

# NEW ESTATE RECORD AND BUILDERS GUIDE.

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THE decision of Studebaker Brothers to move from their present location just north of Long Acre Square is extremely interesting. Only about eight years ago they leased their present site and built a modern building. Since that time conditions have changed so radically that the site is no longer available for their purpose. Presumably they will select a new location somewhere along the line of Broadway from ten to twenty blocks farther north. A certain change in the character of their own business is doubtless partly responsible for their removal. Eight years ago they were engaged almost exclusively in the business of manufacturing carriages and carriage supplies. In the meantime not only has the carriage business become of relatively smaller importance owing to motor-car competition, but the Studebakers themselves have become largely interested in the manufacture and sale of automobiles. Their present building was not planned as a storage house and salesroom for motor cars, and the new form their business has assumed probably demands a new kind of building. The future of the structure which they now occupy also has an interesting aspect. It is to be converted into a restaurant and hotel, and will be occupied by a firm now situated at Sixth avenue and 40th street. The tendency for a certain class of restaurant business to concentrate in and about Long Acre Square seems to be irresistible. Three or four new buildings, to be used as restaurants and hotels are now being built in this vicinity, and a project for converting the old Brewster factory site into a large hotel is also being seriously considered. It would be better for the future of Long Acre Square, in case its business development was not being so highly specialized, but apparently the land is more valuable for theatres, restaurants and hotels than it is for any other purpose. Retail trade has never made any particular headway in the neighborhood, and it remains to be seen whether the office buildings now under construction or soon to be constructed will be rented to a permanent and profitable class of tenants. Many business firms do not like to have their offices in a location, so largely given over to theatres and restaurants, and there is every reason to believe that the center of business uptown will be Greeley rather than Long Acre Square.

THE rapid transit system owned by the Interborough company is certainly proving to be one of the finest railroad properties in the United States. At a time when almost all transportation companies are finding their increases in gross earnings more than swallowed up by increases in operating expenses, the Interborough Company can convert a gross increase of over nine per cent. into an increase of net operating revenue of over 13 per cent. The larger share of the increase in gross was earned by the Subway, which carried 30,000,000 more passengers than it did during the previous year; but the old elevated roads made an extraordinarily good showing and succeeded in adding almost a million to the earnings of the company. The ability of this already congested system to become still more congested without breaking down is most remarkable; and whatever faults the public may find with the service its operating department is undoubtedly very efficient. To carry 562,000,000 passengers in one year, and to earn almost \$29,000,000, with an accident expense of less than \$100,000, is certainly an unprecedented and praiseworthy showing. There can be no doubt that if this company

had not made its disastrous merger with the Metropolitan Street Railway Company its stock would now be selling somewhere between 300 and 400. Last year, after paying 9 per cent. dividends on its old stock its surplus amounted to almost \$3,000,000, which is equivalent almost to 9 per cent. more. Its earnings would enable it to pay almost six per cent. dividends upon the outstanding Interborough-Metropolitan preferred stock. Improvements now being made will increase the carrying capacity of the Subway by almost a quarter, and there can be little doubt that within the next few years, it will be earning about twenty-five per cent. on its original stock. In other words, if the city were sharing in the profits of the existing Subway system on the terms which Mr. Shonts proposes for the future, its share would amount within a few years to several million dollars a year. The interest of these figures consists, however, chiefly in the strong position, in which they place the Interborough Company, in relation to future capital expenditures. A system which shows such a superb present and future earning capacity should be in a position to finance extensions on excellent terms, and it should not be obliged to depend upon the city for the help of the municipal credit.

THE most interesting part of the annual report of the Citizens' Union is its criticism of the attempt of the Legislature at its last session to make a charter for New York City. The Legislature rejected the carefully drawn instrument prepared by the Ivins Commission, and hastily prepared a series of bills which contained the outlines of a new Charter. These bills were introduced about a month before the end of the session, and were full of serious errors. Nevertheless, they would have been passed without any serious discussion had it not been for the protests of the Citizens' Union and other similar organizations. As it is, the joint commission of the two legislative bodies has been continued in existence; and it looks as if during the coming session these bills would be passed. In many respects these bills adopt without change certain sections of the Ivins charter, but in their net result the changes proposed would convert that excellent instrument into a meaningless hodge-podge. The Board of Aldermen remains as it is instead of being converted into a small unpaid body. The several Bureaus, which were constituted by the Ivins charter for the purpose of enabling the Board of Estimate to redeem its essential financial responsibility, have been abandoned, and a weak compromise adopted in their place. In short, all the vigor and coherence have been taken out of the document; and it will be better to let the charter remain substantially as it is rather than to accept the mutilated substitute. In certain respects the substitute proposed by the legislative committee is undoubtedly better than the existing charter, but it is not enough better to make any essential difference. The next charter framed for New York should be thoroughly good—good enough to put an end to charter tinkering for a generation; and sometime within a few years it should be possible to have a really good charter prepared and forced through the Legislature. All over the country—cities are trying various experiments in municipal organization, and the results of these experiments should be so illuminating that a really scientific and adequate administrative system can be soon prepared for New York.

IN spite of the fact that the reformers in Boston failed to elect their candidate for Mayor last fall, the new Boston charter seems to be working well—even when administered by a machine politician. One of the results which it was proposed to accomplish by this charter was the appointment of really fit men to office; and the means adopted to this end was the grant of power to the State Civil Service Commission to approve or disapprove of all the mayor's appointments. Since he assumed office Mayor Fitzgerald has sent to the Commission over a score of nominations. Some have been confirmed and some rejected. The Commission has interpreted the words of the charter (the words that the nominee must "be qualified by training or experience" for his post) in their proper sense and has exacted in each case that actual qualification through prior training and experience be shown as a condition of its approval. In the case of some posts, no extensive qualifications have been insisted upon because the duties of the office were of an elementary nature. In other cases it has insisted on a very high standard of antecedent fitness. In one instance it refused to confirm for the post of city collector a man who had been confirmed by the United States Senate as Postmaster of Boston, and who



had been elected Mayor of the city. But the qualifications it has demanded have not been unreasonable. It has not insisted that the Mayor should appoint the best available experts, but it has proved an absolute bar to the payment of political debts out of the city treasury. The net result has been that a Mayor who was only a ward politician has been forced to adopt a much higher standard of appointment than any other mayor in the previous history of the city. It is not probable that very many cities will adopt this device, because in the great majority of states the Civil Service Commission could not be trusted to behave as well as the Massachusetts Commission has done. But the idea might be borrowed for New York to this extent. Why not give a Civil Service Commission appointed by the mayor the power to reject any unfit appointment made by the Borough Presidents?

### GROWTH OF SURROUNDING COUNTRY.

The returns from the Census this week that have most interested New York City have told of the growth of the cities and towns along the Hudson River, in Westchester county and Long Island. These are sections of the country immediately under the influence of the Metropolis, though in different ways. It is evident from the census figures that the Hudson River region is of slower growth, as a whole, than the counties lying along the Sound. The old cities and towns of the Central Hudson are almost standing still, and some are doing worse than standing still. The overflow of population from New York has not yet reached them, but the metropolis continues to draw away the best portion of their natural trade and give little in return but Sunday excursionists and automobile tourists.

Hudson has had a population of about ten thousand for seventy-five years, sometimes a little more and sometimes a little less. It has now got up to 11,417. Catskill lost about 200 in the last decade, and now stands at 5,296. Kingston gains 1,373, and now has a total of 25,908. Haverstraw lost about 260, and has 5,669 left. Matteawan gained about 900, and now has 6,727, but the twin village of Fishkill has not been reported yet; the two together make up the new city of "Melzingah," the first in this State to be governed by a commission.

The towns on the east side of the river are now, as a rule, growing faster than those on the west side, and those south of the Highlands faster than those north. Poughkeepsie in the last few years has done better than any of the Central Hudson towns, and is now the largest between Yonkers and Albany. Her increase is 3,807, and her total is now 27,936. Including the immediate suburbs, Poughkeepsie has a population of about 31,000.

Peekskill is the fastest growing town on the river, excepting Yonkers, as it expanded from 10,358 to 15,245. Its neighbor, Ossining, grew from 7,939 to 11,480, and Tarrytown from 9,011 to 11,021. The influence working for the enlargement of the lower Hudson towns is, of course, the overflow from New York. Their growth is larger than appears in the census reports, because a considerable population remains outside of the corporation bounds.

The next ten years will see a large growth for the whole region on the east side of the river south of the mountains. The electrification of the New York Central Lines will encourage the new desire for suburban residences among the well-to-do. The beginning of the movement can be seen not only in the growth of Yonkers, Peekskill and Ossining, but also in the building developments around Hastings and Dobbs Ferry, and in the numerous fine country houses that have been built within the past two or three years in Westchester county, outside of corporation limits. More than five hundred houses have been erected at Hastings and Dobbs Ferry in two years.

Hastings village is building another public school, municipal buildings, laying out a public park, and paving her streets with asphalt block. One of the most complete developments to be found in Westchester county lies between these two villages and is called "River View Manor." The New York Central is building a new station at Dock st, Hastings, and the tracks are being raised to eliminate a grade crossing. All the way from Ludlow to Greystone the tracks are being raised. All this means quicker service and more trains sometime.

Westchester county as a whole, and particularly along rapid transit lines as far north as Peekskill and White Plains, centering largely at Yonkers, Mount Vernon, New Rochelle, is marked for a great development, which, if not so swift as Long Island's and New Jersey's, will have a quality that will be satisfying to those who participate in it. All the great movements in population now going on may be said to represent a battle for commuters between great rival railroad interests, which is destined to cover Long Island, Westchester and Northern New Jersey with private dwellings.

### ON LONG ISLAND.

Nassau county has gained 51 per cent. and now has a population of 83,930. Suffolk county gained 24 per cent. and has now 96,138 inhabitants. Long Island, including Brooklyn, now contains 2,098,460 people.

Here is the population of cities, towns and villages on the Hudson, the Sound and on Long Island, in which New York City is particularly interested:

	1910.	1900.		1910.	1900.
Huntington town.....	12,004	9,483	Peekskill .....	15,245	10,358
Sag Harbor.....	3,408	1,060	Ossining .....	11,480	7,939
Hempstead town.....	44,297	27,066	Tarrytown .....	11,021	9,011
Poughkeepsie .....	27,936	24,020	Yonkers .....	27,936	24,020
Kingston .....	25,908	24,535	New Rochelle.....	28,567	14,270
Newburgh .....	25,473	24,943	Mt. Vernon.....	30,919	21,228
Matteawan .....	6,727	5,807	Mamaroneck .....	5,699	.....
Haverstraw .....	5,669	5,935	Portchester .....	12,809	7,440

### A MOVEMENT AGAINST PERPETUAL FRANCHISES.

NEW YORK is the most conspicuous example in the world of the exploitation of the streets by public service corporations under perpetual franchises. During the past eighty years the grip of these companies upon the public highways of this metropolis has been extending and tightening. There still are over four hundred streets and portions of streets, with a total length of two hundred and forty miles, upon which no street car tracks have been laid, but which are covered by perpetual franchises dating back of 1897. The streets are distributed through all the five boroughs, but Brooklyn has almost one-half of the total. Some of these franchises are known to be void, but inconsistencies in the judicial decisions, jokers in the Railroad Law, the unblushing assertions of the companies and the continued acquiescence of the public authorities, tend every day to make good claims that are utterly inexcusable in theory and unsound in law. It is a well-established rule of law that public grants of special privileges to private parties should be strictly construed in favor of the public. This rule has been almost reversed in New York.

There are now some sixty miles of horse car tracks being operated on Manhattan Island. They are a notorious legacy of perpetual franchises. For the past eight or ten or twelve years there have lain unused in the streets of New York more than twenty miles of horse car tracks constructed under perpetual franchises and which the city authorities have not dared to remove.

When the city brought action to forfeit the franchise and property of the Steinway Tunnel the court held that the Attorney General should have brought the action. When the Public Service Commission asked the legislature to give the Commission authority to institute proceedings directly for the forfeiture of unused franchises, the Attorney General objected on the ground that this was his function, but added that he would be glad to bring any suits suggested by the Commission for this purpose.

Accordingly, last year the Public Service Commission prepared data of the abandoned tracks and unconstructed street railway franchises of Manhattan and transmitted this information to the Attorney General for appropriate action. Last December the Attorney General brought test suits against two of the subsidiary companies owning tracks and franchises in Manhattan. These suits are still pending. The companies have sought to interpose objections and delay at every possible point, and there is now no chance that the cases will come to trial much if any before the expiration of the present year. This means that upon the Attorney General elected this fall will rest the critical burden of fighting to a finish the forfeiture suits now contemplated, and as many more as the Public Service Commission and the local authorities wish to have brought.

Delos F. Wilcox, chief of the Bureau of Franchises, of the Public Service Commission, in calling attention to these things before a meeting of the City Club this week, said: "The Attorney General is the king-pin in the present situation. Upon him more than upon any other one official, and almost more than upon all other officials put together, depends the possibility of succeeding in the campaign to get rid of the perpetual incubus laid upon the streets of New York by the negligence and the design of the past. At this day and age of the world no public official has any excuse for showing mercy to a perpetual franchise in the streets. If there is any way to get rid of it that should be the first thing on the program. No constructive or comprehensive policy is possible until such anomalous rights are removed."

Resolutions along this line were adopted at the City Club meeting, and a committee was appointed to "clear up the franchise situation."

—There have been few heavier individual builders and real estate operators in the history of New York than Philip Braender, who is now erecting the 20-story Ashland Building on Fourth avenue, at the southwest corner of 24th street. Mr. Braender is remembered as an extensive builder of dwellings on the East Side as long ago as 1877, and up to about 1892. He is also remembered as a builder of fireproof structures below 14th street, and about the year 1895 and thereafter as an operator on the West Side above 100th st. Mr. Braender will complete his fortieth year as a mason builder in New York in 1911. There is said to be scarcely a block on the East Side from 63d to 125th streets where he has not erected houses for the market.



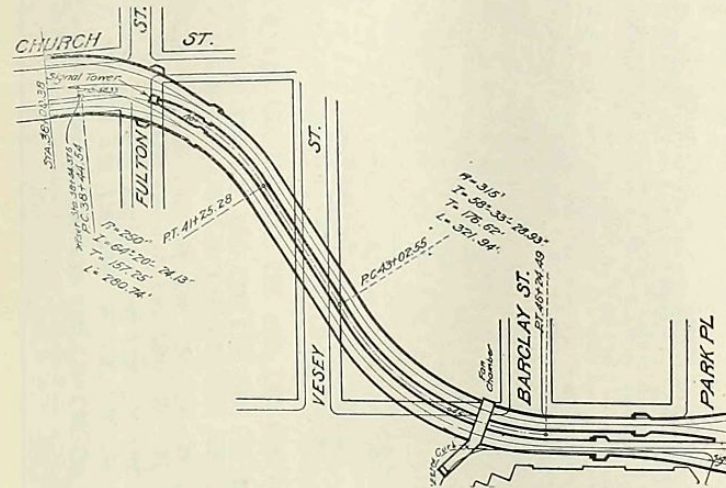
# CONSTRUCTION

## HOW THE NEW SUBWAY WILL BE BUILT

The Story of Problems for the Contractor that the Plans and Specifications Tell—Cast Iron Tubes Will Be Necessary in Places—Terminal Yards and Buildings, Power Houses and Substations to Be Provided For

ALTHOUGH the construction of the new Subway will be a prodigious work, it will not present either to the engineer or the general contractor very many, if any, really new problems, and for the public it will have no very different aspects from previous subway work. The work will be mostly under cover and, unlike the Panama Canal works, not at all spectacular. As heavy work, it will rank with the largest contracts in the world's history, several of which the people of New York State have seen with their own eyes. The State Barge Canal, the Catskill Aqueduct, the Pennsylvania Tunnels, the Tri-Borough Subway, each and all will outrank in magnitude the Suez Canal or any other achievement of modern times in the Old World.

In some respects, and probably as a general proposition, the Tri-Borough Subway will be the most complex and difficult of all. The chief difficulty arises from limitations of space. The works must take up as little room as possible; they must dig up thoroughfares and undermine buildings and yet not in-



CASTIRON TUBES UNDER THE ASTOR HOUSE.

terfere with their use. They must worm through a maze of sewers, water mains and service pipes of all kinds and yet not interfere with the flow of water, gas, electricity and sewage; they must make themselves as inconspicuous and keep as quiet as they can.

The sidewalks, curbs, areas, vaults and stoops along the line of the work must all be protected from harm; but should any injury occur to any surface or sub-surface structure or sidewalk, curb, area, vault or stoop the contractor will have to make it as good as before. When it becomes necessary to cut, move, change or reconstruct any such structure, as named above, the work may be done by the owners themselves at the expense of the contractor.

One of the most difficult portions of the line to build is the curve from Fulton st, across Vesey st, to Broadway. Provision is here made for cast-iron tube tunnels which will begin at a point 60 feet north of the north building line of Fulton st, passing thence under property at St. Paul's Church to Vesey st, and under the Astor House to Broadway, and to a point 45 feet south of Park pl. The contractor will be obliged to prosecute the work so as to avoid damage to the church buildings and premises, or to the business buildings on the north side of Vesey st, or to the hotel.

The surface of the property is not to be disturbed, except that, if needed by the contractor, the building at the northeast corner of Fulton st and Church may be raised and the property itself be used during construction by the contractor for his plant.

### ALONG BROADWAY.

On the west side of Broadway, from White st to Grand, the railroad will pass under private property to be acquired by the city. When necessary, the buildings between these bounds will be razed, and the contractor will be permitted to prosecute his work in open trench excavation without cover.

From the point where the railroad leaves East 9th st and East 10th st, to where it enters private property on the east side of Fourth av, the construction will be under private premises, and the contractor will have to prosecute his work by tunneling, so as not to injure overhead structures.

Again, from the east side of Fourth av to Irving pl, at 14th st, the railroad will pass under private property, which will be ac-

quired by the city. The buildings thereon will probably be razed, but in the event that it should be decided to conduct the work so as to avoid such demolition, the plans may be so changed as to require tunneling.

North of 131st st, the contractor will be permitted to conduct his work in open trench without cover. On Lafayette av, east of Bedford av, and on Bushwick av, in the Borough of Brooklyn, the contractor will generally be permitted to prosecute his work in open trench excavation without cover, except that traffic and access to abutting property must be maintained. Street intersection must be kept open to traffic to the full width by bridging.

### UNDER THE HARLEM.

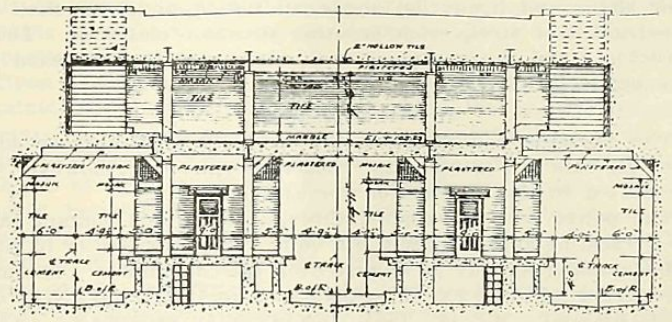
For the prosecution of the work from 131st st, in Manhattan, to 138th st, in the Bronx, including those portions of the railroad lying under the Harlem River, the work may be conducted by means of either compressed air, dredging, open caissons, founded on piles, or by such other means as the contractor may prefer, and be approved by the engineer.

In general, the work will be carried on under covered roadways; but in exceptional cases, where the rock is within a few feet of the street surface, it may be impracticable to operate drills while the street is covered, until a sufficient depth of excavation has been obtained.

No materials of any nature shall be stored along Broadway, Irving pl or Lexington av in Manhattan, or 138th st in the Bronx, or on Broadway, Fulton st or Lafayette av in Brooklyn. On cross streets adjacent to the work only such materials may be stored as will be necessary. In any case material may only be stored with the approval of the engineer. Waste material of any character will under no conditions be permitted to remain on the streets.

All the tunnels will be lined with steel or cast iron and concrete, or with concrete or brick masonry. Where lined with brickwork within metal tubes, proper provision will be made for keeping the tunnels dry by means of drains.

The space between the extrados of the arch, or back of the sidewalls, and the rock, will be filled with concrete to a height



TRANSVERSE SECTION OF SUBWAY.

of two feet above the springline of the arch, and above this concrete the space will be filled with dry masonry packing. After the tunnel lining and packing is in place, a grout will be pumped in under pressure so as to fill all voids.

### VENTILATION ARRANGEMENTS.

The subject of ventilation for the subway has had the careful attention of the engineers. In order to provide for a frequent renewal of air in the railroad, chambers at points between the stations for the installation of the necessary ventilating devices will be built at the sides of the railroad and in connection therewith. They will be so arranged that the air will discharge through gratings placed generally in the sidewalks. Other openings with gratings will be built at or over the stations, for the purpose of admitting air to the railroad. The chambers will have doors or openings, and with ladders reaching to the street, for use as exits in case of emergency.

The ventilation will be accomplished by exhausting the air at the ventilating chambers and supplying fresh air by air inflow between the gratings at the stations. The renewal of the air by train action is to be effected by exhausting the air through movable valves or louvres or other approved devices in the ventilating chambers. These valves will be so designed that air can only flow out through them into the chambers and thence through gratings into the street. The air thus exhausted at the chambers will be renewed by fresh air entering the railroad through the stairway openings and gratings at the stations.



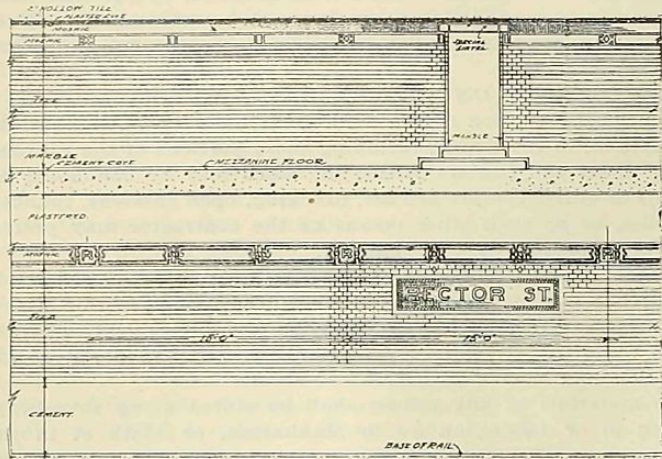
To augment this air supply, if necessary, and to provide at any time for the removal of smoke in case of fire, also to insure a supply at times of minimum of operation of trains, motor-driven blowers will be provided.

All the cement used in the work must be true Portland cement, of a well-known brand, to be approved by the engineer. In general, waterproofing of the structure will be limited to the roof and side walls at the stations, and to those surfaces near ground water. At other places free drainage will be provided by pipe drains, hollow-tile or broken stone. The protecting masonry will be hollow terra cotta blocks, common brick or concrete not less than four inches in thickness.

#### STATIONS.

Marble, enameled bricks, face bricks, glass, glazed tiles, mosaic work, metal laths, plaster cement floors, concrete, metal-covered wood, woodwork, brass and iron grilles, gates, toilet fixtures and lighting conduits will be the materials required in the construction of the subway stations.

All marble for wainscoting and panels on sidewalks will be "Pink Georgia," or its equal. All marble lintels will be "Green Veneer Vermont," or its equal. The roofs of the stations, where



DETAILS OF WALL TREATMENT

under sidewalks, will to as great an extent as possible consist of vault lights. The roofs of elevated stations will be of boards covered with tin. Doors for elevated stations will be veneered with No. 1 oak. All hardware will be of solid bronze. Newel posts will be cast iron, and those in platform railings will have electric light standards.

At all terminals there will be rooms or buildings for train crews, dispatchers, signal towers, and offices required for the proper operation of the railroad, besides yards for trains, repair shops and inspection sheds. All such buildings shall be constructed of steel, brick or other fireproof materials. These structures and the necessary real estate shall be furnished by the contractor.

#### EQUIPMENT.

The electrical equipment of the cars will preferably be such that all cars are motor cars. Other systems may, however, be submitted to the commission for approval.

The power will be supplied through cables and contact rails and track, at approximately 600 volts, direct current, or in such other manner as may be approved by the commission. The motive power will be such as to permit of an INTERCHANGE OF EQUIPMENT WITH THE EXISTING SUBWAYS AND OTHER SIMILAR RAILROADS NOW OPERATING IN THE CITY. The new Subway will be 7 feet wider and 2 feet higher than the existing Interborough underground road.

One or more powerhouses will be constructed to accommodate all the generating and transforming equipment required for the operation of the road to the limit of its capacity. The buildings will be of fireproof construction. The power and substations complete, with the necessary real estate, will be provided as part of the equipment.

#### Resignation in the Bronx Building Bureau.

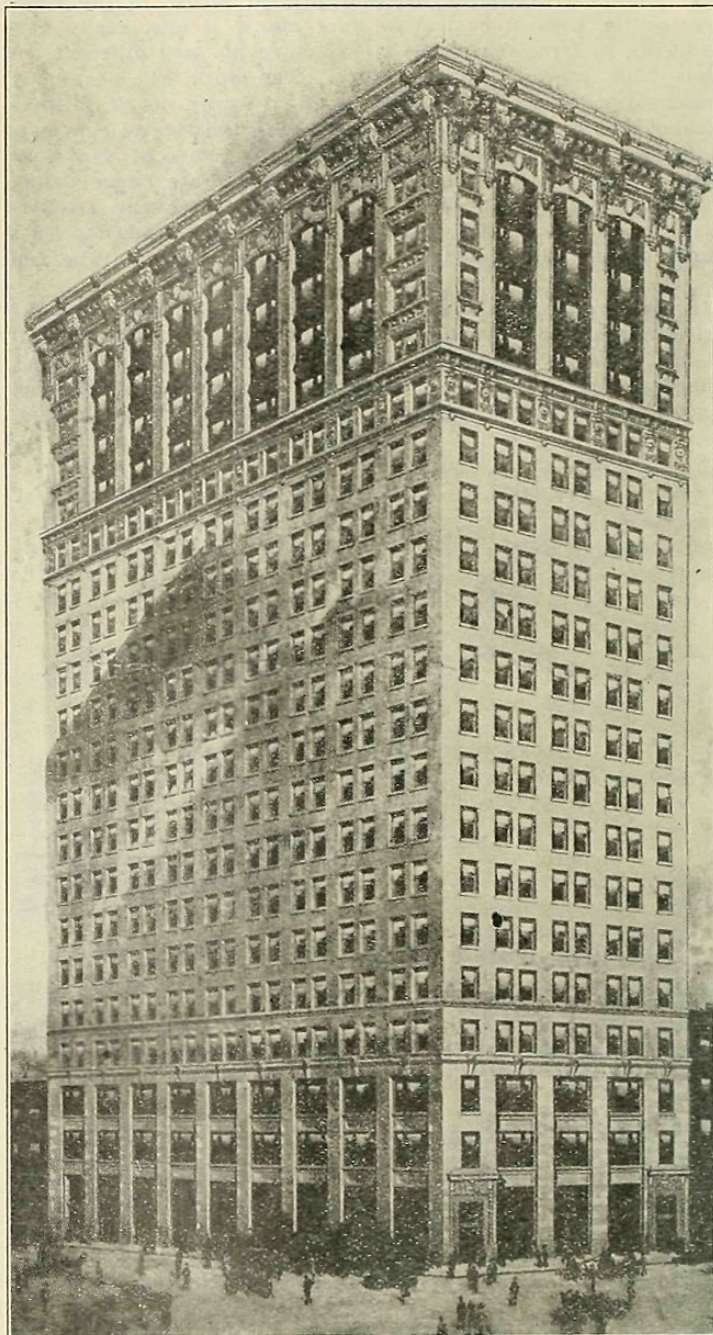
Robert C. Winters has resigned his position as Assistant Superintendent of Buildings in the Bronx, to which there was attached a salary of \$4,000. The resignation having been accepted by the Borough President, it will take effect Oct. 1. In his letter of withdrawal Mr. Winter says:

"I have come to the conclusion reluctantly that the office of Assistant Superintendent of Buildings in the Borough of the Bronx is not necessary for your administration. It is not a position created by Charter and it has no powers or duties except such as may be designated to it by the Superintendent of Buildings. The administration could, in my judgment, get along quite as well without this office as with it, and I therefore take the liberty to suggest to you that the office is unnecessary. I do this the more unwillingly as it has been a pleasure to me to be connected with your administration and active in its work."

#### THE NEW FOURTH AVENUE.

Fourth av will soon have a rather impressive entrance from Union Square north, with giant buildings on either side for gate posts. One of the three giants is the 20-sty mercantile building being erected for Mr. Henry Corn from plans by Maynicke & Franke, architects, and which is pictorially reproduced here. It stands only half a block from the park, at the south-east corner of 18th st, and will cost \$800,000 for the construction alone. It is one of the most costly improvements on the avenue.

Fourth av has the advantage of having a more southerly commencement than either Madison or Lexington av, and also natural connections with main arteries to the lower sections of the city. It will have another advantage in being served by



HENRY CORN'S FOURTH AVENUE OPERATION.

Maynicke & Franke, Architects.

two subways, as the Lexington av road will be only one block off. It is understood that there will be practically no manufacturing in the new district, and consequently it will be devoted to mercantile purposes. Some of the largest firms in the silk and woolen trades are moving to this new field.

#### Progress in Fire Escapes.

The Tenement House Department, feeling that it is important for citizens to understand the progress which is being made in means of egress from burning buildings, has invited manufacturers of fire-escapes to exhibit, in connection with the budget exhibit, at 330 Broadway, commencing Oct. 1st, types of new fire-escapes showing balconies, goose neck ladder, flight of inclined stairs and a guide-run drop ladder.

The name of the manufacturer will be permitted to be attached to the work in not too large type. As many iron workers will be willing to furnish the sample, in order to avoid favoritism, the Commissioner has directed that those who are desirous of exhibiting will send their representative to the office on a date to be fixed, when lots will be drawn to determine who shall make the exhibit.



# FIREPROOFING OF DUMBWAITER SHAFTS.

## In Tenement Houses—Usurpation of Legislative Power By Heads of Municipal Departments—New Orders from Building Department.

To the Editor of the Record and Guide:

Property owners have been very much surprised to receive within the last few days orders issued by the Building Department of the City of New York requiring the fireproofing of dumbwaiter shafts in tenement houses; particularly in view of the fact that the Court of Appeals in the case of Lantry vs. Mede, reported in 194 New York 544, affirmed the decision of the Appellate Division of the Supreme Court in this Department (reported in 127 Appellate Division 557) denying the right of the Fire Marshal to issue similar orders under alleged authority obtained under Section 780 of the Greater New York Charter.

The defendant in that action was a member of the Harlem Property Owners' Association, wherein the decision of the highest Court in this State sustained the contention of this Association, that the Fire Marshal was usurping legislative power in issuing these orders. In that case the Corporation Counsel argued that successive Fire Commissioners of the City of New York had exercised the power of compelling the fireproofing of dumbwaiter shafts in tenement houses for a great many years, and had always regarded this power as being primarily within the scope of the statute; that the orders were not new and had been issued for many years; to which the defendant replied that the unwarranted and illegal exercise of governmental authority for over a thousand years by municipal officers or one of their subordinates would not sway the judiciary, when the appeal is made to it to uphold the basic principle that the laws are made by the co-ordinate branch of our Government denominated the Legislature—that executive interference will not be tolerated—that executive usurpation will meet with well-merited condemnation.

And Mr. Justice MacLean, writing the dissenting opinion in the Appellate Term of the Supreme Court in this case, says in answer to the Corporation Counsel:

"If the facts really be that 'the whole history of New York fires shows that the dumbwaiter shafts are the most dangerous means of promoting fires, and there is scarcely a thing except powder and oil which will be more instrumental in promoting fires,' it is curious that these facts have not been brought to the attention of the public and of the Legislature by the functionaries who under various titles have had cognizance of building construction in this town since 1866."

"However great be the dangers imagined, the individual harm to come from the destruction of some building material or even hazard of life will be less than the public harm if the Courts covered into the statutes as legalization the opinions of officials as to matters not contemplated by the law-making power, graft the notion of a departmental subordinate for the time being into the *pouvoir superieur* resorted to in extreme cases upon the continent of Europe by the Government head of the State."

It was certainly believed, that under the existing law no other Department had the authority to issue similar orders; otherwise it would have been futile to contest the right of the Fire Marshal in the premises.

### INQUIRIES AT THE BUILDING DEPARTMENT.

Upon inquiries made at the office of the Superintendent of Buildings for the Borough of Manhattan, it was learned that these orders are issued pursuant to an opinion by Acting Corporation Counsel George L. Sterling given some time during April of this year, in answer to a communication addressed to him by Hon. Rhinelander Waldo, Fire Commissioner, wherein the Fire Commissioner transmits a letter from the Chief of the Department, Mr. Edward F. Croker.

The Fire Commissioner requests the Corporation Counsel to give an opinion as to what Bureau or Department of the City Government has authority under the law to compel owners to remedy alleged dangerous conditions in dumbwaiter shafts; and states that both the Tenement House Department and the Bureau of Buildings report that they have no jurisdiction over these particular cases; and citing the case of Lantry vs. Mede, before mentioned; also states that the Fire Department has no jurisdiction; and then comes the remarkable statement made by Chief Croker, and concurred in by the Fire Commissioner, that there are violations of law existing in dumbwaiter shafts for which there is no adequate authority to correct. In other words, the Fire Commissioner while he requests the Corporation Counsel to inform him whether there are violations of law states in his communication that there ARE violations of law without adequate authority to remedy the same.

The Corporation Counsel, reviewing the case of Lantry vs. Mede, in the Appellate Division of the Supreme Court, particularly the opinion of Mr. Justice Ingraham, writing for the Court, cites Section 97 of the Building Code, which in substance

provides that all dumbwaiter shafts, except such as do not extend more than three stories above the cellar or basement in dwelling houses, "shall be enclosed in suitable walls of brick, . . . or such other fireproof material and form of construction as may be approved by the Commissioner of Buildings having jurisdiction;" and the Corporation Counsel further says that this section lays down provisions as to dumbwaiter shafts in ALL CLASSES OF BUILDINGS IRRESPECTIVE OF THE DATE OF THEIR ERECTION; and further that jurisdiction over the structural parts of buildings is conferred by law on the Bureau of Buildings and the Tenement House Department.

He further states that under Section 36 of the Tenement House Law, the Tenement House Commissioner only has jurisdiction as to dumbwaiter shafts in tenement houses erected since April 12, 1901, the day the Tenement House Law went into effect; and the Corporation Counsel concedes that where the provisions of the Building Code are inconsistent with those of the Tenement House Act they were *pro tante* repealed by said Act (see *Grimmer vs. Tenement House Department*, Appellate Division 1st Department, October, 1909).

### DIVIDED RESPONSIBILITY.

The Corporation Counsel, therefore, deduces that as the Tenement House Department only has jurisdiction over the dumbwaiter shafts in tenement houses erected since April 12, 1901, that the Building Department has jurisdiction over shafts in tenement houses erected before April 12, 1901, because the Court of Appeals has decided that the Fire Marshal has no such power under Section 780 of the Greater New York Charter.

The Corporation Counsel has seemed to overlook entirely the basic principle of the Building Code. Section 1 distinctly states that the Building Code provides for all matters concerning, affecting or relating to the construction, alteration or removal of buildings or structures erected or to be erected in the City of New York, and it seems to be conceded as an elementary proposition among architects generally that the Superintendent of Buildings has jurisdiction only over houses that are either being constructed, altered or removed; in other words, that the Superintendent of Buildings has absolutely no power over existing conditions of tenement houses, but that this power has been conferred by the Legislature upon the Tenement House Commissioner, pursuant to the provisions of the Tenement House Law; that the Tenement House Commissioner only has such powers as are given to him by the Tenement House Law, and that any errors, excesses or omissions in legislation can only be cured under our system of Government by the law-making power, and not by the heads of any of our municipal departments.

Upon the rendition of the decision by the Court of Appeals against the City, intimations were given to the Corporation Counsel to suggest to the Fire Marshal a conference with the representatives of our associations, to the end that the whole subject of fireproofing dumbwaiter shafts in tenement houses should be given careful consideration, and, if necessary, an amendment to Section 780 of the Greater New York Charter introduced into the Legislature, after meeting with the concurrence of the Department and the representatives of the taxpayers' organizations. The Fire Marshal, however, has made no move to confer with the taxpayers' organizations for the purpose of securing such proposed amendment.

Instead, we find the Fire Commissioner of the City of New York, not content with performing the duties prescribed by law and not satisfied to obtain additional authority in a lawful and orderly way, namely, by appeal to the Legislature, requesting the Corporation Counsel of the City of New York for an opinion as to the duties of the heads of some other Departments, namely, the Tenement House Commissioner and the Superintendent of Buildings of the City of New York. Certainly the Superintendent of Buildings has the power to request the Corporation Counsel for an opinion as to his authority under the Building Code, and if it sees fit not to request such an opinion, has the Fire Commissioner the right to interfere with the working of another Department and cause burdens to be placed upon that Department which perhaps are not at all desired?

The taxpayers' organizations which I have the honor to represent, believe that all tenement houses in the City of New York should be kept in a perfect sanitary condition and free from the dangers of fire; and if a fair investigation would determine that the present condition of dumbwaiter shafts in tenement houses is dangerous to life, our associations would be the first to procure an amendment to the law, even without the assistance of the Fire Marshal's office.

Our worthy Mayor has often said since the beginning of his term of office that we are living under a Government of laws and not a Government of men; and it is believed that the mem-



bers of the Board of Estimate and Apportionment, although elected on a different ticket, share the views of the Mayor; and Mayor Gaynor is known to hold the view that public officials must obey the law as well as must the humblest citizen within the confines of our city. If the taxpayers of the City of New York really desire a Government of laws, and not a Government of men, they must vigorously resist in the Courts the exercise of unlawful official authority by the heads of our municipal departments or their subordinates. Certainly the action of the Fire Commissioner in requesting the opinion from the Corporation Counsel is a flagrant instance of executive usurpation, and should be unhesitatingly condemned.

It is the purpose of the Harlem Property Owners' Association to contest the right of the Superintendent of Buildings to issue these orders, as we feel that the opinion of the Acting Corporation is unsound; and at the last meeting of the Association it was unanimously resolved in transmitting the cases to the United Real Estate Owners' Associations, that counsel be directed to defend in the Courts all actions brought against tenement house owners for penalties for alleged violation of these orders.

IRA J. ETTINGER.

(Counsel of the Real Estate Owners' Protective Association and member of the Board of Counsel of the Harlem United Real Estate Owners' Association.)

## NOVELTIES.

**PREVENTS PIPE BURSTING IN HOUSES.**—When the water at the sink is suddenly shut off, the pipe "hammers." This strains the weakest point in the pipe and sometimes causes leaks, especially if there is a heavy head of water. For practically the same cost as the ordinary kind of faucet, the owner can install a faucet that is guaranteed to make "hammering" impossible and will not permit water to spatter from the sink onto the floor, and so spotting and, in time, rotting it. There is no difference in exterior appearance and there is nothing about it to get out of order. It is made by a reputable company, the name of which will be supplied upon inquiry to Buyers' Bureau, Record and Guide.

**KEEPING COOL BY GAS.**—Many an office inmate is sweltering this Fall because there is no electricity in his office. The same is true with many women who are obliged to work about hot kitchens. There are also many invalids who would like a cooling breeze from a power driven fan, but cannot get it, because the house is equipped only for gas. There is a fan on the market that meets this need for \$16.50. It may be fitted for consumption of alcohol or gasoline. For latter add \$3 to the price mentioned. It is simply an air engine that runs by the simple expansion and contraction of air. It is in no sense a gas engine, but is simple, quiet, safe and odorless. Furthermore, it is portable. The net weight is 21 pounds; it stands 18 inches to center of shaft, consumes 3 cubic feet of gas per hour, and the fan is the same size as those used in the ordinary sized electric devices. Further information will be given upon request to the Buyers' Bureau, Record and Guide.

## ARCHITECTURAL DIVISION IN THE BUDGET EXHIBIT.

In connection with the budget exhibit for 1910, the Tenement House Department has decided to place on exhibition a limited number of plans of tenements, including, of course, what are popularly known as "apartment houses" and "flats." The occasion appears to afford architects an excellent opportunity of showing specimens of their work. Commissioner Murphy, of the Tenement House Department, has therefore decided to give architects an opportunity of lending either original drawings or water colors of buildings which they have planned. Owing to limitations of wall space, it will be possible for the Department to show only one front elevation and one typical floor plan in each case. The types of houses to be illustrated are as follows:

1. High class fireproof apartment houses, no limit as to size.
2. Flats covering a maximum area of 100x100 ft.
3. Tenements, five or six stories in height, 50x100 ft. or less, and with four or more families on a floor.
4. Semi-suburban types, four stories or less, one family on a floor; four stories or less, two or more families on a floor.

Owing to various limitations in connection with the exhibit, the Department is obliged to reserve the right to reject any drawings submitted. An effort will, however, be made to conform to the architects' wishes as far as possible in the matter of selections.

Commissioner Murphy has notified Secretary Frank H. Holden of New York Chapter, A. I. A., that all drawings to be submitted must be presented not later than Sept. 24th. In order to avoid all appearance of favoritism in the matter of selecting drawings for exhibition, he has decided to request the more representative architectural societies to appoint a committee for the purpose of selecting such plans from the number submitted as they may desire to place upon exhibition.

## DEPARTMENTAL RULINGS

Affecting the Operations of Architects,  
Owners, Contractors and Others

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

### BUILDING DEPARTMENT.

Bulletin No. 51—1910.

MODIFICATION—SECTION 35, BUILDING CODE.

In re Application No. 2125, Alterations, 1910; premises, No. 200 West 136th st:

In a 5-sty store and apartment house, it is proposed to build an extension on the rear, 1-sty and basement in height, 9 feet wide and 25 feet deep, with 8-inch walls.

A modification of Section 35 of the Building Code is requested and hereby granted, to permit the use of 8-inch walls for this extension, inasmuch as the extension complies with the requirements of Section 35 of the Building Code, except for the depth of the extension, which is five feet in excess of the limit, and the width is very much less than the limiting width.

Dated New York, August 29, 1910.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Approved:

E. V. FROTHINGHAM,

Acting President of the Borough of Manhattan.

### NOTICE FROM THE BRONX BUILDING BUREAU.

To Builders and Architects:

Notice is hereby given that a strict adherence to the provisions of the Building Code will be insisted upon by this Bureau.

Co-operation of all architects and builders in the literal observance of this rule, when filing plans and applications, is most respectfully requested, and the advantage of same will be demonstrated by the time and labor saved thereby.

JAMES A. HENDERSON,

Superintendent of Buildings, Borough of the Bronx.

### BOARD OF EXAMINERS.

Appeal No. 124; new building No. 471 of 1910; north side of 42d st, 240 feet east of 10th av. Plans specify a 6-sty loft building 60x90 ft. The Bureau of Buildings objected on the ground that additional stairs are required and fire-escapes must be provided. The Board of Examiners approved on condition that both stair-enclosures be built of brick from cellar to roof, with all door and window openings made fireproof in favor of the appellant.

Appeal No. 126; new building No. 465 of 1910; premises, 91 William st and 63 Maiden lane. Plans show a 12-sty office building, 14.8x38 ft. The Bureau of Buildings objected as follows: That the building should conform to Section 105 of the Building Code for buildings over 150 ft. in height. The Board of Examiners approved the appellant's plan Aug. 30.

Appeal No. 134 of 1910; Alteration No. 1749 of 1910; premises, 16 and 20 West 32d st, Manhattan; B. Rustace Simonson, appellant. Plans specify a new pent house on roof. The Bureau of Buildings objected, that walls of pent house are of unlawful thickness and construction. The Board of Examiners approved the appellants plan Aug. 31.

Appeal No. 137 of 1910; alteration No. 2116 of 1910; premises, southwest corner 61st st and Broadway, Manhattan; Geo. Fred Pelham, appellant. Plans call for a new pent house on roof. The Bureau of Buildings objected as follows: That the building being raised to more than 150 ft. and more than 12-stys, should be made fireproof as outlined in Section 105 of the Building Code. The Board of Examiners disapproved the appellant's plan Sept. 6.

Appeal No. 138 of 1910; alteration No. 2197 of 1910; premises, 420 East 53d st, Manhattan; Louis A. Hornum, appellant. Plans call for a rear extension 3-stys, 25x45 ft., installing elevator and other interior changes. The Bureau of Buildings objected as follows: That floor beams are weak, and that elevator shaft is unlawful. The Board of Examiners disapproved the appellant's plan Sept. 6.

—Secretary Wilson of the Department of Agriculture reports that the West is thriving, that the crops are good and that the people are making money and are contented. The East seems to be fairly well off also, but without being fully aware of it.



# THE P. R.R.'S LESSON TO REAL ESTATE MEN

## Guarding Against Vibrations in Buildings and Collapse of Ceilings—Protecting the Owners and Managers Against Loss

THE opening of the Pennsylvania tunnels to Long Island, and, within a few weeks, to New Jersey, has its lesson for every real estate man, building manager, owner and prospective builder. It refers to vibration in buildings. In a little while the red flag will wave its warning to pedestrians from the outskirts of Brooklyn to the border line of the Bronx. Back of the flag will be the muffled rumble of the dynamite blast, both day and night. But back of the blast will be a menace that should not be ignored. "It is the falling ceiling; the repetition of the accidents about which the newspapers recently told, where, without warning, ceilings crashed down upon the heads of patrons of two Broadway billiard parlors. The story of children injured by the collapse of a public school ceiling caused by vibrations set up by the discharge of a big gun at Fort Hamilton, is still fresh in the public memory and the experiences of many owners along the line of the present subway during construction, is a vivid recollection of many real estate managers and building owners, because of the hundreds of dollars in repairs it cost them and for which they had no redress.

The passage of hundreds of high-speed trains through a subterranean tube sets up the same vibratory force that an exploding gun or sewer, the dropping of a heavy body on a floor overhead or the passage of many feet will produce in a tenement, loft building, warehouse or a store. It cost the Pennsylvania millions of dollars to build a vibration-proof tube. It had to be so constructed that no part could ever work loose. It is not practical to build a dwelling house or a commercial or industrial building that will be absolutely vibration-proof, but there is an effectual and inexpensive method by which the frequently fatal consequences of oscillation may be prevented.

### THE COLLAPSE OF PLASTER CEILINGS.

Real estate men no doubt read with considerable interest the recent accounts of the falling of the plaster ceilings in two

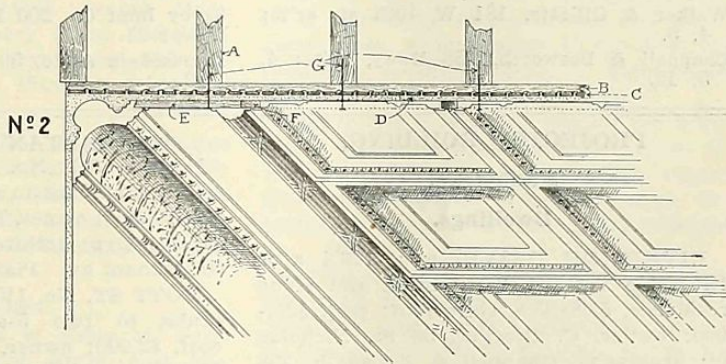
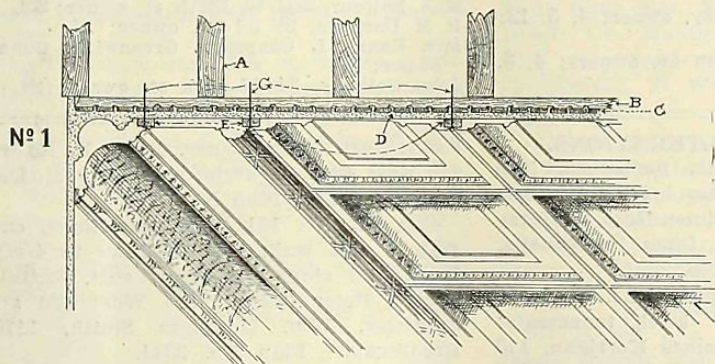
nailed to the old plaster furring (B) and the nails used in putting up the plaster furring are not of sufficient length to hold the added weight. This method leaves a large part of the nail without any sustaining work to perform and subject to rust and weaknesses.

It is well that the owner look carefully into the matter of placing a contract for the erecting of a metal ceiling and to see that it goes into the hands of a responsible firm which employs its own men by the day at the highest union rate of wages, thus securing the best possible workmanship, than to give out their work to such firms as do not employ their own men, but "lump" (contract their labor) their jobs to irresponsible workmen whose aim it is to rush a job at the expense of the owner by improperly applying the metal ceiling as shown in Figure No. 1, or if applied, as in Figure No. 2, using nails that are too short and consequently not of sufficient strength. It is plain that it is easier to drive a three-inch nail than a five-inch one.

The oft asked question: "Will you guarantee your ceilings against falling?" is answered in the affirmative by the Berger Manufacturing Company because it knows that its ceilings are PROPERLY APPLIED.

### LOSSES FREQUENTLY RUN INTO LARGE FIGURES.

The owner of the Hotel Ansonia placed his loss at \$4,000, thus showing that such accidents are not a matter of merely incidental expense. During the construction of the subway hundreds of ceilings fell upon sleeping inmates of tenement and apartment houses or injured romping children. The average owner of a tenement or apartment house faces financial loss and lawsuits from injured tenants should the ceilings fall and injure them. The thing to do is to prevent the plastered ceiling from falling, first by strengthening it so that it will not be wholly dependent upon the keys that are supposed to retain their hold upon the lath, and then to decorate the



SHOWING PROPER AND IMPROPER METHODS OF APPLYING METAL CEILINGS.

- A. Floor beams.
- B. Furring for plaster.
- C. Lath.
- D. Plaster.
- E. Furring for metal ceilings.
- F. Cross furring.
- G. Nails holding metal ceiling furring.

public places; namely, the Slosson Billiard Parlor and the Hotel Ansonia billiard parlor. In the former case a metal ceiling had been applied over an old plaster ceiling. This brings up the questions: "Why do plaster ceilings fall?" and "Of what use are metal ceilings applied over plaster?"

Study the accompanying illustrations which were especially prepared for this article by the Berger Manufacturing Company, of 11th av and 22d st, this city. Figure No. 1 shows a metal ceiling improperly applied because the nails holding the furring do not enter the floor beams. This is the way the ceiling in the Slosson billiard parlor was put up. Is it any wonder it came down! Figure No. 2 shows a metal ceiling properly applied. Notice that the nails holding the furring are sufficiently long to enter the floor beams at least two inches and so placed that they DO enter the beam. How can such a ceiling fall? Figure No. 2 illustrates the Berger method.

Plaster ceilings are not adapted to and are not safe on ceilings of large spans where the vibration from above has a tendency to shear off the key of the plaster. This vibration may be caused by the falling of packing boxes on the floor above, or any of the causes already enumerated. Furthermore, a water leak will disintegrate the keys and the result again is a falling of plaster.

A metal ceiling properly applied is the solution of the problem, and this can be done by putting the same over the plaster ceiling as shown in Figure No. 2. It will be noted that the nails (G) holding the furring (E), to which the metal ceiling is applied are driven into every floor beam (A) securely, i. e., to a depth of not less than two inches, thus constituting a reinforcement for the old plaster ceiling as the added weight of the metal is only a little over half a pound to the square foot.

Figure No. 1 shows a metal ceiling improperly applied, inasmuch as the furring (E) put up to receive the metal has been

strengthening material so that the suite, store, wareroom, office or moving picture theatre will have its renting value enhanced. The metal ceiling, naturally, is the only way that this can be effectually done, but there are good and bad ways in which the metal ceiling can be put on.

