

**NEW ESTATE RECORD AND BUILDERS GUIDE.**  
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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
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SOME weeks ago the Record and Guide predicted that the naturally upward tendency of the stock market would be constantly checked by the influence of bad news, caused by a slow process of business contraction, and the course of the market recently has justified this prediction. First the fall in the price of copper, and then the diminution in the volume of new business written by the steel manufacturers were used to depress prices, and as a result of these conditions severe and successful attacks were made both on the copper stocks and on the leading industrials. It was remarkable, however, that the general list withstood this pressure very well. It receded, but it did not recede very far, and it soon reacted when it became evident that the selling was over-done. It is probable, however, that the industrials will remain a weak point in the market for quite a long time. No one can assert with any confidence, how far the business reaction will go. They talk at present of a diminution of business amounting to twenty-five per cent., but it may easily reach larger figures. As long as no panic occurs, it is improbable that railway stocks will be purchased very much cheaper than they can be at present, but it is quite possible that the very best industrials may go lower before they go higher. How low they will go will depend upon the extent of the business contraction. If companies such as the Steel Corporation and American Car and Foundry are again obliged to abandon dividends on their common stocks, the preferred stocks may fall ten points more; but unless the business contraction becomes very acute some such loss would appear to be the limit. Steel preferred went to 50 in 1903, but its position is much stronger now and its limit is more likely to be fixed by the low record of a stronger industrial stock in 1903 such as Car and Foundry. The preferred stock of that company did not go much below, and the business outlook will have to be very desperate in order to justify a lower price than that. The surpluses of the conservatively managed companies have been almost doubled since during the period of abundant business, and they are all in a much better position to stand a lean season. Moreover their managements know very well that as soon as the money market becomes easier and the credit of the railways is restored, many improvements, which have recently been abandoned, will be resumed. Just at present good railway stocks are relatively cheaper than the industrials, but if the latter go much lower this condition will not continue.

THE impression is coming to be more and more general that some restriction on the height of buildings will be imposed in the revised Building Code. When the Board of Fire Underwriters go so far as to ask that non-fireproof business buildings be restricted to an area of 5,000 square feet and a height of 55 feet, and fireproof buildings to a height of 125 feet, it is evident that the movement in favor of restriction is assuming formidable proportions. Sup-

posing such a restriction to be adopted, it is an interesting question as to what its effect would be. For one thing it would, we believe, practically prohibit the erection of non-fireproof commercial buildings, except in cheap neighborhoods and for manufacturing purposes. It would mean practically that all office and loft buildings would be of fireproof construction and would be built to a height of eleven stories. So far as loft buildings are concerned, we do not believe that such a result would mean a very radical change from that which happens at present. A few fifteen or sixteen-story loft buildings have been erected on Fifth Avenue and elsewhere, but their number is small and their prohibition in the future would not be a great hardship. The number of non-fireproof loft buildings, six or seven stories high which are constructed under the existing law is also comparatively small, and we do not believe that their prohibition would be a severe hardship, or would substantially affect the price of real estate in the wholesale district. On the other hand, the limitation of the height of office buildings to eleven stories would mean a drastic alteration of existing methods and conditions. The average office building is now built to a height of twenty stories, and if this height were practically cut in half, considerable changes would be effected in real estate values. Almost twice as many office buildings would have to be erected in order to accommodate the same number of tenants, and these buildings would cover practically twice the area. Property some distance from the existing centres of business would be favorably affected, because it would be sooner reached by the march of improvement, whereas unimproved property nearer existing centres of business would, for the time being, be worth somewhat less. We do not believe that they would continue to be worth less because tenants would be willing to pay proportionately higher rents for the more convenient locations but for the time being a restriction would affect unfavorably the position of high-priced property. If any of our readers believe that the results of the proposed restriction would be different from that described above, we should be glad to publish their opinions.

IT has been suggested that the purchase by the city of the Belmont tunnel would be the best means of solving that difficult problem, and the Record and Guide cordially acquiesces in the suggestion. The Belmont tunnel should be purchased by New York, extended at least as far west as Long Acre Square, and connected in the best possible manner with the existing subway. Some equitable arrangement could surely be made whereby the city makes the purchase, authorizes the extension of the tunnel, and then leases to the Interborough Co. for a sufficient sum to cover its outlay. Such an arrangement would have at least two advantages. It would give the city ownership of and control over a tunnel under the East River which should be made an integral part of the rapid transit system of the whole city, and which can only be made by such a purchase. Secondly, it would make the tunnel far more useful to the public than it can be under existing conditions. At present, owing to the lack of effective connections on the Manhattan side its utility will be seriously limited, whereas, if it were extended to Long Acre Square and subsequently connected with all the longitudinal subways running north and south it would constitute a very useful addition to the rapid transit system of the city. Under existing arrangements the inhabitants of Queens have no very direct method of reaching the amusement center at Long Acre Square; and the Belmont tunnel, properly connected, would supply that deficiency. It would not only constitute a great convenience to the residents of Queens and a part of Brooklyn, but it would also improve the business of the theatres, restaurants and shops in the vicinity of Broadway and Forty-second street.

MR. ALLAN ROBINSON, in a recent interview, has given expression to the policy in respect to rapid transit, which the "Allied Real Estate Interests," proposed to advocate. That policy is the thoroughly sound one of insisting upon the all-importance of the construction of new subways; and it is certain that the representative real estate organization can in no other way perform a better public service. The Utilities Commission is so much preoccupied with its investigation of the Interborough-Metropolitan Co. that it is neglecting entirely the far more important matter of arranging for the construction of new subways. Its investigation has not been without good results. A certain improvement in service, particularly during the non-rush hours is taking place, and if these results have been accomplished at the expense of a complete destruction of the credit of the Interborough-Metropolitan Company that is not the fault of the commission.

The old Metropolitan Company was financially rotten, and its rottenness was eventually sure to be exposed. This achievement, however, leaves untouched the really essential matter—which is to provide for the construction of new subways. The Record and Guide discussed in its last issue the various obstacles which will have to be removed before the subways are built, and we need not repeat that discussion. It may be noted, however, that Mr. Robinson comes out strongly for the repeal of the so-called Elsberg amendment to the Rapid Transit Law, and it is probable that a strong effort will be made to effect this repeal during the coming session of the Legislature. There can be no doubt that for the present the alternatives are either the repeal of the Elsberg law or else the equipment and the construction of a municipal subway system. The Record and Guide would prefer the second alternative, but if public opinion is not prepared to go so far, the crying necessity for new subways makes the revision of the Rapid Transit Law preferable to the indefinite delay of new subway construction. For the moment the important thing is for the Public Service Commission and the Board of Estimate to reach some basis of agreement so that they can go to the Legislature with a joint application for a specific action. If the Board of Estimate recommends one policy and the Public Service Commission another, it is probable that the whole business will be postponed for another year.

## Are Skyscrapers Dangerous?

NOT IF THEY'RE BUILT RIGHT, SAY ARCHITECTS.

**M**R. GEORGE W. BABB, president of the New York Board of Fire Underwriters, has caused a sensation by prophesying that the financial district of New York City would some day be wiped out by fire. Skyscrapers, said Mr. Babb, are getting too high, and their height is a source of danger.

Builders and architects do not agree with his belief that lofty buildings, in themselves fireproof, can help on a conflagration. They say, on the other hand, that the more fireproof buildings there are—and every skyscraper put up these days is fireproof—the less liable is the congested downtown section to be devastated. In effect, they say, every fully protected structure is a barrier to the spread of heat and flames.

Some estimates put the value of the buildings and their contents on the lower end of Manhattan Island at two billion dollars. It is of greatest importance that this vast aggregation of property shall be safe, and the men who own it have not been asleep. The owners and the builders know that the first requisite is not size or height or beauty, but that it is absolute safety. Everything else is sacrificed to that. There are those who think that the new style of architecture is not beautiful, but that is not the issue now. The question raised by Mr. Babb is: "Do skyscrapers present a menace to the city?"

Mr. Nicholas Le Brun is architect of the building that is to be the highest in the world, even higher than the Singer Building. This record-breaker-to-be is the tower of the Metropolitan Life Insurance Building, at Madison av and 24th st. It will have forty-eight stories above ground and two below ground, fifty in all. This is what Mr. Le Brun says:

"In my opinion, Mr. Babb's idea is a mistaken one. He is undoubtedly sincere, but thorough study of the structural qualities of the modern high building should convince any man that the skyscrapers are a hindrance to fire. The science of fireproofing has reached such a perfection in New York that there is almost no chance of a disaster in the downtown district—that is, as far as the high buildings themselves are concerned. More and more the trimmings, and even the contents of buildings, are being made fireproof. That window sill"—Mr. Le Brun pointed toward the window near his desk—"is metal and cannot burn. Look at that cabinet of drawers; that is made of metal, too. Walls and floors are made of material that is unburnable.

"In a thoroughly fireproofed building, if a fire started it would be confined to one room, or to one floor at most. It could not reach another building. Besides, with the new high pressure water mains water can be poured on the fire, no matter how far up in the air it is.

"Every floor of the best type of skyscraper is equipped with standpipes and hose. Far from being a danger, I should consider a high building a help, since water could be poured out of its upper windows upon a fire."

Mr. Paul Starrett, of the Fuller Construction Company, perhaps the largest building concern in the metropolis, says:

"I am surprised that Mr. Babb, familiar as he should be with the records of great fires, could have made the assertion that the modern high building is dangerous as a fire risk. All experience has proven the opposite; it has been the skyscrapers that have stopped the spread of fires—that have stayed where every other building passed away."

The builder here directed attention to a huge photograph on the wall, which showed the district burned over in the Balti-

more fire, with skyscrapers still standing. These lofty structures alone withstood the heat of the conflagration, their frames being almost totally undamaged.

"There," said Mr. Starrett, "you see how dangerous the modern fireproof skyscraper is. When the fire came to those high buildings it either stopped or went around them—it could not burn through them. The most perfect type of the fireproof building is that made of steel and terra cotta hollow tile, the steel for the frame and the tile for column covering, floors and partitions.

"When a skyscraper is properly built there is nothing about it to burn except the little furniture that its offices contain. In this building (the Flatiron) where we are now there was a fire on a lower floor some time ago, when a man threw a match in a waste paper basket filled with celluloid cards. Up here on the twentieth floor we heard some racket down there. Then we heard fire bells and, looking out of the windows, we saw people staring up at the Flatiron! It didn't disturb us, because we knew the fire couldn't spread. We stayed right here and attended to our work. In a little while the fire was out and all was quiet again."

The highest building now standing is the Singer. Not yet finished, it already overtops the hitherto record-breaker, the Park Row Building. The architect is Mr. Ernest Flagg. Some years ago Mr. Flagg opposed the erection of skyscrapers, but now appears as the designer of one forty-seven stories high. He could not stop the skyward tendency, and so he fell in with his brethren. Asked to state what he thought of Mr. Babb's statement he said:

"I think that Mr. Babb, in some respects, is right. There are high buildings which are not fireproof. There are those which have entirely too much wood in them. And that kind is dangerous. But if a skyscraper has nothing about it that can burn—why, naturally, it can't burn. In designing the Singer Building I was unrestricted as to the materials I should specify, and I selected those that would make the building absolutely safe. Steel and terra cotta hollow tile—that is the combination. The frame, the covering, the floors, the partitions—all of them are unburnable.

"The window frames and trimmings are metal, too, and cannot take fire. The amount of furniture that is combustible is so small that it is not to be considered. If, by any chance, a flame did start it would not get out of the room where it started. It would have nothing to feed upon."

Mr. Flagg's opinion is that of a host of other architects and builders. "Put up buildings of stuff that can't burn," they say, "and then there can be no danger. Every skyscraper will be a barrier against the spread of a conflagration."

## Cost of Building Loans.

**I**T IS a serious thing that a builder has to face to-day if he wishes to get a building loan on a house that he is contemplating building. Of course the prime reason is the stringency of the money market, but even leaving that feature aside loaners of money look at the man very hard, look his proposition over several times, and it is extremely difficult to get them to consent to let the actual cash out of their possession. There are several other reasons besides the one already mentioned why the loan men are so slow to close a deal of that kind. The overproduction of building in some parts of the city, the class of houses that have in some instances been built, and the lender wishes to satisfy himself that the future is assured for the kind of building that the borrower wishes to erect.

There was a time when a smart builder was able to "loan out" on his building—that is, borrow as much money as the building and land cost—but that day is past. The loaner of money on real estate is an expert, not only in land values, but also on what a building costs to construct, and he is no longer willing to take all the risk, and is unreasonable enough to require the builder to take some of it.

A certain block front upon Washington Heights which was nearly all vacant was improved with two elevator apartment houses, and they received a generous loan and the buildings were well built, sold for a satisfactory sum, loan paid off and the deal completed. Shortly after this a certain builder started four houses on the same block, and though they were non-elevator houses, still they were a good class of house. He received his building loan, but before he had finished, plans were filed for three 6-sty "walk ups" nearly opposite, and he had a very bad time placing his permanent loan because the character of the street was changed. The owners of the elevator apartment houses did what they could to start and maintain a first-class street, but a few houses completely spoiled their plans and reduced the market value of their holdings.

Money for building purposes is at a premium just at the present time and there is usually between eight and ten per cent. bonus. This condition is bound to exist so long as money is in unusual demand. Were there not so many vacancies throughout the apartment section and the demand better, undoubtedly the money for building loans would be freer, as much of the element of risk would be done away with.

# THE REALM OF BUILDING.

## The Trust Company of America's New Office.

ONE of the handsomest banking offices in the United States will be thrown open for business next Monday morning when the new headquarters of the Trust Company of America will be formally opened to the customers of the concern. The new building itself, which is at Nos. 37 to 43 Wall st, is practically occupied, so far as the offices are concerned, but the Trust Company's quarters did not reach full completion until last week.

The structure has a 60-ft. front in Wall st and the banking office is about 45 ft. wide. The company's quarters take up the main floor, basement and mezzanine gallery. In construction the interior is of white Alabama marble with the fittings and screens in handsome bronze. The banking floor has a wainscoting 15 ft. high, and above that the wall is ivory tinted. About the only ornate feature of the apartment is the capitals of the great columns on the side wall, which are decorated with a golden scroll work. The interior of the banking-room is of Renaissance design; the furniture, desks and wooden trimming of solid mahogany.

The floor of the main room is mosaic, colored white and dull red, while above are stained glass skylights. The banking-room is in the shape of a double rotunda connected by a corridor 16 ft. wide. On each side there are arranged the various cages, and to the rear is a large apartment for the bookkeepers. Almost all the desks and file cases are of metal, and the system of tel-autographs and interior telephones is most complete.

From the mezzanine gallery the banking floor conveys a very handsome impression. There is an absence of obstructing pillars and the room looks big and stately. On this floor is the private office of President Oakleigh Thorne and John E. Borne, chairman of the Board of Directors. This room is in the front of the building, and in the rear is the board room and room for the company's attorneys.

In the rear of the main floor are a private elevator for passengers and a book-lift which conveys the heavy books and security boxes to the vaults in the basement. The front of the basement is given to the stock transfer department. This is a particularly large branch of the company's business, as it acts as agent for about 250 companies. On this floor also is the country check department in which thousands of checks a day are handled. There is also a spacious room in which account books and records are kept, and another contains an extensive filing system. This combination of offices is probably as near an approach to fireproof construction as has been made. A special point has been made of the ventilation, and thermostats are distributed throughout the offices to control the temperature.

## Hearing on the Fire Limits.

The probability is that the majority report of the Committee on Fire Limits will not be adopted by the Building Code Revision Commission in the face of the storm of opposition that has arisen. At Wednesday's hearing property owners and builders asserted that experience teaches that a city of detached frame cottages is ten times less liable to be swept by conflagration than a tight-built brick city. No one objected to the prohibition against frame houses in solid rows, but there was unanimity among the representatives of property interests that it was for the welfare of the city that detached frame building should not cease.

Congressman Waldo, of Brooklyn, estimated that the extending of the fire limits as proposed in the 26th, 29th, 30th, 31st and 32d wards of Brooklyn would reduce property values one hundred million dollars. Mr. T. B. Ackerson, one of the largest builders in Flatbush, reminded the committee that according to situation lots are fitted or not fitted to certain kinds of improvements. A lot on lower Broadway, Manhattan, was adapted to a particular kind of building, and lots in other sections to structures for different uses. Flatbush was a district adapted for frame cottages and it would be a great wrong to prohibit further constructions of that nature.

Several building operators of Brooklyn, among them a representative of the John R. Corbin Co., asserted that if frame construction is prohibited it will force them to abandon their building projects in that borough and to carry on their operations in Long Island outside of the city limits or in New Jersey. Representatives of various taxpayers' associations also spoke in opposition.

T. B. Ackerson, of the Ackerson Construction Company, and Henry C. Johnson and John A. Leach, of the Astoria Taxpayers' Association, protested against the regulations as proposed for Queens Borough. Mr. Ackerson pointed out that in Long Island

City in the area it is proposed to restrict to brick construction the population is only ten persons to the acre. Mr. Leach stated that in one district of Astoria for seventy square blocks there is not a single building. Most of the proposed brick area, he stated, is now devoted to market gardening or to salt meadow.

Residents of the Bronx who made addresses in opposition to the extension of the zone of frame construction from the present southerly limit at 161st st to Fordham and Kingsbridge road and Pelham av, were W. W. Niles, James L. Wells, Henry M. MacCracken, chancellor of the New York University; J. Harris Jones, Albert E. Davis, R. I. Brown and Colin P. Bliss.

Mr. Niles pointed out particularly the injustice that the new regulation would do to the University Heights section and the district embracing Morris Heights and Fordham Heights. All of these, he said, were being developed on essentially suburban lines. Cottages were being built on plots of large dimensions and vacant property was being sold with restrictions that would prevent the building of houses in rows or attached.

Albert E. Davis, an architect, formerly president of the North Side Board of Trade, spoke on behalf of the Heights Taxpayers' Association, which is composed of residents of the section of the Bronx north of Central Bridge and west of Jerome av. He called attention to the fact that only a few months ago more than one thousand lots of the Ogden estate had been sold to home seekers who had reckoned upon building to a very large extent detached frame houses. To prohibit frame construction in the Ogden estate district, he asserted, would mean that a large area would not be improved perhaps for many years to come. Such a condition would not only retard the growth of the Bronx, but would deprive the city of the taxes that would be paid on the buildings that would be erected there if existing conditions are allowed to continue. He suggested that the commission might properly make a provision that the building of frame structures should be confined to eighty per cent. of the width of each lot. That, he stated, would allow ample protection against fire losses or danger from conflagration.

It is not thought that the report will be adopted. Fire Chief Croker, Alderman Kuhlke and the superintendents of buildings in the various boroughs affected, who are ex-officio members of the committee, did not sign the majority report, and there has since been presented a minority report which permits detached frame cottages when erected each on not less than two lots, and occupying not more than eighty per cent. of such a plot. The Brooklyn delegates said they would not oppose such a provision, but thought that eighty per cent. should be changed to seventy.

## A Quick Method of Valuing Buildings.

There are frequently occasions when a knowledge of some rough system of arriving at the cost of buildings is desirable. The method now most often employed by a practical real estate man, architects and builders is to multiply the cubical contents of a structure by a mean price per cubic foot based upon the known average cost of buildings similarly constructed. This system is frequently characterized as imperfect and at best merely an indefinite suggestion of value. However this may be, the element of personal judgment without doubt enters into the question, and in arriving at a reasonably correct valuation one must possess a good knowledge of the cost of construction obtained from experience in such matters. The cost per cubic foot for the average nearby frame dwelling is at present approximated at fifteen cents. For flats from 18 to 24 cents per cubic foot may usually be applied in forming a rough estimate, and for office buildings from 40 to 50 cents. It must be distinctly remembered that there is no fixed rule to follow in this regard, as conditions and the prices of materials vary greatly from time to time. The system may be followed with much success by any intelligent layman when the rudiments are well understood, but in the hands of an expert it is infinitely more reliable than many of the hit-or-miss methods in daily use.

## Railroads Can't Raise Rate on Brick Before Jan. 1.

The National Paving Brick Manufacturers' Association has succeeded in preventing the railroads operating in the territory of the Central Freight Association from raising the freight rates on paving brick until January 1. Judge R. W. Archbald, of the United States Court of the Middle District of Pennsylvania, sitting in Scranton, granted an injunction restraining all railroads operating in or out of Pittsburgh from raising the rates before January 1.

The granting of the injunction is a very important legal decision in that it gives shippers standing in the courts to appeal

from a raise in rates at any time the shipper thinks the rate is exorbitant.

The entire controversy over the freight rates on paving brick has arisen from a decision recently rendered by the Inter-State Commerce Commission in the Stowe-Fuller case. It was decided by the commission that a brick is a brick, without any distinction as to quality, and that the railroads had no right to charge different rates for handling them.

Heretofore the rate on fire brick for shipment has been 25 cents per hundred from Chicago to New York; on building brick 22½ cents per hundred and on paving brick 20 cents per hundred. After the Stowe-Fuller decision the railroads decided to increase the rate on bricks to 22½ cents per hundred without any distinction as to the quality of the brick.

This increase meant ruin to a majority of the paving brick manufacturers in the country, because of outstanding bids and contracts, which were based on a shipping price of 20 cents per hundred. The association at once decided to appeal not only to the Inter-State Commerce Commission to fix a fair rate for shipment, but to the United States Courts to prevent the putting into effect of the new rate.

### Concrete Foundations.

CONCRETE is also replacing timber not only in the reinforced construction of buildings, but also in foundation work. Concrete piles are being used to replace timber piles in a large number of modern factories and up-to-date constructions. It has the advantage of permanence and immunity from decay, and is comparatively cheap.

In wet or filled-in areas where the ground water level is more than 6 ft. below the surface of the ground, and the character of the soil is such that it is necessary to go still deeper for a suitable bearing stratum, a concrete pile foundation is much cheaper than any other type of construction. Under these conditions a solid masonry pier on a timber-pile foundation would require, first, an excavation to below water level properly sheeted and braced. Second, driving of piles and cutting them off below the water level. Third, would be capping of the piles and building the solid pier to grade. Fourth, continuance of pumping through most of the operation. Fifth, backfilling the excavation. The whole constituting a long, tedious operation lasting several days for each pier. In contrast to this, a pier of simplex concrete piles is built from the surface of the ground, no excavation being necessary except for the cap itself. An extra heavy pile-driver especially equipped for this work drives a hollow steel form of suitable length, 16 ins. in diameter, and equipped with a special driving point, to resistance. A small batch of 1-2-4 Portland cement concrete is then dropped into the steel form; the form raised about a foot, by a pulling arrangement attached to the leads, and a heavy metal rammer dropped on the concrete. The effect of this impact is to open the jaws of the driving point and force the concrete out of the pipe and into the adjoining soil. Another batch of concrete is then inserted, the form raised a short distance and the concrete rammed. These operations are repeated until the form has been raised above the ground and the space it occupied in the ground has been filled with concrete.

The time taken to install one pile may run from 15 minutes to 1 hour, depending on circumstances. Twenty-eight piles 20 ft. long were driven, on a recent contract, by one machine in six hours. Thus a four-pile pier to support 120 tons can readily be built in one half a day, as against the time (several days) required by the other method.

The simplex concrete pile thus formed (of the same diameter throughout) acts as a column and also develops a very great skin friction from the extreme roughness of its exterior surface caused by the ramming of the concrete into the surrounding material. The use of simplex concrete piles is increasing, not only in New York, but all over the States, and some installations have been made in England, Germany and France. In some of the foundations built on simplex concrete piles in New York City, the Building Department tested the piles with a loading of pig iron amounting to 50 tons per pile without any settlement. In practice the piles are designed to carry 30 tons each.

The Foundation Company, 115 Broadway, New York, is now constructing a foundation of simplex concrete piles for the new power-house of the Isaac G. Johnson Foundry at Spuyten Duyvil, New York City. The site is about 1,000 ft. east of the Spuyten Duyvil station and can be seen from the station, and is readily reached by taking the subway to Kingsbridge (225th st) and then walking one-half mile, or by taking a local train on the N. Y. C. & H. R. R. to Spuyten Duyvil station.

### The Production of Asbestos in 1906.

Commercial asbestos includes two distinct types of fibrous minerals. The term asbestos was originally applied to actinolite or tremolite, but the more important asbestiform mineral is the fibrous variety of serpentine known as chrysotile. This variety is always associated with serpentine, which is derived from the alteration of eruptive rocks. It has been reported as occurring in commercial quantities in Massachusetts, Vermont,

North Carolina, Wyoming, Arizona, Washington, Oregon, and California.

The eastern townships of the province of Quebec furnish the greater part (85 per cent) of the world's production of asbestos. In 1906 Canada exported 59,864 tons of asbestos, valued at \$1,629,257, most of which came to the United States. Improved methods of mining are being introduced in Canada and the output there is increasing.

Both forms of asbestos are applied to many uses, depending in part upon the fibrous character of the material, but also upon its non-conductivity of heat and electricity. The best grade of chrysotile fiber is spun into thread, yarn, and rope, and woven into cloth. The yarn is largely used for packings and the cloth for theater curtains, while fabrics containing asbestos woven with other fibers are made into various household articles in which heat insulation rather than fire-proof character is required.

Asbestos is extensively used for plastering and for making lumber that is employed in buildings where insulation against fire and electricity are desired. Its use in fire-proof structures, and especially to envelop electrical conductors, is constantly increasing.

The production of asbestos in the United States in 1906 was 1,695 tons, valued at \$28,565, as against 3,109 tons, valued at \$42,975, in 1905. The imports in 1906 were valued at \$1,076,170. The output of all existing asbestos mines is insufficient to supply the demand for this product, and the leading manufacturing firms interested in the industry are diligently searching for new deposits.

An advance chapter from "Mineral Resources of the United States, Calendar Year 1906," on the production of asbestos in 1906, by J. S. Diller, is now ready for free distribution.

### Product and Appliance.

#### FLEXIBLE METAL TUBING.

A tubing suitable for covering flexible cords as an additional protection against mechanical abrasion, is now being manufactured and placed on the market by the New York Flexible Metallic and Tubing Company, 155-161 Lafayette st, New York City. This tubing is particularly applicable as a covering for cord pendants, as its extreme pliability permits of its hanging in perfectly straight lines, a seeming impossibility with other metal coverings now on sale for similar purposes, which generally hang in twists, kinks and angles. By thus lending itself to graceful lines and curves, the tubing should be peculiarly well adapted for use in connection with high-class fixtures in private residences where an unusual degree of flexibility is often desirable in extensions to fixtures, as in libraries and cosy corners.

#### HOUSE CLEANING BY ELECTRICITY.

The Electric Renovator Manufacturing Company, of Pittsburgh, Pa., make a portable apparatus which, for convenience and adaptability to any sort of house cleaning, has never been equalled. It is called the "Invincible," resembling the ordinary carpet-sweeper in its general appearance. The material used in construction is chiefly aluminum, making the machine very light and easy to handle.

A one-half horse-power motor is directly connected to a turbine and brush. Revolutions of the brush serve to agitate the nap of the carpet and loosen the dirt, while the turbine creates a vacuum which acts as a suction drawing up all dust and dirt and depositing it in the dust receiver provided. Carpets can be thoroughly cleaned on the floor, and every corner is reached. Nothing need be moved. Attachable appliances are also provided for treating walls, ceilings, cornices, chandeliers, curtains, rugs, pictures, and stairways; mattresses, cushions, upholstered furniture and pillows may be aerated as well as cleaned by these appliances adapted to their wants.

The Sandusky Portland Cement Co., manufacturers of Medusa waterproof compound, report furnishing water-proofing material for the following works: Grand Rapids Refrigerator Co.'s plant. The material is also being used in the reinforced concrete dam being built by the D. L. & W. Ry.'s Coal Department, at Scranton, and was used in the A. Booth & Co. cold storage plant at Detroit, Mich. The Atchison, Topeka & Santa Fe Ry. is using an immense quantity at Albuquerque, N. M., and at Summerville, Texas. Albert Kahn, architect, and President of the Trussed Concrete Steel Co., Detroit, Mich., who is the inventor of the Kahn system of reinforced concrete, used the material throughout the construction of his private residence just completed.

The United States Civil Service Commission announces an examination on October 23-24 to secure eligibles from which to make certification to fill a vacancy in the position of draftsman (male), qualified as inspector of construction, at \$6 per diem when actually employed, in the Immigration Service, Ellis Island, N. Y., and vacancies as they may occur in any branch of the service requiring similar qualifications. Applicants for this position must have had experience in the supervision of buildings under construction. Persons who have not had such experience will not be admitted to the examination. Two days of eight hours each will be allowed for this examination. The first two subjects will be given on the first day, and the third subject on the second day. Age limit, 20 years or over on the date of examination. The examination is open to all citizens of the United States who comply with the requirements.

Quick-drying floor varnish. Dissolve 1 part by weight, of shellac in 2 to 2½ parts of 90% alcohol, add 1 to 2% of copaiba balsam or Venetian turpentine and sufficient amber and ochre. Must be applied to the wood surface with a shoe brush. The addition of 0.5% of boiled linseed oil is advisable to ensure elasticity. The wood being colored as desired, a coat of clear varnish can be given to increase the brilliancy.

Catalogues.

**CEMENTOLOGY.**—By Howard B. Green. Issued by the Whitehall Portland Cement Company, Land Title Building, Philadelphia:

How can the surface of concrete be made pleasing to the eye? The booklet mainly addresses itself to this question, and gives in full the specifications as adopted by the City of Philadelphia (Bureau of Surveys) covering this class of work. The treatment gives life and texture to the surface of any structure, and is in great contrast to the monotonous and uninteresting concrete surface generally seen. The surface is produced by using a stiff scrubbing brush or a wire brush with a liberal supply of water flowing direct from a hose. The washing out of the cement from between the stones removes the possibility of hair cracks, and the color of the stone is the prevailing color of the finished surface. The specifications are as follows:

Granolithic surfacing, when required, shall be composed of 1 part cement, 2 parts coarse sand or gravel and 2 parts granolithic grit, made into a stiff mortar. Granolithic grit shall be granite or trap rock crushed to pass a ¼-inch sieve and screened of dust. For vertical surfaces, the mixture shall be deposited against the face forms to a least thickness of one inch by skilled workmen as the placing of the concrete proceeds and thus form a part of the body of the work. Care must be taken to prevent the occurrence of air spaces or voids in the surface. The face forms shall be removed as soon as the concrete has sufficiently hardened, and any voids that may appear shall be filled with the mixture. The surface shall then be immediately washed with water until the grit is exposed and rinsed clean, and protected from the sun and kept moist for three days. For bridge seat courses and other horizontal surfaces, the granolithic mixture shall be deposited on the concrete to a least thickness of 1½ inches immediately after the concrete has been tamped and before it has set, and shall be troweled to an even surface, and after it has set sufficiently hard shall be washed until the grit is exposed.

