Park Department has awarded to the T. J. Buckley Const. Co., 103 Park av, the general contract to erect the comfort station and shelter, 1½-stys, 40x24 ft., brick, granite and limestone for the city at Chelsea Park, 27th, 28th sts, 9th and 10th avs, to cost \$30,000. Thomas E. Videto, Arsenal Building, is the architect.

NEW HAVEN, CONN.—The contract for the changes to the post office building has been awarded to Conroy Bros., 217 West 105th st, Manhattan, at their bid of \$42,375. It is expected that work will be started about Jan. 1. Other firms submitting estimates were the Connors Bros. Co., Lowell, Mass.; W. H. Fissell Co., New York; W. P. Wells, Philadelphia, and Wills & Marvin, New York.

MANHATTAN.—The Power Engineering & Contracting Co., 1123 Broadway, has received the electrical contract on the Tilden Building, Nos. 105-111 West 40th st, from plans by D'Oench & Yost. The W. L. Crow Const. Co. is the builder. The same company has received electrical contracts for the Queens Borough Tax Department, Long Island City., from the E. E. Paul Co., builder, Floyd Y. Parsons, architect, and the residence 471 West End av for the Junction Realty Co., owner.

Government Work.

An addition of \$2,764 has been made to the contract of Charles H. Peckworth, of 415 Hudson st, Manhattan, for making changes in the U. S. public building at Elizabeth, N. J.

WASHINGTON, D. C.—Proposals will be received Dec. 21 for the alterations to the main entrance steps and platform of the east front U. S. Treasury Building, Washington, D. C. James Knox Taylor, Supervising Architect, Washington, D. C.

Proposals will be received on Jan. 10 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 Lima, Ohio. James Knox Taylor, Supervising Architect.

BRISTOL, TENN.—Proposals will be received Jan. 12 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office and Court House at Bristol, Tenn. James Knox Taylor, Supervising Architect, Washington, D. C.

All bids received by the chief of the bureau of yards and docks, Navy Department, Washington, D. C., on Nov. 6 for furnishing vitrified brick paving at the Charleston navy yard have been rejected. The specifications will be revised and the bids readvertised.

CHESTER, PA.—Proposals will be received Jan. 11 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Chester, Pa. James Knox Taylor, Supervising Architect, Washington, D. C.

WASHINGTON, D. C.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Dec. 24 for steel work, fireproof roof and dressed granite for building No. 110; fireproof storehouse for fuses, acids and oils at the U. S. Navy Yard, Washington, D. C. Wm. M. Smith, Acting Chief of Bureau.

BOSTON, MASS.—Proposals for pier improvements will be received at the

and light, and of such toughness that a Bureau of Yards and Docks, Navy Department, Washington, until Dec. 18 for making improvements to pier No. 1, navy yard, Boston, Mass. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Hollyday, Chief of Bureau.

Brief and Personal.

The January number of the Architectural Record will be devoted exclusively to the work of Carrere & Hastings.

Mr. R. H. Pratt, of the mesh reinforcement department of the American Steel & Wire Co., who was in Washington during the week, will return to his office on Monday.

Horace Trumbauer, the eminent architect of Philadelphia, has recently established an office in the Fifth Avenue Building, which will be operated in conjunction with his Philadelphia office. A. H. Bieler is the New York manager.

The widening of 5th av is now proceeding between 47th and 48th sts. The high stoops of the home of Miss Helen M. Gould, at the northeast corner of 47th st, and of the Goelet house, at the southeast corner of 48th st, will be torn down.

The recently organized firm of the Libman-Lewine Co., builders, 1968 Broadway, have received several important contracts which they are now completing. They include a restaurant addition, No. 103 West 43d st and 759-763 6th av; Walter D. Blair, architect; Dunston & Son, owners. Alteration to residence, No. 122 East 80th st; Schwartz & Gross, architects; Miss Helen Driscoll, owner; American basement dwelling, No. 116 East 78th st; Rouse & Goldstone, architects; George S. Leiner, owner. Mercantile building, Nos. 209-211-213 East Houston st; Chas. B. Meyers, architect; Winthrop estate, owners; alteration to Cafe Madrid, northwest corner Broadway and 46th st; Bernstein & Bernstein, architects; George Rector Co., owners. The officers of the company are A. L. Libman, president, and Irving I. Lewine, treasurer, and the same staff of superintendents and mechanics formerly employed by A. L. Libman have been retained. The aim of the company is to secure high class residence and mercantile work, for which they have excellent facilities both in equipment and in their detail and draughting departments.

A New Material for Brick.

Brick manufacturers of the Hudson Valley and vicinity are interested in a very light tough brick of peculiar fire resisting properties that is being made in Denmark, where it is known as "moler," a foliated, diatomaceous deposit found in Jutland. Professor Joseph W. Richards, writing in "Electro-Chemical and Metallurgical Industry" last month, gives an interesting account of this material, the data having been obtained after careful investigation of the material. Part of his article follows:

"Until recently no use had been found for this material (moler). Mr. C. A. Heyerman, director of the Royal Polytechnic Institute of Copenhagen, tried to use it in the mixture of sandlime bricks but found it unadapted for this use. The Clay Laboratory of the Danish Testing Laboratory has, however, been successful in producing brick from a mixture of clay and moler in various proportions, and from moler alone, with very interesting results, particularly as concerns the properties of these bricks.

"In the fire tests moler was mixed with 25, 50 and 75 per cent. of marl, and with 25 and 50 per cent. of red clay; after-

ward bricks were burned from moler alone. Contrary to expectations, moler alone burned to a fine red brick, very firm nail could be driven through without cracking it. The specific gravity of these bricks was about one and their strength about that of common brick.

These results were so encouraging, the writer goes on to say, that a grant of 1,000 kroner (\$268) was made to investigate the possibility of founding thereupon a new industry. Bricks made as a result of this investigation are, we are told, most satisfactory. Describing this further we learn:

"Their particular properties are their great strength in proportion to their lightness, and their heat insulating quality. They are suitable for partitions, floor constructions and arches of every form. They are not suitable for outside use because of their porosity and absorption of water.

"As a refractory they are, however, a most promising material. Their porosity makes their heat conductivity unusually low and it remained only to test their behavior under strong heat. In the Eastern Gas Works, Mr. Irminger constructed the arches above retorts of them; at the poorhouse, Hundholm, Copenhagen, the chief engineer used them for masonry of steam boilers. In both cases they resisted the heat satisfactorily.

"The Frederiksholm Brick and Lime Works Company, Ltd., had the Clay Laboratory conduct some careful experiments to determine their refractoriness. For this purpose a small vertical shaft was constructed 5 feet high, and with walls one brick (6 inches) thick. The interior was heated by six large gas burners [and] . . . temperatures up to 1000 degrees were recorded; parts of the walls were undoubtedly hotter than this. The results of this test were to prove complete durability of the moler bricks at these temperatures; the faces exposed to the greatest heat were somewhat vitrified. . . .

"Assuming the reliability of these statements, we have here a most excellent refractory material for intermediate use, as a heat insulator in the walls of furnaces, as courses between refractory lining brick and the ordinary outside brick. The low heat conductivity should reduce greatly the heat losses through such composite walls. Its use for electric furnaces outside of the carbon or mabesite lining and inside the iron shell, should be highly advantageous."

The Granites of Vermont.

A report on the granites of Vermont, by T. Nelson Dale, has just been published by the United States Geological Survey as Bulletin 404.

The report discusses the geographic distribution and geologic relations of the granites, their petrography, and the important geologic features noted at quarries, and describes the quarries in detail. It includes also a classification of the granites, a statement showing their prices, statistics of granite production in Vermont compiled by A. T. Coons, a bibliography of the economic geology of granite, and a glossary of scientific and quarry terms, and is illustrated by numerous maps and diagrams and several half-tone plates.

Mr. Dale has already prepared reports on the granites of Maine, Massachusetts, New Hampshire, and Rhode Island, which have been published as bulletins of the Geological Survey, and has nearly completed a report on the granites of Connecticut.

Bulletin 404 can be obtained free by applying to the Director of the Survey at Washington.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material Market Dull.

The building market this week was featureless, unless an inclination noted in some departments to stiffen prices for an advance could be excepted. This was true of stone and brick. In the former the demand is dangerously near exceeding the supply in certain kinds of stone and in the latter, the close of navigation being at hand warrants this movement. Basic led in iron sales and a general improvement in undertone characterized the cement situation. The falling off in the number of new buildings is more or less counteracted by the great number of alterations which require quantities of building material. A summary follows:

BRICK—Nervous. Demand light.
CEMENT—Undertone improving.
IRON—Basic leads dull market.
LUMBER—Suburbs lead in demand.
STEEL—Demand sustains advances.
STONE—Stiffening for advance.

Fewer Brick Coming In.

In spite of the fact that it is now risky to depend upon boats making the round trip, especially above Newburgh, the Empire Brick and Supply Co. was the only company to cover this week, although many more probably will do so before the end of next week. Prices were fairly well sustained at three-eighths to three-quarters up to Wednesday, but yesterday ruling prices were \$5.50 to \$6.00. They were weak at the latter figure, however. Raritans being \$5.75 to \$6.00.

The yards up river are still sending cargoes down in fair quantities, although a comparison between the shipments of last week, which included a holiday, and this one were in favor of the week preceding this, while the sales were in more favorable proportion. To illustrate: The incoming cargoes for Monday, Tuesday and Wednesday of Thanksgiving week were 49, while 37 went out. Up to last Wednesday only 40 came in, but 39 went out. The transactions for the six days ending Saturday Nov. 27 follow:

Heldover, Nov. 21; arrived, 56; sold, 58; covered, 4 leaving 15 on hand on Nov. 29.
MANUFACTURERS COVERING FOR DEALERS.

Few dealers in this city have stacked to the extent that they did a year ago. Instead, many of them will draw upon the covered cargoes in the local harbor should they have a sudden demand for commons during the winter. Some of the dealers, it seems, have an arrangement with the manufacturers to cover for them while others will take their chances on local reserve stock. Jersey City, Newark and Hoboken have been drawing heavily this week on Hudson river brick for immediate consumption and for storage.

PRICES TO GO UP SOON.

There is no doubt but that prices will begin to advance from now on. It is considered remarkable by many that they have not moved up before this. In another week it will hardly be wise to depend upon cargoes coming from points above Haverstraw, and next week will witness liberal covering. More brick has been sold this year according to one man, than even in the 1906 boom, but they have not brought the prices they should have brought. Such conditions as existed in this city cannot be remembered within twenty-four years. Low prices and delay in many building operations were responsible for this condition of affairs. Conditions are expected to change this winter, it is said, and early in the Spring activity will begin early in the Spring.

SENATOR ROSE TO DEVELOP YARDS.

Senator John B. Rose, who recently acquired the Bartlett brick yards at Hudson and Roseton, is planning extensive improvements to them and will put them in such shape as to turn out a much larger quantity than ever before. He has not completed his plans yet, but expects to put his new properties in such shape as to make them second to none on the river.

A little strike at Terry Bros.' yards up the river a few days ago, over certain changes that were made on the property was quickly settled and peace now reigns there.

BRICK. (Cargo quotations at the wharf.)*

	Per M.
Hudson River, common.....	\$5.50@ \$6.00
Hudson River, Light Hard.....	4.50 4.75
Raritan River	5.75 6.00
Croton Point—Brown, f. o. b.....	13.00 14.50
Croton Point—Dark and red.....	13.00 14.00
Hollow brick, Haverstraw size....	7.00 8.00

*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	24.00

Enameled:

English size	75.00	80.00
American size	70.00	80.00
Kiln run	55.00	60.00

Portland Cement in Timid Market.

The Portland Cement market is still characterized by authorities in the trade as being timid. As the time for the expected readjustment of prices draws near, the undertone for the better that has pervaded this branch of the material market within the last two months seems to gain ground. There is a feeling of hope among the small companies especially, which carries the expectation that conditions will change soon after the first of the year. Reviewing the business of the fall, agents say that while it shows some improvements over last year, something, by the way, that everybody expected, the gain has been merely in volume and not in profitable business. Prices still hold at \$1.43.

VULCANITE PORTLAND CEMENT CO. TO MOVE.

The Vulcanite Portland Cement Co., for years located at 949 Broadway, in the Fuller Building, has engaged offices in the Fifth Avenue Building and will occupy them after Jan 1. It will have a suite of six offices on the eleventh floor.

CEMENT.

Portland Cement, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

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@ \$1.58
Atlantic Portland	1.43
Atlas Portland	1.43 1.53
Bath Portland	1.43
Dragon Portland	1.43 1.58
Edison Portland	1.43
Lehigh Portland	1.43 1.58
Trowel Portland	1.43 1.58
Vulcanite Portland	1.43 1.58
Alsen's (German) Portland.....	2.40
Dyckerhoff (German) Portland.....	2.43

Basic Leads Iron Sales.

Moderate basic sales featured the week's transactions in iron. About 20,000 tons figured in one transaction for Pennsylvania delivery, while an 8,000 ton order was placed by another concern. A Paterson, N. J., company took still another 3,000 tons. Foundry grades moved slowly and dealers reported practically no change in conditions. There is only scattered buying, but furnaces have a

sufficient amount of work on hand to maintain prices firmly. As a whole, the local pig iron market continued dull.

The tendency to buy iron according to analysis seems to be superseding the old method of classification, according to experts in the trade, 2.75 to 3.25 silicate standing for No. 1; 2.25 to 2.75 silicate for No. 2, and 1.75 to 2.25 silicate for No. 3. Local prices follow:

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

Northern:	
No. 1 x Jersey City.....	\$19.20@ \$19.70
No. 2 x Foundry.....	18.70 19.20
No. 2 Plain	18.20 18.70

The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including lighterage within lighterage limits, N. Y. harbor, \$4.85:

Southern:	
No. 1 Foundry	\$15.00@ \$15.50
No. 2 Foundry Spot.....	14.50 15.00
No. 3 Foundry	14.00 14.50

Basic:

Eastern Pennsylvania	18.75	19.00
Alabama	14.50	15.00
Valley	17.25	15.00

Steel Demand Sustains Advance.

The demand for structural steel well sustains the recent advance, although it cannot be said that the market is stiff at present. This is due to a falling off in fabricating business usual at this time of the year, but encouragement is found in that building plans are going ahead for large operations in this city this winter, among the probable ones being the new Municipal Building and Whitehall addition and one or two others in the Seventh avenue and Fourth avenue sections not yet specified.

The steel trade in general in New York and vicinity was reported as being quiet this week. Stocktaking time has something to do with this, undoubtedly. There was a slight gain in orders, but the shipments were the subject of the most interest. The demand for sheets is picking up, tin and copper leading. The production in steel sheets during the last month is believed to have been a record breaker. Manufacturers of bars and billets are increasing their output to meet the growing demand.

Fabricators here look with satisfaction upon the winter and spring outlook. Inquiries are in for considerable structural work in this city and in Brooklyn, Hoboken, Jersey City and Newark for early spring deliveries. Paterson promises considerable activity. Most of its business will be taken care of probably by the recently acquired Passaic Steel works, reference to which is elsewhere given.

Copper is firmer, with prices slightly higher. Tin also is firmer, with improved prices. The New York Central Railroad was in the market recently for a large tonnage of sheet iron, which was supplied without difficulty, in spite of the delay at the mills in making shipments. The deliveries will run well into the second quarter.

PASSAIC STEEL WORKS SOLD.

The sale this week of the Passaic, N. J., Steel Works to T. H. Conderman, of this city, for \$400,000, was a subject of more than passing interest to local iron men. A Philadelphia firm was the only other bidder at the sale, conducted by Ex-Chancellor Magie, of New Jersey. It is understood that the plant will be operated at full capacity after Jan. 1 in fabricating and ornamental iron work.

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.		Mill.	Store.
Beams and Channels, 15-in. and under	\$1.76	\$2.25	
Angles	1.76	2.25	
Tees	1.81	2.80	
Zees	1.76		

BAR IRON FROM STORE (National Classification).

Table listing various iron products like Round and Square Iron, Flat Iron, and Soft Steel Sheets with their respective prices.

Table listing Soft Steel Sheets in different gauges and finishes, including Blue Annealed and Galvanized options.

Table listing Genuine Iron Sheets, including Nos. 16 through 27, with prices per lb.

Table listing Terne Plates, including Nos. 14 and 16, with prices per 100 lbs.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward.

RUSSIA, PLANISHED, ETC. Genuine Russia, according to assortment, per lb. 11 1/4 @ 14

Metal laths, per sq. yd. 22 24 GALVANIZED STEEL.

Table listing Galvanized Steel sheets in various gauges (Nos. 14-30) and prices per 100 lbs.

COPPER. Sheet Copper, hot rolled, 16 oz. per lb. 18@19

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD. Ton lots 4 7/8 @ 5 Loss 5 5/8

FABRICATED SLAB REINFORCEMENT. "Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

Suburban Business Upholds Lumber.

A wholesale lumber man said this week that the suburban business was holding up the lumber situation, large shipments having gone to nearby towns and cities within the last week.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation.

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

PRICES.

Table listing Clear quarter sawn White Oak, Red Oak, and Select quarter sawn Red and White Oak with prices.

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Table listing various Oak Lumber grades like Ash, Basswood, Birch, Chestnut, Cherry, Cypress, Gum, Maple, Poplar, and Walnut with prices.

MAPLE FLOORING.

Table listing Clear and No. 1 Maple Flooring with prices.

QUARTER SAWN:

Table listing Quarter Sawn lumber in various grades and sizes with prices.

PLAIN SAWN:

Table listing Plain Sawn lumber in various grades and sizes with prices.

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$21.00 per M. West Virginia Hemlock, base price, \$21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

Table listing Lath products like 1 1/2 in. round wood lath and Eastern spruce slab with prices.

SPRUCE (Eastern, Random Cargoes.)

Table listing Spruce cargoes in various sizes with prices.

WHITE PINE.

Table listing White Pine products like Good Uppers, Selects, Shelving, and Cutting up with prices.

LONG LEAF YELLOW PINE FLOORING.

Table listing Long Leaf Yellow Pine Flooring in various grades and sizes with prices.

Big Stone Shipment Coming in.

Large retail dealers of stone have been receiving great quantities of Indiana limestone within the last week in anticipation of a possible shortage of this product this winter.

Visits made this week at the various wholesale offices and to the cutting yards showed that there is considerable optimism in the trade. The cutters are in pretty good shape as far as business is concerned in this city, this being especially true of B. A. & G. N. Williams.

WANTED—A NEW STONE.

A leading wholesale building stone man told the writer a few days ago that he believed that the day of the popularity of limestone is passing, although, he said, the final obliteration is a long way off.

He said that talks with the most progressive architects had led him to believe that they would welcome a new stone, one that offered a different color, for the architectural adornment of New York buildings.

A specialist in roofing and structural slate expressed the opinion this week that, while the summer and fall were not up to expectations, the winter would offer a volume of business a little in excess of normal, judging from the quantity of inquiries now in hand.

STONE.—Wholesale rates, delivered at New York.

Table listing various Stone products like Bennington building mable, Brownstone, Caen, Georgia building marble, Granite, etc. with prices.

SLATE.—Prices are per square, delivered in New York in car lots.

Table listing various Slate products like Bangor, Genuine, Brownville & Monson Mine, etc. with prices.

REAL ESTATE.

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

Table with columns for 1909 (Nov. 26-Dec. 2, inc.) and 1908 (Nov. 27-Dec. 3, inc.) showing Total No. for Manhattan and The Bronx, No. with consideration, Amount involved, and Number nominal.

Table showing Total No. Manhattan, Jan. 1 to date, Total Amt. Manhattan, Jan. 1 to date, and similar figures for 1909 and 1908.

Table showing Total No. for the Bronx, No. with consideration, Amount involved, and Number nominal for 1909 and 1908.

Table showing Total No., Total Amt., and Total No. Manhattan and The Bronx, Jan. 1 to date, for 1909 and 1908.

Table showing Total No. for Manhattan, Total Amt. for Manhattan, Total No. Nominal, Total No. for The Bronx, and Total Amt. for The Bronx for 1909 and 1908.

Assessed Value Manhattan.

Table showing Assessed value, Total No. nominal, and Assessed value for 1909 and 1908.

MORTGAGES.

Large table showing Mortgages for 1909 and 1908, categorized by Manhattan and Bronx, with columns for Total number, Amount involved, and No. at various interest rates.

EXTENDED MORTGAGES.

Table showing Extended Mortgages for 1909 and 1908, categorized by Manhattan and Bronx, with columns for Total number, Amount involved, and No. at various interest rates.

Table showing Total No., Total Amt., and Total No. Manhattan and The Bronx, Jan. 1 to date, for 1909 and 1908.

Total No. for Manhattan, for Nov.

Table showing Total No. for Manhattan, Total Amt. for Manhattan, Total No. for The Bronx, and Total Amt. for The Bronx for 1909 and 1908.

PROJECTED BUILDINGS.

Table showing Total No. New Buildings: Manhattan, The Bronx, and Grand total for 1909 and 1908.

Table showing Total Amt. New Buildings: Manhattan, The Bronx, and Grand total for 1909 and 1908.

Table showing Total Amt. Alterations: Manhattan, The Bronx, and Grand total for 1909 and 1908.

Table showing Total No. of New Buildings: Manhattan, Jan. 1 to date, and The Bronx, Jan. 1 to date for 1909 and 1908.

Table showing Total Amt. New Buildings: Manhattan, Jan. 1 to date, and The Bronx, Jan. 1 to date for 1909 and 1908.

Table showing Total Amt. Alterations: Manhattan, Jan. 1 to date, and The Bronx, Jan. 1 to date for 1909 and 1908.

Table showing Total No. New Bldgs., Total Amt. New Bldgs., and Total Amt. New Bldgs., The Bronx, for 1909 and 1908.

BROOKLYN.

CONVEYANCES.

Table showing Total number, Total amount of conveyances, and Total No. of Conveyances for Nov. for 1909 and 1908.

MORTGAGES.

Table showing Total number, Amount involved, and Total number of Mortgages for 1909 and 1908.

PROJECTED BUILDINGS.

Table showing No. of New Buildings, Estimated cost, Total Amount of Alterations, and Total No. of New Buildings for 1909 and 1908.

QUEENS.

PROJECTED BUILDINGS.

Table showing No. of New Buildings, Estimated cost, Total Amount of Alterations, and Total No. of New Buildings for 1909 and 1908.

THE *Investors' Number* of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

Good classes of investments will be pointed out.

The possibilities of profit to the investor, together with *absolute safety*, will be indicated.

The *Table of Investment Properties* to appear in this issue will be of the greatest value to both buyers and sellers.

Every broker and property owner in Manhattan and the Bronx can use this Table to great advantage.

Drop us a line, saying that you would like to know the plan of the *Investors' Number* and the *Table of Investment Properties* in detail.

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square

11 East 24th Street

4TH AV.—Henry R. Drowne as trustee for Margaret A. Harrison and Georgiana H. Salter has sold 125 4th av, a 3-sty and basement building, on lot 20.6x76.4, between 12th and 13th sts, to Caroline A. Sims for \$37,000.

7TH AV.—S. B. Goodale & Son have sold for Oscar Krause No. 354 7th av, a 4-sty building on lot 21.4x75, near 29th st.

NORTH OF 59TH STREET.

61ST ST.—E. Scharum sold to the Armor Realty Co., 247 West 61st st, a 5-sty tenement, 25x100.5. No. 36 Vandewater st, a 3-sty business building, 17x50 was given as part payment.

65TH ST.—Henry D. Winans & May report the sale of the 5-sty American basement residence 104 West 65th st, on lot 17x100.5, for Miss Cornelia J. Oppenheim, to a Murray Hill resident, for occupancy.

65TH ST.—Mary T. S. Haines sold No. 50 East 65th st, a 5-sty dwelling, on a lot 20x100.5, between Madison and Park avs.

70TH ST.—Frank L. Fisher Co. have sold for Dr. Kinch, the 3-sty house at 273 West 70th st. Mrs. J. Crowell is the buyer.

78TH ST.—Frederick T. Barry has sold for a client to Mary H. Solley, 151 East 78th st, a 3-sty and basement brownstone front dwelling, on lot 16x82.2, fifty-four feet east of Lexington avenue.

80TH ST.—William P. Jones & Son, in connection with Joseph Kramer, sold to Dr. Philip G. Becker, of 245 West 80th st for Mrs. Mary E. Morton, a 5-sty brown stone flat at 451 West 36th st, on a lot 25x100. The selling price is said to be \$26,500.

81ST ST.—S. Osgood Pell's west side agency sold 315 West 81st st, a 3-sty and basement dwelling on a lot 20x100 for Mary F. Dodge.

82D ST.—Clara Mayer has sold 147 East 82d st, a 5-sty flat, on plot 30x102.2, adjoining the northeast corner of Lexington av.

84TH ST.—Frank L. Fisher Company sold for Ferguson Brothers & Forshay, 40 West 84th st, a 3-sty dwelling, on a lot 17.2x102, between Central Park West and Columbus av, to an investor. The present sellers bought the property in the latter part of October.

89TH ST.—S. Oppenheimer & Co., have sold for John Schreiner, the two 5-sty and basement, double flat houses, 315-317 East 89th st, each on lot 25x100 built 80 ft deep to H. Loden, and the adjoining house, 313, also a 5-sty to Chas. L. Holbein, in conjunction with N. H. Weil.

90TH ST.—Jacob J. Talbot sold for Nicholas J. Griffith to Captain John McCauley, the 5-sty and basement double flat, 115 West 90th st, on a lot 26.3x100.

91ST ST.—Louis H. Lowenstein has bought for the Maxlow Realty Company from the Meister & Bache Realty Company, and Levy & Starr, the two 5-sty double flats at 108 and 110 East 91st st, on plot 54x102, adjoining the southeast corner of Park av, and gave in part payment 210 West 133d st, a 5-sty apartment house, 42x100. The 91st-st houses will be extensively altered and improved.

93D ST.—Ludwig C. Traube, leased for a term of years for Thomas Nathans, to William Stuke, 163 East 93d st, a 3-sty and basement, brick private dwelling.

93D ST.—Clarence V. Kip sold the 5-sty American basement dwelling No. 266 West 93d st, directly opposite the handsome residence of Walter Lutgen.

108TH ST.—Charles E. McManus has sold to L. & A. Pincus the plot, 75 by 100, on the north side of 108th st, 125 feet east of Broadway. Mr. McManus bought this plot, together with the northeast corner of Broadway, in August from William Waldorf Astor. Both plots will be improved with apartment houses.

111TH ST.—Joseph Toch has sold the two 6-sty apartment houses at 204 to 210 West 111th st, on plot 100x71.10, adjoining the Elise apartments at the southwest corner of 7th av and 111th st.

111TH ST.—Goodwin & Goodwin have sold for Mrs. Miriam G. Hirsch, 307 West 111th st, 5-sty triple on lot 33.4x100 to a client for investment.

113TH ST.—The Braude Papae Company sold for Abram Bachrach 15 West 113th st, a 3-sty and basement private dwelling. The buyer will immediately alter the building into Russian baths. Plans have been prepared for this alteration by Architect George Haug.

113TH ST.—J. P. & E. J. Murray sold for E. L. Eois the 3-sty and basement brick dwelling, 304 West 113th st, 168x100.11 adjoining the corner of 8th av.

117TH ST.—Louis Bernstein purchased through Arnold, Byrne & Baumann, from the Fleischman Bros. Construction Co., 145 West 117th st., a 5-sty apartment house on plot 25x100. The same brokers sold Mr. Bernstein the adjoining house 147 about one month ago.

118TH ST.—Harry L. Rosen has bought the 5-sty flat 10 West 118th st, on lot 25.6x100.11.

130TH ST.—C. Andrew Rosenthal & Sons sold for Mrs. Jennie Brisk No. 28 East 130th st, a 4-sty dwelling, on a lot 19x100.

131ST ST.—Shaw & Co. have resold for the D. A. Cushman Realty Company, 35 West 131st st, a 6-sty elevator apartment house on plot 50x99.11 known as the Beatrice.

133D ST.—C. Andrew Rosenthal & Sons sold for Mr. Chas. Wynne 514 West 133d st, a 5-sty triple flat on a lot 25x100.

148TH ST.—W. J. Huston & Son have resold for Alexander McCann, 519 West 148th st, a 3-sty dwelling on lot 15.6x99.11.

171ST ST.—Nathan H. Weil sold for Edward Bechtoldt to Emilie K. Frey and Baroness Melita Kometer Wywiolek the private dwelling and stable 558 and 560 West 171st st, on a plot 50x95.

BROADWAY.—Franklin Pettit, president of the Realty Company of America, has bought from various owners the northwest corner of Broadway and 92d st, four 5-sty flats and a vacant lot, comprising frontages of 107.2 feet on Broadway and 125 feet on the street. Jesse C. Bennett was the broker.

Taxpayer Sold.

BROADWAY.—The Barney Estate Company has sold the block front on the west side of Broadway between 86th and 87th sts. It consists of a two-sty "taxpayer" on a plot of about eight lots, fronting about 202 feet on Broadway, 87 feet on 86th st, and 95.9 feet on 87th st. The property has been held at \$700,000. It is directly opposite the new Belnord apartment house covering the block bounded by Broadway and Amsterdam av, 86th and 87th sts. The buildings on the plot have just been completed.