As to the decorative features of the Berger metal ceilings, every prejudice that an owner may have against them, can be dispelled. Modern methods have wrought many changes. The Broadway Central Hotel's dining-room is done in metal in the Berger way. So much for high class decorative effects. For purposes of perfect sanitation, the Bellevue Hospital and Kings Park and Central Islip hospitals are examples. For protection against subway vibration and blasting, Captain Prices' apartments in the Bronx serves as one citation, for Berger's metal ceilings went in there. For protection against the tread of many feet the Berger metal ceiling installed in the old type of public schools before they stopped using plaster ceilings, is an example. Boxes and packing cases daily tumble and fall about the floors of the James H. Dunham & Co. warehouses, but no plaster or dust falls from the ceilings of the departments below, not only because they are put up right but because the Berger bead joint makes them so tight that the ugly dust streaks, noticeable in "lumped" work, at the joinings caused by the draughts produced by opening of doors and windows sucking out dust from between the floors, is absolutely lacking.

There is an element of safety and economy in metal ceilings properly installed that cannot help but appeal to the owner or real estate man. The styles available for immediate delivery cover almost any type of interior decoration. We have seen the danger of neglecting to provide against ceiling collapse in the case of the Hotel Ansonia and in the Slosson billiard parlor. If the Pennsylvania Railroad guards against a similar danger, why should not the owner or real estate man? \*\*\*



# WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

## AN AID TO ALL SALES DEPARTMENTS.

### INDEX:

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

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

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

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

Peter F Kane, 419 E 46th, owner; 22.  
Kalmes Ress, 81 Gerry st, owner; 24.  
Geo K Hooper, 165 Bway, ar't; general contract.  
Henry Lerch, 3007 3d av, owner; 4, 5, 12.  
P J Gallagher, 161 Flatbush av, owner; 4, 5.  
M Quarters, 186 Stevens av, owner; 4, 5.  
Bernstein & Bernstein, 24 E 23d st, ar'ts; 4, 5, 7.  
Wales Const Co, owner; 4, 5, 12.  
Swift & Co, Jersey City, N J, owner; 4, 5, 7, 12.  
Walker & Gillette, 131 W 40th st, ar'ts; 4, 5.  
Chappell & Bosworth, 258 Bway, ar'ts; 4, 5, 12.

Turtle Bay Investors Co, 409 E 46th st, owner; 22, 24.  
S D Wohlfeil, 441 E 87th st, owner; 24.  
Estate Edwin P Smith, 266 W 23d st, owner; 24.  
Mentor Realty Co, 1980 7th av, owner; 7, 6, 8, 12.  
Percival M Loyd, 39 Market st, Poughkeepsie, ar't; 4, 5.  
Alfonso Del Guercio, 189 Summit st, ar't; 4, 5, 12.  
Savoy Impt Co, 200 Bway, owner; 4, 5, 12; Sept 21.  
Mondschein & Co, 59 7th av, owners; 4, 5, 12.

Wm J Beardsley, 49 Market st, Poughkeepsie, N Y, ar't; G C Oct 1.  
Brown, McAghon & Strassle, 33 E 27th st, ar'ts; G C Jan 1.  
Isreal Lippman, 54 Lafayette st, owner; 7\*.  
Swift & Co, Chicago, Ill, owners; G C Oct 1.  
Tidewater Bldg Co, 16 E 33d st, builder; 4, 5, 6, 7\*.  
Pioneer Realty & Const Co, 5 Beekman st, owner; 4, 5, 6.  
Peter Delacy, 125 W 42d st, owner; 26.  
Benj Menshel, 140 2d av, owner; 24, 7.  
M A Balfour, 303 W 137th st, owner; 22.  
R M Dargeon, 98 3d av, owner; 24.  
Mrs Fanny L Chapman, Greenwich, Conn, owner; 24.  
John Gellatly, 34 W 57th st, owner; 24.

### PROJECTED BUILDING.

#### Manhattan.

##### Dwellings.

RIVERSIDE DRIVE, e s, 126.4 s w.  
Riverside Terrace, 2-sty brick and stone residence, 55x35.8, slate roof; cost, \$25,000; owner, C. Riegger, 59 St. Nicholas pl; architects, Chappell & Bosworth, 258 Broadway. Plan No. 611.  
Not awarded.

69TH ST, No. 35 East, 4-sty brick and stone dwelling, 25x74, tile roof; cost, \$50,000; owner, Anna Louis Poor, Shelter Island, Suffolk County, N. Y.; architects, Walker & Gillette, 131 West 40th st. Plan No. 610.  
Not awarded.

##### Stores, Offices and Lofts.

2D AV, No. 2293, 1-sty brick and stone storage, 25x75, plastic slate roof; cost, \$2,000; owner, Hattie A. Campbell, 115 West 38th st; architect, David W. King, 136 Liberty st. Plan No. 612.

5TH AV, Nos. 556-558, 5-sty brick and stone store and office, 50x100, copper and felt roof; cost, \$175,000; owner, Roland F. Knoedler, 767 5th av; architects, Carriere & Hastings, 225 5th av. Plan No. 614.

Andrew J. Robinson Co., 123 East 23d st, has general contract.

31ST ST, No. 252 West, 5-sty brick store and loft, 25x33.6, plastic slate roof; cost, \$7,500; owner, Henry W. Baer, 141 Broadway; architect, James W. Cole, 403 West 51st st. Plan No. 613.

48TH ST, No. 1 East, 5-sty brick and marble, store, 20x100 ft, tile roof; cost, \$125,000; owner, Robert Walton Goelet, 9 West 17th st; architect, H. Craige Severance, 21 West 45th st. Plan No. 615.

### MANHATTAN ALTERATIONS.

ESSEX ST, No. 121, partitions, iron stairs, plumbing to 5-sty brick tenement; cost, \$3,500; owner, Kalmes Ress, 81 Gerry st, Brooklyn; architect, Chas. P. Cannella, 60 Graham av. Plan No. 2304.

MOTT ST, No. 115, partitions, windows, tanks, to two 5-sty brick tenements; cost, \$2,000; owner, James Kerrigan, 115 Mott st; architect, Chas. M. Straub, 147 4th av. Plan No. 2315.

WALL ST, n w cor William st, alter columns, girders to — sty brick and stone bank and office; cost, \$500; owner, The Bank of America, 46 Wall st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2312.

1ST ST, No. 72, partitions, windows, to 5-sty brick tenement; cost, \$200; owner, Israel Ratkowitz, 165 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 2322.

20TH ST, No. 35 West, partitions, windows, store fronts, to 4-sty brick store and office; cost, \$5,000; owner, B. Rosenberg, 7 West 20th st; architect, O. Reissmann, 30 1st st. Plan No. 2308.

24TH ST, No. 476 West, cornices, alter roof, to 3-sty brick and stone dwelling; cost, \$500; owner, M. A. Balfour, 303 West 137th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2306.

32D ST, No. 139 West, partitions, windows, floors to 3-sty brick store; cost, \$400; owner, Thomas Dimond, 20 West 73d st; architect, Wm. M. Tarrar, 128 West 33d st. Plan No. 2300.

34TH ST, Nos. 33-35 West, 35th st, Nos. 48-52 West, 11-sty brick and stone side extension, 48x83.10x irregular, windows to 11-sty brick and stone store and loft; cost, \$300,000; owner, Oppenheim-Collins & Co., 35 West 34th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 2302.

38TH ST, No. 317 East, partitions, skylight, doors, piers to 5-sty brick tene-

ment; cost, \$900; owner, Peter F. Kane, 419 East 46th st; architect, Harry Moore, 1 Madison av. Plan No. 2299.

42D ST, No. 141 West, partitions, entrance, side walk lift, windows to 4-sty brick and stone residence; cost, \$2,000; owner, Peter Delacy, 125 West 42d st; architect, Wm. Douglass Smith, 1170 Broadway. Plan No. 2311.

46TH ST, No. 401 East, partitions, skylights, windows, plumbing to 5-sty brick store and tenement; cost, \$1,000; owner, Turtle Bay Investors Co, 409 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2289.

48TH ST, No. 109 West, 2-sty brick front extension, 20x3, store front to 4-sty brick dwelling; cost, \$3,000; owner, Edward Margolies, 44 West 34th st; architect, Wm. A. Swasey, 47 West 34th st. Plan No. 2316.

49TH ST, No. 459 West, partitions, to 5-sty brick tenement; cost, \$300; owner, Henry Dreyer, Marble Hill, N. Y.; architect, James W. Cole, 403 West 51st st. Plan No. 2319.

52D ST, No. 135 East, add 1-sty to extension, stairs to 2-sty brick dwelling; cost, \$500; owner, Miss Cornelia A. Beekman, 35 East 38th st; architect, Wm. Anderson, 923 6th av. Plan No. 2305.

53D ST, No. 323 West, 1-sty brick front extension, 17.1x20, to 1½-sty brick shop; cost, \$200; owner, Metropolitan Street R. R. Co., 621 Broadway; architect, J. H. Taylor, 775 7th av. Plan No. 2314.

56TH ST, Nos. 167-169 East, partitions, windows, toilets to 4-sty brick store and tenement; cost, \$100; owner, Mary Mehan, 251 E 43d st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2291.

57TH ST, Nos. 622-638 West, add 1-sty to 4-sty brick garage; cost, \$40,000; owner, New York Taxicab Co., 622 West 57th st; architect, C. J. Rankin, 622 West 57th st. Plan No. 2295.



78TH ST, No. 11 East, partitions, skylight, windows, roof to 5-sty brick dwelling; cost, \$1,000; owner, Mrs. Eliza C. W. Stevens, 11 East 78th st; architect, Paul Schleich, 434 East 56th st. Plan No. 2323.

92D ST, No. 47 East, 3-sty brick rear extension, 8.8x19.8, alter walls to 4-sty brick dwelling; cost, \$2,000; owner, Mrs. Rose Le Vino, on premises; architect, Frederick S. Keller, 140 Cedar st. Plan No. 2293.

116TH ST, No. 111 West, mezzanine floor, balcony to 2-sty brick and stone store and office; cost, \$500; owners, Friedner & Ebstein, on premises; architect, Max Schlesinger, 208 East 83d st. Plan No. 2294.

116TH ST, No. 221 West, partitions, show windows, pine girders to 2-sty brick store and office; cost, \$3,000; owner, C. S. Pinkney, 115 Broadway; architect, Carl P. Johnson, 8 East 42d st. Plan No. 2298.

121ST ST, No. 537 West, toilets, windows, plumbing to 6-sty brick store and tenements; cost, \$600; owner, Mrs. Fanny L. Chapman, Greenwich, Conn; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 2309.

AV A, No. 1751, windows, toilets, partitions to 4-sty brick store and tenement; cost, \$1,500; owner, S. D. Wohlfel, 441 East 87th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2296.

AV B, Nos. 96-98, partitions, windows, toilets, to two 4-sty brick tenements; cost, \$1,000; owner, Estate Sarah E. Bassford, 1253 Washington av, Bronx; architect, H. H. Bassford, 1253 Washington av, Bronx. Plan No. 2324.

AV B, No. 113, roof beams, alter walls, to 4-sty brick tenement; cost, \$300; owner, Egerton Winthrop, 7 Pine st; architect, O. Reissmann, 30 1st st. Plan No. 2321.

AV C, s w cor 13th st, toilets, partitions, windows, to 4-sty brick tenement; cost, \$800; owner, Rose M. Dargeon, 98 3d av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2307.

MADISON AV, No. 274, 2-sty brick or stone rear extension, 24.8x38.10, partitions, bath rooms, stairs, walls, to 5-sty brick dwelling; cost, \$20,000; owner, John Gellatly, 34 West 57th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 2310.

Not awarded.

MADISON AV, s e cor 104th st, partitions, skylights to 3-sty brick office and dwelling; cost, \$300; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2292.

RIVERSIDE DRIVE, No. 194, platform and steps, to 7-sty brick and store apartment; cost, \$200; owner, Townsend Odell Co., 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 2320.

1ST AV, No. 828, toilets, partitions, plumbing to 5-sty brick store and tenement; cost, \$1,000; owner, Turtle Bay Investors Co., 409 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2290.

2D AV, No. 203 5-sty brick rear extension, 5.4x6.11, toilets, to 5-sty brick hospital; cost, \$5,000; owner, People's Hospital, premises; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2318.

2D AV, Nos. 140-142, partitions, windows, toilets, steel beams, to 5-sty brick hall and meeting rooms; cost, \$1,000; owner, Benj. Menshel, premises; architect, H. Horenburger, 122 Bowery. Plan No. 2313.

5TH AV, No. 591, entrance, alter walls, to 5-sty brick dwelling; cost, \$5,000; owner, Mrs. Harriette Golet, Newport, R. I.; architect, A. M. Gray, 1402 Broadway. Plan No. 2325.

6TH AV, s w cor 42d st, sign to 4-sty brick and store and office; cost, \$1,000; owners, D. J. & H. J. McDermott, 729 6th

av; architect, E. Schoen, 25 West 42d st. Plan No. 2301.

STH AV, Nos. 2163-2167, cut openings, partitions to 2-sty brick store and office; cost, \$800; owner, Frederick B. Foster, 2163 Sth av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2303.

STH AV, No. 138, partitions, toilets to 4-sty brick store and tenement; cost, \$500; owner, Estate Edwin P. Smith, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 2297.

10TH AV, No. 362, partitions, windows, to 5-sty brick tenement; cost, \$5,000; owner, Mrs. J. Bendick; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2317.

## PROJECTED BUILDING.

### Bronx.

#### Apartments, Flats and Tenements.

152D ST, s w cor Tinton av, 5-sty brick and stone tenement, slag roof, 46x90; cost, \$48,000; owners, Wales Av. Const. Co., B. Gruenstein, 230 Grand st, president; architect, C. B. Meyers, 1 Union Sq West. Plan No. 886.

152D ST, s s, 46 w Tinton av, two 5-sty brick tenements, slag roof, 54x85; total cost, \$90,000; owners, Wales Av. Const. Co., B. Gruenstein, 230 Grand st, president; architect, C. B. Meyers, 1 Union Sq West. Plan No. 887.

152D ST, s e cor Wales av, 5-sty brick store and tenement, slag roof, 46x90; cost, \$48,000; owners, Wales Av. Const. Co., B. Gruenstein, 230 Grand st, president; architect, C. B. Meyers, 1 Union Sq West. Plan No. 888.

FOX ST, n s, 105 w Leggett av, eight 5-sty brick tenements, slag roof, 40.7½x97.6; total cost, \$350,000; owners, Maze Realty Co., Montgomery Maze, 148 East 49th st, president; architects, Nast & Springsteen, 21 West 45th st. Plan No. 889.

LOGAN ST, s s, 150.4 e White Plains av, 4-sty brick tenement, slag roof, 33x89; cost, \$30,000; owners, Mento Bldg. Co., Antonio D'Angelo, 723 Logan st, Pres; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 901.

#### Churches.

167TH ST, n s, 52 w Kelly st, 1-sty frame church, slag roof, 40x75; cost, \$8,000; owners, Holy Trinity Evan. Lutheran Church, Prospect av and 166th st; architect, Kreymborg Arch. Co., 908 Jennings st. Plan No. 900.

#### Dwellings.

CRUGER AV, e s, 152.5 s Bear Swamp road, 2-sty frame dwelling, tin roof, 22x55; cost, \$7,500; owner, Louis C. Rose, Cramer av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 895.

#### Factories and Warehouses.

HERMANY AV, s s, 250 w Olmstead av, 1-sty frame storage, tin roof, 24x22; cost, \$600; owner, Louis Dangelo, on premises; architect, Francis A. Gallow, 339 East 153d st. Plan No. 892.

135TH ST, s w cor Mott Haven Canal, 1-sty frame warehouse, tar roof, 92x60½; cost, \$5,000; owners, Harlem Transfer Co., W. H. Truesdale, 90 West st, president; architect, Geo. T. Hand, 90 West st. Plan No. 885.

PRIVATE ROAD, w s, 300 s Spuyten Duyvil road, 1-sty brick factory, cement tile roof, 134x160; cost, \$30,000; owners, Estate of Isaac G. Johnson, on premises; architects, Dietz Eng. Co., 50 Church st. Plan No. 898.

#### Miscellaneous.

138TH ST, s s, 100 e St. Anns av, 1-sty brick amusement hall, tar and gravel roof, 25x100; cost, \$10,000; owners, Value Realty Co., Philip Wattenberg, 170 Broadway, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 890.

143D ST, s s, 80 e Rider av, 1-sty frame shed, 15x30; cost, \$175; owner, Jas. King, 1882 2d av; architect, C. H. Baxter, Jr., 2835 3d av. Plan No. 894.

VICTOR ST, e s, 170 n Morris Park av, 1-sty frame shed, 8x12; cost, \$100; owner, John Bernabo, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 899.

#### Stables and Garages.

GRAND BOULEVARD AND COURSE, w s, 89 s 189th st, 1-sty brick garage, 50x90; cost, \$7,500; owner, Gustav A. Domidian, 3059 Bainbridge av; architect, John B. Clermont, 300 Gun Hill road. Plan No. 893.

CABOT ST, e s, 575 s Garrison av, 1-sty brick garage, gravel roof, 22x37; cost, \$1,000; owners, Church E. Gates Co., 227 Mott av; architect, Finbar Laville, 795 East 176th st. Plan No. 891.

#### Stores, Offices and Lofts.

INTERVALE AV, s e cor Kelly st, 1-sty brick stores, slag roof, size, irregular; cost, \$20,000; owners, Meehan Const. Co., Jas. F. Meehan, 815 Hunts Point av, Pres.; architects, Kreymborg Arch. Co., 908 Jennings st. Plan No. 897.

CLINTON AV, n e cor 180th st, 1-sty brick stores, slag roof, 31.1x135.4; cost, \$10,000; owners, Kellwood Realty Co., Jas. F. Meehan, 815 Hunts Point av, Pres.; architects, Kreymborg Arch. Co., 908 Jennings st. Plan No. 896.

#### BRONX ALTERATIONS.

DUPONT ST, s w cor Oak Point av, new mezzanine floor to 3-sty frame factory; cost, \$200; owner, Rock Plaster Co., 381 4th av; architect, W. W. Kenly, 381 4th av. Plan No. 445.

167TH ST, No. 451, new partitions, etc., to 3 and 2-sty frame stores and tenements; cost, \$250; owner, F. Nicoletti, on premises; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 441.

228TH ST, s s, 605 e Barnes av, 2-sty frame extension, 21.3x25.6 and move 2-sty frame dwelling; cost, \$900; owner, Nicholas Gregorio, 860 East 220th st; architect, Schaefer & Jaeger, 401 Tremont av. Plan No. 444.

BELMONT AV, No. 2469, 1-sty brick extension, 14½x9 to 3-sty brick store and dwelling; cost, \$400; owners, Lo Presti & Panepinto, 307 East 120th st; architects, Gingras & Girard, 1102 Lexington av. Plan No. 447.

HOE AV, No. 1207, new wall, new doors to 1-sty frame shop; cost, \$25; owners, Buchler & Schoone, on premises; architect, Chas. Schaefer, Jr., 1910 Webster av. Plan No. 443.

PARK AV, No. 4398, new walls, new columns, etc.; to 3-sty frame dwelling; cost, \$500; owner, Jos. Spears, on premises; architects, B. and J. P. Walther, 147 East 125th st. Plan No. 446.

ST. LAWRENCE AV, n w cor Merrill st, move 2-sty frame dwelling; cost, \$1,000; owner, Sarah Spero, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 439.

TREMONT AV, No. 445, new stairs, new partitions, etc., to 4-sty brick stores and offices; cost, \$2,500; owner, Jacob Paulsen, on premises; architect, C. H. Dietrich, 25 West 42d st. Plan No. 449.

ZEREGA AV, w s, 25 s Lyon av, move 1-sty frame garage; cost, \$100; owner, Norbert Robillard, 1445 Zerega av; architect, Henry Lane, 1499 Zerega av. Plan No. 440.

ZEREGA AV, s w cor Westchester av, new storm porch, new toilets, to 1-sty brick store; cost, \$500; owner, Wm. Henderson, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 448.

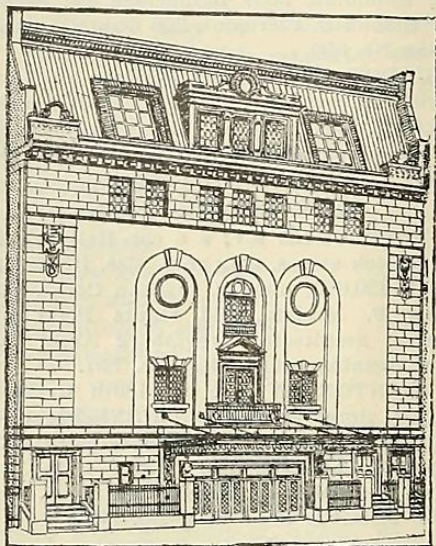
3D AV, e s, 110 n 153d st, new store fronts, etc., to 3-sty frame stores and dwelling; cost, \$500; lessee, Louis Wehner, 452 East 146th st; architect, Fred Hammond, 391 East 149th st. Plan No. 442.



## ADVANCE REPORTS.

## W. A. Brady's Latest Theatre.

48TH ST.—It is expected that the "Brady Theatre," which is being erected by the New Netherlands Theatre Company, in 48th st, occupying a 100 ft. frontage, east of 7th av, Nos. 137 to 145 West 48th st, will be ready to open early in February. From designs by Architect Chas. A. Rich, 320 5th av, the auditorium including the two balconies will contain a



seating capacity of over 950. The exterior will be of English classic style in dark, red brick, trimmed with Indiana limestone. The front will be flanked by large brick posts 10 ft. in height, with carved English urns and a simple wrought iron fence between the posts. The F. T. Nesbit Company, No. 116 Nassau st, is the general contractor.

## New Project for 36th Street.

36TH ST.—Plans are to be prepared immediately for a 12-sty loft building, to replace the three old buildings at Nos. 28 to 32 West 36th st, occupying a plot measuring 50x98.9 ft. Work of demolishing will begin on Oct. 4, and the new structure is to be ready for occupancy by May 1, 1911. The estimated cost is figured at about \$160,000. The owner's name is for the present withheld, but the North Eastern Construction Co., of 225 5th av, will have the general contract for the work. An architect will be selected within the next week or ten days. The general design will be similar to the building at Nos. 35 to 39 West 36th st. The Underwriters Realty & Title Co., 425 5th av, will manage the project.

## Church and Vesey St. Building.

CHURCH ST.—Starrett & Van Vleck, 45 East 17th st, have completed plans and specifications for the new 18-sty office building, 52x75 ft., for John T. Underwood, president of the Underwood Typewriter Co., of 241 Broadway, to be erected at the northeast corner of Church and Vesey sts, at a cost of about \$400,000. The exterior will be of light brick and granite trimmed with terra cotta. Excavating is now under way. The Tidewater Building Co., of 16 East 33d st, holds the general contract and estimates are now being received by this company on all sub-contracts and materials. Mr. F. A. Burdett, 16 East 33d st, will be the steam and electrical engineer.

## City Planning New Fire Houses.

BROOKLYN.—Alex. Stevens, 157 East 67th st, N. Y., architect for the Fire Department, is completing plans for the following proposed fire-houses for the city for which bids will soon be advertised for. One will be erected at Washington and 5th avs, Rockaway Park, L. I., 3-stys, 40x82 ft., to cost \$40,000; one at Central and

Mott avs, Far Rockaway, L. I., 3-stys, 40x90 ft., to cost \$50,000; one at 7th av and 50th st, Brooklyn, 3-stys, 28x89 ft., to cost \$35,000; one at Av C and 16th st, Brooklyn, 3-stys, 30x98 ft., to cost \$40,000, and another at Bristol st and Livonia av, Brooklyn, 3-stys, 27x90 ft., to cost \$37,000.

## Ford Motor Co. Awards a Contract.

LONG ISLAND CITY.—The general contract was awarded during the week to the Industrial Engineering Company, 30 Church st, N. Y. C., for the erection of the new garage and service building for the Ford Motor Co., of 1723 Broadway, N. Y. C., on Jackson av, Long Island City. The building will be constructed of brick, steel and concrete, 3-stys, 75x224 ft. The architects are Albert Kahn & Ernest Wilby, associated, of Detroit, Mich. Messrs. Jackson & Rosencrans, 1328 Broadway, Manhattan, are the supervising architects.

## Plans for Otis Foundry.

HARRISON, N. J.—George K. Hooper, 165 Broadway, N. Y. C., architect and engineer, for the new foundry building to be erected by the Otis Elevator Co., of 17 Battery pl, N. Y. C., at 2d st and Railroad av this place, will receive figures for the construction until about the middle of Oct. The first building to be erected will be fireproof, 1-sty, 62x200 ft., of brick and steel, and cost about \$50,000. Later on a power house and several other buildings will be built.

## Fine Apartments for 87th Street.

87TH ST.—Geo. and Edward Blum, architects, 505 5th av, are busy preparing plans for an 8-sty high-class apartment house, 75x100 ft., to be situated at No. 12 East 87th st for the Pioneer Realty & Construction Co., of which Charles Meyer, 5 Beekman st, is president. The building will contain apartments for but eight families, will have its own ice plant and every up-to-date equipment. The cost is placed at about \$300,000. The owner will handle the general contract.

## Amusement Hall for Fox Street.

FOX ST.—Henry Acker, owner, of the southeast corner of Fox st and Westchester av, will improve this corner with eight stores, including an amusement hall, 80x100 ft. in size. The plans are being prepared by Koppe & Daube, architects, of 830 Westchester av, and the owner will be ready to take figures on all sub-contracts about the end of September. Construction will be of brick and limestone, 1-sty high. No contract has yet been placed for the work.

## Swift &amp; Co. to Build at Jersey City.

JERSEY CITY.—Swift & Co., Union Stock Yards, Chicago, Ill., has prepared plans for a new fireproof cold-storage warehouse, 4-stys, to measure 30x100 ft., brick and concrete, to be erected at the northeast corner of Henderson and 9th sts, Jersey City, to cost in the neighborhood of \$150,000. Bids on the general contract will be received about Oct. 1. The plans were prepared by the company's own engineer.

## Candy Factory for Brooklyn.

BROOKLYN.—Plans are in progress by Chas. Braun, architect, 459 41st st, Brooklyn, for a new candy factory, 5-sty in height, measuring 40x95 ft., to be erected by Harris Nevine, of 68th st, near 3d av, in the south side of South 9th st, 125 ft. west of Wythe av. A. H. Levine & Bro., of 20 Wooster st, N. Y. C., are the lessees. No building contract has yet been signed. Estimated cost about \$28,000.

## Figuring for 23d St. Building.

23D ST.—The Mentor Realty Co., of which Max Weinstein, 1980 7th av, is president, will handle the general contract and is now receiving figures on material for the 7-sty store and loft building, 22x98 ft., to be erected in the south side of 23d st, near 7th av, to cost a total of about \$50,000. Plans have been prepared by C. B. Meyers, 1 Union sq. Fireproof, light brick, limestone and terra cotta.

## Figuring for \$400,000 Loft.

CENTRE ST.—Israel Lippman, 54 Lafayette st, owner, is taking figures on the structural steel for the 8-sty store and loft building, 237x60 ft., to be erected on the block front west side of Centre st, from White to Walker sts, to cost a total of about \$400,000. Schwartz & Gross, 347 5th av, are the architects, and R. E. Moss, 126 Liberty st, steel engineer. The owner will handle the general contract.

## Seventh Av. and 30th St. Corner.

7TH AV.—Demolishing is under way at the southwest corner of 7th av and 30th st, a plot measuring 24.9x75 ft., for improvement with either a store and office or a hotel building, this matter having not been decided. The architect will be announced within a few days. The Coleman Construction Co., 20 Vesey st, of which Aaron Coleman is president, will erect the building.

## The Normal College Plans.

PARK AV.—C. B. J. Snyder, 500 Park av, architect, of public schools is preparing plans and specifications for the new normal college, 4-stys, to be erected on the block bounded by Park and Lexington avs, 68th and 69th sts, on a plot measuring 250x300 ft, to cost in the neighborhood of \$500,000. The Board of Education will advertise for figures on the general contract at an early date.

## Building for West 15th St.

15TH ST.—Bernstein & Bernstein, 24 East 23d st, architects, are preparing plans for a 7-sty office and loft building, 80x103.3 ft., for the Freehold Const. Co., (Nevins & Perelman), to be erected at Nos. 153 to 159 West 15th st. Building operations will be commenced as soon as plans are ready.

## Apartments, Flats and Tenements.

VYSE AV, N. Y. C.—Mondschein & Co., 59 7th av, will erect a 4-sty tenement, 50x100 ft, on the west side of Vyse av, 75 ft. south of 173d st, to cost \$35,000. Samuel Sass, 32 Union sq, has completed plans.

152D ST, N. Y. C.—C. B. Meyers, 1 Union sq, has prepared plans for four 5-sty tenements in the south side of 152d st, between Wales and Tinton avs, to cost \$185,000. The Wales Construction Co is the owner.

EDGEcombe AV, N. Y. C.—The Sun Construction Co., Benjamin Nieberg, president, will erect a 6-sty elevator apartment house, 80x140x100x116 ft., at the northwest corner of Edgcombe av and 165th st.

CROTONA AV, N. Y. C.—Plans will be ready for figures about Sept. 21, for the ten 3 and 4-sty tenements, which the Savoy Improvement Co., 200 Broadway, will erect at Crotona av and 178th st. L. C. Maurer, 1493 Broadway, architect.

ELTON AV, N. Y. C.—Herman Horenburger, architect, 422 East 159th st, has completed plans for a 5-sty 16-family tenement, 50x42 ft., for Henry Lerch, 3007 3d av, to be erected on the east side of Elton av, 50 ft. south of 155th st, to cost \$24,000. The owner builds and is ready for figures.



UTICA, N. Y.—R. A. George, architect, 69 Genesee st, Utica, is preparing plans for a 3-sty brick store and dwelling, 48x60 ft., to cost \$20,000. Bids to be taken about Sept. 23.

NEWARK, N. J.—Alfonso Del Guercio, architect, 189 Summer av, Newark, will take bids about Sept. 23d, for a 4-sty store and tenement, 55x71 ft, for Messina Bros., 114 Howard st, to be erected at Norfolk and Cabinet sts, to cost about \$25,000.

#### Contracts Awarded.

43D ST, N. Y. C.—Louis Muller, 243 East 75th st, has received the general contract for improvements to the Club house, No. 238 West 43d st, for Dr. George Evans, 55 West 39th st, from plans by John R. Hinchman and Walker & Hazzard, 437 5th av.

169TH ST.—A. Hamilton & Son, builders, of 114 East 28th st, have taken the general contract for a 5-sty apartment building to be erected on s e cor 169th st and Park av, according to the plans and specifications by Schaefer & Jaeger, architects. Mrs. Mary Mulcahy, owner. Contract includes all branches of work, excepting mason work, for which they are receiving bids.

GREENWOOD CEMETERY.—The Raymond Concrete Pile Company of New York and Chicago, has been awarded a contract for placing Raymond concrete piles in the foundations of the chapel to be built at the main entrance to Greenwood Cemetery, Brooklyn, N. Y.; Warren & Wetmore, 314 Madison av, architects.

AMSTERDAM, N. Y.—The successful bidder for constructing the U. S. Post Office at Amsterdam, N. Y., will use the following fixtures: Plumbing fixtures, Haynes, Jones & Cadbury Co.; boiler, New York Central Iron Works; direct radiator, American Radiator Co.; gate valves, Crane Co.; radiator valves, Jenkins Bros.

#### Banks.

SAVANNAH, GA.—Architects Mowbray & Uffinger, 56 Liberty st, N. Y. C., are preparing designs for a 15-sty bank and office building, 60x95 ft., for the Savannah Bank and Trust Co., to cost about \$425,000.

BRANFORD, CONN.—Two local architects are submitting competitive plans for the new bank building to be erected by the Branford Savings Institution. It is probable that the directors will hold a meeting in about a week to select an architect.

#### Churches.

McLEAN HEIGHTS, N. Y. C. — The Rev. M. A. Reilly will file plans for the new church of St. Barnabas Catholic parish as soon as the building fund is sufficiently large. The site is at Matilda av and 242d st, McLean Heights.

BROOKLYN.—The Calvary Episcopal Congregation have had plans prepared by Hopkins, McEntee & Speers, 217 Havemeyer st, for a new brick edifice, 104x52 ft, at Bushwick av and Grove st.

BROOKLYN.—The Zion Norwegian Lutheran Church, has awarded to Alfred Reinertsen, 937 52d st, the general contract to build the new brick and reinforced concrete edifice, 1-sty, 150x100 ft, at the northeast corner of 63d st and 4th av, Brooklyn, from designs by A. Delhi, 108 Fulton st. The basement only will be erected at this time the superstructure will be completed at a later date. J. Ellerton, 642 50th st, Brooklyn, can inform.

SYRACUSE, N. Y.—The First and Central Baptist Churches have been consolidated and will erect a \$200,000 building. It will be 6 stories, fireproof, concrete, or steel construction, with stone and brick

exterior. Competitive plans will probably be called for. Levi S Chapman is chairman of the committee.

SYRACUSE, N. Y.—The Erwin Memorial M. E. Church, Rev. Glenn A. Baldwin, pastor, 2006 East Genesee st, has commissioned Brown, McAgdon & Strassle, architects, 33 East 27th st, N. Y. C., to prepare plans for a new edifice, brick and stone, 70x70 ft, to be erected at Westcott st and Phelps place, to cost \$35,000. The architects will receive estimates about Jan. 1, on the general contract.

PORTCHESTER, N. Y.—Crow, Lewis & Wickenhoefer, 5th av, N. Y. C., have taken estimates for a new edifice, 70x120 ft., at this place for the North Baptist Church. Rev. T. R. Peede, pastor.

WINSTED, CONN.—The Christian Scientists have purchased a lot at the corner of High st and Fairview av as a site for a new church. Address Board of Trustees.

NEW BRITAIN, CONN.—Reiley & Steinbach, architects, 5th av, New York City, have prepared plans for the new church to be erected at Church and North Stanley sts for the St. Andrew's Church Society. It will be a brick structure, 62x143 ft. The seating capacity will be about 1,000. Rev. Joseph Zebris is pastor and an effort will be made to raise the funds.

#### Dwellings.

69TH ST, N. Y. C.—Walker & Gillette, architects, 131 West 40th st, have plans ready for the 4-sty residence, 25x74 ft, for Anna Louis Poor, of Shelter Island, Suffolk County, N Y, to be erected at No 35 East 69th st, to cost \$50,000. No building contract has yet been awarded.

RIVERSIDE DRIVE, N. Y. C.—Contracts will soon be awarded for the 2-sty stone residence, 55.8x35.8 ft, which C Riegger, 59 St Nicholas av, will erect on the east side of Riverside Drive, 126.4 ft. south of Riverside Terrace, at a cost of \$25,000. Chappell & Bosworth, 258 Broadway, have plans ready.

PORTCHESTER, N. Y.—Samuel W. Andrews, of Portchester, as owner, will erect a residence with garage to cost \$40,000, in Portchester, from plans of E. P. Casey, architect, No. 1 Nassau st, N. Y. City.

SCARSDALE, N. Y.—Gerard Foutan of 103 Park av, N. Y. C., has the general contract to erect a stone residence for Robert Walker in Scarsdale, to cost \$50,000.

SCARSDALE, N. Y.—Benjamin Edwards, of Scarsdale, has the general contract to erect a residence for Dr. Huntington in Scarsdale, to cost \$25,000.

LAKE MAHOPAC, N. Y.—Plans have been completed for a \$3,000 bungalow at Lake Mahopac for Mrs. Mary Upman, by architect A. Meyer, of 12 E. 42d st, N. Y. City.

GREENWICH, CONN.—Hunt & Hunt, architects, 28 East 21st st, N. Y. C., have completed plans and the contract will be let at once for the new residence at Round Hill, for H. J. Fisher, to cost \$100,000. Bids are all in.

#### Factories and Warehouses.

JERSEY CITY.—Swift & Co., will erect a cold storage warehouse, 4-stys, 300x100 ft, at the northeast corner of Henderson and 9th sts, to cost approximately \$150,000.

HARRISON, N. J.—A new building, brick and steel construction, 2-stys to cost about \$25,000, will be erected by the Crucible Steel Co., at Harrison.

JAMESVILLE, N. Y.—The National Construction Co., Rosenbloom Building, Syracuse, has received the general contract to erect a new steel cement plant, for the Thomas Millen Co., to cost \$20,000.

WATSESSING, N. J.—The Torrington Building Co., Torrington, Conn., has received the general contract to erect the 1 and 2-sty reinforced concrete factory, 231x177 and 103x43 ft, at this place for the Simms Magneto Co., 1780 Broadway. Eugene Schoen, 25 West 42d st, N. Y. C., is architect.

TRENTON, N. J.—At Trenton, Ogden D Wilkinson, 203 E State st, contemplates the erection of a 10-sty cement and glass building for manufacturing purposes. No building contract has yet been awarded.

SPRINGFIELD, MASS.—Bids will soon be asked by the General Electric Co., Schenectady, N Y, for erecting a 4-sty, 80 x80 ft. brick factory in Kellogg st. Cost about \$400,000.

SOUTH MANCHESTER, CONN.—Engineer W C Henry, of Fall River, Mass, has plans nearly completed for the new factory to be erected by Cheney Bros. The owners will put in the concrete foundation and receive estimates for the superstructure. The building will be 100x425 ft, brick mill construction.

NEW LONDON, CONN.—Dudley S. Donnelly, architect, has started work on plans for the new buildings to be erected at the former ship yard in Groton by the New London Ship & Engine Co. Those who are at the head of this new enterprise are affiliated with the Holland Torpedo Boat Co., and the Electric Boat Co., Quincy, Mass. The first building will be for office purposes, ell-shaped, 100x70 ft, 2-stys, with slag roof, and stuccoed. A large shop is also being planned, with a boiler house, and electricity will be used throughout the plant for power.

#### Halls and Clubs.

ROSELLE, N. J.—W. Lawrence, architect, 225 5th av, N. Y. C., is preparing plans for a 3-sty town hall, 40x60 ft., for the borough to cost, approximately \$30,000.

DANBURY, CONN.—Lewis A. Miller, of Meriden, has received the contract for the erection of the proposed new clubhouse for the Danbury Club. The building will be 38x57 ft, 2-stys, constructed of the Denison Interlocking hollow tiles,

## TEXTURE BRICKS

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

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Consulting, Designing, Supervising Engineers  
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**C. O. MAILLOUX - C. E. KNOX**  
CONSULTING ELECTRICAL ENGINEERS  
76 WILLIAM STREET, NEW YORK



and will be heated by steam. The plans are by Philip Sunderland, and the cost will be about \$15,000. None of the sub-contracts has been let.

#### Hospitals and Asylums.

**ITHACA, N. Y.**—It is announced that a city hospital is to be erected by the municipality at a cost of \$50,000 on a site to be selected. Jacob Rothschild is president of the board.

**BUFFALO, N. Y.**—The Buffalo Orphan Asylum, W. H. Johnson, president, 39 Soldiers pl, will erect a new \$175,000 orphan asylum, including an administration building, 3-stys, 56x60 with two wings 38x74 and 42x75 ft. Esenwein & Johnson, 777 Ellicott sq, Buffalo, are completing the plans. Contract not awarded.

#### Hotels.

**POUGHKEEPSIE, N. Y.**—Percival M. Loyd, architect, 39 Market st, Poughkeepsie, is preparing plans and will take figures in October, for extensive alterations and enlarging the Morgan House at the northeast corner of Main and Katherine sts, for Carl H. H. Kohl, on premises. Work consists of a 2-sty rear extension, new front, changing office and writing rooms. Estimated cost is \$30,000.

**ATLANTIC CITY, N. J.**—The Roydhouse Arey Co., of Philadelphia, Pa., has secured the contract to erect a 5-sty addition to the Hotel Dennis at this place to cost about \$200,000.

**NEW HAVEN, CONN.**—Architect Dudley S. Donnelly of New London, has completed plans for extensive changes to be made to the Hotel Volk in New Haven.

#### Miscellaneous.

**PERTH AMBOY, N. J.**—Rockwood, Greene & Co., of Boston, Mass., have prepared plans for a reinforced-concrete testing laboratory and shooting gallery for the U. S. Cartridge Co., of Perth Amboy, N. J.

**LYNNHURST, MASS.**—A site has been selected in Walnut St. at Lynnhurst for the proposed mechanical filter plant; probable cost, \$500,000. Engineers, Hering & Fuller, 170 Broadway, N. Y. C.

**HUDSON, N. Y.**—Chas. H. Strong, Pres. Bd. Mgrs. New York State Training School for Girls, Hudson, will take bids until Oct. 1, for a new power house. Franklin B. Ware, State Archt., Albany.

**SYRACUSE, N. Y.**—Albert E. Westover, architect, Keith Bldg., Philadelphia, Pa., has plans in preparation for a 7-sty theatre and office building to be erected by B. F. Keith, of Boston, Mass. Estimated cost, \$300,000.

**CHATHAM, N. Y.**—Jackson & Rosenkrans, architects, 1328 Broadway, N. Y. C., are completing plans for a brick and marble library building, 62x75 ft., to be erected by the George L. Morris Memorial Association, at a cost of \$35,000. Mrs. George L. Morris, of Chatham, is the donor. Paul J. Piatti, 47 West 34th st, is heating engineer.

#### Schools and Colleges.

**BLASDELL, N. Y.**—Thos. W. Harris, 1 Erie County Bank Bldg., Buffalo, is preparing plans for a 2-sty brick school building, 84x64 ft., to be erected this fall, by the Board of Education in this village.

**IRVINGTON, N. J.**—Plans by Jos. B. Allen, architect of this place, have been accepted for the school to be erected on Madison av, of reinforced concrete.

**PAWTUCKET, R. I.**—R. C. N. Honahan, architect, at Pawtucket, is preparing plans for a school for the Darlington Section, to cost about \$60,000.

#### Stables and Garages.

**130TH ST, N. Y. C.**—James C. McGuire, 50 Church st, has the general contract to erect a brick garage, 75x200 ft, in 130th

st, near 12th av, for the Fifth Avenue Coach Co., of 8th av and 49th st, to cost \$35,000.

**NEW HAVEN, CONN.**—Plans have been made by Architect James Sweeney for a fine garage to be erected in connection with a \$75,000 residence in New Haven for Mrs. Hiram Bingham.

#### Stores, Offices and Lofts.

**34TH ST, N. Y. C.**—Buchman & Fox, 11 East 59th st, have completed plans for the 11-sty addition to the Oppenheim-Collins building, Nos. 33-35 West 34th st, and 48-52 West 35th st, to cost about \$300,000. No building contract has yet been issued.

**MT. VERNON, N. Y.**—G. P. Crosier, architect, White Plains av, and 223d st, is completing plans for five 1-sty frame stores, 43x80 ft., for M. Quarters, 186 Stevens av, to be erected at the southwest corner of 10th av and Stevens av. The owner will take figures.

**BROOKLYN.**—T. Bennett, 303 West 52d st, Brooklyn, is completing plans for a 3-sty hall and store building for P. J. Gallagher, 161 Flatbush av, to be erected on the east side of Washington av, 70 ft. east of Dean st, to cost \$20,000. The owner will take all figures.

**CARMEL, N. Y.**—Wm. J. Beardsley, architect, 49 Market st, Poughkeepsie, N. Y., is completing plans for a 3-sty county clerk's building, 30x70 ft, for the County of Putnam, to cost \$30,000. E. C. Weeks, Carmel, N. Y., is clerk. Estimates will be received on the general contract about Oct. 1.

#### Government Work.

**MALONE, N. Y.**—Sealed proposals will be received the 12th of October for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Malone, N. Y., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Malone, N. Y., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

**STATEN ISLAND.**—Sealed proposals will be received the 14th of October, for the construction of a double set of Assistant Surgeon's Quarters in conjunction with the reconstruction and additional buildings for the Marine Hospital at Staten Island, N. Y. (including the mechanical equipment) in strict accordance with drawings and specification, copies of which may be obtained from the custodian or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

**CANANDAIGUA, N. Y.**—Sealed proposals will be received the 17th of October for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the United States Post Office at Canandaigua, N. Y., in accordance with drawings and specification, copies of which may be had at the office of the Custodian of site, or at the office of the architects, Messrs. Allen and Colens, 6 Beacon st, Boston, Mass., at the discretion of the Supervising Architect, James Knox Taylor, Washington, D. C.

#### Municipal Work.

**ROSLYN, N. Y.**—Bids will be received by the Bd. of Water Comrs. (J. F. Remsen, Chn.), until Sept. 19, for furnishing material and constructing water works.

**ATLANTIC CITY, N. J.**—Bids will be received by the City Council until Sept. 26 for the construction of a storm water drainage system. Address City Clerk, Atlantic City, N. J.

**MANHATTAN.**—The Commissioner of Street Cleaning will open bids on Wednesday, Sept. 21, for labor and materials

required for constructing and installing an electric elevator in stable A, at 17th st and Av C.

**BROOKLYN.**—On Sept. 20, the Commissioner of Docks will open bids for preparing for, widening and extending the present pier at the foot of Gold st, Borough of Brooklyn, and for furnishing and depositing rip-rap thereat.

**BROOKLYN.**—Estimates will be received by the Fire Commissioner Thursday, Sept. 22, for furnishing labor and materials required for additions and alterations to quarters of Engine Co. 143, on 18th av, near 86th st, Brooklyn.

**BLACKWELL'S ISLAND.**—Bids will be received by the Department of Public Charities, Wednesday, Sept. 21, for labor and the erection and entire completion of operating rooms and accessories in the cupola of the Metropolitan Hospital, Blackwell's Island.

**MANHATTAN.**—Bids will be received by the Commissioner of Docks, Tuesday, Sept. 20, for repairing and painting the buildings on the Recreation Piers at the foot of E. 24th st, and Market st, East River; Barrow st., North River, in the Borough of Manhattan.

**ITHACA, N. Y.**—Bids will be opened Sept. 28 for clearing a reservoir site of about 40 acres, constructing earth embankment containing about 5,000 cu. yds. constructing a dam and furnishing and laying about 9,000 ft. of 24-in. c. i. pipe. Donald F. McLeod, is city engineer.

#### Brief and Personal

Walter J. Brown, architect, now located at Morris Park, will be located on New York Avenue, Jamaica, after September 19.

Bronze workers belonging to the House-smiths' union, but not under the arbitration agreement, who had not been receiving the wages called for by the official scale, were told to quit work this week until the raise should be conceded. Some employers had been paying the official scale, but others had not, and these were asked to sign up. Most of them have now done so.

Plans of the Department of Docks for the permanent improvement of the Harlem river waterfront between 140th and 225th sts, have been approved by the Sinking Fund Commission. The plans contemplate the building of six modern piers and two long bulkheads between 140th and 155th sts, and the erection of ten piers with extended bulkheads and a basin between Sherman Creek and 201st st and the Ship Canal and 225th st.

Members of the so-called Chicago Brick Trust were indicted this week by the federal grand jury, charged with violation of the Sherman anti-trust law. Four individuals and three companies are named, as follows: D. V. Purington, president of the Purington Paving Brick Company, of Galesbury, Ill.; C. C. Barr, president of the Barr Clay Company, of Reading, Ill.; H. S. Renkert, secretary of the Metropolitan Paving Brick Company, of Canton, Ohio, and W. F. Brennan, Chicago, sales agent for the three companies.

One of the most interesting exhibits at the coming Cement Show to be held in Madison Square Garden, New York City, from December 14 to 20, 1910, will be the model concrete cottage which was awarded the first gold medal in a competition for designing sanitary, inexpensive, workingmen's homes, held at the late National Congress on the Prevention of Tuberculosis, held last year in the Natural History Museum in New York City. The house was designed by Architect Milton Dana Morrill of Washington, D. C., and it created much public interest at the time. The house is of reinforced concrete throughout and is a two-story, five-room cottage.



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

**NOTICE TO ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS.**

Tables containing prices current in all departments of building construction will be published in the Record and Guide on the **THIRD Saturday** of each month.

**The Metropolitan Market Summarized.**

Many minor influences are at work to depress the building material market and the effect was felt this week. The lull is generally considered to be temporary and usual at this time of the year, although there are factors identified with it this Fall which seem to magnify it. Building material interests point to disquiet in Wall st as one cause, while real estate interests are inclined to view it as a natural result arising from over-production of apartment house, loft and office buildings. The contractor can buy to better advantage to-day than he has been able to buy in some time, but the turning point is at hand, if it has not already arrived. A perusal of the market will show slight advances in certain grades of lumber, and it will be found that pig iron is a little stronger although structural steel is weaker. Paints and oils are moving up and so is common brick. The situation is one that requires patience and caution.

**Brick.**

HUDSON RIVER COMMON were easier this week and prices were firmer. They went out exceptionally well for new operations that are just going ahead and the manufacturers, warned apparently by the drooping market of the last two weeks, sent down fewer brick. There were only two cargoes on hand on Thursday. There is talk of closing down the yards on October 1, but definite action has not yet been taken. There is a tremendous amount of brick on hand up the river, sufficient, according to some reports, to supply the local demand and that well into the Spring. Arrivals and sales last week were as follows:

	Arrivals.	Sales.
Left over Tuesday, Sept. 6th.....	20	..
Monday .....	..	..
Tuesday .....	15	12
Wednesday .....	17	17
Thursday .....	9	16
Friday .....	6	10
Saturday .....	5	9
<b>Total .....</b>	<b>52</b>	<b>64</b>
Left over Sept. 13.....	8	..

RARITAN RIVER.—The market for this brick in this territory was better this week than it has been in a month. There is still a large quantity of this brick coming into the city on contract, but the suburbs have been taking large quantities. Among the shipments sent out this week was one three-masted schooner which sailed for Fort Caswell, N. C., with 300,000 Sayre & Fisher brick to be used for Government work there.

FACE BRICK—There is still a heavy call for high grade front brick for use in this city. The demand in the suburbs showed a slight falling off, but this is ascribed to the lull that appears to be general in building operations especially outside of the city at present, and in certain lines within the borough.

ENAMEL BRICK—The situation is constantly improving in this line, owing to the increasing demand for this product in interior and court work, especially in down town building operations. There is no change in prices.

**BRICK.—(Cargo Quotations at the wharf.)**

	Per M.
Hudson River, Common.....	\$5.00@ \$5.25
Raritan River, Common.....	5.25 5.50
Croton Point—Brown, f. o. b.....	12.50 ....
Croton Point—Dark and red.....	12.50 ....

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

**Fronts: (Delivered at buildings.)**

Bufs, No. 1 .....	22.00	28.00
Bufs, No. 1 (delivered at bldgs.) ..	24.00	28.00
Greys, various shades & Speckled..	24.00	31.00
Kittanning White, No. 1.....	26.50	30.00
Kittanning White, No. 2.....	24.00	26.00
Old Gold .....	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00

**Enameled:**

English size .....	70.00	75.00
American size .....	60.00	75.00
Seconds, etc. ....	45.00	55.00

**Cement.**

Portland cement is in a slumpy market. Although finishing cement interests have large quantities of business on their books, it is not yet ready to come out. Within the next two months companies that supply cement for use in making concrete floor and other structural work expect a good steady demand, instead of the fluctuating variety now generally reported.

The Record and Guide has frequently been asked why it publishes two quotations for cement. It therefore explains the difference in price ranges for the benefit of architects or contractors. The quotation \$1.53 refers to the quotations at dock, New York; \$1.58 is the quotation for trucking to 42d st; \$1.63 is for trucking to 115th st, and \$1.70 is the margin allowed for trucking up to Fordham. Quotations follow:

Portland Cement, in cloth*.....	\$1.53
Rosendale or Natural, per bbl.....	.80

\*Basic price of American standard Portland cements alongside. Cloth sacks are repurchased at 7½ cents delivered at mill. Count 3 bags Rosendale to bl. and 4 bags Portland to bl.