**SYSTEM M.**—23 pp., quarto, illustrated. By the Standard Concrete-Steel Co., New York, 413-17 East 31st st.

An exceptionally well-written catalogue, giving a complete exposition of the construction methods of the Standard Concrete-Steel Co. System M is an independent light steel frame, which is subsequently so united to concrete that the two become a reinforced construction. The upright iron or steel supports and the steel floor members can be formed with sections of any shape which are found most suitable to make a light, independent structure capable of maintaining its form. The steel uprights are erected plumb and the steel floor members are set level. The girders are connected to the uprights to keep them plumb, and the floor beams are connected to the girders to make a sufficiently rigid structure. This steel frame forms the guides for the erection of the wooden or other moulds into which the concrete forming the floors and forming the covering of the uprights is to be poured. The steel is so designed and placed with reference to the concrete that they combine, and the concrete and steel together become a true reinforced structure. This reinforcement cannot be displaced or misplaced by careless workmen. The steel girder members are made up in various ways. Where an increased depth can be given to the girders, the steel floor beams are run continuously over the top of the girder and clamped down to the same. Where it is required to keep the same depth with all steel floor members, the beams are framed into the side of the girder in the usual way.

It is quite evident that in order to make the combined steel and concrete forming the floors a truly reinforced structure, the tensional steel must all be located below the neutral axis of the beams. The amount of steel required for both stiffness of the independent steel structure and for tension in the subsequent reinforced beam is determined and made a certain percentage of the amount of concrete required in floors, forming the compression member to the beam. The great advantages of this form of construction, not only in economy of steel but in simplicity of design and erection, are apparent on inspection.

The connections are of the most simple kind, as they are only needed to hold the construction rigid during erection, the concrete forming the permanently rigid connections. Considerable variation in the length and fitting of floor members can safely be allowed, as the concrete fills into and combines the several parts.

A most important practical advantage of this construction lies in the fact that with a few sizes of beams and channels, from stock almost any reinforced floor can be erected, while in the all-steel construction the size and weight of the beams and girders, if designed economically, must be nicely adjusted to the spans and loading; in this construction the adjusting is done mainly with the concrete, by increasing or decreasing the height of the concrete above the steel floor member.

This system possesses the same advantages that the all-steel construction has over reinforced concrete where steel bars are used, viz., safety and rapidity of erection. To construct reinforced concrete with any form of disconnected steel members or with any form of reinforcement which does not make itself self-sustaining the invariable procedure is to construct with wood or other material an independent temporary structure. This independent temporary structure must be erected, plumbed, braced and tied in such a way that nothing incidental to the concrete construction will disturb it.

With System M any kind of walls, partitions, stairs or other feature ordinarily used in buildings are practical. Where brick curtain walls are to be carried the light steel skeleton is constructed with light curtain wall girders and the floor concrete is carried around them in a manner similar to the reinforcing concrete of the floor girders. The soffits of these wall girders become the finished lintels of windows, and the face brick is lined up on the front of the concrete; the brick wall is started on top of the concrete wall girder.

**Aids to Business Making.**

The object of real estate records is to increase your business possibilities to an extent inconceivable to any one who has not used the Real Estate Directory and Record & Guide Quarterly. And yet we are told at times, "We don't go after that kind of business." What would you think of the hunter who had a gun, which would only kill at one hundred yards, if you offered him a gun which would kill at two hundred yards, and he said: "I don't want it. I never bag game at two hundred yards."

Building Operations.

Statistics of Plans Filed.

The following is a table of the new buildings and alterations projected for Manhattan and the Bronx with the estimated cost, for the past week and also for the corresponding week of 1906:

	1907.	1906.
No. of the new buildings in Manhattan and the Bronx.....	51	52
Estimated cost of new buildings..	\$2,335,625	\$1,995,910
Total estimated cost of alterations for Manhattan and the Bronx..	\$980,610	\$216,500

**Wells Bros. Company to Enlarge Masonic Temple.**

23D ST.—The Wells Bros. Company, 160 5th av, has obtained the general contract to enlarge the Masonic Fraternity building, at the northeast corner of 6th av and 23d st, at a cost of about \$800,000. A rear extension, 12-stys and a 6-sty mezzanine structure 89x98.9 ft. will be erected through to Nos. 46 to 54 West 24th st, of best fireproof construction, and the Masonic Fraternity and officers will occupy the six upper stories. The proposed improvement was announced in the Record and Guide about fifteen months ago. H. P. Knowles, No. 1 Madison av, is the architect. William Sherer, 235 West 75th st, is president Board of Trustees; John Stewart, 4 West 93d st, is chairman Building Committee; Townsend Scudder, of Glen Head, L. I., Grand Master; Frank E. Haff, 120 Broadway, Wm. A. Sutherland, Rochester, N. Y., and James Ten Eyck, Albany, N. Y., are trustees.

**K. M. Murchison Plans Large Office and Hotel Structure for Hoboken.**

Plans for a large office building and hotel combined are being prepared by Architect Kenneth M. Murchison, No. 320 5th av, Manhattan, to be constructed at the entrance to the new McAdoo tunnel and the Lackawanna ferry terminal at Hoboken, to cost in the neighborhood of \$200,000. The Hoboken Land and Improvement Company, owner of the site, is to make the improvement. The proposed structure is to be of brick construction, with limestone trimmings, to cover a plot 85x120 ft. in size. At the present time, test borings for the foundations are under way. According to Mr. Murchison's drawings the structure will be the most complete building of the kind in Hudson County, and will equal many of the modern New York hotels. No figures for the construction will be taken for some time yet.

**Another Fourth Avenue Hotel Rumored.**

4TH AV.—Reports have it that another large hotel building is soon to be erected in the neighborhood of 4th av. and 26th st., east of Madison av., in the immediate vicinity of Madison Square Garden. The Record & Guide was informed on Wednesday that preliminary preparations are now being worked out for the construction of a type of building such as the Hotel Martha Washington in 29th st., to be run and operated along similar lines. It was also learned that a former manager of the Hotel Martha Washington will be in charge of the new establishment. M. A. Cadwell, of 5th av., and 34th st., assistant secretary to the Hotel Men's Association, was a former manager of the Martha Washington. No plans or architect have yet been selected, or contracts let.

**Plans for the New Second National Bank.**

5TH AV.—Messrs. McKim, Mead & White, 160 5th av, have plans well under way for the new bank and office structure which the Second National Bank, 5th av and 23d st, will erect, at the northwest corner of 5th av and 28th st. The building will have a frontage on 5th av of 38 ft. and 100 ft. in 28th st. In height it will contain five stories and basement. It will be of monumental design, and largely for the bank's own use. No estimates have yet been made, and it will be some time yet before plans are complete. James Stillman is president and Joseph S. Case, cashier. Among the directors are: John W. Aitken, John L. Riker, Percy A. Rockefeller, William Sloane, Isaac Stern, Isidor Straus and Henry A. C. Taylor.

**Particulars of Fifth Avenue and 33d Street Improvement.**

5TH AV.—The Record and Guide was informed on Tuesday at the office of the Knickerbocker Syndicate, No. 320 5th av, in regard to the intended improvement of the southeast corner of 5th av and 33d st with a high bank and office building, that operations will not be undertaken for a period of at least a year and a half, that being the time set upon which possession to the property can be obtained. It is proposed by the Syndicate to erect an office structure at this corner, to cost in the neighborhood of \$300,000. Architect Augustus N. Allen, 567 5th av, already has the plans in progress.

**McKim, Mead & White Plan Coney Island Hospital.**

The Association for the Improvement of the Condition of the Poor, No. 105 East 22d st, has commissioned Messrs. McKim, Mead & White, 160 5th av, to design plans and specifications for a new hospital building to be established at Coney Island,

at an approximate cost of \$250,000. The structure will be fireproof, with an exterior of brick and stone, steel frame, steam heat, electric lights and interior marble and tile work. No contracts have yet been made or figures taken.

#### Latest Madison Avenue Improvement.

MADISON AV.—Messrs. Gordon, Tracy & Swartout, 244 5th av., have been commissioned to prepare plans for the improvement of Nos. 778 to 780 Madison av., with a high-class apartment house, to cost approximately \$100,000. John T. Williams, of No. 27 William st., is the owner. No contracts have yet been awarded, or figures taken, but as soon as plans are approved by the building department operations will be pushed.

#### Apartments, Flats and Tenements.

HUGHES AV.—Two 5-sty stores and flats, 25x80 ft., will be erected on Hughes av and 182d st at a cost of \$32,000. Charles Schaefer, No. 1 Madison av., is making plans. Marie Krabo, 223d st and Hughes av., will be the owner.

BRYANT AV.—J. J. Vreeland, 2019 Jerome av., has completed plans for five 3-sty dwellings, 20x55 ft., on the east side of Bryant av., near Jennings st., for Isaac Schwartz, 155 East 4th st. Face brick and limestone, galvanized iron concrete and skylights, oak finish, tile and marble interior work, lime plaster, tin roofs, gas fixtures, cabinet mantels and plumbing. Estimated cost \$45,000.

BROOK AV.—Harry T. Howell, 3d av and 149th st., has on the boards plans for three 5-sty tenements to be erected on the southeast corner Brook av and 162d st, opposite the Court House. One 37.6x91.6, 37.6x94.6 and the corner 66.4x101.3. All improvements, to cost \$140,000. Samuel Williams and Adolph Scheibel, of 119 Nassau st., are the owners.

#### Alterations.

79TH ST.—M. Zipkes, 147 4th av., is planning for alterations to No. 229 East 79th st for Russek & Klinger, 192 Bowery, to cost \$5,000.

10TH ST.—A Goldstein, 74 University Place, will make \$5,000 worth of alterations to No. 239 East 10th st. O. Reissmann, 30 1st st., architect.

113TH ST.—Antonio Snelli, 321 East 113th st., will make \$6,000 worth of alterations to Nos. 320-322 East 113th st. Nathan Langer, 81 East 125th st., architect.

8TH AV.—James W. Cole, 403 East 51st st., is making plans for alterations to 908 8th av., same to cost about \$5,000. Henrietta Karsch, 262 West 54th st., is owner.

39TH ST.—Bernstein & Bernstein, 24 East 23d st., are making plans for \$4,000 worth of improvements to No. 146 East 39th st., owned by Jacob Goldstein, 151 East 71st st.

SUFFOLK ST.—Extensive improvements will be made to No. 17 Suffolk st., for which E. A. Meyers, 1 Union sq., is planning. Estimated cost, \$7,000. Annie Frölich, 271 Grand st., owner.

28TH ST.—Alfred H. Taylor, 6 East 42d st., is now preparing plans for \$15,000 worth of alterations to four buildings, Nos. 210, 212, 214 East 28th st., owned by David Keane, Pauline K. Taylor, and C. K. Phelan, all of Manhattan.

#### Miscellaneous.

Messrs. Herts & Tallant, 113 East 19th st., Manhattan, have prepared preliminary sketches for a theatre building for Daniel Frohman, to be erected at Boston, Mass.

BROADWAY.—So far as could be learned the past week, no plans have yet been drawn for the new theatre which the Shuberts plan to erect on a plot 47x58 ft., at the southeast corner of Broadway and 49th st. Details will be given in later issues.

Messrs. Palmer & Hornbostel, 63 William st., Manhattan, and Empire Building, Pittsburgh, Pa., have now completed plans for the 3½-sty soldiers' memorial building, 150x150 ft., to be erected on Grant st., Pittsburgh, Pa., for Allegheny County. The cost is placed at \$1,000,000. Bids will be taken by the county commissioners until Sept. 27.

#### Estimates Receivable.

6TH AV.—The Board of Health will receive bids Sept. 25 for alterations and repairs to the department building, corner 55th st and 6th av., Manhattan. Thomas Darlington, M. D., is Pres.

CENTRAL PARK.—Park Board will receive bids Sept. 26 for erection and completion of an addition to the Metropolitan Museum of Art, located in Central Park, on the west side of 5th av.

45TH ST.—Figures will be taken from plans by Alfred E. Barlow, 5 West 31st st., for the 5-sty store and loft, 18.9x90.5 ft., for Joseph Keen, 47 West 45th st., to be erected at No. 49 West 45th st., to cost \$25,000. One building will be demolished. Plans specify a copper, iron and brick front, steam heat, electric lights.

BROADWAY.—The A. C. & H. M. Hall Realty Co., 3078 Broadway, owners and general contractors, will soon receive sub-estimates for the 10-sty store and apartment house which they will erect on Broadway, southeast corner of 112th st., at a

cost of \$750,000. Messrs Neville & Bagge, 217 West 125th st., have completed the plans.

21ST ST.—Messrs. Schwartz & Gross, 35 West 21st st., have plans ready for the 12-sty store and loft structure which the Fischel Realty Co., 62 West 113th st., will erect at Nos. 48-50 West 21st st., 50x82 ft., to cost \$250,000. Two buildings will be demolished. Mr. J. Fischel is president and treasurer, and H. M. Flateau, 61 Park row, vice-president and secretary. No contracts have yet been made.

AMSTERDAM AV.—Plans are now ready by McKim, Mead & White, 160 5th av., for the 4-sty law building to be known as Kent Hall, 206.6x91.6 ft., which Columbia College will erect at Amsterdam av., northwest corner 116th st., at a cost of \$400,000. The structure will be fireproof, brick, stone trim exterior, copper roof and cornices, steam heating. Nicholas Murray Butler, 119 East 30th st., is president; Frederick P. Keppel, 142 East 18th st., secretary. No contracts have yet been awarded.

#### Contracts Awarded.

The New York Steam Fitting Co. has obtained an additional contract, independent of the original, on the New York Custom House, for extending the heating ducts.

The Haggerty Contracting Co., 215 West 125th st., has obtained from the Board of Water Supply, 299 Broadway, Manhattan, the contract for constructing portion of the intercepting sewer at Kingston, N. Y.

HOPKINS AV.—The William L. Crow Construction Co., No. 289 4th av., has received the general contract to erect two branch library buildings at Hopkins av and Macon st., and St. Edward's st and Auburn pl, Brooklyn. R. L. Daus, 130 Fulton st., Manhattan, is the architect.

NORTH MOORE ST.—Alex Brown, Jr., 156 5th av., has received the general contract to erect the 6-sty annex to the 6-sty warehouse Nos. 59 to 63 North Moore st., for the Chesebro, Davidson, Brown Co., 64th st and 1st av., same to cost about \$10,000. James J. F. Gavigan, 1123 Broadway, is architect.

The superintendent of the U. S. Capitol building and grounds has awarded contract for furnishing 46 elevator grills, 6 folding gates and 6 balcony rails, including erection of same, for the House Office building to the Hecla Iron Works, of Brooklyn, N. Y., at their bid of \$14,955. These bids were opened Aug. 31.

The Manhattan Construction Co., 76 William st., Manhattan, has obtained the general contract for construction of a 6-sty hotel for the Fort Smith Hotel Co., to be known as the Sebastian, Fort Smith, Ark. This contract does not include the plumbing, heating, elevators, hardware or glass. There will be approximately 500,000 lbs of steel in the building. Herbert E. Hewitt, Arcade Building, Peoria, Ill., is architect.

#### Bids Opened.

Bids were received Sept. 14, at the Bureau of Yards and Docks, Navy Dept., Washington, for furnishing 15 motor-generator sets and accessories, at the Navy Yard, Manhattan. Westinghouse Electric Co., Continental Trust Building, Baltimore, \$62,995; Western Electric Co., 463 West st., New York, \$84,480; General Electric Co., Schenectady, N. Y., \$61,510.

Bids were received by the Department of Parks, Moses Herrman, president, for furnishing, delivering and laying c.-i. water pipe and appurtenances in the Harlem River Driveway, between 155th and 177th sts. Wm. H. Masterson, Washington av and 187th st., Manhattan, \$19,777 (low bid). Other bidders were: Atlanta Contracting Co.; Thos. Crimmins Contracting Co., 444 East 69th st., New York; The Wilton Construction Co.

#### Plans Wanted in Competition.

W. B. Miller, president Diamond Rubber Co., Akron, O., will erect a fine residence, to cost from \$75,000 to \$100,000. Plans are wanted; no architect has yet been selected. Work will go ahead in the spring of 1908.

George F. Horton, engineer, Houston, Tex., wants to receive competitive plans and specifications up to Nov. 5, for a \$500,000 fireproof court house to be erected in Harris County. The following prizes will be awarded: First prize, acceptance of plans; second prize, \$1,000; third prize, \$500. Preliminary plans, rules and all information will be furnished on application.

—Germany and Great Britain supply the Italian demand at present for good quality bathroom furnishings, exporting stock at a price favorable to the Italian trade. A bathroom is fitted out by German or English firms in Italy for about \$120, and at this price the Italian buyers get a very good outfit. Proprietors of private houses and hotels throughout the Kingdom generally place their orders with German or English houses. If American stock could be imported into Italy at thirty or sixty days, or even longer time for payment, this class of trade could be grappled with and should bring results if attacked in the correct way. The American manufacturer bent on this line of effort must be able to fit out a standard American bathroom in Italy, of good appearance and, above all, of good quality, below \$120 before thinking of introducing his goods into Italy. The English are doing it through resident Italian representatives.

## BUILDING NOTES

An electrical show is to be held in Madison Square Garden from September 30th to October 9th.

An artificial ice plant is on exhibition at the show room of the Metropolitan Engineering Co., 124 West 42d st.

President Haffen, of the Bronx, is about to open bids for \$1,000,000 worth of contracts for street repairing in the Bronx.

A fine collection of architectural drawings and photographs, giving details of famous buildings, arches and statuary, can be purchased. See Wants and Offers.

Bridge Commissioner Stevenson predicts that the opening of the new Blackwell's Island Bridge will take place by September, 1908. He states that work is progressing faster than usual.

The steel work on the Metropolitan Tower is now going through the eleventh story. On the 24th st side, the northeast corner, some of the stones in the granite base course above the sidewalk level are now in place.

It has been demonstrated by Prof. Norton, of the Massachusetts Institute of Technology, that a coating of liquid Portland cement held on the surface of steel will effectually preserve the steel for an indefinite period.

The Standard Concrete Steel Co. is now delivering iron on the new packing house for Messrs. Conron Bros., to be erected at Brook av., near Grove st., Bronx, which contract was secured only a few days ago, to be erected in its system M.

With the close of August, for one year, "looking backward," the net installation gains of the New York Edison Co. again exceeded a million sixteen-candle equivalents. This figure, of course, includes all services, motors, as well as lamps—the former now aggregating 155,795 horse-power.

The August issue of the General Electric Company contains an important article on "Gyroscopic Forces," and other articles of a more practical nature to electrical engineers and contractors, as "The Manufacture of a Large Direct Current Generator," by E. B. Raymond, and in other particulars it is an extremely good number.

Work on the first skyscraper for West 14th st, southwest corner 5th av, now building by the Van Schaick Realty Co., is showing advancement, the steel work being up about three stories. Milliken Bros. have the steel work and the Hedden Construction Co. is the general contractor. The site and building is estimated to cost about \$1,800,000. Buchman & Fox are the architects.

The well-known house of Riker, the chemists, will open the largest drug store in the world on the first of October next. The feature of this remarkable store is the immense soda fountain built entirely of marble and onyx, with silver mountings. This fountain is of such unusual beauty and dimensions that it cannot fail to attract all who are interested in the possibilities of the rare stones employed. The fountain is the production of A. H. & F. H. Lippincott, of Philadelphia and New York, under the management of Mr. John H. Fredericks.

A petition in bankruptcy having been filed against the John V. Signell Company, builders, the total liabilities are said to be more than \$2,000,000, and the nominal assets in excess of this amount. It is understood that the five buildings occupying the land between Broadway, 143d to 144th sts and Hamilton pl, which are unfinished, belong to the company, and also another large building at Claremont av and 127th st which is completed and rents for about \$2,000 a month. Judge Hough, of the United States District Court, appointed Lawrence B. Cohen receiver.

The Porter Screen Mfg. Co.'s New York office, 36 East 23d st, managed by Mr. MacCormack, reports a very satisfactory screen business for the year just closing. Their new Rustless Bronze Wire, Invisible Spring, Sliding Screen, for either outside or inside windows, in cabinet wood finish, steel or solid bronze metal frame, has proven a great success. They are the sole agents in this vicinity for the Watson All-Metal Screen, and are making elaborate preparations for the coming year, to be able to give prompt and efficient attention to requests for estimates for screening entire house openings, also porches.

The Reliance Ball Bearing Door Hanger Co., 1 Madison av., has just secured the largest single order for elevator door hangers ever given out. This order is for hangers for the Hudson Terminal Buildings. Among recent orders also secured by this firm are the following: World Building Addition, Aphorpe Apartments; 61st st. and Park av. Building, 10-12 Maiden Lane Building, Robt. T. Lyons Apartment House, 97th st. and Riverside Drive; Mills Hotel, No. 3, 36th st. and 7th av.; Kennilworth Apartments, Central Park West and 75th st.; the Darlington Store, Brooklyn; Metropolitan Club, Washington, D. C.; U. S. Post-office Building, Laredo, Texas; Presbyterian Hospital, Allegheny, Pa.; Portland Commercial Club, Portland, Ore.; Hudson Building, Detroit, Mich.

The differences existing between the Pittsburgh controller and the commissioners over the wording of the contract with Palmer & Hornbostel, of New York, for the erection of the soldiers' memorial hall were satisfactorily adjusted yesterday. The

controller paid to the firm \$30,000, representing about 60 per cent. of the fee for the preparation of plans and specifications and supervising the erection of the building. The controller objected to the payment of 10 per cent. to the architects for all inside furnishings, and as a result of this the contract was not signed until yesterday. It was agreed that the architects should receive 10 per cent. for all furnishings specially designed, and 5 per cent. for all furnishings selected by them: Their fee in this respect depends upon whether they are consulted.

## PROJECTED BUILDINGS

The first name is that of the owner; ar't stands for architect, m'n for mason, c'r for carpenter, and b'r for builders.

When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

### BOROUGH OF MANHATTAN.

#### SOUTH OF 14TH STREET.

Bayard st, Nos 78-84, 6-sty brk and stone store and tenement, 84x37; cost, \$45,000; A Sbabero, 128 Franklin st; ar't, Peter M Coco, 114 E 23d st.—658.

Broome st, n e cor Lewis st, 6-sty brk and stone stores and tenement, 25x67.6; cost, \$25,000; Samuel Golding, 230 Grand st; ar't, Samuel Sass, 23 Park row.—677.

Clarke st, No 25, 1-sty brk and stone outhouse, 6.6x6.2; cost, \$500; Wm R Johnson, 94 Johnson st, Brooklyn; ar't, C H Dietrich, 42 Union sq.—662.

Columbia st, No 55, 1-sty brk and stone outhouse, 6.10x23.4; cost, \$1,000; C W Hunter, 401 Grand st; ar't, O Reissmann, 30 1st st.—676.

Goerck st, Nos 145-147, 6-sty brk and stone store and tenement; cost, \$50,000; Levine & Atlas, 77 Market st; ar't, Chas M Straub, 122 Bowery.—674.

Pike st, n w cor Henry st, 6-sty brk and stone stores and tenement; size, —; cost, \$80,000; Julius Tishman, 13 W 88th st; ar't, Ed A Meyers, 1 Union sq.—668.

2d st, No 225 E, 1-sty brk and stone outhouse, 13.8x10; cost, \$1,000; Mrs Elizabeth Eckhardt, 271 Keap st, Brooklyn; ar't, Henry Regelmann, 133 7th st.—675.

7th av, Nos 27-35, 1-sty brk and stone office and transfer building, 31x100; cost, \$10,000; Adams Express Co, 59 Broadway; ar't, Geo K Hooper, 11 Broadway.—666.

#### BETWEEN 14TH AND 59TH STREETS.

21st st, Nos 48-50 West, 12-sty brk and stone store and loft building, 50x82, slag or plastic slate roof; cost, \$250,000; Fischel Realty Co, 62 W 113th st; ar'ts, Schwartz & Gross, 35 W 121st st.—660.

45th st, No 49 West, 5-sty brk and stone store and loft building, 18.9x90.5; cost, \$25,000; Joseph Keen, 47 W 45th st; ar't, Alfred E Barlow, 5 W 31st st.—664.

3d av, Nos 474-476, 6-sty brk and stone stores and tenement, 49x86.3; cost, \$90,000; Kramer & Rockmore, 35 Nassau st; ar't, Geo Fred Pelham, 503 5th av.—659.

3d av, No 334, 5-sty brk and stone tenement, 21x72, tar and gravel roof; cost, \$25,000; Wm Bradley, 329 W 68th st; ar'ts, Radcliffe & Kelley, 3 W 29th st.—661.

#### BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

108th st, s s, 350 e 1st av, 1-sty stone brk and concrete market and stable, 25x100; cost, \$3,000; Rodger Bunke, 410 E 141st st; ar't, Louis Falk, 2785 3d av.—673.

1st av, w s, 50.10 n 114th st, 6-sty brk and stone tenement, 50x87; cost, \$75,000; B Perneti, 309 E 116th st; ar't, L F J Weiher, 103 E 125th st.—667.

#### BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

60th st, railroad yard, N Y C & H R R R Co, 400 w West End av, 1-sty brk and concrete shop, 42x62, tar and slag roof; cost, \$10,000; N Y C & H R R R Co, Park av and 42d st; ar't, D R Collin, 335 Madison av.—665.

Amsterdam av, n w cor 116th st, 4-sty and attic brk and stone law building, 206.6x91.6, copper roof; cost, \$400,000; Columbia College of the City of N Y, 116th st and Amsterdam av; ar'ts, McKim, Mead & White, 160 5th av.—672.

Broadway, s e cor 112th st, 10-sty brk and stone store and apartment house, slag roof; cost, \$750,000; A C & H M Hall Realty Co, 3078 Broadway; ar'ts, Neville & Bagge, 217 West 125th st.—671.

Broadway, w s, 90.11 n 122d st, 6-sty brk and stone apartment house, 130.11x87; cost, \$175,000; Times Realty Co, 601 W 136th st; ar'ts, Neville & Bagge, 217 W 125th st.—669.

#### NORTH OF 125TH STREET.

144th st, n s, 450 e Lenox av, 2 and 3-sty brk and stone stable, 100x99.11; cost, \$50,000; Jos A Pucci, 338 E 109th st; ar'ts, Neville & Bagge, 217 W 125th st.—670.

Northern av, w s, 510.7 n 181st st, 4-sty brk and stone residence; 50x67.2, tin and glass roof; cost, \$120,000; Dr Chas V Paterno, 620 W 116th st; ar't, John C Watson, 217 W 125th st.—663.

### BOROUGH OF THE BRONX.

Business pl, e s, 50 n Pelham road, 2-sty frame dwelling, 21x48 and 58; cost, \$4,500; S J Loughman, Westchester; ar't, William Kenny, 2600 Decatur av.—894.

Victor st, s e cor Morris Park av, 1-sty frame office, 12x20; cost, \$250; Van Winkle & Scott, Morris Park av; ar't, Timothy J Kelly, Morris Park av.—905.

Van Buren st, w s, 100 s Van Nest st, front, 2-sty frame dwelling, 22x37; cost, \$4,000; Antonio D'Andre, Garfield st Van Nest; ar't., Henry Nordheim, Boston road and Tremont av.—910.

Van Buren st, w s, 100 s Van Nest av, rear, 2-sty frame dwelling, 19x36; cost, \$4,000; Antonio D'Andre, Garfield st; ar't, Henry Nordheim, Boston road and Tremont av.—911.

189th st, n w cor Belmont av, four 2-sty frame stores and dwellings, three 21.10x13.6 and one 22x13.6; total cost, \$8,000; Belmont Realty Co, 212 Broadway; ar't, Chas S Clark, 709 Tremont av.—907.

189th st, n s, from Cambreling to Beaumont avs, seven 2-sty frame stores and dwellings, six 21.4x36, and one 21.6x36; total cost, \$28,000; Belmont Realty Co, 212 Broadway; ar't, Chas S Clark, 709 Tremont av.—904.

- Amundsen av, w s, 250 s Randall av, 2-sty frame dwelling, 21x48; cost, \$5,000; Edw Johnson, 454 E 135th st; ar't, Henry Nordheim, Boston road and Tremont av.—909.
- Arthur av, e s, 104.5 $\frac{1}{2}$  n 180th st, 2-sty brk factory, 40x80; cost, \$12,000; Walter Arenstein, 570 Broadway; ar'ts, Sommerfeld & Steckler, 19 Union sq.—893.
- Byron av, e s, 151.7 s 236th st, 2-sty and attic frame dwelling, peak shingle roof, 21x50; cost, \$6,500; Arthur E Forest, 167 Morningside av; ar't, Louis C Maurer, 22 E 21st st.—895.
- Bainbridge av, w s, 100 s 201st st, 1 $\frac{1}{2}$ -sty frame stable, 22x16; cost, \$250; C McCormack, on premises, ow'r and ar't.—896.
- Brook av, w s, 75 n 163d st, 1-sty brk store, 32x77.8 and 80.4; cost, \$5,000; Geo N Reinhardt, 1243 Franklin av; ar't, Michael J Garvin, 3307 3d av.—908.
- College av, n w cor 165th st, two 3-sty and one 4-sty brk tenements, two 20.3x56.6, one 22x76.3; total cost, \$54,000; Jos Reiss, 1029 College av; ar'ts, Goldner & Goldberg, Jackson and Westchester avs.—900.
- Castle Hill av, w s, 450 s Green lane, 1-sty frame dwelling, 21x30; cost, \$2,500; Michael Lagona, 405 E 12th st; ar't, B Ebeling, West Farms road.—902.
- Edwards av, w s, 200 s Marion av, 1-sty frame shop, 22x14.6; cost, \$250; Elsworth Doty, on premises; ar't, Wm Koppe, Waterbury av.—897.
- Hunt av, w s, 100 n Sagamore st, 2-sty frame dwelling, 24.6x36; cost, \$4,000; J Conti, 88 Hunt av; ar't, H G Steinmetz, Bronx st and Tremont av.—899.
- Hull av, n w cor 207th st, 3-sty brk dwelling, 23x42; cost, \$10,000; Riley & Loughney, 3280 Perry av; ar't, Chas S Clark, 709 Tremont av.—906.
- Nelson av, e s, 435 n 175th st, 1-sty frame office, 9x12; cost, \$75; Eugene Stratton, 199th st and Briggs av; ar't, J J Vreeland, 2019 Jerome av.—898.
- Verio av, w s, 171.8 n 233d st, 1-sty frame and glass storage and greenhouse, 11x141; cost, \$600; Mrs Peter Roemer, on premises; ar'ts, Ebbinghaus & Irving, 632 Gun Hill road.—903.
- Verio av, w s, 146.8 n 233d st, 1 $\frac{1}{2}$ -sty frame stable 15x24, 1 $\frac{1}{2}$ -sty frame sheds 14x106.6; total cost, \$1,200; Mrs Peter Roemer, on premises; ar'ts, Ebbinghaus & Irving, 632 Gun Hill road.—901.