BROADWAY.—Charles J. Appell has sold 2532 Broadway, a 5-sty flat on lot 25.4x100, fifty feet south of 95th st. Herman Elfers is the buyer.

Fort George Trade.

Max Marx has sold through William A. Darling to Robertson & Gammie the plot 416x98x339.5 on the west side of Wadsworth av 459 feet north of 190th st. The purchasers will erect on the site four houses, each about 100 feet wide, 5-stys high without elevators. The plot is located near the Fort George subway station now building at 190th street. Robertson & Gammie gave in part payment the four 5-sty flats with stores at the southwest corner of Intervale av and Jennings st, on plot 185.4x117x144.6x110.

BUENA VISTA AV.—The Mantle Realty Co. has sold to a client of David Stewart the vacant plot, 100 by 105 by 127 by 100, west side of Buena Vista av, 112 feet south of 181st st. This plot adjoins the one in Riverside Drive sold recently by this company to the same buyer.

WANTS AND OFFERS

IMMEDIATELY

FOR SALE, Steel and Granite Building, vicinity Union Square. Electric freight and passenger elevators, \$150,000. Address

C. T. DAWES, 3 South William St., City

BEAUTIFUL SOUTHERN HOME FOR SALE. BY THE OWNER, at a sacrifice, one of the best farms in southeast Georgia, few miles from large city, on main public road; 900 acres, 6-room residence, plenty shade trees, two-room house, three-room house, barns, stables, outhouses, beautiful lake, timber, live stock, implements, etc., everything for \$16 per acre. **FRANK WHEYLAND, Jacksonville, Fla.**

ONE OF THE MOST attractive, successful, fair, square, good-grade Long Island land developments; demonstrated seller, with high-class recorded list, showing substantial profits and great possibilities; would combine business and organization on mutually advantageous basis with satisfactory realty or construction concern or capitalist for purpose increasing facilities and extending operations. **BOX 7, Record and Guide.**

125TH ST. PROPERTY in a good location, can be had on a 60 year lease.

JACOB A KING, 51 W. 125th street, New York.

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

FOR SALE—Record and Guides bound with Index, 1868 to 1905. Make offer. Address Box 60, care of Record and Guide.

TWO MORTGAGE LOAN application books for sale cheap. **ROOM 612, 38 Park Row.**

If you want to know who is building, and who, therefore, is in the market for building materials, read the **RECORD and GUIDE.**

uted largely to the narrowness of the streets, which shuts out the light and prevents the proper circulation of air.

However this may be, "old Greenwich village" is sidetracked as it were, and the business of its local committee lies in the direction of correcting the evil. "This can be accomplished gradually by first establishing a more direct means of getting to and from our neighborhood," said Dr. Edwin Zimmerman during the week. "By the extension of 7th av one of the best and most neglected sections of our great city would be pierced by a thoroughfare, where none now exists, which would add at least 500,000 more people to our quarter. Following this improvement innumerable old buildings would be demolished and substantial apartment houses and business structures would quickly rise in their places. Not only would this rehabilitation rebound to the benefit of owners of real estate in the Greenwich section, but the city's revenue in taxes would increase in proportion."

President Zimmerman further called attention to the unclean condition of many of the streets and to the necessity of adequate transit service. "My committee earnestly recommends a subway which should follow under 7th av," he said. "A diversion from this route would detract from many of the advantages of real estate ownership and retard an otherwise upward growth in values. Unless these improvements are voted us I am not alone in the opinion that there will be a gradual migration of residents to other sections."

REAL ESTATE NOTES

Mr. H. S. O'Neill, who has had charge of the renting department of H. M. Weil Co., is no longer connected with them.

Wm. P. Jones & Son, of 303 West 43d st, have been active real estate brokers and agents on the West Side for many years. They make a specialty in the care and management of improved property.

The M. Morgenthau, Jr., Company has placed for the Sterling Realty Co. with an estate a first mortgage of \$95,000 at 4½ per cent. for five years on the Camden, 206 West 95th st, a 6-sty apartment house.

George Mercer, a real estate dealer, with an office at 266 West 23d st, died suddenly on Monday while walking in 23d st, between 7th and 8th avs. Heart disease was the cause of his death. He was in his seventy-seventh year.

A mortgage for \$650,000 for three years at five per cent. was given yesterday by the Woodstock Hotel Co. to the Metropoli-

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.

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PROGRESS IN PUBLICITY

is rapid and sure. **Tabloid Circulars**, as they are to be published in the Record and Guide, are a modern and logical development.

SEND FOR SAMPLE SHEETS

THE RECORD AND GUIDE CO., 11 East 24th Street, N. Y.

tan Life Insurance Co. on the property, 103.8x100.5, in the north side of 43d st, 320.10 ft. west of 6th av.

Samuel Goldsticker has been appointed receiver of the rents of 334-336 Bowery, a 6-sty loft building, pending a suit brought by Samuel Rauch to foreclose a third mortgage of \$2,500, made by Joseph Wierethier and others. The prior mortgages amount to \$86,000.

Cornelius G. Kolff, specialist in Staten Island property, has issued a new edition of King's Booklets, showing many pretty views in all sections of Richmond Borough, and the many advantages which they offer. These booklets can be had on application to Mr. Kolff at his office, 45 Broadway, Manhattan.

More litigation involving the Evans estate properties may result from the filling of a lis pendens on Saturday in a suit brought by Anna C. McNay against the Thomas W. Evans Museum and Institute Society for a construction of the Evans will. The plaintiff is said to have set up a claim to an interest in the estate amounting to \$35,000, alleged to be due her through an assignment on the part of one of the heirs. The lis pendens covers the block bounded by Broadway and West End av, 89th and 90th sts, recently bought by Robert E. Dowling, as well as 117 Fulton st, 44 Ann st, 64 Pearl st, 38 Water st and 26 John st.

After an illness of one year, John Davis, seventy-five years old, who for nearly half a century was in the real estate business in this city, died of heart disease at his home, 620 West 122d st. He was a recognized authority on realty values and was frequently employed by the city as an expert appraiser. Born in London in 1834, Mr. Davis came to New York with his parents, and after being educated in the public schools he entered a real estate office. Within a few years he opened a brokerage office in the financial district and continued in that section until he retired. For many years his office was at 95 Liberty st, where the large business which he had built up has been continued by his two sons.

It was said this week at the office of the Title Guarantee and Trust Company that the most significant feature of the mortgage market continues to be the persistent and extending market for small mortgages. Notwithstanding the fact that it was a holiday week, we disposed of one hundred and twenty-three mortgages, aggregating very close to a million dollars. If this popularization of the small mortgage investment continues and the people who now keep two or three thousand dollars in bank accounts at a low rate of interest begin to invest in mortgages instead, the time will come very quickly to New York City when the amount of money that can be borrowed on real estate will be limited only by the number of safe loans that are wanted.

vision means? If the mortgage begins as a building loan, as the structure progresses, it is made in partial payments, at usually 6% interest. On completion of the structure it becomes usually a permanent loan at from 4½% to 5% interest; this interest charge works every day, including Sundays and holidays, and is the real white man's burden when the paper scheme of the architect of real estate man fails to make good.

"The architect, the building and the real estate man have three separate points of view. The real estate man's viewpoint is perhaps of more value to the owner than the others, for it is concerned with the production of income.

"A competent real estate man given a set of plans and paid to criticize them, also to estimate probable income, is a consummation devoutly to be wished in the preliminaries of a building operation. Then, possibly, owners would not suffer the disillusionment they so often experience, for the real estate man should know what people want to rent, what they will pay well, and what they will not take, no matter what the rent.

"Perhaps our hardest downtown problem to-day is light—plain, common daylight. We real estate agents, in that district, perhaps, do not rent space. I conceive we rent light, with some space added. One office applicant wanted park frontage, nothing else. He had moved four times in four successive years. Each year a new structure cut off his light, and he would only go where he knew the light would not be cut off.

"The improvement in skyscrapers in the last ten years have been many in detail, but few in fundamentals, perhaps some fundamentals have retrograded—say ceiling height.

"The advances I note are: complete fireproofing, better elevator service, better electric lighting, improved water supply, vacuum cleaning, improved locks, better attention to tenants, improved plumbing and fixtures, improved ventilation.

"I notice also certain backward tendencies in some cases. I imagine retrograde movements in the newer buildings, namely, lower ceiling height; larger buildings and consequently tenants harder to get at; intricate passenger elevator service (express and local) that strangers have to learn.

"He who keeps up to date most, is, seemingly, in the business game longest; but he who cries, it is finished, when the new building is done, lets himself and the property he manages stay finished without constant subsequent repair and improvement. That building and that agent may be likened to a Dinosaurian survival, a relic of the past, a monument perhaps, or walking around to save the expense of interment, but the living, breathing, pulsing present has but small use for monuments. As time goes on, a monumental building unconsidered and unrepaired and unimproved, gradually becomes the home of businesses that have been; of calm and reflective citizens who dislike change or worry; cobwebs come in the hall, the vacant offices have a tomb-like look, while the elevator boy, when not asleep, hates to be interrupted in his reading, and somehow you don't want to annoy him, he is so much the proprietor and the only living thing in sight.

"The care and management of old property is to be your experience. So fast does this city move that any building over five years old gets classified by tenants as among those who 'also ran.' The twenty-year old building is as good as the five-year old in tenants' opinion, given the facilities the tenants expect are to be had in the one as well as the other, but there's the rub. Therefore, the real age of a building, I conceive, to be its constant adaptation to the varying needs of an increasingly insistent tenancy, demanding co-operative facilities and tending to make office management akin to hotel keeping, minus beds.

"As this is apparently the beginning of the day of the specialist in all business, real estate is no exception. Has not the general real estate agent in large communities been replaced in increasing numbers yearly by the specialist who makes one branch of the business his particular study? And should we not consider this modern dividable tendency to business is to increase proportionately in the future as in the past?"

In speaking of old buildings, Mr. Tredwell had this to say of Trinity Church:

"Some other estates seem to show but little interest in the city, whose growth is the source of their prosperity. The most notorious of 'L'Roi Faineants,' or 'lazy kings,' possibly is Trinity Church, part of whose charitable activities, on which much of its rents are spent, should be the practical consideration and amelioration of its own remissness to the city to whom it owes all.

"There are still other owners downtown whose peculiar activities seem bent on staying or destroying values in their own and surrounding property.

"I have not tried to enumerate in this lecture any particular instances, as the profession is crowded with stories of this or that transaction. They will presently engage your attention. But you who represent the future real estate agents in this city may have to consider as your downtown province the entire area between the Battery and 59th st, for I wish you to consider one proposition that I lay before you to-night, that the downtown district of the City of New York embraces the entire area to-day between the Battery and 59th st. It may seem a little hard for you to recognize that, but the fact remains true, nevertheless.

MAY AFFECT PENDING REALTY DEALS.

THE excessive cost of bringing the tracks of the Southern Boulevard and Westchester av branch of the Broadway-Lexington Avenue Subway to the surface at a location near East 158th st, is responsible for a proposed modification in the general subway construction plans, as recently suggested by the Public Service Commission. As the proposition now stands, it is reasoned that instead of coming to the surface at the street mentioned, it would be better to continue the road as a subway to a point in private holdings on Whitlock av, between Bancroft and Aldus sts. A change is also planned in the line of the railroad north of Hunt's Point. Instead of continuing along the Southern Boulevard and Westchester av it curves into Whitlock av, running thence northerly along Whitlock av and private holdings into Westchester av.

Many owners of real estate in that neighborhood fear that the proposed change will result in much delay, since the recommendations of the Board of Estimate must be thoroughly looked into by that body, and a public hearing held before they can be finally adopted. Not only is the suspense with respect to the outcome confined to owners of Bronx realty, but real estate brokers as well are beginning to complain that negotiations for property are likely to be interfered with if the question of route is not quickly settled.

DEPRECATE TROLLEY DELAY.

Much discontent is at present being shown by residents and owners of real estate in the vicinity of Van Nest and Westchester over the trolley situation in East 177th st. As the matter now stands, little if anything is being done by those in charge of the construction work towards expediting the completion of the new Bronx crosstown line. The road is practically ready for operation, except for the placing of the poles and wires, and a general cleaning up and adjustment of the line at the gap where it crosses the New Haven Road.

It will be recalled that East 177th st is a new thoroughfare, and it may be said to be the most important highway connecting the middle Bronx with the recently annexed territory easterly therefrom. The necessity of the early operation of a transit line through the street in question is regarded by realty owners in that quarter as especially urgent at this time, particularly since many resales of property depend upon the actual running of cars between the points alluded to. As planned at present the road goes from Unionport Bridge and Ludlow av over East 177th st (Tremont av) to West Farms, where it connects with the Lenox av subway on a 3-cent transfer. It then travels over the tracks of the crosstown line in 181st, running under the 3d av elevated, thence crossing Washington Bridge connecting with the Broadway division of the subway, at which point a 3-cent transfer will be given as well.

At some future time the line will be run to the Sound, meeting the Shore Boulevard. When this is done, much desirable residence property in the vicinity of Throggs Neck Gardens will be thrown upon the market. Among other estates to be affected by the extension of the transit line are the Huntington estate, the holdings of the Havemeyer family and John A. Morris, and St. Joseph's Institute. The question of the prolonged delay in opening the first section of the road is now being discussed by the taxpayers' associations of Unionport and Van Nest.

PLANNING FOR THE FUTURE.

The recent formation of the "Manhattan Central Improvement Association," which plans to aid property and business interests in the territory between 31st and 37th sts (bounded on the east and west by both rivers), bids fair to result in a considerable quickening in realty transactions in the section referred to if the ideas of its promoters are carried out. The association intends to direct its influence toward widening some of the streets, if found necessary. It will also bid for the maintenance of a subway station in 34th st, in the event of the construction of an underground road on the West Side to connect with the tunnels of the McAdoo system. In addition to this the organization contemplates taking an active interest in improving the thoroughfares leading to the new 7th av station of the Pennsylvania Railroad.

Although no definite plans have as yet been officially announced, it is likely that the Improvement Association will at once attempt to enlist the aid of individual owners of property in obtaining substantial support to the movement. "All property owners in this district have been invited to join," said Walton H. Marshall, who acted for George C. Boldt at the preliminary meeting. "Tiffany, Clafin, Gorham, Oppenheim & Collins, Macy, Saks and many others were represented at the meeting, and we hope to have nearly all important property owners present at the December 6 meeting."

The directors of the new body are Isidor Straus, Isidor Saks, Oscar Hammerstein, Geo. C. Boldt, Louis Stewart, Wm. H. Martin, Chas. H. Keep, Roderick M. Cameron, Edwin H. Popper and C. J. Allen. Mr. Allen has been engaged as secretary of the association, partly owing to his newspaper experience. The temporary chairman is Isidor Saks, who was largely instrumental in bringing about the formation of the association.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 27 to December 11, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named street in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. EAST 136TH STREET OPENING, from Locust avenue to East River. Confirmed October 26, 1909; entered November 26, 1909.

HERMAN A. METZ, Comptroller.
City of New York, November 26, 1909. (15116)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 15, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the followed-named street and place in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. WEST STREET—OPENING, from Honeywell street to Crotona Parkway. Confirmed November 9, 1909; entered November 30, 1909. 24TH WARD, SECTIONS 12 AND 13. KNOX PLACE—OPENING, from Mosholu Parkway North to Gun Hill road, and GATES PLACE—OPENING, from Mosholu Parkway North to Gun Hill road. Confirmed August 9, 1909; entered November 30, 1909.

HERMAN A. METZ, Comptroller.
City of New York, November 30, 1909. (15204)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND:

1ST WARD. PROSPECT AVENUE—REGULATING AND FLAGGING, from York avenue to Lafayette avenue.

HERMAN A. METZ, Comptroller.
City of New York, November 30, 1909. (15214)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. FAILE STREET—SEWER, between Seneca avenue and Lafayette avenue. RECEIVING BASIN at the southwesterly corner of IRVINE PLACE AND GARRISON AVENUE, 24TH WARD, SECTION 11. SUBURBAN PLACE—PAVING THE ROADWAY AND SETTING CURB, from Boston road to Crotona Park East.

HERMAN A. METZ, Comptroller.
City of New York, November 30, 1909. (15209)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. SEWER in BODINE STREET, from VERNON AVENUE to Hamilton street; in HAMILTON STREET, in HANCOCK STREET, and in the BOULEVARD, from Bodine street to Harris avenue; in BODINE STREET, from Hamilton street to the Boulevard, and from the Boulevard to Sherman avenue.

HERMAN A. METZ, Comptroller.
City of New York, November 30, 1909. (15213)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 3.—Regulating, grading, curbing and laying cement sidewalks on Gravesend avenue, from Fort Hamilton avenue to Twenty-second avenue, together with a list of awards for damages caused by a change of grade.

List 562.—Sewer in Eighty-eighth street, between Fort Hamilton avenue and Fifth avenue; outlet in Gelston avenue, between Eighty-eighth street and Ninety-second street; in both sides of Fort Hamilton avenue, between Eighty-eighth and Ninetieth street; with outlets between Ninetieth and Ninety-second streets.

List 609.—Sewer in Eighty-fourth street, between Fort Hamilton avenue and Seventh avenue, and in Eighty-fifth street, between Fort Hamilton avenue and Seventh avenue.

List 637.—Sewer in Bushwick avenue, from Garden street to Beaver street.

List 643.—Sewer in East Ninth street, between Ditmas and Eighteenth avenues.

List 673.—Sewer basin at the northeast corner of Bond and Third streets, and sewer in Third street, from Bond street to Gowanus Canal.

List 685.—Grading a lot on the south side of Fifty-second street, between Ninth and Tenth avenues, known as Lot No. 11 of Block 5659.

List 732.—Sewer in Chester street, between Blake avenue and Hunterly road.

List 734.—Sewer in Commerce street, between Columbia and Richards streets.

List 735.—Sewer in Dobbin street, between Meserole and Norman avenues.

List 739.—Sewer in East Twenty-third street, between Beverley road and a point 220 feet north.

List 743.—Sewer in Fifty-third street, between Eighth and Ninth avenues.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 4, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, December 2, 1909. (15179)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.

List 631.—Sewer in West One Hundred and Sixty-seventh street, between Amsterdam and Audubon avenues.

List 811.—Basin at the northeast corner of One Hundred and Eleventh street and Riverside Drive.

List 862.—Basin at the north side of Manhattan street, 87 feet west of Twelfth avenue.

List 864.—Sewer in West One Hundred and Seventy-second street, between Fort Washington avenue and Broadway.

BOROUGH OF THE BRONX.

List 279.—Sewer in Garrison avenue, between Longwood avenue and Whittier street.

List 294.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Andrews avenue, from Burnside avenue to West One Hundred and Eightieth street.

List 393.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Mosholu Parkway North, from Jerome avenue to Gun Hill road.

List 804.—Paving with creosote-resinate wood blocks Charlotte street, from Boston road to Jennings street, and setting curb where necessary.

List 871.—Receiving basin on the south side of East One Hundred and Ninety-third street, at the intersection of Morris avenue.

BOROUGH OF RICHMOND.

List 557.—Sewer in Tompkins avenue, from a point 175 feet north of Arrietta street northerly to a point about 395 feet north of Wall street; Fort place, from Tompkins avenue to Belmont place; in Monroe avenue, from a point 150 feet north of Richmond turnpike to Fort place; in Montgomery avenue, from a point 160 feet north of Richmond turnpike to Fort place; in Madison avenue, from First avenue to Fort place; in Sherman avenue, from First avenue to Fort place; in First avenue, from Sherman avenue to Westervelt avenue; all being in the district known as Sewer District No. 1-D, in the First Ward.

List 695.—Sewer in Richmond terrace, from Harbor road to a point about 880 feet west of Arlington avenue; in Mesereau avenue, from Cedar street to Richmond terrace; in Lockman avenue, from Richmond terrace to a point about 950 feet south therefrom; in Andros avenue, from Cedar street to Richmond terrace; in Harbor road, from a point about 940 feet south of Richmond terrace northerly to the present bulkhead wall of the public dock, with a separate sanitary outlet thence to the pier line; all being within the district known as Sewer District 10-A, First Ward.

List 728.—Sewers in Lockman avenue, from a point about 950 feet south of Richmond terrace southerly for about 275 feet, and in Cherry lane, from the existing sewer in Marianne street to a point near Palmers run.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 27, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, November 27, 1909. (15134)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 7.—Regulating, grading, curbing and laying cement sidewalks on Ninetieth street, between Third and Fifth avenues, together with a list of awards for damages caused by a change of grade.

List 338.—Regulating, grading, curbing and paving with asphalt East Thirty-second street, from Glenwood road to Avenue H.

List 509.—Receiving basins on Bedford avenue, at the northeast and northwest corners of Carroll street; northeast and northwest corners of Crown street; northeast corner of Montgomery street; southeast corner of Linden street; northeast and northwest corners of Church avenue, and at the intersection of the westerly curb line of Bedford avenue with the easterly curb line of Flatbush avenue.

List 559.—Sewer in Benson avenue, between Bay Twenty-sixth street and Twenty-first avenue; basin on Bay Twenty-sixth street, at the westerly corner of Eighty-sixth street; at the easterly corner of Cropsey avenue; at the north and west corners of Benson avenue and Bay Twenty-sixth street.

List 612.—Sewer in Fourth avenue, west side, between Ninety-second and Ninety-fifth streets, with outlet in Fourth avenue, westerly side, between Ninety-fifth street and Marine avenue, and in Ninety-fourth street, between Fourth and Fifth avenues.

List 681.—Paving with asphalt Blake avenue, from Hopkinson avenue to Junius street.

List 730.—Laying cement sidewalks on the north side of Arlington avenue, between Shepherd avenue and Dresden street, and between Dresden street and Hale avenue; south side of Devoe street, between Morgan avenue and Catherine street; south side of Metropolitan avenue, between Morgan avenue and Vandervoort avenue; west side of Catherine street, from Devoe avenue to Metropolitan avenue; east side of Diamond street, between Nassau street and Driggs avenue; southeast side of Noll street, between Hamburg and Flushing avenues; northwest side of Noll street, between Hamburg and Flushing avenues.

List 733.—Sewer basin at the southeast corner of Chester street and Dumont avenue.

List 736.—Sewer basin at the southwest corner of East Eleventh street and Hinckley place.

List 737.—Sewer basin at the northwest corner of East Twelfth street and Slocum place.

List 742.—Sewer basin at the northeast corner of Emmons avenue and East Twenty-sixth street.

List 763.—Sewer basin at the Southeast corner of Sixth street and Eighth avenue.

List 877.—Paving with asphalt Ditmas avenue, between Flatbush and Ocean avenues.

List 9936.—Regulating, grading, curbing and lay-

PUBLIC NOTICES.

ing cement sidewalks on Twentieth street, between Tenth avenue and Vanderbilt street, together with a list of awards for damages caused by a change of grade.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 28, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, November 26, 1909. (14987)

DEPARTMENT OF FINANCE.

CORPORATION SALE OF REAL ESTATE. D. & M. Chauncey Real Estate Company, Limited, Auctioneers.

PUBLIC NOTICE is hereby given that, pursuant to a resolution adopted by the Board of Estimate and Apportionment, on the 12th day of November, 1909, and also by virtue of a resolution adopted by the Commissioners of the Common Lands of the late Town of Gravesend, adopted November 12, 1909, and in accordance with the provisions of law, as enacted by Chapter 638, Laws of 1895, as amended by Chapter 69, Laws of 1897, and as further amended by Chapter 472, Laws of 1897, and Chapter 516, Laws of 1909, the Comptroller of the City of New York will offer for sale, at public auction, on

WEDNESDAY, DECEMBER 29, 1909,

at 12 o'clock M., at the Brooklyn Real Estate Exchange, No. 189 Montague Street, in the city of Brooklyn, the following real estate belonging to and being part of the Common Lands of the Town of Gravesend, located in the Borough of Brooklyn, being known and distinguished as Boulevard Lot 10 on the Map of the Common Lands of the Town of Gravesend, and more particularly described on map on file in the office of the Bureau of Real Estate, Department of Finance, 280 Broadway, Borough of Manhattan.

By order of the Commissioners of the Common Lands of the late Town of Gravesend, under resolution adopted November 12, 1909, and also by order of the Board of Estimate and Apportionment, under resolution adopted November 12, 1909. For full particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 20, 1909. (15112)

DEPARTMENT OF FINANCE.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids, all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for bridge purposes, in the

BOROUGH OF MANHATTAN.

BEING the buildings, parts of buildings, etc., standing within the lines of property acquired for the purposes of the Manhattan Bridge and now remaining on the block bounded by the Bowery, Bayard, Chrystie and Canal streets, and being more particularly designated as Nos. 11, 13, 15, 17, 19, 21 and 23-25 Chrystie street, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Room 141, No. 250 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held May 26, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

MONDAY, DECEMBER 6, 1909,

at 11 a. m., in lots and parcels and in manner and form as follows:

Parcel No. 1. No. 11 Chrystie street, five-story brick building.

Parcel No. 2. No. 13 Chrystie street, six-story brick building.

Parcel No. 3. No. 15 Chrystie street, six-story and basement brick building.

Parcel No. 4. No. 17 Chrystie street, six-story and basement brick building.

Parcel No. 5. No. 19 Chrystie street, six-story and basement brick building.

Parcel No. 6. No. 21 Chrystie street, six-story brick building.

Parcel No. 7. Nos. 23 and 25 Chrystie street, six-story and basement brick building.

For further particulars see City Record.

HENRY A. METZ, Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 23d, 1909. (14955)

PROPOSALS.

Troy, N. Y., November 22, 1909. SEALED PROPOSALS for the erection and completion of a building called "The Central School," to be erected on a lot of land on the corner of State street and Seventh street, Troy, N. Y., will be received by the Board of Contract and Supply, of the City of Troy, or by any member thereof, until 11 o'clock a. m. on Tuesday, December 7, 1909, at the office of the Board, City Hall, Troy, N. Y., at which time and place they will be publicly opened and read.

Proposals are to be for work in accordance with plans and specifications prepared by R. Clipston Sturgis, Architect, 120 Boylston street, Boston, Mass., and are to be made out on the form accompanying the specifications. Plans and specifications may be obtained on and after November 22, 1909, at the office of the Board of Contract & Supply on deposit of twenty-five dollars (\$25.00), such sum to be refunded on the return of the drawings and specifications.

A certified cheque on a Troy Bank for three thousand dollars (\$3,000.00) payable to the Treasurer of the City of Troy, must accompany each proposal as security for carrying out said proposal.

Bids will be received, opened, publicly read, and acted upon in accordance with the provisions of the City Charter.

Signed—
Board of Contract & Supply, City of Troy.
ELIAS P. MANN, Chairman.

AUCTION SALES OF THE WEEK.

(Continued from page 1012.)

*147th st, s s, 215 w Brook av, 50x99.10, vacant. (Amt due, \$2,998.65; taxes, &c, \$600; sub to a first mort of \$7,500.) Katharine S Lyons. 12,400
*Goerck st, Nos 152 to 158, on map Nos 148 to 162. 243,740
*Houston st, Nos 488 & 490 on map Nos 484 to 490. 28,200
3d st, Nos 396 & 398. 28,000
n 94.3 to 3d st, x w 45.4 x s 181.1 to beg, three 6-sty brk tenements and stores. 28,100
Houston st, Nos 496 & 498 on map Nos 494 & 496, n s, 135 e Goerck st, 45x81, 6-sty brk tenement and stores. 28,100
(Amt due, \$12,640.38; taxes, &c, \$4,386; sub to prior mortg aggregating \$231,200.) Sada Makler. 243,740
Rivington st, Nos 255 to 257 1/2, on map Nos 255 and 257, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. (Amt due, \$20,587.27; taxes, &c, \$1,400; sub to a first mort of \$45,000.) A Margolin. 72,000
1st av, No 1515, w s, 27.2 n 79th st, 25x100, 4-sty stone front tenement with stores (exrs sale). George H Beck. 28,200
1st av, No 1517, w s, 52.2 n 79th st, 25x100, 4-sty stone front tenement with stores (exrs sale). S Berliner. 28,000
1st av, No 1519, w s, 77.2 n 79th st, 25x100, 4-sty stone front tenement with store (exrs sale). Charles Rosenberg. 28,100
15th st, No 605, n s, 88 e Av B, 25x103.3, 5-sty brk tenement (voluntary). James N Webb. 14,100
10th st, Nos 204 and 206, s s, 97.4 e Bleeker st, 39.9x95x39.9x94.10, two 2 1/2-sty brk and frame dwellings (exrs sale). David & Harry Lippmann and Jacob Kottek. 20,600
100th st, No 42, s s, 369.10 w Central Park West, 19.4x100.11, 4-sty brk tenement (exrs sale). Bid in at \$13,600. 72,000
85th st, No 216, s s, 205 e 3d av, 25x102.2, 5-sty stone front tenement (exrs sale). Edward C Sheehan. 25,100
Broad st, Nos 105 1/2 to 111. 280,500
e 66.6 x n - x w 18.10 x n 59 to Water st, x w Water st, Nos 26 & 28. 280,500
46.10 to beg, 8 1/2-sty, three 5-sty, 4 1/2-sty and 3-sty brk buildings (voluntary). Ernest Plagg. 280,500
5th av, Nos 2178 & 2180. 27,250
n w cor 133d st, 49.11x110, two 5-sty brk tenements with stores (voluntary). Bid in at \$69,000.
12th st, No 274, s s, 75.4 e 4th st, 16.7x91x16.6x92.5, 5-sty stone front tenements (voluntary). Bid in at \$21,100.
15th st, No 110, s s, 140 w 6th av, 20x83.3, 4-sty stone front dwelling (voluntary). Bid in at \$25,000.
134th st, Nos 71 to 75, n s, 208.1 e Lenox av, 52.6x99.11, three 3-sty brk dwellings (voluntary). Ludwig Hess. 27,250

(Estate of Stephen Whitney.)