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.....	\$1.53@ \$1.58
Atlantic Portland .....	1.53 1.58
Atlas Portland .....	1.53 1.63
Bath Portland .....	1.53 1.58
Edison Portland .....	1.53 1.58
Dragon Portland .....	1.53 1.58
Trowel Portland .....	1.53 1.58
Vulcanite Portland .....	1.53 1.70
Alsen's (German) Portland.....	2.40
Dyckerhoff (German) Portland.....	2.43

**Fireproofing.**

Architectural terra cotta produced in the State of New York last year, like hollow terra cotta fireproofing, showed a big gain over the preceding year. A table of comparison for the last three years showing the gain in conjunction with those of other clay products of the state:

**VALUE OF CLAY PRODUCTS IN NEW YORK STATE.**

Material.	1907.	1909
Common brick .....	\$5,064,194	\$8,009,766
Front brick .....	136,757	149,330
Paving brick.....	211,289	207,970
Fire brick & stove lining.	545,951	486,894
Drain tile .....	273,134	268,589
Sewer pipe .....	133,716	117,324
TERRA COTTA .....	709,360	962,497
Fireproofing .....	91,377	166,025
Building tile .....	70,162	54,397
Miscellaneous .....	29,680	101,497
Pottery .....	1,653,241	1,827,193
<b>Total .....</b>	<b>\$8,918,863</b>	<b>\$12,351,482</b>

NOTE.—In the year 1907 the value of the output of architectural terra cotta produced in New York State was \$1,224,300; fireproofing, \$45,672; front brick, \$222,769; paving brick, \$184,306; building tile, \$215,126.

**Lime and Plaster.**

The kilns are working at present up to about 80 per cent. of capacity, and practically all kilns supplying this market are burning now. The principal call in this market just now is for the higher grades, which are being taken by speculative builders in the Bronx and elsewhere. Large quantities of the lower grades have been used heretofore. There is still much competition, but prices are holding firmer in Greater New York. There is considerably less cutting than a month ago. Prices follow:

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

State common, cargo rate, per bbl.....	@ \$0.75
Rockland-Rockport, Com., per bbl.....	.92
Rockland-Rockport, L., per bbl.....	1.02
Rockland-Rockport, special, 320 lbs. ....	1.47
Select finish, per 350 lbs., net.....	1.62

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots

West Stockbridge, finishing, 325 lbs. ....	1.40
New Milford Lime .....	1.30
New Milford (small barrel) .....	1.00
Hydrated, per ton (for brick work)....	6.50
Hydrated, per ton.....	9.00
For brick work.....	6.50

**PLASTER PARIS.**

Calcined, city casting, in barrels, 250 lbs .....	1.45
In barrels, 320 lbs. ....	1.65
In bags, per ton .....	\$8.50 10.00
Calcined, city casting, in barrels, 250 lbs. ....	1.45
In barrels, 320 lbs. ....	1.65
Neat wall plaster, in bags, per ton*....	8.00
Wall plaster, with sand, per ton.....	5.25
Plaster board, ½ in. thick, per sq. yd. ....	.16
Browning .....	5.25
Scratch .....	6.25
Adamant (net delivered at job)....	6.00

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

**PLASTER BLOCKS.—(In large lots.)**

	Weight, lbs.	Price, cts. per sq. ft.
2 ins.....	7	6
3 ins.....	8½	6¼
4 ins.....	11	7¼

**PLASTER BOARDS.**

¾ in. thick.....16 cts. per sq. yd.

**Iron and Steel.**

The feature of the week in pig iron and structural steel, was the larger contracts taken for the former and the keener competition which has developed in the latter, owing to small orders and lower prices for fabricated business which prevail in this territory.

PIG IRON.—Heavier business developed in foundry grades this week. Shipments as a rule ran into the latter part of this year and some will be delivered during the first of next year, a slight premium being asked for shipments after January first. Large radiator manufacturers were conspicuous in this week's inquiry. Prices current follow:

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

Northern:	
No. 1 x Jersey City.....	\$16.00@ \$16.25
No. 2 x Foundry.....	15.25 15.75
No. 2 Plain .....	15.00 15.25
Southern:	
No. 1 Foundry.....	16.30
No. 2 Foundry Spot.....	15.80
No. 3 Foundry .....	14.75 15.50

STRUCTURAL STEEL.—There is still no improvement in structural steel, the tendency being for lower prices. The attitude of the railroads is an important factor in this respect, but the result is in favor of the builder who can reap the benefits of keener competition and consequent lower prices. But a surprising feature of this situation is that structural interests are not taking advantage of this opportunity to the extent that would naturally be expected. There are also fewer



contracts pending. Some fabricating firms have dropped their prices to levels dangerously near those of 1908. Current prices follow:

**FLAT IRON.**

(Price from Store.)

1 1/2 to 4 in. x 5/8 to 1 in., base price.	\$1.85@	\$1.90
1 1/2 to 4 x 1/4 x 5-16.....	2-10c extra	
2 to 4 in. x 1 1/8 to 2 in.....	3-10c extra	
4 1/4 to 6 in. x 1 1/4 to 1 1/2.....	4-10c extra	
Norway Bars.....		\$3.40
Norway Shapes.....		3.40
Burden Best Iron.....	\$3.15 base	
Burden H. B. & S.....	\$2.95 base	
Machinery Steel, Iron Finish, base.....		\$1.90
Soft Steel Bars, base or ordy. sizes.....		1.90
Tool Steel, regular quality.....		7.00
Tool Steel, extra quality.....		13.00

**GALVANIZED SHEETS.**

Nos. 22 and 24.....	per lb.	\$5.75
No. 26.....	per lb.	6.25
No. 28.....	per lb.	7.25

**STRUCTURAL STEEL.**

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

Beams and channels, 15 in. & under.	\$1.60@	\$1.65
Beams and channels, 15 in. & over.	1.70	1.75
Angles.....	1.60	1.70
Tees.....	1.60	1.65
Zees.....	1.65	1.70
Steel bars, half extra.....	1.60	1.65
Universal & sheared, 34 in. & under.	1.60	1.65

**SOFT STEEL SHEETS.**

3/4 in. and heavier.....	2.20
3/16.....	2.30

**BLUE ANNEALED STEEL SHEETS.**

No. 8.....	\$2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

	One Pass	Cleaned
	Cold Rolled.	American.

No. 18 }		
No. 21 }	2.85	3.05
No. 22 }		
No. 24 }	2.90	3.15
No. 25 }		
No. 26 }	2.95	3.40
No. 27 }	3.00	3.50

**TERNE PLATES.**

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

About 40-lb. coating.....	\$17.30
About 30-lb. coating.....	15.20
About 20-lb. coating.....	13.50
About 15-lb. coating.....	\$10.90
About 8-lb. coating.....	8.30

**RUSSIA, PLANISHED, ETC.**

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

**GALVANIZED STEEL.**

No. 14 and 16.....	per 100 lbs.	\$3.20
No. 18 and 20.....	" "	3.35
No. 22 and 24.....	" "	3.55
No. 26.....	" "	3.75
No. 27.....	" "	3.95
No. 28.....	" "	4.10
No. 29.....	" "	4.75
No. 20 and lighter, 36 ins. wide, 25 cts. higher.		

**FABRICATED SLAB REINFORCEMENT.**

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

Style No. 4.....	\$1.11
Style No. 27.....	1.05
Style No. 26.....	1.29
Style No. 24.....	1.60

**EXPANDED LATH.**

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

	Black.	Painted.	Gal.
Gauge 27.....	\$0.13	\$0.13 1/2	\$0.17 1/2
Gauge 26.....	.14	.14 1/2	.20
Gauge 25.....	.15	.15 1/2	.21
Gauge 24.....	.16	.16 1/2	.22

**CONCRETE REINFORCING BARS.**

3/4 in. and over, Plain.....	\$1.45@	\$1.55
5/8 in. and over, Plain.....	1.50	1.60
1/2 in. and over, Plain.....	1.55	1.65
3/8 in. and over, Plain.....	1.70	1.80
1/4 in. and over, Plain.....	1.95	2.05

Owing to the fact that deformed bars vary in price according to shape, a price sufficient for estimating can be obtained by adding 5 cents to above quotations. Add 10 to 25 cents over plain bars for twisted.

**INTERLOCKING PLATES.**

This type of reinforcing material ranges in price from \$11 for 4 ft. and under for flat sheets in 100 lb. lots to \$8.50 in 160 lb. lots for 10 ft. lengths.

**METAL LATH.**

Per sq. yd..... 22@24 cts.

**COPPER. (Flashing.)**

Sheet copper, hot rolled, 16 oz., sq. ft. 18@19 cts.  
Sheet copper, hot rolled, 14 oz., sq. ft. 19 20 cts.  
Sheet copper, cold rolled, 1 ct. per sq. ft. above hot rolled prices.  
Sheet copper, polished, 20 ins. wide and under 1 ct. above cold rolled per sq. ft.  
Sheet copper, polished, over 20 ins. wide, 2 cts. above cold rolled.

**TIN. (Roofing.)**

8 lb. coating, 100 lbs.....	\$4.10
8 lb. coating.....	\$4.25

**Lumber.**

Prices have changed slightly in certain lines of lumber. They are up a dollar per thousand in six sizes of cypress; a dollar in two sizes of hard and soft maple; down \$2 in clear 2 and 2 1/2-in. maple flooring and up fifty cents in 2 1/2-in. clear No. 1. Prices are up \$4 in 13-16 2 1/2 and 2 3/4 clear quartered white oak flooring and \$4 in clear quartered red.

One and a half inch Eastern spruce lath is ten cents cheaper. Nos. 1 and 2 yellow pine of 13-16x2 and 3-in. rift, is up \$1. No. 1, 11-16x2 1/2 and 3 1/2-in. rift is \$2 higher. No. 4 yellow pine flooring shows 50 cents advance practically all the way down the line.

Wholesale lumber interests report the arrival of the expected Fall improvement in demand. This is due in part to the release of funds from savings banks and other financial institutions following the close of the vacation period. There is more lumber to be had from the mills, with few exceptions, however, and this has the effect of keeping prices within reach of the still timid builder. The advance in prices herein noted is due chiefly to increased suburban building and the large amount of concrete construction work requiring new lumber for molds in this city. The careful buyer can still obtain supplies in practically any quantity he wants, because competition continues keen. The tightening noted in certain lines, however, indicates that there will be more building coming out within the next two weeks. Judging from the inquiry received by some of the largest retail yards this week.

There does not seem to be much disposition on the part of the retail yards in this city and in the suburbs to place their requisitions on conditions of delivery before November when the freight rates are expected to move up. Whether this is a plan to keep prices firm by not carrying heavy stocks, is a question, but the rush expected by wholesalers for winter supply orders, has not yet developed. The latest quotations follow:

**CYPRESS.**

Firsts and seconds, 1 in.....	\$54.50
Firsts and seconds, 1 1/4 in.....	56.50
Firsts and seconds, 1 1/2 in.....	57.50
Firsts and second, 2 in.....	60.25
Firsts and seconds, 2 1/2 in.....	64.25
Firsts and seconds, 3 in.....	65.25
Selects, 1 in.....	49.50
Selects, 1 1/4 in.....	51.50
Selects, 1 1/2 in.....	55.25
Selects, 2 in.....	56.75
Selects, 3 in.....	57.75

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

**CYPRESS SHINGLES.—F. O. B. New York.**

6 x 18 No. 1 Heart.....	\$7.50 per M.
6 x 18 No. 1 Primes for A's.....	6.50 per M.
6 x 20 No. 1 Hearts.....	10.00 per M.
6 x 20 No. 1 Primes for A's.....	8.00 per M.

**LONG LEAF YELLOW PINE.—Flooring.**

A Heart rift.....	\$56.00@	\$57.00
B Heart rift.....	45.00	47.00
A Sap rift.....	40.00	41.00
B Sap rift.....	33.00	34.00
A Flat.....	27.50	28.00
B Flat.....	26.00	27.00
No. 1 Common Flat.....	21.00	22.00

Above are 13/16 x 2 1/2 in. face, counted 1 x 3, D. & M.

**HEMLOCK.—F. O. B. New York.**

Pennsylvania, base price..... \$21.00  
West Virginia, base price..... 20.50  
For Eastern \$1 to \$2 off according to delivery, manufacture and stock.

**MAPLE.—Hard and Soft.**

4/4 in. 1st and 2nds.....	\$31.00@	\$33.00
8/4 in. 1st and 2nds.....	33.00	35.00
4/4 Clear Strips.....	25.00	27.00
5/4 No. 1 common.....	23.00	25.00
4/4 No. 2 common.....	18.00	20.00
4/4, 6/4 and 8/4 No. 2 common.....	20.00	22.00

**MAPLE FLOORING.—F. O. B. New York.**

Grade.....	2 in.	2 1/4-in.	3 1/4-in.
Clear.....	\$44.00	\$45.00	\$43.00
No. 1.....	37.50	39.50	39.00
Factory.....	25.00	28.00	32.00

Above are standard sizes only, standard thickness 13/16 in.

**OAK.—(Plain) Mixed, Rock, Mountain or West**

Virginia stock.		
4/4 1st and 2nds.....	\$54.00@	\$56.00
5/4, 6/4 and 8/4 1st and 2ds.....	56.00	58.00
4/4 No. 1 common.....	37.00	39.00
5/4, 6/4 and 8/4 No. 1 common.....	39.00	41.00
4/4 No. 2 common.....	24.00	26.00
Ind. and So. strictly white 4/4 1st and 2nds.....	54.00	56.00

**OAK.—Quartered.**

Indiana, 1st and 2nds, 6 in. up wide, 10 to 16 ft. long, about 25%, 10 ft. lengths.....	\$86.00@	\$90.00
5/4 to 8/4.....	90.00	95.00
No. 1 common.....	55.00	57.00
Quartered oak strips clear face.....	62.00	65.00
Southern stocks run from.....	83.00	85.00

**OAK FLOORING.—K. D. end matched or**

butted and bundled, f. o. b. N. Y., lighterage.	
13/16, 2, 2 1/4 and 2 1/2 in. clear quartered white.....	\$94.50
Select quarter sawed white.....	52.00
Clear, quartered red.....	94.50
Select, quarter sawed red.....	52.00
Clear plain sawed white.....	56.00
Select P. S. white.....	46.00
Clear P. S. red.....	56.00
Common red and white.....	27.00
No. 2 factory red and white.....	23.00

**RED GUM, per M. feet, f. o. b. N. Y. C.**

1 in. FAS.....	\$37.00@	\$39.00
1 in. No. 1 Common.....	30.00	32.00

**SAP GUM, per M. feet, f. o. b. N. Y. C.**

1 in FAS.....	\$31.00
1 in. No. 1.....	25.00

**SPRUCE.—Adirondack and Canada, 12 and 13 ft. F. O. B. N. Y. rail delivery.**

	Sizes.	Mill run & culls out.*
1 x 4 in.....		\$23.50
1 x 5 in.....		24.00
1 x 6 in.....		24.50
1 x 7 in.....		24.50
1 x 8 in.....		25.00
1 x 9 in.....		26.50
1 x 10 in.....		27.00
5/4 x 2 1/2 in.....		25.25
5/4 x 3 in.....		25.25

**SPRUCE. (Eastern cargoes. Random.)**

2 in.....	\$20.00@	\$24.00
6 to 9 in.....	23.00	25.00
10 to 12 in.....	26.00	27.00

**LATH.—Eastern Spruce, f. o. b. N. Y.**

1 1/2 in. slab.....	\$3.50@	\$3.60
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**YELLOW PINE (dressed) f. o. b. car or vessel, Norfolk.**

	No. 1.	No. 2.	No. 4.
Flooring:			
13/16 x 2 1/2 and 3, flat grain.....	\$27.50	\$25.00	\$13.50
13/16 x 3 1/2, flat grain.....	27.00	25.00	14.00
13/16 x 4 to 4 1/2, flat grain.....	27.00	24.50	15.00
13/16 x 3 to 4, jointed flat grain.....	31.00	27.00	....
13/16 x 2 1/2 and 3, rift.....	43.00	38.00	....
13/16 x 3 1/2, rift.....	38.00	31.00	....
1 1/16 x all widths, flat grain.....	30.00	28.00	....
1 1/16 x 2 1/2 x 3 1/2, rift.....	49.00	42.00	....

**YELLOW PINE.—Delivered N. Y. (Sail.)**

Building orders, 12 in. and under.....	\$24.00@	\$25.00
Building orders, 14 in. and up.....	30.00	32.00
Yard orders—ordinary assortment.....	24.00	25.00
Ship stock—easy schedules.....	31.00	32.00
Ship stock—40 ft. average.....	38.00	39.00
Heart face siding, 4/4 in. & 5/4 in.....	30.00	31.00
Kiln dried sap siding, 4/4.....	26.00	....
Kiln dried sap siding, 5/4 in.....	27.00	....

**Dressed North Carolina Pine.**

Ceiling and Partition:			
13/16 x all widths except 3 1/2 and 5 1/2.....	\$28.00	\$26.00	\$15.50
13/16 x 3 1/2.....	28.50	26.50	15.50
13/16 x 5 1/2.....	32.00	29.00	16.00
Base S4S. 4/4 x 4 and 5 inch.....	31.00	28.00	....
4/4 x 6 inch.....	33.00	30.00	....
4/4 x 7, 8 and 9 inches.....	35.00	31.00	....
Rails S4S. 2 x 3 and 2 x 4.....	40.00	35.00	....
Surfaced Boards:			
4/4 Edge.....	29.00	27.00	14.50
4/4 Wide Edge, over 12 ins.....	44.00	37.00	....
4/4 x 8 inches Stocks.....	35.00	31.00	16.50
4/4 x 10 in. Stocks.....	36.00	32.00	17.50
4/4 x 12 in. Stocks.....	40.00	33.00	18.00
5/4 Edge.....	31.00	29.00	15.50
5/4 Wide Edge, over 12 in.....	45.00	39.00	....
5/4 x 10 in Stocks.....	38.00	33.00	18.50
5/4 x 12 in. Stocks.....	43.00	37.00	19.00
6/4 Edge.....	34.00	31.00	16.50
6/4 x 10 in. Stocks.....	39.00	34.00	18.50
6/4 x 12 in. Stocks.....	44.00	38.00	19.00
8/4 Edge.....	35.00	32.00	16.00
8/4 x 10 in. Stocks.....	40.00	35.00	18.50
8/4 x 12 in. Stocks.....	45.00	39.00	19.00

**Roofers:**

13/16 x 4 to 9 in. face.....	....	14.50
13/16 x 5 1/2 in. face.....	....	16.00
13/16 x any special width under 7 1/2.....	....	16.00
13/16 x 7 1/		



tine, according to the quantity of these ingredients used.

Linseed oil is selling at 45 cents per gallon in excess of the price ruling a year ago, while turpentine is selling at an advance of 25 cents. Manufacturers complain that the advances seldom cover the increase in the cost of oil, to say nothing of the advance in turpentine and of nearly all materials, as well as the higher cost of labor. The prospects of a further shortage in linseed oil next year promises no relief from the high prices now ruling. Current prices follow:

**LINSEED OIL.**  
Raw, out of town.....\$0.97@\$.98  
Raw, city ..... .97 .98  
Boiled, city ..... .98 .99

**SPIRITS TURPENTINE.**  
5-bbl. lots, per gal.....\$0.73@\$.74  
**GLIDDEN'S GRAPHITE ACID PROOF COATING.** (List.)

Per bbl. and 1/2 bbl.....\$2.00  
Per gal. in 5 gal. cans..... 2.25  
**VARNISHES.** (List.)

Glidden's M. P. Durable Exterior.....\$4.00  
Glidden's M. P. Durable Interior..... 3.00  
Glidden's M. P. Durable Floor..... 2.75  
Glidden's Lik-a-Rub..... 3.50  
Glidden's M. P. Elastic Interior..... 2.50

Lucas' Workwell brand, outside.....\$4.50  
Lucas' Workwell brand, inside..... 3.00  
Lucas' Workwell floor ..... 3.00  
Lucas' Workwell wax finish..... 3.00

**CONCRETE FLOOR DRESSING.** (List.)

Glidden's, per bbl. and 1/2 bbl.....\$2.00  
Glidden's, per 5 gal. cans..... 2.15  
Glidden's, per 1 gal. can..... 2.25  
Lucas' cement filler (Pat.), per bbl..... 1.75  
Lucas', per 5 gal. cans..... 1.85  
Lucas', per 1 gal. can..... 2.00  
Lucas' floor paint, per bbl..... 1.75  
Lucas' floor paint, per 5 gals..... 1.85  
Lucas' floor paint, per 1 gal..... 2.00

**WHITE LEAD, ETC.**  
In 50 lb lots, 100, 250 and 500 lb.  
kegs, per lb.....\$0.07 1/4  
25 and 50-lb. kegs, per lb..... .07 1/2  
Red lead and litharge in bbls., 1/2 bbls.  
and 100-lb. kegs..... .07 1/4  
Brown metallic.....\$16.50 to \$22.00  
Red metallic ..... 14.00 to 18.00

**Stone.**

Generally speaking, stone is in a pessimistic market. There are a few wholesalers who have been booking large contracts within the recent past among the most conspicuous being that taken by Arlando Marine for 40,000 feet of C. S. Norton Royal Bluestone, for the Lee & Fleischmann apartment house in 81st st.

But for the most part, little new business is coming out, prices are being shaded in some lines, and small work predominates. Some of the big stoneyards have been letting off some of their men, although the small hand yards are fairly well filled. While conditions are ripe for buying now, there seems to be a better time coming.

A meeting of the stone dealers was called for last week, but was adjourned until September 27, at which time action may be taken upon the contemplated advance in Indiana Limestone. Collections are reported to be exceptionally slow in all branches of the business.

The demand for granite is similar to that for limestone and sandstone; principally in small orders. Business is only fair and there does not appear to be any signs of improving conditions. Among the contracts recently taken by the Woodbury Granite Company were the top for the Bankers Trust Company's building and the base of the Whitehall Building. Both were for gray granites.

**Stone.**

Bennington building marble.....\$1.40@.....  
Brownstone, Portland, Con..... .60 \$1.25  
Caen ..... 1.25 1.75  
Georgia building marble..... 1.40 2.00  
Granite, black ..... 1.10 1.25  
Granite, grey ..... .70 1.25  
Granite ..... .75 1.00  
Granite, Milford, pink..... 1.25  
Granite, Picton Island, pink..... 1.25  
Granite, Picton Island, red..... 1.25  
Granite, Westerly, blue..... 1.25 3.75  
Granite, Westerly, red..... 1.25 3.25  
Hudson River bluestone, promiscuous  
sizes, per cu. ft..... .70 .74  
Dressed, ditto ..... .82 .86  
Kentucky limestone ..... .85 .95  
Lake Superior redstone..... 1.05  
Limestone, buff and blue..... .85 1.05  
Longmeadow freestone ..... .85 .90

Ohio freestone ..... .80 1.60  
Portage or Warsaw stone..... .90 1.20  
Scotch redstone ..... 1.05  
South Dover building marble..... 1.25 1.50  
Tennessee marble ..... 2.85 2.50  
Vermont white building marble..... 1.00 1.50  
Wyoming bluestone ..... .80 .90

**SLATE.**—The demand for structural and roofing slate has waned since September first. The summer was exceptionally busy with this department of building material. There is still a fair call for interior slabs, for stair treads, etc., but dealers do not look for an exceptional Fall business in roofing slates. They think it will be about normal. Conditions in this line are not expected to improve during the remainder of the year. The present call is mostly from the suburbs, where there is still considerable speculative building on a small scale, going ahead. Bangor No. 1 ribbon slate has been reduced twenty-five and fifty cents per square. This has been caused by oversupply. Prices current follow:

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

**Statistics of Brick Production.**

The New York State clay products report for 1910 has just been published. It states that the year 1909 showed a much larger output of brick was made in the Hudson River region. The total amount was 1,218,784,000 brick, valued at \$6,443,190, of which all but 210,000,000 were shipped, reliable estimates giving that amount as held over. This would give as the total sales 1,008,784,000, as against 817,459,000 sold in 1908.

The output of common brick in the Hudson River region in 1909 follows:

**PRODUCTION OF BRICK IN THE HUDSON RIVER REGION.**

County.	No. of plants.	Output.	Val.	*Average price per M.
Albany	12	80,343,000	\$429,554	\$5.34
Columbia	5	88,026,000	472,280	5.36
Dutchess	19	170,615,000	876,207	5.13
Greene	5	42,794,000	246,982	5.77
Orange	6	164,680,000	814,440	4.93
Rensselaer	6	19,895,000	109,225	5.64
Rockland	30	275,262,000	1,488,457	5.40
Ulster	26	304,904,000	1,620,468	5.31
Westchester	8	72,265,000	392,577	5.43
		119,1218,784,000	\$6,443,190	\$5.28

The average price per thousand received for common brick in 1909 as based on sales at the yard was \$5.31 for the whole State, and \$5.28 for the nine counties in the Hudson River region. The average price for the State in 1908 was \$4.79 and in 1907, \$5.33.

The output of common brick in New York State (exclusive of New Jersey) in 1909 amounted to 1,507,126,000, valued at \$8,009,766, a production exceeding that of any previous year with the exception of 1906.

The State output in 1908 was 1,351,591,000, valued at \$5,064,194, while that for 1907 was 1,351,591,000, with a value of \$7,201,525.

As in former years Ulster County led in production. Rockland held second place as usual. Dutchess County displaced Orange, which held third place in 1908.

**Cement Production in State.**

The hydraulic cement industries of the State of New York reported a product valued at \$2,122,902 in 1909, a little less than in 1908, when the valuation was given as \$2,254,758.

A decreased output was reported by the natural rock plants, the total amounting to 549,364 bbls., against 623,588 bbls. in 1908. That industry has shown a steady decline for a number of years.

Three companies in the Rosendale (natural) district contributed 487,864 bbls. to

the total for Rosendale cement, and Onondaga and Erie counties contributed the remainder.

The manufacture of Portland cement, on the other hand, gained slightly with a product of 2,061,019 bbls., against 1,988,874 bbls., in the preceding year. A considerable increase in the production of this material may be expected for the current year.

The value of the Portland cement output in the State last year was \$1,761,297. There were 13 firms who reported a production last year, the same number of firms in 1908, but a loss of five so reporting in 1907.

With the placing in operation of a new plant at Greenport within the near future a further increase should be registered for this year. This will be operated by the New York-New England Cement and Lime Company under control of Pennsylvania interests.

The following table gives the statistics of production of Rosendale and Portland cements in the State of New York since 1890, as reported by the New York State Museum:

**CEMENT PRODUCTION IN NEW YORK STATE.**

Year	Portland Cement.		Rosendale Cement.	
	Bbls.	Value.	Bbls.	Value.
1890....	65,000	\$140,000	3,776,756	\$2,985,513
1891....	87,000	190,000	3,931,306	3,046,279
1892....	124,000	279,000	3,780,687	3,074,781
1893....	137,000	287,000	3,597,758	2,805,387
1894....	117,275	205,231	3,446,330	1,974,463
1895....	159,320	278,810	3,939,727	2,285,094
1896....	260,787	443,175	4,181,918	2,423,891
1897....	394,298	690,179	4,259,186	2,123,771
1898....	554,358	970,126	4,157,917	2,065,658
1899....	472,386	708,579	4,689,167	2,813,500
1900....	465,832	582,290	3,409,085	2,045,451
1901....	617,228	617,228	2,234,131	1,117,066
1902....	1,156,807	1,521,553	3,577,340	2,135,036
1903....	1,602,946	2,031,310	2,417,137	1,510,529
1904....	1,377,302	1,245,778	1,881,630	1,207,883
1905....	2,117,822	2,046,864	2,257,698	1,590,689
1906....	2,423,374	2,766,488	1,691,565	1,184,211
1907....	2,108,450	2,214,090	1,137,279	757,730
1908....	1,988,874	1,813,622	623,588	441,136
1909....	2,161,091	1,706,297	549,364	361,605

**A Handy Vacuum Cleaner.**

A pamphlet from the Keller Mfg. Co., of Philadelphia, describes the Keller-Duplex and sweeper stationary vacuum cleaner, a machine of novel construction, yet not unfried.

The manufacturers claim their machine to be the only stationary vacuum cleaner approved by the insurance underwriters and electric light companies for operation on ordinary lighting circuits.

It is operated by a high-grade electric motor of only 1/4 H. P., and is started and stopped from any floor. Cost of operation less than 4 cents per hour.

The Keller-Duplex requires no special permit—no special circuits—no special meters—no extra power contract. Any electrician can quickly make all the connections.

In the average electrically lighted home, store or office, the current is of 110 volts. The wires running through the building were designed for carrying the maximum lighting load only. Neither the fire insurance underwriters nor electric lighting concerns will permit a motor larger than 1/4 H. P. to be used on the lighting circuit.

**Transformer Manufacturing Facilities.**

An attractive publication recently issued by the General Electric Company is entitled "Transformer Manufacturing Facilities." The General Electric Company's facilities for the production of transformers have been increased to such an extent that the Pittsfield Works of the company now constitute the largest and best equipped transformer manufacturing plant in the world. This pamphlet illustrates various processes of transformer manufacture, and is sure to be of interest to all whose business is connected with electrical work. The number of this publication is 3919.



# REAL ESTATE

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

## MANHATTAN AND THE BRONX.

### CONVEYANCES.

1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Total No. for Manhattan	131	Total No. for Manhattan	152
No. with consideration	7	No. with consideration	16
Amount involved	\$220,835	Amount involved	\$553,350
Number nominal	124	Number nominal	136
1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Total No. Manhattan, Jan. 1 to date	7,615	Total No. Manhattan, Jan. 1 to date	7,921
No. with consideration, Jan. 1 to date	682	No. with consideration, Jan. 1 to date	649
Total Amt. Manhattan, Jan. 1 to date	\$38,482,104	Total Amt. Manhattan, Jan. 1 to date	\$37,596,171
1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Total No. for the Bronx	82	Total No. for the Bronx	118
No. with consideration	9	No. with consideration	4
Amount involved	\$48,445	Amount involved	\$15,650
Number nominal	73	Number nominal	114
1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Total No., The Bronx, Jan. 1 to date	4,935	Total No., The Bronx, Jan. 1 to date	5,270
Total Amt., The Bronx, Jan. 1 to date	\$4,022,586	Total Amt., The Bronx, Jan. 1 to date	\$2,878,338
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>12,550</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>13,191</b>
<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$42,504,690</b>	<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$40,474,509</b>

### Assessed Value Manhattan.

1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Total No. with consideration	7	Total No. with consideration	16
Amount involved	\$220,835	Amount involved	\$553,350
Assessed value	\$150,500	Assessed value	\$427,800
Total No. nominal	124	Total No. nominal	136
Assessed value	\$5,278,100	Assessed value	\$6,159,500
Total No. with consid., from Jan. 1 to date	682	Total No. with consid., from Jan. 1 to date	649
Amount involved	\$38,482,104	Amount involved	\$37,596,171
Assessed value	\$82,738,700	Assessed value	\$80,275,700
Total No. nominal	7,433	Total No. nominal	7,263
Assessed value	\$413,008,030	Assessed value	\$398,204,229

### MORTGAGES.

1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Manhattan.	Bronx.	Manhattan	Bronx.
Total number	106	Total number	137
Amount involved	\$2,431,300	Amount involved	\$4,303,651
No. at 6%	45	No. at 6%	47
Amount involved	\$426,650	Amount involved	\$788,765
No. at 5 1/2%	2	No. at 5 1/2%	4
Amount involved	\$42,000	Amount involved	\$90,315
No. at 5%	24	No. at 5%	34
Amount involved	\$708,000	Amount involved	\$252,479
No. at 4 1/2%	1	No. at 4 1/2%	1
Amount involved	.....	Amount involved	.....
No. at 4%	11	No. at 4%	15
Amount involved	\$687,000	Amount involved	\$40,000
No. at 4%	.....	No. at 4%	2
Amount involved	.....	Amount involved	\$85,000
No. with interest not given	24	No. with interest not given	22
Amount involved	\$567,650	Amount involved	\$846,477
No. above to Bank, Trust and Insurance Companies	11	No. above to Bank, Trust and Insurance Companies	12
Amount involved	\$674,100	Amount involved	\$127,750
1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Total No., Manhattan, Jan. 1 to date	6,135	Total No., Manhattan, Jan. 1 to date	6,849
Total Amt., Manhattan, Jan. 1 to date	\$227,746,941	Total Amt., Manhattan, Jan. 1 to date	\$230,630,491
Total No., The Bronx, Jan. 1 to date	4,823	Total No., The Bronx, Jan. 1 to date	5,613
Total Amt., The Bronx, Jan. 1 to date	\$46,106,012	Total Amt., The Bronx, Jan. 1 to date	\$47,199,811
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>10,958</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>12,362</b>
<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$273,852,953</b>	<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$277,830,302</b>

### EXTENDED MORTGAGES.

1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	30	Total number	27
Amount involved	\$1,337,000	Amount involved	\$110,550
No. at 6%	3	No. at 6%	5
Amount involved	\$28,000	Amount involved	\$5,050
No. at 5 1/2%	3	No. at 5 1/2%	1
Amount involved	\$688,000	Amount involved	\$16,000
No. at 5%	12	No. at 5%	7
Amount involved	\$326,000	Amount involved	\$93,500
No. at 4 1/2%	6	No. at 4 1/2%	12
Amount involved	\$151,000	Amount involved	\$3,425,000
No. at 4%	.....	No. at 4%	1
Amount involved	.....	Amount involved	\$325,000
No. at 4%	1	No. at 4%	1
Amount involved	\$10,000	Amount involved	\$28,000
No. with interest not given	5	No. with interest not given	1
Amount involved	\$134,000	Amount involved	\$12,000
No. above to Bank, Trust and Insurance Companies	8	No. above to Bank, Trust and Insurance Companies	2
Amount involved	\$567,000	Amount involved	\$60,000
1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
Total No., Manhattan, Jan. 1 to date	1,710	Total No., Manhattan, Jan. 1 to date	1,316
Total Amt., Manhattan, Jan. 1 to date	\$72,870,009	Total Amt., Manhattan, Jan. 1 to date	\$64,165,607
Total No., The Bronx, Jan. 1 to date	442	Total No., The Bronx, Jan. 1 to date	411
Total Amt., The Bronx, Jan. 1 to date	\$5,917,550	Total Amt., The Bronx, Jan. 1 to date	\$3,326,935
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>2,152</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>1,727</b>
<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$78,787,559</b>	<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$67,492,542</b>

## PROJECTED BUILDINGS.

1910.		1909.	
Sept. 10 to 16, inc.		Sept. 11 to 17, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	6	Manhattan	6
The Bronx	18	The Bronx	33
Grand total	24	Grand total	39
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$884,500	Manhattan	\$190,000
The Bronx	665,875	The Bronx	440,325
Grand total	\$1,050,375	Grand total	\$630,325
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$410,600	Manhattan	\$70,675
The Bronx	6,875	The Bronx	18,200
Grand total	\$417,475	Grand total	\$88,875
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	649	Manhattan, Jan. 1 to date	788
The Bronx, Jan. 1 to date	1,337	The Bronx, Jan. 1 to date	1,773
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>1,986</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>2,561</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$79,429,395	Manhattan, Jan. 1 to date	\$103,370,797
The Bronx, Jan. 1 to date	28,836,015	The Bronx, Jan. 1 to date	28,372,585
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$108,265,410</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$131,743,382</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$10,858,016	Mhhtn-Bronx, Jan. 1 to date	\$10,897,629

## BROOKLYN.

### CONVEYANCES.

1910.		1909.	
Sept. 8 to 14, inc.		Sept. 9 to 15, inc.	
Total number	479	Total number	493
No. with consideration	15	No. with consideration	26
Amount involved	\$90,405	Amount involved	\$140,910
Number nominal	464	Number nominal	467
<b>Total number of conveyances, Jan. 1 to date</b>	<b>19,252</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>20,573</b>
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$10,790,105</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$9,924,073</b>

### MORTGAGES.

Total number	345	Total number	486
Amount involved	\$1,255,679	Amount involved	\$1,870,593
No. at 7%	.....	No. at 7%	.....
Amount involved	.....	Amount involved	.....
No. at 6%	199	No. at 6%	251
Amount involved	\$511,794	Amount involved	\$703,924
No. at 5 1/2%	77	No. at 5 1/2%	43
Amount involved	\$411,860	Amount involved	\$170,900
No. at 5 1/4%	1	No. at 5 1/4%	.....
Amount involved	\$250	Amount involved	.....
No. at 5%	51	No. at 5%	171
Amount involved	\$285,265	Amount involved	\$880,326
No. at 4 1/2%	.....	No. at 4 1/2%	2
Amount involved	.....	Amount involved	\$4,650
No. at 4%	.....	No. at 4%	1
Amount involved	.....	Amount involved	\$475
No. at 2%	.....	No. at 2%	.....
Amount involved	.....	Amount involved	.....
No. with interest not given	17	No. with interest not given	18
Amount involved	\$46,510	Amount involved	\$109,818
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>18,073</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>19,118</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$84,611,271</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$81,082,676</b>

## PROJECTED BUILDINGS.

1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
No. of New Buildings	150	No. of New Buildings	203
Estimated cost	\$822,220	Estimated cost	\$1,114,945
Total Amount of Alterations	\$79,855	Total Amount of Alterations	\$120,135
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>4,417</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>7,643</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$26,921,439</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$42,656,791</b>
<b>Total Amount of Alteration, Jan. 1 to date</b>	<b>\$3,257,271</b>	<b>Total Amount of Alteration, Jan. 1 to date</b>	<b>\$3,384,528</b>

## QUEENS.

### PROJECTED BUILDINGS.

1910.		1909.	
Sept. 9 to 15, inc.		Sept. 10 to 16, inc.	
No. of New Buildings	76	No. of New Buildings	125
Estimated cost	\$272,590	Estimated cost	\$578,500
Total Amount of Alterations	\$18,418	Total Amount of Alterations	\$9,985
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>2,994</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>3,360</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$11,010,720</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$13,098,035</b>
<b>Total Amount of Alterations, Jan. 1 to Date</b>	<b>\$532,689</b>	<b>Total Amount of Alterations, Jan. 1 to Date</b>	<b>\$489,754</b>

## THE WEEK'S STATISTICS

The total number of sales reported in this issue is 31, of which 10 were below 59th st, 13 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 43, of which 12 were below 59th st, 20 above, and 11 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 106, as against 95 last week, and in the Bronx 88, as against 82 last week. The total amount was \$3,286,768, as against \$4,781,526 last week.

The amount involved in the auction sales this week was \$705,757, and since January 1, \$40,880,599. Last year the total for the week was \$912,137, and from January 1, \$47,724,134.



## THE WEEK.

## Mysterious Chelsea District Deal—A Solution of the Transit Problem.

THE only large transaction reported this week is cloaked with mystery. Three blocks in the Chelsea district, bounded by 16th and 19th streets and by 10th av and the marginal street along the Hudson river, property of the Consolidated Gas Company, figure in a deal which has aroused great interest on account of the attempt to disguise the buyers. At the offices of the Consolidated Gas Company it was stated that an option to buy the three blocks for \$2,500,000 was given to the Corporate Organization and Audit Company of 30 Broad st. This firm acts as holding company or "dummy" for a number of large corporations which do not wish for obvious reasons to make known their realty transactions. This deal has renewed the rumor that the Erie and the Lackawanna companies are planning an outlet for their railway systems into the Metropolis by an all-rail route, and the proposed purchase of the Gas Company's property is said to be the first step to accomplish their aim.

The property in question can not be sold by the Gas Company except for purposes subject to the right of eminent domain. The Chelsea blocks, like all the other real estate belonging to the Gas Company, are covered by mortgages given to secure bond issues—an essential which prevents the transfer of the property under ordinary circumstances. It is known that when the Consolidated Gas Company erected its plant in Astoria and the announcement was made that the company intended to dispose of its surplus real estate in Manhattan, an offer for the Chelsea property was made by a reputable firm of brokers. The offer was accepted and only when the question of transferring title arose was it discovered that the company could not deliver the blocks free and clear.

A proposition to sell the property to the city, which could institute condemnation proceedings, was never carried out. Any railroad or other public utility corporation in possession of franchises could acquire the property under the law of eminent domain and secure a clear title. It is believed that the Corporate Organization Company is acting for either a railroad or a terminal company. And as it is also known that the Erie and Lackawanna railroad companies are contemplating an entry into New York without resorting to ferry service, the indications point to the probability of another terminal near the Pennsylvania Depot.

The block front on Marginal st, between 19th and 20th sts, will be sold to a mercantile concern for the erection of a 10-story warehouse, if the parcel can be conveyed free of mortgage encumbrances. If a railroad or other public service corporation should succeed in clearing the properties of bonded indebtedness the contract for the transfer of the last-named block front will be carried out. Mr. Gilbert Franklin, manager of the real estate bureau of the Consolidated Gas Company, said that this parcel had been sold free and clear.

A solution of the rapid transit problem is offered by William G. McAdoo of Hudson tunnel fame. In a letter addressed to the Public Service Commission he proposes to build within two years a West Side subway, to connect the down-town district with the Pennsylvania terminal and the Grand Central station. He also offers to build a subway to connect with the Broadway-Lexington branches of the Tri-Borough route. Should his company become hereafter the successful bidder

for the operation of the proposed Broadway-Lexington line, he would be willing, he says, to consider the Grand Central-Hudson Terminal line herein proposed as a West side connection to be operated in conjunction with the Broadway-Lexington system and for a single rate of fare.

The offer is to the following effect: That the said line shall be constructed upon the city's credit, and that this company will equip and operate the same, under a lease, for a reasonable term of years, to be agreed upon, at a rental sufficient in amount to pay full interest on all bonds issued by the city therefor and a sinking fund sufficient in amount to amortize the cost within some reasonable period. "We are also willing," Mr. McAdoo states, "to agree that the city may participate, on some reasonable basis, in the net earnings from the operation of said line."

"Under this plan a sufficient rental would be immediately assured to the city so that under the recent constitutional amendment the bonds issued therefor can be excluded in determining the city's debt limit. We believe that this line, operated in conjunction with our Hudson tunnel facilities, and drawing a large traffic from that source, will be self-sustaining from the beginning.

"Any objection that this plan would involve the devotion of the public credit and important streets to a private undertaking is fully met by the fact that the city, in the franchises covering the Sixth avenue and Grand Central extensions, has reserved the right to take over these lines at any time after the expiration of twenty-five years. As any contract entered into under this plan would, in accordance with the provisions of the Rapid Transit act, reserve to the city the right to take over the road constructed under it at any time after the expiration of ten years, the city's interest would be adequately protected.

"The effect of the carrying out of this plan would be this: At the end of twenty-five years the city would take possession of a complete West Side line from the Grand Central Station to Cortlandt st, whereas under the lease of the present subway to the Interborough the city cannot get possession until the end of seventy-five years."

## New Order for Filing Papers in Register's Office.

Register Max S. Grifenhagen on Thursday issued the following order in relation to papers filed in the office: Commencing Thursday, September 15, 1910, all instruments received at the Register's office for recording must proceed through the office as follows:

1. The signature of the notary before whom the execution of the instrument was acknowledged must be examined and certified to.

2. The indorsement of the section and block on every instrument for record must be verified.

3. Mortgage tax must be paid or instrument must be examined and stamped "Not subject to mortgage tax."

4. The number of folios must be computed and the amount of charges for recording, filing, indexing and mailing must be noted on the instrument.

5. The amount of charges indicated on the instrument must be collected by the cashier, and the date, hour and minute of its receipt by him, together with the Register's office serial number, must be stamped thereon by him.

6. The instrument must immediately be entered in the daily index tickler.

7. The amount of charges collected must be entered by the bookkeepers, each item in its proper column.

8. Each instrument recorded must then be entered in the grantees book.

## ASSESSMENTS AT FULL VALUE.

## Tax Commissioners Instructed to Appraise Equally Throughout the City.

THE work of estimating the value of all real and personal property liable to taxation for next year has been commenced by the Department of Taxes and Assessments. As the Mayor has expressed emphatically his desire that the assessment of 1911 shall be equal throughout the city and that the standard for equalization shall be the legal standard, the Tax Commissioners have instructed their deputies that "All real and personal estate liable to taxation, shall be estimated and assessed by the assessors at its full and true value, as they would appraise the same in payment of a just debt due from a solvent debtor."

Mr. Lawson Purdy and the other members of the Tax Board told the deputies that the above language of the law has been construed by the courts as identical in meaning with the language of the Charter and the present tax law. The law, Mr. Purdy stated, does not contemplate that assessments shall be made at any fraction of full value or market value, but that they shall be made at "full value."

The Deputies were also instructed that the sum for which property may have been sold at a forced sale is not conclusive as to the value of the property, although the price paid may be evidence of the value. On the other hand, the price paid for the last lot comprising a parcel, which was regarded as necessary by the purchaser to complete the area desired for a particular improvement, would not be conclusive as to the value of that particular parcel, nor would it be a standard by which to determine the value of the remainder of the parcel. It would be evidence of value, and the aggregate price paid for all the parcels making up the complete plot might be very good evidence of the value of the plot, although often it might be that the value of the plot as a whole when the various parcels comprising it have been assembled, would be greater than the price paid for the various parts. It is not uncommon that property is sold at a sacrifice or that excessive prices are paid. The price paid for a particular lot is evidence of the necessity or the judgment of the purchaser, but the deputy is not bound to substitute the judgment of a purchaser for his own judgment. It is his duty, Mr. Purdy said, to consider all the evidence of value and form his own opinion and then to record as the assessment the sum that in his judgment represents full value. Probably the best evidence of value is a sale at such a price that the purchaser does not think that he has obtained a particularly good bargain, and the seller does not think that he has sacrificed his property, and a well-informed observer would not think that the purchaser had obtained a special bargain or the seller made a sacrifice.

Complaints are sometimes justly made that dwellings of small cost are assessed at more than their market value, while buildings of high cost are assessed at less than their market value. Great care is necessary to avoid this error. The tendency is common to assess wooden cottages costing less than \$5,000 at the full cost of reproduction because it is comparatively easy to determine such cost and because the owner is remediless as a practical matter if unfairly treated by the Department.

—Mr. Alfred S. Reed of the office of Ernest Hall Coolidge, has returned from Washington, where he went as a delegate to the National Convention of Building Managers.



## PRIVATE SALES MARKET.

## SOUTH OF 59TH STREET.

LISPENARD ST.—E. H. Ludlow & Co. sold to Morris Weinstein for John P. M. Richards, of Spokane, Wash., the store and loft building 27 Lispenard st, near Church st, on lot 25x60. The Chas. F. Noyes Co. represented the buyer. The property is directly opposite the large plot running through from Lispenard to Walker street, acquired some months ago by the New York Telephone Co.

## Site for Loft Building.

15TH ST.—The Freehold Construction Co. (Nevins & Perelman) bought 153 to 159 W 15th st, four 3-sty buildings, on plot 80x103.3, near 7th av. The buyers are having plans prepared by Bernstein & Bernstein for the erection of a 7-sty loft building on the site.

21ST ST.—Louis Schrag sold for N. B. Sandborn, trustee for the estate of Wm. C. Martin, the 4-sty dwelling 155 West 21st st to a client.

## Purchaser for a New Loft Building.

25TH ST.—The Twenty-Fifth Construction Co., Henry L. Felt, president, sold 152 to 156 West 25th st, a new 12-sty loft building, on plot 56x98.9, to Morris Block, who gave in part payment 806 to 812 6th st, two 6-sty tenements, on plot 84x97, between Lewis st and Av D.

26TH ST.—Duross Co. resold for Frederick Ochse the property 432-434 West 26th st to Louis Schramm, the owner of the 9-sty adjoining warehouse. Mr. Ochse purchased this property about two months ago and intended to erect a stable.

## Activity in West 28th Street.

28TH ST.—Charles H. Freeman sold to an operator 252 and 254 West 28th st, a plot 49.9x98.9. The property is covered with old 4-sty front and rear buildings, and is located about 150 feet east of 8th av. Ames & Co. were the brokers in the deal.

33D ST.—Samuel H. Stone sold 261 to 265 West 33d st, a vacant plot, 60x98.9, located 100 ft, east of 8th av. This plot, which is directly opposite the Pennsylvania station, will be improved with a business building.

## New Owner Will Build in 36th St.

36TH ST.—The Holland Holding Co., Judson S. Todd, president, has sold 28 to 32 West 36th st, three old dwellings, on plot 50x98.9, between 5th and 6th avs. The buyer is an investor, who will improve the plot with a 12-sty loft building, to be ready for occupancy by May 1, 1911. The sellers acquired this plot from Wm. T. Elliott, representing John Wanamaker, of Philadelphia, in November of last year. The price paid by the new purchaser is something over \$250,000. Mr. Wanamaker held the plot at \$235,000. The new building, which is estimated to cost about \$160,000, will be under the management of the Underwriters Realty & Title Co.

37TH ST.—S. B. Goodale & Son have sold for Boehm & Boehm and for Arrowsmith & Dunn, the tenement properties 235 & 237 West 37th st. The purchaser is the Adams Realty Co.

46TH ST.—J. B. English sold for Kate Bissell to Maurice Wertheim the 4-sty dwelling No. 214 West 46th st, size 18.7 x100. Mr. Wertheim owns the adjoining houses, 206, 208, 210 and 212 West 46th, and has purchased this property to complete his 100-ft. frontage on which he will erect a new theatre and Cafe Chantant. Mrs. Bissell held the property at \$80,000.

## NORTH OF 59TH STREET.

62D ST.—Pease & Elliman sold for Judge Frederick De Witt Wells his residence at 117 East 62d st, a 4-sty American basement dwelling, on lot 16x67.11, between Park and Lexington avs. The

buyer is William H. Davidge, who will occupy the home after extensive alterations have been made.

70TH ST.—The Frank L. Fisher Co., sold for William H. Yawkey, 237 West 70th st, a 3-sty dwelling on lot 15x100.5.

82D ST.—John J. Kavanagh has sold to a client for occupancy 159 East 82d st, a 3-sty and basement dwelling on lot 19.2 x82. The same broker recently resold 163 East 82d st.

85TH ST.—Slawson & Hobbs sold for Mrs. W. Virginia Hill to a client for occupancy the 3-sty and basement brownstone and brick dwelling, 162 West 85th st, on plot 18.9x55x102.2.

91ST ST.—George T. Hollister sold 61 East 91st st, a 3-sty and basement stone front dwelling, on lot 17.5x100.8, between Madison and Park avs. J. Edgar Leaycraft & Co., were the brokers.

96TH ST.—Henry Schultz sold 177 East 96th st, a 5-sty flat, on lot 23x100.11, adjoining the northwest corner of 3d av. In exchange Mr. Schultz takes the 2-sty building on plot 75x100 at 103 to 107 West 108th st, near Columbus av. He will use it for garage purposes.

113TH ST.—Henry Barnett & Co. sold for Samuel Hirschberg the 5-sty flat with stores at 70 East 113th st, on lot 25x100.11.

114TH ST.—The Trustees of Columbia University sold, through William R. Ware, 528 West 114th st, a 4-sty dwelling, on lot 20 by 102.2, opposite the college campus. The property was purchased by the college as a residence for Frederick P. Keppel, the new Dean, but subsequently 427 West 117th st was bought and the college decided to dispose of the 114th st house.

118TH ST.—The Freehold Construction Co. (Nevins & Perelman) resold 133 West 118th st, a 3-sty and basement dwelling, on lot 20x100.11, to Samuel Kaufman for occupancy. Gladstone & Feinberg were the brokers.

134TH ST.—Henry Barnett & Co., in conjunction with Edward Schoenberg, sold 183 West 134th st, a 5-sty double flat, on lot 25x100.

BENNETT AV.—Albert C. Mitchell sold two plots of about 16 lots fronting on both sides of Bennett av, one block west of Broadway, between 188th and 190th sts. The plot on the west side of Bennett av has a frontage of 137.5 ft., with a depth of about 205 ft. The other parcel is directly opposite, on the east side of the avenue, and measures 100x100.3. The property is part of the Anna B. Gilson holdings in this section which were sold at auction about three months ago. The Ensign Realty Co. bought the three lots adjoining on the north and extending through to Broadway at the same sale.