## ALTERATIONS.

## BOROUGH OF MANHATTAN.

- Attorney st, No 172, partitions, windows, walls to 5-sty brk and stone store and tenement; cost, \$2,000; Isidore Friedman, 132 Nassau st, care of Jacobs & Livingstone; ar't, Erwin Rossbach, 1947 Broadway.—2500.
- Bedford st, No 17, partitions, windows, toilets, to 4-sty brk and stone tenement; cost, \$500; Raphael Cupoli, 223-233 Bleeker st; ar't, F E Ryall, 23 Park row.—2484.
- Baxter st, No 16, toilets, windows, partitions, to two 5-sty brk and stone tenements; cost, \$3,000; F F Fallon, 16 Baxter st; ar't, O Reissmann, 30 1st st.—2524.
- Clinton st, No 125, partitions, to 5-sty brk and stone tenement; cost, \$150; J Kraus, 125 Clinton st; ar't, O Reissmann, 30 1st st.—2525.
- Canal st, Nos 261 and 267, alter tanks to 6-sty brk factory; cost, \$490; Eugene Higgins, 1 Madison av; ar'ts and b'rs, The Rusling Co, 26 Cortlandt st.—2503.
- Christopher st, No 87, shaft, toilets, sinks, partitions, windows, to 6-sty brk and stone tenement; cost, \$5,000; Rocco M Marasco, 57 East Houston st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2470.
- Centre st | the block, partitions, cut openings, to 4-sty brk and  
White st | store courthouse; cost, \$25,000; City of New York,  
Franklin st | City Hall; ar't, John H Duncan, 208 5th av.—2527.  
Lafayette st
- Lexington av, n e cor 121st st, windows, piers, to 5-sty brk and stone tenement; cost, \$200; Sanford Realty Co, 11 W 34th st; ar't, Henry J Feiser, 150 Nassau st.—2528.
- Houston st E, No 334, piers, partitions, skylights, doors, windows, to 5-sty brk and stone tenement; cost, \$6,500; Maurice Kann, 329 East Houston st; ar't, Henry J Feiser, 150 Nassau st.—2529.
- Houston st E, No 223, toilets, windows, partitions, to two 4 and 5-sty brk and stone tenements; cost, \$3,000; H F Schilling, 225 East Houston st; ar't, O Reissmann, 30 1st st.—2532.
- Houston st, No 323 East, windows, to 5-sty brk and stone tenement; cost, \$300; R Weiss, on premises; ar't, O Reissmann, 30 1st st.—2471.
- Henry st, No 294, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,500; A Halprin, 18 W 114th st; ar't, O Reissmann, 30 1st st.—2523.
- Ludlow st, No 54, partitions, windows, stairs to 4-sty brk and stone store and tenement; cost, \$1,000; N Greenberg, 359 Grand st; ar't, H Horenburger, 122 Bowery.—2506.
- Mott st, No 21, partitions, to 5-sty brk and stone tenement; cost, \$200; Robert Cohen, 247 E 68th st; ar't, Wm S Boyd, 561 Hudson st.—2505.
- North Moore st, Nos 59-63, 6-sty brk and stone side extension, 25x83 and 8 $\frac{1}{2}$ x6, to 6-sty brk and stone warehouse; cost, \$10,000; D P Chesebro, A E Davidson, Annie Brown, 64th st and 1st av; ar't, James J F Gavigan, 1123 Broadway.—2520.
- Pearl st, No 552, tank, to 5-sty brk and stone store; cost, \$2,200; Tefft Weller Co, 328 Broadway; ar't and b'r, The Rusling Co, 26 Cortlandt st.—2530.
- Stanton st, No 80, show windows, to 5-sty brk and stone tenement; cost, \$800; L & S Wilchik, 178 Suffolk st; ar't, O Reissmann, 30 1st st.—2521.
- St Marks pl, No 77, partitions to 4-sty brk and stone tenement; cost, \$300; S Weinstock & G Brown, 643 Broadway; ar't, O Reissmann, 30 1st st.—2494.
- Thompson st, s e cor Houston st, partition, toilets, windows, to 5-sty brk and stone tenement and store; cost, \$6,000; estate F L Von Osten, Yorkville Bank Bldg; ar't, Fred Ebeling, 420 E 9th st.—2497.
- University pl, s w cor 14th st, show windows, to 6-sty brk and stone store and loft building; cost, \$3,000; J L Post, 36 E 14th st; ar't, David M Ach, 1 Madison av.—2474.
- Water st, Nos 402-406, stairs, walls, to three 4-sty brk and stone loft buildings; cost, \$2,000; M A Rofrano, 34 Roosevelt st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2480.
- Worth st, No 104, skylights, to 5-sty brk and stone loft building; cost, \$300; L Spencer, 38 E 70th st; ar't, Richard Simmonds, 52 Gansevoort st; c'r, I C Hoes Horis, 52 Gansevoort st.—2507.
- Washington st, No 28, toilets, partitions, to 2, 3 and 5-sty brk and stone tenement; cost, \$3,000; Patrick Kerwen, 49 Greenwich st; ar't, C H Dietrich, 42 Union sq.—2485.
- 2d st, No 160 E, toilets, partitions, windows, sinks to two 4-sty brk and stone tenement; cost, \$2,500; Egerton L Winthrop, 242 East Houston st; ar't, Henry Regelmann, 133 7th st.—2516.
- 4th st, Nos 190 and 192 E | 1-sty brk and stone rear extension, 10  
Av A, No 56 | x12, partitions, windows, to 2, 3 and  
4-sty brk and stone tenements; cost, \$2,000; Henry Agne, 56 Av  
A; ar't, Henry Regelmann, 133 7th st.—2493.
- 6th st, No 505 E, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$2,500; J Roth, 233 6th st; ar't, O Reissmann, 30 1st st.—2495.
- 6th st, No 754 E, toilets, partitions, to 5-sty brk and stone store and tenement; cost, \$800; H W Berg, 245 E 7th st; ar't, Wm Kurtzer, Spring st and Bowery.—2487.
- 8th st, No 373 E, toilets, partitions, windows, sinks to 5-sty brk and stone tenement; cost, \$1,000; Margaret Elliott, Purchase st, White Plains, N Y; ar't, Henry Regelmann, 133 7th st.—2514.
- 9th st, No 340 E, 5-sty brk and stone rear extensions, 13x4.6, partitions, fire escapes to 5-sty brk and stone tenement; cost, \$2,000; John Becker, 55 E 123d st; ar't, Henry Regelmann, 133 7th st.—2515.
- 10th st, No 87 E, partitions, show windows, alter stairs to 3-sty brk and stone store and office; cost, \$1,000; Mrs S Pfaffle, 150 Waverly pl; ar't, Chas H Richter, 68 Broad st.—2509.
- 12th st, No 346 E, 1-sty brk and stone rear extension, 21.4x15, toilets, columns to 4-sty brk and stone store and tenement; cost, \$3,000; M Campis, 346 E 12th st; ar'ts, Briganti & Steeneken, 205 E 17th st.—2499.
- 12th st, No 409 E, partitions, windows, toilets, to two 4-sty brk and stone tenement; cost, \$2,500; Mrs Mary E Daly, 200 E 14th st; ar't, Henry Regelmann, 133 7th st.—2491.
- 17th st, No 506 E, toilets, partitions, windows, sinks to 5-sty brk and stone tenement; cost, \$1,000; Thomas Krekeler, 83 Somers st, Brooklyn; ar't, Chas H Richter, 68 Broad st.—2510.
- 19th st, Nos 22-28 West, toilets, doors, windows, to 11-sty brk and stone loft building; cost, \$500; Jacob Cohen, on premises; ar't, Edward A Meyers, 1 Union sq.—2513.
- 24th st, Nos 46 to 54 W | 12-sty and 6-sty brk and stone rear ex-  
23d st, Nos 71-81 W | tension, 89x98.9, to 5-sty brk and stone  
Masonic Fraternity; cost, \$800,000; trustees Masonic Hall and  
Asylum Fund, 23d st and 6th av; ar't, H P Knowles, 1 Madison  
av.—2518.
- 27th st, No 206 West, windows, partitions, to 4-sty brk and stone tenement; cost, \$150; George Foster, 242 W 132d st; ar't, John Stewart, 27 W 33d st.—2517.
- 29th st, Nos 232-238 West, alter roof to 1-sty brk storage for wagons; cost, \$1,500; Geo C Flint Co, 43 W 23d st; ar't, Geo Hess, 43 W 23d st.—2476.
- 30th st, Nos 1 and 3 E, store fronts, to two 3-sty brk and stone stores and dwellings; cost, \$1,600; A Weingarten, 34 W 35th st; ar't, B W Levitan, 20 W 31st st.—2526.
- 34th st, Nos 265 and 267 W, partitions, new steps, doors, to two 3-sty brk and stone clubhouse; cost, \$2,000; Ehrhardt Bros, 267 W 34th st; ar'ts, Werner & Windolph, 27 W 33d st.—2496.
- 35th st, No 41 West, 1-sty brk and stone front extension, 11x6, piers, to 4-sty brk and stone store and dwelling; cost, \$620; Messinger estate, care Johnson & Johnson, 489 5th av; ar't, A B Grantham, 123 E 74th st.—2475.
- 35th st, No 224 East, partitions, windows, toilets, to 4-sty brk and stone tenement; cost, \$2,500; John L Keating, 236 E 35th st; ar't, Geo F Spelman, 54 Lenox av.—2531.
- 36th st, Nos 74-76 West, 2-sty brk and stone front extension, 18.9 x5, vent shaft, toilets, stairs, skylights, partitions, to 2-sty brk and stone stores; cost, \$4,000; Wm T Atkinson, Roseville, N J; ar't, John E Kerby, 481 5th av.—2467.
- 36th st, s s, 118.9 e 6th av, 2-sty brk and stone front extension, 18.9x5, toilets, partitions, to 4-sty brk and stone store and dwelling; cost, \$5,000; Wm T Atkinson, Roseville, N J; ar't, John E Kerby, 481 5th av.—2468.
- 36th st, No 517 West, 1-sty brk and stone front extension, 25x67, stairs, toilets, to 3-sty brk and stone storage building; cost, \$5,000; The Chelsea Auto Storage Co, 520 W 37th st; ar't, Geo H Anderson, 156 5th av.—2519.
- 42d st, No 204 West, partitions, windows, to 4-sty brk and stone loft building; cost, \$1,200; Mary Reardon, on premises; ar't, Architectural Engrg Co, 213 W 125th st.—2469.
- 44th st, No 339 West, toilets, windows, partitions, to 5-sty brk and stone store and tenement; cost, \$5,000; Gustave A Detroy, 339 W 44th st; ar't, Fred Ebeling, 420 E 9th st.—2534.
- 45th st, No 133 West, 1-sty brk and stone rear extension, 20x39.5, partitions, to 3-sty brk and stone club house; cost, \$6,000; Actors Society of America, 114 W 40th st; ar't, Chas H Richter, 68 Broad st.—2483.
- 46th st, No 221 East, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,500; A J Bloomberg, 54 Liberty st; ar't, O Reissmann, 30 1st st.—2522.
- 54th st, No 80 E, partitions, skylights, windows to 4-sty brk and stone store and tenement; cost, \$700; Estate Robert Goelet, 9 W 17th st; ar't, Albert M Gray, 1402 Broadway.—2489.
- 76th st, No 367 East, partitions, toilets, windows, to 4-sty brk and stone tenement; cost, \$1,200; G W Short, 159 W 125th st; ar't, Frank H Hines, 104 W 124th st.—2472.
- 112th st, No 258 East, toilets, partitions, to 5-sty brk and stone stores and tenement; cost, \$150; Josephine Schmid, 807 5th av; ar't, Jas W Cole, 403 W 51st st.—2508.
- 125th st, Nos 278-280 West, partitions, windows, show windows, to two 5-sty brk and stone office and store buildings; cost, \$5,000; Merchants Realty & Impt Co, 44 W 18th st; ar'ts, B W Berger & Son, 121 Bible House.—2481.
- 128th st, No 70 West, toilets, show windows, store fronts, to two 5-sty brk and stone stores and tenements; cost, \$500; John F Sasse, 70 W 128th st; ar't, Louis Falk, 2785 3d av.—2504.
- 145th st, No 272 West, 1-sty brk and stone rear extension, 20x20, toilets, partitions, to 1-sty brk and stone store; cost, \$1,300; Henry Morcanthal, 272 W 145th st; ar't, J C Cocker, 103 E 125th st.—2511.
- 155th st, n s, 325 W Broadway, cut doors, windows to 4-sty brk and stone museum; cost, \$500; The American Numismatic and Archaeological Society, 155th st, west of Broadway; ar't, Chas P Huntington, 18 W 31st st.—2498.
- Av A, No 53, toilets, partitions, windows, skylights, to two 4-sty brk and stone tenements and stores; cost, \$1,000; Louis Rauch, 9 W 103d st; ar't, Chas Stegmayer, 168 E 91st st.—2478.
- Av A, s w cor 15th st, partitions to 5-sty brk and stone tenement; cost, \$100; estate of John Riegelmann, 72 Av B; ar't, Henry Regelmann, 133 7th st.—2492.
- Av C, n w cor 17th st, windows, partitions, toilets, to 5-sty brk and stone tenement; cost, \$1,000; estate of Amelia Lamm, on premises; ar't, Henry Regelmann, 133 7th st.—2490.



Madison av, s w cor 116th st, 1-sty brk and stone rear extension, 26x4, partitions, show windows, skylights, to 5-sty brk and stone tenement; cost, \$8,000; Louis Vogel, 127th st, s w cor 3d av; ar't, Oscar Lowinson, 18-20 E 42d st.—2479.

Greenwich av, Nos 106-108, toilets, partitions, to 4-sty brk and stone tenement; cost, \$200; Frederick Kunbel, 66 Perry st; ar't, Wm S Boyd, 561 Hudson st.—2473.

1st av, No 129, partitions, windows to 5-sty brk and stone store and tenement; cost, \$2,500; Henry J Wirth, 150 Delancey st; ar't, Herman Horenburger, 122 Bowery.—2502.

2d av, No 410, partitions, toilets, to two 3 and 4-sty front and rear tenements; cost, \$800; Egbert estate, 56 Townsend av, Clifton, S I; ar't, Henry G Otto, 25 Jackson st, Tompkinsville, S I.—2465.

4th av, n e cor 124th st, partitions, skylights, to 3-sty brk and stone hotel and store; cost, \$350; James Everard, on premises; ar't, Thomas Graham, 23 Villa av, Yonkers, N Y.—2512.

5th av, No 801, 4-sty brk and stone rear extension, 11.6x12, partitions, to 5-sty brk and stone dwelling; cost, \$4,000; A C Bostwick, 801 5th av; ar't, G K Thompson, 66 Broadway.—2477.

6th av, Nos 189-191, show windows, to 5-sty brk and stone store; cost, \$2,000; Rhinelander Real Estate Co, 31 Nassau st; ar't, Chas E Reid, 105 E 14th st.—2466.

7th av, n w cor 18th st, toilets, partitions, windows to 4-sty brk and stone tenement; cost, \$1,200; Edward Holton, on premises; ar't, B W Berger & Son, Bible House.—2486.

7th av, No 2299, partitions, toilets, show windows to 5-sty brk and stone store and tenement; cost, \$6,000; Norwood Holding Co, 774 9th av; ar't, J C Cocker, 103 E 125th st.—2488.

8th av, n e cor 123d st, show windows, to 5-sty brk and stone store and tenement; cost, \$1,000; Peter Doelger, 407 E 55th st; ar't, Chas Stegmayer, 168 E 91st st.—2533.

9th av, n e cor 49th st, stairs, alter store fronts, to 4-sty brk and stone tenement; cost, \$1,200; estate George Mundorf, 11 Franklin st, Englewood, N J; ar'ts, B W Berger & Son, 121 Bible House.—2482.

11th av, No 656, 1-sty brk and stone rear extension, 5.7x11.9, par-

titions, toilets, skylights, windows to 4-sty brk and stone store and tenement; cost, \$2,200; Herman Brown, on premises; ar't, Erwin Rossbach, 1947 Broadway.—2501.

#### BOROUGH OF THE BRONX.

Garden pl, No 433, 1-sty frame extension, 23x16.6, to 2-sty frame store and dwelling; cost, \$250; Jos Santilia, on premises; ar't, L Howard, 1861 Carter av.—483.

142d st, No 343, new bay wndws, to 3-sty frame store and dwelling; cost, \$300; Michl J Sullivan, 148th st and 3d av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—485.

161st st, n s, 153.8 w Melrose av, new show window, to 2-sty frame store and dwelling; cost, \$200; Louis Reiss, 375 E 161st st; ar't, Gustav Schwarz, 302 E 158th st.—486.

182d st, n s, 100 w 3d av, 1-sty frame extension, 23x13, to 1-sty and attic frame dwelling; cost, \$350; Angelo De Benedetti, on premises; ar'ts, Moore & Landsiedel, 148th st and 3d av.—488.

219th st, s s, 100 e Willett av, 2-sty frame extension, 27x8, to 2½-sty frame dwelling; cost, \$300; Mrs Belle Crump, on premises; ar't, Wm R Crump, 147 Olinville av.—484.

222d st, s s, 205 w Barnes av, move 2-sty and attic frame dwelling; cost, \$1,500; Catherine Cash, 221st st and White Plains av; ar't, John Davidson, 227th st and 2d av.—489.

Bronx Boulevard, e s, 228 n 224th st, 2-sty frame extension, 22x16, to 2-sty frame dwelling; cost, \$2,000; John Davidson, 227th st and 2d av, ow'r and ar't.—490.

McLean av, s w cor Webster av, new partitions, &c, to 3-sty frame store and dwelling; cost, \$200; Tom Crukella, on premises; ar't, J Melville Lawrence, 239th st and White Plains road.—482.

Maclay av, e s, 189 s Overing st, move 2½-sty frame shop; cost, \$250; Bronx Mortgage Co, 348 E 177th st; ar't, J J Vreeland, 2019 Jerome av.—481.

Park av, w s, 57 n 174th st, 2-sty frame extension, 20x13, to 2-sty frame dwelling; cost, \$2,000; Leo Hutter, 331 W 50th st; ar't, Wm F Lennon, 4053 Park av.—480.

Willis av, No 362, new partitions, to 3-sty brk dwelling and offices; cost, \$50; Emil Hermann, on premises; ar't, Louis Falk, 2785 3d av.—487.

## Construction News Reports

### From the Surrounding Country

#### Kings County.

HAVEMEYER ST.—Segal & Miller, 279 East 17th st, will erect a 6-sty store and flat, 59x90 ft., on the southwest corner of Havemeyer and South 2d sts, to cost \$59,000. Chas. M. Straub, 122 Bowery, is the architect.

SOUTH 1ST ST.—Samuel Sass, 23 Park row, is planning for five 6-sty stores and tenements, for 28 families, to be erected on South 1st st, south side, 75 ft. west of Marcy av, same to cost \$200,000. P. Leizerkowitz, 935 Myrtle av, is owner.

S1ST ST.—On 81st st, south side, 100 w 17th av, the Schaffner Const. Co., World Bldg., Manhattan, will erect six 2-sty brk dwellings, 20x50, gravel roof, 2 families; total cost, \$30,000; Geo. W. Kenny, 350 Fulton st, Brooklyn, is architect.

HENDRIX ST.—David Hyman, 550 Schenck av, will build on Hendrix st, s e cor Dumont av, a 4-sty brk shop, 100x190, gravel roof; cost, \$60,000. S. Millman & Son, 1782 Pitkin av, are planning.

DEAN ST.—On Dean st, s s, 200 e Rockaway av, a 4-sty brk store and dwelling, 25x93.10, will be erected to cost \$23,000. Max Brinberg, 1551 Eastern Parkway; ar'ts, S. Millman & Son, 1782 Pitkin av.

JEFFERSON AV.—Hyman Epstein, 618 Marcy av, will erect on Jefferson av, n s, 100 e Howard av, fourteen 4-sty brk tenements, 26.6x87.4, 8 families each; total cost, \$378,000; ar't, Samuel Sass, 23 Park row.

CATON AV.—Benj. F. Hudson, 2 Ocean Parkway, is preparing plans for five 2-sty dwellings on Caton av, s s, 100 w East 5th st, 20x45, gravel roof, 2 families each; total cost, \$20,000; Sherlock & Collins, 563 East 7th st, owners.

3D AV.—On 3d av, w s, 50 n 10th st, a 4-sty store and tenement, 50x86, 22 families, will be erected to cost \$25,000; Staft Const. Co., 169 Prospect Park West; ar't, Chas. Infanger, 2634 Atlantic av.

89TH ST.—Cresco Realty Co, 89th st and 3d av, will erect twenty-two 2-sty dwellings on 89th st, n s, 120 e 2d av, 20x55, two families each; total cost, \$120,000. C. Schubert, 13th av and 86th st, is architect.

FENNIMORE ST.—Five 2-sty brk dwellings, 20x48, one family each; total cost, \$28,000, will be erected in Fennimore st, north side, 1,051 feet west of Rogers av. Henry Terboss, 26 Court st, owner; Benj. Driesler, 13 Willoughby st, architect.

PARK SIDE.—Estimates are being taken by Himer, Stolp & Co., 2501 Clarendon road, for the new flat house which they will build at the southwest corner of Park Side and Ocean avs, from plans by A. R. Koch, 26 Court st. Approximate cost \$70,000.

FLUSHING AV.—Contracts have not been let yet for roofing, plumbing and fixtures, trim and mantels, hardware, gas fixtures, dumb waiters, plastering, painting, etc., for the new flat on the north side of Flushing av, 302 ft. west of Bedford av, by the Edgar Improvement Co., 12 Court st. R. T. Rasmussen, 30 Graham av, is architect.

#### Queens County.

LONG ISLAND CITY.—The New York & Queens County Ry. Co., F. L. Fuller, vice-pres. and gen'l mgr., 9 Borden av, contemplates the erection of repair shops and storage yards here.

ARVERNE.—Wm. F. Kemple, 112 W. 42d st, Manhattan, is preparing plans and will receive bids about Sept. 23 for a 1-sty store and apartment building, 73x102 ft., at Arverne, L. I., for Mr. Chubbenck. Estimated cost, \$10,000.

BABYLON.—The Babylon Ry. Co., has been granted a 100-year franchise to build and operate an electric railroad on Railroad av. A. P. Dodge, pres., 261 West 139th st, New York city.

SOUTHAMPTON.—G. Warrington Curtis will erect a stable here, at a cost of about \$35,000.

FLUSHING.—The New York & Queens County Ry. Co. announces that it has plans ready for putting up car barns and repair shops

on land recently bought, fronting Jackson av. The cost of the proposed improvements will be about \$250,000. F. L. Fuller, Long Island City, is Gen. Mgr.

#### Westchester County.

NEW ROCHELLE.—William McGonigal Co., 6 Brookdale pl., Mt. Vernon, N. Y., have obtained the steam heating and ventilating contract for the North Avenue Presbyterian Church, New Rochelle.

YONKERS.—Ground was recently broken for the new city hall to be erected in Washington Park, Yonkers, N. Y. The cost will be about \$350,000 and the style the French Renaissance. The building will have a frontage of 174 ft. and a deptn of 102 ft. The ground floor will be constructed of Mile Square granite, while face brick and terra cotta will be employed on the other floors. The building will be in the form of a letter H. Edwin A. Quick & Son are the architects.

NEW ROCHELLE.—Albert E. Davis, 494 E. 138th st, Manhattan, is preparing plans for remodeling a dwelling, 35x39 ft., at Coligni and Clinton avs., New Rochelle, N. Y., for Joseph Oktavec, on premises.

HASTINGS-ON-HUDSON.—H. Nordheim, Boston road and Tremont av, Bronx, is preparing plans for a 2½-sty dwelling, 24x38 ft., at Hastings-on-Hudson, N. Y., for John Horner, 1809 Park av.

YONKERS.—Louis Falk, 2795 3d av, Manhattan, has completed plans for a 2-sty dwelling, 20x45 ft., on the east side of Alexander av, near Scott st, Yonkers, N. Y., for Mons Johnson, Alexander av, Yonkers.

RYE.—The village, through its Board of Trustees, will construct three steel and concrete bridges. Plans and specifications and further information may be obtained from Chas. S. Towle, Village Engr., 5 East 42d st, Manhattan.

MT. KISCO.—I. M. De Varona, Chief Engineer of the Department of Water Supply, Gas and Electricity, of New York City, has consulted with President Turner, of the village of Mt. Kisco, and as a result the plans prepared by the department for the termination of the pollution of the sources of the city's water supply in that part of the Croton watershed were approved by Mr. Turner and the other officials who were present with him. Mr. De Varona expects the plans when completed to serve as a safeguard for that part of the water supply for at least 20 years. They include the building of a disposal system, of the type that has been adopted with success here and abroad in somewhat similar circumstances. Work will probably be begun on the execution of the new plans within a month.

#### New York State.

ALBANY.—Stewart, Kerbaugh & Shanley Co., New York city, have obtained the contract for the new Kingston-Ulster Landing road at \$48,797, and Robertson & Gerhart, Schenectady, N. Y., have the contract to improve the Schenectady-Albany road, at \$50,790.

GENEVA.—Plans have been selected for a new city hall, three stories. The committee consists of Aldermen Fairfax, Johnson, O'Malley, Dr. W. H. Jordan, Very Rev. W. A. McDonald, Waldo Hutchins and Mayor Rose.

SCHENECTADY.—Louis Faust will erect four houses on Cleveland av to cost \$2,000 each. W. D. Scrafford will erect a house on 12th st, to cost \$3,000. Henry Brockman will erect a house at the corner of Av B and Beaver st, to cost \$3,700. Henry Kinum will erect a house at 230 Parkwood Boulevard, to cost \$4,000.

TROY.—Plans are being drawn and contracts will be let shortly for the new Sage mechanical laboratory in connection with the Rensselaer Polytechnic Institute. It will cost about \$350,000.

GLENS FALLS.—The building of Finch, Prunyn & Co. will be re-modeled.

CANAJOHARIE.—The Montgomery Electric Light and Power Co. will erect a new sub-station on West Main st.

**SYRACUSE.**—Architect Archimedes Russell is preparing plans for remodeling the old Court House for the city. It will cost about \$200,000. Meagher Bros. Feed Co. will erect an elevator at the corner of Canal and Catherine sts.

**ALBANY.**—A stock company will be organized for the purpose of erecting nine flat dwellings for employees of the new tablet factory at North Albany.—The Hebrew residents of the West End are planning to erect a new synagogue on Bradford st, near Lake av.—The Schilling Co. will erect a brick and concrete storehouse at the corner of Broadway and John st.—Construction work will be started on the new First National Bank Building about Oct. 15. The work of razing the old building is well under way.

**TROY.**—The Bolton Brewing Co. will make extensive alterations to the property owned by them at the cor of 18th st and 2d av, Upper Troy.

**SCHENECTADY.**—The Overland Realty Co. will erect a large hotel at the cor of Jay and Union sts.—Bids are being received by Architect W. W. Bosworth, of New York, for a new house for the Mohawk Golf Club.—A building permit has been issued for the erecting of a \$14,000 dwelling at 1100 Union st by Fred Davidson.

**POUGHKEEPSIE.**—Architect Percival M. Lloyd has plans for an 8-sty apartment house.

**POUGHKEEPSIE.**—The Hygeia Ice Co., of this city, is completing a reinforced concrete building, 100x70, 5 stories, to be used as a refrigerating plant, in which the General Fireproofing Co. system has been used. The building was erected by the owner, which employed E. L. Phillips, engineer, to supervise the construction, and the reinforcement was sold by the General Fireproofing Co., erected in the forms ready for concreting. To gain floor space, cast iron columns were used. These were so designed that the links by which the pin-connected girder frames in adjoining beams are tied together over each point of support pass through the columns so that the reinforcement for the entire floor forms one continuous rigid steel frame. Cold twisted lug bars are used in the floor slabs. The installation of the reinforcement and the erection of the building proceed so satisfactorily that the General Fireproofing Co. has received two other contracts from the Hygeia Ice Co. for fabricating and erecting pin-connected girder frames for reinforcement of a second refrigerating plant and for a power house, both of which are about to be erected.

#### New Jersey.

**WEST HOBOKEN.**—Van Vleek & Goldsmith, New York city, have nearly completed plans for a 2-sty fur dyeing factory building, at West Hoboken, for the German American Fur Dyeing Co.

**HIGHLANDS.**—Sealed proposals will be received by the mayor and borough council, Sept. 25, for the construction of a municipal water-works system. Plans, etc., at office of Runyon & Carey, Engrs., 122 Market st, Newark, N. J. Tunis H. Lane, Boro. Clk.

**BAYONNE.**—R. C. Hutchinson, New York City, has completed plans for a 2-sty school building for the board of education, Bayonne. Sealed proposals will be received by the board, Oct. 3. Plans may be seen at office of superintendent at school No. 8, Av. C and 27th st. R. T. Hewitt, Secy.

**ATLANTIC CITY.**—The Atlantic Beef Co., Atlantic City, N. J., will have a new abbatoir erected from plans by P. A. Kley, architect and engineer, Philadelphia, Pa.

**HIGH BRIDGE.**—Bids are being received for a plant to be erected here for the Taylor Iron & Steel Co. The buildings included in the plant will be a 1-sty brk felling shop, 100x114 ft.; a 1-sty brk machine shop, 168x72 ft., and a 1-sty brk dry sand molding shop, 365 x24 ft. The plans were drawn by Frank C. Roberts & Co.

**HARRISON.**—Bids will be received Oct. 1 by the Water Com. of Common Council for furnishing material and laying a water main in a portion of Franklin av. B. P. Walsh, Town Clk.

**BELVIDERE.**—Jos. M. Roseberry, Pres. of the Buckhorn Springs Water Co., states that as soon as specifications are prepared bids for construction of water works will be asked. About \$40,000 will be spent. S. W. Salmon, of Mt. Olive, N. J., is the engineer.

**JERSEY CITY.**—Architect Christian H. Ziegler has completed plans for Henry Lange, of 2 Bostwick av, for the erection of a 3-sty frame store and flat, 25x45, on the westerly side of Ocean av, between Bostwick and Myrtle av. Cost about \$7,000.

**JERSEY CITY.**—The Crandall & Goodley Co., dealers in bakers' supplies, of 157 Franklin st, Manhattan, which recently purchased seven lots on the north side of Bright st, 100 ft. west of Brunswick St., has just accepted plans from Architect Geo. A. Flagg for the erection of a 1-sty brk factory building and brk stable. The factory will be 50x100 and will be equipped with all the latest improvements. The stable will measure 27x86 and will have a large wagon room and 20 stalls.

**PATERSON.**—The city will erect a building on the old high school site for a fire headquarters.

**NEWARK.**—Plans are in the hands of contractors for estimating on a large 3-sty brk store and apartment building to go up at Central av and North 5th st, for Joseph J. Messer, at a cost of about \$15,000. The plans for the structure call for a building with a frontage of 38 ft. on Central av and 68 ft. on North 5th st.

**EAST ORANGE.**—The contract for the erection of the Lincoln School in East Orange was awarded to E. M. Waldron & Co., of Newark. The firm agreed to construct and complete the building for \$82,262, this not to include the heating plant or grading.