West st, No 30, e s, 150.5 n Morris st, 21.8x101.7x19.5x98.4, 5-sty brk storage building. (Partition.) Stephen Whitney Est Co. 28,000
Washington st, No 53, e s, 122.11 n Morris st, 34.3x67.11x31.6x63.9, 5-sty brk tenement and stores. (Partition.) A J Doyle. 30,500
Whitehall st, No 26, w s, 60.5 n Pearl st, 24x59.3x24.7x62.3, 5-sty brk loft and store building. (Partition.) Saranac Realty Co. 62,500
Water st, No 1, s s, 25.10 e Whitehall st, 25.2x67.2x28.3x65.8, 5-sty brk loft and store building. (Partition.) Dr. John T Nagle. 30,000
South st, No 19, n s, 104.9 e Broad st, 28.7x112.5x28.7x116.2, 4-sty brk storage building. (Partition.) Stevenson Taylor. 32,500
Water st, No 31, s s, 75.1 e Broad st, 28.6x77.9x28.7x75.11, 4-sty brk loft

and store building. (Partition.) Thos D Day, Jr. 32,300
Front st, No 48, n w s, 71.3 n e Coenties Slip, runs n w 90 x n e 9.2 x s e 4.10 x n e 10.7 x s e 84.7 x s w 19.9 to beg, 4-sty brk loft and store building. (Partition.) Horace S Ely & Co, for a client. 23,700
Front st, No 63, s s, 115.3 w Old Slip, 22.4x86.10x21.9x86.10, 4-sty brk loft and store building. (Partition.) S T Bell. 22,500
South st, No 236. 28,000
n s, 103.8 w Pike st, runs w 20.7 x n Water st, No 459, on map No 461. 160 to Water st, x e 14.4 x s e 40.3 x s 120.8 to beg, 5-sty brk storage building. (Partition.) L G Timpson. 28,000
Madison st, Nos 286 & 288, s s, 55.11 w Montgomery st, 36.1x75, two 3-sty brk tenements, land only. (Partition.) Paul Hellinger. 14,900
Monroe st, No 191, n s, 62.1 e Montgomery st, 20x65.4x20x66.4, 3-sty brk tenement. (Partition.) Lowenfeld & Prager. 16,000
Madison st, No 292. 11,100
s e cor Montgomery st, 17x49.9x18.6x49.9, 4-sty brk Montgomery st, tenement and store, land only. (Partition.) Catherine Courtney. 11,100
Montgomery st, Nos 35 & 37, e s, 49.9 s Madison st, 40x75x42.9x75.1, two 3-sty brk tenements and stores, land only of No 35 Montgomery st. (Partition.) David Baum. 16,000
Monroe st, Nos 193 & 195, n s, 82.1 e Montgomery st, 40.10x90.10x40.11x 93.10, two 3-sty brk tenements, land only. (Partition.) Lowenfeld & Prager. 14,250
Monroe st, No 209, n s, 32.2 w Gouverneur st, 16.6x48.10x16.6x48.9, 3-sty brk tenement. (Partition.) Lowenfeld & Prager. 6,125
Broadway, No 665. 23,000
w s, 200 s 3d st, 25x200 to Mercer st, 24.10x200, part Mercer st No 232. 5-sty stone front hotel. (Partition.) Stephen Whitney Est Co. 112,000
5th st, No 323, n s, 275 e 2d av, 25x97, 3-sty brk stable and 1-sty frame stable in rear. (Partition.) Louise Fox. 17,750

BRYAN L. KENNELLY.

*9th av, No 484. 50,000
n e cor 37th st, 24.9x100, 5-sty brk tenement and stores. 37th st, No 357. (Amt due, \$60,277.77; taxes, &c, \$5,952.80.) James Everard. 50,000
39th st, No 317, n s, 250 w 8th av, 25x98.9, 4-sty brk tenement with store (voluntary). Dr Sidonia Weiss. 23,000
132d st, Nos 2 & 4, s s, 75 w 5th av, 35x99.6, two 4-sty stone front dwellings (voluntary). Bid in at \$22,750.

SAMUEL MARX.

*Walton av, No 559, w s, 210.8 s 150th st, 17.7x102.10x17.7x101.11, 3-sty and basement brk dwelling. (Amt due, \$3,967.15; taxes, &c, \$1,050.23.) Security Co, trustee. 7,500
Madison av, No 1584, w s, 50.11 n 106th st, 25x100, 5-sty stone front tenement and store. (Amt due, \$5,414.43; taxes, &c, \$540.35; sub to a mort of \$25,000.) Pendant Realty Co. 30,520

WM. KENNELLY, JR.

52d st, No 110, s s, 180 w 6th av, 20x76.9x20.4x80.5, 4-sty brk and stone garage (voluntary). A T Bowen. 29,500

SAMUEL GOLDSTICKER.

135th st, No 243, n s, 150 e 8th av, 25x99.11, 5-sty brk tenement. (Amt due, \$26,010.72; taxes, &c, \$441.72.) Louis Walter. 27,050

Total 1,572,809
Corresponding week, 1908. 2,258,282
Jan. 1st, 1909, to date. 55,486,057
Corresponding period, 1908. 53,520,917

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.

CONVEYANCES

Nov. 26, 27, 29, 30, Dec. 1 and 2. (No. 101.)

BOROUGH OF MANHATTAN.

Allen st, No 42. 3-sty frame on map Nos 40 and 42. (brk front) tenement and store and 5-Hester st, No 95. 1/2 sty brk tenement and stores. Louis Smith to Hinda Howard. 1/2 share, title and interest. All liens. Nov 29, 1909. 1:308-34. A \$32,000-\$45,000. other consid and 100
Barrow st, No 63, s s, 41.4 e Bedford st, 17x25, 3-sty brk dwelling. Elizabeth Lahey to Fanny H Von Schmid. Nov 29. Dec 1, 1909. 2:587-43. A \$2,500-\$3,000. other consid and 100
Baxter st, No 15, e s, abt 100 s Worth st, 23.10x81, 6-sty brk tenement and stores. Andrea Defina et al to Elvira Sivori and Anna Lippi. Mort \$30,000. Nov 30. Dec 1, 1909. 1:161-23. A \$15,000-\$35,000. other consid and 100
Beach st, No 63. 79.10 to w s Greenwich st, runs w 79.8 x n Greenwich st, No 394. 79.10 to w s Greenwich st, x s 25 to beginning, 4-sty brk loft and store building. Chas Bettels to Empire State Surety Co. Mort \$29,000. Nov 26, 1909. 1:216-33. A \$23,000-\$31,500. nom
Cherry st, No 346. 46.8x97.1x46.8 n w cor Montgomery st, 46.8x97.1x46.8 on map Nos 346 and 350. x96.8, 6-sty brk tenement and stores. Montgomery st, Nos 64 & 66. Ida Kassel and Clara Goldberg to Abraham Kassel and Isaac Goldberg. Mort \$95,250. Nov 30. Dec 1, 1909. 1:258-16. A \$38,000-\$90,000. nom
Catherine st, No 51, e s, 75.5 n Monroe st, 27.3x106.7x27.1x104.9, 5-sty brk tenement and stores. Eliz H Chein to Abraham A Kotzen, of Brooklyn. Mort \$28,000. Aug 10. Nov 27, 1909. 1:276-56. A \$20,000-\$35,000. other consid and 100
East Broadway, No 237, s s, 189.2 e Clinton st, 23.8x87.6, 4-sty brk tenement. Sarah Sturm to Simon Sturm. All liens. Nov 20. Nov 26, 1909. 1:286-32. A \$19,000-\$24,000. 100
Essex st, No 144, e s, 200 n Rivington st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Charles Rosenbaum to Samuel Shkulnik. Mort \$15,000. Nov 26, 1909. 2:354-7. A \$25,000-\$36,000. other consid and 100
Grand st, No 66, n s, abt 50 w Wooster st, 25x100, 5-sty brk loft and store building. Feischmann Realty & Construction Co to Mary E Hedden. Mort \$33,000. Nov 27. Nov 29, 1909. 2:475-30. A \$27,000-\$41,000. nom

Grand st, No 281, the business. Power of attorney. Max Myer to Jennie wife Max Myer. Sept 3. Nov 26, 1909.
Greene st, No 151. n w cor Houston st, 20x79, 6-sty brk loft Houston st, Nos 44 to 48. and store building. Adelaide N Kling to Olive H Chesebro, of New Rochelle, N Y. Mort \$45,000. Nov 30, 1909. 2:524-62. A \$38,000-\$52,000. other consid and 100
Goerck st, No 28, e s, abt 100 n Broome st, 25x100, 5-sty brk tenement and store. Elias Goodman to Jennie Wengeroff of N J. Mort \$27,500. Nov 12. Dec 1, 1909. 2:322-2. A \$12,000-\$29,000. nom
Gold st, No 71, n w s, abt 90 n Beekman st, 25x75, except part for st, 4-sty brk loft and store building. Fredk H Palmer to Edward Greenebaum. Dec 2, 1909. 1:100-4. A \$18,000-\$22,000. other consid and 100
Greenwich st, No 546, w s, abt 100 s Charlton st, 25x80, 3-sty brk tenement and store. Cleaveland F Benton and Ruth R his wife to Susanna F F Benton, of Perth Amboy, N J. Mort \$5,000. Sept 29. Dec 2, 1909. 2:596-77. A \$9,500-\$11,000. other consid and 100
Houston st, No 176, n s, 61.10 w Hancock st, 26x100, 6-sty brk tenement and store. Barney Boskey to Jerome L Lewis of Columbus, Ohio. Mort \$27,000. Nov 23. Nov 29, 1909. 2:527-50. A \$18,500-\$37,000. other consid and 100
Laight st, No 46, n s, 38 e Hudson st, 25x100, 5-sty brk tenement and store. Caroline Keve to Max Keve. 1/2 part. All title. Mort \$21,550. Nov 24. Nov 26, 1909. 1:220-35. A \$15,000-\$24,000. other consid and 100
Monroe st, Nos 326 and 328, s s, 132 e Corlears st, 44x70, 6-sty brk tenement and stores. FORECLOS, Nov 24, 1909. James O'Malley, ref to Max Cohen. Mort \$32,000. Nov 24. Nov 26, 1909. 1:264-8. A \$18,000-\$40,000. 9,000
Madison st, No 283, n s, abt 162 w Montgomery st, 23.7x100, 7-sty brk stable. Lester Levy to Fannie wife Henry Osnowitz and Fannie wife Jacob Osnowitz. B & S. July 15, 1908. Dec 1, 1909. 1:269-54. A \$17,000-\$32,000. other consid and 100
Mulberry st, No 88, s e s, 100.7 s w Canal st, 25x101.2x24.9x 100.10, 5-sty brk tenement and store and 3-sty brk tenement in rear. Vincent A McCormick to Anna T McCormick. 1-6 part or right, title and interest. All liens. Nov 8. Nov 26, 1909. 1:200-11. A \$19,000-\$29,000. nom
Mulberry st, No 73, w s, abt 75 n Bayard st, 25x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. Nostasea Rossi et al to Raffaele Prisco. Mort \$31,000. Nov 10. Dec 2, 1909. 1:199-26. A \$18,500-\$25,000. nom

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

- Prince st, No 156, s s, 47.5 w West Broadway, 23.7x101x23.9x101, 6-sty brk tenement and stores. Bertha Wright to Alfonso Bracco. $\frac{1}{2}$ part. All liens. Nov 27. Nov 29, 1909. 2:502-21. A \$20,000-\$40,000. other consid and 100
- Prince st, No 136, s s, 75 e West Broadway, 25x101, 6-sty brk loft and store building. Mary F Stanley widow to Elkan Deiches. Morts \$38,000 and all liens. June 25. Nov 29, 1909. 2:501-15. A \$26,000-\$42,000. nom
- Rivington st, No 52 | n w cor Eldridge st, 20x75, 6-sty brk Eldridge st, Nos 191 and 193 | loft and store building. Sophie Martinson to Henry Martinson, Inc. a corpn. All title. All liens. Nov 30. Dec 1, 1909. 2:421-74. A \$20,000-\$36,000. other consid and 100
- South st, Nos 226 and 227, n s, 126 e Market slip, 40x89, two 3-sty brk buildings. Samuel Kutler et al to Harry Hellinger. B & S. All liens. Nov 29. Dec 2, 1909. 1:249-7 and 8. A \$14,000-\$21,000. nom
- Stanton st, No 12, n s, abt 125 e Bowery, 25x99.8x23.7x99.8, 5-sty brk tenement and store and 5-sty brk tenement in rear. Wilhelmine Herter to Gisella Berger and Aaron Goldenberg. Mort \$42,500. Dec 1. Dec 2, 1909. 2:427-50. A \$22,000-\$30,000. other consid and 100
- Stanton st, No 12, n s, abt 125 e Bowery, 25x99.8x23.7x99.8, 5-sty brk tenement and store and 5-sty brk tenement in rear. Anna C Sterner to Wilhelmine Herter. All liens. Nov 5. Nov 29, 1909. 2:427-50. A \$22,000-\$30,000. other consid and 100
- Stanton st, No 276, n s, 84.10 w Cannon st, 19.10x75, 3-sty brk tenement. Fannie G wife Hermann N Appel to Hermann N Appel. All liens. Nov 27. Nov 30, 1909. 2:335-83. A \$12,000-\$15,000. gift
- Suffolk st, No 68, e s, 75 n Broome st, 25x50, 5-sty brk tenement and store. Jennie Hurwitz to Samuel Ginsberg. $\frac{1}{2}$ right, title and interest. All liens. Nov 18. Nov 26, 1909. 2:347-1. A \$14,500-\$20,000. other consid and 100
- Union sq, Nos 36 and 38, or n e cor 16th st, 53x125, two 3 and 4-4th av, Nos 193 and 195 | sty brk and stone office building. 16th st, No 101 | Farmers Loan & Trust Co EXRS and TRUSTEES Alfred W Hearn to Isidore S and Max S Korn. Nov 29. Dec 1, 1909. 3:872-1 and 2. A \$180,000-\$204,000. other consid and 100
- Vandam st, Nos 99 and 101, n s, 51 e Greenwich st, 49x75, 5-sty brk shop. Anna E O'Neil to Wm J Hiseox. Mort \$10,000. Dec 1. Dec 2, 1909. 2:597-72. A \$7,000-\$10,000. other consid and 100
- Willett st, No 30, e s, 137.6 n Broome st, 31.3x100, 4-sty brk tenement and store and 2-sty brk shop in rear. FORECLOS. Nov 24, 1909. Alvin Untermeyer referee to Mary E Weber of Brooklyn. Nov 30. Dec 1, 1909. 2:337-38. A \$22,000-\$30,000. 21,000
- West st, No 122 (38) | s e cor Dey st, 30.3x54.7x14.2x49.2 s s, Dey st, Nos 87 and 89 | 5-sty brk tenement and store. Henry Redmond EXR & c William Redmond to Emily Redmond. 1-22 parts. Dec 8, 1908. Dec 1, 1909. 1:59-8. A \$33,000-\$39,500. 2,954.55
- Washington st, No 260, w s, 41.9 n Murray st, 18.4x55.9x18.4x55.4, 4-sty stone front loft and store building. Lewis S Wolff to Samuel Eichhorn. Nov 26. Dec 1, 1909. 1:131-43. A \$11,000-\$14,000. other consid and 100
- Waverly pl, Nos 14 and 16, s s, 49.4 w Mercer st, 67.4x81.10x67.4 x82.5, two 6-sty brk loft and store buildings. Amanda F Lauterbach to William Lauterbach. 1-6 part. Mort \$165,000. Nov 26. Nov 29, 1909. 2:547-15 and 16. A \$100,000-\$164,000. nom
- Water st, No 140, n s, 82.10 e Pine st, 22x60x22x59.7, 4-sty brk loft and store building. Lydia M Negus et al of Brooklyn, N Y, to John S Negus of Brooklyn, N Y. 3-5 of $\frac{1}{2}$ part. Nov 23. Nov 29, 1909. 1:39-32. A \$14,200-\$18,000. nom
- 3d st E, No 58, s s, 171.4 e 2d av, runs s 68 and 12.4 and 21.8 x e 27.4 x n 101.4 to st x w 31 to beginning, 6-sty brk tenement. Max Rosenthal to Louis Limsy. Mort \$50,000. Nov 30, 1909. 2:444-18. A \$23,000-\$46,000. nom
- 3d st E, Nos 353 and 355, n s, 155.3 e Av D, runs n 96 x e 35 x s 38 x w 0.6 x s 58.5 to st x w 41.9 to beginning, 6-sty brk tenement and stores. Joseph Swell to Jacob Lapinsky. Mort \$49,400. July 2. Nov 30, 1909. 2:357-92. A \$25,000-\$56,000. nom
- 6th st E, No 322, s s, 300 e 2d av, 25x97, 5-sty brk tenement and store. Charles Rubinger to Millie Segal. All liens. Nov 29. Dec 2, 1909. 2:447-17. A \$19,000-\$28,000. other consid and 100
- 6th st E, No 322, s s, 300 e 2d av, 25x97, 5-sty brk tenement and store. Millie Segal to Joseph L Buttenwieser. All liens. Nov 30. Dec 2, 1909. 2:447-17. A \$19,000-\$28,000. other consid and 100
- 7th st, No 112. General release, especially as to bond and mort for \$9,000. Jonas Weil and Bernhard Mayer to Raphael Joseph and Lena Epstein. Nov 3. Nov 27, 1909. nom
- 9th st E, No 432, s s, 163 w Av A, 25x93.11, 4-sty brk tenement and store. Herman Lottman to Joseph Goldbronn. Mort \$16,500. Nov 29. Dec 1, 1909. 2:436-25. A \$17,000-\$20,000. nom
- 9th st E, No 608, s s, 140.6 e Av B, 27.6x93.11, 6-sty brk tenement and store. Carrie Weinberger to Joseph H Messinger. Morts \$33,500. Dec 1. Dec 2, 1909. 2:391-11. A \$18,500-\$38,000. 100
- 11th st E, Nos 214 and 216, s s, 372.7 w 2d av, runs s 53 x w 0.6 x s 42 x w 35.11 x n 95 to st x e 36.5 to beginning, 6-sty brk tenement. Joseph Harbater et al to Fannie Levy. Mort \$58,000. Nov 29. Nov 30, 1909. 2:466-16 and 17. A \$24,000-\$50,000. other consid and 100
- 11th st W, Nos 237 and 239, n s, 162.6 e 4th st, 37.6x100x38.10x100, 6-sty brk tenement. Scott McLanahan to Geoffrey R Bourke. Mort \$42,000. Dec 1, 1909. 2:614-37. A \$19,000-\$60,000. other consid and 1,000
- 14th st W, No 211, n s, 125 w 7th av, 25x120, 4-sty and basement stone front tenement. Jane G Jennings to Douglas Taylor. All liens. Dec 1, 1909. 3:764-32. A \$19,500-\$25,000. 100
- 15th st W, No 159, n s, 150 e 7th av, 20x103.3, 3-sty and basement brk dwelling. Mary E Piggott to Murray Kanner. Mort \$12,000. Dec 1, 1909. 3:791-9. A \$11,500-\$14,500. 100
- 15th st W, No 34, s s, 475 w 5th av, 25x103.3, 7-sty brk loft and store building. Joseph Quinn to Francis Speir of South Orange, N J. Mort \$55,000. Oct 19. Dec 2, 1909. 3:816-61. A \$47,000-\$73,000. other consid and 100
- 19th st W, No 340, s s, 300 e 9th av, 25x92.
- 19th st W, No 342, s s, 275 e 9th av, 25x92, two 3-sty brk dwellings. Harris Mandelbaum et al to Joseph Harbater and Solomon Silk. Morts \$22,000. Dec 1. Dec 2, 1909. 3:742-60 and 61. A \$24,000-\$30,000. other consid and 100
- 20th st W, No 40, s s, 275 e 6th av, 25x92, 4-sty and basement stone front dwelling. Everett Jacobs to Fabian Construction Co. Mort \$35,000. Dec 2, 1909. 3:821-66. A \$52,000-\$59,000. other consid and 100
- 20th st W, Nos 42 to 46, s s, 192.4 e 6th av, 82.8x92, 4-sty brk dwelling, 4-sty brk building and store and 5-sty stone front dwelling. Holland Holding Co to Fabian Construction Co, a corpn. Morts \$187,000. Dec 2, 1909. 3:821-67, 69 and 70. A \$172,000-\$186,000. other consid and 100
- 20th st W, Nos 42 and 44, s s, 217.4 e 6th av, 57.8x92, 4-sty brk building and store, and 4-sty brk dwelling. Maunsell Van Rensselaer et al to Holland Holding Co, 11-15 parts. All title. Mort \$76,000. Oct 27. Dec 2, 1909. 3:821-67 and 69. A \$120,000-\$128,000. other consid and 100
- Same property. Alex T Mason et al EXRS, &c, Sarah A Van Rensselaer to same, 4-15 parts. All title. Mort \$76,000. Oct 27. Dec 2, 1909. 3:821. 22,666.64
- 22d st E, Nos 29 and 31, n s, 273 w 4th av, 52x98.9, 12-sty brk and stone loft and store building. Brunswick Realty Co to Bernard F Golden, of Brooklyn. Mort \$215,000 and all liens. Nov 29, 1909. 3:851-26. A \$120,000-P \$280,000. other consid and 100
- Same property. Bernard F Golden to Selkirk Realty Co. Mort \$215,000 and all liens. Nov 29, 1909. 3:851. other consid and 100
- 25th st W, No 330, s s, 425 e 9th av, 25x98.9, 2 and 3-sty brk stable. John C Welwood to Emil Fraad. Morts \$18,500. Nov 30, 1909. 3:748-60. A \$10,500-\$13,000. 26,500
- 25th st W, Nos 220 and 222, s s, 202.3 w 7th av, 31x98.9, two 4-sty brk dwellings. May Irwin or May Irwin Eisfeldt to Chas E Johnson, of Plattsburg, N Y. B & S. Mort \$15,000 and all liens. Nov 30. Dec 2, 1909. 3:774-52 and 53. A \$17,000-\$22,000. nom
- 25th st W, No 330, s s, 425 e 9th av, 25x98.9, 2 and 3-sty brk stable. Emil Fraad to The Fraad Contracting Co of N Y. Mort \$18,500. Dec 1, 1909. 3:748-60. A \$10,500-\$13,000. nom
- 26th st E, Nos 109 and 111, n s, 141.8 e 4th av, 41.8x98.9, two 3-sty brk dwellings. Indiana Giberson to Henry Amster. Morts \$45,500. Dec 1. Dec 2, 1909. 3:882-9 and 10. A \$37,000-\$44,000. nom
- 26th st E, No 113, n s, 183.4 e 4th av, 20.10x98.9, 3-sty brk dwelling. Anna Giberson to Henry Amster. Morts \$22,500. Dec 1. Dec 2, 1909. 3:882-11. A \$18,500-\$24,500. nom
- 26th st E, Nos 109 and 111, n s, 141.8 e 4th av, 41.8x98.9, two 3-sty brk dwellings. Henry Amster to John Palmer. Morts \$45,000. Dec 1. Dec 2, 1909. 3:882-9 and 10. A \$37,000-\$44,000. nom
- 26th st E, No 113, n s, 183.4 e 4th av, 20.10x98.9, 3-sty brk dwelling. Henry Amster to John Palmer. Mort \$45,000. Dec 1. Dec 2, 1909. 3:882-11. A \$18,500-\$24,500. nom
- 27th st W, No 113, n s, 180 w 6th av, 20x98.9, 4-sty stone front tenement. CONTRACT. David A Bath with Otto Wagner, of New Rochelle, N Y. Morts \$23,000. Oct 16. Nov 30, 1909. 3:803-28. A \$19,500-\$21,500. 29,000
- 27th st W, No 113, n s, 180 w 6th av, 20x98.9, 4-sty stone front tenement. David A Bath to Edward J Lynn. Morts \$23,000 and all liens. Nov 15. Nov 29, 1909. 3:803-28. A \$19,500-\$21,500. 100
- 27th st W, No 432, s s, 350 e 10th av, 25x $\frac{1}{2}$ blk, 5-sty stone front tenement. Michael Bonn to Morris H Park. $\frac{1}{2}$ part. All title. All liens. Nov 29, 1909. 3:724-54. A \$10,000-\$27,000. other consid and 100
- 29th st W, No 545, n s, 208.4 e 11th av, 16.8x98.9, 4-sty brk tenement. Sophie Krug to Geo G Kane of Mt Vernon, N Y. Nov 26, 1909. 3:701-13. A \$5,500-\$7,500. other consid and 100
- 29th st W, No 547, n s, 191.8 e 11th av, 16.8x98.9, 4-sty brk tenement. Martin Finerty to Geo G Kane of Mt Vernon, N Y. Nov 26, 1909. 3:701-12. A \$5,500-\$7,500. other consid and 100
- 29th st, Nos 557 to 561 W | n s, 55.6 e 11th av, runs n 49.4 x w 11th av, Nos 306 to 310 | 55.6 to e s 11th av x n 74 x e 100 x s 24.8 x e 25 x s 98.9 to st x w 69.6 to beginning, two 4-sty brk tenements and stores and 4-sty brk mill. Geo G Kane to W & J Sloane, a corpn. All liens. Nov 26. Dec 1, 1909. 3:701-3 and 5 to 7. A \$54,500-\$65,500. other consid and 100
- 31st st E, No 234, s s, 218.9 w 2d av, 18.9x98.9, 4-sty stone front dwelling. John S Shea to James Callahan. Mort \$11,000. Nov 23. Nov 26, 1909. 3:911-46. A \$8,000-\$12,000. other consid and 100
- 34th st E, No 323, n s, 250 e 2d av, 25x $\frac{1}{2}$ blk, 4-sty brk tenement and stores. Samuel Posner to Julius Sternfeld. Mort \$10,000. July 26, 1906. Rerecorded from July 27, 1906. Dec 1, 1909. 3:940-15. A \$13,500-\$16,000. other consid and 100
- 43d st W, Nos 127 to 135, n s, 320.10 w 6th av, 103.8x100.5, 12-sty brk and stone hotel. Metropolitan Life Ins Co to Woodstock Hotel Co. C a G. Dec 1, 1909. 4:996-16. A \$225,000-\$575,000. other consid and 100
- 44th st W, No 353, n s, 91 e 9th av, 27.6x100.5, 5-sty brk tenement. Mort $\frac{1}{2}$ of \$36,000.
- Stebbins av, e s, 175.11 s Freeman st, 50x110, vacant.
- Stebbins av, e s, 225.11 s Freeman st, 25x110, vacant.
- Southern Boulevard, No 1141, w s, 165 n 167th st, 50x100, frame church and vacant.
- Morts on last three parcels \$17,500 and all liens.
- Jennie Garcewich to Arnold J Drucker Jr. $\frac{1}{2}$ part 1st parcel and all of other properties. Dec 1, 1909. 4:1035-5. A \$15,000-\$32,000; 10:2728; 11:2973. nom
- 47th st W, No 323, n s, 300 w 8th av, 25x100.5, 5-sty brk tenement. Wm G Vander Roest to Jos F Gibbons. Dec 1, 1909. 4:1038-20. A \$14,000-\$27,000. other consid and 100
- 48th st W No 113, n s, 175 w 6th av, 18.9x100.5, 4-sty stone front dwelling. Wm T Cully to Societe Culinaire Philanthropique de New York, a corpn. Morts \$29,000. Nov 30, 1909. 4:1001-25. A \$28,000-\$31,000. 100
- 50th st E, No 357, n s, 65 w 1st av, 20x80, 4-sty stone front tenement. Marks Rothschild et al to Jacob and Julius Fleischhauer. Q C. Oct 19, 1898. Nov 26, 1909. 5:1343-23 $\frac{1}{2}$. A \$7,000-\$14,000. nom