## Builders Buy a Site.

EDGECOMBE AV.—William S. Baker sold for the Woodmont Realty Co. to the Sun Construction Co. the northwest corner of Edgecombe av and 165th st, a plot 80x140x116. On the site the purchaser will erect a 6-sty elevator apartment house.

5TH AV.—S. H. Raphael and J. G. Bassman sold for Schmeidler & Bachrach to a builder the block frontage on the west side of 5th av, from 138th to 139th st, a plot 200 ft. front by 100 ft. deep. The property is to be improved. Price, \$160,000.

## BRONX.

156TH ST.—Lautner & Blackner sold for Leo Levinson the plot, 50x100, on the south side of 156th st, 47 feet east of Morris av.

## Sale on Boston Road.

BOSTON ROAD.—E. Sharum sold to a client 1442 Boston road, a 4-sty double flat, 25x90, 95 feet east of Prospect av; 53 lots at Setauket Plaza, L. I., were taken as part payment.

BAYCHESTER AV.—Wm. Loeb sold for J. Philips four lots on the north side of Baychester av, near the Baychester station of the New York, Westchester & Boston Railroad.

BATHGATE AV.—D. & W. Mullins sold for Catherine Cox to Jeremiah McSweeney the northwest corner of Bathgate av and 180th st, a 3-sty dwelling, on plot 63x100.

NERIED AV.—Max Just sold the northwest corner of Neried av (238th st) and White Plains road, 100x85, to a client for an investment.

## Activity in the East Bronx.

PROSPECT AV.—Charles B. Coulter and John A. Steinmetz sold 2319 Prospect av, a 3-sty brick 2-family house, to John McCarthy, who gives in part payment a dwelling on the west side of New York av, 40 feet north of Remsen st, at Jamaica, L. I.

SOUTHERN BOULEVARD.—William S. Patten and J. L. Van Sant sold to an investor 1226 and 1228 Southern Boulevard, two 4-sty flats, each on plot 30x100. A. J. Koch was the broker. The sellers acquired the property last June.

VALENTINE AV.—Lautner & Blackner sold for Annie Jones the 3-sty dwelling, on lot 25x100, at the northwest corner of Valentine av and Bedford Park Boulevard.

## LEASES.

Oscar D. & Herbert V. Dike have leased for Revillon Freres the store, basement and first loft at 17 West 34th st to Ida E. Cole.

Senior & Stout have leased for Louis Berger the first loft at 1045 6th av, to John Geerin and Edward Smith for a term of years.

Daniel H. Renton & Son have leased for Sonn Bros. the 4-sty American basement private dwelling 468 West 142d st to a client for a term of years.

J. Arthur Fischer has leased for the Jacox estate 150 West 48th st, for a term of years; also for E. E. Hahn the dwelling 236 West 46th st; also the two lofts in 688 6th av, to Thanos Zacharopoulos.

J. B. English has leased premises 152 West 48th st for Mrs. Chas. P. Craig to a client for a term of years; also for L. L. Hill premises 221 West 48th st; for Anna Eisen, premises 233 West 49th st; for Mrs. Kate Bissell, premises 218 West 46th st; for J. W. Howard, premises 242 West 45th st, and for Mrs. Frances A. Cohen, premises 244 West 52d st.

The Lewis H. May Co. has leased: for Epstein Bros. a loft at 129-33 West 27th st, to D. W. Hyman & Co. for a term of years; for Ludin Realty Co. a loft at 513-15 West 36th st, to Engs & Co.; for Davies Bros., a stable 517 East 37th st, to A. McLoughlin, and through S. Osgood Pell & Co. a private house at 57 West 76th st, for Dr. Franklin.

Duross Co. have leased the second loft in 689 11th av, for A. Smith & Sons to the Tilford New Shirt Laundry, for a term of years; for Charles W. Mayne the hotel at 452 West 14th st, to Ike Levy and Harry Albert, for a term of years; 156 11th av, for Michael F. Farley to the Society for Promoting the Gospel Among Seamen, for a term of years, and 243 West 19th st, for Mary McNally to Mrs. A. Killmartin.

H. C. Senior & Co. have leased for The Newark Realty Co., the 4-sty dwelling 106 West 74th st, to George E. Pearson; for Henry L. Scheurman, the 3-sty dwelling 35 West 60th st, to James Keogh; for Bolton Hall, the 4-sty dwelling 146 West 65th st, to Eugene Dewertt; for William Levy, the 3-sty dwelling 33 West 60th st, to Helen L. Newman; for Henry Trevor, the 4-sty dwelling 40 West 61st st, to Louis Franklin; for Bolton Hall, the 3-sty dwelling 107 West 63d st in conjunction with Flanagan & Sons to James Moran; for Mary B. Dooley, the 3-sty dwelling 224 West End av.



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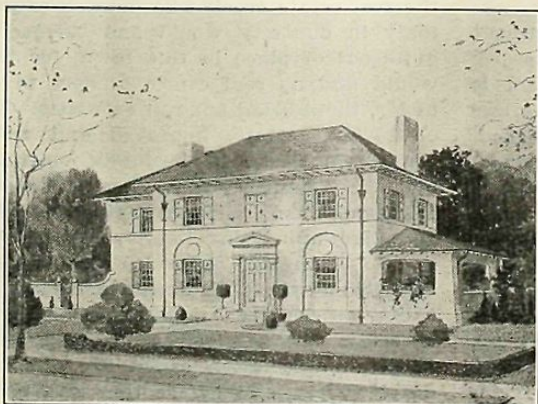
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## A Builder's Opportunity

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

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NEW YORK



## GREATNESS OF THE BRONX.

Notwithstanding Tunnels New York Will Grow Northward, Says Mr. Boynton.

The tunneling of the East and North Rivers will not deter the growth of the Bronx, is the contention of Mr. Edward B. Boynton, of the American Real Estate Company, who is of the firm belief that the Bronx will have a population of 1,000,000 within the next decade. In speaking of prevailing conditions he said:

"The outlook for the Fall in the real estate field is, on the whole, good. While the Summer just past has not been as active as some predicted it would be, the general undertone of the market is strong and healthy. The condition of the money market has improved over that of six weeks ago; short-time money is plentiful and there is every likelihood that there will be ample funds available for legitimate mortgage loans by November 1.

"The census figures recently announced furnish some very interesting information. The density of population has moved northward in Manhattan—as business has moved northward so the population has moved. The greatest growth of New York for a century past has been northward, and notwithstanding the building of bridges and tunnels east and west, during the past ten years, New York has still continued to grow—NORTHWARD. The Bronx Borough has had a greater percentage of increase than of any other borough, it having increased in population 114 per cent., while Brooklyn's increase was 40 per cent.; Queens' 85 per cent.; Richmond's 28 per cent., and Manhattan's 26 per cent.

"I regard the Bronx as the natural and logical line of expansion for New York proper, which is, of course, Manhattan. The Bronx is blessed with many natural advantages, having a diversified topography.

"Twenty years ago the Bronx had a population of 88,000. To-day its population is 430,000, and it is estimated that by the time the next census is taken it will be close to 1,000,000. This will be accomplished even if the percentage of increase is not so great as it has been during the last twenty years.

"There are many reasons why the great mass of people prefer to live the community life. They like to be where they can easily get to and from business and places of employment for a five-cent fare in a comparatively short space of time. There are many people in New York who have no money to buy a lot and build a home, and there are others who do not care to assume the heavy mortgage obligations but prefer to live the apartment house life which to them is more attractive than a detached home. Only 2 per cent. of the population of New York have incomes of \$5,000 or more. The greater part of the remaining 98 per cent., with varying incomes, live the apartment house life, and for this great mass the Bronx is building.

"As Manhattan is now practically built up with the exception of the upper Washington Heights and Dyckman sections, the only opportunity for growth northward is the Bronx, and those who have been students of the situation there believe more than ever in the greatness of the Bronx and in its continued and steady growth and prosperity."

—The following have been elected members of the Real Estate Board of Brokers: Frank Brooks of Brooks & Momand, 115 Broadway; E. P. Gaillard of Edward McVickar, Inc., 200 Broadway; Mark Rafalsky of Mark Rafalsky & Co., 527 5th av; Frank H. Tyler, 1183 Fulton st, Brooklyn, and Dominic A. Trotta, 149th st and 3d av.

## HOW THEY DO THINGS IN FRANCE

## Real Estate Brokers Unknown in Paris—Mortgage Loans Running From Twenty to Sixty Years.

MR. ELISHA SNIFFEN, Secretary of the Board of Brokers, on a recent trip to Europe visited a number of real estate agents in London and Paris for the purpose of gathering information in regard to property conditions and dealings in the old country. In a letter from Paris, dated August 26, he describes real estate business in France as follows:

To the Editor of the Record and Guide:

As requested by you, I give you a few of my observations on real estate conditions in Paris as they exist to-day. First, the principal real estate dealings in this city are leasing properties, and may be done by firms who style themselves "house agents;" these firms, as a rule, are also bankers.

In the business section the leases are, as a rule, made for 3, 6, 9 or 12 year periods and, unless otherwise stated in the lease, the lessee has the option, at the end of the first three-year period, to renew at the same rent for another period of three years; at the end of that period the same performance takes place, and so on, until the end of the 12-year term.

In the residential part of the city the leases of the apartments are generally made for 3, 6 and 9 years, with the same option to the lessee, unless specifically stated in the lease. In apartment houses, as a rule, the owner puts the premises in condition at the signing of the lease, but in leasing stores or buildings for business purposes, the contrary is the rule, for the lessee generally makes all the necessary alterations at his own expense, and, moreover, at the termination of the lease, or if for any other reason he leaves the premises, he is supposed to put the property back in the same condition as he found it, namely, without the alterations which were necessitated by his business. Hence, quite an extra expense is put on the lessee. I would add that in the residential sections, while the owner is willing to put the apartment in a certain order, if the tenant demands more than the landlord thinks necessary, he must share the expense.

## SIX MONTHS' NOTICE.

I have said that all leases in apartment houses are, as a rule, made for a 3, 6, or 9-year term, and never for 1 or 2 years. These leases are for apartments of from 2,000 francs upwards per annum, and in case the lessee desires to give up his premises at the end of the first 3-year period, he must give the owner six months' notice, in writing, and on a fixed date. In other words, if he wishes to surrender his apartment on July 1, he must give notice before 12 noon on December 31. Should he for any reason delay in giving such notice he cannot surrender his apartment for at least another six months, this being the law.

Wherever a room or small apartment is leased for less than 1,000 francs per annum, a memorandum of agreement is made out between the lessee and the lessor, with the Government Stamp affixed, setting no specified time for the termination of the tenancy, but subject to three months' notice on either side.

The commission paid to the agent for making the leases in either business or residential property is 5% of the first year's rent, and is paid by the owner of the property. When a lease is drawn up, either on business or residential properties, the lessee must immediately pay a registration fee for his lease, which fee is assessed at the rate of 2.50 francs per 1,000

francs; in other words, an apartment renting for 5,000 francs per annum, for the first term of three years, the lessee pays his registration fee on 15,000 francs, being the rent for 3 years at 5,000 francs per annum. Should he decide to continue for another three-year term, he must register his renewal under the same conditions.

## RISE IN RENT RATES.

It may interest you to know that during the last 10 years rents in average good localities have increased 33 $\frac{1}{3}$ %. And as in New York, residents are gradually leaving the centre of the city and moving out into the better suburbs, such as Neuilly, Passy, and Auteuil, on account of the encroachments of business.

Five years ago there were no stores of any kind on the Champs Elysées, which is one of the finest residential avenues in Paris, being a continuation of the Tuileries Gardens down to the Arc de Triomphe, on the other side of which it continues under the name of the Avenue du Bois de Boulogne, the most expensive residential quarter of Paris. To-day, from the Rond Point des Champs Elysées, the site of the Grand Palais, up to within a block or so of the Arc de Triomphe, on both sides of this fine avenue you will find large business houses which seem to be doing a flourishing business, for there is hardly a vacancy to be found on either side, and this represents a distance of about a mile. Round the Place de l'Etoile (Arc de Triomphe) there have been built of late years some of the largest and most modern hotels in Paris, which are largely frequented by Americans. Like our 5th av, above 59th st, the beautiful Avenue du Bois de Boulogne is still occupied solely by residential houses, and it is a question whether business will ever be allowed to disfigure this beautiful quarter.

## NO NEW CONSTRUCTION IN THE BUSINESS SECTION.

To-day the most central and the finest business section is that block bounded by the Avenue de l'Opéra, to the Louvre on the northeast, from the Louvre to the Place de la Concorde on the east, by the Rue de Rivoli and by the Rue Royale from the Concorde to the Madeline south, and by the Grand Boulevards through the Place de l'Opéra up to about the Chaussée d'Antin, a little above the Opéra itself. In this section there has been hardly any building done the last 10 years; old buildings have been renovated and improved, but no new buildings have gone up, nor has there been, practically, any sale of property; this is one of the most interesting features about Paris, where property is held by one family from generation to generation, and when any improvement is made on the same, as a rule, it is made by the lessee.

The so-called "curb stone broker" and the real estate crook who flourish exceedingly in our city would find themselves quite out of place in this town, for they would find no real estate brokers to cut under, there being none in existence. The entire real estate, improved and unimproved, in Paris, is absolutely controlled by notary publics, called here "notaires." These notaires are, after a most thorough investigation, licensed or accredited by the Government. There are 120 such notaires in Paris, each one in a certain locality, as the law compels them to be at a certain distance from each other. They have an association called the Chambre des Notaires and before they can either become notaires, or belong to such association, they must pass the closest



scrutiny first by the government and then by the *Chambre des Notaires*, which chamber is very much on the lines of our New York Stock Exchange.

The profession of *Notaire* is one of the most honorable in France, and no man can become a *notaire* unless one of these 120 should die or retire, and his estate desire to sell his "Etude," as his business is called, the price of same being determined according to the value of his clientèle. The code of ethics of the *Chambre des Notaires* is of the very highest, and the members pay the strictest attention to their special line of business. For instance, if one of these *notaires* were found to be operating on the Stock Exchange, either on his own account or for one of his clients, within 24 hours he would be dismissed from the chamber and the Government would rescind his license, and an equitable price be put on his business, which would be sold immediately, there being always many men awaiting an opportunity to buy an "Etude." Thus, widely different from our own country, real estate is absolutely controlled in France.

Very different from our custom of brokers splitting commissions is the habit here. Should a client of one *notaire* wish to buy a piece of property in a certain section in which his personal *notaire* did not act for the estate or owner, he, the *notaire*, would immediately locate his colleague in that particular section, but he would only receive one-third of the fee, even though he brought the buyer himself. Moreover, in selling property, it is the purchaser who immediately upon the transaction being carried through, pays a fee of at least 10%, of which the *notary* gets from 1 $\frac{3}{4}$  to 2%, and the rest goes to the Government (never less than 8%), and is used for various purposes. So that after you have figured out a real estate proposition here from the owner's standpoint, you may well come to the conclusion that he has somewhat of a "cinch." Most of the property here is held in fee, leaseholds or ground leases being hardly known, being certainly rather the exception than the rule. It is the *notaire* who keeps all the title-deeds and papers belonging to the properties in his possession.

The height of all buildings is limited by law to six stories. There was quite a little building activity about three years ago, when the trouble existed between the Church and the State. At that time the Government sold over 400,000 meters (frontage) of property mostly unimproved, a part of which, however, was covered by buildings owned by the Church. This property was sold at a low price and it averaged from 100 francs to 400 francs per square meter; it was located for the most part in the suburbs of Passy and Auteuil, also in the district of Les Invalides, this last being a part of the *Faubourg St. Germain*. The ever far-sighted operator jumped in and bought the principal part of this property; the large insurance companies kept themselves aloof from the proposition, not wishing to get into trouble with their clients, present and prospective, who might have religious preference.

The property was at once sub-divided and sold to builders, who proceeded to build apartment houses adapted to the needs of each of the particular neighborhoods in which their property was situated, some being very high-class and others medium, but all of the most modern and up-to-date construction. The Government sold this property on an absolutely cash basis. When a builder wants financial accommodation he goes to the *Credit Foncier*, which is controlled by the Government, and they make him a first mortgage loan on about 66 $\frac{2}{3}$ % of the value. The length of this loan running from 20 to 60 years, the average loans over here be-

ing made for about 30 years. The rate of interest asked for these loans is 4% and the cost of getting the loan is from 1 to 1 $\frac{1}{2}$ %. If the builder required assistance for putting up his house, he went to the *Sous Comptoir des Entrepreneurs*, an association in touch with the *Credit Foncier*, but not absolutely controlled by it, which would advance the necessary money as the building progressed. The rate of interest for such loan being also 4%, and the cost for getting same equivalent to the cost of a permanent loan.

#### BASIS OF VALUES.

Should an owner have a piece of property free and clear, improved or unimproved, and should he desire a loan from the *Credit Foncier*, the loan is made on the basis of an appraisal of values made by them.

When a property is sold here in Paris, it is generally sold on a 4% basis net; in other words, a building that brings in 100,000 francs per annum, net, would sell for 2,500,000, no more, no less; the owner must show, through his *notary*, his full set of accounts and give bona fide proof of his absolute income; it is the owner of a house who pays the insurance, heating, water and light for the staircases; the proprietor, besides the rent, charges 5% to the tenant for charges de maison.

In some instances a few buildings in the very finest sections bring in but 3% per annum, on the investment, but 4% net is the usual figure allowed to work on as a basis.

After boiling all these facts down, you will see that leasing is about the only real estate line, there being rarely any speculation.

Of recent years, on account of better transportation facilities all over Europe, business has suffered greatly in Paris. At present this city feels the same stagnation that other cities suffer from, and principally in that branch of trade in which they dealt for the most part with Americans.

Now, instead of spending all his money in Paris and London, as he did formerly, the American and his family distribute it all over Europe, visiting Italy, Switzerland, Germany, etc., but this is simply an instance of evolution, and France must accept the inevitable as other countries have done, who once thought that they owned all Europe.

#### PUBLIC IMPROVEMENTS.

With reference to the absorbing question of congestion in great cities, all over the world, Paris has been quite active. The present government is seriously considering the question of carrying out the prolongation of the *Boulevard Haussmann*, and the question of voting the sum necessary for this work was brought before the Parliament last session, and most of it was voted. *Baron Haussmann*, after whom this boulevard was named, was a prominent man in the Third Empire, and is known for his enthusiastic work in opening up and beautifying the city. This work was begun during the last three or four years of the Empire (1867-1870), and afterwards on the left bank of the Seine, a similar work was begun in opening up the *Boulevard Raspail*, which work, after nearly 20 years, is nearing completion.

In the meantime, for the completion of the *Boulevard Haussmann*, which will give a long, wide uninterrupted street from the *Arc de Triomphe* to the *Grand Boulevard*, joining the boulevards in the vicinity of the *Boulevard Montmartre*, it will be necessary to buy out the owners of many old buildings and cut through old and crooked streets. When finished this will be a magnificent main thoroughfare, and should greatly aid the traffic in the centre of the city.

There is also talk of continuing the *Rue de Rennes*, a straight street running from

the *Gare Montparnasse* to the *Place Saint Germain des Prés*, on the left bank of the Seine, which practically ends to-day at the *Boulevard Saint Germain*. It is hoped that a plan may be found by which this street will be continued to connect with the *Pont Neuf* directly, instead of continuing its present winding course through old and narrow streets, but the question of interfering with many very old and valuable historical buildings, prevents a rapid solution of this question. It will be a great boon to the traffic, but it will be gained, no matter which route is chosen for it, by the loss to the city of some of its most treasured relics.

I hope that out of this mixed talk you will find something that may be of interest to your readers and with that feeling, beg to remain,

Very cordially yours,

ELISHA SNIFFIN.

#### NEXT YEAR'S BUDGET.

##### The Board of Estimate Decides Not to Increase Expenditures.

At yesterday's meeting of the Board of Estimate acting Mayor Mitchel and Comptroller Prendergast stated that an effort would be made to keep the budget for 1911 within the amount appropriated for this year.

A resolution was passed, instructing the Comptroller to prepare for the consideration of the board a tentative budget for 1911 to be submitted on Friday, October 14. Mr. Prendergast said that different city departments have not kept their promise to reduce expenses, and in order to promote economy and efficiency it was necessary for the Board of Estimate to declare publicly that the budget for the next year should not exceed the sum of \$163,130,270.37 appropriated for this year.

#### REAL ESTATE NOTES.

Ernest Hall Coolidge, of 960 East 163d st, has been appointed rental agent by the Emull Realty Company, for their new building, "The Lorem," at the southwest corner 163d and Fox sts. He has also been appointed rental agent for the houses owned by the Meehan Building Company on Manida st, the Hunts Point section, and others owned by the Kellwood Realty Company, on Seneca av and Kelly st.

The well known real estate firm of J. Romaine Brown & Co., 53 West 33d st, will move on or about the 20th of this month to the Tilden Building, 105-108 West 40th st., where they have taken a suite of offices on the front of the 6th floor. This will give them larger quarters in which to carry on their constantly growing business. J. Romaine Brown, the senior partner of this firm, started in the real estate business May 1, 1855, at 1235 Broadway, then he moved to the northwest corner of 34th st and Broadway, between 33d and 34th sts, then to the southeast corner of 33d st and Broadway, then to 59 West 33d st, under the Alpine, where he was for 15 years, until moving to their present address, 53 West 33d st, which they altered for their business and which they have occupied for the past ten years.

Twenty-three years ago a partnership was formed and since that time the firm of J. Romaine Brown & Co., has consisted of Messrs. J. Romaine Brown and A. P. W. Kinnan. On account of the march of improvements, it was necessary for them to move from their present location as all the buildings on the block front of Broadway between 33d and 34th st, will be torn down and a modern hotel will be erected thereon.



# LAND VALUE MAPS OF TAX DEPARTMENT

## REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK CITY

Frontage Values of All Property Upon Which Assessments for 1910 Are Based—Only Method By Which Comparisons Can Be Made Satisfactorily.

THE Department of Taxes and Assessments has prepared real estate maps showing the value of the land as assessed for this year. These maps are published as supplements to the regular assessment lists for the purpose of assisting in the consideration of applications for reduction and satisfying complaints when assessments are equitable and in order to bring about a more uniform assessment of land values.

Mr. Lawson Purdy, President of the Board of Tax Commissioners, is anxious that all persons familiar with values should obtain copies of the maps and as soon as practicable make their recommendations for the assessment for 1911. The best way in which to make such recommendations is to send a page of the map with the values indicated by red ink, which in the judgment of the person marking the map represent the actual value of the land.

The land value maps, published for the first time in 1909, were such a success from every point of view that the Board of City Record has made provision for the regular publication of similar maps and for their sale by the Supervisor of the City Record.

These maps are drawn with the streets clear of printed matter to allow for the recording in the streets of the frontage values. The front foot values upon which assessments for 1910 are based is recorded on the map. Where the frontage value changes in any given block, the change is indicated by marking the frontage value at two or more places along the block. Whenever it occurs that a piece of acreage property has frontages upon one or more streets, the value of a lot or lots 100 feet deep fronting on each of the streets surrounding the tract is estimated and marked as frontage value in the streets.

The method of assessment by the ascertainment of unit value has been long in use in the Department, but the units have never before been displayed upon the scale presented by these maps, nor has the method been employed in exactly this form in the case of suburban tracts of large size and varying topography.

Owners of real estate, brokers and appraisers are invited to co-operate with the Department in order that this publication may be of the greatest use. Mr. Purdy stated that the Department will be grateful for criticism, and especially when critics accompany their suggestions with evidence to prove their assertions. It should be borne in mind that the Department must be prepared to sustain assessments in court.

"The preparation of these maps," he said, "was in itself of great advantage to the men who make the assessments, because they were obliged to consider the values in all parts of their districts in their relation to all other places. The publication has been of great value to the Department because it renders it easy for all well-informed persons to make suggestions to the Department for the revision of the assessment the following year.

"The mode of presentation of values is the only method by which comparison can be made satisfactorily. All the figures in the streets indicate the value per front foot 100 feet deep, exclusive of any corner influence. Thus every figure is comparable with every other figure. The values in the unplotted areas indicate the value per acre. The figures are placed as nearly as possible at the center of the tract, which is rated at the value per acre, and as far as possible topographical conditions of a local character are eliminated in fixing these values. Thus a tract of land might be rated at \$1,000 an acre, and five acres of it might be assessed for only \$500 an acre. That particular five acres was swampy.

"Last year the maps were published in limited number as a supplement to the report of the Tax Department, and the applications far exceeded the number printed. While three times as many copies have been printed this year the supply is likely to be exhausted at an early day and application should be made promptly. The Supervisor of the City Record, 96 Reade st, will mail a copy for any borough upon receipt of one dollar. The convenience of the public was considered in fixing the price at one dollar, including postage, so that any one could send a dollar bill if he so desires."

### MUNICIPAL IMPROVEMENTS.

#### HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

MONDAY, SEPT. 19TH.

HAVEN AV, from 170th st to Fort Washington av, 10 a. m.

UNNAMED ST, from Amsterdam av to Audubon av, 2 p. m.

PAYNTAR AV, from Vernon av to Van Alst av (Queens), 11 a. m.

MAGENTA ST, from White Plains rd to Colden av, 10 a. m.

LUDLOW AV, from Tremont av to Whitlock av, 10.30 a. m.

THROGG'S NECK BOULEVARD, from Eastern Boulevard to Shore Drive, 2.30 p. m.

ST. GEORGE'S CRESCENT, from East 206th st to Van Cortlandt Park, 12 m.

RICHARD ST, from Bronx and Pelham Parkway to Morris st, 1.30 p. m.

EAST 222D ST, from Seventh av to the Hutchinson river, 2 p. m.

BRONX BOULEVARD, from Old Boston Post road to 242d st, 2.30 p. m.

TUESDAY, SEPT. 20TH.

WALTON AV, from 167th st to Tremont av, 10 a. m.

LUDLOW AV, from Tremont av to Whitlock av, 11 a. m.

ZEREGA AV, from Castle Hill av to Castle Hill av, 1 p. m.

LACOMBE AV, from Bronx river to Westchester Creek, 2 p. m.

FOURTH AV, from Monroe av to Tompkins av (Richmond), 2 p. m.

ELIZABETH ST SEWER, Richmond, 2 p. m.

SEAMAN AV, from Academy st to Dyckman st, 11 a. m.

WEDNESDAY, SEPT. 21.

RIVERSIDE DRIVE, from 158th st to 165th st, 3 p. m.

EAST 177TH ST (Wyatt st).

WINANT ST SEWER (Richmond), 11 a. m.

TREMONT AV, from Aqueduct av to Sedgwick av (Closing), 1 p. m.

CASTLETON AV, from Columbia av to Jewett av (Richmond), 2 p. m.

THURSDAY, SEPT. 22D.

BAKER AV, from Baychester av to City Line, 9.30 a. m.

NORTHERN AV, north of 181st st, 11.30 a. m.

HILLSIDE AV, from Nagle av to Nagle av, 1 p. m.

STUYVESANT PLACE, from U. S. Government Property to Wiener place, 1 p. m.

HILLSIDE AV, from Nagle av to Nagle av (Assess), 2.30 p. m.

FRIDAY, SEPT. 23D.

EAST 174TH ST, from West Farms road, to Bronx River av, 1 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU STREET.

Tuesday, September 20, 1910.

New York Dock Railway. Application for permission to exercise franchise and rights. 11.30 a. m.

Wednesday, September 21, 1910.

Long Island Railroad Company. A re-hearing as to stations and station platforms. 3 p. m.

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

Thursday, September 22, 1910.

Long Island Railroad Company. Alteration of grade crossings at 18th st, Whitestone, and at 5th av, Whitestone. 2.30 p. m.

#### PUBLIC HEARINGS.

DELANCEY ST.—The Board of Estimate proposes to change the map so as to lay out as an addition to Delancey st a parcel of land heretofore laid out and acquired for the purposes of the Department of Bridges in the Borough of Manhattan. A meeting of said Board will be held in the Old Council Chamber, City Hall, on Sept. 23, 1910, at 10.30 o'clock a. m., at which such proposed change will be considered by said Board.

The parcel of land required is described as follows: Beginning at a point in the easterly line of Norfolk st, distant 202.59 feet northerly from Broome st; thence easterly 200.25 feet to the westerly line of Suffolk st, at a point distant 202.49 feet northerly from Broome st; thence northerly along the said line a distance of 49.85 feet; thence westerly a distance of 200.37 feet to the easterly line of Norfolk st; thence southerly along the said line a distance of 50 feet to the point or place of beginning.



THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, and 203 Montague St., Brooklyn \$3,000,000 Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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SLAWSON & HOBBS

Real Estate 162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Sept. 17.

(At 1.30 P. M. on the premises.)

156 Bronx lots at Baychester adj Pelham Bay Park.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. Sept. 17.

No Legal Sales advertised for this day.

Sept. 19.

Prospect av, Nos 1405 & 1407 n w cor Jennings Jennings st, No 775 st, 43x90.10x67.7x 74.5, 5-sty bk tnt & str. Max Kahler et al; agt Louis Schulze et al; Ferriss, Roeser & Storck, att'ys, 165 Bway; Albt P Massey, ref. (Amt due, \$10,819.49; taxes, &c, \$2,343.76; sub to a first mt of \$35,000.- Mt recorded April 26, 1905. By Jos P Day.

Sept. 20.

13th st, No 161, n s, 100 e 7th av, 20x103.3, 3-sty & b bk dwg. American Swedenborg Printing & Publishing Society agt Antonia A Rost et al; F J Worcester, att'y, 280 Bway; Wm J Murray, ref. (Amt due, \$6,666.58; taxes, &c, \$300.) Mt recorded Oct 1, 1903. By Saml Marx.

Thompson st, Nos 218 & 220, e s, 225 n Bleeker st, 50x85, 6-sty bk tnt & str. Edw L Part-ridge, trustee, agt Saul Wallenstein et al; Huntington, Rhineland & Seymour, att'ys, 54 William st; Geo W Clune, ref. (Amt due, \$51,919.95; taxes, &c, \$1,230.) Mt recorded Dec 30, 1904. By Jos P Day.

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

8th av, No 750 | n e cor 46th st, 25.5x100. 46th st, No 249 | 8th av, No 752, e s, 25.5 n 46th st, 25x100. 46th st, No 247, n s, 100 e 8th av, 25x100.5. 6-sty bk office loft and str bldg. Sheriff's sale of all right, title, &c, which Metropolitan Mercantile & Realty Co had on Oct 29, 1909, or since; Fredk C Pitcher, att'y, 56 Pine st; Jno S Shea, sheriff. By Danl Greenwald. Sept. 21.

Walton av, w s, 468.9 s Fordham rd, 318.9x 101.5x317.11x101.6, vacant. Hamilton Securities Co et al agt Walton Building Co et al;

Fletcher, Sillocks & Leahy, att'ys, 165 Bway; Colin W MacLennan, ref. (Amt due, \$93,- \$43.63; taxes, &c, \$—) Mt recorded Jan 8, 1910. By Herbert A Sherman.

Belmont av, No 2142, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.10, 2-sty bk dwg & vacant. Italian Savings Bank of the City of N Y agt Cesare Pianisani et al; Jno E Wayland, att'y, 258 Bway; Adelm H Burd, ref. (Amt due, \$10,021.64; taxes, &c, \$243.84.) Mt recorded March 22, 1909. By Jos P Day.

West End av, No 195 s w cor 69th st, 25.5x100. 69th st, No 300 | 5-sty bk tnt & str. Maximilian Fleischmann Co agt Emanuel Kapelsohn et al; Jackson, Arnold & Fleischmann, att'ys, 1 Mad av; Jno J Delany, ref. (Amt due, \$38,665.08; taxes, &c, \$46.) Mt recorded May 28, 1907. By Jos P Day.

100th st, No 333, n s, 137.6 w 1st av, 37.6x 100.11, 6-sty bk tnt & str. Mary H Smith et al exrs, &c, agt Israel Feit et al; Harrison, Elliott & Byrd, att'ys, 59 Wall st; J Campbell Thompson, ref. (Amt due, \$32,- \$77.75; taxes, &c, \$925.99.) Mt recorded June 28, 1905. By Herbert A Sherman.

56th st, No 233, n s, 250 w 2d av, 25x100.5, 5-sty bk tnt & str. Wilhelmine Braun agt Louis Sroka et al; Louis W Osterweis, att'y, 170 Bway; Arthur G Stiles, ref. (Amt due, \$7,243.74; taxes, &c, \$513; sub to a first mt of \$20,000.) Mt recorded April 15, 1908. By Daniel Greenwald.

Clinton av, Nos 1326 to 1332 e s, 193.2 n 169th st, Boston rd, Nos 1315 to 1323 | 142.5x200.6 to Boston rd, x142.7x153.1, 1-sty bk garage, 1-sty bk str, 2-sty fr dwg & vacant. Westchester Avenue Realty Co agt Boston Road Realty & Garage Co et al; Jacob M Kram, att'y, 150 Nassau st; Isidor Wels, ref. (Amt due, \$26,853.98; taxes, &c, \$57; sub to two prior mts aggregating \$83,000.) Mt recorded Sept 4, 1909. By Jos P Day.

3d av, No 4288, e s, 255.2 n 178th st, 50x108.2 x49.11x106.1, 6-sty bk tnt & str. Isidor Cline agt Northwestern Realty Co et al; Lese & Connolly, att'ys, 35 Nassau st; Francis W Pollock, ref. (Amt due, \$11,408.06; taxes, &c, \$2,347.31; sub to a first mt of \$35,000.) Mt recorded May 14, 1907. By Jos P Day.

3d av, No 4284, e s, 205.2 n 178th st, 50x106x 49.9x104, 6-sty brk tnt & str. August Levy agt Northwestern Realty Co et al; Lese & Connolly, att'ys, 35 Nassau st; Francis W Pollock, ref. (Amt due, \$10,433.61; taxes, &c, \$2,314; sub to a first mt of \$35,000.) Mt recorded May 14, 1907. By Jos P Day.

Sept. 22.

Allen st, No 163, w s, 175 s Stanton st, 25x 87.6, 5-sty bk tnt & str. Jos L Buttenwieser agt David Greenfest et al; Strouse & Strauss, att'ys, 261 Bway; Augustine R McMahon, ref. (Amt due, \$9,884.50; taxes, &c, \$57.75; sub to a first mt of \$22,000.) Mt recorded Aug 21, 1909. By Jno L Parish.

10th st, No 311, n s, 220.6 e Av A, 25x94.9, 5-sty bk tnt. Julian Mandel agt William Schwartz et al; Saml I Frankenstein, att'y, 115 Bway; Jos S Rosalsky, ref. (Amt due, \$2,846.13; taxes, &c, \$—; sub to a first mt of \$27,000.) Mt recorded June 1, 1907. By Saml Marx.

THOMAS DIMOND

All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET NEW YORK Works: West 33d Street West 32d Street Tel., 1085 Murray Hill

Madison av, Nos 1400 to 1406 | n w cor 97th st, 97th st, No 17 | 100.11x95, 6-sty bk tnt & str. Chas Brownold agt Hattie Hess et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Bway; Abraham Goldsmith, ref. (Amt due, \$35,856.01; taxes, &c, \$161.) Mt recorded April 11, 1907. By Jos P Day.

Wadsworth av, No 294, w s, 166.1 n 187th st, 23.8x95, 3-sty brk dwg. Emma C Sillocks agt Thos J Meehan et al; Fredk A Southworth, att'y, 68 William st; S Stanwood Menken, ref. (Amt due, \$8,202.74; taxes, &c, \$150.) Mt recorded Sept 1, 1905. By Saml Goldsticker.

Sept. 23.

Madison av, No 747, e s, 33.9 s 65th st, 16.8x 60, 4-sty & b stn dwg. Edw Born et al agt Hubbard W Mitchell; Eisman, Levy, Corn & Lewine, att'ys, 135 Bway; Wm A McQuaid, ref. (Amt due, \$8,146.95; taxes, &c, \$10.) By Jos P Day.

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

Wooster st, No 9, w s, 137.4 n Canal st, 21.4x 100x21.2x100, 4-sty bk tnt & str. Wm Georgi agt Theonas J A Humbert et al; Henry A Vieu, att'y, 320 Bway; Gerald J Barry, ref. (Amt due, \$2,739.48; taxes, &c, \$369.88; sub to a mt of \$500.) Mt recorded Aug 17, 1905. By Jos P Day.

Cathedral Parkway, n s, 375 e 7th av, 150x 70.11, vacant. Equitable Life Assurance Society of the United States agt Harry L Toplitz et al; Action No 2; Alexander & Green, att'ys, 120 Bway; Henry P Keith, ref. (Amt due, \$63,555.51; taxes, &c, \$2,962.86.) Mt recorded Feb 20, 1900. By Saml Marx.

Sept. 24.

No Legal Sales advertised for this day.

Sept. 26.

102d st, No 110, s s, 175 w Columbus av, 25x 100.11, 5-sty bk tnt & str. Sheriff's sale of all right, title, &c, which Ann T Slowey had on July 13, 1910, or since; Fredk W Noble, att'y, 132 Nassau st; Jno S Shea, ref. By Daniel Greenwald.

Lexington av, No 1697, e s, 73.11 n 106th st, 27x82.9, 4-sty stn tnt & str. Wolf Mellis agt Hulda Cohn et al; Saml N Freedman, att'y, 280 Bway; Phelan Beale, ref. (Amt due, \$2,- 873; taxes, &c, \$572.10; sub to a mort of \$18,000.) Mt recorded May 29, 1909. By Jos P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending Sept. 16, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

117th st, Nos 523 & 525, n s, 248 e Pleasant av, 37.6x100.10, 6-sty bk tnt & str. (Amt due, \$25,815.75; taxes, &c, \$917.60.) Withdrawn. 83d st, No 166, s s, 149.8 w 3d av, runs s 102.2 x w 16.1 x n 50.2 x e .06 x n 52 x e 15.7 to beg, 4-sty stn dwg. (Amt due, \$10,912.03; taxes, &c, \$367.20; sub to a prior mt of \$7,000.) Benj R C Low, representing a party in interest. 8,085

\*134th st, No 56, s s, 509.10 w 5th av, 16.10x99.11, 3-sty & b bk dwg. (Amt due, \$1,155.39; taxes, &c, \$9.45; sub to a prior mt of \$6,500.) Jennie Pisko 7,889

\*Clinton av, No 1421, w s, 100 s Crotona Park South, runs s w 50 x w 50.6 x s 16.7 x e 100 x n 24 to beg, 2-sty fr dwg. (Amt due, \$2,265; taxes, &c, \$155.71.) Clara Lion 5,718

\*Webster av, No 2771 s w cor 198th st, 28.7x93.10x45.2x91.11, 3-sty fr tnt 198th st, Nos 394 & 396 | & str & two 1-sty fr str. (Amt due, \$9,483.61; taxes, &c, \$353.69; sub to a prior mt of \$15,000.) Ebling Brewing Co. 20,000

47th st, Nos 613 & 615, n s, 225 w 11th av, 50x100.5, 1, 2 & 3-sty bk & fr brewery. (Partition.) Henry Filey 24,900

92d st, No 26, s s, 57.7 w Mad av, 22x100.8, 4-sty stn dwg (voluntary). Adj sine die 44,500

74th st, No 3, n s, 100 w Central Park West, 20x102.2, 4-sty bk & stn dwg (admrs sale). L G Martin 44,500

Lenox av, No 26 s e cor 112th st, 100.11x100, two 7-sty bk & stn tnts 112th st, No 561 (voluntary). Bid in at \$225,000.

West st, Nos 396 & 397 | n e cor 10th st, 44.8x78.1x43x90, 3-sty bk bldg 10th st | with str (voluntary). Fred C Steffen, for a client 90,000

129th st, Nos 245 & 247, n s, 293.9 e 8th av, 37.6x99.11, two 3-sty bk & stn dwellings (voluntary). J M Tulley, for a client 16,000

138th st, No 221, n s, 258.6 w 7th av, 20x99.11, 4-sty bk & stn dwg (voluntary). B D Thompson 19,000

107th st, No 61, n s, 171 e Mad av, 17x100.11, 3-sty bk & stn dwg (voluntary). J L Wolf, for a client 9,500

West End av, No 698 | s e cor 94th st, runs s 18.5 x e 43 x s — x e 12 x n 94th st | 30.11 to 94th st, x w 55 to beg, 5-sty bk & stn dwg (voluntary). Bid in at \$38,000. 122d st, No 165, n s, 75 e 7th av, 15.8x100.11, 4-sty bk & stn dwg (voluntary). Bid in at \$19,000. 161st st, No 559, n s, 280.4 e Bway, 17.11x99.11, 5-sty bk & stn dwg (voluntary). J Schork 15,700

148th st, No 417, n s, 119 e Convent av, 18x99.11, 3-sty bk & stn dwg (voluntary). Bid in at \$13,850.

27th st, Nos 27 & 29, n s, 71.3 e Mad av, 28.10x24.9, 4-sty bk bldg. All right, title, &c (bankruptcy sale). J P Walsh 25,550

Riverside Drive, No 38, e s, 25.4 s 76th st, 18.9x95.8x irreg, 4-sty brk dwelling. All right, title, &c (bankruptcy sale). Kantrowitz & Esberg. 60,100

7th av, Nos 1971 to 1977, e s, 27.11 s 119th st, 73x100, two 5-sty bk tnts. All right, title, &c (bankruptcy sale). Kantrowitz & Esberg. 52,020

Bradhurst av s e cor 150th st, 99.11x25, vacant. All right, title, &c | 150th st | (bankruptcy sale). Kantrowitz & Esberg. 1,220

110th st, n s, 375 e 7th av, 150x70, vacant. All right, title, &c (bankruptcy sale). Kantrowitz & Esberg. 75,225

Jerome av, w s, 239.1 n Clarke pl, 50.6x246.5 to Inwood av, x50x139, vacant. All right, title, &c (bankruptcy sale). Kantrowitz & Esberg. 10,540

Pugsley creek at foot of E 150th st, Clason point, abt 16 acres. All right, title, &c (bankruptcy sale). Kantrowitz & Esberg. 5,600

Washington av, Nos 1152 & 1154 | n e cor 167th st, 65x127.1x65x126.11, two 167th st, Nos 481 to 491 | 6-sty bk tnts & str. (Amt due, \$21,- \$96.05; taxes, &c, \$1,666.89.) 481 E 167th St, Inc. 113,700

BRYAN L. KENNELLY.

108th st, No 155, n s, 82 e Lex av, 16.9x100.11, 4-sty stn tnt. 107th st, No 181, n s, 303 e Lex av, 17x100.11, 4-sty stn tnt. (Partition.) Anabella L Armstrong, party in interest. 21,300

SAMUEL GOLDSTICKER.

\*West st, Nos 98 & 99 | n e cor Cedar st, 47.2x64.9x46x55.6, 5-sty bk loft Cedar st, No 157 | & str bldg. (Amt due, \$21,132.77; taxes, &c, \$3,- 540.) Edmund Coffin 10,000

JACOB H. MAYERS.

Greenwich st, No 394 | n w cor Beach st, 25x79.10x25x79.8, 4-sty bk loft & Beach st, No 63 | str bldg. (Amt due, \$15,141.77; taxes, &c, \$579.58.) Emanuel Newman 34,400

DANIEL GREENWALD.

\*3d av, No 3621, n w s, abt 280 n 169th st, 25x118, 3-sty fr tnt & str. (Amt due, \$3,674.35; taxes, &c, \$—) Theresa Shueller 9,000

Henry st, No 89, n s, 185.7 w Pike st, 29x75, 3-sty bk synagogue. (Amt due, \$4,809.27; taxes, &c, \$501.92; sub to a prior mt of \$18,000.) Hyman Pollack, for a client. 24,110

8th av, Nos 750 & 752 | n e cor 46th st, 50.5x125x irreg, 6-sty bk str & 46th st | office bldg. (Sheriff's sale of all right, title, &c.) Withdrawn

HUGH D. SMYTH.

160th st, Nos 388 & 392, s s, 49 w Melrose av, 50x100, 2-sty fr dwg & 1 & 2-sty fr stable. (Partition.) A L Hayes 1,700

Table with 2 columns: Description and Amount. Total \$705,757. Corresponding week, 1909 912,137. Jan. 1st, 1910, to date 40,880,599. Corresponding period, 1909 47,724,134



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

# DEEP WATER-FRONT.

**BULKHEADS WITH PIER PRIVILEGES FOR RENT**  
**FACTORIES, FACTORY SITES, RAIL CONNECTIONS**  
Tel. 5307 COURT. **CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.**

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

## 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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

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

### CONVEYANCES

September 9, 10, 12, 13, 14 and 15.

#### BOROUGH OF MANHATTAN.

Attorney st, Nos 87 & 89, all title to seats in synagogue. Moses I Apfel to The Erste Galicianer Duckler Magen Abraham, a corp. B & S. Aug 27. Sept 13, 1910. 2:348. nom

Bedford st, No 42, e s, 20 s Leroy st, 20x60, 2-sty & b bk dwg. Jno T Clarke to Fredk Rabbe. Sept 3. Sept 12, 1910. 2:586—4. A \$6,000—\$6,500. 7,010

Charles st, No 88, s s, 112.6 e Bleeker st, 25x100, 5-sty bk tnt. Henry Schultz to Ninth Ward Realty Co. Mts \$30,000. Aug 5. Sept 10, 1910. 2:620—53. A \$12,000—\$30,000. nom

Charles st, No 17, n s, 214.2 w Greenwich av, 22x95, 4-sty & b bk dwg. Ella Burdge EXTRX Franklin Burdge to Margt O'Neil widow. Apr 14. Sept 13, 1910. 2:612—72. A \$11,000—\$13,500. 14,275

Cherry st, No 136, n s, 239.3 e Catharine st, 25.8x104.2, 5-sty bk tnt & str. Martin Garone to Frank Canino. Mt \$27,900. Sept 14, 1910. 1:253—11. A \$12,000—\$28,000. 100

Eldridge st, No 8, e s, 89.6 n e Division st, 22.1x65.6 with rights to 3 ft alley adj on s, 3-sty fr bk ft tnt & str. Saml Shemin of Bayonne, N J, to Fannie wife of Saml Shemin of Bayonne, N J. ½ part. Mort \$7,000. Sept 14. Sept 15, 1910. 1:293—1. A \$14,000—\$18,000. nom

Forsyth st, No 80, seat No 20 for males and No 20 for females in synagogue. The Congregation Shaarei Torah to Simon Bialos-tosky. Jan 15, 1908. Sept 9, 1910. 1:306. nom

Same property. Seats Nos 21 for males and 21 for females. Same to same. Jan 15, 1908. Sept 9, 1910. 1:306. nom

Goerck st, No 102, e s, 221.7 n Rivington st, 25x98.10, 5-sty bk tnt. Fishel Plancer to Abram Fistel. Mts \$23,500. Sept 12. Sept 13, 1910. 2:324—7. A \$16,000—\$27,000. 100

Greene st, Nos 192½ to 200, e s, 200 s 3d st, runs e 100 x s 25 x e 49.9 x s 122.9 to c l old Amity lane (closed), x n w 96.8 x w 57 to st, x n 121.10 to beginning, two 6-sty bk loft & str bldgs. Isaac Guggenheim & ano EXRS, &c, Jonas Sonneborn to Morris Guggenheim. ½ part. Mort \$190,000. on whole. Sept 14. Sept 15, 1910. 2:533—3. A \$170,000—\$275,000. 55,000

Lispenard st, No 12, s s, 100.11 e West Broadway, runs s 69.2 x w 0.6 x s 24.10 x e 24.6 x n 94 to st x w 24 to beginning. 5-sty stn warehouse. Release dower. Emma L Pinkney to Dell Realty Co. All title. Q C. Sept 9. Sept 10, 1910. 1:192—26. A \$18,000—\$24,500. nom

Madison st, No 125, n s, abt 85 e Market st, 25.4x100, 5-sty bk tnt. Louis W Prager to Geo H Corre. ½ part. All liens. Aug 30. Sept 9, 1910. 1:275—1. A \$12,000—\$. O C & 100

Mulberry st, Nos 305 to 311 | w s, 149.1 n Houston st, runs n 87.7 Lafayette st, Nos 325 to 331 | x w 17.9 to e s Lafayette (Elm) st x s 83.5 x e 33.3 to beginning, 7-sty bk loft & str bldg. Morris Weinstein to Anna R Morris. Mt \$55,000. Sept 12. Sept 14, 1910. 2:522—38. A \$21,000—P \$45,000. O C & 100

Nassau st, Nos 5 to 11 | s w cor Pine st, owned by party 1st part. Pine st

Wall st, Nos 14 to 20, n s | n w cor, owned by party 2d part as Nassau st, Nos 1 & 3, w s | lessee.

Agreement as to cornice projections, also as to connecting passageway, &c. The Hanover Natl Bank of N Y with Bankers Trust Co. Sept 8. Sept 9, 1910. 1:46. nom

Old Lawrence lane, n s, 155 e from 11th av, & at right angles to s s 76th st, runs e along n s said lane to point 175 e 11th av x s — to s s said lane x w 20 x n — to beginning. Martha E Antrim ADMRX Richard Somerindike to The Haynes Co. All title. Sept 8. Sept 9, 1910. 4:1167—part lot 58. 100

Pitt st, No 7, w s, 100 n Grand st, 25x100, 5-sty bk tnt & str. Abram Fistel to Fishel Plancer. Mt \$27,350. Sept 12. Sept 13, 1910. 2:341—57. A \$21,000—\$26,000. nom

Water st, No 428, n s, abt 70 w Market slip, 20x60, 5-sty bk tnt & str. FORECLOS, Sept 6, 1910. Jas Kearney referee to Isadore Bernstein. Mt \$8,000 & all liens. Sept 7. Sept 9, 1910. 1:250—59. A \$4,000—\$9,000. 4,000 over & above 1st mt

Water st, No 193, s e s, 64.8 s w Fulton st, 20x84x20.7x83.3, 5-sty bk loft & str bldg. Sarah B Miller to Chas E Miller. ½ part. All title. B & S. Sept 9, 1910. 1:74—40. A \$13,500—\$19,500. nom

Washington st, Nos 719 & 721 | n e cor 11th st, runs n 75 x e 11.5 & 11th st, Nos 337 to 345 | 86.8 x s 60 to n s 11th st x w 115.10 to beginning, 6-sty bk bldg & str. Chas G Tilghman to Llewellyn Realty Co, a corp. B & S. Mar 23. Sept 14, 1910. 2:634—47. A \$50,000—\$160,000. nom

2d st E, No 306, n s, 93 w Av D, 25x106.

Av D, No 54, e s, 22 s 5th st, 24.6x78, two 6-sty bk tnts & str.

Samuel Roessler to Leon Franzblau of Newark, N J. All liens. Sept 12. Sept 13, 1910. 2:372—48. A \$16,500—\$31,000; 360—7. A \$14,500—\$28,000. O C & 100

Same property. Leon Franzblau to Saml Roessler of Newark, N J. All liens. Sept 12. Sept 13, 1910. 2:360—372. O C & 100

4th st E, No 347, n s, 146 w Av D, 22x97, 3-sty bk tnt & str & 2-sty bk stable in rear. Louis Wolff to Isidor Zippert & Jos Joachim. Mt \$11,000. Sept 9. Sept 10, 1910. 2:374—46. A \$13,500—\$15,500. O C & 100

4th st E, No 100, s w s, 225 s e 2d av, 18.9x96.2, 3-sty & b bk dwg. Barnett Laighold et al to Victoria B Kremer. June 8. Sept 12, 1910. 2:445—16. A \$12,500—\$15,000. 450

4th st W, No 299 | s e cor Bank st, 18.4x65, 3-sty bk tnt & str. Bank st, No 50 | Bernhard D Kemper to Heinrich J Steeneck. Mts \$10,000. Sept 15, 1910. 2:614—7. A \$10,000—\$14,000. other consid and 100

8th st W, No 37, old No 109, n e s, 531.5 n w 5th av, 23x93.11, vacant. FORECLOS, July 21, 1910. Robt J H Powel referee to Lester W Ward. Sept 6. Sept 13, 1910. 2:572—part lot 62. A \$—\$. 24,500

Same property. Lester W Ward to T Edwin Ward & Henry W de Forest EXRS Althea R Ward. B & S & C a G. Mt \$14,500. Sept 6. Sept 13, 1910. 2:572. 24,500

11th st E, No 631, n s, 233 w Av C, 37.6x103.3, 6-sty bk tnt & str. Release mt. Martha W Weill to Joseph Golding. July 6. Sept 14, 1910. 2:394—53. A \$30,000—\$60,000. 1,000

Same property. Joseph Golding to Yetta Bauman. Mts \$60,000. Sept 6. Sept 14, 1910. 2:394. O C & 100

12th st W, No 66 (94), s s, 246.2 e 6th av, 19.4x103.3, 3-sty & b bk dwg. Helene Keatinge to Geo P Butler. Mt \$18,000. Aug 25. Sept 10, 1910. 2:575—22. A \$18,000—\$21,000. O C & 100

Same property. Geo P Butler to The Butler Estates. All liens. Sept 8. Sept 10, 1910. 2:575. O C & 100

18th st E, No 534, s s, 95.6 w Av B, 43.9x92, 6-sty brk tnt. Mt \$46,625.