**HARRISON.**—Albert E. Harrison and Stephen Y. Jersey, both of Kearny, have been awarded the mason and carpenter contracts respectively for the erection of a 3-sty frame double flat, 34x61, which will be built in Hamilton st, near 5th st, Harrison, from plans drawn by Architect John B. Warren, of 22 Clinton st, Newark. The specifications call for a slag roof, steam heat, tile baths, ranges and all modern improvements. Michael B. Sullivan, of 13 Harrison av, Harrison, will be the owner of the building, which will cost about \$9,500.

#### Connecticut.

**BRIDGEPORT.**—A frame church will be erected on Grand st, for the Russian society, to cost \$15,000. Plans drawn by F. A. Cooper are ready for figures.

**MANCHESTER.**—New plans are being prepared by Maj. G. H. Davis, 26 State st, Hartford, Conn., for the Salvation Army barracks, at Manchester. Figures will be called for soon.

**BRIDGEPORT.**—Arrangements are being made for the erection of a new storehouse for the Bullard Machine Tool Co. at their plant on Railroad av. The proposed building will be 1 sty, 75x160, with concrete walls, gravel roof and concrete floor.

**NEW HAVEN.**—Allen & Williams are preparing plans for a \$75,000 church to be erected here. D. A. Blackeslee, Chmn. Bldg. Com.

**NAUGATUCK.**—Competitive plans have been submitted by Freney & Jackson, Waterbury, Conn., and C. V. Sewell, Milford, Conn., for the proposed 4-sty, 40-room, brick hotel, at Naugatuck, for a company of Waterbury investors, headed by A. H. Wells. A decision on the plans will be rendered in a few days.

**WATERBURY.**—Estimates have been made on the plans drawn by Architects Griggs & Hunt for an addition to the plant of the Bristol Co. at Platt's Mills. It will be a brick building, 3 stories high, 53 x170 ft.—Architects Griggs & Hunt have completed plans and estimates are now being made for a residence to be erected at the cor of Buckingham and Pine sts for Miss Florentine H. Hayden, 134 Hillside av. It will be a large house, of wood and stucco, and will be fitted up throughout with the latest improvements. The estimated cost is \$15,000.—Architect John B. Duhaime has completed plans for a store and apartment house on Hill st for J. H. Sincaster, 525 North Main st. The building will be 4 stys high, of brick, 45 x77 ft. There will be three stores on the ground floor, with seven apartments on the upper floors.

**WATERBURY.**—The Bristol Co., Waterbury, Conn., is to erect a new factory, 53x170 ft., three stories, which will nearly double the company's manufacturing capacity.

**NEW BRITAIN.**—The Union Manufacturing Co., New Britain, Conn., manufacturer of chucks, planes, etc., is to erect immediately a large factory building, which will be used to give needed increased manufacturing facilities.

#### Massachusetts.

**CHESTER.**—The Hamilton Emery & Corundum Co., Chester, manufacturer of pure Turkish and Naxos emery, is to build a brick and stone addition to its mill, 40x125 ft. It is expected that the mill will be in full operation Dec. 1.

**BOSTON.**—Joseph Gahm & Sons, 125 Purchase St., will erect a storage plant, costing \$117,000, at Boston, plans for which have been prepared by Kirchhoff & Rose, of Milwaukee, Wis.

**WINCHESTER.**—Martindale & Rigg, Indianapolis, are preparing plans for a 2-sty residence, at Winchester, for Alfred J. Wallace, Boston, Mass. Cost, \$10,000.

**GARDNER.**—The plant of Nichols & Stone, Gardner, Mass., chair manufacturers, was burned September 9, with loss of \$100,000.

**LAWRENCE.**—Rev. Fr. Plasmans, pastor St. Anne's Church, Haverhill st, is planning to erect a brick parochial school building at corner Medford and Melrose sts. Plans have been prepared for a brick children's home, on Prospect Hill, by the Ladies' Union Charitable Society. Address Miss Clara F. Prescott, treas., High st. The Italian residents of this city are contemplating the erection of a hospital. Rev. Fr. Milanese, their pastor, E. Haverhill st, is at the head of the movement.

**BOSTON.**—Sketches have been drawn by C. R. Whitcher, Manchester, N. H., for a residence for Carlton Baxter, 90 Commercial st, Boston, to cost \$8,000. Norman Clark, 15 Rosedale st, Dorchester, contemplates building several apartment houses. W. I. Estabrook, 419 Dudley st., Roxbury, contemplates the erection of a residence in Mattapan.

**NEW BEDFORD.**—Plans will be ready sometime in October for remodeling the city hall into a library. Nat. C. Smith, architect, 97 William st; Chas. S. Ashley, Mayor.

**NORTH ADAMS.**—The Boston & Albany R. R. Co. is arranging to construct an 8 or 10-stall roundhouse at North Adams. H. Bartlett, Boston, is Gen. Supt. of Mechanical Dept.

#### Miscellaneous.

**ST. LOUIS, MO.**—Plans for the St. Louis post office building are before the board of examiners. Bids will be received as soon as plans have been approved. The approximate cost of the structure is figured at about \$1,500,000.

**SAN FRANCISCO, CAL.**—Preliminary sketches have been prepared providing for the construction of barracks and officers' quarters for the U. S. Marine Corps, to be located at the San Francisco training station at Goat Island. The quartermaster of the corps estimates that he will have for this construction about \$38,000 for the barracks and \$17,000 for the quarters. The advertisement calling for bids for this work will probably be ready for issuance in a month.

**RALEIGH, N. C.**—The State Hospital Commission have adopted a resolution for the erection of an additional building at the Central Hospital here for male patients. Bids for the erection are to be called for at once. W. A. Erwin, Durham; J. W. McNeill, of Cumberland, and J. H. Weddington, of Charlotte, Committee on Building.

**SAN FRANCISCO, CAL.**—The Building Committee of the Board of Supervisors has recommended a bond issue of \$2,000,000 to build a 4-sty building to replace the Larkin st. wing at the City Hall, and a bond issue of \$750,000 to replace the Hall of Justice.

**COLORADO SPRINGS COLO.**—The Modern Woodmen of America have under consideration the erection of a home in Colorado City, at a cost of about \$100,000.

**OTTAWA, ONT.**—Prizes in competition among Canadian architects for the four best designs for the \$3,000,000 Department Block and Justice Buildings have been awarded as follows: W. S. Maxwell, Montreal, Que., first prize; Darling & Pearson, 2 Leader Lane, Toronto, second; Gaxe & Archibald, Montreal, third; D. R. Brown and Hugh Vallance, Canada Life Building, Montreal, even for fourth.

**SEATTLE, WASH.**—Graham & Myers, Lowman Building, are preparing plans for enlargement of the Algonquin apartment house on East Union st and 14th av. Estimated cost, \$160,000.

**NEW GLASGOW, N. S.**—The plant of the Standard Brick and Tile Co., New Glasgow, N. S., was burned September 6. The loss is placed at \$200,000.

**BALTIMORE, MD.**—Baltimore Enamel & Novelty Co., foot of Allen st, is securing revised estimates on proposed addition to its plant. The structure will be 1 sty, 64x122 ft. B. C. Sandlass is engineer.

**WOONSOCKET, R. I.**—The Lawton Spinning Co. is having plans prepared for a 4-sty brk addition to its plant. Estimated cost, \$500,000.

**WASHINGTON, D. C.**—Albert Kelsey and Paul P. Cret, University of Pennsylvania, Philadelphia, are completing plans and will invite estimates soon for the proposed building of the Bureau of American Republics, to be erected at 17th and C sts, Washington. The building will cost \$1,000,000. Andrew Carnegie has contributed \$750,000 towards the building fund, and the balance will be subscribed by the South American Republics. The building, which will be in the Spanish type of architecture, will measure 160x160 ft.

# THE REAL ESTATE FIELD.

## House Hunting on Washington Heights.

THE prospective tenant who wishes to rent an apartment on Washington Heights has a far better chance of being suited now than ever before. It is considered quite the proper thing to go "shopping" among the brokers' offices, and this fad is causing the brokers a lot of trouble, as they talk long and earnestly to the customer and to little avail.

A broker on the Heights said that nearly all the renting is done from the buildings and not from the offices direct, so much so that in many cases they have a "renting office" established on the premises to be rented, and the lists furnished from the office are placed carefully in the shopping bag and lost in its archives along with forgotten dress goods samples and other things that usually go to make up that article of attire complete.

Heights real estate is best comprehended when considered in two sections, though it might be sub-divided into many classes of real estate. Section 1 might include the stretch between 136th and 160th street, and Section 2 the portion between 160th street and Fort George. It will be remembered that the Heights is only from three to four blocks in width and about three miles in length, so really there is not so much property there.

In Section 1 there are four classes of property, viz.: private dwellings, elevator apartments, non-elevator apartments and "old law" houses. The section has some advantage over that property above 160th street, as it is nearer the business district and has somewhat better transit facilities, there being a surface line running east through 145th street to Harlem, in addition to those lines running north and south.

The demand for private houses is far greater than the supply and there is practically nothing to be had, but in the apartment proposition the owners have a serious problem to face. There has been an enormous amount of building during the two years just past and now the owners have arrived at the interesting stage where they must get revenue from their holdings and fill their houses as speedily as possible.

\* \* \*

The prospective tenant is quick to see the condition of affairs and promptly says, "Now is my chance to get even for everything that I have had to put up with in the past. I will hold off a little while, though really that apartment in No. — West — street is just what I am looking for, but I think that I can get some more repairs or a little free rent by waiting awhile." But to her dismay when she comes around "in a little while" some more progressive tenant is occupying the apartment, and then, no matter where she may locate, she always harps back to the apartment that "she did not get."

As in many other things, there are two classes of tenants, those favoring the "old law" house and those who will not take anything but the newest. Those in favor of the "old-law" house claim that one gets larger rooms, more closets and more real comfort at a cheaper rent than in the new houses, while those who differ from them, for their side, claim that new-law houses have handsome entrances, larger air shafts, more light and are more prosperous looking, though tenants have to pay more rent. The condition on the Heights briefly are as follows: Those houses which give the most for money received, whether old or new-law houses, are those that are first filled, while those which are improperly constructed are suffering.

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In Section 2 there is another condition to be faced, viz., that it is in a less developed condition. Some of the streets are unfinished, though in the course of a year it will look vastly different from what it does at the present time. There is one big improvement going on at the present time, paving Broadway north of 169th st to Fort George with asphalt blocks, and while a number of the side streets are completed, still the city is at present working on many, and there are quite a number which will not be touched for a year or so. There are really but two main streets in this section, namely Broadway and Amsterdam av, the extension of Riverside drive can hardly be counted, as it is strictly a driveway under the management of the Park Department and does not lend itself to the apartment house proposition. There is only one business street, Amsterdam av, though there are a few stores on Audubon av, and the condition of the store rentals is most satisfactory. There are but few vacancies at the present time and those occupied command good rentals.

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There has been a great deal said about what affect the American League grounds have on the property in the neighborhood, and the consensus of opinion among the brokers is

that it is a good thing to have something to regularly bring people to any section. That when once they get used to traveling to a new location, the time consumed in transit does not seem so long. There are a great number of people who used to say, "What! live on Washington Heights? I guess not if I know what I am doing." But after having gone up there a few times and observing the location and natural beauties, they speedily change their minds and stop being like the man who remarked, "I am open to conviction, but would like to see the man who is able to convict me."

The number of new houses that have been erected on the Heights during the last two years is certainly astounding, and to one who has not been in that location for that period it seems as though they were in an entirely new city. Old landmarks have been replaced by modern buildings and familiar views have been changed almost beyond recognition. There has certainly been an overproduction of apartments, but it will not take a long time before things will adjust themselves. There has been a great deal of changing of tenants, and possibly one of the best indications is that in ten election districts there have been 1,600 removals since the last primary; that is, that number of voters have left the districts and their places have been taken by others. The primary lists this year will be far in excess of any year's record in the past.

\* \* \*

Concessions in rent are allowed in some cases, usually the first two weeks, and if the tenant stays six months she is allowed an additional two weeks—completing the month. They are held off six months until they get the final two weeks as an evidence of good faith that they will be permanent and not just a monthly tenant.

The Heights section has one great thing in its favor, both from the standpoint of the owner and the tenant. It is cool in summer, getting the prevailing southwest winds off the Hudson, and the occupants of houses there are less liable to leave town during the summer months than those in less favored locations. Probably there is no city in the world in which there is so much moving around from house to house as in this city, and in a great measure that accounts for high rentals. Were things on a more permanent basis, and the owner did not have to figure such a large per cent for "Loss of Rent" it would certainly react in favor of the tenant and the cost per room net would be less. The old saying should be changed to read, "It is cheaper to pay rent than move."

### Quotations: Real Estate, Building and Allied Financial Corporations.

(Corrected by Herrick, Hicks & Colby, 7 Wall st.)

	Int. rate,	Int. period,	Bid.	Ask.
Alliance Realty Co.....	8	Q-J	110	120
Bond Mtg. Guar. Co.....	12	Q-F	315	340
Century Realty Co.....	10	A & O	185	195
City Investing Co.....	6	M & N	93 $\frac{3}{4}$	*
Hudson Realty.....	8	Q-J	120	135
Lawyers' Title I. & T.....	12	Q-F	230	250
Lawyers' Mtg. Co.....	10	Q-J	185	195
Mortgage Bond Co.....	4	Q-J	85	95
N. Y. Mtg. & Sec. Co.....	10	Q-J	180	190
Realty Associates .....	8	A & O	135	145
Title Guar. & Trust.....	16	Q-J	420	440
Title Ins. Co. of N. Y.....	7	A & O	150	160
Thompson Starrett Co., Com....	8	J & J		100
Thompson Starrett Co., Pfd....	8	M & N	91	100
U. S. Mtg. & Trust.....	24	J & J	430	450
U. S. Title Guar & Indemnity Co.	6	Q-J	75	85
U. S. Title Guar. & Trust Co....	6	Q-J	80	100
Westchester & Bronx Title & Mtg. Guar. Co.....	5	J & J		160

\*15 shares sold at the price on Wednesday at auction.

NOTE.—Herrick, Hicks & Colby, 7 Wall st, make a specialty of stocks allied to real estate and building corporations. Anyone desiring quotations of stocks not found in the list as published by the Record and Guide may obtain them from this firm.

### Other Buyers Besides the Operators.

A great deal of importance has been attached of late to the statements that operators are no longer buying realty as frequently as formerly, and while this may be true in a sense, and is doubtless the result of present high prices, it pales into insignificance in the light of the fact that in round numbers there are 20,000 more property owners in Manhattan this year than last, which is sufficient proof that there are still plenty of laymen and others who may be counted on to buy realty even though the operators retire permanently from the field.

# What a House Costs in Flatbush

IN the minds of most New Yorkers Flatbush is practically unknown. Some fifteen or twenty years ago land sold by the acre at from \$800 to \$1,500, or say by the lot at from \$60 to \$100, and plenty to be had. The garden truck farmers raised vegetables for the city market. New Yorkers knew the region when they passed through it on their way to Coney Island. The old Dutch families clung to their traditional exclusiveness and no welcome hand was held out to the stranger looking for a place in which to settle. Prospect Park to the northwest seemed to shut it off from the city (then) of Brooklyn. Though older than its neighbor, it was years behind it in all that goes to make up progress. Occasionally a horse car went through to Canarsie lane, often one got off at the park, and rather than wait footed it a mile or more. The Old Dutch Church was the centre of its life and influence; exclusiveness and a lack of neighborly hospitality were the predominant characteristics of the place. Now all is changed, and why?

First and foremost, because owing to the introduction of the trolley and the connections made by which the cars of the Brooklyn Rapid Transit Co. and of the Brighton Beach R. R. were enabled to run over the Brooklyn Bridge (the latter via the Kings County or Fulton Street Elevated R. R.) at a cost of five cents, people were able to reach New York in from 30 to 40 minutes. And secondly, because certain far-seeing men called attention to the attractiveness of the location and its vast possibilities. The response was not long in coming, great tracts of land were purchased by these real estate boomers, as they were termed, from the original owners, many titles being over 100 years in the same family, assistance was offered in the shape of loans for the purpose of improvement, and liberal terms made in the purchase of plots. Those desirous of buying and settling, reading the advertisements, were impressed with the desirability of the place, and after visiting and investigating the neighborhood, began a settlement which has each year grown to large proportions; until to-day Flatbush is by all odds the most active and growing section of the Borough of Brooklyn, if not the City of New York, from a real estate standpoint. First detached frame houses were built on 40-foot front plots, then came the apartments, and now the 2-family brick houses. These latter offer to the purchaser an opportunity of living in a house with all modern improvements; open plumbing, electric lights, etc., having two entire floors, basement and first floor; and renting the upper floor, separately furnished as to heating, plumbing, etc., thus getting their own quarters practically rent free, for these second floors rent for from \$35 to \$50 per month, and offer surroundings for a small family not obtainable in an apartment house.

A good house of this description, of from 17 ft. to 20 ft. x 50 x 100, can be obtained in residential neighborhoods within easy access to cars to New York, for from \$7,500 to \$9,000. The absence of tenements, the facilities for bringing up families in the midst of schools, churches, parks, trees, wide streets, and away from the crowds, all make a combination of benefit absolutely unattainable in Manhattan or the Bronx, even at three times the price. The school system is one of the very best. New buildings are now open to the thousands of children who seek their privileges; the water supply is not equaled in any of the boroughs of the city. These conditions naturally educate a class of citizens of a high order, and result in a community unique in a metropolitan district. All the advantages of a city without the confinement, noise and bustle are there found. For a man of modern means, say with an income from \$1,000 to \$5,000, I know of no part of the city where he can get as much return in health and pleasure as in Flatbush. For the builder and operator, the opportunity offered for profits in real estate is almost a certainty, as the demand is an ever increasing one and of a legitimate character.

Flatbush as a community has no exact counterpart, a large section laid out with due regard to artistic effect, convenient to all parts of the Greater City, the ocean shore, where a young married man may take a family and live well, sure that his children will have the advantages of education, and be free from obnoxious surroundings, perfect sanitary provisions and abundant water of the purest. Surely all these, together with reasonable prices, combine to make a home proposition unequaled. The near approach of the completion of the 4-track Brighton Beach R. R., which will give additional transit facilities, together with the completion of the Brooklyn subway and tunnel connection with the Manhattan subway, mark additional steps forward and surely will result in a reduction of time to New York, together with added comfort. Practically speaking, there are no houses to rent in Flatbush. One goes there to live, and such are the terms under which houses can be bought, it is cheaper to buy than to rent, and in addition to the independence of ownership, share in the ever-increasing value of the property.

Manhattan has ceased to be a section where the man of moderate means can live, unless he is content to become a flat dweller.

I maintain the advantages to be found in Flatbush for family life are absolutely unique, and when this fact becomes known, the already remarkable growth witnessed during the past few years will be outdone. Within a few years Brooklyn will be, according to the percentage furnished by the city authorities, the most populous of any of the five boroughs. When will New Yorkers, as the dwellers of Manhattan call themselves, throw off their insularity and investigate? When they do, they will act and find it is to their advantage. Broad thoroughfares, shaded walks, abundance of all the comforts of city life, with fresh air and open country added, the independence of ways of travel to and from one's business in the metropolis, present a rare combination.

HERMANN DE SELDING.

## Y. M. C. A. Real Estate School.

The announcement of the real estate school conducted by the West Side Y. M. C. A., 320 West 57th st, under the auspices of members of the Real Estate Board of Brokers, will be issued in a few days and the advance proofs show that prominent real estate experts will again lecture in the school.

Three courses will again be given. In the first, a series of twenty-five lectures on different phases of the real estate problem, the topics and lecturers are as follows:

- Auctioneering and Brokerage ..... Joseph P. Day
- Selling..... Lawrence B. Elliman
- Leasing..... Albert B. Ashforth
- Operating:
  - (a) The Operator in His Relation to the Broker, Joseph L. Bittenwieser
  - (b) The Operator's Method of Handling and Improving Property, Robert E. Simon
- Management:
  - (a) Downtown Buildings..... Joel S. de Selding
  - (b) Apartment and Tenement Property..... R. E. Wilcox
  - (c) Loft and Business Property.....
- Building:
  - Apartment and Tenement Property..... Thomas P. Neville
- Loaning:
  - (a) Building Loans ..... G. Richard Davis
  - (b) Permanent Loans.....
- Appraisals:
  - (a) Appraisals..... E. H. Gilbert
  - (b) Expert Testimony..... Charles Griffith Moses
- Exchanging ..... John L. Parish
- Real Estate Investing..... Henry Morgenthau
- Title Registration and the Torrens System..... M. Joseph Harson
- Insurance:
  - (a) Title..... Philip S. Dean
  - (b) Fire..... R. O. Haubold
- Real Estate Corporations ..... Robert E. Dowling
- Vacant Lot Operation..... Loton H. Slawson
- Corner Property..... Edward L. King
- Transportation ..... George S. Rice
- Condemnation Proceedings:
  - How and Why Property is Condemned..... Jno. H. Hallock
- Taxation..... Hon. Lawson Purdy
- News and Advertising..... Henry Harmon Neill
- Developments:
  - (a) The Bronx..... J. Clarence Davies
  - (b) Long Island..... Hon. Wm. H. Reynolds
  - (c) Suburban..... Wm. E. Harmon
- Real Estate Legislation..... Lawrence Veiller
- Ethics of the Real Estate Business..... Francis E. Ward

The course in real estate law will again be given by Henry F. Miller, and the course in managing a real estate business by Ronald C. Lee, manager of the Real Estate Information Bureau.

The school will open on Oct. 15. Last year 316 men, a large proportion of whom were practical real estate brokers, were enrolled, and this year a substantial increase in the registration is expected.

Joseph P. Day has been added to the advisory committee of the school, the other members of the committee being Walter Stabler, E. A. Tredwell, J. S. de Selding, Francis E. Ward and Henry Harmon Neill.

## Torrens Commission Organizes.

The commissioners appointed by Governor Hughes to investigate the Torrens system of land registration held their first meeting on Wednesday at the rooms of the Real Estate Board of Brokers, 156 Broadway, Manhattan. One of the first matters acted upon was the permanent name of that body, and it was decided to adopt the title of "New York State Commission to Investigate the Torrens System of Registering Titles." Mr. David A. Clarkson, who is chairman, said that two committees which were appointed at the first meeting will proceed at once to make preliminary investigations. One is to report at the next general meeting upon the best method of obtaining the latest facts on the subject, and is also to draft a circular communication to be sent to officials of States and foreign countries where the Torrens system is now in use requesting full information. The commission has arranged to meet at 55 Liberty st, where it will hold its next meeting on the first of October.

## Aids to Business Making.

A lucrative department of a real estate office is the leasing of tenement property entire. The expiration of these leases should be noted in the margin of the Record and Guide Quarterly in variously colored inks. Thus August written in red in the margin of the Quarterly of 1902 would mean that the lease expired August, 1907. Green would mean 1908, etc. This applies as well to lofts and stores. The owner of the property should be located in the Real Estate Directory.

Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1906 and 1907:

MANHATTAN AND THE BRONX.

Table of Conveyances for Manhattan and The Bronx, Sept. 13 to 19, 1907 vs Sept. 14 to 20, 1906. Includes Total No. for Manhattan, No. with consideration, Amount involved, Number nominal.

Table of Conveyances for Manhattan and The Bronx, Jan. 1 to date, 1907 vs 1906. Includes Total No. Manhattan, No. with consideration, Total Amt. Manhattan, Jan. 1 to date.

Table of Conveyances for The Bronx, Sept. 13 to 19, 1907 vs Sept. 14 to 20, 1906. Includes Total No. for The Bronx, No. with consideration, Amount involved, Number nominal.

Table of Conveyances for The Bronx, Jan. 1 to date, 1907 vs 1906. Includes Total No., Total Amt., Total No. Manhattan and The Bronx, Total Amt. Manhattan and The Bronx.

Assessed Value, Manhattan.

Table of Assessed Value for Manhattan, Sept. 13 to 19, 1907 vs Sept. 14 to 20, 1906. Includes Total No., with Consideration, Amount Involved, Assessed Value, Total No., Nominal, Assessed Value, Total No. with Consid., from Jan. 1st to date, Amount involved, Assessed value, Total No. Nominal, Assessed Value.

MORTGAGES.

Table of Mortgages for Manhattan and The Bronx, Sept. 13 to 19, 1907 vs Sept. 14 to 20, 1906. Detailed breakdown by interest rate (6%, 5%, 4%, 3%, 2%) and Total No. above to Bank, Trust and Insurance Companies.

Table of Mortgages for Manhattan and The Bronx, Jan. 1 to date, 1907 vs 1906. Includes Total No., Manhattan, Total Amt., Manhattan, Total No., The Bronx, Total Amt., The Bronx, Total No., Manhattan and The Bronx, Total Amt., Manhattan and The Bronx.

PROJECTED BUILDINGS

Table of Projected Buildings for Manhattan and The Bronx, Sept. 14 to 20, 1907 vs Sept. 15 to 21, 1906. Includes Total No. New Buildings, Total Amt. New Buildings, Total Amt. Alterations, Total No. of New Buildings, Mhhtn-Bronx, Jan. 1 to date, Total Amt. New Buildings, Mhhtn-Bronx, Jan. 1 to date, Total Amt. Alterations, Mhhtn-Bronx, Jan. 1 to date.

BROOKLYN.

CONVEYANCES.

Table of Conveyances for Brooklyn, Sept. 12 to 18, 1907 vs Sept. 13 to 19, 1906. Includes Total number, No. with consideration, Amount involved, Number nominal, Total number of Conveyances, Total amount of Conveyances.

MORTGAGES.

Table of Mortgages for Brooklyn, Total number, Amount involved, No. at 6%, Amount involved, No. at 5 1/2%, Amount involved, No. at 5%, Amount involved, No. at 4 1/2%, Amount involved, No. at 4%, Amount involved, No. at 3 1/2%, Amount involved, No. at 3%, Amount involved, No. without interest, Amount involved, Total number of Mortgages, Total amount of Mortgages.

PROJECTED BUILDINGS.

Table of Projected Buildings for Brooklyn, No. of New Buildings, Estimated cost, Total Amount of Alterations, Total No. of New Buildings, Total Amt. of New Buildings, Total amount of Alterations.

PRIVATE SALES MARKET

Review of the Week.

ALTHOUGH real estate trading in general is responding slowly to the tireless efforts of the professional negotiator, the character of recent dealings is sufficient to indicate that there is at least a good demand for specialties at this time. This is further accentuated by an important deal in Chambers and Reade st realty which was closed during the past week, involving a sum approaching a million dollars.

While the majority of purchases during the week were cash transactions, an inspection of the budget will nevertheless show that an increasing number of exchanges are taking place, plainly reflecting the continued high tension of the mortgage market. Not only is the unfavorable situation in this respect largely responsible for the abnormally small volume of trading, but it is temporarily interfering as well with the progress of building throughout all the boroughs of the city.

Aside from the large purchase of property in Chambers st trading in lower Manhattan realty has narrowed down to commonplace transactions. Above 59th st the results of the past week seem to indicate that private dwellings will continue to be the feature in that zone, at least for the remainder of the present season.

SOUTH OF 59TH STREET.

CHERRY ST.—Ruland & Whiting Co. sold for the Nassau Bank to Harris Shapiro the 5-sty building 246 and 248 Cherry st, 42x138x irregular.

A Million Dollar Deal.

CHAMBERS ST.—Through the efforts of E. A. Tredwell, the Century Realty Co. and the Alliance Realty Co. sold for about \$1,000,000 cash 43 to 47 Chambers st, running through to 21 to 25 Reade st. The parcel fronts 75.1 ft. on Chambers st and 74.9 on Reade st, the total depth being 151.4 ft.

acquired by the Century Realty Co. for about \$700,000, the seller in that instance being the Russell-Erwin Mfg. Co., who will continue to occupy the premises until January, 1908. The parcel is admirably situated, and is generally regarded as an ideal location for a modern office building. Adjoining the premises on the east is the American News Co., and on the west the building of the Emigrant Industrial Savings Bank. As this block has frequently been mentioned as a site for the proposed new court house, property thereon offers no little attraction as a speculative proposition.

THOMPSON ST.—Morris Denbosky sold to Lewis Kresner 168 Thompson st, a 3-sty tenement, 18x75. This parcel is situated between Bleecker and West Houston sts. Mills House No. 1 is diagonally opposite.

#### A Quick Turn.

WASHINGTON ST.—C. W. Wilonick sold to a purchaser for investment 716 Washington st, a 3-sty building, 22.10x56.5x23.5x51, adjoining the southwest cor of 11th st, to Dudley E. Parsons for \$12,000. The seller purchased the property at auction a few days ago for \$11,300.

22D ST.—Manheimer Bros. sold for the estate of Andrew Patterson the 3-sty dwelling, 240 West 22d st, between 7th and 8th avs, on lot 22x98.9.

#### Astor Leasehold Changes Hands.

45TH ST.—Maria Jones estate sold 238 West 45th st, a 3-sty brownstone dwelling, 20x100.5, William Waldorf Astor leasehold.

47TH ST.—Taylor Bros. sold for the trustees of Columbia University the 4-sty brownstone dwelling, 35 West 47th st, 23x60x100.5. The purchaser will occupy the house after it has been remodeled.

47TH ST.—William P. and Alice Simpson sold 76 West 47th st, a 3-sty dwelling, 19x70.7, 42 ft. east of 6th av.

3D AV.—E. H. Ludlow & Co. sold for the estate of Julia Cowen 440 3d av, 4-sty front and rear tenements, 20x100.

#### NORTH OF 59TH STREET.

70TH ST.—Rosa Mahon sold to a purchaser for occupancy 310 West 70th st, a 3-sty and basement dwelling, 16.4x100.5.

70TH ST.—Jacob J. Talbot sold in conjunction with James R. Waterlow for Thomas P. McKenna to Julius Hilder the 3-sty and basement dwelling, 233 West 70th st, 19.8x100. The purchaser will occupy the house.

78TH ST.—The estate of Charles H. Haswell sold 324 West 78th st, a 5-sty American basement dwelling, 16x102.2.

85TH ST.—Pease & Elliman sold for Frederick C. Hillard 323 West 85th st, between Riverside Drive and West End av, a 3-sty dwelling, 25x102.2.

#### A Carlew Dwelling Sold.

85TH ST.—Slawson & Hobbs sold for the James Carlew Construction Co. 19 West 85th st, a 5-sty stone front American basement dwelling, 20x80x102.2. It is the first sold of a row of five recently completed. The residence is one of the finest ever built for sale on the middle West Side.

88TH ST.—Sheldon B. Show, successor to Richard V. Harnett & Co., sold for Mrs. Nellie B. Jackson 147 West 88th st, a 3-sty brownstone dwelling, 17x100.8.

#### Big Trade in Harlem.

97TH ST.—O. Affenberg & Son, in conjunction with Schuckhart & Cramer, sold for Harry Martin the 6-sty elevator apartment house known as the Alliance, at 53 and 55 East 97th st, adjoining the northeast cor of Madison av, 62.6x100.11, to M. Greenberg. In part payment Mr. Greenberg gave to Mr. Martin 305 to 311 East 118th st, two 6-sty new-law houses, each 50x100.11. The transaction involved about \$325,000.