- 50th st E, No 49, n s, 25 w Park av, 25x100.5, 2 and 3-sty brk stable. Ermina J Proal to Arthur B Proal. All liens. Jan 22, 1908. Dec 1, 1909. 5:1286-34. A \$35,000-\$42,000. 100
- 51st st E, No 329, n s, 293.9 e 2d av, 18.9x100.5, 4-sty stone front dwelling. Alice Sheffield to Rose Deutsch, of Brooklyn. Morts \$10,000. Dec 1, 1909. 5:1344-12½. A \$7,500-\$10,000. nom
- 51st st W, No 311, n s, 162.6 w 8th av, 20.10x100.5, 4-sty stone front dwelling. Lucy A Cummins to Georgine Oatman. Mort \$12,000. Nov 30, 1909. 4:1042-25½. A \$12,500-\$18,000. other consid and 100
- 52d st W, No 30, s s, 394 w 5th av, 22x100.5, 4-sty stone front dwelling. Gilbert M Plympton to Lawyers Realty Co, a corpn. Mort \$40,000. Nov 30, 1909. 5:1267-54. A \$70,000-\$80,000. other consid and 100
- 54th st W, No 537, n s, 350 e 11th av, 25x100.5, 5-sty brk tenement and 2-sty brk stable in rear. Frederick Engelhardt and ano EXRS Jacob Engelhardt to Wm F Lunenburg. Dec 1, 1909. 4:1083-15. A \$9,000-\$13,500. 17,300
- 54th st W, No 537, n s, 350 e 11th av, 25x100.5, 5-sty brk tenement and 2-sty brk stable in rear. Frederick Engelhardt et al HEIRS Jacob Engelhardt to Wm F Lunenburg. Q C. Dec 1, Dec 2, 1909. 4:1083-15. A \$9,000-\$13,500. nom
- 55th st E, No 18, s s, 103 w Madison av, 22x100.5, 5-sty stone front dwelling. Chas A Fowler et al to Joseph Fox. Nov 9, Dec 2, 1909. 5:1290-60. A \$60,000-\$90,000. nom
- 56th st E, No 153, n s, 206 e Lexington av, 19x100.5, 3-sty and basement stone front dwelling. Henry E Coe to Emeline F Parsons, widow and Rosalie C wife Henry Slack. Mort \$15,000. Nov 30, Dec 1, 1909. 5:1311-28. A \$13,000-\$16,000. nom
- 56th st E, No 150, s s, 185 e Lexington av, 20x100.5, 3-sty and basement stone front dwelling. Mort \$15,000.
- 56th st E, No 152, s s, 205 e Lexington av, 20x100.5, 3-sty and basement stone front dwelling. Mort \$12,500.
- 56th st E, No 154, s s, 178.4 w 3d av, 16.8x100.5, 4-sty and basement stone front dwelling.
- 56th st E, No 158, s s, 145 e Lexington av, 16.8x100.5, 4-sty and basement stone front dwelling. Mort \$10,000. Henry E Coe to Emeline F Parsons widow and Rosalie C wife Henry Slack. Nov 30, Dec 1, 1909. 5:1310-43 and 44 to 46. A \$50,000-\$68,000. nom
- 56th st E, No 231, n s, 275 w 2d av, 25x100.5, 5-sty brk tenement and store. Maxwell Davidson to Leibisch Bergman. B & S. All liens. Nov 26, 1909. 5:1330-13. A \$11,000-\$25,000. nom
- 57th st W, No 10, s s, 228 w 5th av, 22x100.5, 4-sty and basement stone front dwelling. Warren F Leggett et al as TRUSTEES Julia A Freeman to Charles Soysmith. Nov 30, 1909. 5:1272-47. A \$100,000-\$125,000. 130,000
- 59th st W, No 515, n s, 200 w Amsterdam av, 25x100.5, 5-sty brk tenement. Barnet Berman to Max Inkelas and Herman Sacks. Mort \$16,000. Nov 26, 1909. 4:1151-24. A \$7,000-\$20,000. nom
- 61st st W, No 241, n s, 200 e West End av, 25x100.5, 5-sty stone front tenement. FORECLOS, Sept 20, 1909. Robert F Wagner ref to Esther Greenberg. Mort \$12,000. Oct 20, Dec 2, 1909. 4:1153-9. A \$6,000-\$16,000. 1,500
- 62d st E, Nos 304 to 308, s s, 89.6 e 2d av, 60x75.5, 6-sty brk tenement and stores. FORECLOS, Oct 29, 1909. James T Brady, ref to Union Bank of Brooklyn, a corpn. 1st mort \$44,000. Nov 29, Nov 30, 1909. 5:1436-47. A \$20,000-\$55,000. 11,000 over and above 1st mort
- 65th st W, No 162, s s, 210 e Amsterdam av, 18x100.5, 4-sty and basement stone front dwelling. Theo J Yost to Brunswick Realty Co, a corpn. Mort \$14,000. Sept 28, 1908. Nov 26, 1909. 4:1136-56. A \$10,000-\$16,000. other consid and 100
- 65th st W, Nos 146 and 148, s s, 340 e Amsterdam av, 38x100.5, two 4-sty and basement stone front dwellings. Eugenia Wolf to Bolton Hall. Morts \$30,000. Nov 24, Nov 26, 1909. 4:1136-50 and 50½. A \$22,000-\$34,000. other consid and 100
- 69th st E, No 407, n s, 138 e 1st av, 25x100.4, 5-sty brk tenement. Terence Maguire et al to John N Hashagen. Mort \$5,000. Nov 24, Dec 1, 1909. 5:1464-6. A \$8,000-\$19,500. other consid and 100
- 70th st W, No 38, s s, 350 e Columbus av, 20x100.5, 4-sty and basement brk dwelling. Francis J Noble to William Brandt. Mort \$30,000 and all liens. Nov 30, Dec 1, 1909. 4:1122-50. A \$18,000-\$33,500. other consid and 100
- 70th st E, No 326, s s, 244 w 1st av 25x100.4, 4-sty stone front tenement and store. Tony Wolf to Kate E Zache. All liens. Nov 15, Dec 1, 1909. 5:1444-36. A \$9,000-\$19,000. 10)
- 70th st E, Nos 507 and 509, n s, 173 e Av A, 50x100.5, two 1-sty frame shops. John Hasbrouck to Hasbrouck Flooring Co. Q C. Dec 1, 1909. 5:1482-8 and 9. A \$12,000-\$12,000. nom
- 70th st W, No 118, s s, 157 w Columbus av, 18.6x100.5, 4-sty and basement stone front dwelling. Louis M Hart to Helen W and Alfred J Hart. Dec 1, 1909. 4:1141-39. A \$13,000-\$22,000. nom
- 70th st E, Nos 424 and 426, s s, 199 w Av A, 38x100.5, 6-sty brk tenement and stores. FORECLOS, Nov 26, 1909. Marcel Levy, ref to Maurice J Burstein. Nov 30, 1909. 5:1464-33. A \$13,000-\$45,000. 1,000
- 73d st E, No 239, n s, 75 w 2d av, 25x51.1, 5-sty stone front tenement and store. Abraham Wolff et al to Clara Thorman. 2-3 parts. Right, title and interest. All liens. Nov 1, Nov 27, 1909. 5:1428-20½. A \$7,000-\$13,000. nom
- 74th st E, No 406, s s, 163 e 1st av, 25x102.2, 7-sty brk tenement and store. Isidor Berger et al to Anna C Storer. Mort \$29,187.50. Dec 1, Dec 2, 1909. 5:1468-42. A \$8,000-\$32,000. other consid and 100
- 75th st W, No 311, n s, 160 w West End av, 20x102.2, 5-sty stone front dwelling. Julia Peck to Lillian P Mendenhall. B & S. May 25, 1907. Dec 2, 1909. 4:1185-14. A \$17,000-\$35,000. gift
- 76th st E, Nos 364 and 366, s s, 118.9 w 1st av, 37.6x102x38x108.2, 6-sty brk tenement and stores. Tillie Mann to Abraham and Isaac Hertzberg. 1-3 part. All title. All liens. Nov 23, Nov 26, 1909. 5:1450-32. A \$15,000-\$48,000. other consid and 100
- 79th st E, No 416, s s, 241 e 1st av, 25x102.2, 5-sty brk tenement. Charles Hammel & Co to Hannah Steiner. Morts \$25,000. Dec 1, Dec 2, 1909. 5:1473-40. A \$10,000-\$25,000. other consid and 100
- 84th st W, No 206, s s, 150 w Amsterdam av, 20x100.2, 5-sty stone front tenement. Madge I Hennen to One Hundred and Seventy-First Street Realty Co. Mort \$18,000. Dec 1, Dec 2, 1909. 4:1231-39. A \$11,000-\$21,500. 100
- 84th st W, No 321, n s, 219 w West End av, 18x102.2, 3-sty and basement stone front dwelling. Fritz G Schmidt to Willard S Crossman. Nov 27, Nov 29, 1909. 4:1246-23½. A \$11,000-\$22,000. nom
- 88th st W, No 342, s s, 483 w West End av, 21x100.8, 4-sty and basement brk dwelling. Adolph Wurzburger to Pauline Wurzburger. Nov 27, Nov 30, 1909. 4:1249-52. A \$12,500-\$32,000. gift
- 90th st W, No 115, n s, 222.6 w Columbus av, 26.3x100.8, 5-sty stone front tenement. Nicholas J Griffith to John McCauley. Mort \$14,000. Nov 29, Dec 1, 1909. 4:1221-23. A \$13,000-\$27,000. other consid and 100
- 91st st E, Nos 108 and 110, s s, 96 e Park av, 54x10.8, two 5-sty brk tenements. Meister & Bache Realty Co, a corpn, et al to Maxlow Realty Co, a corpn. Mort \$61,000 and all liens. Nov 30, Dec 1, 1909. 5:1519-67 and 68. A \$32,000-\$56,000. other consid and 100
- 92d st E, No 129, n s, 73 w Lexington av, 17x100.8, 3-sty stone front dwelling. Celia Cahen to Moses L Blumberg. All liens. Nov 23, Nov 29, 1909. 5:1521-14. A \$10,000-\$14,000. nom
- 93d st E, Nos 174 and 176, s s, 150 w 3d av, 40x100.8, two 3-sty stone front dwellings.
- 93d st E, No 170, s s, 210 w 3d av, 20x100.8, 3-sty stone front dwelling.
- 92d st E, No 121, n s, 250 e Park av, 12.6x80, 3-sty brk dwelling. Leopold S Friedberger to Pauline Segree. All liens. Dec 1, Dec 2, 1909. 5:1521-11, 43, 44 and 45. A \$36,000-\$41,500. other consid and 100
- 94th st E, No 6, s s, 138.10 e 5th av, 20x100.8, 4-sty brk dwelling. Julius Fleischhauer to Jacob Fleischhauer. B & S. ½ part. All liens. Dec 3, 1908. Nov 26, 1909. 5:1505-66½. A \$40,000-\$50,000. nom
- 97th st W, No 130, s s, 502.5 e Amsterdam av, 17.6x100.11, 3-sty and basement stone front dwelling. Hy C Beadleston to Douglas Taylor. Nov 23, Dec 2, 1909. 7:1851-44. A \$7,700-\$13,000. 100
- 97th st W, No 21, n s, 244 w Central Park West, 19x100.11, 3-sty and basement brk dwelling. Eva J Ward to Rosa Nahon. Mort \$12,000. Dec 1, 1909. 7:1833-22½. A \$8,800-\$15,000. nom
- 98th st W, No 55, n s, 150 e Columbus av, 25x100.11, 5-sty stone front tenement. Margaret E Napier to The Revenue Realty Co, a corpn. Mort \$27,000. Nov 17, Nov 29, 1909. 7:1834-7. A \$12,000-\$24,000. other consid and 100
- 98th st W, No 59, n s, 100 e Columbus av, 25x100.11, 5-sty stone front tenement. Margaret E Napier to The Revenue Realty Co. Mort \$25,000. Nov 17, Nov 29, 1909. 7:1834-5. A \$12,000-\$25,000. other consid and 100
- 98th st E, Nos 227 and 229, n s, 187.6 w 2d av, runs n 100.11 x w 12.6 x s 0.2 x w 25 x s 100.9 to st x e 37.6 to beginning, 6-sty brk tenement and stores. Geo N Ballanger to Jennie Kind. Morts \$54,250. Nov 29, Nov 30, 1909. 6:1648-16. A \$12,000-\$42,000. nom
- 98th st E, Nos 231 and 233, n s, 150 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. Geo N Ballanger to Jennie Kind. Morts \$53,250. Nov 29, Nov 30, 1909. 6:1648-18. A \$12,000-\$42,000. nom
- 99th st E, s s, 125 e 5th av, 75x100.11, vacant. David C Hesse to Westown Realty Co. B & S. Oct 27, Nov 30, 1909. 6:1604-65 to 67. A \$48,000-\$48,000. other consid and 100
- 100th st W, s s, 150 e Riverside Drive, 70x100.11, vacant. Ellen Y Scott to The West Side Construction Co, a corpn. Mort \$71,000. Nov 26, Nov 27, 1909. 7:1888-83, 84 and part 82. A \$-\$. other consid and 100
- 100th st W, s s, 220 e Riverside Drive, 80x100.11, part 3-sty frame dwelling and vacant. Ellen Y Scott to W Axelrod Realty Co. Mort \$85,000. Nov 26, Nov 27, 1909. 7:1888-81 and part lots 61, and 82. A \$-\$. other consid and 100
- 101st st E, No 59, n s, 225 w Park av, 25x100.11, 5-sty brk tenement. Anna M Hubeny to Samuel C Baum. Mort \$21,000. Nov 24, Nov 26, 1909. 6:1607-26. A \$10,000-\$20,000. nom
- 102d st E, No 404, s s, 120 e 1st av, 25x100.11, 1 and 2-sty brk building and store. Bernard Frankel to Abraham Rosenstein. Mort \$10,800. Nov 24, Nov 26, 1909. 6:1695-45. A \$6,000-\$10,500. nom
- 102d st E, Nos 422 and 424, s s, 345 e 1st av, 50x100.11, two 2-sty tenements and stores. Frederick Behr to Mariangiola Mennella. Mort \$30,000 and all liens. Nov 6, Nov 30, 1909. 6:1695-35. A \$12,000-\$19,000. 100
- 102d st E, No 124, s s, 75 w Lexington av, 25x100.11, 5-sty brk tenement. FORECLOS, Nov 26, 1909. James Oliver ref to Moses Ochs. Mort \$16,000. Dec 1, Dec 2, 1909. 6:1629-60. A \$9,000-\$17,000. 6,500
- 104th st E, No 172, s s, 200 w 3d av, 25x100.11, 4-sty stone front tenement. Sadie M McPhee to Minnie Grossman. ½ right, title, and interest. Mort \$13,000. Nov 5, Dec 1, 1909. 6:1631-45. A \$10,000-\$15,000. 100
- 104th st E, Nos 439 and 441, n s, 563 e 1st av, 50x100.11, two 2-sty brk stores. Edwin Shuttleworth to Vincenzo Caggiano. Mort \$14,000. Nov 30, 1909. 6:1698-23. A \$-\$. other consid and 100
- 104th st E, Nos 439 and 441, n s, 563 e 1st av, 50x100.11, two 2-sty brk stores. Release mort. Broadway Savings Instn of City of N Y to Edwin Shuttleworth. Nov 30, 1909. 6:1698-23. A \$-\$. 10,000
- 105th st W, No 69, n s, 118 e Columbus av, 32x100.11, 5-sty stone front tenement. F John Rensen to Franklin M Warner, of New Canaan, Conn. Nov 29, Nov 30, 1909. 7:1841-6. A \$15,300-\$34,000. nom
- 107th st E, No 209, n s, 175 e 3d av, 25x100.11, 4-sty brk tenement. FORECLOS, Nov 24, 1909. Louis B Hasbrouck, ref to William and Bertha Hoff. Nov 30, 1909. 6:1657-8. A \$8,000-\$16,000. 4,000
- 107th st E, Nos 8 and 10, s s, 182.5 w Madison av, 41.2x100.11, 6-sty brk tenement. Tillie Wacht to Aaron S Rathkowsky. Morts \$50,500. Nov 30, Dec 1, 1909. 6:1612-63. A \$21,500-\$56,000. other consid and 100
- 108th st E, No 230, s s, 200 w 2d av, 25x100.11, 4-sty brk tenement. Vito Imonto and Rosa his wife to Rocco Romano. Mort \$8,000. Nov 27, Dec 1, 1909. 6:1657-33. A \$8,000-\$16,000. nom
- 108th st E, No 169, n s, 199.3 e Lexington av, 16.9x100.11, 4-sty stone front tenement. Genevieve Schwarz to Anna M Hubeny. Mort \$9,250. Nov 24, Nov 26, 1909. 6:1636-29. A \$6,500-\$10,000. 100
- 108th st E, No 169, n s, 199.3 e Lexington av, 16.9x100.11, 4-sty stone front tenement. Samuel C Baum to Genevieve Schwarz. Mort \$7,500. Nov 24, Nov 26, 1909. 6:1636-29. A \$6,500-\$10,000. 100
- 109th st E, Nos 108 and 110, s s, 76 e Park av, 38x100.11, two 4-sty brk tenements. Sigmund Lissner to Ricke Cohn. Correction deed. Nov 30, Dec 1, 1909. 6:1636-67 and 68. A \$15,000-\$20,000. nom
- 111th st W, Nos 208 and 210, s s, 200 w 7th av, 50x71.10, 6-sty brk tenement. Joseph Toch to Joseph Keller. Mort \$55,000. Nov 30, Dec 1, 1909. 7:1826-42. A \$20,000-\$52,000. other consid and 100

113th st W, n s, 325 e Broadway, 50x100.11, vacant. Joseph M Lichtenauer to Paterno & Son Contracting Co, a corpn. B & S. Nov 24. Nov 30, 1909. 7:1885-15 and 16. A \$28,000-\$28,000. 100

113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty brk tenement. Luella Newcombe to Belwood Realty Co. Mort \$16,000. Nov 27. Nov 30, 1909. 6:1618-63. A \$9,000-\$18,000. other consid and 100

113th st E, No 239, n s, 150 w 2d av, 25x100.11, 5-sty brk tenement. FORECLOS Nov 26, 1909. James Kearney referee to Stuyvesant Mortgage Co, a corpn. Nov 29, 1909. 6:1663-19. A \$8,000-\$25,000. \$1,100 over and above 1st mort of 18,000

114th st E, No 237, n s, 175 w 2d av, 25x100.11, 5-sty brk tenement and store. Edward Glokner to Caroline M W wife Edward Glokner. B & S. Nov 23. Nov 27, 1909. 6:1664-17. A \$8,000-\$22,500. other consid and 100

116th st W, No 610, s s, 175 w Broadway, 50x100.11, 10-sty brk and stone tenement. Paterno Bros, a corpn, to Madeleine L Ottmann. Mort \$140,000. Dec 1, 1909. 7:1896-77. A \$38,000-\$165,000. other consid and 100

117th st W, No 429, n s, 95 e Amsterdam av, 18.4x100.11, 4 and 5-sty stone front dwelling. Bolton Hall to Eva Saymon. Morts \$21,500. Nov 22. Nov 26, 1909. 7:1961-42. A \$10,000-\$21,000. other consid and 100

Same property. Eva Saymon to Eugenia Wolf. Morts \$21,500. Nov 22. Nov 26, 1909. 7:1961. other consid and 100

118th st E, Nos 309 and 311, n s, 150 e 2d av, 50x100.11, 6-sty brk tenement and stores. Harry Aaron to Minerva Burwell. B & S. All liens. Nov 24. Nov 30, 1909. 6:1795-part lot 5. A \$-\$. other consid and 100

119th st E, Nos 111 and 113, n s, 90 e Park av, 50x100.10, two 5-sty brk tenements. Gertrude Reichbart to Miriam Sachs. 1-5 part. Mort \$38,000. Nov 26. Nov 27, 1909. 6:1768-5 and 6. A \$18,000-\$48,000. other consid and 100

119th st E, Nos 111 and 113, n s, 90 e Park av, 50x100.10, two 5-sty brk tenements. Pearl Sachs to Miriam Sachs. 1-5 part. Morts \$38,000. Nov 27. Nov 29, 1909. 6:1768-5 and 6. A \$18,000-\$48,000. other consid and 100

119th st W, No 311, n s, 145 e Manhattan av, 25x100.11, 5-sty brk tenement. Margaret E Napier to The Revenue Realty Co. Mort \$25,000. Nov 17. Nov 29, 1909. 7:1946-24. A \$11,000-\$25,000. other consid and 100

119th st W, No 313, n s, 120 e Manhattan av, 25x100.11, 5-sty brk tenement. Margaret E Napier to The Revenue Realty Co. Mort \$22,700. Nov 17. Nov 29, 1909. 7:1946-23. A \$11,000-\$25,000. other consid and 100

120th st E, No 345, n s, 150 w 1st av, 37.6x100.11, 6-sty brk tenement. FORECLOS Oct 29, 1909. Jacob S Strahl referee to Rosie Apsel. Nov 29, 1909. 6:1797-20. A \$11,000-\$43,000. 5,000

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.11 x w 16 x s 0.1 x w 25 x n 100.11 to st x e 41 to beginning, 6-sty brk tenement and stores. Albert T Scharps to Cassandra Mendelson. B & S and C a G. All liens. Nov 27. Dec 1, 1909. 6:1808-31. A \$17,000-\$71,000. other consid and 100

122d st E, Nos 335 and 337, n s, 175 w 1st av, 50x100.11, 6-sty brk tenement and stores. Metropolitan Holding Co to World Securities Co. B & S. All liens. Feb 13. Nov 29, 1909. 6:1799-19. A \$15,000-\$57,000. nom

123d st W, No 248, s s, 300.2 e 8th av, 14.1x100.11, 3-sty and basement stone front dwelling. Carrie A Tinelli to Susan C Barrett. Mort \$6,000. Nov 26. Nov 27, 1909. 7:1928-52½. A \$6,700-\$10,000. 100

124th st E, No 409, n s, 125 e 1st av, 25x100.11, 5-sty brk tenement and store. Louis Manheim to Nestor Holding Co, a corpn. Mort \$11,500. Mar 3. Dec 1, 1909. 6:1812-7. A \$5,000-\$14,000. other consid and 100

125th st W, No 528, s s, 362 w Amsterdam av, 27x100.11, 5-sty brk tenement and stores. Jennie C Krapp to Ida J Lask. Mort \$22,500. Nov 22. Nov 27, 1909. 7:1979-47. A \$11,800-\$26,000. other consid and 100

128th st E, No 6, s s, 110 e 5th av, 20x99.11. |

5th av, Nos 2071 and 2073, e s, 24.11 s 128th st, 50x110. | Agreement as to retaining wall, etc. Geo W Glaze INDIVID and as TRUSTEE with Abingdon Construction Co. Nov 10. Nov 26, 1909. 6:1752. nom

130th st E, No 28, s s, 91.10 w Madison av, 18.1x99.11, except small strip -x- adj on west, 3-sty stone front dwelling. Jennie S Brisk to Charles Wynne. Mort \$13,000. Dec 1, 1909. 6:1754-60. A \$7,500-\$14,500. other consid and 100

131st st W, No 35, n s, 410 w 5th av, 50x99.11, 6-sty brk tenement. Charter Construction Co to D A Cushman Realty Corporation. Morts \$65,000. Nov 29. Nov 30, 1909. 6:1729-19. A \$23,000-\$80,000. other consid and 100

133d st W, No 216, s s, 346 w 7th av, 27x99.11, 5-sty brk tenement. Lena Kohn to Hannah Grohman. Mort \$23,000. Nov 30, 1909. 7:1938-48. A \$11,800-\$25,000. nom

133d st W, Nos 222 and 224, s s, 416.8 w 7th av, 33.4x99.11, two 5-sty brk tenements and stores. The R Brennan to Hugh Jones, of Weehawken, N J. Morts \$32,500. Nov 29. Nov 30, 1909. 7:1938-50½ and 51. A \$14,600-\$28,500. other consid and 100

133d st W, No 28, s s, 360 w 5th av, 25x99.11, 5-sty brk tenement. Margt E Napier to The Revenue Realty Co. Mort \$22,000. Nov 17. Nov 29, 1909. 6:1730-51. A \$10,000-\$22,000. other consid and 100

133d st W, No 210, s s, 250 w 7th av, 42x99.11, 5-sty brk tenement. Maxlow Realty Co to Meister & Bache Realty Co, a corpn, and Katie Levy and Louis Starr. Mort \$37,000. Nov 30. Dec 1, 1909. 7:1938-44. A \$18,400-\$36,000. other consid and 100

133d st W, No 514, s s, 250 w Amsterdam av, 25x99.11, 5-sty brk tenement. Charles Wynne to Jennie S Brisk. Morts \$23,000 and all liens. Dec 1, 1909. 7:1986-105. A \$8,500-\$22,000. other consid and 100

133d st W, No 161, n s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Edward A Sheahan to Cornelius F Sheahan. Mort \$21,000. Dec 2, 1909. 7:1918-10. A \$11,000-\$22,000. nom

134th st W, Nos 65 and 67, n s, 260 e Lenox av, 50x99.11, two 5-sty brk tenements and stores. Margt E Napier to The Revenue Realty Co, a corpn. Mort \$40,500 and a blanket mort for \$10,500 on above and Nos 24 to 28 West 140th st. Nov 17. Nov 29, 1909. 6:1732-12 and 13. A \$20,000-\$54,000. other consid and 100

135th st W, No 116, s s, 250 w Lenox av, 25x99.11, 5-sty brk tenement and store. Margt E Napier to The Revenue Realty Co. Mort \$29,000. Nov 17. Nov 29, 1909. 7:1919-44. A \$13,000-\$26,000. other consid and 100

135th st W, No 487, n s, 100 e Amsterdam av, 36.2x99.11, 6-sty brk tenement. Janpole & Werner Construction Co to Elias Goodman. Morts \$43,000. Nov 30. Dec 2, 1909. 7:1972-5. A \$15,500-\$47,000. other consid and 100

137th st W, No 11, n s, 208.9 w 5th av, 36.3x99.11, 6-sty brk tenement and stores. Elizabeth Sheldon to Fredk F Whitehead. All liens. Nov 24. Dec 1, 1909. 6:1735-28. A \$13,000-\$42,000. other consid and 100

140th st W, Nos 24 to 28, s s, 320 w 5th av, runs s 99.11 x w 125 x n 99.8 x n e 0.4 to s s 140th st x e 124.9 to beginning, three 6-sty brk tenements. Margt E Napier to The Revenue Realty Co, a corpn. Morts \$101,500 and a blanket mort for \$10,500 on above and Nos 65 and 67 W 134th st. Nov 17. Nov 29, 1909. 6:1737-49 to 52. A \$39,000-\$141,000. other consid and 100

140th st W, No 511 | n s, 225 w Amsterdam av, runs n 99.11 Hamilton pl, Nos 79 to 83 | x w 66.7 to s e s Hamilton pl x s w 108.6 to 140th st x e 109 to beginning, two 6-sty brk tenements. Saramill Realty Co to Croton Securities Co, a corpn. All liens. Nov 24. Nov 29, 1909. 7:2072-21 and 22. A \$40,000-\$150,000. other consid and 100

142d st W, No 623, n s, 290 w Broadway, 15x99.10, 3-sty brk dwelling. Louise H Lamb to Mary F Crandall. Mort \$7,000. Oct 12, 1908. Nov 29, 1909. 7:2089-20. A \$4,500-\$10,000. nom

146th st W, n s, 450 w Amsterdam av, 100x99.11, vacant. Isaac M Berinstein to Bertram Realty Co. Mort \$34,000. Nov 21. Dec 2, 1909. 7:2078-11 to 14. A \$40,000-\$40,000. nom

149th st W, Nos 216 and 218, s s, 460 e 8th av, 40x99.11, 6-sty brk tenement. Nathan Rosenzweig to Lillie Pfeiffer. Mort \$37,000. Dec 1, 1909. 7:2034-47. A \$11,000-\$44,000. other consid and 100

163d st W, Nos 552 and 554, s s, 100 e Broadway, 44.2x99.11. |

163d st W, Nos 548 and 550, s s, 144.2 e Broadway, 44.2x99.11. | Two 5-sty brk tenements. Isidor Wiesbader to World Securities Co. Morts \$70,000. Nov 26, 1909. 8:2122-part lot 138. A \$-\$. nom

164th st W, Nos 438 and 440, s s, 275 e Amsterdam av, 50x112.4, 5-sty brk tenement. May Leinkram to Lillian Gingold. B & S. All liens. June 30, 1908. Nov 29, 1909. 8:2110-76. A \$15,000-\$55,000. 100

170th st W, Nos 503 and 507, n s, 100 w Amsterdam av, 100x100, two 5-sty brk tenements. Helene Realty & Construction Co to Sarah Haas. Morts \$108,000. Nov 30. Dec 1, 1909. 8:2127-52 and 54. A \$28,000-\$-. other consid and 100

171st st W, Nos 558 and 560, s s, 125 w Audubon av, 50x95, 2-sty stone front dwelling and 2-sty stone front stable in rear. Edward Bechtoldt to Emilie K Frey and Melita K Wywiolek. Nov 26. Nov 27, 1909. 8:2127-12. A \$12,000-\$22,000. 100

172d st W, Nos 508 and 510, s s, 173.4 w Amsterdam av, 96.8x95, two 5-sty brk tenements. One Hundred and Seventy-First St Realty Co to Madge I Hennen. Morts \$93,000. Dec 1. Dec 2, 1909. 8:2128-38 and 40. A \$24,000-\$86,000. nom

183d st W, No 518, s s, 252.10 w Amsterdam av, 17.1x104.11, 2-sty brk dwelling. Louise H Lamb to Mary F Crandall. Mort \$5,500. Oct 12, 1908. Nov 29, 1909. 8:2155-43. A \$5,000-\$8,500. nom