18th st E, No 532, s s, 139.3 w Av B, 43.9x92, 6-sty bk tnt. Mt \$44,000.

Fidelity Realty Co to Leah Cohn of Cedarhurst, L I. Sub as above & all liens. Aug 24. Rerecorded from Aug 26, 1910. Sept 9, 1910. 3:975—32 & 34. A \$25,000—\$88,000. nom

20th st E, Nos 335 & 337, n s, 222.7 w 1st av, 35.8x92, 6-sty bk tnt & str. Jacob Klein to Bernard Golden. ½ part. All liens. Sept 2. Sept 9, 1910. 3:926—22. A \$17,500—\$45,000. nom

22d st W, No 203, n s, 17.3 w 7th av, 16.8x49.4, 4-sty bk tnt. Jennie I wife of Wm H Payne to Willie L Inman. 1-3 part. All title. Mt \$7,500 on whole. July 21. Sept 12, 1910. 3:772—43. A \$8,000—\$11,500. nom

24th st E, No 123, n e s, 275 s e 4th av, 25x98.9, 3-sty & b bk dwg. J Wesley Pullman to Leah E Swem of Brooklyn. Sept 7. Sept 9, 1910. 3:880—15. A \$25,000—\$30,000. 100

Same property. Leah E Swem to John Palmer. Mt \$20,000. Sept 9, 1910. 3:880. O C & 100

25th st E, No 317, n s, 375 w 1st av, 25x98.9, 4-sty bk tnt & str & 4-sty bk tnt in rear. Johanne Drewes to Louis Drewes, of Mamaroneck, N Y. Mt \$5,000. Sept 1. Sept 9, 1910. 3:931—13. A \$10,500—\$15,000. gift

28th st E, No 38, s s, 233.4 e Mad av, 20.10x84, 3-sty & b bk dwg. Jacob Fussell to Carrie C Fussell his wife. Sept 12. Sept 13, 1910. 3:857—51. A \$33,000—\$35,500. nom

32d st E, No 126, s s, 100 w Lexington av, 24.9x98.9, 2-sty bk stable. Edwin F Walton & Mary J his wife to Mitchell A C Levy. All liens. Sept 13, 1910. 3:887—84. A \$28,750—\$31,000. nom

Same property. Mitchell A C Levy to Edwin F Walton. All liens. Sept 13, 1910. 3:887. nom

36th st W, No 233, n s, 434 e 8th av, 18.6x98.9, 4-sty bk dwg. Morris F Hochstadter to Holland Holding Co. Mt \$18,000. Sept 15, 1910. 3:786—26. A \$14,000—\$17,500. O C & 100

37th st W, Nos 304 to 308, s s, 100.4 w 8th av, 73.7x98.9x74x98.9, two 4 & one 5-sty bk tnts & str & 2-sty bk bldg in rear & 3-sty fr tnt in rear. Charles Lehritter et al to Alfred L Anderson of Closter, N J. Sept 1. Sept 12, 1910. 3:760—48 to 50. A \$34,000—\$54,000. 100

Same property. Alfred L Anderson to Chas E Johnson of Plattsburg, N Y. Mt \$50,000. Sept 1. Sept 12, 1910. 3:760. O C & 100

38th st W, No 338, s s, 275 e 9th av, 25x98.9, 3-sty fr tnt & 4-sty bk tnt in rear. Esther Kinzler to Helen C Trowbridge. Mt \$15,000. Sept 15, 1910. 3:761—56. A \$12,000—\$14,500. O C & 100



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40th st W, No 208, s s, 143 w 7th av, 14.3x98.9, 4-sty bk tnt.  
 40th st W, Nos 212 & 214, s s, 171.6 w 7th av, 28.6x98.9, two 4-sty bk tnts.  
 Richard A Henriquez et al HEIRS, &c, Louis N Henriquez to Watson Vanderpoel of Brooklyn. Mts \$67,000. July 12. Sept 10, 1910. 3:789-47, 49 & 50. A \$37,500-\$46,500. nom  
 Same property. Watson Vanderpoel to Realty Holding Co. Mts \$67,000. Sept 8. Sept 10, 1910. 3:789. O C & 100  
 42d st E, No 350. Assign rents. Margt M Lynch to Royal Bank. Sept 14. Sept 15, 1910. 5:1334. nom  
 46th st W, No 214, s s, 197.9 w Broadway, 18.7x100.5, 4-sty stn dwg. Kate Bissell to Jacob Wertheim, Edw A Kerbs, N Y & Louis N Stein, of Rochester, N Y. Mt \$12,000. Sept 14. Sept 15, 1910. 4:1017-43½. A \$29,000-\$32,000. nom  
 46th st W, s s, 197 w Broadway, strip, 0.8¼x100.5. Rosalie S Phillips to Jacob Wertheim, Edw A Kerbs, N Y, & Louis N Stein of Rochester, N Y. B & S and C a G. Sept 8. Sept 15, 1910. 4:1017. nom  
 48th st E, No 319, n s, 250 e 2d av, 25x100.5, 5-sty bk tnt. Anthony Bongiorno to Philip Bongiorno son of Michl & Giuseppa Oresto. All title. Mt \$18,700. May 1. Sept 12, 1910. 5:1341-11. A \$9,000-\$22,000. 2,000  
 48th st E, No 321, n s, 275 e 2d av, 25x100.5, 5-sty bk tnt. Luigi Avezzano to Giovanni Mandaro. Mt \$20,000. Dec 30, 1909. Sept 14, 1910. 5:1341-12. A \$9,000-\$22,000. O C & 200  
 48th st W, No 238, s s, 183 e 8th av, 21x98.5x21x93.7, 3-sty bk dwg. Ella wife of Wm Wallace to Fredk W Fieder, Jr. B & S. Sept 12. Sept 15, 1910. 4:1019-56½. A \$23,000-\$24,000. nom  
 54th st W, No 432, s s, 383.4 e 10th av, 16.8x53.6x16.8x52.3, 1-sty fr str. Max Rosenthal to Ann Muldoon widow. Mts \$6,500 & all liens. Sept 12. Sept 14, 1910. 4:1063-49. A \$5,000-\$5,000. nom  
 55th st E, No 117, n s, 202.6 w Lexington av, 18.9x100.5, 5-sty bk dwg with 3-sty bk extension. Fredk G Bourne to Evelyn D Stevens. Aug 30. Sept 14, 1910. 5:1310-8½. A \$25,000-\$48,000. O C & 100  
 61st st W, No 153, n s, 266.8 e Amsterdam av, 16.8x100.5, 4-sty & b stn tnt. Anna H Stern to Edw H Proudman. Mt \$7,000. Sept 15, 1910. 4:1133-11½. A \$7,500-\$11,000. nom  
 62d st E, No 117, n s, 143 e Park av, 16x68.8x16x67.10, 4-sty stn dwg. Frederic DeWitt Wells to Wesley Thorn. C a G. Mt \$8,000. Sept 12. Sept 15, 1910. 5:1397-7. A \$15,000-\$24,000. nom  
 62d st E, No 117, n s, 143 e Park av, 16x68.8x16x67.10, 3-sty & b stn dwg. Wesley Thorn to Wm H Davidge. Mt \$20,000. Sept 14. Sept 15, 1910. 5:1397-7. A \$15,000-\$24,000. O C & 100  
 65th st W, No 168, s s, 150 e Ams av, 24x100.5, 5-sty bk tnt. Harris Yondelman to Juliet P Turner. Mt \$20,000. Aug 29. Sept 9, 1910. 4:1136-58. A \$13,000-\$24,500. nom  
 69th st E, No 33 & part No 35, n s, 150 w Park av, 25x100.5, 4-sty & b stn dwg & part 4-sty & b stn dwg. The Union Theological Seminary, N Y, to J Harper Poor of Easthampton, L I. July 28. Sept 13, 1910. 5:1384-30 & part lot 30½. A \$-\$. O C & 100  
 69th st E, No 37 and part No 35, n s, 125 w Park av, 25x100.5, 4-sty & b stn dwg & part 4-sty & b stn dwg. The Union Theological Seminary, N Y, to Anna L Poor, of Shelter Island, Suffolk Co, N Y. July 28. Sept 13, 1910. 5:1384-31 & part lot 30½. A \$-\$. O C & 100  
 70th st E, No 118, s s, 204.8 e Park av, 20x100.5, 5-sty bk dwg. Grace L wife of Theo W Luling to Emilie B wife of F Leonard Kellogg. B & S. June 14. Sept 15, 1910. 5:1404-64. A \$30,000-\$55,000. nom  
 71st st E, No 439, n s, 100 w Av A, 25x102.2, 5-sty bk tnt & str. Jacob Klein to Bernard Golden. ½ part. Mts \$28,500. Sept 2. Sept 9, 1910. 5:1466-20. A \$8,000-\$29,000. nom  
 71st st W, No 231, n s, 450 e West End av, 16.8x102.2, 3-sty & b stn dwg. Robt E McDonnell to Angela McDonnell. B & S. Mt \$19,000. Mar 1. Sept 12, 1910. 4:1163-19. A \$11,500-\$18,500. O C & 100  
 72d st E, No 417, n s, 325 w Av A, 25x102.2, 5-sty bk tnt. Henry Schultz to Ninth Ward Realty Co. Mts \$23,000. Aug 5. Sept 10, 1910. 5:1467-11. A \$9,000-\$23,000. nom  
 73d st E, No 211, n s, 160 e 3d av, 25x102.2, 5-sty stn tnt & str. Amy A C Montague to Lewis Earle. Q C & C a G. Mt \$21,000. Sept 12. Sept 15, 1910. 5:1428-7. A \$11,000-\$25,000. nom  
 75th st E, No 225, n s, 280 e 3d av, 25x102.2, 4-sty bk tnt & str. Armin H Mittleman to Benjamin Levy. All liens. Sept 2. Sept 15, 1910. 5:1430-12. A \$11,000-\$21,000. O C & 100  
 75th st E, Nos 116 & 118, s s, 150 e Park av, 50x102.2, 4-sty bk stable. Thomas Darcey to Elwood Banfield of Huntington, L I. Mt \$57,000. Sept 9. Sept 12, 1910. 5:1409-66. A \$40,000-\$58,000. nom  
 75th st W, No 120, s s, 260 w Columbus av, 20x102.2, 4-sty & b stn dwg. Eugene Vallens to Annie Davis. Mt \$24,000. July 6. Sept 13, 1910. 4:1146-43. A \$14,000-\$28,000. O C & 100  
 Same property. Annie Davis to Mamie G Arnold. Mt \$24,000. Sept 8. Sept 13, 1910. 4:1146. O C & 100  
 76th st W, No 158, s s, 241.6 e Ams av, 20.10x102.2, 4-sty & b bk dwg. Annie S H Geyser to Jno R Higbie of Babylon, L I. Mt \$24,000. Aug 27. Sept 13, 1910. 4:1147-55. A \$14,500-\$27,000. nom  
 79th st E, No 122, s s, 211 e Park av, 17x102.2, 4-sty stn dwg. Ignatius Rice to Edith Rice Jacobson. Dec 16, 1907. Sept 9, 1910. 5:1413-64. A \$20,000-\$27,500. O C & 100  
 84th st E, No 610, s s, 172.6 e East End av, 25.6x102.2, 5-sty bk tnt. Johanne Drewes to Louis Drewes, of Mamaroneck, N Y. Sept 1. Sept 9, 1910. 5:1590-48. A \$8,000-\$19,500. gift  
 85th st W, No 122, s s, 239 w Columbus av, 18.4x102.2, 4-sty & b stn dwg. Stronghold Realty Co to Veda E Snyder of Brooklyn. Mts \$20,000. Sept 7. Sept 9, 1910. 4:1215-42½. A \$10,000-\$20,000. O C & 100  
 86th st E, Nos 148 to 152, s s, 230 w 3d av, 76.8x102.2, three 5-sty bk tnts & str. FORECLOS (Aug 26, 1910). Edw L Parris ref to Hortense B Fischer. Sept 15, 1910. 5:1514-46 to 48. A \$58,500-\$107,500. 115,800  
 86th st E, No 508, s s, 123.3 e Av A, 24.9x102.2, 5-sty bk tnt. Johanne Drewes to Louis Drewes, of Mamaroneck, N Y. Mt \$10,000. Sept 1. Sept 9, 1910. 5:1582-47. A \$8,500-\$18,000. gift

86th st W, Nos 120 & 122, s s, 205 w Col av, 40x106.10, two 4-sty & b bk & stn dwgs.  
 86th st W, Nos 172 & 174, s s, 30 e Ams av, 40x102.2, two 4-sty & b bk dwgs.  
 Lena Weil to Emanuel Heilner, Moses J Wolf & Nathan L & Leon Ottinger. All liens. Sept 9, 1910. 4:1216-41, 42, 63 & 63½. A \$66,000-\$121,000. nom  
 88th st E, No 404, s s, 80 e 1st av, 26x100.8, 4-sty bk tnt. Bella Klein to August Lauter & Jos A Blackner. Mts \$17,200. Sept 1. Sept 12, 1910. 5:1567-45½. A \$9,000-\$17,000. O C & 100  
 89th st E, No 311, n s, 200 e 2d av, 25x100.8, 5-sty bk tnt. Fredk E Straub to Franz Lenz. Mts \$17,000. Sept 15, 1910. 5:1552-9. A \$9,000-\$21,000. O C & 100  
 92d st E, No 47, n s, 79.4 e Madison av, 17x100.8, 4-sty stn dwg. Rose Le Vino to Louise L Hoguet. Mt \$18,000. Sept 15, 1910. 5:1504-24. A \$15,000-\$24,000. O C & 100  
 93d st E, No 306, s s, 125 e 2d av, 25x100.5, 5-sty bk tnt. Johanne Drewes to Louis Drewes, of Mamaroneck, N Y. Mt \$6,000. Sept 1. Sept 9, 1910. 5:1555-47. A \$8,500-\$18,500. gift  
 94th st E, No 237, n s, 182.11 w 2d av, 25.5x100.8, 5-sty bk tnt. Annie Strull to Hyman Monness. Mt \$16,975. Sept 14, 1910. 5:1540-17. A \$8,000-\$17,000. nom  
 95th st W, No 132. Assigns rents of \$33.33 monthly until \$200 is paid. Gustavus D Dickinson to Abraham Eisenstein. Sept 9, 1910. 4:1225. nom  
 95th st E, No 235, n s, 100 w 2d av, 25x100.8, 5-sty bk tnt & str. Ignatz Weisberger to Emma Weber. 1-3 part. All title. All liens. Aug 1. Sept 10, 1910. 5:1541-20. A \$9,000-\$18,500. nom  
 96th st E, No 177, n s, 77 w 3d av, 23x100.11, 5-sty bk tnt & str. Henry Schultz to Ninth Ward Realty Co. Mts \$20,500. Aug 5. Sept 10, 1910. 6:1624-32¼. A \$12,500-\$22,000. nom  
 97th st E, No 210, s s, 181 e 3d av, 27x100.11, 4-sty stn tnt & str.  
 Jacob Horowitz to Morris Butinsky. B & S. All liens. Sept 9. Sept 15, 1910. 6:1646-40 & 41. A \$18,000-\$29,000. O C & 100  
 97th st W, No 47, n s, 480 w Central Park West, 20x100.11, 4-sty & b bk dwg. Augusta L Haaker to Herbert W Jenkins. Mts \$17,000. Sept 8. Sept 14, 1910. 7:1833-13. A \$10,400-\$15,000. O C & 100  
 102d st E, Nos 202 & 204, on map No 204, s s, 100 e 3d av, 35x100.11, 4-sty bk loft & str bldg.  
 101st st E, Nos 205 & 207, n s, 110 e 3d av, 50x100.11, 4-sty bk loft & str bldg.  
 Mamie Marks to Nathan Marks. All liens. Sept 2. Sept 15, 1910. 6:1651-5 & 44. A \$30,500-\$55,000. nom  
 113th st E, No 19, n s, 300 e 5th av, 25x100.10, 5-sty bk tnt. Sadie Herzog to Herman Herzog. ½ part. Mt \$25,000. Sept 14. Sept 15, 1910. 6:1619-13. A \$12,000-\$24,000. 100  
 113th st E, Nos 215 to 221, n s, 204.6 e 3d av, 102x100.11, four 5-sty bk tnts. Wm Snow to Julius Aschermann. Mts \$79,000. Sept 6. Sept 10, 1910. 6:1663-9 to 13. A \$32,000-\$96,000. O C & 100  
 113th st E, No 70, s s, 205 w Park av, 25x100.11, 5-sty bk tnt & str. Samuel Hirschfeld to Melinsa H Fox. Mts \$23,000. Sept 10. Sept 12, 1910. 6:1618-46. A \$11,000-\$21,000. O C & 100  
 113th st W, No 315, on map Nos 311 & 315, n s, 95 e Manhattan av, 75x100.11, 6-sty bk tnt. Marie Verhaeren to Georgette Court Co, a corpn. Mts \$110,000. Sept 12. Sept 13, 1910. 7:1847-46. A \$39,000-\$125,000. O C & 100  
 117th st E, No 218, s s, 200 e 3d av, 25x100.11, 5-sty bk tnt. Eleanor Bauman to Elkan Kahn. Mts \$18,500. Sept 14, 1910. 6:1666-39. A \$9,000-\$20,000. O C & 100  
 117th st E, Nos 524 to 534, s s, 248 e Av A or Pleasant av, 106.11 x100.10, six 3-sty bk dwgs. Anna R Morris to Morris Weinstein. Sept 6. Sept 15, 1910. 6:1715-37½ to 41. A \$24,000-\$36,000. O C & 100  
 120th st E, Nos 325 & 327, n s, 275 e 2d av, 50x100.11, vacant. FORECLOS, Sept 8, 1910. Albert P Massey referee to Lawyers Mortgage Co. Sept 9, 1910. 6:1797-12 & 13. A \$14,000-\$14,000. 22,750  
 120th st W, No 154, s s, 208.4 e 7th av, 16.8x100.11, 3-sty & b bk dwg. Louis Brandt to Moses F Goldstein. Mt \$10,000. Sept 14, 1910. 7:1904-54½. A \$8,600-\$17,000. O C & 100  
 121st st W, Nos 401 to 415, n s, 200 e Ams av, runs n 100 x e Morningside av W, Nos 90 to 92, 146.9 to w s Morningside av W x s e on curve 105.4 to 121st st x w 176.9 to beginning, 6-sty bk tnt. West Side Const Co to Fredk Britsch. Mt \$250,000. Sept 9, 1910. 7:1963-48. A \$140,000-\$350,000. 100  
 121st st E, No 103, n s, 75 e Park av, 15x100.11, 3-sty bk dwg. Wm E D Stokes to Thos Stokes. Sept 13, 1910. 6:1770-4½. A \$5,000-\$8,500. nom  
 121st st E, No 434, s s, 224.4 w Pleasant av, 25.8x100.11, 5-sty bk tnt. Martin J Rubin to Isidore Rubin. ½ part. All title. Mt \$23,700 & all liens. July 19. Sept 15, 1910. 6:1808-36. A \$6,000-\$22,000. O C & 100  
 124th st E, No 309, n s, 118.9 e 2d av, 18.9x100.11, 3-sty bk dwg. Lizzie Krotosky widow to Morris E Greenberg. Mts \$6,000. Sept 15, 1910. 6:1801-6. A \$6,000-\$9,000. O C & 100  
 124th st E, No 318, s s, 192.6 e 2d av, 16.6x100.11, 3-sty stn dwg. Willard M Smith et al to Genevieve Schwarz, of Troy, N Y. Sept 9. Sept 15, 1910. 6:1800-44½. A \$5,000-\$8,000. nom  
 127th st E, No 174, s s, 100 w 3d av, 17x99.11, 4-sty bk tnt & str. Isidor J Pocher to Otto Stahl. Mt \$4,500. Mar 4, 1909. Sept 9, 1910. 6:1775-41. A \$6,500-\$8,000. O C & 100  
 127th st E, No 172, s s, 117 w 3d av, 17x99.11.  
 127th st E, No 170, s s, 134 w 3d av, 17x99.11, two 3-sty bk dwgs.  
 Isidor J Pocher to Otto Stahl. Mt \$10,000. Apr 14, 1909. Sept 9, 1910. 6:1775-41½ & 42. A \$13,000-\$15,000. O C & 100  
 131st st W, No 513, n s, 150 w Ams av, runs w 24.10 x n 63.8 x w 0.2 x n 26.3 x e 25 x s 99.11 to beginning, vacant. Edw Herrmann to Arthur McGlone. Mt \$5,850. July 1. Sept 13, 1910. 7:1986-26. A \$8,500-\$8,500. nom  
 132d st W, Nos 23 & 25, n s, 228 w 5th av, 32x99.11, 5-sty bk tnt. Rosanna T Wynn to Herman Frank & Anthony Meyers. Mt \$8,000. Sept 13, 1910. 6:1730-27. A \$13,500-\$26,000. O C & 100



THE GEORGE A. JUST CO. 239 VERNON AVENUE LONG ISLAND CITY

IRON WORK FOR BUILDINGS NEW YORK

134th st W, No 89, n s, 85 e Lenox av, 17.6x99.11, 3 & 4-sty bk tnt & str. James C Thomas to Thomas Burial Co. All liens. Sept 12. Sept 15, 1910. 6:1732-5. A \$6,300-\$9,500. O C & 100
135th st W, Nos 69 & 71, n s, 110 e Lenox av, 37.6x99.11, 6-sty bk tnt & str. The Moersim Realty Co to Jacob Moersfelder. All liens. Mar 16. Sept 13, 1910. 6:1733-6. A \$17,500-\$48,000. nom
137th st W, No 312, s s, 164 w 8th av, 16x99.11, 3-sty & b bk dwg. Simon Stahl to Rufus M Overlander. Mt \$9,000. Sept 6. Sept 9, 1910. 7:1960-57. A \$7,000-\$10,000. 100
137th st W, No 622, s s, 100 e Riverside Drive, 85x99.11, 6-sty bk tnt. Celia Uhlfelder & ano to Solomon M Schatzkin of Ruth-erford, N J. Mts \$126,500. Sept 14, 1910. 7:2002-61. A \$41,000-\$140,000. O C & 100
142d st W, No 231, n s, 350 e 8th av, 25x99.11, 2-sty & b fr (bk front) dwg. Stephen A & Wm B Whisten to Veronica I Whis-ten. All title. Mt \$1,500. May 17, 1907. Sept 13, 1910. 7:2028-15. A \$8,500-\$10,000. nom
153d st W, n s, 300 e Ams av, runs n 99.11 x e 198.4 St Nicholas av, No 861 to w s St Nicholas av x s 102.2 to 153d st x w 219.10 to beginning, 3-sty bk dwg & vacant. Mt \$55,000. 153d st W, Nos 449 & 451, n s, 220 e Ams av, 80x99.11, 2 & 3-sty stn dwg & 2-sty stn stable & vacant. Mt \$34,000. Frederick Britsch to West Side Const Co & all liens except part for Croton Aqueduct. Sept 7. Sept 9, 1910. 7:2068-10 to 20. A \$62,600-\$96,100. O C & 100
156th st W, s s, 100 e Broadway, 125x99.11, vacant. Kirby Con-struction Co to Karnack Realty Co. Mt \$69,459.79. Sept 12, 1910. 8:2114-10. A \$50,000-\$50,000. O C & 100
Av B, No 253, n e cor 15th st, 22.10x88, 4-sty bk tnt & 15th st, Nos 601 & 603 str & 1 & 2-sty bk & fr stable. Max Silverstein to Geo & Emma Schworer & Kath Schloo EXRS, & Louis Schworer. Mts \$17,500. Sept 9. Sept 10, 1910. 3:983-1. A \$13,000-\$16,000. nom
Amsterdam av n w cor 169th st, 101.7x100, vacant. Chelsea Realty Co to H G Realty Co. Mt \$55,000. June 27. Sept 12, 1910. 8:2126-45 to 48. A \$54,500-\$54,500. nom
Audubon av s w cor 191st st, 90.2x100.2x95.9x100, vacant. Patk 191st st S Treacy to Arthur McGlone. July 1, 1910. Sept 13, 1910. 8:2161-71. A \$25,000-\$25,000. nom
Audubon av s w cor 191st st, 90.2x100.2x95.9x100, vacant. Arthur 191st st McGlone to Edward Herrmann. Mt \$35,000. July 1. Sept 13, 1910. 8:2161-71. A \$25,000-\$25,000. 100
Broadway, w s, 277.5 n 215th st, 50x100, vacant. Walter B Peet to Andrew J Connick, Jr. Mts \$12,950 & all liens. Aug 29. Sept 13, 1910. 8:2243-258. A \$14,000-\$14,000. O C & 100
Bennett av, w s, 545 n 187th st, 137.4x204.9x137.5x211.9, deed reads plot begins 8,990.9 n from s s 155th st & 2,461.6 w from e s 10th av, runs n w 137.5 x e 204.9 to w s Bennett av x s 137.4 x w 211.9. Bennett av, e s, 554.8 n 187th st, 100x100.3, vacant. Albert C Mitchell to Osher Gordon. Sept 10. Sept 13, 1910. 8:2180-468 & part lot 488. A \$-\$. nom
Bennett av, e s, 545 n 187th st, deed reads, lot begins 8,990.9 n from s s 155th st and 2461.6 w from e s Am av, runs n w 137.5 x e 264.9 to e s Bennett av, x s 37.3 x e 100.3 x s 100 x w 372 to beg, vacant. Osher Gordon to Ernestine Beinfeld, 1/2 part. Sept 14. Sept 15, 1910. 8:2180-468 & part lot 488. A \$-\$. O C & 100
Central Park West, No 409, w s, 75.8 s 101st st, 25.3x100, 2-sty bk str. Mamie Marks to Nathan Marks. 1/2 part. All liens. Sept 2. Sept 15, 1910. 7:1836-33. A \$25,000-\$30,000. nom
Edgecombe av, No 104, e s, 35 n 139th st, 16.6x80, 3-sty & b bk dwg. Joshua Silverstein to Hannah Cohen. All liens. July 22. Sept 13, 1910. 7:2042-2. A \$4,800-\$11,500. O C & 100
Lenox av, No 385, w s, 49.11 n 129th st, 24.11x75, 5-sty stn tnt & str. Leon Kronfeld to Nicholas Simermeyer. Mts \$26,000. Sept 8. Sept 15, 1910. 7:1914-31. A \$18,000-\$25,000. O C & 100
Lexington av, No 349, e s, 37 s 40th st, 18.6x87, 3-sty & b stn dwg. Florence O H Antony to Fredk H Matlage of Brooklyn. Sept 9. Sept 15, 1910. 3:895-71. A \$21,000-\$25,000. nom
Park av, No 700, s w cor 70th st, 100.5x125, part 1 and 2-sty 70th st, No 50 bk seminary. The Union Theological Seminary in City N Y to George Blumenthal. July 28. Sept 15, 1910. 5:1384-part lot 32. A exempt-exempt. O C & 100
Pinehurst av s e cor 179th st, 100x100.11, vacant. Bendheim 179th st Const Co to Munden Const Co. Mt \$26,000. Sept 8. Sept 9, 1910. 8:2177-58. A \$27,000-\$27,000. O C & 100
Park av n w cor 69th st, 100.5x125, part of 2 & 6-sty bk 69th st, No 41 seminary. The Union Theological Seminary in City of N Y to Arthur C James. July 28. Sept 13, 1910. 5:1384-part lot 32. A exempt-exempt. O C & 100
Park av, No 1648, w s, 100.10 n 116th st, 24.10x90, 5-sty bk tnt & str. Florence A MacCallan to Benj Harris. Mts \$23,750. Sept 13, 1910. 6:1622-37. A \$9,500-\$20,000. nom
West End av n e cor 87th st, 22.8x100, 4-sty & b bk dwg. 87th st, No 275 Bessie B wife Victor Kuzdo to Victor Kuzdo. Mt \$36,000. Sept 2. Sept 9, 1910. 4:1235-1. A \$26,000-\$45,000. nom
1st av, No 149, w s, abt 25 n 9th st, 23.1x100, 5-sty bk tnt & str & 4-sty bk tnt in rear. Esther Frank to Morris P Joachim of Brooklyn. 1-3 part. All title. Mt \$29,500. Sept 12, 1910. 2:451-38. A \$20,000-\$26,000. nom
1st av, No 875, s w cor 49th st, 25.5x100, 5-sty bk tnt 49th st, Nos 346 1/2 & 348 & str & 2-sty bk tnt & str in st. Lillian Herst to Herman Herst, Jr. All liens. Mar 17, 1908. Sept 13, 1910. 5:1341-30. A \$18,000-\$34,000. O C & 100
1st av, No 2317, w s, 25.7 s 119th st, 25.2x100, 5-sty bk tnt & str. Maurice Millmet to Jacob Lewis. B & S. All liens. Aug 19. Sept 13, 1910. 6:1795-28. A \$9,000-\$24,500. 100
Same property. Jacob Lewis to Mary Cavagnaro. All liens. Aug 25. Sept 13, 1910. 6:1795. 100
Same property. Henrietta, wife of Heyman Kaufman to same. Q C. All liens. Aug 26. Sept 13, 1910. 6:1795. nom
1st av, No 1626, e s, 81.7 n 84th st, 20.4x100, 5-sty bk tnt & str. Mary L Bishop to Emanuel Ornstein. Aug 18. Sept 15, 1910. 5:1564-41. A \$10,000-\$23,000. O C & 100
2d av, No 2047, n w cor 105th st, 24.5x94, 5-sty bk tnt & str. 105th st, No 253 Rosie Ogus to Mary Benequit, of Brooklyn. Mts \$36,000. Sept 7. Sept 12, 1910. 6:1655-21. A \$16,500-\$31,500. 100

Same property. Mary Benequit to Jessie C Middlecamp. Mts \$36,-000. Sept 7. Sept 12, 1910. 6:1655. 100
2d av, No 1867, w s, 25.6 n 96th st, 25x100, 5-sty bk tnt & str. Edith A De Beixedon to F Dornberger Realty Co. Q C. Sept 9. Sept 12, 1910. 6:1646-22. A \$12,000-\$21,000. nom
2d av, No 1869, w s, 50.6 n 96th st, 25x100, 5-sty bk tnt & str. Edith A De Beixedon to Celia Eichhorn & Lena Weiss. Q C. Sept 9. Sept 13, 1910. 6:1646-23. A \$12,000-\$21,000. nom
2d av, No 176, e s, 25.9 n 11th st, 25.10x100, 4-sty stn dwg. Saml Kaufman to Celia Spiegel. Mt \$30,500. Sept 14, 1910. 2:453-2. A \$22,500-\$31,000. 100
5th av, Nos 437 & 439, s e cor 39th st, 49.5x125, 11-sty bk & stn 39th st, No 2 E office & str bldg. Horace A Hutchins of Madison, N J, to Harley D Hutchins and Alice C wife Chas A Work, all of Madison, N J, his children. Sept 12. Sept 14, 1910. 3:868-72. A \$720,000-\$1,050,000. gift
7th av n w cor Cathedral Parkway (110th st), 70.11x Cathedral Parkway, 100, vacant. Rutgers Const Co to Winston Holding Co. Mts \$86,400 & all liens. Sept 1. Sept 12, 1910. 7:1826-30 to 32. A \$87,000-\$87,000. O C & 100

MISCELLANEOUS.

Exemplified copy of last will, &c, of Wm S Bleecker, late of Pomp-ton, N J. Jan 30, 1893. Sept 10, 1910. Wills
Power of attorney. Mary E Corey to Michael J Hart. Aug 24. Sept 9, 1910.
Power of attorney. Margt T Hart to Michl J Hart. Aug 24. Sept 9, 1910.
Power of attorney. Margt Hart to Michl J Hart. Aug 24. Sept 9, 1910.
Power of attorney. George Shepherd to Scott B & Frank A Shepherd & Louisa A Irving. July 29. Sept 9, 1910.
Power of attorney. Rosalie Mannbach to Rudolf Franksen or Kurt Ziegler. Nov 2, 1909. Sept 12, 1910.
Power of attorney; substitution. Kurt Ziegler to Richard M Bruno. Dec 15, 1909. Sept 12, 1910.
Power of attorney. Louisa Hirschfeld to Geo E Melendy. Nov 9, 1909. Sept 14, 1910.
Power of atty. Annie W Gould to Ronald K Brown. May 31, 1902. Sept 15, 1910. nom
Revocation of power of attorney. Clement A Griscom of Phila-delphia, Pa, to Emerson E Parvin. Apr 9, 1904. Sept 14, 1910.
Waiver of rights under last will of W Specer Wood, dec'd. Wm O Moore to Cath L Moore Simons. Nov 5, 1909. Sept 9, 1910. Miscl. nom

BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the New Annexed District (Act of 1895).
Bristow st, No 1381, w s, 100 n Jennings st, 25x87.2, 2-sty fr dwg. Lot begins 100 n Jennings st & 87.2 w Bristow st, runs w 25 x n 25 x e 25 x s 25 to beginning, vacant. Louis M Ebling & ano EXRS Mary Maher to Kath E Keenan. Sept 2. Sept 9, 1910. 11:2963. 7,800
Buchanan pl, n s, 100 w Jerome av, 25x100, vacant. Margaret Wiedersum to Emma Fraser of Brooklyn. Confirmation & cor-rection deed. June 12, 1907. Sept 13, 1910. 11:3196. nom
Bush st, s s, 91.1 w Anthony av, 50x80. 179th st, n s, adj above on south. Sewer agt and consent. Edw F Emanuel with Julianna Eman-uel, Louise Davis, Martin Walter & Geo A Steinnmuller as EXRS, &c, of Fredk Emanuel. Oct 24, 1908. Sept 15, 1910. 11:2812. 100
\*Fulton st, w s, abt 199 n 239th st, lots 170 and 171 map Wash-ingtonville, 100x100. Frank Fritsch to Wm W Penfield. Q C. Nov 1, 1907. Sept 15, 1910. nom
Fairmont pl, No 873, n s, 253.5 w Southern Boulevard, 25x100, 2-sty fr dwg. Luther C Bissell to Anna Atte & Mary Merkle. Mt \$5,500. Sept 9. Sept 10, 1910. 11:2960. nom
Fox st, Nos 1107 & 1109, w s, 113.7 n 167th st, 50x127.8x50.8x 119.3, 1-sty fr garage. Matthew J Hansen to Katie Hansen his wife. 1/2 part. Mt \$6,000. Sept 12. Sept 13, 1910. 10:2718. O C & 100
\*Green, lane, s s, abt 404.9 e Castle Hill av, 25x103.8x25x103.9. Santo Bonanno to Giuseppe Bonanno. Sept 10. Sept 13, 1910. nom
Hutchins pl, s s, 100 e Greystone av, 50x100, vacant. Lotta R Asch to Lars G Jonasson. Mt \$1,260 & all liens. Sept 9. Sept 10, 1910. 13:3414 & 3406. nom
Kingsbridge terrace, No 1071, late Boston av, n w s, 609.10 s w Heath av; also being at s w s lot 67, runs n w 191.6 x s w 75 x s e 184.6 to n w s Boston av x n e 75 to beg, being part lot 62 map No 2 property Chas Darke, 2 2-sty fr dwgs & vacant. Ralph D Converse to Cora M Converse, B & S & C a G & all liens. Aug 25. Sept 13, 1910. 12:3257. nom
Livingston st, w s, 100 n Delafield av, 25x140, vacant. Michl J Hart et al to Philip J McCook. All liens. Sept 7. Sept 9, 1910. 13:3415. nom
\*Lafayette st, w s, 905 n Starling av, lot QQ map of Unionport, 28x74x51x68, except part for Castle Hill av & awards for same. Felix De Canio to Carlo Antonino. Mt \$1,550. Sept 13, 1910. O C & 100
Macy pl, Nos 878 & 880, s w cor Hewitt pl, 50x90, 2-sty fr dwg & Hewitt pl vacant. John Higgins to Higgins & Stan-ton Const Co, a corpn. All liens. Sept 9. Sept 10, 1910. 10:2695. nom
Rogers pl, e s, 350.1 n Westchester av, 50x90, vacant. Christian Vorndrans Sons, Inc, to Oliver E Davis. Mt \$6,000. Aug 24. Sept 9, 1910. 10:2699. 100
\*Taylor st, w s, 100 s Morris Park av, 25x100, except part for Taylor st. Thomas Serracino to Nicholas Serracino. Mt \$4,500. Sept 12. Sept 13, 1910. O C & 100
\*Theriot st, e s, 43.3 n Meadow Drive, 25x100. Giuseppe D'Arrigo to Raffaele & Gaetano Bivona. Aug 25. Sept 13, 1910. nom
\*Wright st, w s, and being lots 86 & 87 map No 1064) of 107 lots of Hudson Park. Thos J McDonough to Bridget O'B Sullivan. Mt \$1,300. Sept 8. Sept 9, 1910. O C & 100
\*11th st, s s, 255 e Av E, 50x108, Unionport. James O'Donnell to John A O'Donnell. Sept 2. Sept 10, 1910. O C & 100



# WATER-FRONT PROPERTIES

Factories, Factory Sites FLOYD S. CORBIN, 10 Wall St.

Tel., 1094 Recltor

- 132d st, No 687, old No 957, n s, 155 e Cypress (Trinity) av, 15x 110, 2-sty fr dwg. Clara Moss to Blanche A Rogers of Mamaroneck, N Y. Mt \$2,500 & all liens. Sept 9. Sept 10, 1910. 10:2561. nom
- 138th st, Nos 578 & 580, s s, 112.2 e St Anns av, 50x100, two 3-sty fr dwgs. Julia Lipps to Value Realty Co, a corpn. Sept 8. Sept 10, 1910. 10:2550. O C & 100
- 161st st, s s, extending from Courtlandt to Park avs, lot 138 map (No 176 in Westchester Co) Melrose, except parts for sts or avs; also property adj above on south, being lot 139 same map. Party wall agreement. Constance P Simpson with Christina Bohmer. Aug 9. Sept 13, 1910. 9:2419. nom
- 161st st, Nos 811 to 819 n s, 220 w Prospect av, 100 to Union av Union av, No 870 | x96.1, 3-sty fr tnt & strs and vacant. Sound Realty Co to Reuben E Fichtorn. B & S. All liens. Sept 12. Sept 15, 1910. 10:2677. nom
- 166th st, s s, 249 e Park av, runs s 118 x w 102 x s 99.10 x e 112 x n 217.10 to st x w 10 to beginning, 2 & 4-sty bk factory, 2-sty fr bldg & vacant. Emil Hasenbalg to Wm E Ritchie. Mt \$7,500. Sept 12, 1910. 9:2387. O C & 100
- 167th st, n s, 52.9 w Kelly st, 50x76, vacant. Wm H Gray to Holy Trinity Evangelical Lutheran Church. Mt \$4,500. July 18. Sept 15, 1910. 10:2706. 6,500
- 179th st, No 219, n s, 148.4 w Anthony av, runs n 95 x w 50 x s 10 x w 25 x s 85 to st, x e 75 to beg, 2-sty fr dwg & vacant. Juliane Emanuel et al TRUSTEES Fredk Emanuel to Wm F Hooper. Sept 14. Sept 15, 1910. 11:2812. 16,000
- 180th st, s s, 100.3 e Prospect av, 50x100, vacant. Nicola Lauritano to Carolina Di Marino. All liens. Sept 12. Sept 15, 1910. 11:3109. nom
- 187th st, s s, 50 w Belmont av, 50x100, vacant. Kate E Carroll to Pietro Criscuolo. Sept 13, 1910. 11:3074. 100
- \*223d st (9th av), s s, 105 w 4th av, 50x114, Wakefield. Frank or Francis Boyle to Goldfein Realty & Const Co. Sept 9, 1910. nom
- \*223d st, n s, 125 w Laconia av, 25x109.6.
- \*223d st, n s, 350 w Laconia av, 50x109.6. FORECLOS, Aug 16, 1910. Edw C Crowley referee to Robt N Quinn. Sept 8. Sept 13, 1910. 1,500
- \*229th st (15th av), s s, 105 w Prospect terrace, and being lot 940 map of Wakefield, 100x114. Eva S Slater to Michael Jackle. B & S and correction deed. Sept 10. Sept 15, 1910. nom
- \*232d st (18th av), n s, 1,372.10 e White Plains road, 25.4x114. Wakefield. Release mort. David Mayer Brewing Co to Isaack Erikson. Sept 9. Sept 15, 1910. nom
- \*232d st, n s, 1,448.11 e White Plains road, 76.4x114. Release mort. Same to Swedish American Realty Co. Sept 9. Sept 15, 1910. nom
- 241st st, s s, 100 e Martha av, runs e — to boundary line bet N Y & Yonkers x s e — to e l brook bet lands formerly of Jno C Ely & lands formerly Hyatt x s w 125 x w 65 x n 100 to beginning, vacant. Release mt. Grace T Ely to Jos Feldmann. June 18. Sept 9, 1910. 12:3394. 1,975
- Arthur av, e s, 95 n 188th st, 25x81.6x25x81.8, vacant. Michl A & Anna Defeo to Defeo Realty Co. Mt \$2,000. July 21. Sept 9, 1910. 11:3077. O C & 100
- \*Av E n e cor 11th st, 108x100, Unionport. Sarah J Selzam to 11th st| Franklin C Albee. Sept 9, 1910. nom
- Bryant av, w s, 300 n Freeman st, 50x100, vacant. The One Hundred & Seventy-Third St Bldg & Const Co to Carmine Cioffi. Mts \$3,450. Sept 8. Sept 9, 1910. 11:2996. 100
- Bryant av, No 1348, e s, 45 s Jennings st, 20x100, 3-sty bk dwg. Jos Russhon to Mary Ernst. Mt \$8,000. Aug 18. Sept 9, 1910. 11:2999. O C & 100
- Bryant av, No 1348, e s, 45 s Jennings st, 20x100, 3-sty bk dwg. Release mt. Margt Knox to Jos Russhon. Aug 18. Sept 9, 1910. 11:2999. nom
- Beaumont av, w s, 50 n 187th st, 25x80, vacant. Jos Perillo to Giovanni Russo & Raffaele Concci. Mts \$2,000. Sept 7. Sept 9, 1910. 11:3090. 100
- Bathgate av| n w cor 182d st, 25x97, vacant. Albert J Schwarzler 182d st | to Trask Bldg Co. Mt \$4,000. Sept 2. Sept 12, 1910. 11:3050. O C & 100
- \*Boyd av, e s, 325 n Jefferson av, 25x100, Edenwald. Michele Di Nobile to The Vincent Valentine Co, a corpn. Sept 10. Sept 12, 1910. nom
- \*Bronxdale av, w s, 114 n w 187th st, 50x85x—x65. Salvatore Abruscato to Giuseppe Abruscato. ¼ part. Sept 13, 1910. O C & 100
- \*Briggs av| n w cor Elwood pl, 53.9x72.3x50x91.1, Laconia Park. Elwood pl| Arthur J Mace & ano EXRS Malinda G Mace to Linda Parodi. All liens. Sept 14. Sept 15, 1910. 1,120
- Bryant av, No 1529 (1519), w s, 150 n 172d st, 25x100, 2-sty fr dwg. Caroline A wife of Winfred G Southern to Isidor Monheimer. Mts \$8,000. Sept 14. Sept 15, 1910. 11:2996. nom
- \*Briggs av| n w cor Elwood pl, 52.2x72x50x91, Laconia Park. As-Elwood pl| sign CONTRACT recorded Jan 28, 1908. Tony Lauria to Enrico P Berti. All title. Nov 19, 1908. Sept 15, 1910. Contracts only. 445.70
- \*Same property. Assign CONTRACT. Enrico P Berti to Linda Parodi. All title. Sept 7, 1909. Sept 15, 1910. Contracts only. nom
- Crotona av| n e cor 187th st, 200x100, vacant. Giuseppe Gerardi 187th st | to Savoy Impt Co. Mt \$23,278. Aug 20. Sept 9, 1910. 11:3104. O C & 100
- Clay av, e s, 154 s 168th st, 154x— to point 100 w Webster av, vacant. Release mt. Newbold Morris & Eva V C Hawkes to O J Schwarzler Co, a corpn. Aug 30. Sept 13, 1910. 9:2426. 13,254
- Clay av, e s, 151.6 s 168th st, 3.6x— to point 100 w Webster av, vacant. Release mt. Same to same. Aug 31. Sept 13, 1910. 9:2426. 206.18
- Cauldwell av, No 729, w s, 60 s 156th st, 20x52.6, 2-sty & b fr dwg. Irene Di Donato to Vito Calcagno. Mts \$4,525. July 28. Sept 14, 1910. 10:2624. O C & 100
- College av, s e s, 275 s w 171st st, 25x125, vacant. Joseph Liccione of Mt Vernon, N Y, to Illinois Surety Co. (Deed given to secure performance of bond for \$3,000.) Sept 12. Sept 14, 1910. 11:2784. 3,000
- Crimmins av, w s, 27 n 141st st, 21.4x80, vacant. FORECLOS, July 16, 1910. Solomon B Livingston, ref, to Eugene N Robinson as TRUSTEE for Emil Schnude. Sept 13. Sept 14, 1910. 10:2556. 3,000
- Daly av, e s, 453.5 s Tremont av or 177th st, 32.1x150.11, 4-sty bk tnt. Release mt. Jas G Wentz to The Harry C Benline Const Co. Aug 27. Sept 10, 1910. 11:2992. 16,000
- Same property. Release mt. Jas C & Daniel S Green to same. Sept 9. Sept 10, 1910. 11:2992. 2,500
- \*Gunther (Fox) av, No 4111, w s, 100 n Jefferson av, runs — 25 x w 100 x n 25 x e 100 to beginning. The Smith-Rowe Realty & Const Co to Therese Tengstrom. Mt \$4,000. Sept 10. Sept 12, 1910. nom
- \*Hone av, w s, 275 n Walker av, 25x100, and being lot 45 map J J Gleason at Westchester. Sarah Gluck to Martha Levy of Elmira, N Y. All liens. Sept 8. Sept 15, 1910. nom
- Honeywell av, No 2028 | s e cor 179th st, 32.6x85, 4-sty bk tnt. 179th st, No 900 | Irving Constn Co to Jennie Freed and Bertha Weinberg. Mts \$26,000. Sept 8. Sept 15, 1910. 11:3122. O C & 100
- Jackson av, No 1039, w s, 196 n 165th st, 19.2x85x18.11x85, 2-sty fr dwg. FORECLOS, Aug 16, 1910. Chas B Page referee to David S Carruth. Sept 7. Sept 9, 1910. 10:2640. 6,025
- Kiingsbridge road, No 16, s s, 130 w Morris av, 16x80, 3-sty bk dwg. Walter J Murray to Jennie L Hale. Mt \$6,500. Sept 13. Sept 15, 1910. 11:3191. nom
- \*Kingsbridge roads w cor Doon av, 25.3x108.5x25x112.3. Doon av Kingsbridge road | s e cor Oakes av, 25x92.3x25x90.11. Oakes av
- Florella G Gore et al to Edida Holding Co, a corpn, of Brooklyn. Aug 11. Sept 10, 1910. nom
- Lafayette av, n s, 230 e Whittier st, —x—, owned by party first part. Lafayette av, s s, at e s Whittier st, —x—, owned by party first part. Lafayette av, n s, adj above|owned by party second part. Lafayette av, s s, adj above| Boundary line agreement. Nonpareil Realty Co with Chas D Dickey & ano INDIVID & as EXRS Chas D Dickey et al. May 23. Sept 9, 1910. 10:2762 & 2764. nom
- \*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 beg. Hobart av, e s, 55.8 s La Salle av, 51x89.3x50x99.7. David Broschart et al to Geo Coster. Mts \$1,700. Aug 30. Sept 14, 1910. O C & 100
- \*Monticello av, w s, 675 s Randall av, 25x100, Edenwald. Release mt. L Napoleon Levy to Edw J Schick. Sept 8. Sept 10, 1910. 200
- Morris av, No 1048, e s, 150 n 165th st, 20x92.6, 3-sty bk dwg. Abraham Kaplan to Middleboro Realty Co. Confirmation deed. Sept 12. Sept 13, 1910. 9:2437. nom
- Same property. Middleboro Realty Co to Yette Davis. Mt \$7,-250. Sept 8. Sept 13, 1910. 9:2437. nom
- Mapes av, No 2115, n w s, abt 60 s 181st st, 25x150, except part for av, 2-sty fr dwg. FORECLOS, Sept 2, 1910. Robt L Stanton, ref, to James S Bryant. Sept 14, 1910. 11:3110. 3,500
- \*Morris Park av, s s, 150 e Adams st, 25x100, except part for Morris Park av. Mary A Arthur to Emil N Sorgenfrei. Mt \$7,-500. Feb 27, 1908. Sept 14, 1910. O C & 100
- Martha av, No 4347 | s w cor 239th st, 28.1x100. 239th st
- Martha av, Nos 4337 & 4339, w s, 65 n 238th st, 40.1x100. three 2-sty fr dwgs. The Linsenmeyer Holding Co to Geo P Knecht. Mt \$11,000. Sept 15, 1910. 12:3387. nom
- Mosholu Parkway, n e s, 25 s Kossuth pl, 50x100, vacant. Cornelius J Cashman to Maria Cashman his wife. Mort \$2,500. Sept 14. Sept 15, 1910. 12:3326. nom
- Mapes av, No 2131, w s, 46.1 n 181st st, s w ½ of lot 125 map (No 436 in Westchester Co) of East Tremont, 33x150, 2-sty fr dwg. Nicola Lauritano to Carolina Di Marino. All liens. Sept 12. Sept 15, 1910. 11:3110. nom
- \*Newbold av (14th st) | s s, 305 w Olmstead av, 50x216 to n s Ellis Ellis av | av, Unionport. Sarah E Wessells to Chas H Wessells, 2d. Aug 30. Sept 9, 1910. nom
- \*Same property. Chas H Wessells, 2d, to Louis D Koop, Jr. Mt \$4,500. Sept 7. Sept 9, 1910. nom
- \*Olmstead av (Av D), n e cor Ellis av (13th st), 108x205, Unionport. Edward Haight, Jr, to John Moore. Q C deed to release all right, title & interest under tax lease made Sept 28, 1863, for 1,000 yrs. July 28. Sept 9, 1910. nom
- \*Same property. Jno Moore to Catherine Moore. July 23. Sept 9, 1910. nom
- \*Olinville av, e s, 500 s 1st st, 100x100, Olinville. John C Brady HEIR Eugene & Mary A Freche to Cecilia T Walsh. Sept 14, 1910. nom
- Park av, e s, 100 n 182d st, 48x178.5x48x179.8, vacant. Chas W McDonald et al to Trask Building Co. Mt \$4,000. Aug 27. Sept 9, 1910. 11:3038. O C & 100
- \*Palmer av, w s, abt 356.6 s Kingsbridge road, & being lots 114 & 115 map (No 1098) of 125 lots Ruser estate. Hudson P Rose Co to Gaetano & Luigi Amigrioni. All liens. Sept 8. Sept 10, 1910. nom
- Park av, w s, 100 n 187th st, 121.1x100.2x127.10x100, vacant. 187th st, No 415, n s, 56.8 w Park av, 44.4x100x33.4x100, 4-sty bk tnt. Irvine Realty Co to Frank A Becker. Mts \$67,000. Sept 7. Sept 13, 1910. 11:3032. nom
- \*Philip av | s w cor Clarence av, 25x100. Bruce-Brown Land Co Clarence av | to Sarah B Keneally. July 23. Sept 14, 1910. 100
- Tinton av, No 920, e s, 101.2 s 163d st, 26.7x135, 2-sty bk dwg. Fredk A Olpp to North Side Coach & Auto Co, a corpn. Mt \$9,-000. Aug 29. Sept 14, 1910. 10:2668. nom
- Tinton av, No 1151, w s, 37.6 s Home st, 18.6x90, 3-sty fr tnt & str. Julia A Reilly to John Bausenwein. Mt \$4,500. Sept 15, 1910. 10:2661. nom
- Vyse av, No 1893, late Chestnut st, w s, 134 n from Old Boston Post road at land of Hanford Scofield, runs n w 150 x n e 50 x s 150 to st, x s w 56 to beg, except part for Vyse st, 2-sty fr dwg & 2-sty fr stable in rear. Frank A Becker et al to John Rendall. Mt \$5,000. Sept 6. Sept 13, 1910. 11:2992. O C & 100
- Webster av, w s, 229 n 180th st, 50x100.1x53.11x100, vacant. Charles Bjorkegren to Chas Bjorkegren, Inc, a corpn. B & S. Sept 7. Sept 10, 1910. 11:3143. O C & 100
- Washington av, Nos 1738 to 1742, e s, 50 n 174th st, 50x95, except part for av, three 3-sty fr dwgs. Adolph Freund to Saml Deutsch. B & S & C a G. Mt \$12,000. Sept 6. Sept 9, 1910. 11:2916. O C & 100
- Walton av, e s, 102.11 n Tremont av, 100x100, vacant. Wm L Phelan to Harry C Benline. Mts \$16,000. Aug 25. Sept 9, 1910. 11:2829. 100



**NORWOOD** TWO MILES street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders.

**RICKERT-FINLAY REALTY CO.**  
45 WEST 34th STREET

Waldo av, w s, 53.7 s 238th st, 27.2x92.1x25x102.9, vacant. Saml Beekman to Michl H Casey. Mt \$682.50. Sept 9. Sept 10, 1910. 13:3414-3406. O C & 100

\*Wright av, w s, lot 107 map (No 1064) of 107 lots Hudson Park, 26.4x100x38.10x96.8. Hudson P Rose to Luigi Torreggiani. Correction deed. Sept 2. Sept 10, 1910. nom

\*Wright av, w s, lot 107 map (No 1064) of 107 lots Hudson Park, 26.4x100x38.10x96.8. Luigi Torreggiani to Italo Daparma. Correction & confirmation deed. Sept 8. Sept 10, 1910. nom

\*Same property. Italo Daparma to Tecla Tessi wife of Luigi Torreggiani. Correction & confirmation deed. Sept 8. Sept 10, 1910. nom

Webster av, No 2751 | s w cor 197th st, 100x100, 2-sty fr dwg. 197th st | Mt \$7,540.