101ST ST.—A. Hollander sold 329 East 101st st, a 6-sty flat, with stores, 28x100.11. G. Tuoti & Co. were the brokers.

102D ST.—Melenda P. and B. McE. Schmidt sold 254 West 102d st, a 3-sty stone front dwelling, 28x50.11, adjoining the southeast cor of West End av.

103D ST.—Hillenbrand & Nassoit sold for Magdalena Briner to Catherine Buck 81 West 103d st, a 5-sty flat on lot 20x100.11.

107TH ST.—Hillenbrand & Nassoit sold for Thomas Shanley 309 West 107th st, a 5-sty American basement dwelling, 20x100.11. The purchaser is a Mr. Robinson.

112TH ST.—Aaron Goodman bought from a Mrs. Kaufman 210 to 214 East 112th st, a 6-sty apartment house, 40.6x100.11.

118TH ST.—A. B. Mosher & Co. sold for Frances Howland to a client, for occupancy, 106 West 118th st, a 3-sty dwelling, 17x100.

119TH ST.—George F. Picken sold for Lizzie L. Ball 128 West 119th st, a 3-sty dwelling, 20x100. The buyer will occupy the house.

#### 125th Street Flats in a Trade.

125TH ST.—Leopold Weil sold for Harry Shwitzer the six 5-sty store and flat buildings at the junction of 125th st and Hancock pl, being 374 to 388 West 125th st and 25 to 37 Hancock pl. The property has frontages of 150 ft. on 125th st and 169 ft. on Hancock pl. The parcel adjoins the West End Theatre. Mr. Shwitzer takes Long Island property in part payment.

AMSTERDAM AV.—Wm. H. Rosenblatt sold for Herman Cohen the 6-sty elevator apartment house known as Reldnas Hall at the southwest cor of Amsterdam av and 122d st, 100x91.

COLUMBUS AV.—F. R. Wood & Co. sold for Dorothea McCartney to a client of the McGusty Realty Co. the Sterling and Carlyle apartment houses, two 6-sty structures, occupying the block front on the east side of Columbus av, between 85th and 86th sts, 204.4 x100. The houses are known as 521 to 535 Columbus av, and were built by Houtt & Finney in 1905. They have been held at \$750,000.

LENOX AV.—M. Bernstein sold 456 Lenox av, a 5-sty double flat, with stores, 25x84, for Max Marx to a Mr. Donsbach.

MARBLE HILL.—Daniel F. McKelkenney sold for Mrs. E. U. Street to Miss A. N. Stern a 3-sty Queen Anne house, 30x80, on the east side of Van Corlear pl, Marble Hill.

#### Corner on West End Avenue Sold.

WEST END AV.—It is reported that J. Elder and J. B. Leech sold 520 West End av, northeast cor of 85th st, a 4-sty brick and stone dwelling, 25.2x100.

WEST END AV.—Laura E. Peck sold 802 West End av, a 3-sty and basement stone front dwelling, 16x80, adjoining the southeast cor of 99th st.

2D AV.—Morris Franklin bought from Israel Labowitz 1465 to 1469 2d av, three 5-sty tenements, 79.4x100.

#### WASHINGTON HEIGHTS.

134TH ST.—J. & A. J. Rosenthal sold to Wm. M. Moore 508 West 134th st, a 5-sty flat, 40x99.11.

180TH ST.—C. F. Heitmann sold for Martin Ungrich the three lots on the north side of 180th st, 100 ft. east of St. Nicholas av.

AUDUBON AV.—Leo Hess sold for John A. Philbrick & Bro. to the Standard Operating Co the southeast cor of 178th st and Audubon av, a 5-sty apartment house, 42x100.

CONVENT AV.—The Renton-Moore Co. sold for William Cummings the 3-sty dwelling 294 Convent av, 20x99.11, to a client, for occupancy.

CONVENT AV.—Renton-Moore Company sold for Lillie Knopf to the Rev. Dr. Rufus P. Johnston, for occupancy, the 4-sty, 20-foot limestone-front dwelling 417 Convent av. Dr. Johnston was formerly pastor of the Fifth Avenue Baptist Church, and will be the new pastor of the Washington Heights Baptist Church.

ST. NICHOLAS AV.—C. F. Heitmann sold for Max Hirshfeld the two 5-sty apartment houses, 100x100, at the northeast cor of 179th st and St. Nicholas av.

#### BRONX.

179TH ST.—William Peters & Co. sold for John W. Demler to Hans F. N. Truelsen the 3-family house on the north side of 179th st, about 100 ft. east of Vyse av; also for Jacob Cohen the 3-sty building with stores at the southeast cor of Av D and 13th st, Unionport, on lot 33x108.

225TH ST.—A. Martinband sold for the Belmont Realty & Construction Co. a plot 75x114 on 225th st, 232 ft. east of Paulding av.

239TH ST.—R. Elkan & Co. sold to a Mr. Taylor the northeast cor of 239th and Catharine sts, 100x100.

FRANKLIN AV.—R. I. Brown's Sons sold for Mrs. Louise M. Jackson the 1-family frame dwelling, 1203 Franklin av, on lot 16.8x103.

ROSEDALE AV.—W. Anopol sold for Theo. H. Friend and Jas. J. Cahill two lots, 50x100, on the east side of Rosedale av, 100 ft. north of Tremont av.

TILDEN AV, ETC.—Edward Polak reports the following sales: To Vito Nigro the lot on the south side of 214th st, 350 ft. east of Tilden av; to Michels Tardis the lot on the north side of 214th st, 250 ft. east of Tilden av; to Louis Wippler, Jr., the lot on the south side of 215th st, 100 ft. east of Tilden av, and to H. C. Wade and Carl Gibbons the 2-family house 90 East 219th st, 27x114.

UNION AV.—Frawney-Weil Realty Co., now at 789 6th av, sold for a Mrs. Shacht to a client for investment the 3-sty 3-family house 1055 Union av.

#### Block Front Changes Hands.

WHITE PLAINS ROAD.—Phelps & Co. sold for Richard R. Maslen the block front on the east side of White Plains road, between 223d and 224th sts, Williamsbridge.

WASHINGTON AV, ETC.—Louis Reiss sold for Samuel Platt to Louis Flash 1523 Washington av, a 4-sty double flat, 25x145, and bought from Jacob Schmitt 631 East 161st st, a 2-sty dwelling, 25x72.

#### LEASES.

Chris Shierloh leased the 4-sty brownstone private house 326 West 58th st, for a term of years for Mr. Max Drey to Mary K. Kriner.

Duross Company leased the 4-sty building 65 7th av for Mr. Fackiner to Mrs. Curran for term of years; also the 3-sty and basement dwelling 293 West 4th st, for Mr. John Kenny to Mary Burnes.

Charles F. Noyes Co. leased for the Chesebro & Davidson Building Co. to Seamon Bros., from the plans, a 6-sty and basement building to be erected at Nos 59-61-63 North Moore st, covering plot 55x88, for a long term of years at an aggregate rental of \$150,000. The lessors now own the building at Nos 61-63 North Moore st, and recently leased through the same brokers for 21 years with renewal privileges the adjoining property, No. 59 North Moore st. The present building at Nos 61-63 North Moore st will be renovated throughout and connected with a new structure to be erected at No. 59 North Moore st.

### REAL ESTATE NOTES

To lease, the offices on first floor of No. 56 Wall st, extending through to Pine st. See Wants and Offers.

Mr. P. C. Eckhardt, of 693 9th av, has returned from a three week's trip through Canada and Nova Scotia.

Mr. Nathan Hirsch, president of the Water Supervision Co., has returned from a four weeks' trip to Colorado.

Mr. A. M. Cudner, president of the R. M. Cudner Real Estate Co., has returned from a two weeks' vacation spent at Saratoga, N. Y.

Pease & Elliman, 309 Madison av, Manhattan, announce that Mr. F. R. Bain has been appointed manager of their business department.

Mr. Oscar W. Hamilton has recently opened an office at 251 5th av for the transaction of a general real estate and insurance business.

A renting man is wanted in a downtown real estate office, familiar with the district south of Canal st. See Wants and Offers.

The sale of the entire row of 3-family dwellings on Grant av and 166th st announced during the week appears in this week's conveyances.

Apartments from three to five rooms are most in demand on Lexington av., near 34th st. They command from \$13 to \$15 a room per month.

W. H. Deboey, of the Times Building, Broadway and 42d st, Manhattan, has been appointed general sales manager of Leonia Terrace, Leonia, N. J.

# WANTS AND OFFERS

## AT \$25,000

An opportunity to purchase a bargain; NO. 65 WEST 83D ST., BETWEEN CENTRAL PARK WEST AND COLUMBUS AV., four-story, high-stoop private house; brownstone and brick front, foyer hall, laundry, and butler's pantry extension; lot 16.8x100.2; open plumbing; parquet floors; possession. Caretaker on premises, or N. L. & L. OTTINGER, Room 602, 31 Nassau St.

## FREE LABOR OFFICE

Competent Italian Laborers and Mechanics Supplied Free of Charge

BY THE

Labor Information Office For Italians  
59 Lafayette Street

Telephone, 1198 Franklin NEW YORK  
Send for circulars and application blanks

CASH CUSTOMER wants building or plot 100x100, suitable for heavy storage. JACOB A. KING, 51 W. 125th St., or 596 Broadway.

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 596 Broadway, N. Y., or West End, N. J.

PART of 125th St. store to let; first-class location. JACOB A. KING, 51 W. 125th St., N. Y.

149 W. 61ST ST., a four-story brown stone dwelling for sale. JACOB A. KING, 596 Broadway, or 51 W. 125th St., N. Y.

### TO LET - BUSINESS PURPOSES TO LEASE

The large, light and commodious offices on the FIRST FLOOR OF 56 WALL STREET, extending through to Pine Street, with vault and basement; also offices on upper floors if desired. Apply to WM. O. PLATT, 56 Wall Street, Room 401.

### WANTED

Position of responsibility with large Realty or Construction Company, or firm of Architects in New York City, by man of superior ability, years of experience; familiar with real estate financial propositions; appraise buildings; expert in construction, specifications and supervisions; can handle men to do things. Present remuneration of secondary importance to quality of connections, appreciation and increase. Address, EXPERT, 28-30 West 22d St., N. Y.

WANTED—Position, renting department, firm 14 to 42, by man of experience and good record; Salary; commission. "S. W.," Record and Guide.

Geo. W. Robinson is the buyer of 309 West 107th st, recently sold by Thomas Shanley through Hillenbrand & Nasoit.

A number of apartment hotels in the district between 27th and 30th sts have been opened within the last year or so and they all report renting as very good with prices well maintained.

Herbert J. Cantrell, of Jerome and Fordham avs, Bronx, says that renting in Fordham Heights has been excellent, and that the demand for apartments and 2-family houses in that locality is unabated.

For some time past real estate operators have been buying up corners on Madison av, south of 34th st, and have placed them in the market for sale and to lease for long terms for business purposes.

Judge Guy, of the Supreme Court, has appointed Terrance Sullivan receiver of the rents of 44 Allen st pending a suit brought by Samuel Scheindelman against the H. L. Feldman Realty Co. and others to foreclose a mortgage of \$6,800.

It is gratifying to the owners of business buildings on 5th av., above 23d st., the way stores, lofts and offices are being rented. The average price is between \$2 and \$2.50 a sq. ft., and it is difficult to procure a place of considerable size.

There is a strong undertone to the realty market in the section between 25th and 34th sts, Madison and Lexington avs. The property is in strong hands and it is predicted that there will be a material advance in values during the coming winter.

On lower 5th av., where there are still a few old dwellings that have not made way for business houses, it is customary for the owner to defray the cost of the alterations if for a short-term lease, but if for a long term, as 21 years, the tenant pays the bill.

There is a very good class of stores on Park av., above 59th st., and they draw their custom largely from the residential section west to 5th av. Store rents are high, but, judging from the small number of vacancies, there does not seem to be much trouble in securing tenants.

## Lawyers Title Insurance & Trust Company

**CAPITAL AND SURPLUS - \$9,500,000**

TRUST AND BANKING DEPARTMENT, 59 LIBERTY ST. } MANHATTAN  
TITLE DEPARTMENT, 37 LIBERTY ST. }  
Title Department and Trust and Banking Department,  
Brooklyn Branch, 188 Montague Street.

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

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

### OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.  
DAVID B. OGDEN, JOHN T. LOCKMAN, } Vice Presidents.  
LOUIS V. BRIGHT, }  
HENRY MORGENTHAU, }  
THORWALD STALLKNECHT, Treasurer.  
HERBERT E. JACKSON, Comptroller.

WALTER N. VAIL, Secretary.  
LEWIS H. LOSEE, Asst. Genl. Manager.  
ARCHIBALD FORBES, } Asst. Treasurers.  
U. CONDIT VARIOK, }  
GEORGE A. FLEURY, }  
FREDERICK D. REED, } Asst. Secretaries.

### EXECUTIVE COMMITTEE:

GEO. F. BUTTERWORTH, WILLIAM A. DAY, JOHN T. LOCKMAN,  
DUMONT CLARKE, WILLIAM P. DIXON, HENRY MORGENTHAU,  
EDWIN W. COGGESHALL, JULIAN D. FAIRCHILD, JAMES N. WALLACE.

A RENTING MAN is wanted in an established down-town real estate office to take charge of the outside renting. Very favorable terms to one with knowledge of the district south of Canal St. Apply Saturday. A. H. MATHEWS, 82 Nassau St.

Fine collection of Architectural Drawings and Photographs, giving details of famous buildings, arches, statuary, etc., the world over, to be sold cheap. Call or write L. S. MOORE, 100 Broadway.

WANTED—Women as general helpers in the wards of Fordham Hospital. Salary, \$15.00 per month and maintenance. Apply to Acting Supervising Nurse, Fordham Hospital, Southern Boulevard and Crotona Avenue. (37776)

TO LET—Storage room for builders. THOMAS CRIMMINS CONTRACTING CO., 444 E. 69th St., New York.

LADY experienced copying arch. drawings wants situation. 127 E. 7th St., Romeden.

WANTED—To purchase established real estate business or interest in same with good collections, by experienced broker; unquestionable standing. NEWALL, c/o Record and Guide.

## Hudson Mortgage Co.

(Organized Under the Banking Law)

170 BROADWAY

CAPITAL \$500,000

GOOD SECOND MORTGAGES  
PURCHASED AND SOLD

FOR SALE—Robinson's Atlas of New York, Vols. 1, 3, 4; of Manhattan Island, Vol. 4. Robinson and Pidgeon Atlas of New York, Vols. 5, 6, 7.  
Bromley's Atlas, 3d edition, and owners' names; Battery to 155th st; also a map of bay and harbor. McGUIRE, 2880 Broadway.

### NEW BUSINESS

Can be obtained by advertising in the RECORD AND GUIDE.

An old landmark in 30th st, east of Madison av, is doomed to go. Occupying part of a 34-ft. lot is a 3-sty frame dwelling which is being used at the present time, and very appropriately, as an antique shop. This property was sold about two years ago, and that sale was the first in about fifty years.

It is reported that Geo. B. Wilson, of Philadelphia, is the buyer of the six 5-sty flats at the junction of West 125th st and Hancock pl, sold recently by Leopold Weil for Harry Shwitzer.

Wood, Harmon & Co. sold 11 of the 2-family houses just completed in 44th and 45th sts, near 18th av, Flatbush, Brooklyn. The buyers are Andrew Olsen, William C. and Walter Nida, John S. Mirth, August West, Edward J. Plant, Mrs. Mary V. McLaughlin, E. J. Plant, Jr.; Eugene La Voe, Mary J. Tatten and Mrs. M. Whaley.

Wilgus, Kelly & Co., who recently opened spacious real estate offices at 3 East 14th st, appear to be well satisfied with the present and future outlook of the firm's business. Messrs. Wilgus & Kelly were formerly with Osgood, Pell & Co., 5th av, and are well known in real estate circles. With them are associated S. H. Hannan, broker, and W. F. Beal, the prominent operator.

John Donnelly, who was the broker in the sale of the north-west corner of Lexington av and 30th st, reports that there is in course of construction a 6-sty building for the use of the School of Applied Design for Women, which will be opened about January 1 next. The list of officers and directors includes Messrs. Henry B. Wilson, Charles G. Emery, Frank Tilford, Elihu Root, Archer M. Huntington.

Mr. David A. Clarkson, of Ogden & Clarkson, 60 Liberty st, Manhattan, in alluding to the quiet condition of the realty market, expressed the belief that the present situation is due in no small degree to the attractions in the stock market. In support of this theory he pointed to the large gain in the num-

ber of holders of New York Central stock which has increased within the last year from 9,000 to 15,000.

That part of the city bounded by 5th and Park avts., and 60th to about 90th sts., is practically devoted to private dwellings of the most advanced type. Everything that has been found for the comfort of the owner has been utilized to advantage, and that section is the "show part" of town. There are some apartments on Madison av. in this district, but they are few and far between and of the highest type.

A position is desired by a man familiar with real estate and who is an expert as well in construction. Another position is wanted by an experienced renting man with a good record. See Wants and Offers. It will also be noticed there that an opportunity is offered to dispose of an interest in an established real estate business, and an advertiser wishes it known that he has storage room for builders to let. In the same column attention is called to a set of atlases which are offered for sale.

Those private dwellings that are in the course of construction on 5th av., above 59th st., and on adjoining side streets, are being built according to the fashion of the present year; namely, white marble. The fashion changes frequently, and it is only a very few years ago that red brick with white trimmings supplanted the brownstone building, and the fashion to follow was light brick; then came the lime-stone front, and now white marble, which, by the way, goes back to the style of about 1875. The combination certainly makes a "city beautiful."

There is rather a unique building in the course of erection at 27 and 29 East 30th st. The entrance is through 121 Madison av., and, in reality, it is an addition to that building. The new addition is arranged as a 2-story house, part of each apartment being on two floors. The tenant that occupies the first floor front has his bed rooms and bath on the second floor back, while the occupant of the second floor front has his bed rooms on the first floor back. There are three rooms and bath to an apartment, and two apartments to a floor. The plot is 40 ft. front, so the rooms are all large and light. The parlors average nearly 20 ft. square, while one bed room is 16x22 ft., and the other 14x20. There is no provision for housekeeping, and it is classed as a bachelor apartment house. There has not been a vacancy in No. 121 Madison av. in sixteen years, though there have been some changes of tenancy during that period. Rather an unusual condition of affairs. A. O. Heddick is the architect.

## THE AUCTION MARKET

THE past week's auction offerings were of a greater variety than was contained in the budget for the preceding period. In addition to the monotonous legal sales the list included several of a voluntary nature for which good prices were realized. On Monday Bryan L. Kennelly sold to C. W. Wilonick for \$11,300 a 3-sty brick building, 22.10x56.5, at 716 Washington st. Another parcel at 413 Lenox av, 25.5x90, a 3-sty dwelling, was knocked down by the same auctioneer to Ernest M. Strong at \$25,600, considered a satisfactory figure. At the stand of Joseph P. Day, Nos. 10 to 20 West 138th st, three 6-sty brick tenements were struck off to the plaintiffs, Isaac Lieberman and Harris Friedman for \$134,701. The amount due on judgment in this case was \$2,119, subject to other mortgages for \$119,135. On Tuesday no business was transacted in the auction room, but at the Court House in White Plains Bryan L. Kennelly sold about 327 acres of land in north Yonkers for \$177,300, averaging nearly \$540 per acre. This parcel was offered as a result of a foreclosure suit brought by the estate of Collis P. Huntington against Francis H. Kneeland. There being no competition the plaintiff secured the property. On Wednesday, among other properties, Mr. Day sold in foreclosure a parcel at the northwest corner of 2d avenue and 3d street, 24x100, a 4-sty brick building, with store, to Wm. H. Davidow for \$40,500, and at another sale of a like nature he struck off a vacant plot, 50x100, on the south side of 236th st, 100 ft. east of Keppler av to J. B. Powers for \$1,700. The third instalment of the Kneeland property was also sold on Wednesday. It consisted of 76 lots on Aqueduct, Harrison and Tremont avs, Macomb's road and 176th st, and was knocked down by Bryan L. Kennelly to the plaintiffs on a bid of \$160,000.

### The Truth Distilled.

Once in a while the truth plumps out concerning some of the much acclaimed "suburbanettes." For example, as it can be found unadulterated in a recent Mount Vernon weekly:

"Let us be honest among ourselves. Can we, in view of present conditions, conscientiously urge those who are not now of us to share our lot? What have we to offer? Here are a few of the inducements: The poisonous water, the obnoxious and dangerous trolley service, the lighting extortion, the excessive railroad charges, the ice swindle, the exorbitant rents, the unparalleled apathy of the people concerning these ills and their entire indifference to all municipal questions. Until conditions are changed Mount Vernon seems to be a place to get away from."

Does any other little sister wish to speak?

## Managing an Apartment House—II.

To the Editor of Record and Guide:

My experience in managing property for the last ten years or more, both as a clerk in several offices, and managing property directly for the owners, has proven to me that it is not essential that an agent's office be located near the property over which he has absolute charge and sole management. In fact, I can quote many instances when the management of a house has received more careful attention, and the premises more regularly visited when the same is at a distance from the agent's office, than when across the street or around the corner. It is true that successful results depend largely on the character of the janitor, and it is essential that the managing agent be sufficiently discerning to select the proper man.

When one is hunting for an apartment the matter resolves itself into three heads: 1, locality; 2, price; 3, appearance.

The prospective tenants having decided on the neighborhood in which they wish to locate, make a thorough search for apartments within their means, making a mental note of those which are the most attractive in appearance, inquiring not only at the house showing the agent's sign, but also where an entrance is clean and shows careful attention. If the price and the arrangement is satisfactory, the prospective tenant, usually the wife, communicates with her husband or makes an appointment for the agent to meet her husband at his office, which is invariably downtown, and if references are satisfactory the lease is signed. This applies to one class of apartments as well as to another.

I claim that all New York improved property can be managed, considering all the conveniences for travel and telephone, just as successfully from a distance, as well as with an office on the premises.

WILLIAM S. DENISON.

141 Broadway, Manhattan.

### Continued Lot Buying on Staten Island.

Wood, Harmon & Co. recently compiled a statement showing the results of their 15 months' operations at South New York, Richmond Borough. The total number of lots sold at that time equaled 4,208, the aggregate selling price being \$1,259,150, and the average price per lot about \$300. In all 25 houses have been erected or are now in course of construction, of which 12 were completed and sold for \$62,820. The building fund now totals \$40,000 and will eventually amount to \$100,000. It will be divided among those who actually start building during the first five years from the beginning of the undertaking. The chief tracts which have been opened are Additions 1, 2, 3 and 4, the first two having been almost entirely sold, and the third nearly so. At this rate it will take but a short time to close out the entire holdings of the company at South New York.

### A Bronx Catechism.

(Answers by the North Side Board of Trade.)

When was the District of Morrisania annexed to New York City?—In 1874.

When was the District of Chester annexed?—In 1895.

What City Department first had jurisdiction west of the Bronx River?—The Park Department, from 1874 until 1891.

What Department succeeded the Park Department?—The Department of Street Improvements, established in 1891.

When was the Borough of the Bronx created?—With Greater New York, in 1898.

What is its area?—Forty-two square miles.

What is its population?—400,000.

Is it a good place to live in?—Yes; cottages, 2-family houses and flats, provide homes for all tastes and pocket books.

What are the opportunities for higher education?—The New York University, Fordham University, and numerous academies and business colleges.

Are its churches numerous?—There are over 150; all denominations.

Is it a manufacturing centre?—Yes; the factories being chiefly in the lower section.

What are the shopping facilities?—Large and well stocked stores afford excellent opportunities for shopping to advantage.

What are the opportunities for business enterprise?—Its close proximity to the heart of New York City, with its enormous purchasing power of manufactured goods for home consumption, distribution and export; and the abundant supply of all classes of labor.

What facilities are offered to manufacturers?—The main railroads of the United States have freight terminals here. Products can be shipped in bulk by rail and water to all points.

What are the commercial advantages?—An excellent water front on three sides, Hudson, Harlem and East rivers and Long Island Sound and their tributaries; about 59 miles.

What is its foremost civic organization?—The North Side Board of Trade, composed of 400 of its leading business and professional men, organized to promote the commercial, industrial and material prosperity of the borough.

What are its possibilities?—Almost limitless; not being an island, but part of the mainland of the great Empire State,

"No pent-up Utica contracts our powers,  
But the whole boundless Continent is ours."



# OF INTEREST TO PROPERTY OWNERS.

## The Water-Meter Test Case.

VIEWS OF THE COUNSEL OF THE UNITED REAL ESTATE OWNERS ON THE KEOGH DECISION.

THE Department of Water Supply several months ago issued a large number of orders, requiring the owners of tenement houses in which there were stores to install water-meters "on pipes supplying the store floor, basement and yard of the premises." Under the construction placed by the department on the law, the Department claimed power to require a meter in every house in which there was a store, and it was frankly stated by the Water Register that orders would be issued in every such case. Hundreds of members of the United Real Estate Owners' Associations received these notices.

The statute under which the Commissioner derives his power is the following:

Section 475 of the Greater New York Charter:

"The commissioner of water supply is authorized in his discretion to cause water meters, the pattern and price of which shall be approved by the Board of Aldermen, to be placed in all stores, workshops, hotels, manufactories, office buildings, public edifices, at wharves, ferry houses, stables and in all places where water is furnished for business consumption, and if authorized to, either by resolution or ordinance of the Board of Aldermen, in all apartment houses, tenements, flat houses and private dwellings."

The Department claimed the right not only to meter the stores, but the apartments in the rear of stores, basements under the stores, toilets and sinks in the hall on the store floor, toilets and all other fixtures in the yard, etc. In other words, all of the fixtures on the store floor, basement and yard of the premises. The owner was given thirty days in which to comply with the order and upon failure to do so, the orders would be promptly issued to the City Plumber, who installed meters and charged the expense as a lien upon the premises. The charges of the City Plumbers in these cases were notoriously exorbitant.

In order to test the power of the Commissioner and to prevent the enforcement of what were considered unlawful orders, the United Real Estate Owners' Association decided to institute and prosecute to final judgment a series of test cases. The case of Smith vs. O'Brien was accordingly selected.

Mr. Adolph Bloch, of No. 99 Nassau st., counsel for the United Real Estate Owners' Association, upon being interviewed by a representative of the Record and Guide, with reference to the recent decision of Justice Keogh in this case, gave this account of the matter:

"The Department had issued orders requiring the installation of water-meters in premises No. 302 West 20th st., 191-93 8th av., 259 West 19th st., and 263 West 19th st., in this city. These premises presented all the questions sought to be decided. Some of the stores had apartments in the rear thereof, separated by solid wall partitions. These were occupied by the tenants of the stores, and contained the usual water fixtures, laundry tubs, toilets, sink, etc. Other stores in these premises were occupied wholly independent of any apartment. In all of the houses there were toilets either in the halls or in the yards, used jointly by the tenants of the stores and of the apartments above.

"We desired to bring the matter fairly and squarely before the Court for a decision. An application was made and granted for a preliminary injunction and an order to show cause why an injunction should not be issued *pendente lite*. This motion was argued before Mr. Justice Davis, who decided, upon the affidavits and briefs submitted, in favor of our contention and granted an injunction, restraining the Department from enforcing the order until final judgment had been rendered upon the trial of the case.

"It was the contention of the City upon the trial of the case, which was held before Judge Keogh, of the Supreme Court, briefly stated, that the Commissioner had authority to meter any water to which the tenant of any store has access. In other words, if the store was used as a stationery store, in which there were no fixtures and the store-keeper occupied the apartment in the rear of the store as a dwelling for his family and himself, using the water supplied in the apartment for domestic purposes and occasionally for use in the store, washing windows, scrubbing floors, etc., then the Department had authority to require the metering of the supply pipes in the apartments, because the tenant had access to such pipes and might, and in some cases would, use the same for a purpose connected with his business. Because a tenant of the store had access to the toilets in the yard, even though they may be used jointly with other tenants, yet, it was contended, that the City had a right to require them to be metered.

"I contended, as counsel for the plaintiff, that the language of the Statute was clear as to the intention of the Legislature. Water-meters should, in the discretion of the Commissioner, be required in stores, workshops, hotels, manufactories, etc., and places where water is furnished for business consumption, but

should not be required to be placed in apartment houses, tenement houses and yards, except upon the authority of the Board of Aldermen. The effect of the order as referred to would be to place them in tenement houses. The reason for the distinction made by Section 475 is sufficiently obvious and familiar to the people of the City and has frequently been adverted to at hearings before the Legislature and the Board of Aldermen, when suggested changes of the law on this subject have been brought forward; namely, that it is public policy to curtail the waste of water furnished for business purposes and to encourage the use of water furnished for domestic purposes. In our crowded tenement districts, people would not keep clean if the water they used were to be paid for by measure. On this ground, all of the recent attempts to increase the power of the Commissioner in respect to the metering of tenement houses have failed. If the theory of the City were to prevail, this distinction of the law would be utterly ignored and apartments of store keepers and tenement houses would be required to be metered if they happened to be on the same floor as a store or near to it.

"It is to be noticed that Section 475 of the Charter does not authorize the Commissioner to regulate by water-meter all water used for business consumption, or all water that is furnished for business consumption, and it does authorize him "to cause water-meters to be placed in all stores, workshops, hotels, manufactories, office buildings, public edifices, at wharves, ferry houses, stables, and in all places where water is furnished for business consumption." It was evidently the intention of the Legislature to have water which is furnished for all purposes of business regulated by meters. The Statute enumerates some such places where water is used for business purposes, as stores, work shops, hotels, etc. It omits others, as theaters, opera houses, etc. It refers to them by the general description: "places where water is furnished for business consumption." The expressions given "stores," "ferry-houses," etc., make it perfectly clear as to what sort of "places" are referred to. Dwelling apartments and tenement houses are not "places in which water is furnished for business consumption," according to the proper interpretation of the Statute. It is not possible to meter every drop of water used for business and leave un-metered every drop used for domestic purposes, because a small quantity of water may be occasionally deferred for other purposes. Stores in which there are water fixtures through which water is furnished for business consumption would, therefore, be metered, but only such stores and not other portions of the premises.

"Judge Keogh, on the trial of the case, after hearing all of the witnesses and proofs presented by both the plaintiff and the defendant, and after consideration of the briefs submitted, rendered a decision sustaining our contention. He signed findings, and judgment was accordingly entered, by which it was adjudged that the Commissioner of Water Supply had no power to require the metering of any portion of the premises except the store proper, in which water fixtures were contained and by which water was actually furnished for business consumption. In other words, the apartments in the rear, toilets in the yard, used in common by the tenants of the house, etc., need not be metered, and the orders of the Department in that respect are absolutely null and void. The Corporation Counsel had concluded not to take an appeal and his time to do so has expired, so that the construction placed by the Supreme Court upon Section 475 of the Charter is now the law.