202d st W, s s, 100 w 9th av, 100x99.11, vacant. Bertha Bernauer to Alfred C Bachman. Mort \$10,000. Dec 1, 1909. 8:2198-17 and part lot 10. A \$-\$. other consid and 100

202d st W, s s, 100 w 9th av, 100x99.11, vacant. Alfred C Bachman to Sidney M Seligman. Mort \$10,000. Dec 1, 1909. 8:2198-17 and part lot 10. A \$-\$. other consid and 100

Av A, No 1487, w s, 54 s 79th st, 25x75, 5-sty brk tenement and store. Henry Kolsch et al to Margaret A Kolsch. 2-6 parts undivided interest. Mort \$13,000. Nov 18. Nov 26, 1909. 5:1473-27. A \$8,500-\$18,000. other consid and 1,000

Av B, No 196 | n w s, at n e s 12th st, 18.4x60, 5-sty brk tene- 12th st, No 551 | ment and store. Juliana Lyding et al EXRS. &c, Peter Lyding to Peter Doelger. Mort \$15,000. Nov 29, 1909. 2:403-39. A \$18,000-\$27,000. 33,000

Amsterdam av, Nos 2176 and 2178 | s w cor 168th st, 50x100, two 168th st, No 500 | 2-sty tenements and stores. Frank Begrish Jr et al stockholders of the Begrish-Schorn Realty & Construction Co to Emilie Schorn also stockholder of said Co. Q C and confirmation deed. Nov 24. Nov 26, 1909. 8:2123-94. A \$30,000-\$36,000. nom

Amsterdam av, No 1747, e s, 99.10 n 146th st, 25x100, 5-sty brk tenement and store. Henry Marks et al to Hugo, Paul and Chas A Schmalz firm Schmalz Bros. Correction deed. Nov 8. Dec 1, 1909. 7:2031-64. A \$18,000-\$33,000. nom

Amsterdam av, No 1751, e s, 149.9 n 146th st, 25.1x100, 5-sty brk tenement and store. W Ross Martin to Harry W Brooks. Mts \$36,000. Dec 1. Dec 2, 1909. 7:2061-62. A \$18,000-\$33,000. other consid and 100

Amsterdam av | s e cor 214th st, 25x100, vacant. FORECLOS. 214th st | Oct 26, 1909. James Kearney ref to Fredk H Ehler. Mort \$6,000. Nov 26. Dec 2, 1909. 8:2210-S. A \$8,000-\$8,000. 12,800

Audubon av | w cor 174th st, 44x100.5x53.6x100, vacant. James 174th st | Rowan to John Robertson and William Gammie. Mort \$17,500. Nov 30. Dec 1, 1909. 8:2131-21 and 22. A \$19,000-\$19,000. other consid and 100

Audubon av, Nos 50 to 54, w s, 50 s 168th st, 50x100, three 2-sty frame dwellings. Wm P Cox EXR Matthew Cox to Richard Regan and Ellen his wife, joint tenants. Nov 29. Nov 30, 1909. 8:2124-28 to 30. A \$16,500-\$22,500. 20,800

Same property. Frances and Edna Cox by Thos H Rav GUARDIAN to same. All title. B & S. Nov 29. Nov 30, 1909. 8:2124. 3,200

Bowery, Nos 231 and 233, e s, 199.9 s Stanton st, runs e 174.9 x n 49.11 x w 75 x n 0.11 x w 105.1 to e s Bowery x s 51.6 to beginning, with machinery, etc, 6-sty brk loft and store building. Chas E Ring of Brooklyn to Mevon Realty Co. All liens. Nov 10. Nov 26, 1909. 2:426-10. A \$60,000-\$140,000. nom

Broadway, s s, abt 175 e Emerson st, deed reads plot begin 175 e Emerson st and 125 n Vermilyea av, runs n 188.1 to Kingsbridge road or Broadway x e 75.6 x s 184.11 x w 75 to beginning except part for Broadway, vacant. Five Boroughs Realty Co to Frank I Nugent. Mort \$10,000. Nov 26, 1909. 8:2236-8 to 10. A \$71,000-\$21,000. other consid and 100

Bradhurst av, No 4, e s, 27.8 n 142d st, 27.4x59.2x26.10x61.10, 5-sty brk tenement and store. Annie Berger to Moses D Moss. Mort \$14,000. Apr 10. Nov 30, 1909. 7:2043-29½. A \$6,000-\$13,500. other consid and 100

Claremont av, e s, 300 n 122d st, 75x115.3 to c l old Bloomingdale road x75.3x121.2, vacant. Wm J Casey to J Clarence Brennan, of Wilmington, Del. Mort \$43,000. Nov 29. Nov 30, 1909. 7:1993-57 to 59. A \$30,000-\$30,000. other consid and 100

Claremont av, Nos 130 to 136, e s, 200 n 122d st, 100x100, 6-sty brk tenement. Emanuel Doctor to Codae Realty Co. Morts \$167,500. Nov 19. Nov 26, 1909. 7:1993-60. A \$60,000-\$175,000. other consid and 100

East End av | n w cor 79th st, 102.2x148, vacant. Moritz Falkenau 79th st | to Stevenson Construction Company, a corpn. Mort \$57,250. Nov 22. Nov 26, 1909. 5:1576-21 to 26. \$56,000-\$56,000. other consid and 100

Edgecombe av, No 140, e s, 25 s 142d st, 25x76.8x25x73.11, 5-sty brk tenement. Carrie Rosenzweig to Emma Stewart. B & S. All liens. Nov 26. Nov 27, 1909. 7:2043-27. A \$6,300-16,500. 100

Fort Washington av | s w cor 179th st, 100.1x108.3x100x112.7, 179th st | 6-sty brk tenement. Bendheim Construction Co to Frederick Gerken. Mort \$150,000. Dec 1, 1909. 8:2177-54. A \$30,000-P \$125,000. other consid and 100

Lexington av, No 349, e s, 37 s 40th st, 18.6x87, 3-sty stone front dwelling. Trust agreement. Florence O H Antony of White Plains, N Y, with Thomas Rainey and Eva M, Caroline W and James M Covington, all of N Y. Nov 30, 1909. 3:895-71. A \$21,000-\$25,000. nom

Lexington av, No 1835, e s, 60.11 s 114th st, 19.9x78, 4-sty stone front tenement and store. Angela Coleman to John McDermott, of Suffolk Co, N Y. Morts \$16,000. Oct 20. Nov 30, 1909. 6:1641-51½. A \$8,500-\$14,500. nom

Lexington av | n w cor 130th st, 199.10 to 131st st, x80, four 6-130th st | sty brk tenements, stores on corners. Release 131st st | mort. Equitable Life Assurance Society of the U S to Isaac Sakolski. Nov 30, 1909. 6:1779-15 and 56. A \$70,000-P \$100,000. 65,000

Same property. Release mort. Harris Mandelbaum and ano to same. Nov 23. Nov 30, 1909. 6:1779. other consid and 100

Lenox av, No 220 | n e cor 121st st, 22.10x100, 4-sty and basement 121st st | stone front dwelling. Henrietta H Watson et al to Philip Krauss. B & S. Oct 30. Dec 1, 1909. 6:1720-35. A \$32,000-\$46,000. other consid and 100

Same property. Porte V Ransom to same. Q C. Dec 1, 1909. 6:1720. nom

Same property. Philip Krauss to Samuel Weill. Mort \$25,000. Dec 1, 1909. 6:1720. other consid and 100

Lenox av, No 233, w s, 60 s 122d st, 20x80, 4-sty stone front dwelling. Joseph L Buttenwieser to Millie Segal. B & S. All liens. Nov 30. Dec 2, 1909. 7:1906-33½. A \$14,500-\$23,000. other consid and 100

Madison av, No 2093, e s, 25 s 132d st, 25x96, 5-sty brk tenement and store. Arnold Adler to Morris Manheimer. Mort \$25,000 and all liens. Nov 29, 1909. 6:1756-50. A \$12,000-\$25,000. other consid and 100

Madison av, Nos 2116 and 2118, w s, 19.11 s 133d st, 40x80, two 4-sty stone front tenements and stores. Herman and Nathan S Jerome to Cecil M Munoz. Nov 26. Nov 27, 1909. 6:1757-57 and 58. A \$16,000-\$25,000. other consid and 500

Madison av, No 672 | n w cor 61st st 25.5x30, 4-sty stone front 61st st, No 25 | tenement and store. Mary A O'Reilly and ano to Georgia Development Co, a corpn of N J. Nov 24. Nov 26, 1909. 5:1376-14¾. A \$50,000-\$60,000. nom

Madison av, No 1435 | n e cor 99th st, 27.10x100, 5-sty brk tene-99th st, No 49 | ment and stores. Jennie A Rosenberg to Henrietta Hirsch. Morts \$46,000. Nov 30. Dec 1, 1909. 6:1605-24. A \$32,000-\$45,000. nom

Madison av, No 1539, e s, 67.7 n 104th st, 16.8x70, 3-sty brk dwelling. Abram G Reich to Irma Markiewicz. Mort \$9,000. Apr 2. Dec 1, 1909. 6:1610-21½. A \$9,000-\$11,500. 100

Manhattan av, No 150 | s e cor 107th st, 100.11x25, 5-sty brk 107th st, No 22 | tenement and stores. Alex L Brodhead et al INDIVID. EXRS, &c, Calvin E Brodhead to Augusta Brakmann. Mort \$30,000. Dec 1. Dec 2, 1909. 7:1842-47. A \$24,000-\$52,000. 50,000

Park av, No 46, w s, 78.6 n 36th st, 24x105, 4-sty stone front dwelling. Katharine C Welling, of North Kingstown, R. I. to the Charles H Welling Investment Co, a corpn of R I. Mort \$40,000. Sept 16, 1904. (Re-recorded from Dec 12, 1904.) Nov 30, 1909. 3:866-39. A \$78,000-\$95,000. nom

Park row, No 31. Release of assignment of rents. Alema Realty Exchange Co to Harold S Renwick. Nov 20. Dec 2, 1909. 1:90. nom

Riverside Drive | n e cor 181st st, 100x100, vacant. Mitral Real-181st st | ty and Construction Co to Minoma Realty Co. Morts \$102,500. Dec 1. Dec 2, 1909. 8:2179-part lot 1. A \$-\$. other consid and 100

Riverside Drive | s e cor 100th st, runs e 300 x s 201.10 to n s 99th st | 99th st x w 262.1 to Drive x n - to beginning, 100th st | 2 and 3-sty frame dwelling and vacant. Sophia R C Furniss et al to Ellen Y Scott of Jersey City, N J. C a G. Nov 22. Nov 26, 1909. 7:1888-43 to 61 and 81 to 87. A \$74,000-\$479,000. other consid and 100

Riverside Drive, Nos 130 to 133 | n e cor 85th st, 102.2x125, 12-sty 85th st, No 357 | stone front tenement. Riverside Drive Realty Co to Edw Steindler. Mort \$550,000. Nov 26, 1909. 4:1247-part lot 1. A \$-\$. other consid and 100

Riverside Drive | s e cor 145th st, 100x124.4x99.11x120, vacant. 145th st. | Holland Holding Co to The Dacorn Realty Co, a corpn. Mort \$100,000. Nov 22. Nov 27, 1909. 7:2091-44 to 48. A \$46,000-\$46,000. other consid and 100

Riverside Drive | s e cor 100th st, runs e 150 x s 100.11 x e 150 x s 99th st | 100.11 to n s 99th st x w 262.1 to Drive x n - 100th st | to beginning, vacant. Ellen Y Scott of Jersey City, N J. to A L Mordecai & Son, Inc, Emanuel Heilner and Moses J Wolf. Morts \$534,000. Nov 26. Nov 27, 1909. 7:1888-43 to 59 and part 61 and lots 85 to 87. A \$-\$. other consid and 100

St Nicholas av | n e cor 190th st, 90.3x130.2x97.6x130, vacant. 190th st | Wm T Wardwell to Stephen J Egan. Nov -, 1909. Nov 29, 1909. 8:2161-1. A \$40,000-\$40,000. nom

St Nicholas av | s e cor 192d st, 100x100. 192d st | St Nicholas av | n e cor 192d st, 100x100. 192d st | 193d st, s s, 150 w Audubon av, 193.4x100.5x200x100. Fairview av | s w cor St Nicholas av, runs w 102.1 x s 175.1 St Nicholas av | x e and n 210.1 to beginning. St Nicholas av | n w cor 192d st, runs n 88.4 to Wadsworth av, Wadsworth av | x s w 209.5 x e 186.5 to beginning. Wadsworth av | s e cor 192d st, 114.1x110.11x100x63.7. 191st st | 192d st | Wadsworth av, n e cor 191st st, 101.4x85.11x100x100. Wadsworth av, s e cor 191st st, 133.11x100.2x127.4x100, vacant. Morgenthau Realty Co to Utility Realty Co. Dec 1, 1909. 8:2161-13 and 17. A \$97,000-\$97,000; 2169-3, 9 and 18. A \$124,000-\$124,000; 2170-251. A \$15,000-\$15,000. 100

West End av, No 798, e s, 51 s 99th st, 16x80, 3-sty and basement stone front dwelling. Fredk W Fieder, Jr, to City Real Estate Co. Morts \$19,000. Dec 1. Dec 2, 1909. 7:1870-63. A \$10,500-\$18,000. 100

West End av, No 798, e s, 51 s 99th st, 16x80, 3-sty and basement stone front dwelling. Peter J Brennan to Frederick W Fieder Jr. Mort \$15,000. Dec 1, 1909. 7:1870-63. A \$10,500-\$18,000. other consid and 100

1st av, No 759, w s, 20.4 s 43d st, 17.6x50, 4-sty stone front tenement and store. Montague Aaron to Charles Shongood. ½ part. Mort \$4,000. Nov 29. Dec 2, 1909. 5:1335-29¼. A \$5,500-\$7,000. nom

1st av, No 761 | s w cor 43d st, 20.4x50, 4-sty stone front tene-43d st | ment and store. Montague Aaron to Charles Shongood. ½ part. Mort \$8,000. Nov 29. Dec 2, 1909. 5:1335-30. A \$9,500-\$11,000. nom

1st av, Nos 1025 and 1027, w s, 22 n 56th st, 50x74, two 5-sty stone front tenements and stores. Yetta Saek to Irving M Minsky. Morts \$44,000. Sept 13. Nov 27, 1909. 5:1349-24 and 25. A \$21,000-\$42,000. nom

1st av, Nos 430 to 444, leased to Carl H Schultz, a corpn. 1st av, e s, bet 22d and 23d sts, leased to Alimone Mfg Co. 23d st, - s - e 1st av, leased to L Plaut & Co. 23d st, - s - e 1st av, leased to widow of John Savage. University pl, No 122, leased to Stern & Zobel. Also stock, mortgage, &c. Settlement on marriage of Mrs. Louise Schultz with Richard Sievers, of Hamburg, Germany. Louise Schultz, of Murray Hill, N J, with Carl R and Carl W Schultz, N Y, and Orla wife Ernest B Rubsamen, of Murray Hill, N J, in trust. Nov 17. Nov 30, 1909. 2:571; 3:954, 956, 957.

1st av | n w cor 101st st, 100.11x40, 6-sty brk tene-101st st, No 339 | ment and stores. Samuel Werner to Fannie wife Samuel Werner. All liens. Nov 30. Dec 1, 1909. 6:1673-26. A \$30,000-\$75,000. nom

2d av, No 2274, e s, 25.5 s 117th st, 25x84.10, 4-sty brk tenement and store. Max Tannenbaum to Tannenbaum & Lowenstein, a corpn. All liens. Nov 29. Nov 30, 1909. 6:1688-51. A \$9,000-\$18,000. nom

2d av, No 2242, e s, 20.10 n 115th st, 20x80, 4-sty stone front tenement and store with 2-sty brk extension. Sarah M Williams to Benjamin Silverman. Mort \$15,000. Nov 23. Nov 26, 1909. 6:1687-2. A \$7,000-\$14,500. other consid and 100

2d av, No 834, e s, 91.5 n 44th st, 18x70, 4-sty brk tenement and store. Patrick Meehan to Mary Ricigliano. All liens. Nov 26. Nov 27, 1909. 5:1337-4½. A \$9,000-\$13,000. other consid and 100

2d av, No 758, s e s, 98.9 n e 40th st, 24.8x100, 4-sty brk tenement and store. Felix Lorch et al HEIRS &c Sarah Lorch to Isidore Silberstein. Nov 29, 1909. 5:1333-52. A \$16,000-\$25,000. other consid and 100

2d av, No 354, e s, 98.3 n 20th st, 20.3x90, 3-sty brk tenement and store. Johanna M Kuster to N Y Post Graduate Medical School & Hospital. Mort \$18,000. Nov 26. Nov 29, 1909. 3:926-70. A \$11,500-\$18,000. other consid and 100

2d av, No 1627, w s, 77.2 s 85th st, runs w 80 x s 6 x w 20 x s 19 x e 100 to av, x n 25 to beginning, 4-sty stone front tenement and store. Julius Wolf to Irving Wolf. Morts \$18,500. Nov 30. Dec 2, 1909. 5:1530-25. A \$14,000-\$21,000. other consid and 100

4th av, No 125, or | e s, 102 s 13th st, 20.6x76.4, 3-sty brk tene-Bowery | ment and store. CONTRACT. Henry R Drowne TRUSTEE Margt A Harrison and Georgiana H Salter with Caroline A wife Christopher W Sims. Mort \$27,000. Dec 1, 1909. 2:558-6. A \$18,000-\$22,000. 37,000

6th av, No 256, e s, 70.7 n 16th st, 21.5x65, 3-sty brk loft and store building. Moses M Valentine to Joseph and Sara Isear. Nov 30, 1909. 3:818-4. A \$54,000-\$58,000. other consid and 50

Same property. Joseph Isear and Sara his wife to Moses M Valentine. Nov 30, 1909. 3:818. other consid and 50

7th av, No 732 | w s, 112.6 n 48th st, 22x128.5 to e Broadway, Nos 1604 and 1606 | s Broadway, x42.1x121.1, 1-sty brk store. Jane E Granniss to Century Holding Co, a corpn. Q C. Nov 23. Nov 30, 1909. 4:1020-34. A \$150,000-\$152,000. nom

Same property. Granville M White and Robt A Granniss EXRS Geo H Granniss to same. 7-48 parts. All title. Nov 29. Nov 30, 1909. 4:1020. other consid and 100

Same property. Robert A Granniss et al to same. 41-48 parts. All title. Nov 29. Nov 30, 1909. 4:1020. other consid and 100

7th av, No 829 | s e cor 54th st, 100.5x100, six 3-sty and 54th st, Nos 162 to 172 | basement stone front dwellings and one 5-sty stone front tenement and store on av. Seventh Avenue-Fifty-Fourth Street Co to Selkirk Realty Co. C a G. Mort \$224,000. Nov 24. Nov 30, 1909. 4:1006-61 to 64. A \$216,000-\$228,000. other consid and 100

7th av | n w cor 150th st, 199.10 to s s 151st st x100, vacant. 150th st | George Cator to Fleischmann Realty & Construction Co. 151st st | B & S. Nov 20. Nov 29, 1909. 7:2036-29 to 36. A \$101,000-\$101,000. nom

7th av, No 2361 | n e cor 138th st, 25x100, 5-sty brk tenement 138th st, No 145 | and stores. John Bonwit et al to Mary Woytisek, of Sheffield, Mass. Mort \$36,000. Nov 30. Dec 1, 1909. 7:2007-1. A \$24,000-\$46,000. other consid and 100

7th av, No 492, w s, 74.1 s 37th st, 24.8x98.9, 4-sty brk tenement and store and 4-sty brk tenement in rear. Anna R Morison to Whitney Lyon of Larchmont, N Y. Mort \$18,000. Nov 29. Dec 1, 1909. 3:786-47. A \$60,000-\$66,000. other consid and 100

8th av, Nos 680 to 686 | n e cor 43d st, 75.3x100, three 5-sty 43d st, Nos 259 to 265 | brk and one 5-sty frame tenements | on map Nos 263 to 269 | and stores and three 4-sty brk tenements and stores. The Maze Realty Co to Chas A Christman. Morts \$170,000. Dec 1. Dec 2, 1909. 4:1015-1 to 3, 4¼ and 4½. A \$140,000-\$163,000. other consid and 100

8th av | n e cor 24th st, intended, runs s e 850 to c 1 7th av in-7th av | tended and s w 30 to c 1 24th st, and s e 365.5, and s 24th st | 738.6 to road called Love lane or Abingdon road, x n w 1,341.6 to Fitz Roy road, x n 239 to e s 8th av, x n e 590.8 to beginning. James Green and Aida his wife to Selma Green; 1-16 part. All title. Mort \$11,000. Oct 18. Nov 30, 1909. 3:797. 100

9th av, No 892, the business. Power of attorney. Bernhard Dieckman to Max Yachelson. Nov 20. Nov 29, 1909.

9th av, No 484 | n e cor 37th st, 24.9x100, 5-sty brk tenement 37th st, No 357 | and stores. FORECLOS, Nov 29, 1909. Gilbert H Montague, ref, to James Everard. Nov 29. Nov 30, 1909. 3:761-1. A \$30,000-\$57,000. 50,000

10th av, Nos 766 to 770 | n e cor 52d st, 75x100, with all title to 52d st, Nos 461 and 463 | strip 0.5x-, adj on north, three 5-sty brk tenements and stores and one 3-sty brk loft and store building in st. FORECLOS, Oct 28, 1909. Algernon S Norton, ref, to Lucy A Ledwith. Prior morts \$20,000 and all liens. Nov 29. Nov 30, 1909. 4:1062-1 to 3 and 4½. A \$55,500-\$89,500. \$85,600 less amount of prior morts &c, 11th av, Nos 599 to 603 | s w cor 45th st, 75.3x100, three 4-sty 45th st, Nos 600 and 602 | brk tenements and stores and 1-sty frame store in st. FORECLOS, Nov 23, 1909. Eugene N Robinson referee to Fannie Strauss. Nov 24. Nov 27, 1909. 4:1092-34 to 36. A \$32,000-\$35,500. 46,000

Lot begins 175 e West End av and 143 s 92d st, at c l old lane closed and bounded e by line 225 e West End av, being land between c l said lane and land of party 2d part. Lucy R Ball to Ida O Walter. Q C and C a G. Nov 9. Dec 2, 1909. 4:1239.
other consid and 100

MISCELLANEOUS.

Agreement as to payment of \$20,000 in lieu of dower by Joseph Collins of N Y to Edith M C Collins his wife, now of London, Eng, on petition for divorce and appointment of Francis L Wellman, with power of attorney. Mar 1, 1906. Nov 27, 1909. P A.

Exemplified copy last will of C Eugene Gunther. Sept 26, 1902. Nov 26, 1909.

General release. Jennie La Coste HEIR Maria La Coste to James M La Coste. EXR Maria La Coste. Nov 24. Nov 26, 1909. 109.59

General release. Nelson J La Coste LEGATEE Maria La Coste and HEIR Lillian La Coste to same. Nov 24. Nov 26, 1909. 259.58

General release. Reformed Church of Wyckoff, N J, LEGATEE Maria La Coste to same. Nov 24. Nov 26, 1909. 559.59

General release. Annie N Steininger LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.59

General release. Grace La C Stock LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.59

General release. Nelson J La Coste LEGATEE of same to same. Nov 24. Nov 26, 1909. 1,392.92

General release. George Crawford LEGATEE of same to same. Nov 24. Nov 26, 1909. 159.58

General release. Annie Crawford LEGATEE of same to same. Nov 24. Nov 26, 1909. 61.58

General release. Myra C Smith LEGATEE of same to same. Nov 24. Nov 26, 1909. 209.58

General release. Mary Murphy LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Addie M Maxwell LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.59

General release. Leah C Laffey LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Chester A Luff assignee of Ada A Knight LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.59

General release. Lillian A Fitch LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Samuel Crawford LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Cornelius Crawford LEGATEE of same to same. Nov 24. Nov 26, 1909. 159.58

General release. James M La Coste LEGATEE of same to same. Nov 24. Nov 26, 1909. 392.91

General release. Jennie Clearman LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Nettie La C Cahill LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Bessie Ackerman LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Susan La C Baxter LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Geo W La Coste LEGATEE of same to same. Nov 24. Nov 26, 1909. 1,392.91

General release of dower and consent to accept conveyance in lieu of dower. Carrie A Barnett widow of Moses Barnett under terms of will of said Moses Barnett decd dated Dec 7, 1903, to whom it may concern. May 24, 1909. Nov 29, 1909. 6:1750.

Power of attorney. Mercy M Plum to James R Plum. April 20. Dec 2, 1909.

Power of attorney to act in Canada and the U S of A. The Neuchatel Asphalt Co (Lim) to John Travers. Nov 19. (P A.) Nov 30, 1909.

Power of attorney. Pauline Alp to Jos Boltan. Nov 22. (P A.) Nov 30, 1909.

Power of attorney. Thomas Sheils to James H Sheils. Nov 29. (P A.) Nov 30, 1909.

Power of attorney. Mary H wife Michl F Kerby to said Michl F Kerby. Nov 27. Dec 1, 1909.

Power of attorney. Douglas Robinson TRUSTEE William Astor to Jas R Roosevelt and Nicholas Biddle as CO-TRUSTEES under said will. Nov 26. Dec 1, 1909.

Revocation of power of attorney. Katharina Elias widow of Henry Elias Sr to Fredk W Kroehle. Nov 27. Nov 29, 1909.

BOROUGH OF THE BRONX.

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

*Carroll pl, e s, 250 n Green lane, 25x100 and being lot 193 map (No 398) of Sec 2 St Raymonds Park. Release dower. Edith M C Collins formerly wife Joseph Collins to Elda E Shaffer, of Yonkers, N Y. Q C. All title. Nov 26. Dec 2, 1909. nom

*Same property. Joseph Collins to Elda E Shaffer, of Yonkers, N Y. Nov 20. Dec 2, 1909. other consid and 100

Dashes lane, n s, abt 52 e Greystone av, deed reads private cross-road leading from Riverdale av, at lands of Hiram Barney through lands of T Bailey Meyers to the Mosholu and Sputyen Duyvil road, n s, at fence on s e boundary of said lands of Barney, runs n e along said lands of Barney 194 x s e 69 x s w 40 x s e 200 x s w 45 to said road x n w 190 to beginning, sub to easements over land in Dashes lane or said private road, 2-sty frame dwelling and vacant. Minna T Sturgis to Amy D Dash. Mort \$6,500. Nov 26. Nov 27, 1909. 13:3414—lot 658. 100

Fox st, No 855, w s, 466.8 n Longwood av, 33.4x93, 4-sty brk tenement. Winnie Realty & Construction Co to Samuel Lederer. Mort \$17,000. Dec 1, 1909. 10:2709. 100

*Fulton st, s w cor of road leading to Williamsbridge, runs w 149.6 to e s Elliott av x s 163.10 x — 115 to w s said road x — 175.6 to beginning, Westchester. Emma E Nestell to Isabelle N Leonard, N Y and Edward V Nestell, of Canaan, Conn. Nov 27. Dec 2, 1909. nom

*Green lane, w s, 225 n St Raymond av, and being lot 1 map (No 277) of St Raymond Park, 31.10x102.8x28.4x106.4, n s. Arthur J Price to Sophia wife Arthur J Price. Jan 23, 1906. Nov 26, 1909. other consid and 100

Grote st, late Fordham to West Farms road, s w s, 38 e Prospect av, and being lots 99 and 100 map South Belmont, 100x127.7x100x126, except part for Grote st or Kingsbridge road. Cath A McGuire to Hagemann Construction Co. Oct 14. Dec 2, 1909. 11:3100. other consid and 100

Hoffman st, No 2406, e s, 27.7 n 187th st, 50x117.10x50x118.1, except part taken for st, 2-sty frame dwelling. Jennie Feinblatt to Robert Loewy. Mort \$4,600. Nov 30. Dec 1, 1909. 11:3066. 100

Kingsbridge Terrace, w s, 110 n 230th st, runs n 79.7 x w 96 x s 35 x w 25 x s 5 x e — x s 37.6 x w — x s — x e 119.9 to beginning, vacant. Samuel Bitterman to John P Duff. All liens. Nov 22. Nov 30, 1909. 12:3256. other consid and 100

Kelly st, e s, 230.3 n 165th st, 25x100, vacant. Release mort. Sophie V Reynolds to Albert Gerhards, inc, a corpn. Dec 2, 1909. 10:2716. 1,000

Kelly st, e s, 230.3 n 165th st, 25x100, vacant. Release mort. Manhattan Mortgage Co to Albert Gerhards, inc, a corpn. Dec 2, 1909. 10:2716. 12,000

Kingsbridge Terrace (Boston av), s e s, 295 n e Perot st, 24.6x104.7x24.9x108.2, vacant. Louis Smadbeck to Alfred Macri. Mort \$1,100. Nov 26. Nov 27, 1909. 12:3254. 1,800

*Montgomery pl, n s, 150 w Maclay av, 25x73.3, Westchester. Maclay Av Realty Co to Richard J McNulty. Nov 18. Nov 27, 1909. other consid and 100

*Main st | s e cor Orchard st, 101x100x102.6x100, City Island. Orchard st | Thaddeus Rolfe to Henry Hunneke. B & S. Nov 24. Nov 26, 1909. 100

*Poplar st, s s, 115 w Roselle st, 25x100x25x106, Westchester. Henry Nerenberg to Sarah wife Henry Nerenberg. Nov 26. Dec 2, 1909. other consid and 100

Rogers pl, e s, 350.1 n Westchester av, 50x90, vacant. Abe Rosenberg to Joseph Stromwasser. 1/2 part. All title. All liens. Nov 15. Nov 29, 1909. 10:2699. nom

Simpson st (Fox st), e s, 201.10 n Westchester av, 80x100, vacant. Charles Riley to Simpson Construction Co, a corpn. Nov 30, 1909. 10:2727. other consid and 100

Timpson pl | n e cor 144th st, runs e 93.2 to Austin pl x n 72.8 x | Austin pl | n w 71 x w 75 to pl x s 100 to beginning, vacant. 144th st |

Whitlock av | n w cor 144th st, runs w 181.8 x n 56.11 x e 84.11 | 144th st | and 141.9 to av x s 20.6 to beginning, vacant. FORECLOS. Hubert A McNally, ref, to Westchester County Savings Bank. Nov 29. Dec 1, 1909. 10:2600 and 2601. 19,000

*5th st/s s, 205 e Av D, 200x216 to n s 4th st, Unionport. Lester 4th st | G Lithgow HEIR & Frances R Lithgow to Julia J Hirsch. All title. Nov 26. Nov 27, 1909. nom

*43d st, w s, lot 36 map made by David B Taylor Sept 30, 1835, 25x125, to a public sq, Westchester. Edward M Gallagher HEIR Charles Gallagher to Mary E Colford. Q C and correction deed. Nov 24. Nov 26, 1909. nom

132d st | Consent of construction, &c, of railroad over and across 133d st | said streets. The Port Morris Land & Improvement Co to The New York Connecting R R Co. June 1, 1906. 135th st | Nov 29, 1909. 10:2583, 2584, 2587 and 2588. 136th st |

137th st | Consent of construction, &c, of railroad over and across 133d st, n s | across said streets. John J Roche to the New 134th st, n s | York Connecting R R Co. July 1, 1909. Nov 29, 135th st, s s | 1909. 10:2585 and 2586.