Webster av | s w cor 195th st, 50x100, vacant. Mt \$4,000. 195th st |

Road from Fordham to Williamsbridge, w s, part lot 1 map Josiah Briggs at West Farms, begins at line bet lands hereby described & R W Dickinson, runs n w 350.6 x n e 440.6 x s e 123.6 & 340 to road x s w 16, 159, 60, & 147.9 to beginning, vacant; excepts parts for Grand Boulevard & Concourse & East 196th st; also small gore conveyed by party 1st part to Edw Salinger by deed dated Feb 3, 1910.

Paul M Herzog to Abram N Stein. 1/4 part. All liens. Sept 1. Sept 10, 1910. 12:3278, 3277, 3304, 3301. O C & 100

Woodlawn road, No 3044, e s, 26.1 n Hull av, 26.1x111.1x25x118.9, 2-sty fr dwg. Riley & Loughney Realty Co to Katherine Brady of Brooklyn. Mt \$7,000. Sept 10. Sept 12, 1910. 12:3345. nom

Webster av, s s, 825 e Woodlawn rd, 50x87.1x60.4x90.11, vacant. John E Ahrens to Flow Realty Co. Aug 31. Sept 14, 1910. 12:-3357. nom

West Farms road, No 1567, w s, 90.4 s 173d st, (as in year 1889), runs s w 204.2 x n 50.6 x n e 200.11 to road at point 40.4 s 173d st, x s 50 to beginning, 2-sty fr dwg and vacant.

Boone av, e s, 150 s 173d st, 50x47x51.6x34.5, and being lot 946 & 947 map Sec D, Vyse estate, vacant.

Frank A Becker to John Rendall. Mt \$8,000 & all liens. Sept 6. Sept 13, 1910. 11:3014. O C & 100

\*Zerega av, No 1663, s s, 654.9 e Castle Hill av, and being lot 26 map No 957 of 120 lots Daily estate, 25x103. Lionello Peregato to Allemanno, Attilio & Silvestro Tozzini. B & S. Sept 10. Sept 15, 1910. nom

\*Plot begins 240 e White Plains road at point 570 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Wm G Weiss to Lena A Weiss his wife. All title. Sept 12. Sept 13, 1910. nom

\*Plot begins 690 e White Plains road, at point 795 n along same from Morris Park av, runs w 100 x n 25 x w 100 x s 25 to beg, with right of way over strip to Morris Park av (error, two west courses. Marie Uthenwoltdt to Wm Boehmcke, of Hoboken, N J. Mts \$3,855 & all liens. June 2. Sept 15, 1910. O C & 100

5th st, Nos 709 & 711 E, store, bake oven in basement on w s & 4 rooms on 1st floor rear, w s. Fanny L Levy to Moses Rosenman; 4 yrs, from Aug 1, 1911. Sept 9, 1910. 2:375.....1,680

10th st, Nos 91 & 93 E, store. Maurice F Schlesinger to Arnold Hirtwell; from May 1, 1910, to Apr 30, 1912. Sept 13, 1910. 2:556..... 660

12th st, No 415 E, all. Anie Hochfelsen to Emanuele Lis Sandrello; 3 yrs, from Oct 1, 1910. Sept 10, 1910. 2:440.....2,600

14th st, No 214 E, store. Benj Rosensteil to Jno Eller; 1 yr, from Sept 1, 1910. Sept 13, 1910. 2:469..... 1,200

18th st, No 162 W, all. Elise Dowd to Central Supply, a corpn; 10 yrs, from May 1, 1911. Sept 15, 1910. 3:793.....2,300

19th st, No 344 W, all. Anna A Rogers to Otto Kampmeier; 3 years, from Oct 1, 1910. Sept 9, 1910. 3:742..... 1,200

22d st, No 14 W, basement store. Henry Phipps Estates to Florence D Warner; 4 9-12 yrs, from Feb 1, 1914. Sept 13, 1910. 3:823..... 3,300

32d st, No 220 E, all. Ferdinand W Sonneborn to Sam Braunstein; 3 yrs, from May 1, 1909. Sept 9, 1910. 3:912.....1,000

32d st, No 513 W. Assign lease. Zucchi Mfg Co to N Y State Realty & Terminal Co. Sept 9. Sept 12, 1910. 3:704.....100

40th st, No 532 W, store, &c. John Cummings to Martin Hartmaier; 5 yrs, from Nov 1, 1910. Sept 12, 1910. 3:711.....480

42d st, No 10 E, store. Ludlow Day Realty Co to Agnes Daly; 4 yrs, from May 1, 1910. Sept 14, 1910. 5:1276....4,800 & 6,000

52d st, No 130 W, store & basement. Chas J Bonner to Jas F & Chas J, Jr, Bonner; 4 9-12 yrs, from Sept 1, 1910. Sept 9, 1910. 4:1004.....1,080 to 1,380

65th st, No 157, n s, 176.3 w 3d av, 18.9x100.5, the land. Louisa M Gerry to Henry H Korn; 21 yrs, from Apr 1, 1910. Sept 14, 1910. 5:1400..... taxes, &c, & 600

78th st, No 449 E, west store. Albert M Schuck to Wm Sudbrink; 5 yrs, from Oct 1, 1910. Sept 13, 1910. 5:1473.....444

86th st, No 516 E, store & part cellar. Mary A McGuire to John Bronckhorst; 3 yrs, from Apr 1, 1910. Sept 14, 1910. 5:1582..... 720

118th st, Nos 310-318 E, all. Jacob Bobrow to Jacob Rattner; 2 yrs, from Sept 15, 1910. Sept 13, 1910. 6:1689.....4,500

121st st, Nos 215 & 217 E, all. Louis Cashman to Lazar Herskowitz & Nathan Raynes; 3 yrs, from Sept 15, 1910. Sept 15, 1910. 6:1786..... 5,000

123d st, No 12 W, 3-sty & b stn dwg. Adele Bischoff to Bernard S Talmey, M D; 3 yrs, from Oct 1, 1909. Sept 9, 1910. 6:1721.....1,200

127th st | s s, 450 e 2d av, runs s 199.11 to 126th st, x e 25 x n 126th st | 99.11 x e 25 x n 99.11 to 127th st, x w 50 to beg, all. Consumers Brewing Co to Harlem River Park Co; 26 5-12 yrs, from Aug 1, 1910. Sept 15, 1910. 6:1803..... taxes, &c, and 1,000 for 1st yr & thereafter 1,500

129th st, Nos 104 & 106, s s, 80 e Park av, 50x90, 1st, 2d & 3d lofts. Adelbert S Nichols to The Carolyn Laundry; 5 yrs, from May 1, 1909, with 5 years renewal. Sept 14, 1910. 6:1777. 5,450

137th st, No 259 W, 5-sty dwg. Laura Opper to Lizzie Hartwig; 5 yrs, from Sept 15, 1910. Sept 10, 1910. 7:2023.....1,600

145th st, Nos 307 to 311, n s, 75 w 8th av, 75x99.11, all. Alex J Bruen to Geo A Bloomfield; 5 yrs, from June 1, 1910. Sept 9, 1910. 7:2045..... taxes, &c, & 3,500

Amsterdam av, No 988, store & 2 basements. Lloyd Const Co to Nat'l Langford, Inc; 5 yrs, from Oct 1, 1910. Sept 12, 1910. 7:1880.....1,275 & 1,475

Broadway, Nos 2852 & 2854 | s e cor 111th st, 50.11x75, all. Henry 111th st | C Copeland to Jos P Kennelly; 21 yrs, from Sept 1, 1910. Sept 12, 1910. 7:1882. For term, \$210,000, or per year, taxes, &c, &.....5,000 to 11,000

Broadway, No 3782, store, &c. Gross & Herbener, a corpn, to Jno Engel or Engl; 9 7-12 yrs, from Oct 1, 1910. Sept 14, 1910. 8:2116..... 3,000 & 3,500

Broadway, Nos 3136 & 3142, centre store. Caroline Uhlig to Alex Ligety; 6 yrs, from Oct 1, 1909. Sept 14, 1910. 7:1980..... 660 & 720

Broadway, Nos 189 & 191 | s w cor Dey st, store & part basement. Dey st | Broadway & Dey St Co to Wm B Riker & Son Co; 21 yrs, from Nov 1, 1910. Sept 13, 1910. 1:63..... percentage of gross receipts & 30,000

Columbus av n e cor 65th st, store and part basement. Henry 65th st | Morgenthau Co to Wm B Riker & Son Co; 10 yrs, from Nov 1, 1910. Sept 9, 1910. 4:1118..... a percentage of gross receipts & 4,000

Greenwich av, No 15, all. Fredk W L Butterfield to Denis M Gallo; 5 yrs, from Mar 15, 1910. Sept 14, 1910. 2:610....1,200

Same property. Assign lease. Denis M Gallo to Galland Realty Co. All title. Sept 9. Sept 14, 1910. 2:610..... nom

Greenwich av, No 15, all. Galland Realty Co to Evariste Courtade; 4 5-12 yrs, and 15 days from Oct 1, 1910. Sept 15, 1910. 2:610..... 1,500

Manhattan av, No 35, store. August Kriete to Abraham Dolinger; 3 yrs, from May 1, 1910. Sept 14, 1910. 7:1837.....390

Riverside Drive n e cor 93d st, 1st floor apartment on corner 93d st | side of bldg. Ferguson Bros & Forshay to Clarence C Sichel; 3 yrs, from Oct 1, 1910. Sept 9, 1910. 4:1252..... 1,000

St Nicholas av, No 1340 n e cor 177th st, store & part cellar. Her-177th st | man Reher & ano to Max Goerling; 10 yrs, from Oct 1, 1910. Sept 9, 1910. 8:2133.....1,600 to 2,400

Same property. Assign lease. Max Goerling to Jas J Sullivan. Sept 7. Sept 9, 1910. 8:2133..... nom

1st av, No 859 | s w cor 48th st, store. Albert M Schuck to Thos 48th st | McGrath; 5 1-12 yrs, from Sept 1, 1910. Sept 9, 1910. 5:1340..... 1,200

1st av, No 1481, str & b. Emma Hepp to Leo Gostely; from Sept 8, 1910, to May 1, 1911; 3 yrs renewal. Sept 15, 1910. 5:1452..... 660

2d av, Nos 317 & 319, all. Frieda Hart to Saml Klatzky; 3 yrs, from Oct 1, 1910. Sept 14, 1910. 3:899.....4,500

3d av, No 315, all. Robt Mook to Herman Reichert; 4 9-12 yrs, from Sept 1, 1910. Sept 10, 1910. 3:904.....1,200

3d av, No 1560. Assign lease. Wm & Rosa Thomann to Jacob Lederer & Bernard Weisl. Sept 9. Sept 13, 1910. 5:1516....nom

5th av | s w cor 14th st, store adj cor store and part basement. 14th st | Lexington Av Co to Basil Pamosos, of Phila, Pa; 7 yrs & 4 1/2 months, from Sept 15, 1910. Sept 14, 1910. 2:577....10,000

7th av, No 360. Assign lease. Philip Levey to Gustave W Cahen & Hy M Weill. Sept 8. Sept 12, 1910. 3:779..... nom

Same property. Assign lease. Gustave W Cahen & ano to Coleman, Cooper & Baer Const Co. Sept 8. Sept 12, 1910. 3:779..... nom

LEASES

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

September 9, 10, 12, 13, 14 and 15.

BOROUGH OF MANHATTAN.

Beaver st, Nos 33 & 35 | n e cor Broad st, store. John Brandner to Broad st | Theo Schneider; 5 yrs, from Sept 19, 1910. Sept 12, 1910. 1:25.....1,500 & 1,600

Church st, No 9 1/2, store. Anoka Real Estate Co to Fredk Meyer; 4 7-12 yrs, from Oct 1, 1910. Sept 12, 1910. 1:62. 1,000 & 1,200

Cherry st, No 136, all. Martin Garone to Milia Anzeloni; 3 yrs, from July 1, 1910. Sept 14, 1910. 1:253.....1,800

Greenwich st, No 164, store, &c. Jno Glackner to Herman F Siemers; 5 8-12 yrs, from Sept 1, 1910. Sept 9, 1910. 1:58..... 5,000

Same property. Assigns lease. Herman F Siemers to Melville H Bearn. Sept 1. Sept 9, 1910. 1:58..... nom

Grand st, Nos 125 & 127. Assign lease. Henry von Minden to Adolph Oltmann. All title. Sept 8. Sept 10, 1910. 1:232. nom

Greenwich st, No 185 | s e cor Dey st. Assign lease. Frank Waech- Dey st | ter to Frank Hemmer. Sept 9. Sept 10, 1910. 1:61..... nom

Same property. Assign lease. Frank Hemmer to Arthur Jost. Sept 9. Sept 10, 1910. 1:61..... nom

Goerck st, No 108, all. Abraham J Gottlieb EXR Loepold Gottlieb to Leon Tretter & Max Decker; 3 yrs, from July 1, 1910. Sept 14, 1910. 2:324..... 2,400

Goerck st, Nos 105 & 107, 2 bldgs. Rebecca Ronder to Leon Tratter & Max Decker; 3 yrs, from Aug 1, 1910. Sept 14, 1910. 2:329..... 5,200

Greenwich st, No 209, store. TRUSTEES of the Est of Henry Cary to Richd H Long of South Framingham, Mass; 3 yrs, from May 1, 1910. Sept 15, 1910. 1:85..... 1,300

Lewis st, No 120, store. Abraham Savada to Jacob Kriender; 1 yr, from May 1, 1910. Sept 12, 1910. 2:330..... 420

Monroe st, Nos 161 & 163. Subordination of lease to mt for \$40.-000. Morris Saffer et al to N Y Protestant Episcopal Public School. Sept 9. Sept 10, 1910. 1:269..... nom

Nassau st, No 124, store. A G Spalding & Bros, a corpn, to Chas I Lambert; 3 7-12 yrs, from Oct 1, 1910. Sept 13, 1910. 1:92..... 6,000

Oliver st, No 13 1/2, all. Silvie L Post & ano to Elias & Agamemnon Poulo & Nicholas E Marcoglou; 4 8-12 yrs, from Mar 1, 1910. Sept 14, 1910. 1:279..... 960

Vandam st, No 47 | n w cor Varick st, store and basement. Ma- Varick st | tilda Thompson to Patrick J Cullen & Jno McInerney; 3 yrs, from May 1, 1913. Sept 15, 1910. 2:580....1,320

Water st, No 383, all. Morris Weinstein to Ellen Murray; 5 yrs, from Oct 1, 1910. Sept 14, 1910. 1:251..... 660

5th st, No 509 E. Assign lease. Andrew Yuhasz & ano to Jos Koller. Sept 6. Sept 9, 1910. 2:401..... nom



# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze

AND

# IRON WORK

5th av, No 705. Surrender lease. Alex Moss to Jos & Frank Goodman. All title. Sept 12. Sept 13, 1910. 4:1035.....nom  
Property omitted in instrument. Assign lease. Teresa de Angelis to Pasquale Corsaro. May 24. Sept 12, 1910. 6:1677.....nom

### BOROUGH OF THE BRONX.

Freeman st, s s, 3d store east of Southern Boulevard. Assign lease. Albert Bischoff to Anna Bischoff. May 14. Sept 14, 1910. 11:2979..... nom  
Same property. Surrender lease. Anna Bischoff to Mabel E Ernout. All title. Aug 23. Sept 14, 1910. 11:2979.....100  
138th st, No 360 E, store & part cellar. Christian H Ordemann to Eugene J McGuire; extension lease for 2 yrs, from Apr 30, 1914. Sept 14, 1910. 9:2300..... 1,800  
Cedar av, No 1826. Agreement as to assignment of lease, &c. Chas F Zeitfuss with Peter Elding. Feb 9. Sept 9, 1910. 11:2881..... nom  
Longwood av, at junction Westchester av, store No 15. Kellwood Realty Co to Chas Arnheim; 3 yrs, from Sept 1, 1910. Sept 13, 1910. 10:2689..... 1,200  
Morris av n w cor 154th st, 25x70, the lot. Michl Kenny to Angelo 154th st & Cosimo Cavalluzzo; 15 yrs, from May 1, 1909. Sept 14, 1910. 9:2442.....taxes, &c, & 400 & 500  
Southern Boulevard, No 1308, store. Lowenfeld & Prager to Jno Tarantino; 5 yrs, from May 15, 1910. Sept 9, 1910. 11:2980.....420 & 480  
Southern Boulevard, No 1169, store. Katharine Harnett to Michl O'Shea; 5 yrs, from June 1, 1906. Rerecorded from Aug 25, 1906. Sept 14, 1910. 10:2582..... 720 & 900  
Same property. Jno Harnett by A J Madden AGENT to same; 3 yrs, from June 1, 1911. Sept 14, 1910. 10:2582.....900  
Tremont av, No 996 s e cor Clinton av, store & cellar. August Clinton av Kuhn to Eliz Lins; 5 yrs, from May 1, 1910. Sept 9, 1910. 11:2951..... 1,080  
Villa av n e cor 204th st, store & 1st floor west front. Francisco 204th st Guiglieno to Biggeo Guiglieno; 5 yrs, from Jan 1, 1910. Sept 10, 1910. 12:3311..... 540  
Westchester av n w cor Simpson st, cor store. Chas Kling to Simpson st Edmund Sens; 10 8-12 yrs, from Sept 1, 1909. Sept 13, 1910. 10:2726.....3,100

Butinsky, Morris to Joseph Cohen. 97th st, Nos 210 & 212, s s, 181 e 3d av, 2 lots, each 27x100.11. Two mortg, each \$2,500. Two prior mortg \$——. Sept 13, 3 yrs, 6%. Sept 15, 1910. 6:1646. 5,000  
Carrizzo, Giacinto to American Mortgage Co. 111th st, No 222, s s, 260 e 3d av, 25x100.11. Sept 15, 1910, 5 yrs, 5%. 6:1660. 10,000  
Chebrah Pool Zedek Anshei Illia, a corpn, to Green-Wood Cemetery, a corpn. Forsyth st, Nos 126 & 128, s e cor Delancey st, 49.9x100x48.11x100. Sept 9, due June 1, 1913, 5%. Sept 10, 1910. 2:419. 15,000  
Same & Jacob & Louis Manheim with same. Same property. Subordination agreement. Sept 6. Sept 10, 1910. 2:419. nom  
Chebrah Pool Zedek Anshei Illia, a corpn, & Michl J Mulqueen with same. Same property. Subordination agreement. Sept 8. Sept 10, 1910. 2:419. nom  
Carreau, Cyrille to LAWYERS TITLE INS & TRUST CO. Central Park West, No 463 (8th av), w s, 25.11 n 106th st, 32x100. Sept 9, 1910, 3 yrs, 5%. 7:1842. 30,000  
Chelsea Realty Co to N Y Mortgage & Security Co. Amsterdam av, n w cor 169th st, 101.7x100. P M. Dec 28, 1908, 3 yrs. 4 1/2%. Sept 12, 1910. 8:2126. 55,000  
County Holding Co with Grunert Realty Corpn. 32d st, Nos 43 to 47 W. Extension of \$360,000 mt until June 1, 1913, at 5 1/2%. Sept 9. Sept 12, 1910. 3:834. nom  
Crawford, Louise H to James B Kilsheimer. Beach st, No 55, n s, 25x100. 1-3 part. Prior mt \$2,000. Aug 29, 3 yrs, 6%. Sept 13, 1910. 300  
Clark, Walter to Isaac Untermyer et al exrs Bernard Lowenstein. 84th st, No 37, n s, 510 w Central Park West, 20x102.2. Sept 14, 1910, 5 yrs, 5%. 4:1198. 21,000  
Dickenson, Gustavus D of New Milford, N J, to Abraham Eisenstein. 95th st, No 132, s s, 448 e Ams av, 17x100.8. Prior mt \$——. Sept 9, 1910, installs, 6%. 4:1225. 200  
Darcey, Thos & Lucy A Banfield with Jno G Darcey. 75th st, Nos 116 & 118, s s, 150 e Park av, 50x102.2. Subordination agreement. Sept 9. Sept 10, 1910. 5:1409. nom  
Darcey, Thomas to Wm Jay & ano exrs E Randolph Robinson. 75th st, Nos 116 & 118 s s, 150 e Park av, 50x102.2. Sept 9, due, &c, as per bond. Sept 10, 1910. 5:1409. 40,000  
Dunning, Clara F with Saml Raisler. 136th st, No 21 W. Extension of \$25,000 mt until June 17, 1913, at % as per bond. Aug 23. Sept 13, 1910. 6:1734. nom  
Dufft, Edw W with James H Cruikshank. Greenwich, Washington, Morton & Barrow sts, the blk. Agreement as to share ownership in bond & mt. Sept 14, 1910. 2:603.  
Eisen, Wm M to L F Robertson & Sons, a corpn. 121st st, No 160, s s, 107 e 7th av, 17x100.11. Sept 9, 1910, 1 yr, 6%. 7:1905. 2,500  
Earle, Lewis to Amy A C Montague. 73d st, No 211, n s, 160 e 3d av 25x102.2. Prior mort \$21,000. Sept 12, 2 yrs, 6%. Sept 15, 1910. 5:1428. 4,850  
Frank, Herman & Anthony Meyers to Wm Rankin. 132d st, Nos 23 & 25, n s, 228 w 5th av, 32x99.11. Sept 13, 1910, due, &c, as per bond. 6:1730. 16,000  
Same to Frances Steigerwald. Same property. Prior mt \$16,000. Sept 13, 1910, 1 yr, 6%. 6:1730. 2,000  
Ferri, Giuseppe to Lion Brewery. 12th st, No 344, s s, 140.2 w 1st av, 20.9x68.9x20.4x68.1. Sept 14, 1910, demand, 6%. 2:453. 4,300  
Furey, Robt G with Cassandra Mendelson. 9th av, s w cor 22d st. —x—. Agreement modifying terms of mt. Sept 6. Sept 14, 1910. 3:719. nom  
Fischer, Hortense B to U S TRUST CO of N Y. 86th st, Nos 148 to 152, s s, 230 w 3d av, 76.8x102.2. P M. Sept 15, 1910 5 yrs, 5%. 5:1514. 83,000  
Fieder, Fredk W, Jr. to Ella Wallace. 48th st, No 238, s s, 183 e 8th av, 21x98.5x21.6x93.7. P M. Sept 12, 3 yrs, 5%. Sept 15, 1910. 4:1019. 27,500  
Ferri, Giuseppe to Lion Brewery. 11th st, No 335 East. Saloon lease. Sept 14, demand, 6%. 2:453. 4,300  
Greenberg, Morris E to Lizzie Krotosky. 124th st, No 309, n s, 118.9 e 2d av, 18.9x100.11. Prior mort \$——. Sept 15, 1910. 3 yrs, 6%. 6:1801. 1,000  
GREENWICH SAVINGS BANK with Moritz Neuman. 7th st, No 56 East. Extension of \$25,000 mort until Sept 1, 1915, at 4 1/2%. Sept 14. Sept 15, 1910. 2:448. nom  
GREENWICH SAVINGS BANK with Maude A Kiskadden. 41st st, Nos 22 & 24 E. Extension of \$60,000 mt until July 1, 1913, at 4 1/2%. Sept 6. Sept 9 1910. 5:1275. nom  
GREENWICH SAVINGS BANK with Hanna Marks. 85th st, No 155 E. Extension of \$14,000 mt until Sept 1, 1913, at 4 1/2%. Sept 6. Sept 9, 1910. 5:1514. nom  
Ginocchio, John to Maria Lagomarsino. Roosevelt st, No 12, e s, abt 165 s Park row, 26x131. Sept 12, 3 yrs, 5%. Sept 13, 1910. 1:117. 2,500  
GREENWICH SAVINGS BANK with Annie C Murray. 22d st, No 359 W. Extension of mt for \$10,000 to Sept 1, 1913, at 4 1/2%. Sept 10. Sept 13, 1910. 3:746. nom  
GREENWICH SAVINGS BANK with Borivoj Bohemian Real Estate Assoc. Av B, No 1616. Extension of \$17,000 mt until Sept 1, 1915, at 5%. Sept 2. Sept 13, 1910. 5:1580. nom  
Gambardelle, Gioacchino to John E Schermerhorn et al exrs Katie T Schermerhorn. Hudson st, No 634, e s, 50.3 s Horatio st, 25.4x118.11x25.1x116.4. Aug 9, 5 yrs, 5%. Sept 14, 1910. 2:-626. 19,000  
Same & Antonio Lauro with same. Same property. Two subordination agreements. Sept 13. Sept 14, 1910. 2:626. nom  
Golding, Joseph with Joseph L Bittenwieser. 11th st, No 631 E. Extension of \$22,000 mt until Aug 1, 1918, at 6%. Aug 10. Sept 14, 1910. 2:394. nom  
Goldstein, Moses F to Louis Brandt. 120th st, No 154, s s, 208.4 e 7th av, 16.8x100.11. P M. Sept 14, 1910, due, &c, as per bond. 7:1904. 3,750  
Gottlieb, Mary to TITLE GUARANTEE & TRUST CO. 121st st, No 64, s s, 200.6 w Park av, 16.2x100.11. Sept 13, due, &c, as per bond. Sept 14, 1910. 6:1747. 5,800  
Highwood Realty & Construction Co to TITLE INS CO of N Y. 157th st, Nos 532 to 546, s s, 275 e Broadway, 2 lots, each 100x99.11. 2 mts, each \$140,000. Sept 13, 1910, 4 yrs, 5%. 8:2115. 280,000  
Same to same. Same property. 2 certificates as to above mts. Sept 13, 1910. 8:2115.

## 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.

September 9, 10, 12, 13, 14 and 15.

### BOROUGH OF MANHATTAN.

Anier, Abraham of Brooklyn, N Y, to Leon Wolkowitz. Monroe st, No 152, s s, 93.2 e Clinton st, 19.4x100. Prior mt \$——. May 4, due Apr 30, 1912, 6%. Sept 9, 1910. 1:258. 1,500  
Anderson, Alfred L of Closter, N J, to Chas Lehritter et al. 37th st, Nos 304 to 308, s s, 100.4 w 8th av, 73.7x91.9x74x98.9. P M. Sept 1, 3 yrs, 5%. Sept 12, 1910. 3:760. 50,000  
Ahrens, Grace with George Karsch. 1st av, No 589. Extension of mt for \$12,000 to Oct 12, 1915, at 5%. Sept 12. Sept 13, 1910. 3:939. nom  
Ansdall, Jessie E with Henry H Jackson et al exrs Peter A H Jackson. 133d st, Nos 503 to 509, n s, 100 w Ams av, 2 lots, each 37.6x99.11. Extension of 2 mts for \$37,500 each until Sept 20, 1913, at % as per bond. Aug 29. Sept 9, 1910. 7:1987. nom  
Azwolinsky, Morris to Sol Frankel (Inc). Jefferson st, No 80, n w cor Water st, Nos 530 to 534, 27x75. 1/2 part. Sept 13, due, &c, as per bond. Sept 14, 1910. 1:247. 5,000  
Bernstein, Isadore to Fannie Cronheim. Water st, No 428, n s, abt 70 w Market slip, 20x60. P M. Prior mt \$8,000. Sept 7, due Feb 1, 1913, 6%. Sept 9, 1910. 1:250. 3,250  
Banfield, Lucy A with Wm Jay & ano exrs E Randolph Robinson. 75th st, Nos 116 & 118 E. Subordination agreement. Sept 9. Sept 10, 1910. 5:1409. nom  
Bonner, Jas F & Chas J, Jr, to Lion Brewery. 52d st, No 130 W. Saloon lease. Sept 8, demand, 6%. Sept 9, 1910. 4:1004. 2,900  
Britsch, Fredk to West Side Construction Co. 121st st, Nos 201 to 215, n s, 200 e Ams av, runs n 100 x e 146.9 to Morningside av W, Nos 90 to 92, x s e 105.4 to st x w 176.9 to beginning. P M. Prior mt \$250,000. Sept 9, 1910, due, &c, as per bond. 7:1963. 63,500  
Butler, Henry P to Maxwell E Butler. 88th st, No 116, s s, 147 w Columbus av, 15.6x100.8 Feb 15, 3 yrs, 5%. Sept 9, 1910. 4:1218. 8,000  
Bauman, Yetty to Joseph Golding. 11th st, No 631, n s, 233 w Av C, 37.6x103.3. Prior mt \$——. Sept 6, installs, 6%. Sept 14, 1910. 2:394. notes 400  
Behier, Juliette with Thomas Farrell. 43d st, No 443 W. Extension of \$9,000 mt until Sept 1, 1913, at 5%. Aug 31. Sept 14, 1910. 4:1053. nom  
Beinfeld, Ernestine to Osher Gordon. Bennett av, being plot begins 8,990.9 n from s s 155th st, and 2,461.6 w from e s 10th av, runs n w 137.5 x e 264.9 to e s Bennett av, x s 37.3 x e 100.3 x s 100 x w 372 to beginning. P M. Prior mort \$——. Sept 14, 3 yrs, 6%. Sept 15, 1910. 8:2180. 2,250



# INTERIOR MARBLE

## CORK & ZICHA MARBLE CO., 325-327 East 94th St., New York

Material and work the standard for 14 years. Our reputation the best positive evidence as to our superiority.

- Hadermann, Lizzie to GERMAN EXCHANGE BANK. 122d st, No 242, s s, 183.8 e 8th av, 33.8x100.11. Prior mt \$22,000. Sept 10, 1910, due, &c, as per note. 7:1927. 1,800
- Herrman, Herbert H with Wm Jay & Moncure Robinson exrs E Randolph Robinson. 75th st, Nos 116 & 118, s s, 150 e Park av, 50x102.2. Subordination agreement. Sept 9, Sept 10, 1910. 5:1400. nom
- H G Realty Co to Henry Guttman. St Nicholas av, n w cor 174th st, 124.8x100. Certificate as to mt for \$15,000. Sept 7. Sept 12, 1910. 8:2143.
- H G Realty Co to Chelsea Realty Co. Amsterdam av, n w cor 169th st, 101.11x100. Bldg loan. Prior mt \$—. Sept 12, 1910, 1 yr, 6%. 8:2126. 90,000
- Same to same. Same property. Certificate as to above mt. Sept 12, 1910. 8:2126.
- Same to same. Same property. P M. Prior mt \$55,000. June 27, due Dec 27, 1911, 6%. Sept 12, 1910. 8:2126. 13,000
- Hirsch, Robt B et al trustees Adolphe Openhym with Julius Miller. Attorney st, No 162. Extension of \$23,000 mt until June 30, 1913, at 5%. July 23. Sept 13, 1910. 2:345. nom
- Harrison, Annie M with Fredk Meyer. 3d av, Nos 613 & 615, e s, 19 s 40th st, 36.8x75. Subordination agreement of 2 mts for \$4,000 & \$4,700. Sept 13, 1910. 3:920. nom
- Hof, Henry to Fredk Meyer. 3d av, Nos 613 & 615, e s, 19 s 40th st, 36.8x75. Prior mt \$27,750. Sept 13, 1910, due, &c, as per bond, 6%. 3:920. 5,000
- Hanson, Felix to FARMERS' LOAN & TRUST CO. 80th st, No 339, n s, 100 w 1st av, 25x102.2. Sept 14, 1910, 5 yrs, % as per bond. 5:1543. 8,000
- Hussey, Kath M with Leah & Chas Gutterman. 113th st, No 53 W. Extension of \$11,000 mt until Nov 1, 1915, at 5%. Sept 14, 1910. 6:1597. nom
- Joel, Florence, of Fairfield Co, Conn, to Lincoln Soc of Friends. Broadway, Nos 1981 to 1987, n w cor 67th st, Nos 121 to 127, 84.9x93x75.5x131.8; Broadway, No 1989, w s, 112.10 s 68th st, 28.1x117.4x25x130.2. P M. Sept 8, 5 yrs, 5½%. Sept 9, 1910. 4:1139. 12,000
- Jamaica-Hollis Realty Co with Paul W Emrick trustee. Certificate as to mt for \$3,836 covering land in Queens Co, N Y. Sept 10. Sept 12, 1910.
- James, Arthur C to Union Theological Seminary in City N Y. Park av, n w cor 69th st, No 41, 100.5x125. P M, July 28. 2 yrs, 4½%. Sept 13, 1910. 5:1384. 400,000
- Karnack Realty Co to Kirby Construction Co. 156th st, s s, 100 e Broadway, 125x99.11. P M. Prior mt \$—. Sept 12, 1910, due Oct 1, 1911, 6%. 8:2114. 15,000
- Kramer, Philip J F with Jno A Bank. 74th st, No 171 E. Extension of mt for \$10,000 to July 1, 1913, at 4%. July 14. Sept 13, 1910. 5:1409. nom
- Kalils Realty Co to National Operating Co. 140th st, No 467, n s, 112 e Ams av, 18x99.11x19x99.11. Prior mt \$12,000. Sept 12, due, &c, as per bond. Sept 13, 1910. 7:2057. 2,250
- Same to same. Same property. Certificate as to above mt. Sept 12. Sept 13, 1910. 7:2057.
- Kramer, Yatty with Abel King & ano. 3d av, Nos 474 & 476, w s, 49.9 n 32d st, 49x100. Extension of \$20,000 mt until Oct 1, 1915, at % as per bond. Sept 10. Sept 12, 1910. 3:888. nom
- Kellogg, Emilie B to Presbyterian Home for Aged Women in City N Y. 70th st, No 118, s s, 204.8 e Park av, 20x100.5. P M. Sept 15, 1910, 5 yrs, 4½%. 5:1404. 50,000
- Kormann, Rosa widow to Louis Isenburger. 2d st, No 237, s s, 273 w Av C, 25x76.11x25.1x75.4. Prior mort \$17,500. Sept 15, 1910, due Oct 1, 1912, 6%. 2:384. 2,000
- Kaufmann, Rosa to James Herbert. 76th st, No 25, n s, 40 w Madison av, 20x102.2. Sept 15, 1910, 3 yrs, 4½%. 5:1391. 20,000
- Lawyers Mortgage Co to Patrick J Rooney. Greenwich st, No 66. Consent to assignment of share ownership in mt. Sept 7. Sept 10, 1910. 1:18.
- Leichtag, Mindel & Abraham with David Rogitsky. 3d st, No 308 E. Agreement modifying terms of mt. Sept 9. Sept 10, 1910. 2:372. nom
- Lustbader, Sarah to Maimonides Benevolent Society. 82d st, No 163, n s, 198 w 3d av, 19.2x82. Sept 12, 5 yrs, 4½%. Sept 13, 1910. 5:1511. 12,000
- Lilienthal, Lillie B with Adelia P Wiesbader & ano exrs, &c, Isaac Pouker. 124th st, No 308, s s, 100 e 2d av, 18.9x100.11. Extension of \$6,000 mt until Sept 1, 1915, at 5%. Aug 26. Sept 15, 1910. 6:1800. nom
- Margulis, Jacob to Nathan Wechsler. 7th st, No 65 E, n s, abt 330 e 2d av, 25x93.6. Sept 6, installs, 6%. Sept 9, 1910. 2:449. notes, 600
- Munden Const Co to Bendheim Const Co. Pinehurst av, s e cor 179th st, 100x100.11. Prior mt \$52,000. Bldg loan. Sept 8, due Feb 8, 1912, 6%. Sept 9, 1910. 8:2177. 82,500
- Same to same. Same property. Certificate as to above mt for \$82,500. Sept 8. Sept 9, 1910. 8:2177.
- Same to same. Same property. P M. Prior mt \$26,000. Sept 8, due Feb 8, 1912, 6%. Sept 9, 1910. 8:2177. 26,000
- McGrath, Thos to V Loewers Gambrius Brewery Co. 1st av, No 859, s w cor 48th st. Store lease. Sept 9, 1910, demand, 6%. 5:1340. 4,250
- Magner, Morris A to Herman Wasserman. 83d st, No 64, s s, 138 e Col av, 18x102.2. Prior mt \$13,000. Sept 9, 1910, due, &c, as per bond. 4:1196. 5,000
- Meares, Isabel to Chas L Brookheim. 73d st, No 130, s s, 125 w Lexington av, 15x102.2. P M. Aug 25, 1 yr, 6%. Sept 9, 1910. 5:1407. 2,100
- Marx, Jacob with Moritz L & Carl Ernst. 89th st, No 72 W. Extension of \$4,500 mt until Apr 1, 1912, at 6%. Sept 12, 1910. 4:1202. nom
- Mestanz, Emma M S to Albert Berry. Commerce st, No 33, n s, abt 50 w Bedford st, 25x37x24.9x— e s. Sept 10, due, &c, as per bond. Sept 12, 1910. 2:584. 8,500
- McGlone, Arthur to Oliver Meiklejohn. Audubon av, s w cor 191st st, 90.2x100.2x95.9x100. P M. July 1, 3 yrs, 5½%. Sept 13, 1910. 8:2161. 30,000
- Same to Patk S Treacy. Same property. P M. Prior mt \$30,000. July 1, 1 yr, 6%. Sept 13, 1910. 8:2161. 5,000
- Meyne, Henry to Sanders B Altmayer & ano exrs, &c, Henry Erdman. 3d av, No 1341, e s, 63.9 s 77th st, 19.2x75. Sept 6, due, &c, as per bond. Sept 13, 1910. 5:1431. 11,000
- Same & Gottlob Schweizer with same. Same property. Subordination agreement. Sept 6. Sept 13, 1910. 5:1431. nom
- Mottufsky, Hyman & Carl to Sol Frankel, Inc. Jefferson st, No 80, n w cor Water st, Nos 530 to 534, 27x75. ½ part. Sept 13, due, &c, as per bond. Sept 14, 1910. 1:247. 5,000
- Mann & Zipp Inc to Stella Foreman. Certificate as to mt for \$2,800 covering land in Nassau Co. Aug 10. Sept 14, 1910. —
- Murray, Thomas C, Rose K, & Hugh C & Katharine M Ford to EMIGRANT INDUSTRIAL SAVINGS BANK. 11th av, No 553, n w cor 42d st, No 601. 21x70. Sept 13, 1 yr, 5%. Sept 14, 1910. 4:1090. 7,000
- Mattlage, Fredk H, of Brooklyn to Paul L Kiernan. Lexington av, No 349, e s, 37 s 40th st, 18.6x87. P M. Sept 14, due Oct 1, 1913, 4½%. Sept 15, 1910. 3:895. 20,000
- Manhattan Mutual Realty Co to Geo E Hubbs. Certificate as to mort for \$3,000 covering land in Queens Co. Sept 12. Sept 15, 1910. —
- Murphy, James to Gotham Mortgage Co. Bowery, No 116, w s, 56.3 s Grand st, 25x100. Prior mort \$21,000. Sept 15, 1910, 1 year, 6%. 1:239. 1,500
- Multz, Solomon D to Abraham Swetnick. Suffolk st, No 133, w s, abt 175 s Stanton st, 25x100. Prior mort \$27,500. Sept 15, 1910, installs, 6%. 2:354. 2,000
- McGuire, Theresa A with Annie Kinsey. 111th st, No 165, n s, 289.6 w 3d av, 30.6x100.11. Extension of \$14,000 mt until Sept 1, 1915, at % as per bond. Jan 6. Sept 15, 1910. 6:1639. nom
- Newtown Construction Co to Geo Alex Macdonald. Washington st, No 799, n e cor Horatio st, Nos 85 to 89, 24.2x89.1x24.1x90.9; Washington st, No 801, e s, 24.2 n Horatio st, 18.1x—x18x89.1. Prior mort \$50,000. Sept 14, due June 10, 1911, 6%. Sept 15, 1910. 2:643. 1,000
- Same to same. Same property. Certificate as to above mort. Sept 14. Sept 15, 1910. 2:643.
- New York Academy of Medicine to FARMERS LOAN & TRUST CO. 43d st, Nos 17 to 21, n s, 245.8 w 5th av, 75x100.5. Sept 1, 3 yrs, — as per bond. Sept 15, 1910. 5:1259. 220,000
- Neuman, Abraham to Wm C Horowitz. Essex st, Nos 179 & 181, w s, 50 s Houston st, 50x25. Prior mts \$16,500. May 16, 4 mos, —. Sept 14, 1910. 2:412. note 450
- National Operating Co with Morris Fogel. 114th st, No 212, s s, 164.7 e 3d av, 18x100.11. Extension of \$1,500 mt until Jan 2, 1912, at 6%. Sept 9. Sept 13, 1910. 6:1663. nom
- Nottingham Apartments, a corpn, to Henry Ollesheimer. 30th st, Nos 33 to 37, n s, 175 e Madison av, 65x98.9. Prior mt \$295,000. Sept 9, due, &c, as per bond. Sept 14, 1910. 3:860. 27,500
- Same to same. Same property. Certificate as to above mt. Sept 9. Sept 14, 1910. 3:860.
- Oltmann, Adolph to Henry von Minden. Grand st, Nos 125 & 127, Leasehold. Sept 8, installs, 5%. Sept 10, 1910. 1:232. notes, 10,000
- O'Neil, Margt to Ella Burdge extr Franklin Burdge. Charles st, No 17, n s, 214.2 w Greenwich av, 22x95. P M. Apr 14, 3 yrs, 4½%. Sept 13, 1910. 2:612. 9,000
- Ostrander, Harriet E to Lyman D Hall. Dey st, s w cor Greenwich st, 47.11x29.9x57.1x31.2. Prior mt \$35,000. Sept 14, 1910, due Dec 14, 1911, 6%. 1:59. 5,000
- Ornstein, Emanuel to Mary L Bishop. 1st av, No 1626, e s, 81.7 n 84th st, 20.4x100. P M. Aug 18, 5 yrs, 5%. Sept 15, 1910. 5:1564. 13,000
- Ornstein, Emanuel to Jacob Steiner. 1st av, No 1626, e s, 81.7 n 84th st, 20.4x100. Prior mort \$13,000. Sept 15, 1910, 3 yrs, 6%. 5:1564. 3,000
- Pearl Bindery to Chas M Miller. Consent to mort for \$2,500. Sept 14. Sept 15, 1910. —
- Paskusz, Jacob to Johanna Samson. 46th st, No 315, n s, 225 e 2d av, 25x98.9. Sept 9, 3 yrs, 5%. Sept 10, 1910. 5:1339. 15,000
- Peter, Fredk & Caroline E Billhardt to Geo T Ernst. 9th av, No 533, w s, 58.9 s 40th st, 20x65. Prior mt \$13,000. Sept 8, 2 yrs, 6%. Sept 9, 1910. 3:737. 700
- Plancer, Fishel to Abram Fistel. Pitt st, No 7, w s, 100 n Grand st, 25x100. P M. Prior mt \$26,000. Sept 12, 3 yrs, 6%. Sept 13, 1910. 2:341. 1,350
- Poor, J Harper to Union Theological Seminary in City N Y. 69th st, No 33 and part No 35, n s, 150 w Park av, 25x100.5. P M. July 28. 2 yrs, 4½%. Sept 13, 1910. 5:1384. 57,500
- Price, Charlotte M, Christine M Ward & Lavinia S Meday, of Buffalo, N Y, to Mary B W Booth & ano. Spring st, No 21, n s, abt 71.3 e Mott st, 23x130x23x125. July 14, 3 yrs, 4½%. Sept 13, 1910. 2:493. 5,000
- Plath, Clemens L individ & as exr, &c, Chas Plath, & Mary W, Chas H, Laura M & Clemens L W Plath heirs Chas H Plath with John L Lawrence. 9th av, No 862, s e cor 56th st, No 356, 24x70. Extension of \$35,000 mt until July 3, 1915, at 5%. Sept 15, 1910. 4:1046. nom
- Reher, Herman, of N Y, & Wm Volk, of Weehawken, N J, to Jno G Butler. St Nicholas av, No 1356, s e cor 178th st, 36.5x100. Sept 9, 1910, due, &c, as per bond. 8:2133. 45,000
- Rogitsky, David to Mindel Leichtag. 3d st, No 308 E. Certificate as to reduction of mt. Sept 9. Sept 10, 1910. 2:372. —
- Reher, Herman of N Y, & Wm Volk of Weehawken, N J, to Chas H Phelps exr Jno G Butler. St Nicholas av, Nos 1352 & 1354, e s, 36.5 s 178th st, 39x100. Sept 9, 1910, due, &c, as per bond. 8:2133. 35,000
- Rabbe, Fredk to EMIGRANT INDUSTRIAL SAVINGS BANK. Bedford st, Nos 42 & 44, s e cor Leroy st, Nos 34 to 38, runs s 40 x e 60 x s 20 x e 18 x n 60 to st x w 78 to beginning. Sept 8, 5 yrs, 4½%. Sept 12, 1910. 2:586. 18,500
- Rubinger, Charles to Joseph L Buttenwieser. Bank st, Nos 42 & 44, s s, 105 e 4th st, runs s 91.3 x e 20.1 x n 1.1 x e 19.5 x n 90 to Bank st x w 40.2 to beg. Sept 2, due June 1, 1911, 6%. Sept 14, 1910. 2:614. 10,000
- Rosenblum, Rachel to Abraham Stein. 94th st, Nos 62 to 66, s s, 180.6 w Park av, 74.6x100; 65th st, No 29, n s, 293.9 e Columbus av, 21.3x100.5; 89th st, Nos 118 & 120, s s, 300 w Columbus av, 50x100.8. Sept 14, 1910, 1 yr, 6%. 5:1505; 4:1118; 4:1219. 3,000
- Richter, Jos A to Benj Lande. 113th st, Nos 210 to 214, s s, 140 e 3d av, 45x100.11; Wilkens pl, s e cor Jennings st, 50x96x50.5x100. Prior mort \$—. Aug 16, demand, 6%. Sept 15, 1910. 6:1662; 11:2976, 2977. 2,850
- Scheidig, Herman G E with Frederic de P Foster & ano trustees. 8th av, Nos 2636 & 2638. Extension of two mts for \$21,000 each, until Nov 6, 1913, at 4½%. July 25. Sept 15, 1910. 7:2026. nom
- Schwarz, Genevieve, of Troy, N Y, to Chas Schmitt & ano. 124th st, No 318, s s, 192.6 e 2d av, 16.6x100.11. P M. Sept 15, 1910, 3 yrs, 5%. 6:1800. 6,000



# JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

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Steenek, Heinrich J to Anna Klintworth. 10th st, No 191, n s, 88 w 4th st, 21.4x95. Prior mort \$8,000. Sept 15, 1910, 1 yr, 5%. 2:620. 500

Steenek, Heinrich J to Bernard D Kemper. 4th st, No 299, s e cor Bank st, No 50. 18.4x65. Prior mort \$10,000. Sept 15, 1910, 3 yrs, 6%. 2:614. 4,500

Steenek, Heinrich J to Mary E Cornings. 36th st, No 450, s s, 150 e 10th av, 25x98.9. Prior mort \$10,000. Sept 15, 1910, 3 yrs, 5%. 3:733. 3,000

Stratton, Geo H with National Academy of Design. Morningside av E, s e cor 118th st, No 370, 25.5x100. Extension of \$32,000 mort until Oct 1, 1913, at 5%. Aug 29. Sept 14, 1910. 7:1944. nom

Saffer, Morris & Saml to N Y Protestant Episcopal Public School. Monroe st, Nos 161 & 163, n s, 186.11 e Clinton st, 40.5x100. Sept 9, 5 yrs, 4½%. Sept 10, 1910. 1:269. 40,000

Same to Jos Firkser. Monroe st, Nos 161 & 163, n s, 238.11 w Montgomery st, 40.5x100. Prior mt \$—. Aug 31, due Apr 31, 1912, 6%. Sept 10, 1910. 1:269. 10,000

Shepherd, Geo to Horace F Hutchinson & ano exrs Ann E Everitt. 17th st, No 373, n s, 250 w 8th av, 25x92. Sept 9, 1910, due Nov 1, 1911, 5%. 3:741. 10,000

Swem, Leah E of Brooklyn, N Y, to J Wesley Pullman. 24th st, No 123, n e s, 275 s e 4th av, 25x98.9. P M. Sept 9, 1910, 3 yrs, 5%. 3:880. 20,000

Schnatzkin, Solomon M with SEAMENS BANK FOR SAVINGS in City of N Y. 151st st, Nos 502 & 504 W. Extension of \$90,000 mt until Nov 15, 1915, at 5%. Aug 26, Sept 9, 1910. 7:2082. nom

Saguenay Realty Co to Yorktown Realty Co. Broadway, Nos 3660 to 3666, n e cor 151st st, 99.11x150. Prior mt \$255,000. Sept 9, 1910, 3 yrs, 6%. 7:2083. 40,000

Same to same. Same property. Certificate as to above mt. Sept 9, 1910. 7:2083.