"I think that by the conduct of this case to a successful conclusion, the United Real Estate Owners' Association has rendered an important service to realty interests throughout the City. There are many houses in the City of New York, in which all of the fixtures throughout the house have been metered in obedience to former orders of the Department. In my opinion, the owners have unquestionably the right to disconnect the meters from all fixtures, except from those actually in the store itself. Mr. Ira J. Ettinger was associated with me in the conduct of this litigation. At our suggestion, committees have been appointed by the various local organizations constituting the United Real Estate Owners' Association for the purpose of considering the individual cases of members. In our opinion, the effect of the decision is that not only are the owners relieved from the burden of metering rear apartments, toilets, etc., but, in all cases where this work had been done pursuant to the orders issued, such portions of the premises may be disconnected from the meter.

"The grave question is also presented, whether the orders issued by the Department in the usual form are not absolutely illegal, and, consequently, the enforcement thereof by the Department was unwarranted by law, and we have now under consideration the advisability of instituting further actions for an adjudication declaring the charges made by the City Plumbers as unauthorized and to require the Department to cancel them as liens against the premises."

## Oppose Extension of Fire Limits.

REALTY interests and residents of the Bronx are thoroughly aroused over the proposed extension of the fire limits in that borough, for if the new lines suggested by the Underwriters and the Fire Department are actually established the construction of frame buildings will be prohibited in that portion of the Bronx south of Fordham rd. and Pelham av., with the exception of the section of Eunt's Point east of Spofford av. and Casanova st. It is argued that the proposition is ill-timed, unnecessary, and not adaptable to the era. A large part of the territory in question has already been given over to villa construction, and extensive property interests are desirous of continuing this class of improvement as heretofore. Should the proposed change become operative it is said that it will undoubtedly retard building of every sort in the West Bronx for several years to come, because of the increased cost of construction thereby.

Perhaps the greatest hardship would be felt by the small home seekers, many of whom have been planning to improve their vacant lots with moderate cost cottages and two-family houses. If the proposed extension of the fire limits is established they will be compelled to adopt other and more expensive building materials or dispose of their holdings, perhaps at a loss. This would result in the migration of a large number of desirable but disappointed citizens to places beyond the boundaries of the city. Not only would its influence be inimical to the best interests of the municipality, but harmful as well to both real estate and building activities within the territory affected.

In commenting on the situation Mr. Herbert J. Cantrell, of Jerome and Fordham avcs., said he was of the opinion that the Committee on Fire Limits had taken up the subject prematurely, and that if the recommendations of the Fire Committee were adopted lot-owners would be subjected to considerable hardship. As far as building is concerned, Mr. Cantrell is also of the belief that the extension of the fire-limits would act as a deterrent in this respect for the next five years. The present is no time for brick construction, he affirmed.

So far as the Middle Bronx is concerned, there is less opposition to the new fire line, although Mr. W. L. Varian, of 2777 Webster av., said that it would surely drive out the two-family house builder, and have a tendency for a while to interfere with the sale of vacant lots. The latter opinion is shared in by Mr. Walter E. Brown, of R. I. Brown's Sons, 3428 3d av., who said in unmistakable terms that the matter was being carried too far, and would, besides injuring the prospects for the sale of vacant property, discourage home-seekers and put a damper on many projected building operations.

It is the concensus of opinion, however, that frame building in rows should be prohibited, but that the construction of frame villas or single or two-family cottages of the detached order on plots fronting not less than 50 ft. should not be interfered with.

### POSITION OF THE CIVIC LEAGUE.

Mr. W. W. Niles, of Niles & Johnson, 11 Wall st., President of the Civic League of the Bronx, informed the Record and Guide that the chief reason why the league is opposed to the extension of the fire limits is the belief that such extension is unnecessary and on account of existing conditions would be extremely harmful.

The Bronx will be without adequate transit facilities for many years to come, and the massing of population will exist only in the immediate vicinity of the existing transit lines. The rest of the Borough for a long time to come will have a population of little relative density and which will call chiefly for small residences and detached two-family houses. These should preferably be built of frame, not only on account of the original expense of building, but because they will be temporary and must eventually give way to more substantial buildings.

To extend the fire limits as proposed, would be to practically put an end to any further development throughout the greater part of the Borough, included within such extended fire limits, and would be a mistake which would cause enormous loss, from which the Borough in all likelihood would never recover. The prospective enormous increase in transit facilities to New Jersey and Long Island make it imperative that this mistake should not be committed. It might be well as a compromise measure to prohibit the erection of any frame building to accommodate more than two families anywhere within the Bronx.

### Harlem Property Owners' Association Meeting.

At a meeting of the Harlem Property Owners' Association, held on Friday evening, Sept. 13, at their rooms, No. 147 East 125th st, a committee was appointed to recommend to the committee appointed by the judges of the Municipal Court to revise their rules, and of which Justice Lauer is chairman, certain modifications in regard to Landlord and Tenant cases, as to the granting of time in hold-over cases when the first of any month falls on a Sunday or holiday, or when the first and second fall on a Sunday and Monday, as in September; the appearances of the judges on the bench at 9 A. M. sharp and not the clerk, and that when the judge is absent from court some other judge be assigned to his place. The question of the recent water meter decision, and also the excessive city plumbing charges, were matters also taken up.

## Washington Heights Taxpayers.

A MEMORANDUM OF THE MATTERS WHICH THEY WILL TAKE UP AND HOPE TO ADVANCE THIS FALL.

AMONG the matters to be considered by the Washington Heights Taxpayers' Association this fall are several of considerable importance to property interests, notably some relating to the increase of traffic facilities and transfers. The members of the association meet in the Corrigan Building, 157th st. and Broadway, on the fourth Friday of each month, and committee meetings are held on the second Wednesday. Reginald Pelham Bolton, the distinguished consulting engineer, is now filling the office of Secretary of this association. Mr. Bolton's business address is at 527 5th av. Among his other works he is consulting engineer for certain parts of the construction of the Grand Central Depot. It is a pleasure to note that so many building and real estate experts take an interest in our local taxpayers' societies.

The following are some of the important subjects of general interest with which this association is now dealing:

1. Increase of train facilities on the Subway system.
2. Extension of express and local train service on the Subway beyond 137th st.
3. The opening of the Subway extension to Van Cortlandt Park.
4. Establishment of union station at 221st st, Marble Hill.
5. Improvement and extension of the Hudson River Railroad and abolition of grade crossings.
6. Establishment of adequate passenger service on the Hudson River Railroad to 30th st.
7. Transfers between Subway and Elevated systems at 66th st. Additional station on 8th av Elevated line at 150th st.
8. Transfers between Subway and the Kingsbridge surface line at 168th st.
9. Increase of surface railroad facilities on Amsterdam av.
10. Extension of Union Railway surface line on 155th st to Amsterdam av.
11. Opening of Fordham swing bridge, and extension of trolley service on 207th st.
12. Provision of escalators at Subway stations, 168th st and 181st st, and at 155th st Elevated.
13. Additional stairways at the 137th st, 145th st and 157th st Subway stations.
14. Removal of vent houses at 135th st and 142d st.
15. Tree planting on Broadway north of 157th st.
16. Removal of telegraph masts and overhead wires on Broadway and Av St. Nicholas.
17. Care and planting of the Broadway central parkways, 136th to 167th st.
18. The carrying out of the recommendations of the City Improvement Commission relating to Washington Heights, including the acquisition of Inwood Hill Park, the widening and parking of 181st st and the parking of Dyckman st.
19. The commencement of the work of improvement of Riverside Drive, from 155th st to Spuyten Duyvil.
20. Advancing the work for the Hudson Memorial Bridge and the Fulton Memorial Viaduct.
21. Acquisition as parks of all lands west of Riverside Drive.
22. Preservation of Audubon Park, and establishment of Ornithological Museum in Audubon's old residence.
23. Improvement of parks, Fort Washington, St. Nicholas, Colonial, Speedway, Highbridge and Fort George.
24. Extension of the snow-removal schedule, established last year by action of this association.
25. Numbering of all buildings in accordance with the ordinance recently established.
26. Provision of drinking water supply in the Subway and Elevated stations.
27. The association will also be called upon to deal with the proposal to close public thoroughfares in the interests of the storage yards and shops of the Interborough Railway Co. at 218th st and 9th av; also to take steps to abate nuisances created by flat wheels on surface cars, the smoke nuisance on Hudson River Railroad, the public bathing places near sewer outlets, the regulation of amusement resorts, and infractions of Health Department regulations.
28. As in the past, special and standing committees have in hand numerous matters relating to public interest, such as opposing undue assessment and taxation of the locality, urging proper police protection, repaving streets and sidewalks, street cleaning and ash removal, street lighting, sewerage, street openings, etc.

## Public Works.

### BRONX PETITIONS.

Petitions for the following indicated improvements have been filed with the local boards in the Bronx:

- Repairing sidewalks on 149th st and Mott av. Estimated cost, \$600; assessed valuation, \$54,000.
- Regulating, grading, etc., west of 162d st, between Summit and Ogden avcs. Estimated cost, \$5,800; assessed valuation, \$79,570.
- Erecting guard rails on Webster av. Estimated cost, \$250; assessed valuation, \$60,000.
- Paving with asphalt and granite block Broadway, from Spuyten Duyvil Creek to the city line. Estimated cost, \$250,000; assessed valuation, \$903,380; Union Railway Co.'s share, \$59,670.
- 683. Acquiring title to the lands necessary for Van Cortlandt Park South, from Mosholu Parkway to Broadway, where not heretofore acquired.
- 669. Laying out an extension of Depot pl, from Sedgwick av to West 169th st, to a width of 30 ft., as per diagram. On August 22 this matter was laid over to this date at the request of petitioners' counsel.
- 664. Broadway, paving with asphalt blocks on concrete from Spuyten Duyvil Creek to the north line of the city, and with granite blocks on concrete in the centre thereof, where the grade is over 4 per cent., and setting curb where necessary.
- 684. Acquiring title to the lands necessary for Beach av, from Gleason av to Bronx River av.
- 685. Acquiring title to the lands necessary for Tremont av, or East 177th st, from its present terminus at Fort Schuyler road to the Long Island Sound at Locust Point.

686. Acquiring title to the lands necessary for opening Throggs Neck Boulevard, from Eastern Boulevard to the East River.

687. Acquiring title to the lands necessary for opening Fort Schuyler road, from Westchester Creek to the East River, and the shore drives from Fort Schuyler road to Fort Schuyler Park.

688. Acquiring title to the lands necessary for Throggs Neck sq. bounded by Throggs Neck Boulevard, Dewey av, Sampson av and Fort Schuyler road, and intersected by Tremont av or East 177th st.

#### Bronx Sewer Work.

Bids are to be opened on Sept. 26 for sewer construction in the following streets:

Valentine av, from 201st st to Bedford Park Boulevard.  
Waterloo pl, from 175th to 176th st.

Anthony av, from Burnside av to 180th st.

West 170th st, from Boscobel to Inwood av.

East 235th st, from Keppler to Mt Vernon av.

Lawrence av, from 167th st to Lind av.

White Plains road, from Neil to Morris Park av.

Bids for paving contracts will be received for:

Concord av, from 141st to 142d st.

Honeywell av, from Tremont av to 182d st.

East 186th st, from 3d to Park av.

Cypress av, from 138th to 143d st.

Fairmont pl, from Prospect to Clinton av.

East 176th st, from 3d to Park av.

East 137th st, from Willow av to Southern Boulevard.

Bids for regulating and grading the following streets will also be opened:

Randall av, from Leggett av to Bronx River.

Macombs road, from Aqueduct av to Featherbed lane.

East 199th st, from Bainbridge to Jerome av.

Summit pl, from Boston to Heath av.

Johnson av, from Kappock st to 227th st, and Spuyten Duyvil road, from Johnson av to West 230th st.

East 147th st, from St. Mary's pl to Southern Boulevard.

East 199th st, from Webster to Marion av.

Popham av, from 176th st to Montgomery av.

Also, for the reletting of the remaining work on the Webster av storm relief sewer, a 7-ft. tunnel construction, which extends from Webster av west to the Harlem River. The original contractor, Wm. F. Flanigan, has died, and his heirs resign the contract, which has been in a large measure executed.

#### House Numbers.

A recently adopted ordinance relates to the conspicuous numbering of buildings in Manhattan, which is one of the matters in which the Washington Heights Taxpayers' Association collaborated with the West End Association, but the requirements do not seem to be widely known to taxpayers.

Section 1. The owner of every building in the Borough of Manhattan, City of New York, upon a street to which street numbers have been assigned, shall cause the street number of the same to be plainly and legibly displayed in such manner that the same may be seen and read from the sidewalk in front thereof.

Sec. 2. Any person violating this ordinance shall be liable to a penalty of \$25, to be recovered in an action which shall be brought by the Corporation Counsel after giving thirty days' written notice to the owner of the building to comply with the ordinance. Such notice shall be given by depositing the same, together with a copy of this ordinance, in a postpaid wrapper in the New York post office, addressed to the owner of the building at the building.

#### Obstruction in Streets.

Where there is an obstruction of a permanent nature upon a public street, particularly where it is of long standing and a right to maintain it is asserted, a court of equity will entertain jurisdiction of the matter upon an injunction proceeding brought by the city. Where a permit for a vault contemplated an opening under, but not through, the sidewalk, and the ordinance in force when the permit was issued regulating such openings expressly limited them to the space within five feet of the building line, an opening through the sidewalk and beyond that distance constituted a nuisance per se. No lapse of time will deprive the public of its right to have an encroachment on a highway removed, where the encroachment does not extend to the full width of the highway and entirely cut off travel. Where it does not appear that the city at any time possessed authority to permit a certain encroachment upon a public street, it may not be inferred by lapse of time that a permit therefor was issued.

#### Large Profit in Police Farm.

It is understood that the Queens County Grand Jury is likely to investigate the facts connected with the acquisition of the police horse farm at Flushing. The city paid \$105,000 for the tract which consists of about 22 acres located in the vicinity of Kissena Lake. Previous to this purchase the same property was sold by Frederick Schumacher to James A. Hennessy for \$22,000. Mr. Hennessy was the representative of the Cortland Realty Company. The parcel then found a purchaser in Geo. A. Logan, who conveyed the property to Dr. E. P. Porter, who finally sold the tract to the City of New York as a police farm and stable.

#### New "Poor's Manual" Out.

The following are the members of the House and Real Estate Owners' Association. It is in all respects the most complete volume of the entire series, embracing 2,000 pages of condensed information concerning the railroad, street railway and industrial corporations of the United States.

## Allied Real Estate Interests and the Building Code

REAL ESTATE interests may be expected to give considerable attention to the report of the Building Code Commission when it appears and to ask for an opportunity to do this before the Aldermen take final action. From present appearances there will be no chance for property interests to be represented in the framing of the code in advance of the report, as real estate interests are not definitely represented. Apart from the representatives of the municipal government, only underwriters, architects, engineers and builders are charged with this work, and owners have no voice. In a report which the Law Committee has made to the Allied Real Estate Interests of the State of New York, the recommendation is made that the association not only concern itself with the building code revision but also with the charter revision soon to be undertaken. Throughout the city extends a feeling that property interests should be consulted and not ignored when such fundamental bodies as the Public Service, the Building Code and the Charter Revision Commissions are named.

The first subject which receives the attention of the Law Committee of the Allied Interests in its report is the matter of the amendments to the Mortgage Tax Law which were deemed necessary to perfect it. The committee prepared a draft of the bill which was introduced by Senator Page and Mr. Wainwright, and thereafter participated actively in the hearings before legislative committees on the subject, and had considerable influence upon the form of the bill which was finally passed and has become Chapter 340 of the Laws of 1907. This bill incorporates in the law the matters which were desired by this Association and perfects it in technical details.

In addition to this work the Committee held weekly meetings, at which all bills relating in any manner to real estate were examined and discussed, and reports were made to the Board from time to time as to the desirability of the proposed legislation and the form of the bills, with recommendation as to the action thereon. This work was valuable and in some measure influential, both in preventing undesirable legislation and in promoting desirable bills, especially in criticising proposed legislation on matters of form and technical detail. The Committee recommends that this work be made a permanent feature of the organization:

There is much legislation proposed each year which affects real estate directly or affects the procedure and substantive law relating to the ownership and evolution of real property which should be carefully examined and criticised, both for matters of substance and form. So far as your committee is advised, there is no other organized effort in the State to watch legislation on behalf of the real estate interests.

There are other subjects which should engage the attention of this organization and its law committee in the future. A commission is now sitting to revise the Building Code of the City of New York. The work of that commission should receive attention and arrangements should be made to protect the interests of real estate owners so far as they can be affected by the work of that commission and to make suggestions as may be advantageous to builders and owners of real estate.

The commission to revise the city charter may appropriately take up subjects which will affect the interests of real estate owners in various ways, and we should seek an opportunity to make suggestions to that commission upon the subjects which affect the interest of our members, especially as it may be possible through that commission to settle the subject of bay windows and other projections upon the public streets. If that subject be not settled in the charter revision, the settlement of it will be a very important activity in which this organization must engage during the next session of the Legislature.

A commission is about to be appointed to consider the advisability of introducing a title registration system in this State. This matter is important to our members, and this organization should be prepared to aid that commission with advice and information and to receive through that commission knowledge which will aid this organization in determining whether it would be advisable to adopt such a system in this State.

Rapid transit legislation, the examination of the revision of the real property law, and other subjects which will come up during the next session of the Legislature, will furnish plenty of work for the law committee which will act during the next year. All these subjects are important, and action on them will be necessary from time to time. For that action, the advice of your law committee will be necessary.

The committee expressed appreciation of the support and consideration which it has received from the Board and expresses to the President its thanks for his sympathetic, active and laborious co-operation with its work, and participation in its deliberations. The report is signed by Walter Lindner, Stanley W. Dexter, R. E. Babbage, E. F. Clark, Middleton H. Borland.

#### Delegates Elected.

The following are the names of the House and Real Estate Owners' Association of the 12th and 19th Wards elected as delegates to the United Real Estate Owners' Association for 1908; also the finance committee for 1908: Adolph Block, Henry Block, Geo. G. Banzer, John G. Bauer, Fred Boss, Geo. H. Beck, Marcus Beckmann, Jos. Ceyka, P. M. Clear, Herman Eisenkramer, Edward Engel, Chas. W. Eidt, Frank Eberhart, Aug. Ganzenmuller, Geo. Hedesheimer, Fred Kirchoff, Samuel Kopp, Wm. H. Mehlich, Louis Moeschen, Arthur Muhlker, Chas. Sayer, J. C. Steuer, B. H. Strauss, C. H. Schnelle, Ad. Scheibel, Rudolph Troest, John Volz, H. G. Wypa. The finance committee elected is composed of Rudolph Troest, J. Fred Boss and Chas. Rausch.



# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 14 to 28, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3: 22D WARD, SECTIONS 4 and 16; and 29TH WARD, SECTION 16. 11TH AVENUE—REGULATING AND GRADING, from 15th Street to Terrace Place, and 11TH AVENUE—CURBING, from 15th Street to 18th Street. 29TH WARD, SECTION 16. BEVERLY ROAD—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Flatbush and Bedford Avenues. JOHNSON AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, from Coney Island Avenue to First Street. AVENUE D—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Flatbush and Rogers Avenues. 30TH WARD, SECTION 18. 85TH STREET—GRADING, PAVING GUTTERS, CURBING AND RE-CURBING, between 1st and 4th Avenues.

HERMAN A. METZ, Comptroller, City of New York, September 12, 1907. (37779)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 14 to 28, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX:

23D WARD, SECTION 9. SEWER AND APPURTENANCES IN CLAY AVENUE, between East 166th and 167th Streets; in TELLER AVENUE, in FINDLAY AVENUE, and in COLLEGE AVENUE, between 165th and 167th Streets; in EAST 165TH and EAST 167TH STREETS, between Clay and Morris Avenues. COLLEGE AVENUE—SEWER, between East 163d and 164th Streets. EAST 137TH STREET—PAVING AND SETTING CURB, from 3d to Rider Avenues. SEWER AND APPURTENANCES IN EAST 164TH STREET, between Walton Avenue and Grand Boulevard and Concourse, and in GRAND BOULEVARD AND CONCOURSE (west side), between East 164th Street and Pond Place. BROWN PLACE—REGULATING AND PAVING, from East 135th to 138th Streets.

23D WARD, SECTION 10. EAST 162D STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Prospect Avenue to Westchester and Stebbins Avenues. EAST 138TH STREET—PAVING AND SETTING CURB from the west side of Cypress Avenue to the East River. ROBBINS AVENUE—PAVING AND CURBING, from 149th Street to Westchester Avenue. 23D WARD, SECTION 11. CHISHOLM STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Stebbins Avenue to Intervale Avenue. 24TH WARD, SECTION 11. SEWERS IN WEST 176TH STREET, between Harlem River and Sedgwick Avenue, and in SEDGWICK AVENUE, between West 176th Street and summit north of West 177th Street. EAST 178TH STREET—SEWER, from the Southern Boulevard to Prospect Avenue. EAST 183D STREET—PAVING AND CURBING, from 3d Avenue to Webster Avenue. SEWERS IN EAST 188TH STREET, between Arthur and Bathgate Avenues, and in LORILLARD PLACE between East 188th and 189th Streets. WATERLOO PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from East 175th to 176th Streets. CAMERON PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Jerome to Morris Avenues. LAFONTAINE AVENUE—PAVING AND CURBING, between Tremont Avenue and the Quarry Road at East 182d Street. ECHO PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Tremont Avenue to Echo Park. SEWERS IN THE GRAND BOULEVARD AND CONCOURSE (both sides), between East 183d and 189th Streets, and in FIELD PLACE, between Ryer Avenue and the Grand Boulevard and Concourse. EDGEWATER ROAD—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Westchester Avenue to West Farms Road. 24TH WARD, SECTION 12. EAST 197TH STREET—REGULATING, GRADING, CURBING, FLAGGING, FLAGGING A space of four feet wide, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, between Creston and Bainbridge Avenues. DECATUR AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from East 207th Street to Gun Hill Road. PARKSIDE PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, between East 207th Street and Webster Avenue, near 210th Street. 24TH WARD, ANNEXED TERRITORY. FIRST UNNAMED STREET EAST OF THE BRONX RIVER (Devoe Avenue)—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Tremont Avenue to 180th Street.

HERMAN A. METZ, Comptroller, City of New York, September 12, 1907. (37765-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 11 to 25, 1907, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF MANHATTAN:

22D WARD, SECTION 4. WEST 46TH STREET—REPAIRING SIDEWALK, in front of No. 50. COLUMBUS AVENUE—ALTERATION AND IMPROVEMENT TO SEWER, east side, between 74th and 75th Streets. 12TH WARD, SECTION 5. WEST 92D STREET—REPAIRING SIDEWALK, at No. 208. EAST 95TH STREET—REPAIRING SIDEWALK, at No. 140. 12TH WARD, SECTION 6. 118TH STREET AND LENOX AVENUE—RECEIVING BASIN, on the southeast corner. WEST 143D STREET—SEWER, between the Harlem River and Lenox Avenue. WEST 144TH STREET—SEWER, between Harlem River and Lenox Avenue. 12TH WARD, SECTION 7. 145TH STREET AND BROADWAY—RECEIVING BASIN, on the southeast corner. WEST 152D STREET—SEWER, between 8th Avenue and Macomb's Dam Road. 12TH WARD, SECTION 8. ST. NICHOLAS AVENUE—FLAGGING AND RE-FLAGGING SIDEWALK, east and west sides, between 169th and 181st Streets. WEST 161ST STREET—REPAIRING SIDEWALK, at Nos. 544, 546, 548, 574, 576 and 578. WEST 167TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from Amsterdam Avenue to Audubon Avenue. WEST 174TH STREET—SEWER, between Amsterdam Avenue and Audubon Avenue. SEWERS IN 203D STREET, between the Harlem River and summit west of Ninth Avenue; and in 9TH AVENUE, between 202d and 204th Streets. WEST 204TH STREET—SEWER, between Harlem River and 9th Avenue.

HERMAN A. METZ, Comptroller, City of New York, September 10, 1907. (37681)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 14 to 28, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF MANHATTAN:

7TH WARD, SECTION 1. SCAMMEL STREET—SEWER, between Madison and Henry Streets.

HERMAN A. METZ, Comptroller, City of New York, September 12, 1907. (37765-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 14 to 28, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF RICHMOND:

1ST WARD, RICHMOND TERRACE—TEMPORARY STORM WATER SEWER, from the easterly side of Columbia Avenue to Bodine's Creek. 3D WARD. REGULATING, GRADING, PAVING AND LAYING CROSSWALKS AND DISH GUTTERS IN HATFIELD AVENUE, from Richmond to Nicholas Avenues, and in LAFAYETTE AVENUE, SHARP AVENUE and ELM STREET, from Harrison Avenue to Hatfield Avenue.

HERMAN A. METZ, Comptroller, City of New York, September 12, 1907. (37765-3)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 18 to October 2, 1907, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX:

23D WARD, SECTION 9. REGULATING, GRADING, SETTING CURB STONES, FLAGGING SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, in FINDLAY AVENUE, between East 165th and 167th Streets; in COLLEGE AVENUE, between East 165th and 167th Streets; in EAST 166TH STREET, between Webster Avenue and Morris Avenue. 24TH WARD, SECTION 12. VILLA AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Southern Boulevard to Van Cortlandt Avenue.

HERMAN A. METZ, Comptroller, City of New York, September 17, 1907. (37795)

## PROPOSALS

Department of Health, Southwest Corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, City of New York.

SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 9.45 o'clock a. m. on WEDNESDAY, SEPTEMBER 25, 1907.

For furnishing all the labor and materials necessary or required to furnish and install certain steam cooking apparatus, a steam boiler and other fixtures, together with all necessary steamfitting and other work incidental thereto, in the dining pavilion on the grounds of the Tuberculosis Sanatorium at Otisville, Orange County, N. Y.

For full particulars see City Record.

THOMAS DARLINGTON, M. D., President; ALVAH H. DOTY, M. D., THEODORE A. BINGHAM, Board of Health.

Dated September 13, 1907.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks, until 3 o'clock P. M. on THURSDAY, SEPTEMBER 26, 1907,

Borough of Brooklyn. For furnishing and planting trees and shrubs in McLaughlin Park, Borough of Brooklyn. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37619)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock p. m. on THURSDAY, SEPTEMBER 26, 1907,

Borough of the Bronx. For furnishing and delivering ten thousand (10,000) linear feet two-pipe iron fence (No. 1, 1907) for parks, Borough of The Bronx. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock p. m. on THURSDAY, SEPTEMBER 26, 1907,

Borough of Brooklyn. For repairs and alterations to steam heating apparatus in the shelter house, Prospect Park, Borough of Brooklyn. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh street, Borough of Manhattan, the City of New York.

SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock A. M. on MONDAY, SEPTEMBER 23, 1907,

Borough of Manhattan. For furnishing and delivering five hundred (500) tons of anthracite coal for companies located south of Fifty-ninth street, Manhattan. For full particulars see City Record. FRANCIS J. LANTRY, Fire Commissioner. Dated September 10, 1907. (37633)

Department of Correction, No. 148 East Twentieth street, Borough of Manhattan, the City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Correction at the above office until 11 o'clock A. M. on THURSDAY, SEPTEMBER 26, 1907,

Borough of Manhattan. For furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles. For full particulars see City Record. JOHN V. COGNEY, Commissioner. Dated September 10, 1907. (37640)

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, the City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock noon on MONDAY, SEPTEMBER 23, 1907,

Borough of Brooklyn. For furnishing and delivering 100 draft horses. For full particulars see City Record. W. BENSEL, Commissioner of Street Cleaning. Dated September 9, 1907. (37625-1)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, the City of New York.

SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on THURSDAY, SEPTEMBER 26, 1907,

Boroughs of Brooklyn and Queens. For furnishing and delivering top soil or garden mould to parks and parkways in the Boroughs of Brooklyn and Queens. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37654-1)

DEPARTMENT OF DOCKS AND FERRIES.

Sealed bids for the placing of filling in rear of bulkhead wall at Blackwell Section, between 77th and 79th Streets, East River, Manhattan, will be received by the Commissioner of Docks at Pier A, North River, until 12 o'clock (noon), Monday, September 23, 1907. (For particulars see City Record.) (37745)

# HECLA IRON WORKS

# Architectural Bronze

### North 10th, 11th and 12th STREETS

AND

### BROOKLYN, - - - NEW YORK

# IRON WORK

## PROPOSALS.

Office of the Department of Parks, Arsenal Building, Fifth avenue and Sixty-fourth street, Borough of Manhattan, the City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M.

on  
**THURSDAY, SEPTEMBER 26, 1907,**  
Borough of Brooklyn.  
For furnishing and delivering topsoil or garden mould to various parks in the Borough of Brooklyn.

For full particulars see City Record.  
**MOSES HERRMAN,**  
President;  
**JOSEPH I. BERRY,**  
**MICHAEL J. KENNEDY,**  
Commissioners of Parks.  
(37647-1)

Office of the Department of Parks, Arsenal Building, Fifth avenue and Sixty-fourth street, Borough of Manhattan, the City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M.

on  
**THURSDAY, SEPTEMBER 26, 1907,**  
Borough of The Bronx.  
For furnishing and delivering timber (No. 4, 1907) for parks, Borough of The Bronx.

For full particulars see City Record.  
**MOSES HERRMAN,**  
President;  
**JOSEPH I. BERRY,**  
**MICHAEL J. KENNEDY,**  
Commissioners of Parks.  
(37647-2)

Office of the Department of Parks, Arsenal Building, Fifth avenue and Sixty-fourth street, Borough of Manhattan, the City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M.

on  
**THURSDAY, SEPTEMBER 26, 1907,**  
Borough of Brooklyn.  
For furnishing and delivering four thousand (4,000) cubic yards (double screened) Hudson River road gravel to Parks and Parkways, Borough of Brooklyn.

For full particulars see City Record.  
**MOSES HERRMAN,**  
President;  
**JOSEPH I. BERRY,**  
**MICHAEL J. KENNEDY,**  
Commissioners of Parks.  
(37661)

Office of the Department of Parks, Arsenal Building, Fifth avenue and Sixty-fourth street, Borough of Manhattan, the City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M.

on  
**THURSDAY, SEPTEMBER 26, 1907,**  
Borough of Brooklyn.  
For furnishing and delivering three thousand (3,000) cubic yards fine bank gravel on Bridle Path, Ocean Parkway, between Prospect Park and Coney Island.

For full particulars see City Record.  
**MOSES HERRMAN,**  
President;  
**JOSEPH I. BERRY,**  
**MICHAEL J. KENNEDY,**  
Commissioners of Parks.  
(37654-2)

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, the City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock noon on

**MONDAY, SEPTEMBER 23, 1907,**  
Boroughs of Manhattan and The Bronx.  
For furnishing and delivering 150 sets single cart harness.

For full particulars see City Record.  
**W. BENSEL,**  
Commissioner of Street Cleaning.  
Dated September 9, 1907. (37625-2)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Park Board at the above office of the Department of Parks until 3 o'clock p. m. on

**THURSDAY, SEPTEMBER 26, 1907,**  
Borough of Brooklyn.  
For repairs and alterations to boilers and hot water heating apparatus in the greenhouse, Prospect Park, Borough of Brooklyn.