138th st | Consent to construction, &c, of railroad over and across 139th st | said streets. Central Union Gas Co to The New York 140th st | Connecting Railroad Co. June 28, 1906. Nov 29, 141st st | 1909. 10:2590, 2591 and 2592. nom

135th st, No 287 (531), n s, 150 e Lincoln av, 25x100, 5-sty brk tenement and store. Herman Mehrtens et al to August Maas. Mort \$14,000. Nov 29. Dec 1, 1909. 9:2311. other consid and 100

Same property. August Maas to Augustine wife August Maas. 1/2 part. Mort \$14,000. Nov 30. Dec 1, 1909. 9:2311. nom

138th st, s s | Consent to construction, &c, of railroad over and 137th st, n s | across said streets. De La Vergne Machine Co to The New York Connecting R R Co. June 2, 1909. Nov 29, 1909. 10:2589.

139th st, No 461 (719), n s, 583.4 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Maurice J O'Gorman to Abraham J Piddian of Brooklyn. Mort \$4,500. Nov 29. Nov 30, 1909. 9:2284. nom

141st st | n s, 4.4 e Rider av, runs n 75 x w 43.10 Rider av, Nos 366 to 370 | to e s Rider av x s e 84.9 to n s 141st st x e 4.4 to beginning, two 2-sty brk and one 2-sty frame dwellings. Herman J Katz to Henry Russell. All liens. Nov 30. Dec 1, 1909. 9:2234. other consid and 100

144th st, No 212, s s, 139.7 e Park av, late Railroad av, 25.4x92.3 x25x88.3, 2-sty brk dwelling and 1-sty frame stable in rear. Mary Cleares to Joseph Poldow. All liens. Nov 26. Nov 29, 1909. 9:2340. 100

146th st, Nos 409 and 411, n s, 125 e Willis av, 50x100.1, 5-sty brk tenement. James Byrne to Benjamin Benenson. Q C. Nov 22. Nov 27, 1909. 9:2291. nom

146th st, n s, 125 e Willis av, being a strip in front of lots 6 and 7 blk 23 map sections A and B of North N Y, and lying bet old and new lines of said st. Edward Willis HEIR Edward Willis dec'd to Benjamin Benenson. All title. Q C. Nov 18. Nov 27, 1909. 9:2291. nom

Same property. Emily A Scott widow of John F Scott et al HEIRS & Edward Willis to same. All title. Q C. Nov 17. Nov 27, 1909. nom

149th st, s s, at w s Mill Brook, being 241.8 w Brook av, a strip, runs s w along Mill Brook 122.3 x s 8.9 to e l Mill Brook x n e 133.6 to 149th st x w 6.1 to beginning. John A Foley ASSIGNEE in bankruptcy of Francis J Barretto to Frederick Schnauffer. All title. Q C. Oct 22. Dec 1, 1909. 9:2293. 21.39

Same property. Henry L Morris et al to same. Q C. Oct 8. Dec 1, 1909. 9:2293. 748.61

153d st, No 334, s s, 200 w Courtlandt av, 25x100, 4-sty brk tenement. Wilhelmina Ermann to Adam Sahn. Morts \$14,000. Dec 1. Dec 2, 1909. 9:2412. other consid and 100

154th st, Nos 408 and 410, s s, 295 w Elton av, 50x100, 2-sty frame dwelling, 1-sty brk office, 2-sty frame rear dwelling and 1-sty frame stable. Anton Rinschler EXR Apolonia Drosselmeir to Regina Neubert. Nov 26. Nov 30, 1909. 9:2375. 13,750

165th st, s s, 26.5 e College av, strip 0.7x28.1. 165th st, s s, 26.5 w Findlay av, strip 0.7x88.8. Release mort. Hyman Cohen and Morris Bernstein to The Mountain Construction Co. Q C. Nov 24. Dec 1, 1909. 9:2432. nom

172d st, w s, 100 s Boston road, 50x100 and being lots 62 and 63 map (No 1100) of 300 lots controlled by Henry Morgenthau except land in bed of East 172d st, vacant. Louis Lesse to Austin R Newcombe of Union Society, Greene Co, N Y. Morts \$7,000 and all liens. Nov 30. Dec 1, 1909. 11:2966 and 2977. other consid and 100

175th st, Nos 631 to 641, late Fairmonut av | n e cor Arthur av
Arthur av, No 1808 | late Broad st, runs
s e 125 x n e 100 x n w 25 x s w 25 x n w 112.4 to e s Arthur
av late Broad st x s w 75.10 to beginning, except part for sts,
2-sty frame dwelling and vacant. PARTITION, Dec 17, 1907.
Edward H Maddox, ref, to Ernest G Biggio. Nov 29. Dec 1,
1909. 11:2945. 4,000

175th st, No 414, s s, 116.8 w Park av, late Vanderbilt av, 16.8x108,
3-sty frame tenement. Joseph Gies to John Ohl. Mort \$3,750.
Nov 30. Dec 1, 1909. 11:2899. other consid and 100

177th st, No 61, n s, 155 w Morris av, 20x100, 2-sty brk dwell-
ing. Kath P Hooks to Leonard J Langbein, of Brooklyn. 1/2
part. Mort \$7,000 and all liens. Dec 2, 1909. 11:2828.
other consid and 100

180th st, No 410, s s, 96.6 w Vanderbilt av West, now Park av,
runs s 95 x w 9.11 x s 18.11 x w 8.1 x n 113.10 to st x e 18 to
beginning, 2-sty frame dwelling. Mary Johnson to James Lynch.
Mort \$1,700. Jan 12, 1906. Nov 26, 1909. 11:3029.
other consid and 100

184th st, No 58, s s, 90 w Grand av, 20.2x59.10, 2-sty frame dwell-
ing. Elizabeth M Blasbery to Herbert Aldhous. All liens. Sept
30. Nov 27, 1909. 11:3212. other consid and 100

188th st, No 653, late Bayard st | n e cor Belmont av (Cambreling
Belmont av, No 2450 | av), 50x100, except parts for sts,
vacant. PARTITION, July 14, 1909. Adam Wiener, ref to Leon-
ard Weill. Nov 30. Dec 1, 1909. 11:3075. 4,450

*198th st, n s, opposite e line of lot 39 on map of Thwaites pl ex-
tended, runs e — to pt opposite w line lot 41 x n — to s w cor
lot 41 x w along s Thwaites pl 25 to e line lot 39 x s — to
beginning, 24th Ward. Chas D Galvin to Mary Fitzsimons. Q
C. Nov 27. Dec 2, 1909. other consid and 100

*198th st, n s, opposite e l of lot 40 same map, runs n along e l
lot 40 to n s Thwaites pl x e — to w l lot 42 x s — to st at pt
opposite w l lot 42 x w — to beginning. Same to Wm J Galvin.
Q C. Nov 27. Dec 2, 1909. other consid and 100

204th st, Nos 15 and 17 | n e cor Villa av, 50x82x50x82.6, two 3-
Villa av, No 3120 | sty frame tenements, stores on av. An-
tonetta Giugliano to Francesco Giugliano. Mort \$15,000 and
all liens. Nov 29. Nov 30, 1909. 12:3311. other consid and 100

*212th st, s s, 100 w Maple av, 100x100 and being lots 28 to 31
map W F Duncan at Williamsbridge. Abraham Kaufman to
Maria A D'Angelo. Mort \$3,250. Nov 26. Nov 27, 1909. nom

*216th st, late 2d st, n s, 125 w Tilden av, and being lot 470 map
(No 1041 in Westchester Co) of Laconia Park, 25x109.4. Mary
M De Canio to Hudson P Rose Co. Mort \$300. Nov 23. Nov 26,
1909. other consid and 100

*217th st (3d av or st), n s, 105 w 4th av, and being part lot 503
map (No 143 in Westchester Co) of Wakefield, begins at line bet
lots 469 and 503, 25x114.3. Release mort. Emma F Fettretch
to Mary Coyne. Nov 23. Nov 27, 1909. nom

*Same property. Mary Coyne to Michele and Donato Labriola.
Nov 24. Nov 27, 1909. nom

*223d st late 9th st, n s, 255 e 4th av, 25x114.5, Wakefield. James
Ceburre to Richard L Johnson. Mort \$4,500. Oct 28. Dec 1,
1909. other consid and 100

*229th st, late 15th av, s s, 255 w 5th av, and being west 1/2 of
lot 235 map of Wakefield, 50x114.

229th st, late 15th av, s s, 405 e 4th av and being lot 269 same
map, 100x114.
Jacob Lubin to Max Germansky. Morts \$2,250 and all liens.
Nov 15. Nov 30, 1909. nom

*233d st, late 19th st, s s, 380 e 5th av, 25x114, Wakefield, except
part for 233d st. Albert H Klees to Leopold Salamon. All
liens. Nov 15. Dec 2, 1909. nom

235th st, No 233, n s, 325 e Keppler av, 25x100, 2-sty frame dwell-
ing. Margaret V I Ryan to Isabella Ryan. Aug 4, 1908. Nov
27, 1909. 12:3376. nom

*242d st, lots 245b, 246a, 246b map (No 1108b) portion Penfield
property at Wakefield. Minnie Watzky to Annie Prochaska.
Nov 27. Dec 2, 1909. nom

Albany Post road | the blk, 42.7x47.3x10.9, gore, and being lot 240
254th st | map Samler estate. Stuard Realty Co to Clin-
Newton av | ton L Bernd. Nov 26. Nov 29, 1909. 13:3421.
other consid and 100

Arlington av, e s, 85 n 227th st, 60x125, vacant. Edgehill Ter-
races Co to Edwin A Lightner. Nov 15. Nov 26, 1909. 13:3407. nom

Arlington av, e s, 85 n 227th st, 60x125.
Arlington av, e s, 85 n 227th st, 60x125.
vacant.
Release mort. Emily S Sage to Edgehill Terraces Co. Q C. Nov
15. Nov 26, 1909. 13:3407. 5,000

*Bronx and Pelham Parkways | s e cor Muliner av, 75x165.2x75x160.9
Muliner av
Bronx and Pelham Parkway, s w cor Bogart av, 25x145.11x25x
147.5.
Bogart av, w s, 147.5 s Bronx and Pelham Parkway, 75x100.
Theodore Werner to Bankers Realty & Security Co. All liens.
Nov 8. Nov 26, 1909. 100

Brook av, No 986 | n e cor 164th st, 29.2x74.5x27.6x64.7, 4-sty brk
164th st, No 421 | tenement and store. FORECLOS, Nov 18, 1909.
Adam Wiener, ref to The German Savings Bank in City of N Y.
Nov 26, 1909. 9:2386. 15,500

Bryant av, w s, 100 n Lafayette av, runs w 95 x n 50 x w 5 x n
50 x e 100 to av x s 100 to beginning, vacant. Bronxland
Realty Co to West Mount Vernon Realty Co, a corp. Mort
\$3,500. Nov 22. Nov 26, 1909. 10:2764. omitted

Bryant av, No 1353 | s w cor Jennings st, 20x100, 3-sty brk dwell-
Jennings st | ing. Release mort. Margt Knox to Elvli
Realty Co. Nov 30. Dec 2, 1909. 11:2994. nom

Bryant av, No 1353 | s w cor Jennings st, 20x100, 3-sty brk dwell-
Jennings st | ing. Elvli Realty Co to Louis R Welzmilller.
Mort \$12,000. Nov 30. Dec 2, 1909. 11:2994. nom

Bathgate av, No 2168, e s, 131.6 n 181st st, 50x140, 3-sty frame
dwelling and 1-sty frame stable. Mary Coffy to Lottie Bedno-
witz. Dec 1. Dec 2, 1909. 11:3048. other consid and 100

*Cedar av, w s, 100 s Bartholdi av, and being lots 13, 14 and 15
map (No 426) of lots near Williamsbridge station, 75x118. Bar-
nett Friedman to Louis Friedman. All liens. Dec 1. Dec 2,
1909. 100

*Gillespie av, s e cor Coddington av, 41.2x100x74.4x105.4, West-
chester. Margaret Berrian et al to Albert and John J Neller.
Dec 1. Dec 2, 1909. nom

*Bronxdale av, w s, 177 s 187th st, and being lot 21 map (No
1064) of 107 lots Hudson Park, 25x100. Antonio Loscalzo to
Edward J Cahill. Nov 18. Nov 26, 1909. nom

*Briggs av, n s, 200 e 6th av or st, 25x100, Laconia Park. Mel-
rose Realty Co to Pietro Rubillo and Giovanni Fierro. Mort
\$500. Nov 24. Nov 27, 1909. other consid and 100

*Baychester av, e s, 325 s Edenwald av, 25x75. Land Co "A" of
Edenwald to Herman Ferber, Jr. All liens. Dec 1, 1909. nom

*Beech av, s s, 226 w Corsa av, 50x100 and being lots 204 and
205 map (No 1041) of Laconia Park. Melrose Realty Co to An-
tonio Griego. Mort \$700. Nov 30. Dec 1, 1909. other consid and 100

*Same property. Milton J Doernberg to Melrose Realty Co, a
corp. Mort \$700. Nov 15. Dec 1, 1909. other consid and 100

Crescent av | s s, at s e s Belmont av, 128.7x128.4x100x47.7, va-
Belmont av | cant. Salvatore Duminuco to Duminuco Construction
Co. All liens. Nov 26, 1909. 11:3088. other consid and 100

Crescent av, n s, 33 w Belmont av, runs w 105 x n 85.6 x e 20.4
x n e 7.1 x e 29.9 and 15.6 to beginning, vacant. Solomon C
Powell et al to Di Benedetto Realty Co. Sept 28. Nov 27, 1909.
11:3074. other consid and 100

Concord av, No 494 | n e cor 147th st, 20x100, 3-sty brk dwelling.
147th st, No 751 | Joseph Poldow to Mary Cleares. Mort \$5,500.
Nov 9. Nov 29, 1909. 10:2580. 100

*Clasons Point road, w s, 196.3 s Westchester av, 25.7x123.4x34.2
x140.8. Jas T Cunningham to Hudson P Rose Co. B & S. Oct
29, 1907. Nov 26, 1909. nom

*Same property. Felix De Canio to same. Nov 23, 1909. Nov 26,
1909. nom

*City Island av, e s, adj land Stephen D Horton, runs e 70 x s 25 to
land of Richards x — 138.5 to the street bet lands of Richards
and Belden x w 67.4 to av x n 164.7 to beginning, except part
for av, City Island. Harriett wife of and Chas F Riley to Frank
X Lelong. Mort \$8,500. Nov 29. Dec 2, 1909. 100

*City Island av, w s, 100 n Cross st, City Island. Agreement as
to making alterations and additions to building on above prem-
ises. City of N Y (Dept of Docks) with Henry Hunneke. Nov
9. Dec 2, 1909. nom

Clinton av, w s, 25 n Fairmont pl, 37.6x100, 4-sty brk tenement.
Henry S Gamp to Mary P Sheehan. Mort \$19,000. Dec 1. Dec
2, 1909. 11:2950. other consid and 100

Crimmins av, Nos 313 and 315, w s, 48.4 n 141st st, 47.10x80, 5-
sty brk tenement. Release dower. Becky wife Ascher Siegfried
to Minnie Helfstein and Celia Sperber. Nov 29. Dec 2, 1909.
10:2556. nom

Cypress av | s e cor 139th st, 100x80, vacant. Henrietta Hirsch to
139th st | Jennie A Rosenberg. Mort \$10,000. Nov 30. Dec 1,
1909. 10:2657. nom

College av | s e cor 165th st, runs e 27 x s 28.1 x w 0.7 x s 50.11-
165th st | x w 26 to av x n 77.3 to beginning, vacant. Re-
lease mort. Mary S Croxson to The Mountain Construction Co.
Nov 24. Dec 1, 1909. 9:2432. 1,750

Davidson av, w s, 150 n 184th st, 50x100, vacant. Henry U Singhi
to Gustave Blass. Mort \$3,500. Nov 26, 1909. 11:3199. nom

Decatur av, No 2977, w s, 51 s 201st st, 39x110, 2-sty frame dwell-
ing and 1-sty frame shed in rear. Edward H Von der Linden to
Emilie Von der Linden. 1/2 part right, title and interest. Morts
\$8,600. Nov 27. Nov 29, 1909. 12:3285. other consid and 100

Delafield av | cor Livingston st, lot 15 on a map of Westchester
Livingston st | in town of Yonkers (now 24th Ward), 50x100, va-
cant. William Romer to Sabina Beagan. Nov 29. Nov 30,
1909. 13:3415. omitted

Eagle av, No 717, w s, 110 s 156th st, 18x99.2, 2-sty brk dwelling.
Israel Newman to Jas S Segrave. Mort \$7,500 and all liens.
Nov 27. Nov 29, 1909. 10:2617. other consid and 50

*Edwards av, w s, 50 n Marrin st, 50x100, and being lots 216 and
217 map (No 401) of Seton homestead, Westchester. Elise Bo-
man to Richard Benisch. Mort \$3,300. Nov 27. Nov 29, 1909.
other consid and 100

*Eastern Boulevard, n s, 50 w Quincy st, 50x100, Westchester.
John R Peterson to Anna Behrens. Nov 23. Nov 29, 1909.
other consid and 100

*Same property. Release mort. Robert Miller to John R Peter-
son. Nov 24. Nov 29, 1909. nom

*Edison av, w s, 200 n Tremont road, 25x95. Henry I Norr to
Louis Rabinowitz. Mort \$1,500 on this and other property.
Nov 29. Nov 30, 1909. nom

*Edison av, w s, 225 n Tremont road, 25x95, Tremont Terrace.
Henry I Norr to Montrose W Escoe. Mort on this and other
property \$1,500. Nov 29. Nov 30, 1909. nom

Fordham road, No 126, s s, 218.11 e Loring pl, runs s w 79.7 x
n e 18.4 x n w 91.3 to road, x w 21.9 to beginning, 3-sty brk
dwelling. Fordham Construction Co to Fowler & Hopkin, a
corp. Mort \$8,500. Nov 29. Nov 30, 1909. 11:3225. other consid and 100

Fordham road, No 120 | s w cor Andrews av, runs n and w on
Andrews av | curve 28.8 x s 114.1 x e 20 to w s Andrews
av, x n 114 to beginning, 3-sty brk dwelling. Fordham Con-
struction Co to Louise E Bourgardez. Mort \$14,500. Nov 30,
1909. 11:3225. 100

*Fordham av | s w cor Billar pl, 58x100, City Island. Ella F Lim-
Billar pl | ing et al to Elsie A Oetjen. Nov 24. Nov 30, 1909.
other consid and 100

*Gifford av, n s, 275 w Swinton st, 50x100, Westchester. John R
Peterson to Emma N Polak. Nov 23. Nov 29, 1909. other consid and 100

*Same property. Release mort. Robert Miller to John R Peter-
son. Oct 27. Nov 29, 1909. nom

*Grace av, now Glover st, e s, 178.11 n old line Westchester av,
75x130, Westchester. Amelia Steinmetz to Steinmetz Construc-
tion Co, a corp, at Westchester, N Y. All liens. Nov 27. Nov
29, 1909. 100

*Grace av, s w s, 70.9 n w St Raymond av, runs n w 25 x w 44.6
x s 44.6 to St Raymond av x e 25 x n 32.11 x e 32.11 to begin-
ning. John Cook to Jennie Koterba. Mort \$4,900. Nov 30. Dec
1, 1909. other consid and 100

Grand Boulevard and Concourse | s e cor 178th st, 37.7x106.4x36
178th st, No 200 | x95.5, 2-sty frame dwelling.
Hagemann Construction Co to Catharine A McGuire. Mort \$12,-
600. Oct 14. Dec 2, 1909. 11:2810. other consid and 100

Grand Boulevard and Concourse, s e cor 178th st, 37.7x106.4x36x
95.5.
Grote st, late road from Fordham to West Farms, s w s, 38 e
Prospect av and being lots 99 and 100 map South Belmont,
100x127.7x100x126, n w s, except part for Grote st.
Release judgment. Caryl A Montgomery to Hagemann Construc-
tion Co. Nov 29. Dec 2, 1909. 11:2810 and 3100. nom

Grand Boulevard and Concourse, s e cor 178th st, 37.7x106.4x36x
95.5. Release mechanics lien. Dimock & Fink Co to Hagemann
Construction Co. Oct 28. Dec 2, 1909. 11:2810. 132.28

Same property. Release mechanics lien. Van Nest Wood Work-
ing Co to same. Oct 26. Dec 2, 1909. 11:2810. 351.55

Same property. Release mechanics lien. John Bell Co to same.
Oct 23. Dec 2, 1909. 11:2810. 223.91

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Same property. Release mechanics lien. James McBride Co to same. Oct 26. Dec 2, 1909. 11:2810. 143.50
Same property. Release mechanics lien. Louis E Gunset to same. Oct 28. Dec 2, 1909. 11:2810. 68.25
Same property. Release mechanics lien. Henry G Silleck, Jr to same. Nov 16. Dec 2, 1909. 11:2810. 343.23
Same property. Release mechanics lien. Geo A Kuhner to same. Oct 28. Dec 2, 1909. 11:2810. 84
Same property. Release judgment. Wm A Mapes to same. Oct 28. Dec 2, 1909. 11:2810. 95.59
Grand Boulevard and Concourse | s e cor 178th st, 37.7x106.4x36x178th st, No 200 | 95.5, 2-sty frame dwelling. Release mort. Fanny Lomas to Hagemann Construction Co. Oct 14. Dec 2, 1909. 11:2810. 3,500
Hoe av or st, w s, 37.3 s Home st, 30x68.5x30x71.11, vacant. Release mort. The Public Bank to Berkeley Estates, a corpn. Nov 22. Dec 1, 1909. 10:2745. nom
Same property. The Colonial Bank to same. Q C. Nov 22. Dec 1, 1909. 10:2745. nom
Same property. Berkeley Estates to Trinity Danish Evangelical Lutheran Church. Mort \$1,800 and all liens. Nov 22. Dec 1, 1909. 10:2745. nom
Heath av, w s, 25 s 230th st, 125x90, vacant. Martha Roman to Metzler Building & Construction Co. Q C. Nov 26. Nov 29, 1909. 12:3260. nom
Heath av, w s, 180 s 230th st, 180x100.7x180.2x100.7, vacant. Release mort. Hermann H Cammann EXR and TRUSTEE Nathaniel P Bailey to Metzler Building & Construction Co. Nov 26. Nov 29, 1909. 12:3260. 6,000
*Hobart av, e s, 104 s Waterbury av, 25x86.4x26x78.11, and being lot 83 map (No 1115A) of 108 lots Coster estate. Hudson P Rose Co to Angelo Masserano. All liens. Nov 16. Nov 26, 1909. nom
*Hill av, w s, 375 s Jefferson av, 25x100. Land Co A of Edenvald to Carl H Waldman. June 25. Nov 27, 1909. nom
Hull av, No 3124, s s, 88.7 e Woodlawn road, 25x100, 2-sty frame dwelling. Hibbert B Roach to Gerdon R Defendorf. Mort \$6,000. Nov 30, 1909. 12:3349. other consid and 100
*Hunt av, s e s, 272 s w Bronxdale av and being lot 56 partition map of Lott G Hunt Estate, near Van Nest, 25x100. Betty Wolf to Charlotte Salm. Mort \$4,000 and all liens. Nov 29. Dec 2, 1909. other consid and 100
*Same property. Charlotte Salm to Louisa King. Mort \$4,000 and all liens. Nov 30. Dec 2, 1909. other consid and 100
Hughes av, lot begins 184.1 w Hughes av and 382.8 s 180th st, runs s 25.2 x e 86.7 to pt 100 w Hughes av x n 25.1 x w 84.1 to beginning, with easement for 4 ft right of way to w s of Hughes av at pt 407.9 s 180th st, vacant. Joseph Rosenzweig to Belmont Realty & Construction Co. Q C. Nov 12. Dec 2, 1909. 11:3069. nom
Same property. Belmont Realty & Construction Co to Eleanor Donohue. Nov 22. Dec 2, 1909. 11:3069. nom
Intervale av | e s, at w s Wilkens av, runs s along Wilkens av 311.1 Wilkens av | x e 180.6 to Wilkins av x n w 352.5 to beginning, vacant. Henry Morgenthau Co to David Herman. B & S. Mort \$52,500. Oct 29. Nov 29, 1909. 11:2976. other consid and 100
Kingsbridge road, No 265 | e s, 206.5 n of n s Briggs av, 27.8x139.6 Briggs av | to w s Briggs av x 24.4x125.5, 2-sty frame dwelling. Ray E and David Matshak EXRS Samuel Matshak to Wm H Wright & Son, Inc, a corpn. Nov 17. Nov 29, 1909. 12:3293. 6,400
Kingsbridge road, No 263 | e s, 234.2 n of n s Briggs av, 27.9x153.7 Briggs av | to w s Briggs av x 24.4x139.6, 2-sty frame dwelling. Same to same. Nov 17. Nov 29, 1909. 12:3293. 7,425
Kingsbridge road, No 261, old No 561 | e s, 261.11 n of n s Briggs Briggs av | av, 27.9x167.9 to w s Briggs av, 24.4x153.7, 2-sty frame dwelling. Same to Louis F Kuntz. Nov 17. Nov 29, 1909. 12:3293. 100
Longfellow av, e s, 100 s Jennings st, 25x107.6x26.2x100, and being lot 340 map of Sec B of Vyse estate, vacant. Isidor J Auerbach et al to Adolph Auerbach. Mort \$1,400. Nov 26. Nov 29, 1909. 11:3007. other consid and 100
*La Salle av, s s, 110.11 e Hobart av, runs e 50 x s 135.10 x w 25 x n 25 x w 25 x n 108.10 to beginning.
Hobart av, e s, 55.7 s La Salle av, 51x89.3x50x99.7. Jennie Koterba to John Cook. Mort \$1,200. Nov 30. Dec 1, 1909. other consid and 100
Lafontaine av, w s, 25 s 178th st, 50x100, vacant. Mary P Sheehan to Henry S Gamp. Mort \$4,000. Dec 1. Dec 2, 1909. 11:3060. other consid and 100
*Livingston av, e s, 420.3 s Kingsbridge road and being lots 79 and 80 map (No 1098) of 125 lots Ruser Estate, 50x100. Winifred J Moran to Eliz M Cochrane, of Yonkers, N Y. Sept 16. Dec 2, 1909. nom
*Magenta av s e cor Rosewood av, 105x100, Williamsbridge. Sig-Rosewood av | mund Ernst et al to Melrose Realty Co, a corpn. Nov 23. Nov 29, 1909. other consid and 100
*Muliner av, e s, abt 105 n Bronxdale av, 26.9x147.2x25x256.9, and being lot 9 blk 46 map (No 1138) of Sec 1 of Morris Park. Vincenzo Miserendino to Chas H Baechler. Mort \$800. Nov 20. Nov 26, 1909. other consid and 100
*Middletown road | n w cor Eastern Boulevard, and bounded n by Eastern Boulevard | land Conrad Buhre and w by land Frederick Baxter. William Snow to Sigmund Aschermann. 1/2 part right, title and interest. Mort \$5,000. Nov 29. Nov 30, 1909. other consid and 100
*McGraw av, n e cor Classon av, 62x100x—x100, and being lots 38 and 39 map of 370 lots of McGraw Estate, Van Nest.
Tremont av, s s, 15 w McGraw av, 56x— to McGraw av, x50x—, and being lots 140 and 141, same map. Christina Fortune (Ross) HEIR David A Ross to Caroline S Ross widow of David A Ross. Q C. Apr 10, 1908. Nov 30, 1909. nom
*Same property. John A Ross HEIR as above to same. Q C. Feb 13, 1908. Nov 30, 1909. nom
*Same property. Eliz M Ross HEIR as above to same. Q C. Mar 20, 1908. Nov 30, 1909. nom
*Same property. James M Ross HEIR as above to same. Q C. Feb 13, 1908. Nov 30, 1909. nom
*Same property. Margaret wife of and John A Ross HEIR, &c, as above to same. Q C. Mar 20, 1908. Nov 30, 1909. nom