Schnee, Sigmund with Henry H Jackson et al exrs Peter A H Jackson. 43d st, No 317, n s, 250 e 2d av, 25x100.5. Extension of \$12,000 mt until Sept 18, 1915, at 5%. Sept 2. Sept 12, 1910. 5:1336. nom

Torregrossa, Paulo & Rosario Lavanco to Luigi Torregrossa & ano. 75th st, No 234 s s, 199.2 w 2d av, 20.1x102.2. Sept 9, due July 1, 1914, 5%. Sept 13, 1910. 5:1429. 3,000

Titus, Arthur W to Theresa H Freeman. Fort Charles pl W, late Van Corlear pl, e s, 563.1 s w 227th st, 41.11x95.6x40x84.9. Sept 12, due, &c, as per bond. Sept 13, 1910. 13:3402. 6,500

Trowbridge, Helen C to Gertrude A Van Derbeck. 38th st, No 338, s s, 275 e 9th av, 25x98.9. P M. Prior mort \$15,000. Sept 15, 1910, 1 yr, 6%. 3:761. 1,100

Thorn, Wesley to TITLE GUARANTEE AND TRUST CO. 62d st, No 117, n s, 143 e Park av, 16x68.8x16x67.10. P M. Sept 14, due, &c, as per bond. Sept 15, 1910. 5:1397. 20,000

Telescope Camera Co to Eli Koles. Consent to mt for \$2,000. Sept 13. Sept 15, 1910. Misc. —

Same to same. Certificate as to mt for \$2,000. Sept 13. Sept 15, 1910. Misc. —

Unity Press to KNICKERBOCKER TRUST CO as trustee. Certificate of consent of stockholders to chattel mt dated Sept 1, 1910. Sept 8. Sept 9, 1910. File. —

U S TRUST CO of N Y with Nottingham Apartments. 30th st, Nos 33 to 37, n s, 175 e Madison av, 65x98.9. Extension of \$310,000 mort until Sept 1, 1913, at 5½%. Sept 8. Sept 14, 1910. 3:860. nom

Vanderpoel, Watson of Brooklyn, N Y, to Richard A Henriquez et al. 40th st, Nos 212 & 214, s s, 171.6 w 7th av, 28.6x98.9. P M. July 12, due, &c, as per bond. Sept 10, 1910. 3:789. 21,000

Vanderpoel, Watson to Richard A Henriquez et al. 40th st, No 208, s s, 143 w 7th av, 14.3x98.9. P M. July 12, due, &c, as per bond. Sept 10, 1910. 3:789. 14,000

Weed, Edgar T guardian Helen E Weed with Max Lipman & ano. 126th st, Nos 506 & 508 W. Extension of \$43,000 mt until June 21, 1915, at 5%. July 20. Sept 9, 1910. 7:1980. nom

Wilcox, Clermont H with Barney Estate Co. Hamilton Terrace, No 41. Extension of \$13,000 mt until July 26, 1911, at 5%. July 22. Sept 9, 1910. 7:2050. nom

WEST SIDE SAVINGS BANK with Tillie & Solomon Kligenstein exrs, &c, Bernhard Kligenstein. 174th st, No 503 W. Extension of \$35,000 mt until Aug 18, 1915, at 5%. Aug 18. Sept 12, 1910. 8:2132. nom

Winkler, Louis to Abraham Shultz. Division st, No 79. Prior mt \$21,000. Sept 6, due Jan 1, 1911, 6%. Sept 13, 1910. 1:282. 3,000

Ward, Lester W to Orphan Asylum Soc in City N Y. 8th st, No 37, old No 109, n e s, 531.5 n w 5th av, 23x93.11. P M. Sept 6, 3 yrs, 5%. Sept 13, 1910. 2:572. 14,500

Walton, Edwin F to Gotham Mortgage Co. 32d st, No 126, s s, 100 w Lexington av, 24.9x98.9. Prior mt \$28,000. Sept 13, 1910, 2 yrs, 6%. 3:887. 5,000

Weinstein, Jacob & Max Lurie to Sol Brill & Annie Levy. 129th st n s, 191.8 e Lenox av, 150x99.11. Prior mort \$195,000. 129th st, n s, 441.8 e Lenox av, 82.10x99.11. Prior morts \$107,500. 3d av, s w cor 74th st, 52.2x104.10. Prior morts \$115,000. Sept 12, installs, \$2,500 weekly beginning Nov 23, 1910, & thereafter until paid, 6%. Sept 13, 1910. 6:1727, 5:1408. 50,000

Whisten, Veronica I to Gertrude I wife Fred Ingraham. 142d st, No 231, n s, 350 e 8th av, 25x99.11. Sept 12, due, &c, as per bond. Sept 13, 1910. 7:2028. 1,500

Wheeler, Maggie H of West Point, Virginia, to Wm H Hussey & ano. 47th st, No 410, s s, 127.6 w 9th av, 22.6x100.5. Prior mt \$—. Sept 3, due June 1, 1911, 6%. Sept 14, 1910. 4:1056. 3,000

White, John J to Francis Asbury Palmer Fund, a corpn. Mulberry st, Nos 197 & 199, n w cor Delancey st, 59.8x99.3x45.7x100.1. July 21, 3 yrs, 5%. Sept 14, 1910. 2:481. 60,000

Weissman Co of 95 Cliff st to Lydia M Sullivan. Censent and certificate as to chattel mort for \$800. Sept 8. Sept 15, 1910. —

Winkler, Louis and Abram Shultz to Moses Sturtz. Division st, Nos 54 and 56, n s, 81.1 e Chrystie st, runs n w 73.6 x n e 3.11 x s e 39.3 x s w 5 x w 3.9 x s 52.10 to Division st, x w 28 to beginning. Prior mt \$31,125. Sept 15, 1910, 1 yr, 6%. 1:289. 2,000

Wilson, Lena to Arthur F Lerden. 8th av, No 2479, w s, 25 s 133d st, runs w 83.3 x s w 20.11 x s 12.4 x e 100 to av, x n 25 to beginning. Prior mort \$26,000. Aug 25, due, &c, as per bond. Sept 15, 1910. 7:1958. 1,100

Zippert, Isidor & Joseph Joachim to Louis Wolff. 4th st, No 347, n s, 146 w Av D, 22x97. P M. Prior mt \$—. Sept 9, due Mar 15, 1913, 6%. Sept 10, 1910. 2:374. 1,750

## BOROUGH OF THE BRONX.

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

\*Aronson, Matilda F of Brooklyn, N Y, to Fanny Ostertag. Bracken av, w s, 497.9 s Kingsbridge road, 25x100. Sept 8, 2 yrs, 6%. Sept 9, 1910. 125

\*Albee, Franklin C to Sarah J Selzam. Av E, n e cor 11th st, 108 x105, lot 305 map Unionport. P M. Sept 9, 1910, due Mar 9, 1911, 6%. 500

\*Amigroni, Gaetano & Luigi to Hudson P Rose Co. Palmer av, w s, abt 356.6 s Kingsbridge road, & being lots 114 & 115 map 125 lots Ruser estate. P M. Sept 8, 3 yrs, 5½%. Sept 12, 1910. 600

Anaconda Realty & Construction Co to Andrew J Cobe. Jerome av, n e cor 177th st, 117.4x110.5x88.1x135.5. Prior mt \$26,000. May 23, due Mar 1, 1912, 6%. Sept 13, 1910. 11:2853. 500

Borough Cut Stone Co to Jno E Simons. Austin pl, n s, 72.8 e 144th st, runs e 175 x n 100 x w 75 x n 1.8 x s w 104.7 x s 71 to beginning; Austin pl, n s, 297.8 e 144th st, 25x100. Prior mt \$—. Sept 9, 1910, 3 yrs, 6%. 10:2600. 17,000

Same to same. Same property. Certificate as to above mt. Sept 9, 1910. 10:2600.

\*Blass, Gustave to Louise Withey. Carpenter av, Nos 3983 to 3987. Estoppel certificate. May 12. Sept 9, 1910. —

Benline (Harry C) Const Co to Adolph Hoertkorn. Daly av, e s, 453.5 s Tremont av, or 177th st, 32.1x150.11. Prior mt \$17,500. Sept 9, due, &c, as per bond. Sept 10, 1910. 11:2992. 2,500

Same to same. Same property. Certificate as to above mt. Sept 9, Sept 10, 1910. 11:2992.

Bigley, Cath to TITLE GUARANTEE & TRUST CO. Mt Hope pl, s s, 200 w Morris av, late Fleetwood av, 25x125. Sept 8, due, &c, as per bond. Sept 9, 1910. 11:2827. 5,000

Benline (Harry C) Const Co to Margt L V Shepard et al trustees Elliott F Shepard. Daly av, e s, 453.5 s Tremont av or 177th st, 32.1x150.11. Aug 29, 3 yrs, 5%. Sept 9, 1910. 11:2992. 17,500

Same to same. Same property. Certificate as to above mt. Aug 29. Sept 9, 1910. 11:2992.

Bjorkegren (Chas), Inc. to North American Mortgage Co. Webster av, w s, 229 n 180th st, 50x100.1x53.11x100. Sept 7, due Aug 7, 1911, 6%. Sept 10, 1910. 11:3143. 23,000

Same to same. Same property. Certificate as to above mt. Sept 7. Sept 10, 1910. 11:3143.

Benline, Harry C to Wm L Phelan. Walton av, e s, 102.11 n Tremont av, 100x100. P M. Prior mt \$10,000. Aug 25, due, &c, as per bond. Sept 9, 1910. 11:2829. 6,000

\*Berlinsky, Hale J to Manhattan Mortgage Co. 223th st, s e cor 2d st, or av, 105x114. Prior mt \$—. Aug 31, due, &c, as per bond. Sept 9, 1910. 3,000

Benline (Harry C) Construction Co & Jas C & Danl S Green with Adolph Hoertkorn. Daly av, e s, 453.5 s Tremont av or 177th st, 32.1x150.11. Sub ordination agreement. Sept 9. Sept 12, 1910. 11:2992. nom

Becker, Frank A to John Rendall. Park av, w s, 100 n 187th st, two lots, each 40.4x100. Two P M mts, each \$3,000. Sept 7, 3 yrs, 6%. Sept 13, 1910. 11:3032. 6,000

Same to same. Park av, w s, 180.8 n 187th st, 40.5x100.2x47.2x 100. P M. Sept 7, 3 yrs, 6%. Sept 13, 1910. 11:3032. 3,000

Same to same. 187th st, n s, 56.8 w Park av, 33.4x100. P M. Sept 7, 3 yrs, 6%. Sept 13, 1910. 11:3032. 2,500

Bergan, Frank T to Manhattan Mortgage Co. College av, n w s, 740.5 n e 169th st, 25x92.6. Prior mort \$—. Sept 14, due, &c, as per bond. Sept 15, 1910. 11:2785. 5,500

Carruth, David S to TITLE GUARANTEE & TRUST CO. Jackson av, No 1039, w s, 196 n 165th st, 19.2x85x18.11x85. P M. Sept 7, due, &c, as per bond. Sept 9, 1910. 10:2640. 3,500

Crisuolo, Pietro to Kate E Carroll. 187th st, s s, 50 w Belmont av, 50x100. P M. Sept 13, 1910, 2 yrs, 5½%. 11:3074. 4,900

Corner, Mary to Horace F Hutchinson & ano exrs Ann E Everitt. Jessup pl, w s, 168.6 n Bosobel av, 2 lots, each 50x100. 2 mts, each \$4,500. Sept 14, 1910, due Nov 1, 1913, 5%. 11:2872. 9,000

Columbia Construction Co & Oliver E Davis with City Mortgage Co. Minford pl, w s, 125 s 172d st, 75x100. Subordination agreement. Sept 14, 1910. 11:2977. nom

\*Church of St Anthony, Van Nest, to EMIGRANT INDUSTRIAL SAVINGS BANK. Commonwealth av, s w cor Mansion st, 75x 100, except part for av. Sept 14, 1910, 5 yrs, 5%. 45,000

Cavalluzzo, Angelo & Cosimo to George Ehret. Morris av, n w cor 154th st. Saloon lease. Sept 13, demand, 6%. Sept 14, 1910. 9:2442. 1,000

Converse, Cora M to John H Thorn. Kingsbridge terrace, No 1071, late Boston av, n w s, 609.10 s w Heath av; also being at s w s lot 67, runs n w 191.6 x s w 75 x s e 184.6 to av x n e 75 to beginning, being part lot 62 map No 2 Chas Darke. Prior mt \$7,000. Sept 12, 3 yrs, 5%. Sept 13, 1910. 12:3257. 4,000

\*Donohue, Cath A to South Brooklyn Co-operative Bldg & Loan Assoc. Concord st, e s, lot 43 map (No 980 Westchester Co) of 93 lots in South Mt Vernon, 25x100. Sept 6, installs, 6%. Sept 9, 1910. 2,700

Deutsch, Saml to Adolph Freund. Washington av, Nos 1738 to 1742, e s, 50 n 174th st, 50x95, except part for av. P M. Prior mt \$—. Sept 6, 2 yrs, 6%. Sept 9, 1910. 11:2916. 2,000

Defeo Realty Co to Manhattan Mortgage Co. Arthur av, e s, 95 n 188th st, 25x81.6x25x81.8. Prior mt \$—. Sept 8, due, &c, as per bond. Sept 9, 1910. 11:3077. 7,500

Same to same. Same property. Certificate as to above mt. Sept 8. Sept 9, 1910. 11:3077.

D'Ambra, Annie to Maria G Del Gaiza. Decatur av (Norwood av), n w s, 391.7 n e 205th st, 25x100. Prior mt \$6,250. Feb 4 2 yrs, 6%. Sept 10, 1910. 12:3350. 1,500

Same to Wm A Stahl. Decatur av, n w s, 366.7 n e 205th st, 25x 100. P M. Sept 2, due, &c, as per bond. Sept 10, 1910. 12:3350. 1,200





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Davis, Henry L to Frank Drechsel. Burnside av, n e s, 84.11 n w Ryer av, 28.5x58x24x73.8. Prior mt \$4,000. Sept 1, due Aug 31, 1911, 6%. Sept 12, 1910. 11:3149. 900

Donnelly, Fredk, of Brooklyn, N Y, to Wm L Van Derzee. Tiebout av, n e cor 180th st, 90x20. Prior mt \$4,000; Tiebout av, e s, 166.1 n 180th st, 39x100. Prior mt \$—-. Sept 14, 1910, 1 yr, 6%. 11:3143. 500

Davis, Albert E to BRONX SAVINGS BANK. Sedgwick av, w s, — n Bailey av, & being lot 27 blk 3237 map (No 1187) Bailey estate. Sept 14, 1910, 3 yrs, 6%. 11:3237. 1,000

Ernst, Mary to Margt Knox. Bryant av, No 1348, e s, 45 s Jennings st, 20x100. P M. Prior mt \$8,000. Sept 9, 1910, due, &c, as per bond. 11:2999. 1,000

Feldmann, Joseph to BANK OF EUROPE. 241st st, s s, 100 e Martha av, runs s 100 x e 65 to c l of a creek x n e — to line bet N Y & Yonkers x n w — to st x w — to beginning. Sept 7, 1 yr, 6%. Sept 9, 1910. 12:3394. 1,756

\*Farago, Domenick to Margt Mapes. Columbus av, s s, 250 e Garfield st, 25x100. Sept 8, 3 yrs, 5%. Sept 9, 1910. 6,000

Froma Realty Co to Joseph J Meaney. Robbins av, e s, 98.7 s 151st st, 50x104. Prior mort \$—-. May 26, 1 yr, 6%. Sept 15, 1910. 10:2642. 10,000

Same to same. Same property. Certificate as to above mort. May 26, Sept 15, 1910. 10:2642.

German Real Estate Co to Margt Knox. 236th st, No 328, s s, 227.10 e Katonah av, 28.7x100. Prior mort \$5,000. Sept 15, 1910, 3 yrs, 6%. 12:3384. 1,500

Same to same. Same property. Certificate as to above mort. Sept 15, 1910. 12:3384.

Green, Danl S & James C with Margt L V Shepard et al trustees Elliott F Shepard. Daly av, e s, 453.5 s Tremont av or 177th st, 32.1x150.11. Subordination agreement. Sept 9, Sept 10, 1910. 11:2992. nom

\*Goldfinch Realty & Const Co to Frank Boyle. 223d st, s s, 130 w 4th av, 25x114, Wakefield. P M. Sept 9, 3 yrs, 6%. Sept 10, 1910. 900

\*Same to same. 223d st, s s, 105 w 4th av, 25x114, Wakefield. P M. Sept 9, 3 yrs, 6%. Sept 10, 1910. 900

Hughes, Henry with Pasquale Di Meola & ano. Belmont av, w s, 75 n 186th st, 25x87.6. Extension of \$3,000 mt until Mar 1, 1912, 6%. Aug 31, Sept 12, 1910. 11:3074. nom

\*Howell, Eugene to The Railroad Co-Operative B & L Assoc. Fox av, e s, 150 s Jefferson av, 50x100, Edenwald. Sept 12, installs, 6%. Sept 13, 1910. 1,050

Hart, Sarah with John E Simons. Austin pl, n s, 72.8 e 144th st, runs e 175 x n 100 x w 75 x n 1.8 x s w 104.7 x s 71 to beginning; Austin pl, n s, 297.8 e 144th st, 25x100. Agreement as to share ownership in mt. Sept 9, Sept 12, 1910. 10:2600. nom

Haubeil, Heinrich to GERMAN SAVINGS BANK. 157th st, n s, 91.6 e Courtlandt av, 25x101.7x25x101.6. Sept 14, 1910, 3 yrs, 5%. 9:2404. 9,000

Hodes Realty Co to Theo Wentz. Franklin av, w s, 94 n 170th st, 33.2x94.11. Bldg loan. Sept 13, demand, 6%. Sept 14, 1910. 11:2932. 25,000

Hodes Realty Co to Theo Wentz. Franklin av, w s, 94 n 170th st, 34x94.11. Certificate as to above mt. Sept 13, Sept 14, 1910. 11:2938.

Houlihan, Daniel to EMIGRANT INDUSTRIAL SAVINGS BANK. Katonah av, n e cor 240th st, runs e 487.4 x n 100 x e 100 to s s Martha av x n 100 to 241st st x w 587.4 to Katonah av x s 200 to beginning. Sept 13, 1 yr, 5½%. Sept 14, 1910. 12:3389. 21,000

Holy Trinity Evangelical Lutheran Church to Wm H Gray. 167th st, n s, 52.8 w Kelly st, 50x76. P M. Sept 14, due, as per bond. Sept 15, 1910. 10:2706. 4,500

Hoops, Wm F to Juliane Emanuel et al trustees Fredk Emanuel. 179th st, n s, 148.4 w Anthony av, runs n 95 x w 50 x s 10 x w 25 x s 85 to 179th st, x e 75 to beginning. P M. Sept 14, due, &c, as per bond. Sept 15, 1910. 11:2812. 12,000

Hunt, Mark to Chas H Herche. 180th st, n s, 91.9 w Washington av, runs n 85.10 x w 3.2 x n 50 x w 46.9 x s 50 x w 3.2 x s 85.10 to st, x e 53.2 to beginning. Prior mort \$—-. Sept 14, 2 yrs, 6%. Sept 15, 1910. 11:3037. 4,000

Irvine Realty Co to John Rendall. Burnside av, n e cor 178th st, runs n 128.9 x e 80.6 x n 4.3 x e 15 x s 138.5 to n s 178th st x w 60.1 to beg. P M. Feb 1, due, &c, as per bond. Sept 13, 1910. 11:2815. 130,000

\*Jackson, Robt to Wm Beaman. Cruger av, No 1727, w s, 200 s Morris Park av, 25x95, Van Nest. Sept 15, 1910, 5 yrs, 6%. 5,000

\*Johnson, Claiborne M to Railroad Co-operative Bldg & Loan Assoc. 218th st, late 4th st, n s, 156 e White Plains road, 25x 114. Prior mort \$2,500. Sept 15, 1910, demand, 6%. 400

Knecht, Geo P to Linsensmeyer Holding Co. Martha av, s w cor 239th st, 28.1x100; Martha av, w s, 65 n 238th st, 40.1x100. P M. Sept 15, 1910, 2 yrs, 6%. 12:3387. 1,100

Kanski, Lena to Chas P Hallock. Bryant av, w s, at w s lot 9, runs s 126.6 x s e 28 to st, x n 131 to beginning, being part of lot 9 map lots of St John and Archer. Sept 13, demand, 6%. Sept 15, 1910. 11:2998. 100

Keenan, Katherine E to Eliz Elstner. Bristow st, No 1381, w s, 100 n Jennings st, 25x112.2. Sept 8, 3 yrs, 5%. Sept 9, 1910. 11:2963. 5,000

Same to Louis M Ebling & ano exrs Mary Maher. Bristow st, w s, 100 n Jennings st, 25x87.2; plot begins 100 n Jennings st & 87.2 w Bristow st, runs w 25 x n 25 x e 25 x s 25 to beginning. P M. Prior mt \$5,000. Sept 8, due Jan 1, 1912, 6%. Sept 9, 1910. 11:2963. 2,300

\*Kane, Mary to Thekla Bollenstein. Road to Middletown, s s, lots 7 & 8 map bldg lots of W A & H C Mapes at Westchester Village, 50.1x105x50x107. Sept 8, 3 yrs, 6%. Sept 9, 1910. 4,000

Kieley, Timothy J with Geo O'Hanlon. 188th st, n s, 516.8 e Tee Taw av, 33.4x110. Extension of \$1,600 mt until Aug 27, 1912, at 6%. Aug 27, Sept 19, 1910. 11:3219. nom

Knauf, Louisa K to Frank H Smith. Intervale av, e s, 169.2 n Home st, 25.1x67.1x26.4x75.1. Sept 12, due, &c, as per bond. Sept 13, 1910. 11:2974. 5,000

Same to same. Same property. Prior mt \$5,000. Sept 12, due, &c, as per bond. Sept 13, 1910. 11:2974. 1,500

Keil (Francis X) Co to City Mortgage Co. Minford pl, w s, 125 s 172d st, 75x100. Bldg loan. Sept 14, 1910, demand, 6%. 11:2977. 45,000

Same to same. Same property. Certificate as to above mt. Sept 14, 1910. 11:2977.

\*Koop, Louis D, Jr, to Chas H Wessells, Newbold av (14th st), s s, 305 w Olmstead av, runs s 216 to Ellis av x w 50 x n 108 x w 25 x n 108 to Newbold av x e 75 to beginning. Sept 7, due, &c, as per bond. Sept 14, 1910. 4,500

\*Keneally, Sarah B to Bruce-Brown Land Co. Philip av, s w cor Clarence av, 25x100. P M. July 23, due, &c, as per bond. Sept 14, 1910. 805

Loewenstein, Jetta to Marie Krabo. Daly av, e s, 173.5 s 180th st, 36.3x100.10. Extension of \$18,000 mt until Sept 12, 1913, at 5%. Sept 12, 1910. 11:3127. nom

\*Langdon, Margt of New Rochelle, N Y, to Mary A Hamann et al. Plot begins 990 e White Plains rd at point 170 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beg, with right of way over strip to Morris Park av. Sept 10, due &c, as per bond. Sept 13, 1910. 3,000

Leon Realty Co to Geo E Cullom. Undercliff av, e s, 196 s stairs to Palisade pl, & being lots 104 to 106 map Undercliff terrace, Morris Heights, 75x167x—x100. Sept 12, 1910, due June 26, 1913, 6%. 11:2877. 1,500

Leon Realty Co to Geo E Cullom. Undercliff av, e s, 196 s stairs to Palisade pl, & being lots 104 to 106 map Undercliff terrace, Morris Heights, 75x167x—x100. Certificate as to mt for \$1,500. Sept 12, 1910. 11:2877.

LAWYERS TITLE INS & TRUST CO with Friedman Const Co. West Farms road, s e s, at n s 167th st, 118.10x29.8x99.11x93.5. Extension of \$58,000 mt until Sept 9, 1915, at 5%. Sept 9, Sept 15, 1910. 10:2754. nom

Same with same. 167th st, n s, 93.5 e West Farms road, 41.8x100 x33.4x99.9. Extension of \$32,000 mt until Sept 9, 1915, at 5%. Sept 9, Sept 15, 1910. 10:2754. nom

Miller, Dorsey J to Sheldon Leavitt. Longfellow av, w s, 100 s Seneca av, 71.11x101.10x91.2x100. Sept 12, 1910, 3 yrs, 5½%. 10:2761. 4,000

Meehan (Jas T) Co with Chas E Rushmore trustee Waldemar Caspary. Southern Boulevard, e s, 388.7 n West Farms road, 70x100. Subordination agreement. Sept 12, 1910. 10:2744. nom

McNulty, John to TITLE GUARANTEE & TRUST CO. Belmont av, s e cor 176th st, 35x100x35.2x100. Sept 13, 1910, due, &c, as per bond. 11:2945. 30,000

Same to same. Belmont av, e s, 35 s 176th st, 40x100. Sept 13, 1910, due, &c, as per bond. 11:2945. 26,000

Same to same. Belmont av, e s, 75 s 176th st, 40.5x100x40x100. Sept 13, 1910, due, &c, as per bond. 11:2945. 26,000

\*Monaco, Pasquale to Singer Sewing Machine Co. Broadway, n w cor Middletown road, 87.11x50x92.1x52.1. Sept 12, due, &c, as per bond. Sept 14, 1910. 699.60

McLaughlin, Lucerna M to Josephine Riehm. Undercliff av, w s, 471.10 s Sedgwick av, 50x100. Prior mt \$2,500. Sept 14, due, &c, as per bond. Sept 15, 1910. 11:2880. 600

New York State Realty and Terminal Co with UNION TRUST CO. Plot begins at s w cor land conveyed to N Y C & H R R R Co by Baker, and recorded Jan 13, 1905, at line bet lands of Bailey & Jerome or Barlow, and 38 w from c l of original line of S D & P M R R, runs w — to bulkhead line Harlem River Ship Canal, x n — to Harlem River, x n e — x s — to beginning, except part for 192d st, with all title to lands under water, &c. Extension of \$200,000 mort until July 1, 1911, at 5%. July 26, Sept 14, 1910. 11:3244, 3245. nom

Openhym, Augustus W & ano trustees for Edwin W Stern will Jos Openhym with Isidor Blank. Jackson av, n e cor Home st, 100x40. Extension of \$33,000 mt until Sept 27, 1913, at 5%. Aug 24, Sept 13, 1910. 10:2652. nom

O'Shea, Michl to Lion Brewery. Southern Boulevard, No 1169. Saloon lease. Sept 2, demand, 6%. Sept 14, 1910. 10:2582. 1,959.07

\*O'Neill, Nicholas J to Wm Beaman. White Plains road, e s, lot 19 map No 1 South Vernon Park, Cranford property, 25.3x102.10 x25x99.2, except part for White Plains av. Sept 15, 1910. 5 yrs, 6%. 5,000

\*Patterson, Harry S of Brooklyn, N Y, to Jane M Hicks. Herschel st, No 106, s w s, 227.10 s e Halsey pl, runs s w 97.10 x s e 11 x n e 4 x s e 14 x n e 97.10 to st x n w 25.4 to beginning; Herschel st, No 105, s w s, 253.1 s e Halsey pl; 25.4x101.9x25x 97.10; Herschel st, No 103, s w s, 303.9 s e Halsey pl, 39.6x 112.7x27.1x105.9. Prior mt \$—-. Sept 1, due Apr 1, 1911, 6%. Sept 10, 1910. 450

Polatschek-Spencer Realty Co to Dominic L O'Reilly. 161st st, Nos 825 & 827, n s, 120 w Prospect av 50x96.1. Certificate as to mt for \$10,000. Sept 9, Sept 10, 1910. 10:2677.

Polatschek-Spencer Realty Co to Dominic L O'Reilly. 161st st, Nos 825 & 827, n s, 120 w Prospect av, 50x96.1. Prior mt \$—-. Sept 9, 2 yrs, 6%. Sept 10, 1910. 10:2677. 10,000

Pagano, Gaetano to Pasquale Pagano. Belmont av, No 2109, w s, 70.8 n 180th st, 25.1x65. Sept 10, 5 yrs, 5%. Sept 12, 1910. 11:3081. 5,000

Ritchie, Wm E to Emil Hasenbalg. 166th st, s s, 249 e Park av, runs s 118 x w 102 x s 99.8 x e 112 x n 217.8 to st x w 10 to beginning. P M. Prior mt \$7,500. Sept 12, 1910, 5 yrs, 6%. 9:2387. 9,000

Robinson, Mary E to Harriet Day of Darien, Conn. Inwood av, n w cor Belmont st (Wolf pl), runs n 126.8 x n w 168.6 to e s Featherbed lane x s 143.2 to n w s Macombs Dam road x s e 49.6 to n s Belmont st x e 230.5 to beginning. Prior mt \$14,000. Sept 12, 1910, due, &c, as per bond. 11:2865. 1,500

Sinnot (Wm) Co to Manhattan Mortgage Co. Vyse av, e s, 100 s Jennings st, 2 lots, each 37.6x100. 2 morts, each \$26,000; 2 prior morts, \$— each. Sept 9, due, &c, as per bond. Sept 10, 1910. 11:2994. 52,000

Same to same. Same property. 2 certificates as to above mts. Sept 9, Sept 10, 1910. 11:2994.

Schofer Construction Co to Chas E Rushmore trustee Waldemar Caspary. Southern Boulevard, e s, 170 s 167th st, 35x100. Sept 12, 1910, 5 yrs, 5%. 10:2744. 28,000

Same to same. Same property. Certificate as to above mt. Sept 12, 1910. 10:2744.

Solomon, Herman to CENTRAL TRUST CO of N Y. Brook av, No 414, e s, 25 n 144th st, 25x100. Sept 13, 1910, 5 yrs, 5%. 9:2271. 11,000



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Schwarzler (O J) Co to DOLLAR SAVINGS BANK. Clay av, e s, 240.7 n 167th st, four lots, each 39x50. Four mts, each \$20,500. Sept 12, due June 1, 1915, 6% until June 1, 1911, & thereafter at 5%. Sept 13, 1910. 9:2426. 82,000  
 Same to same. Same property. Certificate as to four mts for \$20,500 each. Sept 12. Sept 13, 1910. 9:2426. —  
 Saccomanno, Giovanni to DOLLAR SAVINGS BANK. Arthur av, w s, 200 s 187th st, late Jacob st, 25x124, except part for av. Sept 15, 1910, due Dec 1, 1913, 5%. 11:3065. 5,500  
 Same and Charles Reinecke with same. Same property. Subordination agreement. Sept 14. Sept 15, 1910. 11:3065. nom  
 Triangle Construction Co to Wm Beaman. 240th st, n s, 260 w Katonah av, 40x100. Sept 15, 1910, 5 yrs, 6%. 12:3381. 3,500  
 Tessier Bldg Co to Grace S Whiting. Cannon pl, w s, 73.11 s 238th st, runs n w 44 x s w 37.10 x s e 5.4 x s w 18.9 x s w 18.10 x s e 35.7 to pl x n 73.4 to beginning. Sept 9, 3 yrs, 6%. Sept 10, 1910. 12:3258. 2,000  
 Tessier Bldg Co to Grace S Whiting. Cannon pl, w s, 73.11 s 238th st, runs n w 44 x s w 37.10 x s e 5.4 x s w 18.9 x s w 18.10 x s w 35.7 to pl x n 73.4 to beginning. Certificate as to mt for \$2,000. Sept 8. Sept 10, 1910. 12:3258. —

Trask Building Co to DOLLAR SAVINGS BANK. Park av, e s, 100 n 182d st, 48x178.5x48x179.8. P M. Sept 9, 1910, 5 yrs. 5%. 11:3038. 16,000  
 \*Tessier, Edw M to Grace S Whiting. Rosewood (Locust) av, n s, 131.4 e White Plains road, —x144.11x50x125, except part for av. Aug 11, 3 yrs, 6%. Sept 10, 1910. 1,500  
 \*Torreggiani, Tecla T wife Luigi to Maria A Forliano. Wright st, w s, lot 107 map 107 lots Hudson Park, 26.4x100x38.10x96.8 s s. Sept 8, 5 yrs, 5%. Sept 10, 1910. 4,500  
 Trask Building Co to City Mortgage Co. Bathgate av, n w cor 182d st, 25x97. Bldg loan. Sept 2, demand, 6%. Sept 12, 1910. 11:3050. 20,000  
 Same to same. Same property. Certificate as to above mt. Sept 9. Sept 12, 1910. 11:3050. —  
 Value Realty Co to Julia Lipps. 138th st, Nos 578 & 580, s s, 112.2 e St Anns av, 50x100. P M. Sept 8, due, &c, as per bond. Sept 9, 1910. 10:2550. 18,000  
 Walkley, Annie J to Julius Wolf. Prospect av, No 597, w s, 215 n 150th st, 20x100. Sept 9, 1910, 1 yr, 6%. 10:2674. 230  
 Whisten, Eleanor D wife of & Stephen A to Gertrude I wife Fred Ingraham. Ryer av, e s, 34.5 s 180th st, runs s 50.3 x e 101 x n 43 x n w 37.9 x w 65 to beg. Sept 12, due, &c, as per bond. Sept 13, 1910. 11:3149. 1,500

## JUDGMENTS IN FORECLOSURE SUITS.

Sept. 8.  
 Lot 184, map of Laconia Park, Bronx. Jno Moylan agt Abraham Shatzkin et al; Edw A Brown, att'y; Jno H Judge, ref. (Amt due, \$647.60.)  
 Sept. 9.  
 129th st, n w cor Old Broadway, 38.10x99.11x 33.9. State Realty & Mortgage Co agt Wm Gun net al; Albt J Shaw, att'y; Ernest E L Mammer, ref. (Amt due, \$12,130.34.)  
 Sept. 10.  
 Lot 163, map of Laconia Park, Bronx. Mary H Prutting agt Rosana Hauptman et al; Wm T Mathies, att'y; Jno J Hynes, ref. (Amt due, \$531.50.)  
 Sept. 12.  
 168th st, s s, 145 e Audubon av, 25x95. Jette Dittman agt Leo Levinson et al; Wolf & Kohn, att'ys; Colin W McLennan, ref. (Amt due, \$15,595.83.)  
 111th st, No 80 East. Seymour Realty Co agt Rachel Sanger et al; Kurzman & Frankenhaimer, att'ys; Jas Kearney, ref. (Amt due, \$7,729.31.)  
 Lot 305, map of Arden property, Bronx. Walter W Taylor agt North New York City Realty Co et al; De La Mare & Morrison, att'ys; Edw A Grimity, ref. (Amt due, 264.37.)  
 Sept. 13.  
 Broome st, No 70. Jonas Weil agt Jos Rothman et al; Malcolm Sundheimer, att'y; Dominick L O'Reilly, ref. (Amt due, \$14,937.03.)  
 Sept. 14.  
 Lots 10 to 13, Block 3236, map of Kingsbridge Real Estate Co, Bronx. Knickerbocker Trust Co agt Chas A Keniston Realty Co; Henry M Bellinger, Jr, att'y; Henry R Conger, ref. (Amt due, \$4,177.48.)  
 Lots 20, 62 and 63, Block 3238, map of Kingsbridge Real Estate Co, Bronx. Same agt same; same att'y; same ref. (Amt due, \$3,770.81.)

## LIS PENDENS.

Sept. 10.  
 No Lis Pendens filed this day.  
 Sept. 12.  
 2d av, No 2203. People of the State of NY agt Harris Rothstein et al; notice of levy; att'y, C S Whitman.  
 Broadway, Nos 326 to 330.  
 Worth st, Nos 94 to 98.  
 Tefft Weller Co agt Whiting Arnold et al; partition; att'y, W B Ellison.  
 Sept. 13.  
 Vyse av, e s, 200 n Freeman st, 25x100. Bernhard Seelinger agt Frank H Henke et al; partition; att'y, L Boehm.  
 Lots 44 to 46, 1/2 part, map of Village of Westchester, in Westchester Terrace, Bronx. Warren D Smith agt Sigmund H Bleier et al; action to reform mortgage; att'ys, Graves & Miles.  
 Av A, e s, 26.6 s 73d st, 25.2x98. Cira Rauch agt Louisa Rauch et al; partition; att'y, F P Trautman.

162d st, n s, 139.11 e Courtlandt av, 50x100. Benj Benenson agt Clyde M Slater; action to foreclose vendee's lien; att'y, H Elfers.  
 3d av, No 289, Catherine Mullaney agt Margaret Mullaney et al; partition; att'y, W A Todd.  
 Sept. 14.  
 23d st, No 462 West.  
 Greene st, Nos 108 & 110.  
 Gertrude A Tripp agt Helen A Fowler et al; partition; att'ys, Worden & Van Gordon.  
 Lots 102 & 127, map of property of H P Rose, known as St Raymond Park, Bronx. Daniel T Farrell agt Geo H Williams et al; action to declare trust; att'y, R W Johnston.  
 Sept. 15.  
 Interior parcel beg at a point \$99.9 n 155th st, & 2461.6 w 10th av, runs n 137.5 x e 204.9 to Bennett av, x — 137.4 x w 211.9 to beg.  
 Bennett av, e s, 554.7 n 187th st, 100x100.3.  
 Brown Realty Co agt Osher Gordon et al; action to compel conveyance; att'ys, Marks & Marks.  
 44th st, s s, 300 w, 25x100.5. Wilhelmina D Torney agt Wm J Elliott; action to set aside deed, &c; att'y, J E Doherty.  
 Sept. 16.  
 Lind av, s e s, 206.3 s w Union st, 25x150.  
 Lots 118, 119 & 120, map of 160 lots in 23d Ward, property of Maximilian Morgenthau, Bronx.  
 Summit av, n w cor 165th st, 168.10x40.1.  
 Lots 135 & 136, map of 160 lots in 23d Ward, property of M Morgenthau, Bronx and other property in Suffolk County.  
 Catharine C Lee et al agt Jno J Lee et al; partition; att'y, H Swain.  
 Goerck st, Nos 109 & 111. Mary Springer agt George Koehler et al; action to declare vendee's lien; att'ys, Myers, Hartman & Schuman.

## FORECLOSURE SUITS.

Sept. 10.  
 118th st, No 227 East. Anna M Stolzenberg agt Louis S Daum et al; att'y, H C Botty.  
 Bathgate av, No 1620. Wm Arrowsmith, trustee, agt Jos Van Achen et al; att'y, W A Daly.  
 Lot 39, map of Coster Estate, Bronx. Henry S Smith agt Grace R Reiss et al; att'ys, Matthies & Eisner.  
 117th st, s s, 122.11 w Pleasant av, 41.11x 100.11. Ida Murphy agt Chas B Ammerman et al; att'y, M H Harris.  
 Sept. 12.  
 44th st, No 110 West. Mortgage Trust & Realty Co agt Manhattan Life Ins Co et al; att'y, G O Sayer.  
 Briggs av, e s, 335.10 s 194th st, 19.7x94.3. Katonah Construction Co agt Carmine Cioffi et al; specific performance; att'y, H C Knoepel.  
 2d av, Nos 787 & 789, two actions. Simon Pretzfeld agt Mary C Mulvany et al; att'ys, Wolf & Kohn.  
 2d av, No 791. Clara Charig agt Mary C Mulvany et al; att'ys, Wolf & Kohn.  
 129th st, Nos 251 to 255 West. Moritz Boob agt Eugene McGarr et al; amended; att'y, W P Buchler.  
 2d or Pleasant av, w s, 200 s 2d st, 50x100,

Bronx. Margaret Sheehan agt Luigi Caruso et al; att'ys, Kelly & Quinn.  
 94th st, n s, 182.11 w 2d av, 25.5x100.8. Dora Shapiro agt Annie Strull et al; att'ys, Goldfogle, Cohn & Lind.  
 Sept. 13.  
 99th st, n s, 192 w Broadway, 17x100.11. Fredk W Marks agt Mary B Cunningham et al; att'ys, James, Schell & Elkus.  
 66th st, No 155 West. New York Trust Co agt Jonas V Spero et al; att'ys, Bowers & Sands.  
 66th st, No 157 West. Same agt Barney Greenstone et al; att'ys, Bowers & Sands.  
 118th st, No 229 East. Anna M Stolzenberg agt Louis Daum et al; att'y, H C Botty.  
 45th st, n s, 349.9 e 11th av, 25.3x100.5. Franklin Savings Bank of N Y agt Philip Westenfelder Jr et al; att'y, W M Powell.  
 120th st, No 540 East. Lillie Mc Hartigan agt Morris Florea et al; att'ys, Harrison, Elliott & Byrd.  
 Davidson av, No 2350. Matthew M Goggin et al agt Jas F Hasset et al; att'y, W J Bolger.  
 81st st, Nos 526 & 528 East. Eugene Cohn et al agt Geo T Lane et al; att'y, J Levy.  
 Sept. 14.  
 Anthony av, n w cor 174th st, 42.8x67.4x irreg. Lawyers Mortgage Co agt Ekwanok Realty Co et al; att'ys, Cary & Carroll.  
 57th st, s s, 27 e 10th av, 27x90. Germania Life Ins Co agt Mary J Smith; att'ys, Dulon & Roe.  
 Bathgate av, w s, 335 s 172d st, 25x120. Mary E Halley agt Jacob Daub et al; att'y, C V Halley, Jr.  
 Greenwich st, No 769. Mutual Life Ins Co of N Y agt Fitzhugh Smith et al; att'y, J McKeen.  
 4th st, No 399 East. Metropolitan Savings Bank agt Anton Klug et al; att'ys, A S & W Hutchins.  
 114th st, No 69 E. Bertha Schwarzkopf agt Daniel Rosenthal et al; att'ys, Riegelman & Bach.  
 Spofford av, n s, 250 w Brown av, 44.6x120.6x 6.6x100. Jacob Marx agt Abraham Mark et al; att'ys, Parker & Ernst.  
 Anthony av, w s, 113 n 174th st, 21.7x88.11x irreg. Wilhelmina Blankmeyer gdn agt Ekwanok Realty Co et al; att'ys, Cary & Carroll.  
 Anthony av, w s, 42.1 n 174th st, 25.8x73.3x irreg.  
 Anthony av, w s, 90.4 n 174th st, 22.7x83.8 x irreg.  
 Two actions. Gus Fuld et al agt Ekwanok Realty Co et al; att'ys, Cary & Carroll.  
 Sept. 15.  
 24th st, No 415 West.  
 21st st, No 353 West.  
 Jas A Butler agt Wm H G Butler et al; amended partition; att'y, T S Ormiston.  
 Lewis st, No 123. Josef Klein agt Ignatz Weisberger et al; att'ys, Keller & Klein.  
 124th st, n s, 80.6 w 2d av, 28x100.11. Henry A Stahl agt Mary A Costello et al; att'y, S Wechsler.  
 Hoe av, s w cor 172d st, 25x100x irreg. Louise Karrass agt Jno D Griese et al; att'y, T Sattler.  
 Sept. 16.  
 Cherry st, s w cor Jefferson st, runs s 121 to Water st, x w 25 x n 121.3 to Cherry st, x e 25 to beg, 1/2 part.



<p style="text-align: center;"><b>GERMAN AND AMERICAN</b></p> <p style="text-align: center;">Sales Offices 45 B'way, N. Y. City</p> <p style="text-align: center;">WORKS HAMBURG - GERMANY ALSO ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLS</p> <p><b>"THE ABSOLUTELY SAFE CEMENT"</b></p>	<p>SEE PAGE 155 IN "SWEET'S"</p> <p><b>ALSEN</b></p> <p>FOR FULL PARTICULARS</p>	<p style="text-align: center;"><b>This Brand</b></p> <p>of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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Cherry st, s s, Water st, n s, lots 951 & 952, 25x-1/2 part.  
 Germania Bank of the City of N Y agt Jno M Dempsey et al; amended; att'ys, A P Fitch, Mott & Grant.  
 83d st, No 430 West. Hugo Gorsch agt Eleanor P Gage et al; att'y, H S J Flynn.  
 Pleasant av, No 337. Jessie Gillender agt Indelli & Conforti Co et al; att'y, C E McMahon.  
 Crotona av, n e cor 180th st, 35x102. Manhattan Mortgage Co agt Pirk Realty Co et al; att'ys, Carrington & Pierce.

**JUDGMENTS**

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.  
 The Judgments filed against corporations, etc., will be found at the end of the list.