For full particulars see City Record.  
**MOSES HERRMAN,**  
President;  
**JOSEPH I. BERRY,**  
**MICHAEL J. KENNEDY,**  
Commissioners of Parks.

Department of Bridges, Nos. 13 to 21 Park Row, Borough of Manhattan, City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Commissioner of Bridges at the above office until 2 o'clock p. m. on

**THURSDAY, SEPTEMBER 26, 1907,**  
For the construction and electrical equipment of the subway station tracks and the electrical equipment of the elevated railway tracks of the Williamsburg (New East River) bridge, over the East River, between the Boroughs of Manhattan and Brooklyn.

For full particulars see City Record.  
**JAMES W. STEVENSON,**  
Commissioner of Bridges.  
Dated September 12, 1907.

## PROPOSALS.

Department of Public Charities, Foot of East Twenty-sixth street, New York.

**TO CONTRACTORS.**  
**SEALED BIDS OR ESTIMATES** will be received by the Department of Public Charities at the above office until 2:30 o'clock P. M. on

**MONDAY, SEPTEMBER 23, 1907,**  
For furnishing all the labor and materials necessary to build and turn over to the Department of Public Charities, in perfect working order, a steamboat.  
For full particulars see City Record.  
**ROBERT W. HEBBERD,**  
Commissioner.  
Dated September 9, 1907. (37734)

Department of Health, Southwest Corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Board of Health of the Department of Health until 9:45 o'clock a. m. on

**WEDNESDAY, SEPTEMBER 25, 1907,**  
For furnishing all the labor and materials necessary or required to effect certain alterations and repairs to the Department Building, southwest corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, City of New York.

For full particulars see City Record.  
**THOMAS DARLINGTON, M. D.,**  
President;  
**ALVAH H. DOTY, M. D.,**  
**THEODORE A. BINGHAM,**  
Board of Health.  
Dated September 13, 1907.

**DEPARTMENT OF DOCKS AND FERRIES.**  
Sealed estimates for building an extension to Pier between 51st and 52d Streets, Brooklyn, Contract No. 1092, will be received by the Commissioner of Docks, at Pier A, Battery Place, until 12:00 o'clock noon, Friday, September 27, 1907. (For particulars see City Record.)

(37704)

Office of the Department of Parks, Arsenal Building, Fifth avenue and Sixty-fourth street, Borough of Manhattan, The City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M.

on  
**THURSDAY, SEPTEMBER 26, 1907,**  
Borough of Manhattan.  
For all labor and materials required for the erection and completion of an addition to the Metropolitan Museum of Art, to be known as the Library Wing (Addition G), located in Central Park, on the west side of Fifth avenue.

For full particulars see City Record.  
**MOSES HERRMAN,**  
President;  
**JOSEPH I. BERRY,**  
**MICHAEL J. KENNEDY,**  
Commissioners of Parks.  
Dated September 12, 1907. (37741)

Department of Public Charities, foot of East Twenty-sixth Street, New York.

**BOROUGHS OF BROOKLYN AND QUEENS.**  
**SEALED BIDS OR ESTIMATES** will be received at the office of the Department of Public Charities, foot of East Twenty-sixth street, Borough of Manhattan, in the City of New York, until 2:30 o'clock P. M. on

**MONDAY, SEPTEMBER 30, 1907,**  
For furnishing all the labor and materials required for the erection and completion of Coney Island Hospital, Borough of Brooklyn, The City of New York.

For full particulars see City Record.  
**ROBERT W. HEBBERD,**  
Commissioner.  
Dated September 17, 1907.

Office of the Department of Parks, Arsenal Building, Fifth avenue and Sixty-fourth street, Borough of Manhattan, The City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M.

on  
**THURSDAY, OCTOBER 3, 1907,**  
Borough of Brooklyn.  
For furnishing all the labor and materials necessary to repair asphalt roadways on Glenmore avenue and Eastern Parkway extension, also to resurface walks in Prospect Park, Borough of Brooklyn, together with all the work incidental thereto.

For full particulars see City Record.  
**MOSES HERRMAN,**  
President;  
**JOSEPH I. BERRY,**  
**MICHAEL J. KENNEDY,**  
Commissioners of Parks.

## OFFICIAL LEGAL NOTICES.

**ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD** of September 18 to October 2, 1907, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessment for **LOCAL IMPROVEMENTS IN THE BOROUGH OF BROOKLYN:**

**30TH WARD, SECTION 18, 65TH STREET—SEWER,** between 1st and 4th Avenues, and **OUTLET SEWERS** in 1ST, 2D and 3D AVENUES, between 64th and 65th Streets.

**HERMAN A. METZ,**  
Comptroller.  
City of New York, September 17, 1907. (37801)

## PROPOSALS.

Office of the Department of Parks, Arsenal Building, Fifth avenue and Sixty-fourth street, Borough of Manhattan, The City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M.

on  
**THURSDAY, OCTOBER 3, 1907,**  
Borough of Brooklyn.  
For furnishing all the labor and materials necessary to erect and complete a three rail post and pipe wire mesh fence in McLaughlin Park, Borough of Brooklyn.

For full particulars see City Record.  
**MOSES HERRMAN,**  
President;  
**JOSEPH I. BERRY,**  
**MICHAEL J. KENNEDY,**  
Commissioners of Parks.

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock M. on

**MONDAY, SEPTEMBER 30, 1907,**  
Boroughs of Manhattan and The Bronx.  
For furnishing and delivering forage.

For full particulars see City Record.  
**W. BENSEL,**  
Commissioner of Street Cleaning.  
Dated September 17, 1907.

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York. **SEALED BIDS OR ESTIMATES** will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock M. on

**MONDAY, SEPTEMBER 30, 1907,**  
Borough of Brooklyn.  
Contract for furnishing and delivering forage.

For full particulars see City Record.  
**W. BENSEL,**  
Commissioner of Street Cleaning.  
Dated September 17, 1907.

Department of Public Charities, foot of East Twenty-sixth Street, New York. **SEALED BIDS OR ESTIMATES** will be received by the Department of Public Charities at the above office until 2:30 o'clock P. M. on

**MONDAY, SEPTEMBER 30, 1907,**  
For furnishing all the labor and material necessary to remove two frame buildings from the grounds at City Hospital to the grounds at Metropolitan Hospital, and set up and complete said buildings ready for occupancy.

For full particulars see City Record.  
**ROBERT W. HEBBERD,**  
Commissioner.  
Dated September 17, 1907.

## PUBLIC NOTICES.

### NOTICE TO TAXPAYERS.

Department of Finance, Bureau for the Collection of Taxes, New York, September 2nd, 1907.

**TAXPAYERS WHO DESIRE TO OBTAIN** their bills promptly should make immediate written requisition (blanks may be procured in the borough offices), stating their property by section or ward, block and lot or map number, **making copy of same from their bills of last year.**

If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax. Each requisition should be accompanied by an envelope bearing the proper address of the applicant, **AND WITH RETURN POSTAGE PREPAID.**

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, of certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments. Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting on lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever borough the property is located, as follows:  
**John J. McDonough, No. 57 Chambers street,** Borough of Manhattan, New York  
**John B. Underhill, corner Third and Tremont avenues,** Borough of The Bronx, New York  
**James B. Bouck, Municipal Building,** Borough of Brooklyn, New York

**George H. Creed, corner Jackson avenue and Fifth street, Long Island City,** Borough of Queens, New York.  
**John De Morgan, Borough Hall, St. George, Staten Island,** Borough of Richmond, New York.

After receiving the bills, the taxpayer will see that they are properly rebated, then draw check for the net amount **TO THE ORDER OF THE RECEIVER OF TAXES,** and mail bill and check with an addressed envelope, **WITH THE RETURN POSTAGE PREPAID** to the Deputy Receiver in whichever borough the property is located.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

All bills paid during October must be rebated before payment.  
**DAVID E. AUSTEN,**  
Receiver of Taxes.

ADVERTISED LEGAL SALES.

(Continued from page 452).

Sept. 27.

98th st, Nos 334 and 336, on map Nos 336 and 338, s s, 99.6 w 1st av, runs w 50.6 x s 100.11 x e 50 x n 75.5 x e .06 x n 25.5, 5-sty brk factory. Wm M Kingsland agt Francis A Clark et al; Geo F Chamberlin, att'y, 31 Nassau st; Louis B Hasbrouck, ref. (Amt due, \$20,217.53; taxes, &c, \$1,365.01.) By Bryan L Kennelly.

Sept. 28.

No Legal Sales advertised for this day.

HERBERT A. SHERMAN REAL ESTATE AUCTIONEER, BROKER APPRAISER, AGENT GROUND FLOOR, ASTOR BUILDING 9 Pine and 10 Wall Street Uptown Office, 530 and 532 FIFTH AVENUE Corner 44th St., under 5th Ave. Bank Tel. Connections. Private Wire Between Offices

Sept. 30.

106th st, No 239, n s, 100 w 2d av, 25x100.11, 4-sty brk tenement. Mary Coepicus agt Alwine Ahnert et al; Adolph Bloch, att'y, 99 Nassau st; Edw J Dunphy, ref. (Amt due, \$11,008.85; taxes, &c, \$24.) Mort recorded Sept 4, 1905. By Joseph P Day. 222d st, late 8th st, n s, 505 e 4th av, and being gore lot 76 map Wakefield, Bronx, 71.6x114x100x—. Mercer Ramsay agt Geo H Hamm exr, &c, et al; Wm J Courtney, att'y, 189 Montague st, Brooklyn; Abram S Jaffer, ref. (Amt due, \$821.66; taxes, &c, \$130.) By Joseph P Day.

REAL ESTATE RECORDS

Key to abbreviations: 1st.—Q. C. is an abbreviation for Quit Claim deed. i. e. a deed wherein all right, title and interest of the grantor is conveyed, omitting all covenants and warranty. 2d.—C. a. G. means a deed containing a Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration and thus impliedly claims to be the owner of it. 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deed. 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 1907.

CONVEYANCES

September 13, 14, 16, 17, 18 and 19. BOROUGH OF MANHATTAN.

Broad st, No 76 | w s, 72.6 s Marketfield st, runs w Marketfield st, Nos 10 and 12 | 137.6 x n 70 to s s Marketfield st, x e 43.4 x s 32.4 x e 98.1 to Broad st, x s 38.7 to beginning, with all right, title and interest to strip on east being 5.2 on Marketfield st, x—x4.11 on rear x—, 5-sty brk and stone office and store building with 1-sty brk extension in Marketfield st. Fannie C Browning and ano to New York Produce Exchange. B & S. Aug 20. Sept 13, 1907. 1:11—19. A \$172,500—\$195,000. 305,000 Broome st, No 117, s s, 75 e Pitt st, runs s 80 x w 0.8 x s 20 x e 25.8 x n 100 to st, x w 25 to beginning, 5-sty brk tenement and store. Levy Sobol to Morris Kerber. Mort \$20,000. Sept 19, 1907. 2:336—11. A \$22,000—\$34,000. other consid and 100 Canal st, No 269, n s, 202 e Broadway, 25x112.9x25.7x107.5, 5-sty brk loft and store building. John A Bunting INDIVID and EXR Evalina M Bunting to Alfred C Bachman. Sept 16. Sept 19, 1907. 1:209—32. A \$43,000—\$55,000. other consid and 100 Charles st | n s, 162.1 e Bleecker st, 20x95, 3-sty brk Van Vest pl, No 12 | dwelling. Joseph Levy to Silvestro Montresor. Mort \$7,450. Sept 19, 1907. 2:621—72. A \$9,000—\$11,500. nom Cherry st, Nos 305 to 311 | s s, 95.10 w Clinton st, 97.2x118.9 to Water st, Nos 550 to 556 | n s Water st, x97.2x117.9, two 5-sty brk storage buildings. Mary W R Briggs to William L Gerrish. Q C. Sept 17. Sept 18, 1907. 1:246—33. A \$40,000—\$75,000. nom Cherry st, Nos 309 and 311 | (owned by party first part). Water st, Nos 554 and 556 | adj above on east (owned by party 2d part). Water st | Boundary line agreement. Wm L Gerrish with John Loyd. Aug 30. Sept 18, 1907. 1:246. nom Cherry st, Nos 305 and 307 (owned by party first part). Cherry st, s s, adj above on west (owned by party 2d part). Boundary line agreement. Wm L Gerrish with Michl Miller. Sept 16. Sept 18, 1907. 1:246. nom Cherry st, No 46 | n e cor Roosevelt st, 13.4x58.3x13.3x58.4, Roosevelt st, No 100 | 3-sty brk tenement and store. Union Construction and Realty Co to Frank H Quinby, of Brooklyn. N Y. Mort \$10,000. Sept 19, 1907. 1:111—15. A \$7,500—\$9,000. other consid and 100 Duane st, No 106, appraised at \$87,000. Broadway, No 393, appraised at \$125,000. Franklin st, Nos 98 and 100, appraised at \$90,000. West st, No 126, appraised at \$55,000. 1st av, Nos 1378 and 1380, appraised at \$60,000. 72d st, No 28 West, appraised at \$65,000. Certificate of payment of transfer tax of \$7,686.92 on total valuation of \$482,000. Patrick C Dugan, Deputy Comptroller of State, N Y, to Julia M Love for estate of John W Love decd. Sept 16. Sept 19, 1907. (Transfer tax liber.) Duane st, No 209, n s, abt 30 e West st, 25x29, 5-sty brk loft and store building. Earl G Pier to Pauline A Horn. All liens. Sept 11. Sept 13, 1907. 1:142—24. A \$10,000—\$14,500. nom Goerck st | w s, 13.2 n 3d st, runs n 102.10 x e 60 to 3d st, Nos 393 and 395 | e s Goerck st x s 102.10 x w 60 to beginning, being lands reserved for Goerck st, 2-sty brk building and store and vacant. The City of N Y to Charlotte H Dyer 1/4 part, Chas L Dimon 1-12 part, Rosalie D Lockwood 1-12 part, Ludovica D Graham 1-12 part, and Jessie T Philips 1-8 part and Frederic D Philips 3-8 parts. Q C. All title. All liens. Sept 13. Sept 17, 1907. 2:358. 12,000 Goerck st, w s, 124.9 n Broome st, strip, 0.3x100; also Strip 25 ft long 0.5 at n s 0.6 at s s and lying directly in rear of and adj No 31 Goerck st.

Abraham I Kantrowitz to Huldah Davidson. All right, title and interest. Q C. Sept 13, 1907. 2:327. 100 Gramercy Park East or carriageway, e s, 39.5 s 21st st, 39.5x80. Gramercy Park East or carriageway, e s, 78.10 s 21st st, 44x82.11, vacant, with all title to Gramercy Park. George Rehffuss to Anna Ward. Morts \$103,000. Sept 16. Sept 19, 1907. 3:876—21. A \$100,000—\$100,000. other consid and 100 Grand st, No 374 1/2, n s, 17.11 e Norfolk st, 17x80, 3-sty brk office and store building. Cornelius B Schoonmaker to the State Bank. B & S and C a G. Aug 31. Sept 19, 1907. 2:351—62. A \$18,000—\$23,000. nom Grove st, Nos 42 and 44, s s, 83 w Bleecker st, 42x100, two 3-sty brk dwellings. Jacob Roses to William Prager and Pincus Lowenfeld. Mort \$26,000. Sept 17. Sept 19, 1907. 2:588—18 and 19. A \$18,000—\$22,000. other consid and 100 Hester st, Nos 127 to 131, n s, 60 w Forsyth st, 60.1x50, 6-sty brk tenement and store. Louis Crieget et al to Jacob Sternstein. Mort \$78,250. Sept 13. Sept 19, 1907. 1:305—35. A \$40,000—\$70,000. exch and 100 Houston st, Nos 53 to 57 | s w cor Mott st, 63.4x82x64.4x76, Mott st, Nos 291 and 293 | three 5-sty brk tenements and stores. Thomas Rosson to Rocco M Marasco. Mort \$100,000. Sept 12. Sept 16, 1907. 2:509—24 to 26. A \$49,000—\$81,500. nom Houston st, No 175, s s, 57.9 e Allen st, runs e 17.9 x s 97.8 x w 13 x n 27.2 and 11.10 and 59.8 to beginning, 4-sty brk tenement and store. Samuel Ershowsky et al to S Ershowsky & Bro, a corpn. Mort \$12,000. Sept 11. Sept 13, 1907. 2:417—52. A \$11,000—\$18,000. nom King st, No 8, s s, 104 w McDougal st, 22x75, 3-sty brk tenement. Barbara Schweizer HEIR Philipp Fischer to Sophia Spitznagel. Q C. Aug 31. Sept 16, 1907. 2:519—35. A \$8,500—\$9,000. other consid and 100 Madison st, No 207, n s, 105.6 e Rutgers st, 26.1x100, 3-sty brk tenement and 2-sty brk tenement in rear, with all title to alley. Rutgers st, No 25, e s, 100 s Henry st, 27x104.6, 4-sty brk tenement, except part conveyed by Murray to Waters and recorded Sept 9, 1887. Agnes Murray EXTRX and TRUSTEE Patrick H Murray to Harris Mandelbaum and Fisher Lewine. Sept 16, 1907. 1:271—37. A \$19,000—\$22,000 and 63. A \$20,000—\$25,000. 60,000 Same property. Release dower. Agnes Murray widow to same. Sept 16, 1907. 1:271. nom Thompson st, No 231, w s, 80.4 s 3d st, runs w 25 x n 0.11 x w 50 x s 25 x e 75 to st, x n 24.1 to beginning, 6-sty brk tenement and store. Partinices Realty Co to The Co-operative Society of Sicily. Mort \$33,600. Sept 17. Sept 18, 1907. 2:539—22. A \$14,000—\$30,000. other consid and 100 University pl, No 45 (23), e s, 51 n 9th st, 27x79x26.11x81, 4-sty brk loft and store building and 2-sty brk extension. Wm O Gennert et al EXRS Gottlieb Gennert to George Sutherland and James McNeill. Sept 16. Sept 17, 1907. 2:561—3. A \$37,000—\$42,000. 42,500 University pl, e s, 50 n e 9th st, runs e 100 x n e 27 x w 21 x s w 26.11 x w 81 to pl, x s w 0 3/4 to beginning, part 4-sty brk loft and store building and 2-sty brk rear building. Wm O Gennert to George Sutherland and James McNeill. Sept 16. Sept 17, 1907. 2:561. 100 Vestry st, Nos 27 and 29 | s w cor Hudson st, 100x33, 7-sty Hudson st, Nos 177 and 179 | brk loft and store building. Henry Corn to John J Burton. Sept 13. Mort \$65,000. Sept 16, 1907. 1:219—21. A \$33,000—\$70,000. other consid and 100 William st, No 118, s e s, 89.5 n e John st, runs s e 52 and 48.5 and 24.9 x n e 5.9 and 21.4 x n w — to st, x s w 25.3 to beginning, vacant. Emily A Ferguson by James D Ferguson COMMITTEE to Simon C Bernstein. 1-104 part. B & S. Aug 30. Sept 14, 1907. 1:77—11. A \$84,500—\$88,000. 1,100 1st st E, No 13, s s, 188.1 e Bowery, 19.8x74.4x19.10x77, 5-sty brk tenement and store. Shapiro, Levy & Starr to Abraham H Levy. Mort \$23,000. Sept 14. Sept 16, 1907. 2:456—20. A \$15,000—\$22,000. other consid and 100 3d st E, s s, 90.9 e Goerck st, 45.4x82.9x45x88.6, vacant. Moses Zimmermann to Joseph Goldfine Realty Co. Aug 7. Sept 13, 1907. 2:356—34. A \$16,000—P \$16,000. 500

# Cooper Iron Works

JOHN COOPER, PROPRIETOR

Works: Emmett Street & Avenue D, Newark, N. J.  
New York Office: 1 Madison Avenue

# IRON and STEEL WORK

FOR

# BUILDINGS, BRIDGES, &c.

11th st W, No 246, s s, 50 e 4th st, 20x80, 3-sty brk dwelling. Anna Kyrizt DEVISEE Charles Kyrizt to James Coyle. Sept 18, 1907. 2:613-12. A \$8,500-\$11,000. other consid and 100

12th st W, No 161, n s, 220.10 e 7th av, 20.10x103.3, 3-sty brk dwelling. Wm P S Melvin et al INDIVID, EXRS, &c, Francis Melvin to Julia A Millar. Sept 17. Sept 18, 1907. 2:608-70. A \$14,000-\$16,000. 22,000

13th st W, No 231, n s, 390 w 7th av, 20x81.6, 3-sty brk tenement. Harriet P Collier to Ralph W Horne. Sept 16, 1907. 2:618-55. A \$8,500-\$12,000. other consid and 100

16th st E, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement and store. Henry Kuntz et al to Leopold Hirtenstein and Simon Alexander. Mort \$19,100. Sept 2. Sept 13, 1907. 3:983-47. A \$7,000-\$15,500. other consid and 100

22d st E, Nos 217 to 221, n s, 228.9 e 3d av, 56x75, 6-sty brk tenement. The 110th Street Co to Joseph L Bittenwieser. Sept 17, 1907. 3:903-13. A \$24,000-\$70,000. other consid and 100

22d st W, Nos 40 and 42, s s, 280 e 6th av, 46x98.9, two 4-sty brk and stone loft and store buildings. Adolph Platky to David Steiner. Mort \$126,000. Sept 16, 1907. 3:823-65 and 66. A \$124,000-\$136,000. other consid and 100

22d st W, No 240, s s, 378 w 7th av, 22x98.9, 3-sty brk dwelling. Agnes H Patterson et al HEIRS Andrew Patterson to Mary Martell and Margt M Fitzpatrick. Mort \$12,000. Sept 16, 1907. 3:771-60. A \$12,000-\$15,000. 13,000

26th st E, No 153 | begins 26th st, n s, 125 w 3d av, 20x98.11x Broadway alley, No 3 | 20x98.9, 8-sty brk hotel. All title to alley.

Margt T Johnston to John J McQuaide. June 21. Sept 19, 1907. 3:882-39. A \$14,000-\$52,000. other consid and 100

30th st W, Nos 229 and 231, n s, 297 w 7th av, 43x98.9, 3-sty brk tenement and store, 3-sty frame tenement in rear and 1-sty brk store with 3-sty frame tenement in rear. Geo W McAdam to Chas H Topping. Mort \$25,000. Aug 30. Sept 18, 1907. 3:780-22 and 23. A \$22,000-\$24,500. other consid and 100

30th st W, No 231, n s, 318.6 w 7th av, 21.6x98.9, 1-sty brk store and 3-sty frame tenement in rear. Emilia Pommerer to Geo W McAdam. Mort \$10,000. Aug 30. Sept 18, 1907. 3:780-22. A \$11,000-\$12,000. other consid and 100

34th st W, Nos 13 and 15, n s, 325 w 5th av, 25x126.6, also easement of right of way 12 ft wide, 7-sty brk and stone loft, office and store building.

35th st W, No 22, s s, 342 w 5th av, 21x71, 5-sty brk building and store. Bonwit, Teller & Co to Bonwit Realty Co. July 5. Sept 13, 1907. 3:836-23 and 24. A \$460,000-P \$470,000 and 56. A \$72,000-\$90,000. other consid and 100

39th st W, Nos 348 and 350, s s, 100 e 9th av, 50x98.9, two 6-sty brk tenements and stores and two 4-sty brk tenements in rear. Jonas Weil et al to Henry Harburger and Florence Cahen. Mort \$49,000. Aug 15. Sept 13, 1907. 3:762-66 and 67. A \$21,000-\$42,000. other consid and 100

39th st E, No 134, s s, 80 e Lexington av, runs e 21.8 x s 98.9 x w 1.8 x n 3.11 x w 20 x n 94.10 to beginning, 3-sty stone front dwelling. Jane Snell widow to Helene Smidt. June 13. Sept 16, 1907. 3:894-62. A \$21,000-\$26,500. 100

39th st E, No 136, s s, 101.8 e Lexington av, 21.8x98.9, 3-sty stone front dwelling. Jane Daly to Helene Smidt. All liens. June 13. Sept 16, 1907. 3:894-61. A \$21,000-\$25,000. 100

41st st W, No 241, n s, 275 e 8th av, 25x98.9, 4-sty brk tenement and store. Meyer Coleman to Aaron Coleman and Morris Manheimer. June 11, 1903. Sept 17, 1907. 4:1013-12. A \$25,000-\$27,000. other consid and 100

42d st E, No 349 | n e cor Prospect pl, 58x17.1, 4-sty stone Prospect pl, No 45 | front tenement and store. Margaret T Johnston to Isaac Aaronson. All liens. Sept 18. Sept 19, 1907. 5:1335-22. A \$6,000-\$8,500. other consid and 100

44th st E, No 226, s s, 330 e 3d av, 25x100.5, 1 and 3-sty brk building and store. Rosalie J Kumpf to James C Fargo as President of Adams Express Co. Sept 13. Sept 19, 1907. 5:1317-35. A \$10,000-\$10,500. other consid and 100

47th st E, No 21, n s, 44.9 w Madison av, 16.6x100.5, 5-sty stone front dwelling. Mortimer Bishop to Margaret E McCormick. B & S. Mort \$50,000. Aug 27. Sept 18, 1907. 5:1283-15. A \$42,000-\$47,000. other consid and 100

46th st W, No 107, n s, 100 w 6th av, runs n 100.5 x w 22 x s 32.10 x s w 3 x s 67.4 to st, x e 25 to beginning, 4-sty stone front tenement and store. Margaret D McMahon to Patrick J McMahon. All liens. June 27, 1905. Sept 16, 1907. 4:999-28. A \$26,000-\$30,000. nom

46th st W, No 420, s s, 300 w 9th av, 25x100.4, 4-sty brk tenement. Earl G Pier to Pauline A Horn. All liens. Sept 11. Sept 13, 1907. 4:1055-45. A \$10,000-\$12,000. nom

48th st E, No 243, n s, 160 w 2d av, 20x100.5.

48th st E, No 245, n s, 140 w 2d av, 20x100.5, two 4-sty stone front dwellings. Charles Rosenthal to John E Keogh. Mort \$20,000. Sept 17, 1907. 5:1322-19 and 19½. A \$16,000-\$22,000. other consid and 100

48th st E, No 245, n s, 140 w 2d av, 20x100.5, 4-sty stone front dwelling. Hattie Fleischman et al to Charles Rosenthal. B & S. Aug 19, 1904. Sept 17, 1907. 5:1322-19½. A \$8,000-\$11,000. nom

48th st E, No 337, n s, 150 w 1st av, 25x100.5, 2-sty brk tenement and store and 3-sty brk tenement in rear. Daniel Loonie to August H Drucker. Sept 16. Sept 17, 1907. 5:1341-20. A \$9,000-\$9,000. other consid and 100

49th st W, No 547, n s, 150 e 11th av, 25x87 to c 1 old Verdant lane x25x100.

Also gore begins 102.5 s 50th st and 158.3 e 11th av, runs e 15 x s 10 x n w 18 to beginning. 3-sty frame tenement and store. William Arnold to Michael Hallinan. Mort \$6,000. Sept 18, 1907. 4:1078-7. A \$7,500-\$8,000. 100

52d st E, Nos 416 to 420, s s, 221 e 1st av, 48x100.5, 6-sty brk tenement and store. Leon Noel to Penco Realty Co. Mort \$55,000. Aug 22. Sept 13, 1907. 5:1363-40. A \$17,000-\$60,000. other consid and 106

56th st W, No 152, s s, 200 e 7th av, 25x100.5, 3-sty brk garage. Sarah M Flower and ano to Charles Morgan of South Orange, N J. July 16. Sept 18, 1907. 4:1008-56. A \$30,000-\$34,000. nom

58th st E, Nos 326 and 328, s s, 328 e 2d av, 44x100.5, 6-sty brk tenement and store. Pincus Lowenfeld et al to Jacob Roses. Mort \$48,000. Sept 19, 1907. 5:1350-38. A \$17,000-\$— other consid and 100

61st st E, No 36, s s, 152 e Madison av, 25x100.5, 5-sty brk and stone dwelling. Geo W Wickersham to Mildred wife of Geo W Wickersham. Mort \$80,000. Jan 28, 1905. Sept 13, 1907. 5:1375-46. A \$55,000-\$110,000. other consid and 100

62d st W, No 152, s s, 175 e Amsterdam av, 25x100.5, 5-sty brk tenement. Earl G Pier to Pauline A Horn. Mort \$25,000. Sept 11. Sept 13, 1907. 4:1133-57. A \$13,000—exempt. nom

70th st W, No 271, n s, 84.7 e West End av, 15.5x101.1, 3-sty brk dwelling. Mary F Bostwick to Chas F Bostwick. Mort \$12,500. Sept 12. Sept 17, 1907. 4:1162-4½. A \$11,000-\$12,000. nom

74th st E, No 410, s s, 213 e 1st av, 25x102.2, 7-sty brk tenement and store. Simon Alexander et al to Henry Kuntz, of Ise-lin, N J, and Morris Solot, N Y. Mort \$33,000. Sept 2. Sept 13, 1907. 5:1468-40. A \$8,000-\$32,000. other consid and 100

76th st E, No 512, s s, 223 e Av A, 25x92.1x25.4x87.11, 2-sty brk tenement and store. Joseph Gutradt to Max Kolisch. ½ part. Mort ½ of \$5,750. Sept 16. Sept 17, 1907. 5:1487-43. A \$5,000-\$5,500. 2,000

77th st E, Nos 203 and 205, n s, 95 e 3d av, 60x102.2, two 5-sty brk tenements. Albert Freund to Oscar Greenbaum. Mort \$62,750. Sept 16. Sept 17, 1907. 5:1432-5 and 6. A \$27,000-\$64,000. other consid and 100

78th st E, No 16, s s, 241 e 5th av, 17x102.2, 4-sty brk dwelling. Release judgment. Chas W Sandford, Jr, and ano plain-tiffs agt Geo W Monro, defendant. Sept 6. Sept 13, 1907. 5:1392-63. A \$44,000-\$60,000. nom

Same property. Release judgment. Benj M Solomon et al to Hatasatah Realty Co. Sept 10. Sept 13, 1907. 5:1392. 500

78th st W, No 105, n s, 116.10 w Columbus av, 16.4x102.2, 3-sty and basement stone front dwelling. Sophie Herman to Louis G Seligman. Mort \$12,500. May 22. Sept 13, 1907. 4:1150-28. A \$11,000-\$16,000. other consid and 100

78th st E, No 16, s s, 241 e 5th av, 17x102.2, 4-sty brk dwelling. Sheriff certificate of sale. Nicholas J Hayes (sheriff) to Wm P Slocovich (all title, &c, which Geo W Monro defd had on Apr 9, 1907). June 24. Sept 13, 1907. 5:1392-63. A \$44,000-\$60,000. 600

Same property. Wm P Slocovich to Hatasatah Realty Co. Assign-ment of all right, title and interest in certificate of sale as above. B & S. Sept 10. Sept 13, 1907. 5:1392. 400

78th st W, No 105, n s, 116.10 w Columbus av, 16.4x102.2, 3-sty and basement stone front dwelling. Louis G Seligman to Sarah Morris. Mort \$12,500. Aug 7. Sept 13, 1907. 4:1150-28. A \$11,000-\$16,000. other consid and 100

79th st E, No 51, n s, 77 e Madison av, 22.10x102.2, 5-sty stone front dwelling. Susie T wife of Jere C Lyons to Gertrude K wife of Albert Tilt, of Montclair, N J. Mort \$65,000. Sept 19, 1907. 5:1491-24. A \$46,000-\$55,000. other consid and 100

80th st W, No 130, s s, 405 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Charlotte B Bickmore to Costa Rica Fruit Co. Sept 12. Sept 17, 1907. 4:1210-48. A \$11,500-\$24,000. other consid and 100

81st st E, Nos 151 and 153, n s, 256.2 w 3d av, 43.10x102.2, 7-sty brk tenement. May V Hamilton to Frederick Bohde, Jr. Mt \$78,000. Aug 31. Sept 17, 1907. 5:1510-25. A \$23,000-\$80,000. other consid and 100

81st st W, Nos 263 and 265, on map No 265, n s, 127.5 e West End av, 50x114, 9-sty brk and stone tenement "Beverly." Cath T Moulton et al EXRS, &c, Mary Lewis to S Morrill Banner. Sept 12. Sept 19, 1907. 4:1229-6. A \$50,000-\$180,000. 210,000

83d st W, No 69, n s, 125 e Columbus av, 16.8x102.2, 4-sty and basement stone front dwelling. Nathan L and Leon Ottfanger to Everett Higby. Mort \$13,500. Sept 16, 1907. 4:1197-6. A \$10,500-\$18,000. other consid and 100

83d st W, No 302, s s, 20 w West End av, 20x78.8, 3-sty and basement stone front dwelling. Daniel B Brinsmade to Grace D Brinsmade. Mort \$23,000. Sept 9. Sept 16, 1907. 4:1245-26. A \$10,000-\$22,000. 100

89th st E, No 217, n s, 285 e 3d av, 25x100.8, 5-sty brk tenement. Heyman Kaufman to Jennie H Morrison. Mort \$20,000. Sept 16. Sept 17, 1907. 5:1535-12. A \$9,000-\$19,000. other consid and 100

91st st E, No 133, n s, 75 w Lexington av, 17.6x78, 3-sty brk dwelling. Jenny A Hotaling to Joseph H Fargis. Mort \$7,500. Sept 13. Sept 16, 1907. 5:1520-13½. A \$8,000-\$12,000. other consid and 100

91st st E, Nos 406 to 416, s s, 94 e 1st av, 125x100.8, 1, 2 and 3-sty brk buildings of iron works. Morris Amster to Isaac Shapiro. ½ part. All title. All liens. Sept 14. Sept 16, 1907. 5:1570-41. A \$35,000-\$40,000. other consid and 100

92d st E, Nos 336 and 338, s s, 200 w 1st av, 50x100.8, 6-sty brk tenement and store. Barnet Masor to Paul M Gomberg. All title. Mort \$51,500 and liens of \$838.50. Sept 12. Sept 14, 1907. 5:1554-35. A \$17,000-\$60,000. other consid and 100

92d st E, Nos 159 and 161, on map Nos 161 and 163, n s, 192.8 w 3d av, 42.8x100.8, 6-sty brk tenement and store. Mary Ehrmann to David Uhren. All liens. Sept 16, 1907. 5:1521-28. A \$22,000-\$57,000. other consid and 100

93d st W, No 157, n s, 234 e Amsterdam av, 15x85.4 to s s Ap-thorps lane, x15x86, with all title to s ½ of Apthorps lane, 3-sty and basement brk dwelling. Annie L McEntyre and ano to Lottie T Blakeslee. Sept 16, 1907. 4:1224-10½. A \$8,000-\$15,000. other consid and 100

94th st W, No 67, n s, 180 e Columbus av, 20x100.8, 3-sty and basement stone front dwelling. John W Cox to Clarence F Hutchinson. Sept 17. Sept 19, 1907. 4:1208-8. A \$11,000-\$18,000. other consid and 100





ARCHITECTURAL IRON WORK | EXCELLENCE | HERVEY THOMPSON | ECONOMY | 176-178 E. 119th St., New York, N. Y.