Morris av | n e s, at s s 161st st, 60x57, two 5-sty brk tenements and stores. Gabriel Marks to Henry Levey. 161st st, No 270 | 1-3 right, title and interest. Morts \$40,000. Dec 1. Dec 2, 1909. 9:2040. 500
*Newell av, e s, 200 s Magenta st, 20x125, Olinville.
Newell av, e s, 280 s Magenta st, 20x125. Release mort. Barnard French to Bronx Development Co. Nov 23. Dec 1, 1909. nom
Nelson av, w s, 50 s Brandt pl, 25x100, 2-sty frame dwelling. Peter Hoey to David Anderson. Mort \$9,500. Dec 1, 1909. 11:2876. 100
*Olmstead av (Av D) | s w cor Haviland av (10th st), 108x105, Haviland av (10th st) | Unionport. CONTRACT. Edward A Schill with L E Kern. Mort \$4,000. Oct 30. Dec 1, 1909. 5,500
*Same property. Assign contract. L E Kern to George Costar. Nov 30. Dec 1, 1909. nom
*Penfield av, s s, lots 15Sa and 15Sb map (No 1108b) of subdivision portion Penfield property lying east of White Plains av at Wakefield, 50x105. William Gullery to Bertha Flasch. Mort \$1,000. Dec 1, 1909. other consid and 100
Prospect av, e s, 61.6 s Fox st, 92.2x158.3x75x104.8, vacant. Lawyers Title Ins & Trust Co to Philipp Freudenmacher. B & S. Nov 22. Nov 26, 1909. 10:2683. nom
Park av | s w cor 174th st, 116.6x85.7 to c l Mill brook x 120.1 to 174th st | st x 121.1, vacant. Elizabeth Schwarzwler to 173d Street Park Company. Nov 24. Nov 26, 1909. 11:2898. other consid and 100
Pelham av, n s, 50.11 w Hughes av, 76.5x100, vacant. Annie P Hurlburt to John J Donovan. Q C. Nov 24. Nov 30, 1909. 12:3273. nom
Pelham av, n s, 50.11 w Hughes av, 76.5x100, vacant. John J Donovan to Levoli Construction Co, a corpn. Mort \$14,400 and all liens. Nov 29. Nov 30, 1909. 12:3273. other consid and 100
Same property. Hugh Doon to same. Q C and Correction Deed. Nov 29. Nov 30, 1909. 12:3273. 100
*Pilgrim av, e s, 200 n Tremont road, 25x95, Tremont Terrace. Henry I Norr to Louis A Moseson. Mort \$1,500 on this and other property. Nov 29. Nov 30, 1909. nom
*Rosewood av, s e cor Magenta av, and being lots 157 and 158 map (No 426) of lots near Williamsbridge, 55.7x100. Melrose Realty Co to Nicola Madonna. Mort \$1,200. Nov 29. Dec 2, 1909. other consid and 100
*Randall av | s e cor Murdock av, 50x100. Land Co C of Edenvald to The Swedish Evangelical Lutheran Bernadotte Church of the City of N Y. All liens. Oct 6. Nov 29, 1909. nom
Ryer av, No 2098, e s, 181.6 n 180th st, 18.6x103x18.6x103.4, 2-sty brk dwelling. Julius K Brody to Mary Bauer. All liens. Nov 24. Nov 26, 1909. 11:3149. nom
Southern Boulevard, No 1019, w s, 363 s Westchester av, 40x126.8x40x125.2, 5-sty brk tenement and stores. The Gaines-Roberts Co to Wm A Steinbeck. Morts \$40,000. Nov 24. Nov 26, 1909. 10:2725. other consid and 100
Southern Boulevard, No 1023, w s, 323 s Westchester av, 40x125.2 x40x123.8, 5-sty brk tenement and stores. The Gaines-Roberts Co to Henry Beicke. Mort \$32,000. Nov 24. Nov 26, 1909. 10:2725. other consid and 100
*Seton av, e s, 175 s Nelson av, 50x100. Land Co "C" of Edenvald to Philip and Cathrine Michaels. Oct 29. Nov 30, 1909. nom
Sedgwick av, No 2565, w s, 835.11 s Kingsbridge road, 25x100, 2-sty frame dwelling. Fordham Realty Co to Wm W Klein. Correction deed. Mort \$6,000. Nov 26. Nov 30, 1909. 11:3237. other consid and 100
*St Raymond av, s s, 100 e Lafayette st and being lot 122 map (No 277) of St Raymond Park, 25x100.
Lot begins at pt formed by intersection of east line running to lot 122 with s line lot 122, runs s parallel with Lafayette st to s s plot C on said map x w 12.6 x n — to s s lot 122 x e 12.6 to beginning.
Grace av, w s, abt 161 s St Raymond av and being lots 116 and plot C except w 25 ft of plot C same map.
Serafina Mangone to Louis Mangone. Correction deed. Nov 30. Dec 2, 1909. nom
Steuben av | n e cor 208th st, 25x100, vacant. FORECLOS, Nov 12, 208th st | 1909. Wm J A Caffrey, ref, to Herbert J Cantrell. Nov 30. Dec 1, 1909. 12:3337. 1,800
Sedgwick av, w s, 108.5 s w Kingsbridge road, 51.3x133x50x121.10, vacant.
Sedgwick av, w s, 310.2 s w Kingsbridge road, runs n w 135 x s w 150 and 32.11 and 25.1 x s e 121.9 to av x n e 200.9 to beginning, vacant.
Henry Tietze to Bronxmont Realty Co. Mort \$14,474.25. Dec 1, 1909. 11:3237. nom
Sedgwick av, s w cor Giles pl, 77.4x90x110.7x60.1.
Sedgwick av, w s, 177.4 s Giles pl, 100x90.
Giles pl | s s, abt 90 w Sedgwick av, runs w and s w 98.10 x s Sedgwick av | 275 x e 100 x n 124 x e 90 to Sedgwick av x n 100 x w 90 x n 110.7 to beginning, 2-sty frame dwelling and vacant. Margt C Reary by Alfred C Cox, Jr, GUARDIAN to James Pilkington, of Fort Washington Park, N Y C. All title. Nov 28. Nov 30, 1909. 12:3255. 16,666.67
Sedgwick av, No 3161, s w cor Giles pl, and bounded as follows: Sedgwick av, w s, 224.6 s Giles pl, 100x90, being lot 9 map Wm O Giles at Kingsbridge.
Sedgwick av, s w cor Giles pl, 124.6x90x110.8x60.2, being plot 11 same map.
Sedgwick av, w s, begins at n e cor lot 40 which point is 77.5 s Giles pl, 100x90, being lots 40 to 43 map (No 408) Wm O Giles at Kingsbridge Heights.
Giles pl, e s, lots 28 to 31, map (No 408) of Wm O Giles at Kingsbridge Heights, 99.5x100x—x86.5.
Giles pl, e s, lots 32 to 35, same map, 100x86.5.
Giles pl, e s, lots 36 to 39 same map, runs e 86.5 x n 110.8 to s s of Giles pl, x w and s along s and e s of said pl — to beginning.
2-sty frame dwelling and 1-sty frame stable and vacant.
Rose V Reilly and Margt A Carter of Cohoes, N Y, to Emma F Le Roy. 1/2 part. Q C. Nov 3, 1905. Nov 30, 1909. 12:3255. nom

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Same property. John F Reavy of Cohoes, N Y, to James Pilkington, of Fort Washington Park, N Y. Q C. Nov 4. Nov 30, 1909. 12:3255. nom

Same property. Emma F Le Roy widow and Rose V Reilly DE-VISEE Alfred Le Roy to same. B & S and C a G. All title. Nov 29. Nov 30, 1909. 12:3255. other consid and 100

Tinton av, No 877, w s, 47 n 161st st, 29.6x135, 3-sty frame dwelling and 2-sty frame building in rear. Katie R Schell to Rosalie O'Brien. Mort \$7,000. Nov 29. Nov 30, 1909. 10:2658. 100

Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x e 10 x n 25 x w 95 to av, x s 75 to beginning, vacant. Katie Roth to Roth Construction Co. Nov 30, 1909. 10:2655. 100

Tiebout av, No 2486, e s, 227.3 n 189th st, 31x100, 4-sty brk tenement. Central Bronx Realty Co to James M Scofield, of White Plains, N Y. Mort \$15,000. Dec 1. Dec 2, 1909. 11:3023. other consid and 100

*Tremont av, s s, 237.6 e Public pl, 50x38.10x81.7x75 and being lots 8 and 9 map (No 1077) of 51 lots of Eliza G Ketcham, near Unionport. Ada E Maslen to John Cook. Nov 27. Dec 1, 1909. 100

Tinton av, No 1125, w s, 190 n 166th st, 40x127.3, 5-sty brk tenement. Thos J Quinn to Catharine Fagan. Mort \$35,200. Nov 24. Dec 2, 1909. 10:2661. other consid and 100

Tinton av, No 1125, w s, 190 n 166th st, 40x127.3, 5-sty brk tenement. Catharine Fagan to Leon A Rains. Mort \$35,200. Dec 1. Dec 2, 1909. 10:2661. other consid and 100

Tinton av, No 1140, e s, 125 s Home st, old line, and 115.3 s new line of Home st, 25x135, and being part lots 83 and 87 map of Eltona, except part for av.

Tinton av, e s, 140.3 s Home st, also 40 n line bet lots 87 and 89 and being part lot 87 same map, 20x133, 2-sty frame dwelling and vacant. James T Barry to Isaiah Schofler. Mort \$8,000. Nov 24. Nov 26, 1909. 10:2671. nom

*Timpson av, e s, 241.6 n 203d st, 75x100. Barnett Levy to Sam Cohn. All title. All liens. Nov 12. Nov 26, 1909. other consid and 100

Undercliffe av, e s, 75.2 s of a 20-ft st and being lots 15 to 17 parcel 24 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907, 75x101.3x75x102.5, vacant. Elmer S Prather to Abby B Prather. Nov 12. Nov 26, 1909. 9:2533. 8,000

Valles av, w s, abt 475 n 254th st, 25.6x101.5x25x108.3, and being lot 42 map Samler estate, vacant. Stuard Realty Co to Elizabeth Bernd. Nov 26. Nov 29, 1909. 13:3421. other consid and 100

Valentine av, w cor 199th st, 81.2x95x72x95.5, vacant. Henry L 199th st School to Michael Varian of Mt Vernon, N Y. All liens. Nov 26. Nov 29, 1909. 12:3305. nom

Vyse av, e s, 100 s 172d st, 50x100, vacant. Raymond L Ditmars to Carmine Cioffi. Nov 29. Nov 30, 1909. 11:2995. other consid and 100

Vyse av, e s, 25 n Freeman st, 50x100, vacant. Jacob Berg to Chas G Jorgensen. Nov 29. Dec 2, 1909. 11:2994. nom

Vyse av, e s, 75 s 173d st, 50x100, vacant. James M Scofield to Central Bronx Realty Co. Mort \$4,500. Dec 1. Dec 2, 1909. 11:2996. other consid and 100

Vyse av | n e cor Freeman st, 75x100, vacant. Chas G Jorgen-Freeman st | sen to Jorgensen Realty & Construction Co. Nov 29. Dec 2, 1909. 11:2994. other consid and 100

*White Plains av, e s, 916.6 n 203d st, 85.7x102.7x62.4x100. Max Marx to Sound Realty Co. All liens. Nov 26. Nov 29, 1909. other consid and 100

Walton av, No 1760, e s, 100 n 175th st, 26x101.1x30.2x116.7, 2-sty frame dwelling. Release mort. Geo E Buckbee to Nathan B Levin Co, a corpn. Nov 27. Nov 29, 1909. 11:2825 and 2826. other consid and 100

Same property. Nathan B Levin Co to Chas E Juillerat. Mort \$6,000. Nov 27. Nov 29, 1909. 11:2825 and 2826. other consid and 100

Walton av, Nos 2269 to 2273, w s, 68 s 183d st, 60x95, three 2-sty brk dwellings. Release mort. Prospect Investing Co to Bedford Park Construction Co. Nov 26. Nov 29, 1909. 11:3186. nom

Same property. Release mort. Same to same. Nov 26. Nov 29, 1909. 11:3186. nom

Walton av, No 2273, w s, 68 s 183d st, 20x95, 2-sty brk dwelling. Bedford Park Construction Co to Antonette Carucci. Mort \$7,000. Nov 29, 1909. 11:3186. 100

Woodlawn road, No 3040, | n e cor Hull av, 26.1x118.9x25x126.5, 3-Hull av, No 3125 | sty brk tenement and stores. Riley & Loughney Realty Co to Charles Danewitz. Mort \$18,500. Nov 24. Nov 26, 1909. 12:3345. 100

Webster av, No 2406, e s, 37.2 n 187th st, runs e 102.1 x n 69.7 x e 23.4 x n 61.5 x w 132.2 to av x s 133.4 to beginning, 2-sty frame dwelling and vacant. Release mort. Bronx Borough Bank to Irvine Realty Co. Nov 23. Nov 26, 1909. 11:3032. nom

Washington av, No 2089, w s, 21.6 s 180th st, 21.4x98, 2-sty frame dwelling. Tassie Morris to Wm T Morris. B & S. Mort \$5,000. Nov 30. Dec 2, 1909. 11:3036. gift

Washington av, No 1523, w s, 125 n 171st st, 25x145, 4-sty brk tenement. Bertha Flasch to William Gullery. Mort \$15,600. Dec 1, 1909. 11:2903. other consid and 100

Webster av, e s, 106.6 s 170th st, 56.6x90, vacant. Edward Davi to Henrietta Isaacs. 1/2 part. All title. Mort \$6,500. Dec 1. Dec 2, 1909. 11:2893. other consid and 100

*White Plains road, e s, 64 s 221st st late 7th st, 50x80.1, Wakefield. Catherine Norz to Anthony McOwen and Marie T Dunn. Q C. July 9. Dec 2, 1909. nom

*White Plains road, e s, at line bet Wakefield and new village of Jerome, runs e — to prolongation of a line along n wall of No 3670 White Plains road x w along north face of said north wall to e s of said road x n — to beginning. Release mort. John Bell Co to Adelaide Burlando. Nov 13. Dec 1, 1909. nom

*White Plains road, late 3d st, e s, 64 s 220th st, late 6th av, 50x105, except part for White Plains road, Wakefield. Ratification of deed. Edward H Kelly a stockholder of the Olinville Realty Co to John O'Brien. Nov 24. Nov 26, 1909. —

*Same property. Release mort. Daniel Sullivan to same. Nov 24. Nov 26, 1909. nom

*Same property. John O'Brien to Alberto De Verastegui. Nov 23. Nov 26, 1909. other consid and 100

3d av, No 4387 | n e cor 180th st, runs n 74.2 to Quarry road x n e Quarry road | 96.2 x e 138.5 to w s Monterey av x s 160.6 to Monterey av | n s 180th st x w 235.2 to beginning, 2-sty frame tenement and store, 2-sty frame building and vacant. Seth S Terry to Michael F Kerby. 1/2 part. All title. B & S. Mort \$32,000. Nov 29. Dec 1, 1909. 11:3062. nom

3d av | n e cor 180th st, runs e 130.2 x n 100 x w 25 and 180th st | 74.3 to s e s Quarry road x s w 37.5 to 3d av x s Quarry road | 74.2 to beginning. Agreement as to release of mort to all premises not embraced in above description; also agreement as to extension of mortgage covering property above described for \$ — to Dec 1, 1912, at 5%. Empire Mortgage Co with Michael F Kerby and Mary H his wife. Nov 30. Dec 1, 1909. 11:3062. nom

Same property. Michael F Kerby to Marcus Beckmann. B & S and C a G. Mort \$32,000. Nov 30. Dec 1, 1909. 11:3062. nom

*Lots 340, 357, 358, 371 and 372 map (No 1106 in Westchester Co) of Arden property at East and Westchester. Speculative Realty Co to Arthur G F Moser. Mort \$7,000. Nov 30, 1909. nom

*Lots 138, 139 and 256 map of Washingtonville. Wm D Miller to Wm W Penfield. Nov 25. Dec 2, 1909. other consid and 100

*Plot at Eastchester bounded on s by land Elijah Guion, w by road from Eastchester Church to public landing, n by land of Coburn and e by land Alfred H Duncombe, contains 5 15-100 acres. Clement H Smith to George Hooks. Mort \$9,000 and all liens. Dec 2, 1909. nom

*Plot begins S40 e White Plains road at point 200 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning. Charles Rogin to Abram Ginsburg. Mort \$3,000 and all liens. Nov 27. Nov 29, 1909. nom

A strip lying bet Mill brook and lots 140 and 141 on map of Mt Hope and being lots 44 and 48 blk 2898 on tax map. Ella L Heberd to Isaac N Heberd. B & S. All liens. May 28. Dec 1, 1909. 11:2898. nom

*Land under waters of L I Sound, adjacent to upland of Robert Jacob on e s of City Island, at line bet uplands of Benj F Wood and Robert Jacob at high water mark, runs e 400 x n — to land granted to Henry Piepgras x w 400 to beginning. Eliz D De Lancey EXTRX Elias D Hunter to Robert Jacob. Nov 18. Nov 27, 1909. 100

*Same property. The City Island Land & Dock Co to same. Nov 18. Nov 27, 1909. nom

Land under water of L I Sound adjacent to upland of Henry Piepgras on City Island, begins at n e cor of proposed Horton av at high water mark, runs n w along high water mark 343 x n e 300 x s e 343 x s w 300 to beginning, contains 2 35-100 acres.

Land under water of L I Sound adjacent to upland of Henry Piepgras on City Island, begins on east shore of island, 100 n w from n s Pilot av, runs n e 300 x n w 100 x s w 352 to high water mark x s e 112.9, contains 797-1,000 acres.

Henry Piepgras to Robert Jacob of City Island, N Y. Q C. Sept 28. Nov 27, 1909. nom

*Land under waters of Long Island Sound at City Island, begins at h w mark in north boundary line of uplands conveyed by Piepgras to Jacob recorded Aug 17, 1904, runs e 400 x n — to s e cor land under water of party 2d part x w 400 to beginning. Robert Jacob to The City Island Land & Dock Co, a corpn. Q C. Nov 24. Nov 29, 1909. nom

*Salt meadow at Westchester Co bounded n by salt meadow of Thos Oakley w and s by salt meadow of heirs of Henry Odell and e by salt meadow and woodland of Jacob Shearwood, contains 6 acres.

Salt meadow at Eastchester, bounded s by Griffin's Creek and e by salt meadow of Isaac Lawrence.

Salt meadow at Eastchester, bounded e by salt meadow of Isaac Lawrence and w by salt meadow of Stephen Odell.

Geo G Coffin to Marietta Mills. 1-5 part. Nov 15. Nov 29, 1909. nom

Consent to take the real estate mentioned in last will and testament of Anna Vanecek, free from all powers of sale, &c, Stanislav Vanecek et al, HEIRS, &c, Anna Vanecek to whom it may concern. Nov 30, 1909. 9:2367 and 2381.

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.

Nov. 26, 27, 29, 30, Dec. 1 and 2.

BOROUGH OF MANHATTAN.

Bleecker st, No 81, store floor. John Ranft to David Eller; 4 8-12 years, from June 1, 1909. Nov 30, 1909. 2:532....1,080

Broad st, No 63, s e cor Beaver st, basement. Alfred W and Henry Manning to Aaron Buchsbaum. Mort \$8,000. May 11. Dec 1, 1909. 1:29..... nom

Cannon st, No 64, all. Geo F Anger to Soni Katz; from Dec 1, 1909, to Dec 31, 1912. Dec 2, 1909. 2:328..... 2,400

Church st, No 130. Assign lease. Martin Joost to Wm Sauter. Oct 25. Nov 30, 1909. 1:133..... other consid and 100

Same property. Consent to assign lease. Catherine Whittemore to Martin Joost. Oct 25. Nov 30, 1909. 1:133..... nom

Delancey st, No 134. Assign lease. George Seaman to Sarah Tischler and Rose Seaman. Nov 26. Nov 29, 1909. 2:353..... nom

Delancey st, No 16, all. Ernst Plath to The National Cleaning & Dyeing Works, Inc; 3 years, from May 1, 1910. Dec 1, 1909. 2:425..... 1,200

Delancey st, No 102. Assign lease. Abraham Berkowitz to Hyman and Max Rubin. Nov 19. Dec 2, 1909. 2:410.... 100

Division st, No 88 | n e cor Eldridge st, store and base-Eldridge st, Nos 2, 4 and 6 | ment. Abraham Bernstein and ano to Louis Goldstein; 5 years, from Jan 1, 1910. Nov 26, 1909. 1:203.1,920

Essex st, No 98, n e cor Delancey st, most easterly store. Meyer Vesell and ano to Jacob Barbera; 4 years and 5 1/2 months, from Nov 15, 1909. Nov 27, 1909. 2:353..... 1,200 to 1,500

Front st, No 28, all. Adolph Hollander to Vassas Freres & Co, a corpn; 5 years, from Dec 1, 1908. Dec 2, 1909. 1:7..... 1,650

WATER-FRONT PROPERTIES
FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

Hester st, No 105, store, basement and 2d floor. Anna M Budelmann to Solomon and Henry L Bunin; 6 years, from May 1, 1909. Nov 27, 1909. 1:307. 2,520
Henry st, No 193. Assign lease. Ike Greenberg and Joseph Specator to Yetty Barbes. Nov 17, Nov 26, 1909. 1:285. nom
Rivington st, Nos 121 and 123, 1st store west of entrance. Max Mutnick to Rachmil Rubin or Rubin Bros; 1 1-12 years and 20 days from Mar 10, 1910. Dec 2, 1909. 2:353. 1,020
Spring st, No 24, all. Jacob A Mittnacht Jr to Nunziatto Russo et al; 5 9-12 years, from Sept 1, 1909. Dec 1, 1909. 2:479. 1,035 and 1,500
William st, n w cor Spruce st, 2 stores and part basements. N Y Press Club to John A Reilly; 5 years, from Nov 1, 1909, with 5 years renewal. Dec 1, 1909. 1:102. 4,500
William st, No 134, store, basement and subcellar. Lewis S Cohen and ano EXRS Solomon L Cohen to Washington Lunch Incorporated, a corpn; 5 years, from Jan 1, 1910. Nov 30, 1909. 1:77. 3,500
West st, wharf and bulkhead, begins 203 n Liberty st, at sea wall at e s West st, runs w 70 to w s West st, x n 5 x w 180 to sea wall, x n 66.10.
Land under water in front of bulkhead or sea wall, where sea wall is interested by line beginning at n s Liberty st, and e s West st, runs w on an extension 70 to w s West st, x n 5 x w 180 to sea wall and n 269.10 as will be covered by and is necessary for ferry structures, &c.
The City of N Y by Commissioners of Docks to The Pennsylvania Railroad Co. Sept 20, 1909; 10 years, from date when bulkhead or sea wall described in parcel shall be completed (with renewals) \$4,000 per annum for parcel 1 and 25 cts per sq ft for land under water actually occupied for about 75,000 sq ft. Dec 2, 1909. 1:57.
West st, No 61. Agreement to reassign lease of 1st parcel by West st, No 61 1/2 party 2d part and assign rents of \$56 on 2d parcel for 1 year from May 15, 1909, by party 1st part. Joseph Hayeck with Sultana Jemaieel. 1/2 part. All title. April 13, Nov 30, 1909. 1:55. nom
Walker st, No 51, all. U S Trust Co of N Y TRUSTEE and agent to Adolf H Landeker; 3 years, from Feb 1, 1907, with 3 years renewal at \$3,650 and \$3,700. Nov 27, 1909. 1:193. 3,400 to 3,600
Washington st, No 359, all. Wm H B Totten et al EXRS, &c. John Castree to Casper J Kraemer, of West Hoboken, N J, and Fred L Wanke, of Brooklyn; 5 years, from May 1, 1910. Dec 2, 1909. 1:185. 2,500
9th st, No 621 East, all. Surrender lease. Bennie Wittes to Abraham Stadtmauer. All title. Oct 19, Dec 1, 1909. 2:392. nom
10th st, No 215 East, all. Simon Nehmer and ano to Hyman Spitzer; 3 years, from Dec 1, 1909. Dec 2, 1909. 2:452. 3,211
11th st, Nos 237 and 239 West. Release of all claims &c under lease. Eliz W Ketcham to Scott McLanahan. Oct 15, 1906. Dec 1, 1909. 2:614. 400
16th st, No 254, s s, 93.6 e 8th av, 25x103.1. Assign lease. Wilhelm Engel to Emily L Hoffbauer. May 24, Dec 2, 1909. 3:765. other consid and 100
16th st, No 252, s s, 118.6 e 8th av, 25x103.1. Assign lease. Wilhelm Engel to Emily L Hoffbauer. May 24, Dec 2, 1909. 3:765. other consid and 100
18th st, Nos 144 to 150 West. Subordination of lease to mort. Security Mortgage Co and ano with Equitable Trust Co of N Y. Nov 17, Nov 26, 1909. 3:793. nom
22d st, No 356, s w s, 135.6 s e 9th av, 21.6x98.8, the lot. Margt V C MacNutt to Fredk S Lamb; 21 years, from Dec 1, 1909, with option to renew. Nov 27, 1909. 3:745. taxes, &c, and 620
Same property. Leasehold. Agreement as to covenants. Same with same. Sept 28, Nov 27, 1909. 3:745. nom
Same property. Consent to assign lease. Same to Osborn R Lamb and ano EXRS Eliza Lamb. May 17, 1907. Nov 27, 1909. 3:745. nom
Same to same. Assign lease. Osborn R Lamb and ano EXRS Eliza Lamb to Osborn R Lamb. May 1, 1907. Nov 27, 1909. 3:745. nom
Same property. Assign lease. Osborn R Lamb to Fredk S Lamb. Sept 15, 1909. Nov 27, 1909. nom
Same property. Consent to assign lease and to a mort. Margt C V MacNutt with Fredk S and Osborn R Lamb. Oct 5, 1909. Nov 27, 1909. 3:745.
22d st, No 360, s w s, 92.6 e 9th av, 21.6x98.9, the lot. Clement C Moore to Ella G Condie wife Chas R Lamb; 21 years, from Dec 1, 1909, with option to renew. Nov 27, 1909. 3:745. taxes, &c, and 610
Same property. Leasehold. Agreement as to covenants. Clement C Moore with Ella C Condie Lamb. Sept 28, Nov 27, 1909. 3:745. nom
24th st, No 25, n s, 425 e 6th av, 25x98.9. Subordination of two leases to mortgage. Anna Lacord et al with Greenwich Savings Bank. Nov 24, Nov 29, 1909. 3:826. nom
25th st, Nos 107 to 113 West, 2d loft. Sterling Bronze Co to Meier Rothschild and ano; 9 1-12 years, from Jan 1, 1910. Dec 2, 1909. 3:801. 3,500
27th st, Nos 104 to 108 West, 9th and 10th lofts. Marmac Construction Co to Herman and Julius Felsenthal. 5 years from Feb 1, 1910. Nov 29, 1909. 3:802. 6,200 and 6,500
31st st, No 147 West, store floor and basement of front building John Wells to Joseph Gerringer; 3 years, from Dec 1, 1909. Dec 2, 1909. 3:807. 1,461
39th st, No 317 West. All. Daniel F Mahoney to Edgar Walsh. 3 1/2 years from Nov 1, 1909. Nov 29, 1909. 3:763. 2,451.66
46th st E, No 11, n s, 220 e 5th av, 20x100.5, 4-sty stone front dwelling. Assign lease. Frederick Lippold Jr to Elbridge T Gerry of Newport, R I. Nov 15, Nov 26, 1909. 5:1282. nom
48th st, No 63, n s, 777 w 5th av, 21.6x100.5, the lot. The TRUSTEES of Columbia College to E A Bogue; 21 years, from May 1, 1909 (with renewals). Dec 2, 1909. 5:1264. taxes, &c, and 1,671.25
50th st, No 251 East, 4-sty dwelling. Charles Cohen to Charles Schmid; 3 years, from Oct 1, 1909. Nov 26, 1909. 5:1324. 1,000
63d st, Nos 404 to 410 East, all. Abraham Fine and ano to Pietro Salomone and Vincenzo Verona; 3 years, from Dec 1, 1909. Nov 30, 1909. 5:1457. 5,520
66th st, No 10 East, s s, all. Emma Rosenwald to Leander E Whipple; 5 years, from Oct 1, 1909. Dec 2, 1909. 5:1880. 4,500