- Sept.
- 10 Avery, Ledyard—F D Niehus.....101.52
  - 10 Allen, Asid J—S Elias et al.....142.30
  - 10 Adler, Rose—I Meyer.....101.72
  - 12 Altman, Carl—Improved Property Holding Co of N Y.....92.97
  - 12 Amsden, Orville et al—Lawrence Bostwick Mfg Co.....25.95
  - 13 Amron, Jacob—D Winant Inc.....215.25
  - 13 Amron, Jacob—S G Salomon et al.....166.69
  - 13 Avolio, Jno et al—T Winnenberg.....9.43
  - 13 Archtinge, August J—W Blair et al.....190.72
  - 13 Amelungen, Bruno et al—M Luther et al.....71.12
  - 13 Amron, Jacob—Acker, Merrill & Condit.....849.08
  - 14 Abbott, Emil B—T Bergen.....87.47
  - 13 Assoff, Wibbie—G Monsour et al.....213.24
  - 14 Adler, Henry—S Louden et al.....130.95
  - 15 Adler, Rosa—Rudolph Wurlitzer Co.....330.41
  - 16 Alexander, Verne W—Imperial Curtain Co.....70.87
  - 16 Auchterlonie, Wm J—F R Seaton.....434.67
  - 16 Anderson, Jno—Broadway Auto Accessories Store.....187.69
  - 16 Ader, Abraham—McCaskey Register Co.....66.71
  - 16 Amann, Anthony G et al—N Y Telephone Co.....27.51
  - 16 Amron, Jacob—Pacific Electric Co.....166.15
  - 10 Bird, Isaac M—J B Millet Co.....68.75
  - 10 Boettner, Julius—R R Chapman.....8,400.32
  - 12 Brown, Jos P—J Silverberg.....48.42
  - 12 Bernstein, Pinye or Pincus—M Sherman.....23.50
  - 12 Blotto, Victor or Vittorio—J S Josephs.....173.58
  - 12 Barnett, Bertha—H Diamant.....1,518.85
  - 12 Barclay, Alexander—A Reich et al.....442.36
  - 12 Bell, Wm H—L A Brennan.....30.65
  - 12 Birnbaum, Arthur K—Lord & Taylor.....176.54
  - 12 Brown, Thos R & Ellie T et al—An Association for the Relief of Respectable Indigent Females in the City of N Y.....1,072.77
  - 12\*Braymen, Wm D et al—Lawrence Bostwick Mfg Co.....25.95
  - 12 Benson, Nels, admr—Simplex Automobile Co.....costs, 23.01
  - 13 Bradley, Chas H Jr—C Heckman.....113.59
  - 13 Blass, Gustav—Iroquois Door Co.....318.78
  - 12 Belucci, Pietro—J Kulla Co.....210.16
  - 13 Berson, Abraham—L B Boudin et al.....59.31
  - 13 Buse, Richard et al—M Luther et al.....71.12
  - 13 Battino, Domenici A & Carmela—G Rossano et al.....193.86
  - 13 Bachner, Fredk—C L Brookheim.....561.41
  - 14 Blum, Bernard et al—Dimock & Fink Co.....67.03
  - 14\*Burnett, Geo et al—the same.....67.03
  - 14 Brander, Saml—M Lindner.....34.90
  - 14 Bloom, Benj & Hannah—G Krell.....59.72
  - 15 Burkhalter, Chas—H R Shares.....271.65
  - 15 Black, Saml & Minnie—L B Jacobson.....273.16
  - 15 Barone, Antonio et al—H M Seely.....112.91
  - 15 Barres, Morris & Jno—S Stecher.....35.55
  - 15 Brown, Isaac et al—L Marks.....434.51
  - 15 the same—the same.....232.84
  - 15 Bolter, Henry et al—People, &c.....500.00
  - 15 the same—the same.....500.00
  - 15 the same—the same.....500.00
  - 15 Blass, Gustave—Dimock & Fink Co.....270.69
  - 15 Brittingham, Beverly M—J Chiotis.....72.21
  - 16 Brobst, Jno H et al—Michael Cohen & Co.....230.50
  - 16 Berkowitz, Pincus—B Shapiro.....29.41
  - 16 Brand, Caroline—A Kuhlke.....171.42
  - 16 Boggs, Odin E et al—People, &c.....100.00
  - 16 Bartelstone, Harris & Louis—W G Langdon.....788.56
  - 16 Beck, Adolf—N Wecow.....50.55
  - 16 Butler, Saml M—L G Baldwin.....152.90
  - 16 Branda, Frank A—Macey Co.....44.33
  - 16 Bernhart, Wm—J Marcus Woodworking Co.....130.00
  - 16 Brugel, Fred—International Wine & Liquor Co.....60.69
  - 16 Berger, Alexander—E Stutz et al.....92.40
  - 16 Bartinger, Henry et al—N Y Telephone Co.....27.51
  - 10 Cavanagh, Jno—J Silverberg.....131.42
  - 12 Criss, Nathan A—J Criss.....1,000.00
  - 12 Collins, Wm F—Dairy Products Co.....2,609.18
  - 12 Clark, Olive H—46th St & Broadway Realty Co.....44.65
  - 12 Colby, Arthur H—W Rafferty.....146.66
  - 12 Corn, Paul J—T White & Co.....145.40
  - 12 Cohn, Harris—L Levey.....37.40
  - 12 Cahill, Andrew J—Boyd Steel Spring Co.....45.80

- 12 Cohen, Joe—N Y Telephone Co.....32.05
- 13 Cohen, Saml—M K Lange.....91.51
- 13 Cohen, Chas M et al—A S Rosenthal Co.....237.71
- 13 Craven, Jas F—E E Kleiner et al.....25.54
- 13 Collora, Antonio—N Siviglia.....35.16
- 13 Carucci, Antonio et al—Royal Roofing Co.....117.11
- 13 Carmin, Chas et al—Singer Sewing Machine Co.....32.72
- 14 Comme, Jos—S Arnstein.....45.05
- 15 Camardella, Louis—Lawyers Mort Co.....580.21
- 15 the same—the same.....575.28
- 15 the same—the same.....588.74
- 15 Cavanagh, Jno—S Axel.....40.31
- 16 Cameron, Geo W—Jos Beck & Sons.....136.67
- 16 Cantor, Michael—L Greenberg.....28.41
- 16 Craig, Arthur C—N Y Telephone Co.....33.59
- 16 Coe, Edw—the same.....26.30
- 16 Callams, Gus—M E Boyce.....491.16
- 10 Dempsey, Elizabeth B et al—Bonwit Teller & Co.....230.58
- 10 De Vet, Ogarita—R P Rumsey.....226.81
- 10\* Dukman, Saml et al—Jefferson Bank.....199.47
- 10 Daniels, Wm—S Greenberg et al.....112.15
- 12 Dexter, Corydon J—D McDonnell.....117.81
- 12 Dodge, Albt C—Jas T White & Co.....226.65
- 13 Dunn, Margaret—M M Toch.....69.41
- 13 Diamant, Harry—B Barnett.....1,518.85
- 13 Dolaro, Benj B—Lind & Stevens.....227.34
- 13 Doran, Marie—J F Milliken.....192.38
- 13 Durant, Jeanette L—M Struzzi.....134.67
- 14 Diamond, Saml et al—J Brand et al.....73.23
- 14 D'Arpa, Rosano—A Spaduzzi.....132.23
- 14 Denehy, Thos J—F Egan.....21.31
- 15 De Georgio, Salvatore et al—H M Seely.....112.91
- 15 Daly, Jno A—F Kastner.....519.41
- 15 Drogunos, Wm—L Schumann.....69.65
- 15 De Mar, Jos E—Greenwich Printing Co.....223.02
- 15 Di Giuseppe, Giovanni—G Parisi et al.....82.05
- 15\* Dukman, Saml et al—Jefferson Bank.....368.73
- 15 Doyle, Michael—Cross, Austin & Ireland Lumber Co.....1,732.10
- 16 de Hierapolis, Geo S et al—Champion Coat-ed Paper Co.....391.78
- 13 Erickson, Effie A—Carnegie Trust Co.....3,443.67
- 15 Eiseam, Peter F—J Gordon.....43.61
- 15 English, Edward—H Rosing et al.....34.65
- 16 Eisenbach, Antonio—G F Picken et al.....38.31
- 10 Fanning, Fredk C—L Meyer.....63.79
- 10 Fiola, Chas—J Jaburg et al.....247.70
- 10 Fenn, Chas H—Willards Hotel Co.....257.53
- 12 Finn, Herman R—E Ellsworth.....65.79
- 12 Finn, Herman R—the same.....94.43
- 12 Funk, Jno W—A Kline.....5,044.49
- 12 Finkelstein, Louis—J Schrage.....2,004.76
- 13 Fegert, Arthur P—Pettit & Reed Inc.....268.39
- 13 Freyland, Jno—Schwarzschild & Sulzberger Co.....116.51
- 13 Findlay, Wm—H Spear et al.....97.08
- 13 Flasterstein, Jno et al—Singer Sewing Machine Co.....32.72
- 14 Frank, Abraham—A Bloch.....32.72
- 14 Freund, Leonard H—Acker, Merrill & Condit Co.....36.60
- 14 Friedman, Rosa—W Eckhardt.....994.12
- 14 Friedman, Julius—J Rowland et al.....145.55
- 15 Fagan, Frank—Rudolph Wurlitzer Co.....96.41
- 15 Finnell, Thos C—J Klingman.....81.56
- 15 Foley, Saml J—J O'Connor.....190.98
- 15 Fannan, Thos F—Julius Kessler & Co, Inc.....117.06
- 16 Fort, Wm L—Chas M Decker & Bros.....50.33
- 16 Fusuro, Dominick—R B Hiers.....109.41
- 16 Fisher, Harry—N Y Telephone Co.....71.95
- 10 Gibbs, Howard et al—Saml Wilde's Sons Co.....156.91
- 10 Green, Jno—Lit Bros.....48.58
- 10 Grammer, Richard—N Greenbaum.....1,219.38
- 10\*Goldstein, Murray et al—Southwark Mills Co.....126.75
- 12 Golden, Wm M Jr et al—M L V Shepard.....320.66
- 12 Gray, Chas De G—F A Rose.....549.33
- 12 Gleason, Walter J et al—An Association for the Relief of Respectable Aged Indigent Females in the City of N Y.....1,072.77
- 12 Ginsberg, Harry—L Klein.....88.65
- 13 Goldwater, Morris—D A De Lima.....27.41
- 13 Gormansky, David—A Oboler.....296.56
- 13 Gottlieb, Max & Ida—F Finkelstein.....64.65
- 13 Ginsburg, Simon, Gussie, Harris & Ester\* et al—S Peierls et al.....175.50
- 13 the same—J L Reiling et al.....107.69
- 13 Goldfinger, Benedict et al—I D Bachmann et al.....1,133.10
- 13 Gombiner, Morris et al—S K Simon.....53.97
- 13\*Goldstein, Eva et al—M Frank.....163.71
- 13 Groth, Hugo J et al—People, &c.....1,000.00
- 13 Granger, Claude C—H Spear et al.....74.38
- 14 Gordon, Leonard et al—N B Hall.....186.07
- 14 Gallagher, Geo—Paterson Brewing & Malt-ing Co.....448.43
- 14 Garvey, Harry E A—L Kronfeld.....44.40
- 14 Goldman, Max M—L Felsenheld.....101.13
- 14 Galgano, Nicola—Kerin & Dunn.....306.48
- 14 Goldberg, Wolf et al—J A Kearney.....768.18
- 14 Gibney, Bernard P—E N Robinson et al.....563.49
- 14 Graham, Jno H et al—Frank V Strauss & Co.....197.91
- 14 Gorham, Jno M—M W Tuttle.....1,294.63
- 15 Graber, Saml et al—L Marks.....232.84
- 15 the same—the same.....434.51
- 15 Gade, Abraham & Saml—J Sincoff.....633.30
- 15 Greet, Ben—Herter Looms.....62.18
- 16 Goldstein, Saml & Hannah V—Corn Exchange Bank.....259.15
- 16 Gugle, Geo—W A Swan et al.....187.76
- 16 Geyer, Huzo A—V Fortunato.....450.56
- 16 Gunner, Kate—C Hirschhorn et al.....382.30
- 16 Greenblatt, Rubin et al—B Davis.....266.87
- 16 Garanzia, Vincenzo—C La Vachia et al.....88.41
- 16 Horowitz, Philip—Empire Furniture Co.....133.68
- 10 Hochman, Israel et al—Jefferson Bank.....199.47
- 10 Helfstein, Max et al—A B Stupel.....274.65
- 10 Heddendorf, Wm H—G Robitzek & Bro.....189.71

- 10 Hitchcock, Fred & Hannah—Knickerbocker Trust Co.....530.75
- 10\*Henkin, Morris L et al—Southwark Mills Co.....126.75
- 12 Hoyt, Jas T—D M Murphy.....192.95
- 12 Hershenhorn, Chaim or Chaim Horn—M Sherman.....30.06
- 12 Hanrahan, Jas—G Ganong.....134.91
- 12 Hayman, Melville—Spear & Co.....142.65
- 12\*Hurwitz, Barnett et al—Edw Gribbon & Sons, Ltd.....303.10
- 13 Hirsch, Harvey—Lind & Stevens.....67.71
- 13 Hertz, Harry P—T J Ford.....27.72
- 13 Hoffman, Jacob—J E Bates et al, costs, 40.16
- 14 Hauser, Wm—Mercantile Finance Co.....52.58
- 14 Hayes, Helen M—M E Hoyt.....60.63
- 14\*Higby, Porter et al—J E Linde Paper Co.....826.61
- 14 Herschkowitz, Max—D S Friedenber.....72.24
- 14 Hollberg, Ida B & Herbert J—Motor Car Equipment Co.....1,301.98
- 15 Harris, Chas—M N Clement.....82.97
- 15 Haage, Gustavus A—American Radiator Co.....269.45
- 15 Hess, Ludwig—A Gutfreund.....costs, 17.41
- 15 Hills, Helen M—Nethal Realty Co.....105.91
- 16 Hammill, Jas E—Jose Jene Cigar Co.....88.68
- 16 Havens, Jas H—B J Rice.....442.47
- 16 Haines, Robt T—Acker, Merrill & Condit Co.....121.49
- 16 Hankinson, Wilfred—T McEneaney.....23.82
- 16 Howes, Orson G et al—C Shapiro.....475.62
- 16 Hamersmith, Otto—N Y Telephone Co.....27.12
- 16 Isen, Ida—Buttrick Pub Co.....294.36
- 15 Isen, Ida—Rutgers Construction Co.....163.65
- 12 Johnson, Chas R—O Oestreicher et al.....31.52
- 13 Jacobskind, Barnett—M Mutnick.....83.65
- 13 Jacobson, Jno—H L Calman.....51.86
- 15 Jaffer, Louis A—J W Butler.....260.41
- 15 Johnston, Jas R—W Lee.....165.66
- 15 Jaffe, Moses—J Bressler.....989.72
- 15 Johnstone, Wm C—C Hummel & Sons, Inc.....163.69
- 16 Joseph, Bella—H Lieb.....34.65
- 10 Kohl, Jno—B Flesch.....36.41
- 10 Kolbe, Morris & Jennie—M Sims.....478.88
- 10 Koppersmith, Lieb & Abraham—A Drimmer.....99.65
- 12 Kashdin, Jacob H—S Monday & Sons.....31.75
- 13 Kopstein, Emil—Metropolitan Aluminum Mfg Co.....438.92
- 13 Kanze, Maria—M Polasensky.....64.72
- 13 Klansky, Harris & Barnett—I Schechter.....393.95
- 14 Kantowitz, Henrietta—M Lehman.....122.41
- 14 Kemler, Michael et al—J Brand et al.....73.23
- 15 Klaiber, Max—J W Hahn et al.....79.74
- 15 Krey, Geo M—A M Elkus et al.....28.81
- 15 Krembsler, Geo & Christine—J Boeckner.....594.48
- 15 Kaplan, Aaron—B Shavinsky et al.....193.96
- 15 Kriegel, Chas et al—Jefferson Bank.....368.73
- 15 Kelly, Michael J—S F Karlebach.....74.30
- 15 Kreiger, Moses et al—H J Cohen.....139.15
- 16 Kelly, Michael J—H B Kirk Co.....180.12
- 10 Lantz, Carl C—David Weils Sons Litho-graphic Co.....44.20
- 10 Leary, Wm J—A Giescke.....426.23
- 10 Lieberberg, Solomon—W Radinowich.....99.65
- 10 Lerner, Saml A—F M Bacon et al.....1,937.37
- 10 Litzky, Morris et al—Southwark Mills Co.....126.75
- 12 Lederer, Victor—H J Lewis et al, costs, 22.72
- 12 Lovelace, Alonson G—Abingdon Construction Co.....103.16
- 12 Levin, Louis & Minnie—Jefferson Bank.....895.64
- 12 Lyde, Eda—A Kohn.....60.30
- 12 Langley, Wm C—Jas T White & Co.....90.65
- 13 Lustgarten, Jos O et al—M Frank.....163.71
- 13 Liebhenthal, Jos—O Rein.....30.11
- 13 Lachman, Adolph G—K Wallace.....31.04
- 13 Lynch, Thos—Francis C Neale, Inc.....114.28
- 14 Linch, Geo W rec'r—M Lazar.....24.15
- 14 Langer, David—A Zoufaly.....35.66
- 14 Livingston, Cambridge—M Rock.....554.60
- 14 Lord, Floyd M—C Moser.....47.92
- 15 Lynch, Chas P—B H Beardslee.....372.95
- 15 Leder, Sam & Any—Excelsior Wood Work-ing Co.....328.21
- 15 Leigey, Helen—F Gargino et al.....172.65
- 15 Ludlam, Annie A—C Steffens.....43.13
- 15 London, Albt—C S Rosenthal.....34.65
- 15 Liegey, Helen—M Greenstein.....66.99
- 16 Levine, Wm M—Allied Investors Realty Co.....107.91
- 16 Lezinsky, Geo—U S Realty & Improvement Co.....250.00
- 16 Levine, Meyer—T F O'Connell.....305.19
- 10 Marino, Angelo—Bernheimer & Schwartz Pilsener Brewing Co.....1,215.59
- 10 Malino, Wolff—L Hochman.....396.65
- 10 Mendel, Wm—P Alpirin.....30.93
- 12 Miskind, Oscar et al—H Markowitz et al.....163.48
- 12 Mayer, Jos A—L Greenblatt.....154.61
- 12 Marcus, Elias—B Brem.....costs, 12.65
- 12 Magill, Thos H—V M Opper et al.....129.51
- 12 Moore, Wm M et al—N Y Life Ins Co.....costs, 208.72
- 12 Maller, Rudolph J—L Bois.....168.27
- 12 Miller, Abraham—H Drucker.....48.21
- 12 Moore, Jos A et al—N Y Telephone Co.....42.21
- 12 Mverle, Ellis C—W E Irvin.....535.58
- 12\* Mazurette, Hortense et al—American Sure-ty Co of N Y.....283.49
- 12 McGowan, Jas A et al—N Y Life Ins Co.....costs, 208.72
- 12 McGovern, Jno A—Geo Fiencke Wall Pa-per & Paint Co.....75.74
- 12 McKee, Wm—O Oestreicher et al.....82.04
- 12 Meeks, Wm F—J L McCahill.....300.66
- 13 Marsh, James H et al—D J Earle.....857.13
- 12 Murphy, Daniel F—M E Fleming.....17.91
- 14 Millar, Arthur W—M Marx.....74.81
- 14 Marks, Israel M—E Regensburg & Sons.....105.77
- 14 Miller, Anton et al—I Zarch.....334.92
- 14\*Marion, Jno et al—J E Linde Paper Co.....826.61
- 14 Malcolm, David D—P Gross.....48.14



# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

14 McCarthy, Florence Jr—Fleischman Bros Co..... 86.72	14 Silver, Louis—M Boettigheimer et al..... costs, 32.65	13 R H Keuhne Co, Inc—International Silver Co..... 1,145.19
14 McAllister, Chas S—M E Fleming..... 25.09	14 Singer, David L—I Garlick..... costs, 88.08	13 Spencer Leasing Co of Greater N Y—J L Schoenfeld et al..... 401.22
14 McCabe, Bridget—L Marks..... 274.31	14 Spencer, Hazel K et al—Adolph Prince Co..... 421.18	13 Saratoga Holding Co—Acker, Merrill & Condit..... 2,041.57
15 Maloney, Jas B—S Axel..... 70.91	14 Sherwin, J Edw—L Kronfeld..... 144.03	14 Holland Enamel & Paint Co—Keepsdry Construction Co..... 146.54
15 Merrick, Ernest—M Altina..... 27.41	14 Shaw, Frank S—H C Isaacs..... 83.63	14 Anti-Germ Mouth Piece Mfg Co—Pease & Elliman..... 146.41
15 Miller, Frank B—W Post..... 43.33	14 Siskind, Jake—M Goldin..... 86.50	14 Chas F Cooke Realty Co—J H Shane et al..... 69.92
15 Morgan, Wm—P H McNulty..... costs, 58.26	14 Schulman, Abraham J—Park Davis & Co..... 107.65	14 Kinnears Hod Elevating Co—L E Muller..... 78.54
15 Mahoney, Jas P et al—People, &c..... 500.00	14 Settel, Saml—A W Corning..... 69.61	14 Dairy & Confectioners Refrigerator Co—H McLean et al..... 573.18
15 the same—the same..... 500.00	14 Smith, Elizabeth T—J Mulligan..... 1,335.39	14 Nevelson Goldberg Realty Co et al—J A Kearney..... 768.18
15 Muller, Nicholas F—A D Shaw et al..... 313.61	15 Shannon, Wm J & Emma—J Axelrod..... 181.82	15 Parkway Heights Real Estate Co—Lawyers Mort Co..... 574.81
15 Meadow, Jos—J Hallman..... 379.80	15 Schoenfeld, Miriam & Wolf—A Stadtmauer..... 70.70	15 Frank Meisel Co—Hoban Hunter Feitner Co..... 93.68
15 Meyer, Abraham I—Lehn & Fink..... 368.71	15 Schwarz, Chas—J A Stewart et al..... 1,787.19	15 the same—the same..... 339.97
15 McCormick, Harry et al—People, &c..... 500.00	15 Sands, Geo W—A A Sands..... costs, 37.45	15*Architects Standard Bronze Co et al—J A Brower..... 218.22
15 McManus, Arthur J—Bonwit Teller & Co..... 304.90	15 Switzer, Nellie et al—J A Brower..... 218.22	15 Mitchern Woolen Co—Rochester Button Co..... 220.17
15 McMillan, Fred B—W R H Martin..... 421.44	15 Seymour, Bea G—H Carpenter..... 123.11	15 Clearys Horticultural Co—F A Guernsey et al..... 126.65
15 Mann, Jos—Bramson, Friedman & Co..... 146.56	15 Shadok, S Edmund—W T Gridley..... 112.95	15 Ciglia Shock Preventer Co—Newark Sign Co..... 138.51
15 Nonnemann, Adolf—F L Schroeder..... 1,145.49	15 Stripp, Mathew—P B Sweeney..... 158.90	16 Carmel Realty Co—M Bache..... 164.01
12 Nelan, Jno—K Colgrove..... 77.17	15 Steiner, Moritz et al—People, &c..... 500.00	16 Brickman Realty Co et al—Michael Cohen & Co..... 230.50
12 Nelson, Danl P—N Y Telephone Co..... 35.62	16 Schulman, Abraham J—J Isaacs..... 75.92	16 Rochester Gold Mining Co—J Weir..... 25,287.53
12 Newman, Walter G—C Reynolds..... 92.83	16 Schneider, Dora—R A Beatty..... 34.31	16 City of N Y—E Gleison et al..... 500.00
13 Newman, Saml A et al—A S Rosenthal Co..... 237.71	16 Santarsiero, Saverio et al—N Y Telephone Co..... 26.75	16 David M Petarsh Iron Works of N Y—Lobel Andrews Co..... 227.62
13 Nelson, Horatio—Tappen & Pierson..... 371.00	16 Spivoc, Nathan—I Lipschitz..... 208.22	16 Hieropolis & Co et al—Champion Coated Paper Co..... 391.78
13 Nidelholtz, Morris et al—People, &c..... 1,000.00	16 Sellheim, Lillian—J F B Mitchell..... 35.55	16 Hall Paper & Specialties Co et al—the same..... 391.78
14 Nelson, Albert G et al—I Zarch..... 334.92	16 Skoble, Max et al—B Davis..... 266.87	16 Metzler Building & Construction Co et al—C Shapiro..... 475.62
14 Nevelson, Bernard et al—J A Kearney..... 768.18	16 Sladkus, S Edmund—W T Gridley..... 112.95	16 Patten Co—Duttee Wilcox et al..... 17.49
15 Nordstrom, Jno M—C S Reuter..... 439.41	16 Stripp, Mathew—P B Sweeney..... 158.90	16 Lexington Laundry—Jas Beggs & Co..... 105.27
14 Oliver, David T—E Regensburg & Sons..... 40.54	16 Steiner, Moritz et al—People, &c..... 500.00	
14 Oakley, Jno T—E M Jackson et al..... 1,184.31	16 Schulman, Abraham J—J Isaacs..... 75.92	
15 O'Brien, Jno J—S Axel..... 59.41	16 Schneider, Dora—R A Beatty..... 34.31	
15 O'Hara, David G—H Wabst..... 177.17	16 Santarsiero, Saverio et al—N Y Telephone Co..... 26.75	
16 Oakes, Adeline E—S Star Co..... costs, 174.82	16 Spivoc, Nathan—I Lipschitz..... 208.22	
10 Paul, Jos* & Saml—C Perlmutter..... 223.51	16 Sellheim, Lillian—J F B Mitchell..... 35.55	
12 Pinsonnault, Hoomegas—M Reilly..... 534.78	16 Skoble, Max et al—B Davis..... 266.87	
12 Pickler, Chas et al—American Surety Co of N Y..... 283.49	12 Talsky, Morris—N Y Telephone Co..... 27.62	
13 Pettit, Jas H—Haaren & Meinken..... 163.11	12 Thomson, Edw—J McCann..... 86.24	
13 Palter, Elias—A Ash et al..... 31.81	12 Tonlopoulos, Ernest et al—Manhattan Lace Co..... 121.84	
14 Pratt, Wm W—J W Postgate..... 320.04	14 Thorne, Clarence P—Coffee Exchange of the City of N Y..... 86.68	
15 Palter, Etta—M Israel et al..... 31.41	15 Taylor, Salvatore J—Levine Bros Inc..... 34.66	
15 Pell, Archibald—J Hebron..... 225.55	16 Telesca, Ernest et al—N Y Telephone Co..... 26.75	
16 Pollock, David et al—People, &c..... 100.00	16 Ullman, Solomon—S Kamlet..... 49.65	
16 Parr, Harris—C T Paterno..... 158.31	16 Uebelmesser, Chas R—Macey Co..... 226.07	
16 Quinn, Jno C—U S Realty & Improvement Co..... 240.00	16 Varot, Marie—J H Neale et al..... 210.35	
10 Reich, David et al—A B Stupel..... 274.65	16 Wisner, Archibald L—F B Weller..... 79.53	
10 Rollmann, Jno—H Weber..... 395.05	10 Wood, Wm R et al—Saml Wilde's Sons Co..... 156.91	
12 Ripley, Walter B—B E Rabell..... 29.65	12*Watstein, Saml et al—H Markowitz et al..... 163.48	
12 Runge, Harry—Spear & Co..... 101.15	12 Weiss, Oscar—Rockwood & Co..... 35.61	
12 Romer, Max D et al—Edw Gribbon & Sons Ltd..... 303.10	12 Wilson, Edw I—N Y Telephone Co..... 71.53	
12 Rotstein, Kieve—M Sherman..... 72.66	12 Williams, Edith—the same..... 39.09	
12 Rubano, Jos ex—B Davis..... 3,277.45	12 White, Sideal E et al—Central Bureau of Engraving..... 40.41	
12 Racos, Jas D—N Y Telephone Co..... 254.40	12 Wellbrock, Martin—S A Teets..... 149.69	
12 Retallack, Jas C et al—N Y Telephone Co..... 42.21	13 Wahl, Mary—Pleasant Spring Distillery Co..... 121.87	
12 Renn, Wm—the same..... 37.39	13 Weissman, Max—M Fischman..... 77.91	
12 Ray, Frank D et al—F Cohn..... 224.59	13 Webbe, Robt S—R J Collier..... 74.87	
12 Ross, Wm F Jr—J Rosenberg..... 55.79	13 Weiner, Ida—M Weissman..... 206.58	
13*Rosner, Isidore et al—S Peierls et al..... 175.50	14 Wood, Edw R—Acker, Merrill & Condit Co..... 43.64	
13 the same—J L Reiling et al..... 107.69	14 Willcox, Jos M—W D Tyndall..... 702.53	
13 Rosner, Lou S—C Marx et al..... 250.00	14 Wallace, Cyrus C et al—Adolph Prince Co..... 421.18	
13 Richter, Ernest et al—M Luther et al..... 71.12	14 Weiss, Jennie—N Machson et al..... 27.53	
13 Rothschild, Harry—Acker, Merrill & Condit Co..... 50.99	14 Woodman, Wm A—Bordens Condensed Milk Co..... 71.91	
13 Radford, Isaac H et al—D J Earle..... 758.13	15 Warshauer, Max—J Konig et al..... 256.14	
13 Reichenbach, Henry—Waunegan Realty Co..... 129.41	15 Windisch, Edmund C—Central Consumers Wine & Liquor Co..... 303.12	
13 Runkle, Harry G—H K S Williams..... 3,105.14	15 Welsh, Wm R—Frawley Taxi Co..... 28.36	
14 Roeder, Athole B—Jno Ruszits Fur Co..... 142.71	16 Walsh, Saml—P E Barnett..... 95.82	
14 Ranert, Jacob—A M Levy..... costs, 23.26	16 Webbrock, Louis—V Z M Boyajian..... 230.06	
14 Ratner, Abraham—Bennett, Sloan & Co..... 25.54	16 Westervelt, Isaac—J W Butler..... 440.00	
14 Rahaim, Tanius et al—J Talcott..... 37.19	16 Weaver, Morris & Elias—S J Weiss..... 378.38	
15 Reiner, Ida—H A Myers et al..... 123.43	16 Wlodaver, Hyman—N L Peretzky..... 306.95	
15*Roberts, Harry et al—H J Cohen..... 139.15	16 Weisenberger, Katie extrx et al—A Hill..... 2,634.90	
16 Ragette, Ralph R et al—C M Wagner..... 194.22	16 Watson, Chas P—J H Storer..... 52.53	
16 Rabensen, Fred et al—People, &c..... 100.00	16 Whittaker, Arthur W et al—C Shapiro..... 475.62	
16 Rollman, Jno—Robt G Thomas & Son..... 117.03	16 Yamin, Alexander et al—J Talcott..... 37.19	
16 Rosen, Gustave J—T G Roebuck & Co..... 51.41	16 Yard, Edmund U—M S Beers..... 151.17	
16 Root, Wm H—J Stewart..... 288.90	16 Young, Geo H—A M Wise..... 509.63	
1 Selwyn, Edgar—N Y Edison Co..... 13.19	12 Zalkind, Philip et al—M L V Shepard..... 320.66	
10 Sisserson, Wm—W R H Martin et al..... 70.24	14 Ziegfeld, Mignon—I J Roe..... 117.44	
10 Simonowitz, Isidor—M Aronson..... 138.67	16 Zieser, Morris—H B Claflin Co..... 268.56	
10 Schubert, Otto—L Platt..... 117.89		
12 Shapiro, Jos—H Spear et al..... 74.33		
12 Skitt, Alfred—Metropolitan Trust Co of N Y..... costs, 121.26		
12 Spiegel, Louis—E Levy..... 40.40		
12 Siskind, David—M Rosenfeld et al..... 62.65		
12 Speeden, Wm—B H Foss..... 85.86		
12 Solomon, Wm et al—M L C Shepard..... 320.66		
12 Schlitz, Jno Jr—C E Short..... 53.85		
12 Schemm, Jno C et al—Central Bureau of Engraving..... 40.41		
12*Stanley, Edmund et al—American Surety Co of N Y..... 283.49		
13 Sturmhauser, Saml—Bramhall Dean Co..... 22.66		
13 Stifter, Herman et al—I D Bachmann et al..... 1,133.10		
13 Steinberg, Jos et al—A S Rosenthal Co..... 237.71		
13 Sagarin, Saml—K Simon..... 187.22		
13 Silber, Dora—M Weissman..... 139.27		
13 Solomon, David et al—K Simon..... 53.97		
13 Sparks, Mollie et al—E Weil..... 128.33		
13 Silver, Mendel—M Hausman..... 154.65		
13 Stander, Isidor—B M Goldberger..... 150.45		
13 Siegel, Jacob—Baresi Cago Co..... 90.01		
13 Scillitani, Michele—C Pagano..... 12.41		
13 Spring-Rice, Theodosia M—C Turner..... 26.93		
13 Stambaugh, Wm B—Republic Rubber Co..... 126.13		
13*Scherman, Jno et al—Singer Sewing Machine Co..... 32.72		
13 Steinbeeg, Sam et al—the same..... 32.72		
14 Schapira, Max & Adolph—I Levinson et al..... 220.71		
14*Scheur, Edw et al—N B Hall..... 186.07		
14 Sullivan, Dennis J—Jno Burke Importing Co..... 27.49		

### SATISFIED JUDGMENTS.

Sept. 10, 12, 13, 14, 15 and 16.

Alter, Moses & Louis Schechler—K Platzman. 1903..... 70.40
Aldrich, Herbert L—W C Thomson. 1910..... 120.34
Same—Philip Morris & Co. 1910..... 139.34
Applebaum, Isaac—S Kraus et al. 1905..... 671.60
Buchler, Louis & Archibald Maddon—M N Clement. 1910..... 90.75
Busch, Clarence M—C B De Bein. 1910..... 137.58
Berger, Emil—J Fleischauer. 1909..... 902.00
Same—J Fleischauer et al. 1909..... 606.59
Same—Fifth National Bank. 1909..... 25,307.15
Bonagur, Antonio—I Schneider et al. 1909..... 239.75
Collen, Arthur G P—B Horning. 1910..... 48.31
Cohen, Abraham—A Weinstock. 1908..... 77.03
Cohen, Jacob—B Lipiansky. 1910..... 61.75
Daly, Jno—Bklyn Heights R R Co. 1908..... 124.28
Eisenhardt, Wm & Nicholas P Kell—J J Lenahan et al. 1910..... 137.53
Eldridge, Geo H & Fred D Grannis—Catskill Cement Co. 1910..... 1,529.37
Epstein, Harris—S Rouse. 1900..... 371.46
Fass, Louis—D Braun. 1910..... 216.40
Falls, Wm J—Wm H Moffitt Realty Co. 1910..... 32.41
Flandera, Frank J—G S Scott. 1910..... 25.61
Fosgreen, Andrew W—H Deventhal. 1908..... 287.19
*Fuss, Adolph—H Granoff. 1909..... 1,517.50
Glantz, Osias—E Rogensburg & Sons. 1908..... 31.72
Goldwater's Drug Stores—L A Becker Co. 1909..... 804.55
Harwood, Geo A—Mercantile Finance Co. 1910..... 42.89
Holt, Jas S—Mercantile Finance Co. 1909..... 37.70
Herrington, Jno J & Edw C—Jno Simmons Co. 1907..... 4,661.16
Inderlied, Edw C, Elizabeth M; also Wm E Johnstone & Geo E Green—F Ransom. 1910..... 174.19
Johnston, Robt E & R E Johnston, Inc—Lincoln Trust Co. 1908..... 477.22
Kramer, Nathan & Rieke—L Sivins. 1909..... 539.15
Keit, Jno J—Cook & Bernheimer Co. 1908..... 195.56
Koronsky, B & Son—M P Smith & Son Co. 1910..... 35.41
Keit, Jno J—Standard Gas Light Co. 1899..... 131.49
Kraus, Geo—Candee & Kreckler Co. 1903..... 272.74
Kane, Mary—G W Smith. 1910..... 30.22
Livingston, Cambridge—J F McBride. 1907..... 144.64
Lamar, David—G W Hoops. 1910..... 1,428.53
*Lipman, Max—B Chenkin. 1908..... 1,385.31
Levenson, Morris, Amelia Goldberg & David Hauser—H Kues et al. 1910..... 736.94
Lewinsky, Julius—J Gumbiner. 1909..... 160.29
Levine, Max S—L Rosenberg. 1909..... 95.65
Linde, Fredk—National Alumni. 1909..... 61.08
Lewinsky, Julius—H Barnett et al. 1910..... 77.60
Levy, Sam—A Angelewitz & Co. 1908..... 65.31
Milkman, Solomon—A Schaffer. 1895..... 361.61
Millmer, Morris—Mercantile Lunch Co. 1909..... 111.38
Marks, Chas S—Stein Trading Co. 1910..... 259.52
Mable, Lester W—University Alliance. 1908..... 245.65
Maguire, Peter W—I M Mellen. 1910..... 34.62
Morgan, Hubert S—C Hirschhorn et al. 1909..... 50.06
Nagelsmith, Genevieve—E Sommerlich. 1910..... 80.07
Same—Jenkins & McCormick Co. 1910..... 185.01
Newman, Saml H & Henry Lefkowitz—M S Yochelson. 1910..... 119.72
Norcross, Orlando W—C T Wills. 1910..... 133.71

### CORPORATIONS.

10 Winston-Parish Co—Canton Steel Ceiling Co..... 337.76
10 Thomas F Gaynor Co—Never Split Seat Co..... 202.24
10 A & D Restaurant Co—A Cohn..... 98.17
10 Spencer Leasing Co of Greater N Y—F H Siegfried..... 162.36
10 Metchem Mill Remnant Corp—W H Wellington et al..... 123.96
12 Burrell Syndicate—J Walter Thompson Co..... 299.01
12 Safe Realty Corp—B Davis..... 575.33
12 Stanley Advertising Agency—Pictorial Review Co..... 401.54
12 E C McKallor Drug Co—E H Lyon et al..... 124.16
12 Gaul Construction Co—N Y Telephone Co..... 32.39
12 Enterprise Knitting Co—the same..... 25.02
12 National Yeast Co—the same..... 38.26
12 E I Wilson Corp—the same..... 38.26
12 Perfection Waist Co—M Frank et al..... 304.11
12 Albert Hotel Co et al—F Cohn..... 224.59
13 Longfellow Realty Corp—H Delinsky..... 318.91
13 Castle Steam Laundry Co—Harral Soap Co..... 436.76
13 James Realty Co—Spanish Pub Co..... 206.07
13 German American Compressed Yeast Co—S Goodman..... 96.59
13 Giovanni Verrazzano Lodge No. 32, Figli D'Italia—A G Weissger..... 261.41
13 Bedford Park Construction Co et al—Royal Roofing Co..... 117.11



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**J. B. KING & CO., 17 State St., N. Y.**

Same—same. 1909	148.60
Nodine, Wm J B—L S Edwards. 1910	1,034.29
Pirk, Amalia—A S Wright. 1910	1,103.01
Pellegrino, Flora—G H Gerard Son & Co. 1910	368.65
Pursell, Louise—W Waterhouse et al. 1910	195.49
Pyke, Jos D—Oppenheim, Collins & Co. 1910	137.28
Pizzutiello, Rscario—S Trimmer & Sons, Inc 1910	30.47
Phillips, Jas J—A Corcoran. 1910	51.75
Pinkney, Townsend—Marsellus Pitt & Co. 1910	111.91
Rosenberg, Saml—D S Yankauer. 1903	171.16
Ridgley, Edward—B Altman et al. 1907	146.86
Raymond, Robert C—T M McCarthy et al. 1910	69.75
Rink, Frank P—W O'Shaughnessy. 1907	24.67
Rohner, Henry C & Edw Fine—B Osbrin. 1910	49.89
Riedell, Wm—M Kruger et al. 1903	255.00
Raffel, Harry B—Village of Mamaroneck. 1910	141.86
Remington, Louise E—M F Hochstadter. 1901	73.01
Schratt, Chas—C Bartelstone et al. 1910	252.14
Story, Chas R—J F Mcartney et al. 1905	6,073.22
Sengers, August—I Kaplan. 1907	27.42
Scheuer, Julius & Saml—J Sinsheimer et al. 1898	93.90
Sengers, Augustus—I Kaplan. 1907	27.42
Schuchman, Geo—City of N Y. 1910	59.72
Shaud, Geo J—Savings Investment & Trust Co of East Orange. 1909	422.34
Schmidt, Chas Jr—A Woolf. 1910	420.12
Tappenback, William—A Price. 1910	2,962.83
Thayer, Geo C—P Flint. 1910	501.81
Valenstein, Julius & Morris—L Schlesinger. 1906	6,432.48
Vogel, Leo—A H Schutz. 1898	31.59
Waterbury, Jas M Jr—T Allison. 1910	10.00
Wood, Ira L—Buena Vista Imp Co. 1907	2,413.82
Zimmermann, Leopold, Maran H Hauser, Jno Scully, Louis J Rees & Simon B Blumen-thal—J Weber. 1909	98.26

CORPORATIONS.

Frawley, Patk J & Frawley Taxi Co—Libman Contracting Co. 1909	608.72
Middleboro Realty Co—L B White. 1909	4,114.75
Sandringham Hotel Co—W P Nollman et al. 1910	428.33
Longfellow Realty Corp—H Delinsky. 1910	318.91
Castle Braid Co—S A Katz. 1907	917.98
Simonelli & Pizza Co—F H Hutton et al. 1910	87.62
Gotham Contracting Co—C H Seibold. 1910	1,495.05
Keep Dry Co—United Electric Light & Power Co. 1910	20.88

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

MECHANICS' LIENS

Sept. 10.

48—Heath av, w s, 25 s 230th st, 175x100. Abraham Heyman agt Metzler Building & Construction Co.	80.00
49—Washington av, e s, 95 s 183d st, 50.9x118x 50x112.8. Church E Gates & Co agt Poldow Construction Co.	454.15
50—Satisfied.	
51—10th st, Nos 66 & 68 West. Evans Bros Inc agt Geo B Hayes & Morris Glickman.	164.00

Sept. 12.

52—2d av, No 634. Filip Schainek agt S R Raphael & Thos J Butler.	125.00
53—Lafayette st, No 206. Bergman, Rosenberg & Rotner Co agt Laura R or Eleanor R Conkling & Michael Brigante.	160.00

54—26th st, Nos 518 to 534 West. Louis Prignano agt Realty Co of West 26th Street & Hillyard Squires Co.	250.00
55—West End av, s w cor 100th st, 100x111. Watson J Fitch agt Guide Realty Co & Patrick J Berrill	126.51
56—Ogden av, Nos 987 to 991. Morris Lazarus et al agt Mary M McCann	200.00
57—Freeman av, s e cor Southern Boulevard, 100x50. Philip H Krausch agt Mabel E Ernhout & Roth Construction Co.	3,200.00
58—Lenox av, s e cor 143d st, 24.11x85. Schaeffler & Harrington agt Spencer Blake Realty Co.	7,257.50

Sept. 13.

59—Broadway, s w cor 169th st, 90x150. A W Gerstner Co agt Hugh J Lawler	506.45
60—Ryer av, s e cor 180th st, 34x104.6. National Fireproof Sash & Door Co agt S A Whisten Construction Co.	235.00
61—108th st, Nos 235 to 239 West. Benjamin Yigdoll et al agt Mary E Tilyou & Thos McGowan	134.00
62—56th st, Nos 342 & 344 West. Morris J Gordon et al agt Anna A Phyte & A H Benoit	175.00
63—Jefferson st, No 33. Morris Hochberg agt Louis Shulsky Co & Jacob Spector.	465.00
64—Commonwealth av, s w cor Mansion st, 75 x95. Laurent Poirier agt St Anthony's Roman Catholic Church of Van Nest & Antonio D'Andrea	50.00
65—Nassau st, No 51. Wm R Jacques et al agt Henry Brash & Grampion Realty Co.	110.00
66—29th st, Nos 214 & 216 West. Evans Bros Inc agt Edw L Rosenbaum, Edwin L Brown, Jos Berman & R Burgin	51.00
67—Mulberry st, No 111. Frank Tammarò agt Estate of Peter F Gallagher & Luigi Russo.	400.00

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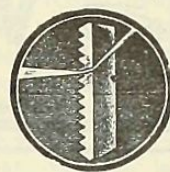
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68—116th st, Nos 11 & 13 W. Peter McGlynn agt Mitral Realty & Construction Co, Daniel A Doran & S Bergoffor Co.....115.50  
69—Mercer st, No 231. Jos Finkel agt Moritz Weil & Jos L Buttenweiser & C & H Siegel.....275.00  
70—Same property. Isaac Brown agt same.....170.00  
71—Same property. Edw Feuerstein agt same.....45.00  
72—Same property. Sigmund Wagreich et al agt same.....72.00

Sept. 14.

73—Satisfied.  
74—Satisfied.  
75—29th st, Nos 214 & 216 West. Chas Levy et al agt Edw S Rosenbaum & Edwin L Brown.....340.00  
76—Coster st, e s, 200 s Spofford av, 360x100. Meyer Schneider agt Feiser Realty & Construction Co, Jacob Guralnick & Jos Roth.....435.40  
77—82d st, No 217 East. Germania Construction Co agt Leopold Brand.....3,330.00  
78—Mercer st, No 231. Hyman Rosen agt Moritz Weil & J L Buttenweiser & C & H Siegel.....55.00  
79—40th st, Nos 242 to 246 West. Patrick L McCormack agt Abyssinian Baptist Church & Patrick Redden.....67.00  
80—28th st, No 45 West. Abe Steckler agt Geo M D Kelly, Russin & Hanfling & J Paletz Co.....110.00  
81—181st st, s s, 100 w Audubon av, 25x119. Rudolf Gersmann agt Wm H Bingham Plumbing & Contracting Co & Wm H Bingham (renewal).....1,416.45  
82—180th st, No 701 East. Alessandro Medici agt Amelia Pirk & Fredk Pirk.....283.00  
83—75th st, No 238 East. Harry Lesser agt Salvatore Cannariato & Gaetano Scaccia Sr.....62.08  
84—161st st, No 661 West. Central Chandelier Co agt Hughes & Busch.....60.00  
85—Satisfied.  
86—Satisfied.  
87—Crotona av, n e cor 180th st, 25x115. El-ler Mfg Co agt Pirk Realty Co.....302.00  
88—Valentine av, e s, 305.9 n 198th st, 75x100. E F Keating Co agt Geo E Schmid Realty & Construction Co & Jas F Hogan.....229.81  
89—29th st, Nos 214 & 216 West. Rachmil Burgin agt Edw L Rosenbaum & Edw L Brown.....555.00

Sept. 15.

90—2d av, No 817. Morris Levin & Sons agt Saml J Weinberg & Abraham Staudt.....390.00  
91—Hester st, No 167. Saml Baxter et al agt Adeline Anselmi & Carmine Luongo & Jos D Manblatt.....172.50  
92—Satisfied.  
93—Satisfied.  
94—29th st, Nos 214 & 216 West. Jno A Murray agt Edw S Rosenbaum & Edwin L Brown.....704.46  
95—108th st, Nos 235 to 239 West. Saml Hoffman agt Mary E Tilyou.....50.00  
96—116th st, Nos 11 & 13 West. Jno Bell Co agt Mitral Realty & Construction Co.....526.00  
97—Faile st, w s, 200 n Randall av, 150x100. Dwyer & Carey agt West Mount Vernon Realty Co.....230.00  
98—Bryant av, w s, 100 n Lafayette av, 100x100. Same agt same.....95.00  
99—Chambers st, Nos 43 to 51. Terry & Tench Co agt Emigrant Industrial Savings Bank & Chas H Wallas.....1,105.32  
100—29th st, Nos 214 & 216 West. Jos R Potter agt Edw L Rosenbaum & Edwin L Brown.....102.14

Sept. 16.

101—178th st, s s, 100 w Vyse av, 49.5x140.3x50.3x142.6. Henry Nordheim agt Richd Keil & Chas Keil.....190.00  
102—Holland av, No 3644. Bernard Greenthal agt Co-operative Construction Co & Luciano Mintello.....150.00  
103—14th st, No 611 East. Barnet Miller agt Carlo A Orrico & H Genovese.....300.00  
104—Park Row, s e cor Frankfort st, 63x63x irreg. Jas J Bush agt Sun Printing & Publishing Assn & Hassett & Son.....86.50  
105—Washington av, No 1044. Cross, Austin & Ireland Lumber Co agt Anton Dill & Carl L Reiger.....777.43  
106—152d st, No 378 East. Salvatore Surati agt Longfellow Realty Corp & Levoli Construction Co.....220.00  
107—108th st, No 235 West. A Jacobs agt Mrs Geo C Tilyou & Thos McGowan.....25.25  
108—179th st, n s, whole front bet Belmont & Hughes avs, 96x81x—x66. Dilizia & Co agt Garfield Construction Co.....3,850.00  
111—84th st, No 329 East. Beach Terrace Building Co agt Yorkville Automobile & Garage Co.....4,200.00  
112—Broadway, No 4180. Geo R Werner agt Bronx Heights Land Co.....57.30  
113—17th st, No 111 West. Jno F Cronin agt Osterweis Bros & Salkin & Slepian (R) 139.96  
109—168th st, No 428 East. Benj Kurtz agt Johanna E Kurver.....30.00  
110—Division st, Nos 54 & 56. Iverson Gustafson Co agt Louis Winkler & Abraham Schultz.....1,200.00

### BUILDING LOAN CONTRACTS.

Sept. 10.

Vyse av, e s, 137.6 s Jennings st, 37.6x100. Manhattan Mortgage Co loans William Sinnott Co to erect a — sty building; — payments.....26,000  
Vyse av, e s, 100 s Jennings st, 37.6x100. Same loans same to erect a — sty bldg; — payments.....26,000  
Webster av, w s, 229 n 180th st, 50x100.10x53.11x100. North American Mortgage Co loans Chas Bjorkegren, Inc, to erect a — sty building; — payments.....23,000

Sept. 12.

Commerce st, No 33. Albert Berry loans Emma M S Mestaniz to erect a — sty bldg; — payments.....8,500  
Amsterdam av, n w cor 169th st, 101.7x100. Chelsea Realty Co loans H G Realty Co to erect a — sty bldg; — payments.....90,000

Sept. 13.

No Building Loan Contracts filed this day.

Sept. 14.

Bathgate av, n w cor 182d st, 25x97. City Mortgage Co loans Trask Building Co to erect two 5-sty apartments; 12 payments.....20,000

Sept. 15.

College av, n w s, 740.3 n e 169th st, 25x92.6. Manhattan Mortgage Co loans Frank T Bergan to erect a 2-family dwg; 9 payments.....5,500

Sept. 16.

173d st, n w cor Amsterdam av, 35x100. Aaron Goodman loans Emkaar Realty Co to erect a 6-sty str & apartment; 13 payment.....30,000  
Grant av, e s, 100 s John st, 75x100. Susan Duryea loans Wm T & Loretta F Northrup to erect a 2-sty dwg; 2 payments.....4,000  
Minford pl, w s, 125 s 172d st, 75x100. City Mortgage Co loans Francis X Keil Co to erect two 5-sty apartments; 11 payments.....45,000  
Tiffany st, s e cor Fox st, 110x125. Same loans Knox Construction Co to erect three 4-sty apartments; 12 payments.....80,000  
Hughes av, e s, 337.10 s Pelham av, 25x87.6. Mary S Croxson loans C Nuovo Construction Co to erect a —sty building; — payments.....10,000

### SATISFIED MECHANICS' LIENS.

Sept. 2.

<sup>2</sup>Park av, No 563. C Pardee Works agt 563 Park Avenue Co et al. (Aug 22, 1910).....1,677.81  
<sup>2</sup>Park av, No 829. A. P. Bigelow & Co agt 829 Park Avenue Co et al. (Aug 23, 1910).....1,022.54  
<sup>2</sup>Park av, s e cor 76th st. A W Burritt Co agt 829 Park Avenue Co et al. (Aug 24, 1910).....1,819.32

Sept. 10.

<sup>2</sup>217th st, n s, 40 e Paulding av. Edw C Meyer agt Savoy Improvement Co et al. (Sept 2, 1910).....30.00  
<sup>2</sup>Commonwealth av, s w cor Mansion st. Antonio D'Andrea agt St Anthony's Church et al. (July 18, 1910).....6,673.49  
Bailey av, e s, 114.4 s 238th st. Carmine Vetrano et al agt Edw M Tessier et al. (Aug 1, 1910).....1,119.84  
Delancey st, Nos 126 & 128. Otto Reissmann agt Chebrah Poelzedek Anshei Elia et al. (Nov 22, 1909).....90.00

Sept. 12.

5th av, No 505. Klenert & Rosenbluth, Inc, agt Rudolph M Haan et al. (Sept 7, 1910).....163.41  
212th st, s s, 95 w Maple av. Church E Gates & Co agt Menlo Building Co et al. (Sept 10, 1910).....702.33

Sept. 13.

7th st, No 215½ East. Eller Mfg Co agt Jno F Dier et al. (May 12, 1910).....110.00  
Broadway, No 320. Ross & Sisti agt Central Syndicate Building Co et al. (Aug 2, 1910).....550.00  
Amsterdam av, s w cor 70th st. Manhattan Color Works agt Georgian Realty Co et al. (Aug 27, 1910).....210.00  
<sup>2</sup>Belmont av, s w cor 181st st. Jno Barba agt Checchina Carucci et al. (Sept 7, 1910).....1,600.00

Sept. 14.

<sup>2</sup>111th st, Nos 528 to 532 West. Patent Scaffolding Co agt Carnegie Construction Co. (Sept 7, 1910).....724.33  
<sup>2</sup>111th st, No 536 West. Same agt Riverside Viaduct Realty Co. (Sept 7, 1910).....362.16  
100th st, No 315 West. Wm S Horton agt Camille H Fogarty et al. (Aug 24, 1910).....286.00  
Rider av, w s, 125 s Lowell st. Chas W Hoffman Co agt Roger Potter et al. (June 18, 1910).....900.00  
Broadway, Nos 1457 to 1463. Frank J Valenti agt Henry C Phipps et al. (March 26, 1910).....1,541.00

Sept. 15.

54th st, No 113 East. National Wood Floor Co agt Harry P Robbins et al. (May 23, 1910).....100.00  
<sup>2</sup>Gramercy Park East, Nos 35 to 38. Monroe M Golding agt Gramercy Park Club et al. (Aug 27, 1910).....553.94  
<sup>2</sup>Same property. Same agt same. (Aug 5, 1910).....593.94  
Valentine av, e s, 305.9 n 198th st, 75x100. E F Keating Co agt Geo E Schmid et al. (Sept 14, 1910).....841.81  
Lewis st, n e cor 3d st. David Gartner et al agt Maydan Realty & Construction Co et al. (Sept 14, 1910).....266.00  
61st st, No 125 East. Geo G Babich agt Helen M Phelps et al. (Sept 9, 1909).....80.00  
Same property. Wm A Hasse agt same. (July 31, 1909).....419.40  
Same property. Jno Fulton Inc agt same. (June 10, 1909).....5,747.61  
Same property. Empire Cornice Works agt same. (May 26, 1909).....142.00  
Same property. Grasheim & Co agt Helen M Phelps. (June 11, 1909).....1,271.08  
Vyse av, s w cor 173d st. Jake Jacobowitz agt Herman Olsen et al. (July 25, 1910).....68.60  
236th st, Nos 310 to 330 East. G B Raymond & Co agt German Real Estate Co et al. (July 21, 1910).....407.31

Sept. 16.

<sup>2</sup>Boston rd, s e cor 180th st. E F Keating Co agt Chas H Weigle et al. (Sept 14, 1910).....118.00  
Honeywell av, w s, 35.7 s 178th st. M Altieri & Sons agt Merrivale Realty Co et al. (July 27, 1910).....1,050.00  
Same property. Houghtaling & Wittpenn agt Merrivale Realty Co et al. (July 30, 1910).....442.80  
Same property. Bronx Roofing & Waterproofing Co agt same. (Aug 2, 1910).....100.00  
Same property. Walter Wilcox agt same. (Aug 4, 1910).....195.00  
Same property. Jno Bell Co agt same. (July 28, 1910).....498.35  
Same property. Same agt same. (July 28, 1910).....3,247.00  
So Boulevard, s e cor 178th st. Isaac E Abbott agt Katonah Construction Co et al. (Sept 15, 1910).....601.50  
So Boulevard, w s, 193.4 s 182d st. Same agt same. (Sept 15, 1910).....3,768.53  
<sup>2</sup>Mansion st, s w cor Commonwealth av. Hotchkiss Bros Co agt St Anthony's Church of Van Nest, Bronx. (Aug 29, 1910).....906.00  
Bayard st, Nos 5 & 7. Jacob Moscovitz et al agt Eliza A Pease et al. (Aug 30, 1910).....632.00  
2d av, No 655. Rubin Jacobs agt Meyer Zalka et al. (Aug 24, 1910).....42.07  
<sup>2</sup>152d st, No 378 East. Levoli Construction Co agt Longfellow Realty Corp et al. (Aug 31, 1910).....400.00  
Aqueduct av, East, n e cor 181st st. E F Keating Co agt Belmar Investing Co et al. (Sept 14, 1910).....3,911.94  
<sup>1</sup>Leonard st, Nos 156 to 160. P G Kemp agt F T Nesbit & Co et al. (Aug 23, 1910).....91.41

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

### ATTACHMENTS.

Sept. 9.

Clark, Wm A; Yale & Towne Mfg Co; \$6,000; L H Porter.

Sept. 10.

No Attachments filed this day.

Sept. 12.

Robertson, Musco M; Wm A Crawford; \$15,000; Elliott, Jones & Fanning.

Sept. 13.

American Motor Car Co; Isaac G Johnson & Co; \$1,424.43; McKelvey & Favour.

Sept. 14.

Hektograph Co; Merchants' Exchange National Bank; \$10,498.20; S. B. Robinson.

Sept. 15.

Daniels, Wm; A Norminton; \$1,000; Tuttle & Coughlan.  
Wechselman, Nathan; Chas Frohman; \$123.25; S Deutsch.  
N Cramer & Sons; Reiling & Schoen; \$2,358.84; Franc, Neuman & Newgass.

### CHATTEL MORTGAGES.

Sept. 8, 9, 10, 12, 13 and 14.

AFFECTING REAL ESTATE.

Berliner & Greenberg. 403 East 100th st & 510-34 West 156th st..Hudson M & M Co. Mantels. (R) \$900  
Downey Construction Co. s w cor Longwood av & Barry st..N Reisler Iron Works. (Contract.) 2,900  
Froma Realty Co. Robbins av & 152d st.. Hudson Mantel & M Co. Mantels & Mirrors. 479  
Pirk Realty Co. n e cor 180th st & Crotona av..Colonial Mantel & Ref Co. (Contract.) 144  
Roberts, Irving. w s Tiffany st bet 165th & 167th sts..Hudson Mantel & M Co. Mirrors & Bases. 247  
Zimmerman & Singer. 134th st & St Anns av ..N Reisler Iron Works. (Contract.) 1,250





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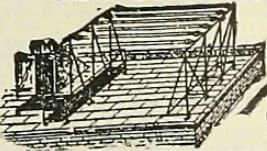
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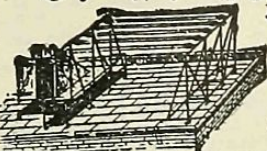
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