72d st, s s south of and opposite Riverside Park, 3d floor of Chat-71st st, n s worth Annex. Johnson Kahn Co to Charles Hendricks; 3 years, from Oct 1, 1909, with 3 years renewal. Nov 26, 1909. 4:1183. 4,500
104th st, n s, 563 e 1st av, 50x100.11. Assign lease. Orazio G Sorrentino to Vincenzo Caggiano. Aug 12, 1909. Dec 1, 1909. 6:1698. nom
Same property. Surrender lease. Vincenzo Caggiano to Edwin Shuttleworth. All title. Nov 30, Dec 1, 1909. 6:1698. 100
109th st, No 70 West, all. Pine-Moon Realty Co to James Claudius; 2 years, from Jan 1, 1910. Nov 30, 1909. 7:1844. 5,000
110th st, Nos 100 and 102, s e cor Park av, "Hotel Winton"; all. August Buhrmeister to Louis Winkler and Sadie Krakower; 21 years, from Dec 1, 1909. Dec 2, 1909. 6:1637. taxes, &c, and 6,000
110th st, Nos 86 and 88 East. Assign lease and general release of same. Abraham Presser to Simon Ploisen. 1/2 right, title and interest. Dec 31, 1907. Dec 1, 1909. 6:1615. nom
114th st, No 87 East in w cor Park av, all. Julius Bacha-Park av, Nos 1602 and 1606 rach to Aaron Rosenstein; 2 years, from Dec 1, 1909. Nov 26, 1909. 6:1620. 4,750
172d st, Nos 505 to 510 West. Surrender lease. Charles Schimmer to One Hundred and Seventy-first St Realty Co. All title. Dec 1, Dec 2, 1909. 8:2128. nom
Av B, No 103, basement. Simon Ellinger to Nathan Tenenbaum; 5 1-12 years, from Apr 1, 1909. Nov 26, 1909. 2:389. 300
Av B, No 83, all. Simon Ellinger to Nathan Tenenbaum; 5 years, from May 1, 1909. Dec 1, 1909. 2:388. 2,160
Bowery, Nos 81 and 81 1/2, 3 upper lofts. Chas H Shulman to Joseph A and Rudolph J Pagliughi; 3 years, from May 1, 1910. Nov 30, 1909. 1:303. 3,000
Bowery, No 18 s w cor Pell st. Subordination of lease to mortgage Pell st, No 3 for \$5,000. Ellen M McKeon et al and Mann Fang Lowe Co with Emigrant Industrial Savings Bank. Nov 23, Nov 29, 1909. 1:162. nom
Broadway, No 2299, s w cor 83d st. Assign lease. Chas A McGinley to Peter Kuehling. Morts \$7,252.56. Nov 29, 1909. 4:1230. nom
Broadway, No 2841, n w cor 110th st. Assign lease. John F Klipp to Wm B Riker & Son Co. Nov 30, Dec 1, 1909. 7:1894. nom
Broadway, s e cor Maiden lane. Assign lease and consent to same. Jacob Frankenstein to N Y Barber Co, with consent by Broadway Building Co. May 1, 1905. Dec 2, 1909. 1:64. nom
Broadway, No 673, store. Daniel C Webb to the New York Barber Co; 10 years, from Jan 1, 1910. Dec 2, 1909. 2:532. 3,000
Bowery, Nos 334 and 336, 1st loft. Joseph Wieselthier to Aron Kohn; 3 years, from Jan 15, 1909. Nov 29, 1909. 2:529. 900
Columbus av, No 872, store. Jacob Schmid to Gustav Roittner; 5 years, from Mar 1 1907. Dec 1, 1909. 7:1857. 2,200
Same property. Extension of lease for 5 years, from Mar 1, 1917, at \$2,500. Same to same. Mar 30, Dec 1, 1909. 7:1857. nom
Columbus av, No 872. Assign lease. Gustav Roittner to Geo J Schroeder. Nov 29, Dec 1, 1909. 7:1857. nom
Lenox av, No 381, n w cor 129th st. Assign lease. Jas F Collins to Peter Doelger. Nov 30, 1909. 7:1914. nom
Lexington av, No 1730, s w cor 108th st. All. Chas A Winter to Thorburn Smith, inc, a corpn; 7 yrs, from Aug 1, 1909. Nov 29, 1909. 6:1635. 1,200 to 1,560
Same property. Assign lease. Thorburn Smith, Inc, a corpn to John J Jackson. Nov 27, Nov 29, 1909. 6:1635. nom
Morningside av, No 163. Assign lease. Paul Wachalski to Charles Schultheis. All title. Nov 27, Nov 29, 1909. 7:1953. nom
1st av, No 2241, all. Ferdinando Salvatore to Vincenzo Manzione; 8 years, from Nov 1, 1909. Dec 1, 1909. 6:1687. 1,380
1st av, No 2064, all except store. Reginalda Gentile to Aniello Viserta; 3 years, from Sept 1, 1909. Nov 24, 1909. Corrects error in last issue when lessors name was Reginalda Bentile. 6:1700. 720
1st av s w cor. All. Stuyvesant Mfg 101st st, Nos 342 and 344 East and Improvement Co to Rose Harris; 1 year, from Dec 1, 1909(1 year renewal). Nov 29, 1909. 6:1672. 3,000
1st av, No 2126. Reassign lease. John D Haase to Pietro Ferrara. All title. Mort \$1,500. Nov 29, 1909. 6:1703. nom
1st av, No 2126. Assign lease. Pietro Ferrara to John D Haase. Mort \$1,500. Nov 26, 1909. 6:1703. nom
1st av, No 1790, 5-sty building. Adam Happel to the Kleesson Mfg Co, a corpn; 3 4-12 years, from June 1, 1909. Dec 2, 1909. 5:1572. 3,200
1st av, No 1442. Subordination of lease to mort for \$26,000. Frank Benes and Wm Resler with Louis Ash. Dec 1, Dec 2, 1909. 5:1469. nom
1st av, No 371, n w s, 124.9 n e 21st st, 24x100. Assign lease. Mary Zisola to John Buehler, Jr. Mort \$5,900. June 30, Dec 2, 1909. 3:927. nom
1st av, No 371, n w s, 124.9 n e 21st st, 24x100. Assign lease. Malka Goldstein to John Buehler, Jr. 1/2 part. All title. July 15, Dec 2, 1909. 3:927. nom
2d av, No 13, all. Ernst Plath to Ada Shoobs; 3 5-12 years, from Dec 1, 1909. Nov 29, 1909. 2:456. 1,500 and 1,800
2d av, No 834. Assign lease. Guiseppe Ricigliano to Mary Ricigliano. Nov 26, Nov 27, 1909. 5:1337. nom
2d av, No 1760, north store. &c. William Telschow to John Dorst; 3 years, from Sept 1, 1909. Dec 1, 1909. 5:1554. 660
2d av, No 1627, store floor and 2d floor south. Irving Wolf to Albert Schleutermann; 5 years, from May 1, 1910. Dec 1, 1909. 5:1530. 1,320
2d av, n e cor 10th st, store; also store adj on 10th st, with basement. Rose Trachmar to Cornel Partos; 5 years, from May 1, 1913. Dec 1, 1909. 2:452. 1,860
3d av, No 987, store. Max Schwarz to Luigi Gazzale; 5 years from May 1, 1910. Dec 1, 1909. 5:1332. 1,600 to 1,800
3d av, e s, 80.5 s 61st st, 20x95. Assign lease. John Ruddell to Annie J Ruddell. 1/2 part. All title. Nov 24, Nov 30, 1909. 5:1415. nom
3d av, No 2374, store. Henry Hunneke to Max Cohen; 5 4-12 yrs, from Jan 1, 1909. Nov 26, 1909. 6:1777. 900 to 1,200
3d av, No 2374. Assign lease. Max Cohen to Harlem Cafe, a corpn. Jan 6, Nov 26, 1909. 6:1777. nom

NORWOOD TWO MILES street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO.
45 WEST 34th STREET

5th av, No 1440, cor store and basement. William Grant to I Jos Frankel; 1 year, from July 1, 1909, with 4 years renewal. Nov 26, 1909. 6:1601.....2,400
Same property. Assign lease. I Jos Frankel to Philip Frankel. July 13. Nov 26, 1909. 6:1601..... nom
5th av, No 1440. Assign lease. Philip Frankel to The Ebling Brewing Co. Nov 26, 1909. 6:1601..... nom
6th av, No 642. Assign lease. Charles Koch to Davies J Marshall. Mort \$1,500. Dec 1. Dec 2, 1909. 3:839..... nom
6th av, No 642, all. H Fritz R Aymar to Charles Koch; 3 years, from May 1, 1909. Dec 2, 1909. 3:839.....3,500
7th av and 42d st, barber shop in basement of Hotel Hermitage. Horace R Shares and ano to Berthold Kraus; 3 years, from Nov 30, 1909. (2 yrs renewal). Nov 29, 1909. 4:1013.....1,200 and 1,500
8th av, Nos 2641, s w cor 141st st, store and basement. Jacob Kortlang to Wm P Martin and ano; 5 1/2 years, from Nov 1, 1909. Nov 29, 1909. 7:2042.....2,100
Same property. Assign lease. Wm P Martin and ano to Arthur Jost. Nov 22. Nov 29, 1909. 7:2042..... nom
8th av, No 906. Assign lease. Eva F Grobet to John L Grobet. Nov 29. Dec 1, 1909. 4:1026..... nom
9th av, Nos 208 and 210 s e cor 23d st, all. John Shady to Anthony C Lembeck of N J; 5 years, from May 1, 1916. Nov 30, 1909. 3:746.....6,000

BOROUGH OF THE BRONX.

Jerome av, No 1629. Assign lease. Harry C Foster to Elizabeth Thompson. Nov 11. Dec 1, 1909. 11:2860..... nom
Longwood av, No 866, store, &c. Surrender of lease. Samuel Winters with Charles Baer and Sadie Levy. Nov 23. Nov 27, 1909. 10:2688..... nom
Morris av, No 634, all. Margareth Voute to Anthony Paladino and ano; 5 years, from Oct 1, 1909. Dec 2, 1909. 9:2411.....480
Prospect av, No 879, w s, 71 n 161st st, 23x105, store and basement. Henry Acker to Mannie M and Herman Cohen and Samuel H Peyser; 5 9-12 years, from Sept 1, 1909. Nov 26, 1909. 10:2677.....1,875 to 2,475
Same property. Agreement cancelling lease dated Feb 27, 1909. same with same. Sept 1. Nov 26, 1909. 10:2677..... nom
Southern Boulevard, n w cor Longwood av, store. Agreement as to covenants in lease. George Daily and John A Carlson with John P Bastone. Sept 4. Nov 27, 1909. 10:2721..... nom
Southern Boulevard, n w cor Longwood av, cor store and part basement. George Daily and John A Carlson with John P Bastone. Agreement as to extension of lease from July 31, 1916, to July 31, 1921. Nov 29. Dec 2, 1909. 10:2721..... nom
Webster av, s e cor 187th st, store. C Adelbert Becker to Ernest Oehmsen, of Harrison, N Y; 5 4-12 years and 15 days, from Dec 15, 1909. Dec 2, 1909. 11:3031.....900 to 1,200
Willis av, No 210, store and part basement. Christian and Charles Schuck to Aaron Marcuse; 1 1/2 years, from Nov 1, 1909. Dec 1, 1909. 9:2281.....600
3d av, No 3915. Assign lease. Carl Jacobi to Philip Bischoff. Mort \$2,812.57. Nov 26, 1909. 11:2919..... nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Nov. 26, 27, 29, 30, Dec. 1 and 2.

BOROUGH OF MANHATTAN.

Arnstein, Emanuel and Saml Levy to Whom it May Concern. 143d st, No 527, n s, 170.10 e Broadway, 70.10x99.11. Certificate as to reduction of mortgage. Nov 29, 1909. 7:2075. —
Axelrod (W) Realty Co to N Y Mortgage & Security Co. 100th st, s s, 200 w West End av, 80x100.11. Prior mort \$85,000. Nov 26, due Feb 26, 1911, 6%. Nov 27, 1909. 7:1888. 86,000
Same to same. Same property. Certificate as to above mort. Nov 26. Nov 27, 1909. 7:1888. —
Axelrod (W) Realty Co to A L Mordecai & Son (Inc) et al. 100th st, s s, 220 e Riverside Drive, 80x100.11. Prior mort \$85,000. Nov 26, 1 year, 6%. Nov 27, 1909. 7:1888. 25,000
American Mortgage Co with Arthur A Landsman. 5th st, No 748 East. Extension of mort for \$12,000 to Nov 23, 1914, at 5%. Nov 23. Nov 26, 1909. 2:374. nom
Amster, Henry to LAWYERS TITLE INS & TRUST CO. 26th st, Nos 109 to 113, n s, 141.8 e 4th av, 62.6x98.9. P M. Dec 1, 3 years, 5%. Dec 2, 1909. 3:882. 75,000
Baldwin, Edwin as trustee John Hardman with Elias Rosenbaum. 2d av, No 1384. Extension of \$17,000 mort until Dec 1, 1914, at 5%. Dec 1. Dec 2, 1909. 5:1446. nom
Brooks, Harry W to W Ross Martin. Amsterdam av, No 1751, e s, 149 n 146th st, 25.1x100. Prior mort \$36,000. P M. Dec 1, due, &c, as per bond. Dec 2, 1909. 7:2061. 5,500
Brown, Adele Q wife James to Henry A C Taylor. Park av, No 789, e s, 77.6 n 73d st, runs e 95.11 x n 5.8 x e 0.1 x n 19 x w 6 x n 0.4 x w 90 to av x s 25 to beginning. Dec 1, 5 years, 4 1/2%. Dec 2, 1909. 5:1408. 20,000
Bernheim, Hannah and Lillie and Hortense Osterman to Fanny Greenebaum. Columbus av, Nos 611 and 613, e s, 50.8 s 90th st, 50x75. Prior mort \$57,500. Nov 23, due, &c, as per bond. Dec 2, 1909. 4:1203. 12,000

Branch Realty Co to Louis Korn. 102d st, Nos 178 to 184, s s, 100 e Amsterdam av, 100x100.11. Leasehold. Nov 30, 5 years, 6%. Dec 1, 1909. 7:1856. 25,000
Same to same. Same property. Certificate as to above mort. Nov 30. Dec 1, 1909. 7:1856. —
Brisk, Jennie S to Charles Wynne. 133d st, No 514, s s, 250 w Amsterdam av, 25x99.11. Prior mort \$25,750. Dec 1, 1909, due Mar 1, 1911, 6%. 7:1986. 1,500
Bourke, Geoffrey R to Scott McLanahan. 11th st, Nos 237 and 239, n s, 162.6 e 4th st, 37.6x100x38.10x100. Dec 1, 1909, due, &c, as per bond. 2:614. 12,000
Buckley, Chas P and Nathaniel Niles trustees Saml I Hunt with Abraham Levinsky. 39th st, No 432, s s, 350 e 10th av, 25x98.9. Extension of \$17,000 mort until Dec 1, 1912, at 5%. Nov 30. Dec 1, 1909. 3:736. nom
Brande, James E and Michele Voccoli to ITALIAN-AMERICAN TRUST CO of City N Y. 34th st, Nos 331 and 333, n s, 340 e 2d av, 40x97.6. Nov 11, due Jan 4, 1910, 6%. Dec 1, 1909. 3:940. 2,000
Bloch, Bernhard to TITLE GUARANTEE & TRUST CO. 2d av, No 1612, e s, 51 s 84th st, 25.6x100. Nov 26, due &c as per bond. Nov 27, 1909. 5:1546. 18,000
Blum, Benj trustee for Alexander Blum et al will Caroline Blum with Gaetano and Giuseppe Rossano. 114th st, No 451, n s, 69 w Pleasant av, 24x75; interior lot, at e l of blk bet 114th and 115th sts, and 74 w Pleasant av, runs s 25 x w 20 x n 25 x e 20 to beginning. Extension of \$6,500 mort until Apr 1, 1912, 5%. Nov 23. Nov 26, 1909. 6:1708. nom
Bradley, Daniel I to Fred Hirschhorn. Broadway, Nos 1367 and 1369, s w cor 37th st, No 122, 43.4x85.7x41.1x71.8. 1/2 part. Nov 24, due Feb 3, 1912, 6%. Nov 26, 1909. 3:812. 3,000
Brennan, J Clarence to Wm J Casey. Claremont av, e s, 300 n 122d st, 75x115.3x75.3x121.2. P M. Prior mort \$43,000. Nov 29, 2 years, 6%. Nov 30, 1909. 7:1993. 11,000
BANK FOR SAVINGS IN CITY of N Y with Lillian L L Amouroux. 95th st, No 35, n s, 362 w Central Park West, 16x100.8. Extension of \$5,000 mort until Nov 29, 1914, at 4 1/2%. Nov 29, 1909. 4:1209. nom
Bayer, Abraham to Jacob Meadow. Lewis st, No 193, n w s, 78.4 s 6th st, 19.7x78x19.5x75.4. Prior mort \$—. Nov 30, 1909, due June 1, 1910, 6%. 2:360. 600
Backer, Jacob to Cornelius F Kingsland trustee for Mary H Tompkins will Ambrose C Kingsland. 101st st, No 68, s s, 80 w Park av, 25x100.11. Nov 30, 1909, 5 years, 4 1/2%. 6:1606. 19,000
Cohen, Celia to Samuel Krugman. Canal st, No 41. Assigns rent. All title. Jan 14. Nov 26, 1909. 1:298. nom
Codae Realty Co to Chas M Rosenthal. Claremont av, Nos 130 to 136, e s, 200 n 122d st, 100x100. P M. Prior mort \$—. Nov 19, 2 years, 6%. Nov 26, 1909. 7:1993. 5,000
Same to same. Same property. Certificate as to above mort. Nov 19. Nov 26, 1909. 7:1993. —
Calvelli, Giuseppe to Mary E Bailey of Brooklyn. 112th st, No 305, n s, 80 e 2d av, 20x56.10. Nov 26, 1909, 8 yrs, 5%. 6:1684. 4,000

CITIZENS SAVINGS BANK with Harris Rosenthal. Pike st, No 17. Extension of \$20,000 mort until Nov 15, 1914 at 4 1/2%. Nov 27. Nov 29, 1909. 1:283. nom
Collucci, Magdalena wife of and Como to Giovanni Russiello. 114th st, No 322, s s, 262.6 e 2d av, 18.9x100.11. Prior mort \$—. Nov 20, installs 6%. Nov 29, 1909. 6:1685. 600
Caggiano, Vincenzo to Edwin Shuttleworth. 104th st, Nos 439 and 441, n s, 563 e 1st av, 50x100.11. P M. Prior mort \$14,000. Nov 30, 1909, installs, 6%. 6:1698. 5,100
Century Holding Co to Granville M White trustee. 7th av, No 732, w s, 112.6 n 48th st, 22x128.5 to Broadway, Nos 1604 and 1606, x42.1x121.1. P M. Nov 29, due, &c, as per bond. Nov 30, 1909. 4:1020. 170,000
Cachard, Henry trustee Edw Stern with Ida Realty Co. 112th st, Nos 63 and 65, n s, 249.6 e Madison av, 39.9x100.11. Extension of \$38,000 mort until Dec 22, 1914, at 5%. Nov 11. Nov 29, 1909. 6:1618. nom
C Realty Co to Nestor Holding Co. Av A, s e cor 14th st. Assign rents. Nov 30, 1909. 2:407. nom
Church of the Incarnation to EMIGRANT INDUSTRIAL SAVINGS BANK. St Nicholas av, s e cor 175th st, 100x200. Dec 1, 1909, 3 years, 4 1/2%. 8:2131. 138,500
Chesebro-Davidson Realty Co to Wilson Marshall. White st, No 34, n e cor Church st, Nos 285 and 287, 25x55. Dec 1, 3 years, 5%. Dec 2, 1909. 1:193. 35,000
Same to same. Same property. Certificate as to above mort. Nov 30. Dec 2, 1909. 1:193. —
Cannariato, Salvatore and Marietta to Giuseppe Termini. 75th st, Nos 238 and 240, s s, 125 w 2d av, 50x102.2. Prior mort \$—. Nov 29, 2 years, 6%. Dec 2, 1909. 5:1429. 1,000
Deutsch, Rose to Alice Sheffield. 51st st, No 329, n s, 293.9 e 2d av, 18.9x100.5. P M. Prior mort \$8,000. Dec 1, 3 years, 5%. Dec 2, 1909. 5:1344. 2,000
Dacorn Realty Co to State Realty & Mortgage Co. Riverside Drive, s e cor 145th st, 100x124.4x99.11x120. Building loan. Nov 22, 1 year, 6%. Nov 27, 1909. 7:2091. 200,000
Same to same. Same property. Certificate as to above mort. Nov 22. Nov 27, 1909. 7:2091. —
Same to same. Same property. P M. Prior mort \$200,000. Nov 22, 1 year, 6%. Nov 27, 1909. 7:2091. 60,000
Dahlgren, Winthrop of Boston, Mass, to REAL ESTATE TITLE INS & TRUST CO of Philadelphia trustee. 60th st, No 122, s s, 220 e Park av, 20x100.5; 34th st, No 148, s s, 175 e Lexington av, 16.8x98.9; 34th st, No 144, s s, 135 e Lexington av, 20x98.9; 122d st, No 501, n e cor Pleasant av, Nos 420 to 438, 74x181.11. 1-3 part. All title subject to life estate of Chas B Dahlgren. Oct 30, due Oct 25, 1934, 6%. Nov 27, 1909. 3:889, 5:1395 and 6:1819. 50,000
Day, Annie P to Mary A D Lange. 127th st, No 147, n s, 347.6 w 3d av, 18.9x99.11. Nov 26, 1909, 3 years, 5%. 6:1776. 3,000
Davis, Joseph to Theo J Ludwig and ano. Henry st, No 30, s s, abt 170 e Catharine st, 25x100. Nov 22, 3 years, 5%. Nov 27, 1909. 1:277. 33,500
Dalton, Thomas to EAST RIVER SAVINGS INSTITUTION. 74th st, Nos 303 and 305, n s, 80 e 2d av, two lots, each 20x102.2. Two morts, each \$8,000. Nov 30, 1909, 5 years, 5%. 5:1443. 16,000

THE PERMANENT BEAUTY OF
The \$10,000,000 Chelsea Dock Improvement made of
EDISON PORTLAND CEMENT



has replaced the unsightliness of small piers, having little permanent value, an ancient terminal and part of a gas works.
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EDISON PORTLAND CEMENT CO., 935 St. James Building, 1133 BROADWAY — NEW YORK —

Table listing various construction and utility companies with their names and associated costs or values.

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SATISFIED JUDGMENTS.

Nov. 27, 29, 30, Dec. 1, 2 and 3.

Table listing satisfied judgments for various companies and individuals, including names and dates.

GEORGE DOAN RUSSELL

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.

LAWYER

SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

Same—same. 1907116.52
Burghard, Frederick et al—J Poppe. 1909...29.72
Vogel, Leo, Aron & Marcus—A Seelig. 1902.181.78
Weinstock, Barnet—M Breitman. 1909...484.03
Wiesinger, Gustave—H C Bech. 1909.....50.00
Wade, Richard J—City of N Y. 1909.....79.99
Winter, Edw D—City of N Y. 1909.....40.23
Wood, Willis D et al—E Reeve. 1908...7,257.92
Wittstein, Morris—H Zulich et al. 1909...16.11
Woodhouse, Claiborne C Jr—Provident Chemical Works. 1909586.14
Wineburgh, Jesse—A R Friedlander. 1909.723.35

Polstein Realty & Construction Co—N Y Telephone Co. 1909182.07
Keats Co—City of N Y. 1909.....519.41
North Side Cornice & Roofing Co—Glokner & Blue Co. 1909500.24
Sheffield, Farms Slawson Decker Co—D Braun. 1909139.57
North River Electric Light, Heat & Power Co et al—E Murray. 1909.....1,124.00
N Y Gas, Electric Light, Heat & Power Co et al—E E Murray. 19092,125.00

232—St Paul's pl, n w cor Crotona pl, 51.2x 100. Vincent Valentine Co agt St Paul Construction Co1,425.00
Nov. 30.

233—44th st, No 307 East. Nathan Garber agt Teobaldo Tontonicco & Salvatore and Rod-erick McDermott557.00
234—Heath av, w s, 240 n Boston av, 25x92. Frank Habeck agt Michael Mahoney and Charles Petersen (renewal).....590.00
235—Columbus av, w s, whole front between 109th and 110th sts, 172x150. Fredenberg & Lounsbury agt Cathedral Realty Co.591.72
236—2d av, No 329. Stern & Co agt John Smith and A Lendhart.....45.00
237—St Paul's pl, n w cor Crotona pl, 51.2x 84.10. Jacob Efron agt St Paul Construction Co, Goodman & Co and Morris Kraus.1,500.00

238—11th st, No 222 East. Lorenzo Building Co agt Richard Harris, John R Hayward and Jane Harris140.00
239—Creston av, No 2785. Pasquale Castaldo agt John J and Margaret Quinn and Robert A Trainor187.00
240—Valentine av, e s, 114.10 s 199th st, 100x 98. Jose Salzano agt Stephen McBride and Antonio Papantonio15.00
241—Same property. Vincenzo Salzano agt same26.56
242—Same property. Antonio Salzano agt same20.32
243—136th st, No 501 East.....
137th st, No 500 East.....
Brook av, Nos 197 to 207.....
Joseph Lipman et al agt Brook Construction Co589.00
244—Broadway, w s, 210 n 122d st, 80x100. Arthur Whittaker agt Mitow Realty Co.653.21
245—St Paul's pl, s w cor Brook av, 80.2x36.9. Ernest Cicoclose agt Emoh Realty Co...232.00

Dec. 1.

1—110th st, n s, 200 e Amsterdam av, 100x70. Givoni Sommmmetti agt Cathedral St Johns the Divine, F T Nesbitt & Co, Inc, and Paladino & McCahill31.50
2—Same property. Nicola Lamorta agt same.83.75
3—Same property. Nunzio Squilante agt same.92.40
4—Same property. Frank A Paladino agt same.377.00

CORPORATIONS.

North American Mortgage Co—I Greenbaum. 19091,141.27
Brooklyn, Queens County & S R R Co—B Rudolph. 1909962.94
Gem Consolidated Mining Co—L B Fordan. 1909987.07
McKinley Storage & Van Co—S J Bloomingdale et al. 1908172.98
Alaska Mercantile Co et al—New Netherland Bank of N Y. 1908.....7,651.84
McArthur Bros Co—C J Osborn. 1909...349.84
Stillman, Appellate Printing Co—City of N Y. 190972.70
J C Lyons Building & Operating Co—N Knoller. 1909879.19
N Y Contracting Co—C McAuliffe. 1909.634.88
Alphonse, Custodis Chimney Construction Co—E Batty. 1909452.52
Hageman Construction Co et al—Bronx National Bank. 1909265.97
Haverstraw Trap Rock Co et al—Fox Bros & Co. 1908122.45
Same—same. 1908122.45
Same—same. 1907117.25
Same—same. 1907117.82
Same—same. 1907117.82
Same—same. 1907119.40
Same—same. 1907119.40
Same—same. 1907120.91
Same—same. 1907210.91
Same—same. 1907116.52
McCarthy, James—Central Union Gas Co. 1909102.57
Jacob Mar Sons, Inc—Brooklyn Vault Light Co. 1909474.03
Pain Mfg Co—Nordlinger Charlton Fireworks Co. 1909490.00

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Nov. 27.

221—Riverside Drive, No 547. Samuel Miller agt Hague Realty Co.....\$1,224.00
222—Ludlow st, No 55. David Schirmer agt Elizabeth A Vail, extrx and Annette and Robert Vail and McDermott & Hanigan.130.00
223—Valentine av, w s, 150.4 n 180th st, 50x 104. Samuel Merksamer agt Geo E Schmid and Paul Freytag350.00
224—Truxton st, s w cor Longwood av, 30x100. Edward A Salch agt Truxton Realty Co.42.00

Nov. 29.

225—69th st, No 225 West. Paul B Goldhammer agt Silverman-Jones Construction Co.\$153.65
226—Audubon av, s e cor 176th st, 100x100. Luigi Naccarato agt Munden Construction Co1,180.00
227—47th st, No 250 West. Harry Eckshtat agt Abraham Korn, Joseph Finger and Max Barth300.00
228—Longwood av, s w cor Truxton st, 30x100. A Mark agt Truxton Realty Co.....105.00
229—10th st, No 349 East. Antonio Czainsky agt Jacob Kovner and Jacob Karlandchik.50.00
230—Longwood av, n s, 45 w Tiffany st, 25x 60. A Mark agt Sophie Gorsch.....100.00
231—Satisfied.

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"SWEET'S,"

11 East 24th Street

NEW YORK

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