West End av, No 902, e s, 20.11 n 104th st, 20x72.6, 4-sty and basement stone front dwelling. David Christie to Annie E Taylor. B & S. Mort \$20,000. Sept 15. Sept 19, 1907. 7:1876-1877. A \$12,500-\$25,000. other consid and 100

s 5 x e 50 x n 105 x w 50 to beginning. Chas I Brusie to Ernest W Schade. Q C and correction deed. Sept 14. Sept 17, 1907. nom

BOROUGH OF THE BRONX.

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

Bryant st or av, w s, 100 s 172d st, 75x100, vacant. Jackson Construction Co to Hyman Davis and Frank E Silverman. Mort \$5,500. Sept 11. Sept 14, 1907. 11:2995. other consid and 100

Same property. Release mort. N Y Trust Co to same. Sept 5. Sept 18, 1907. 10:2590. other consid and 1,000

# REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

Turner Construction Co., 11 Broadway, N. Y. ENGINEERS AND CONTRACTORS

- 155th st, No 392 (634), s s, 350 e Courtlandt av, 25x100, 2-sty frame dwelling and store. Kate Elsaser to Daisy Weil. Mort \$4,800. Sept 5. Sept 18, 1907. 9:2401. other consid and 100
- 159th st, No 365, n s, 92 e Courtlandt av, 50x100, with strip in front to present n s 159th st, 6-sty brk tenement. Annie Lomax to Maurice Frankel. Mort \$50,000. Sept 4. Sept 17, 1907. 9:2406. nom
- 163d st No 410, old No 668, s s, 75.6 e Melrose av, 37.6x100, 5-sty brk tenement. Samuel Wormser to Jennie wife of Samuel Wormser. Mort \$30,250. Aug 1. Sept 13, 1907. 9:2384. other consid and 100
- 165th st, No 1130, s e s, 45.3 e Kelly st, runs e 25 x s 70.5 and 19.7 x w 25 x n 18.9 and 69.7, 2-sty frame dwelling. Joseph Roberts to Giuseppe Botta. Mort \$2,500. Sept 12. Sept 13, 1907. 10:2715. other consid and 100
- 168th st, Nos 758 and 760, s s, 62.1 e Forest av, 50x125, 5-sty brk tenement. FORECLOS, Aug 27, 1907. Ashbel P Fitch ref to William Martin. Mort \$42,500. Sept 12. Sept 13, 1907. 10:2662. 4,700
- Same property. John Yule to same. Q C. Sept 11. Sept 13, 1907. 10:2662. nom
- 169th st, No 311, n s, 91.8 w Findlay av, 16.8x80, 2-sty frame dwelling. Richard W Abbott to Thornton Brothers Co. Mort \$4,100. Sept 16, 1907. 11:2783. other consid and 100
- 181st st, No 901, n s, 98 w Hughes av, 17.2x95, 2-sty frame dwelling. Ida Davidson to Hannah Finkenber. Mort \$3,500. Sept 14. Sept 16, 1907. 11:3070. nom
- 187th st, n s, 75 e Hughes av, 25x100, except part for st, vacant. Belmont av, n w cor 187th st, runs w 75 x n 70 x w 12.6 x n 87.6 x e 87.6 to av, x s 157.6 to beginning, vacant. Danl Burke to Church of Our Lady of Mt Carmel. B & S. Sept 13. Sept 16, 1907. 11:3076. nom
- 175th st, s s, 146.7 w Macombs road, 125x100, vacant. Harry Turner and ano to Phoebe wife of Harry Turner and Margaret A wife of Joseph Holme. All liens. Sept 12. Sept 13, 1907. 11:2876. other consid and 100
- \*213th st, n s, 125 w Maple av, 25x100 and being lot 86 map W F Duncan at Williamsbridge. Maria S Badolato to Lo Curto, Colletti & Co. Mort \$850. Sept 7. Sept 18, 1907. 1,650
- \*214th st, n s, 150 e Tilden av, 25x100, Laconia Park. Hyman Shatzkin to Vincenzo Garcia. Mort \$433.33. Sept 16. Sept 17, 1907. other consid and 100
- \*214th st, n s, 100 e Tilden av, 25x100, Laconia Park. Hyman Shatzkin to Vincenzo Garcia. Mort \$633.33. Sept 16. Sept 17, 1907. nom
- \*214th st, n s, 125 e Tilden av, 25x100, Laconia Park. Hyman Shatzkin to Francesco Tortorelli. Mort \$633.33. Sept 16. Sept 17, 1907. other consid and 100
- \*225th st (11th av), s s, 280 w 4th av, 25x114, Wakefield. Emil Leske to Marie Furrer. Mort \$4,000. Sept 18. Sept 19, 1907. other consid and 100
- \*227th st, late 13th av, n e cor 4th st, 105x114, Wakefield. Adelaide MacGowan and ano HEIRS Alfred Towers to John J O'Brien and Catherine Tilley. July 29, 1904. Sept 18, 1907. nom
- 234th st, n s, 485 w Katonah av, 25x100, vacant. Release mort. Central Mortgage Co to Anette A Olsen. Sept 17, 1907. 12:3375. 500
- 234th st, n s, 485 w Katonah av, 50x100, 2-sty frame dwelling. and store and vacant. Caroline F Slocum by Everett Slocum GUARDIAN to Anette A Olsen. Q C. Sept 9. Sept 16, 1907. 12:3375. 425
- 235th st, late Willard av, s s, 300 w Oneida av, 50x150, vacant. Ellen V Van Nostrand to Eliz M Considine daughter of Ellen V Van Nostrand. B & S and C a G. Mort \$637 and all liens. Sept 18. Sept 19, 1907. 12:3365. nom
- \*236th st, s s, 125 w Byron st, 50x114.1. Fredericka H E Zimmermann to Tulare Realty Co. Mort \$1,800. Sept 3. Sept 14, 1907. other consid and 100
- Anthony av, w s, 519.6 n Southern Boulevard or 200th st, 50.3x 91.2x50x93.9, vacant. Delaware & Hudson Realty and Impt Co to Peter Dunworth. Mort \$1,400. Mar 14. Re-recorded from Mar 15, 1907). Sept 16, 1907. 12:3310. other consid and 100
- Anthony av, w s, 519.6 n Southern Boulevard or 200th st, 50.3x 17.8 to w s Grand Boulevard and Concourse, x50.1x12.6, vacant. Delaware & Hudson Realty and Impt Co to Peter Dunworth. Q C. Mar 14. Re-recorded from Mar 15, 1907). Sept 16, 1907. 12:3310. nom
- Andrews av, e s, abt 573.11 s Fordham road, 25x100, and being lot 83 amended map Cammann estate at Fordham Heights, vacant. Fleischmann Realty & Construction Co to Oscar Willgerodt. Sept 17, 1907. 11:3218. other consid and 100
- \*Av B, w s, 83 s 11th st, 25x105, Unionport. Release mort. John Byrne to Daniel and John J McLean. Sept 7. Sept 13, 1907. nom
- \*Av B, w s, 83 n 10th st, 25x105, Unionport. The Bronx Dock and Land Co to Daniel and John D McLean. Sept 10. Sept 13, 1907. nom
- \*Av B, w s, 83 n 10th st, 25x105, Unionport. Release mort. The Bronx Savings Bank to The Bronx Dock and Land. Co. Sept 7, 1897. Sept 13, 1907. 600
- \*Av B | s w cor 11th st, runs w 280 x s 108 x e 175 x n 25 x e 11th st | 105 to av, x n 83 to beginning, Unionport. Daniel McLean et al to Wm A Mallett. Mort \$6,000. Aug 20. Sept 13, 1907. other consid and 100
- Belmont av, No 2421, late Cambreleng av, w s, 200 n Bayard st, 25x87.6, 2-sty brk dwelling. Giovanni Caruso to Joseph Gagliano. Q C. 1/2 part. Mort 1/2 of \$6,500. Sept 19, 1907. 11:3076. 450
- \*Boston road, s w cor Grace av, 50x123.9x45x126.2. Grace av, w s, 301.2 s Boston road, 50x95, Bronx terrace. Irving Realty Co to Julius Janssen. Sept 16. Sept 19, 1907. other consid and 100
- Bathgate av, No 2241, w s, 115.3 n 182d st, 18.3x86, 3-sty brk tenement. Charles Witteck to Frances Mayer. Mort \$5,500. Sept 16. Sept 17, 1907. 11:3050. other consid and 100
- Bainbridge av, e s, 300 s Woodlawn road, 50x100, vacant. Release dower. Mary E Wyckoff widow to Gertrude V D and Jane K Wyckoff, of Newark, N J. Aug 31. Sept 17, 1907. 12:3334. nom
- Same property. Release dower. Mary A Wyckoff widow to Annie M J Muller. Sept 5. Sept 17, 1907. 12:3334. 713
- Bainbridge av, e s, 300 s Woodlawn road, 50x100, vacant. Gertrude V D Wyckoff and ano by Alfred C Coxe, Jr, GUARDIAN to Annie M J Muller. All title. B & S. Sept 16. Sept 17, 1907. 12:3334. 3,000
- \*Barker av, w s, 400 s Elizabeth st, 25x125, Olinville. Gustave Damm TRUSTEE Katherina Hauser to John Flynn. Sept 12. Sept 17, 1907. 3,750
- Bathgate av, No 1637, w s, 155 n 172d st (Bathgate pl), former line, 25x114.5, 3-sty frame tenement. Edw J Alligier to John Lynagh. Q C. Sept 3. Sept 13, 1907. 11:2914. nom
- Same property. John Lynagh to Harry Berend. Mort \$4,500. Aug 28. Sept 13, 1907. 11:2914. other consid and 100
- \*Barker av, w s, 100 s Elizabeth st, 50x125, Olinville. Franz J Albinger and ano to Chas R Fleischmann. Q C. Sept 13. Sept 14, 1907. nom
- Boston road, No 1444, s s, 119.6 e Prospect av, 25x90, 4-sty brk tenement and store. Gertrude C Wright to Henry C Ahrens. Mort \$18,250. Aug 16. Sept 18, 1907. 11:2963. other consid and 100
- Crotona av, late Grove st, s e s, 70.6 s w Fairmount pl, late Waverley pl, 1.11x120x5.10x120, deed reads north 1/2 lot 6 block 1498 and now known as n 1/2 lot 15 block 2950 on tax map, vacant. Sarah Jackson to Laura A Klugh. Q C. This deed given in place of deed recorded Oct 29, 1897. Sept 22, 1899. Sept 16, 1907. 11:2950. nom
- College av, e s, 559.10 s 170th st, 16.8x100, 2-sty frame dwelling. Bertha Knauf to Henry J Thees and John H Budelman. Mort \$3,250. Sept 18. Sept 19, 1907. 11:2780. 6,500
- Creston av, e s, 195.3 s 198th st, 25x95, 2-sty frame dwelling. Amalia Pirk to Philip F Schmitt 1/2 part and Augusta and Lizzie Gunther. 1/2 part. \*Mort \$6,000. Sept 16. Sept 18, 1907. 12:3315. other consid and 100
- \*DeMilt av or 242d st, s e cor Matilda st, 33.4x100, and being lot 57 map Penfield property at South Mt Vernon. Fredericka H E Zimmermann to Tulare Realty Co. Mort \$1,000. Sept 3. Sept 14, 1907. other consid and 100
- \*DeMilt av, or 242d st, s e cor Matilda st and being lot 57, map Penfield property, South Mount Vernon, 33.4x100. N Y Exchange Realty Co to Fredericka H E Zimmermann. Aug 29, 1906. Sept 14, 1907. other consid and 100
- Delafield av, n s, 25 w Livingston st, 25x100. Delafield av, n s, 50 w Livingston st, 50x90. Catharine and David O'Keefe by John J O'Keefe to Edward Brennan. 2-6 parts. All title. Sept 17. Sept 18, 1907. 13:3415. 1,666.66
- Same property. Michael E O'Keefe et al to same. 4-6 parts. Sept 17. Sept 18, 1907. 13:3415. other consid and 100
- \*Eastern Boulevard, n s, 50 e Quincy st, 27.6x112.6x79.1x100. Eastern Boulevard, n w cor Quincy st, 25x100. Gifford av, s s, 203.10 e Balcom av, 50x100, Westchester. Benjamin Packer to Isidore Lasner and Jacob Palestine, of Mt Vernon, N Y. Mort \$1,935. Sept 5. Sept 17, 1907. other consid and 100
- Findlay av, No 1301, w s, 80 n 169th st, 18x100, 3-sty frame tenement. Thornton Brothers Co to Samuel K J Thompson. Mort \$5,000. Sept 12. Sept 12, 1907. 11:2783. nom
- Franklin av, No 1390, e s, 38 n Jefferson pl, 37.6x100, 5-sty brk tenement. Samuel Rose et al to Bernard Hess. Mort \$36,000. Sept 12. Sept 13, 1907. 11:2925. other consid and 100
- Same property. Bernard Hess to Rose Smigel. All liens. Sept 12. Sept 13, 1907. 11:2935. nom
- Forest av, e s, as on map of Eltona, 125 n 166th st, a strip, runs n 37 x w — to e s of Forest av, and as now laid out, x s 37 x e — to beginning. Frank D Hadley et al to Harry B and Elmer T Buffington. Q C. May 6. Sept 17, 1907. 10:2661. other consid and 100
- Grand av, w s, 100 n 192d st, 50x106, vacant. Release mort. Benj A Polhemus to Thos H Thorn. Sept 16. Sept 17, 1907. 11:3215. 3,200
- Grand av, w s, 100 n 192d st, 50x106 to e s Old Croton Aqueduct, vacant. Thomas H Thorn to Coralie E D Lange. Sept 16, 1907. 11:3215. other consid and 100
- Grant av, Nos 1054 to 1076, e s, 32 s 166th st, 250x102x250x100.6, ten 3-sty brk and stone dwellings. The Estates Settlement Co to Max Cohen and Hayman Eckman. Sept 12. Sept 14, 1907. 9:2448. other consid and 100
- \*Grant av, s s, 225 e Garfield st, 25x100. Jacob Zerrenner to Samuel Leiman and Louis Kaplan. Sept 12. Sept 13, 1907. 1,400
- \*Same property. Samuel Leiman et al to Maria Farago. Mort \$700. Sept 12. Sept 13, 1907. 1,450
- \*Glebe av, e s, 160.6 n Westchester av, 50x147.1, Westchester. Wm G Ruppel to Wilhelmina Ruppel. June 15. Sept 13, 1907. gift
- Hunts Point av | e s, 205.5 n Seneca av, runs n and e along said Garirson av | e s Hunts Point av and s s Garrison av as said two avs wind and turn 224.11 to point in s s Garrison av, distant 57.4 w Irvine st, x s 151.4 x w 111.8 to beginning, vacant. Release mort. Mutual Life Ins Co of N Y to Hunts Point Realty Co. Sept 19, 1907. 10:2761. 8,500
- Hunt Point av | e s, 205.5 n Seneca av, runs n and e along e s Garrison av | Hunts Point av and s s Garrison av, as said two avs wind and turn 224.11 to s s Garrison av, at point 57.4 w Irvine st, x s 151.4 x w 111.8 to beginning, vacant. Hunts Point Realty Co to Utility Realty Co. Sept 18, 1907. 10:2761. other consid and 100
- Hull av, e s, 100 n 209th st, 25x100, 2-sty frame dwelling. Luder Hanken to Laura M Ashlund. Mort \$6,600. Sept 16. Sept 17, 1907. 12:3352. other consid and 100
- Heath av, e s, 107 n e Boston av, 50x99.4x50x100, except part for av, 2-sty frame dwelling. Thos H Johnston to Gaetano Trapani. Sept 14. Sept 16, 1907. 12:3257. nom

# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

\*Jones av, e s, 400 n Jefferson av, 25x100. Land Co B of Edenswald to Sadie wife of Samuel Berger. June 6. Sept 17, 1907. nom

\*Lyon av, s s, 50 e Parker av, 25x100. Broschart Realty Co to Joseph Maixner. Mort \$4,000. Sept 16. Sept 17, 1907. other consid and 100

Lafontaine av, No 2148, e s, 57.8 s Quarry road, 20x95, 2-sty frame dwelling. Emma F Garnsey to Bertha G Campbell. Mort \$2,500. June 28. Sept 19, 1907. 11:3063. nom

\*Monaghan av, e s, 150 s Jefferson av, 50x100. Land Co A of Edenswald to Michael Cohn of Brooklyn. Sept 12. Sept 16, 1907. nom

Morris av, s e cor 153d st, 50x70.3, vacant. Robert Friedman to Friedman Realty Co. Mort \$18,000. Aug 6, 1907. Sept 19, 1907. 9:2412. other consid and 100

Morris av, Nos 673 and 675, on map Nos 669 and 671 | n w cor 153d st, No 265 | 153d st, 50 x100, 6-sty brk tenement and store. Joseph Newmark et al to Harry Salkin. Mort \$45,000. Sept 11. Sept 17, 1907. 9:2442. other consid and 100

Mohegan av, e s, 645 s 180th st, late Samuel st, 82.6x150, with a right of way of 42 ft, vacant. James S Unger to Henry New. Aug 29. Sept 17, 1907. 11:3123. nom

Nelson av | w s, 100 n Boscobel av, runs n 50 x w 71.9 x n w Boscobel av | 71.9 to Boscobel av, x s 50 x s e 47.9 x e 47.9 to beginning, vacant. Whitehall Realty Co to Herbert N Chute. Mort \$1,994. Sept 16, 1907. 11:2874. 4,400

Ogden av | n w s, 500 s w 167th st, late Union st, 87.6x200, 2-Summit av | sty frame dwelling and vacant. Summit av, e s, 587.6 s 167th st, late Union st, 25x100, vacant. Thomas Muir to Red Seal Realty Co. Q C. Mort \$7,900. Sept 13. Sept 17, 1907. 9:2526. nom

\*Olmstead av (Av D), s e cor Ellis av (13th st), 33x105, Unionport. Jacob Cohen to Maria E Bunz. Mort \$7,500. Sept 14. Sept 16, 1907. other consid and 100

\*Prospect av, s s, 675 e Ft Schuyler road, 25x110.6x25.1x111.3, Westchester terrace. Laurence H Kane to Daniel O'Rourke. Sept 17. Sept 18, 1907. other consid and 100

\*Roosevelt av, s s, 50 e Rosedale lane, 25x100. The Lamport Realty Co to Samuel Ceppos. Sept 13. Sept 14, 1907. other consid and 100

\*Tilden av, w s, 75 n 214th st, 25x100, Laconia Park. A Shatzkin & Sons to Antonio Santoro and William Marro. Mort \$850. Sept 17. Sept 18, 1907. 100

Tinton av, No 1245, w s, 80.8 s 169th st, 29.8x73.3x26x58.11, 2-sty frame dwelling. M L Ida Bierling to Isaac R Pardo. Mt \$4,250. Sept 16, 1907. 10:2663. other consid and 100

Tinton av, No 682, e s, 241.11 n 152d st, 20x125, 3-sty frame tenement. Lillian E Selby to Charles Hamm. Mort \$6,750. Sept 10. Sept 17, 1907. 10:2665. other consid and 100

Tinton av, No 680, e s, 221.11 n 152d st, 20x125, 3-sty frame tenement. Lillian E Selby to Frank R Leary. Mort \$6,750. Sept 10. Sept 17, 1907. 10:2665. other consid and 100

\*Unionport road, e s, at point 555.6 w from White Plains road and 375 n along same from Morris Park av, runs e 115.6 x n 25 x w 104 to road, x s 27.6 to beginning, with right of way to Morris Park av. Charles Peterson to George Hauser. Mort \$3,000. Sept 12. Sept 13, 1907. other consid and 100

\*Same property. George Hauser to Charles Peterson and Mary his wife, tenants by entirety. All liens. Sept 13, 1907. other consid and 100

Washington av, Nos 1525 and 1527, w s, 150 n 171st st, 50x150, 5-sty brk tenement. Osher Gordon to Ida Goldblum. 1/2 part. Mort \$42,000. Sept 10. Sept 13, 1907. 11:2903. other consid and 100

Same property. Agreement as to payment of costs if new 1st mortgage becomes necessary, etc. Same with same. Sept 10. Sept 13, 1907. 11:2903. nom

\*White Plains road, n w cor Reiss pl, 100.9x107.1x100x119.5, Bronxdale Manor. Otto F Marjenhoff HEIR George Marjenhoff to Chester A Luff, of Newark, N J. 1-5 part. Sept 16, 1907. 700

Washington av, No 1523, w s, 125 n 171st st, 25x145, 4-sty brk tenement and store. Samuel Platt to Bertha Flasch. Mort \$15,600. Sept 16. Sept 17, 1907. 11:2903. other consid and 100

Webster av | s e s, at s w s 202d st, late Tower pl, 25x100, 1 and 202d st | 2-sty frame dwelling and store. Hedwig Muller to Mina Seiffert. Mort \$5,250. Mar 14. Sept 17, 1907. 12:3330. other consid and 100

Willow av | n e cor 137th st, 100x125, vacant. Joseph L Butten-137th st | wieser to the Lotus Realty Co. Sept 17. Sept 18, 1907. 10:2589. other consid and 100

Washington av, No 2094, e s, old line, 53 s 180th st, old line, 25x100.10x22.4x101.2, except part for av, except also strip on Washington av, e s, old line, 78 s from corner as above, runs e 100.10 x n 2 x w 101.2 to av, x s 2 to beginning, 2-sty frame dwelling. Clara Rothschild to Philip Fundis. Mort \$3,500. Sept 17. Sept 18, 1907. 11:3046. other consid and 100

Washington av, No 1833, w s, 188 n 175th st, runs w 122 x s 80 x w 28 x n 108 x e 150 to av, x s 28 to beginning, except part for av, 2-sty frame dwelling and vacant. Albert J Schwarzler to John and Amelia F Kientsch, joint tenants. Mort \$14,000. Sept 19, 1907. 11:2908. other consid and 100

\*Zulette av, s s, 450 e Mapes av, 25x100, Westchester. Release mort. Geo B McEntyre EXR Patrick B McEntyre to Eureka Realty Co. Sept 16, 1907. nom

\*Same property. Release mort. Jacob A Zimmermann and Geo B McEntyre. to same. Sept 16, 1907. nom

\*1st av, e s, n 1/2 of lot 38 map (No 1) of Olinville, 50x100. Clemence S Penfield to John Knewitz. Sept 12. Sept 13, 1907. other consid and 100

\*Lots 280 and 92 map South Washingtonville. John Novak to Lydia Taylor. Mort \$2,291. Sept 17. Sept 18, 1907. other consid and 100

\*Same property. Lydia Taylor to Kate Elsaser, of Denmark, Lewis Co, N Y. Mort \$2,291. Sept 17. Sept 18, 1907. other consid and 100

\*Lot 46 map (No 917) of Bronxwood Park. John H Behrmann to Joseph E Dobbs. 1/2 part. Aug 31. Sept 13, 1907. other consid and 100

\*Lots 1 and 12 block 2 on map of Eastchester, contains 8 1-10 acres. Fredk H Wood to Geo W Hunt, of Mt Vernon, N Y. 1-27 part. Sept 11. Sept 19, 1907. other consid and 100

\*Lots 99 and 100 map (No 1095) of 163 lots estate Mary J Radway, except part for Nereid av. William Lechnyr to Anton Mirtel. Mort \$1,879.50 and all liens. Sept 16. Sept 17, 1907. 100

\*Plot begins 340 e White Plains road at point 695 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. Mary Reiling to Otto Kreicker. Mort \$3,000. Sept 14. Sept 17, 1907. other consid and 100

### LEASES

(Under this head all 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 13, 14, 16, 17, 18 and 19. BOROUGH OF MANHATTAN.

Attorney st, No 156. Subordination of lease to mort for \$10,000. Isidor Schimel with Anna Hochstein. Sept 12. Sept 18, 1907. 2:345..... nom

Division st, n w cor Allen st, 74x77. Assign lease. Manhattan Railway Co to Interborough Rapid Transit Co. April 25. Sept 16, 1907. 1:293..... nom

Same property. Consent to assign lease. Gerard Beekman to Manhattan Railway Co. April 24. Sept 16, 1907. 1:293..... nom

Grand st, No 374 1/2, all. Pauline Levinson GUARDIAN Isidor Levinson to Harry Krug; 4 8-12 years, from Sept 1, 1903. Sept 16, 1907. 2:351..... 2,460 and 2,700

Grand st, Nos 309 and 311. Assign lease. Cafe Enterprise to Max Resnicoff and Barnet Schwartz. Sept 16. Sept 17, 1907. 1:308..... nom

Great Jones st, No 38. Assign lease. Henry Honigman to Consumers Brewing Co. July 15. Sept 19, 1907. 2:531..... nom

Same property. Assign lease. Consumers Brewing Co to Henry Honigman. July 15. Sept 19, 1907. 2:531..... nom

Greenwich st, No 332, s w cor Jay st, store, &c. Emma Fiege et al DEWISEES, &c, Herman H Hingslage to William Cotman; 5 years, from Nov 1, 1910. Sept 19, 1907. 1:142. 1,800 and 2,000

Same property. Assign lease dated Aug 30, 1904. Wm Cotman to Wm Stradtman and ano. Sept 12. Sept 19, 1907. 1:142. nom

Same property. Assign lease dated April 25, 1907. Same to same. Sept 12. Sept 19, 1907. 1:142..... nom

Same property. Assign lease dated Aug 30, 1904. Wm Stradtman and Frederick Kraus to Consumers Brewing Co. Sept 12, Sept 19, 1907. 1:142..... nom

Same property. Assign lease dated April 25, 1907. Same to same. Sept 12. Sept 19, 1907. 1:142..... nom

Houston st, No 262 East, store, &c. Isaac Rosenbaum and ano to Pauline Wagner; 2 9-12 years, from Aug 1, 1907 (2 years renewal at \$1,080). Sept 14, 1907. 2:397..... 960

Houston st, No 292 East. Assign lease. Congress Brewing Co to Morris Bergman and Pauline Feinstein. All title. Sept 12. Sept 17, 1907. 2:397..... nom

Madison st, No 133, all. Dominic L O'Reilly (agent) to Max Goldstein; 1 year, from Mar 1, 1906. Re-recorded from Mar 14, 1907. Sept 19, 1907. 1:275..... 3,000

Same property. Extension of lease for 1 year, from Mar 14, 1907. Same to same. Re-recorded from Mar 14, 1907. Sept 19, 1907. 1:275..... nom

Mulberry st, No 106, store, &c. Giovanni Tomasilli and ano to Luigi Romano and ano; 4 5-12 years, from Mar 1, 1907. Sept 17, 1907. 1:205..... 1,620

Mulberry st, No 106. Assign lease. Luigi Romano and ano to H Koehler & Co. Sept 16. Sept 17, 1907. 1:205..... nom

Mulberry st, No 229, all. Peter McGinness to Grazia Facciola; 3 years, from May 1, 1906. Sept 14, 1907. 2:495..... 1,500

Nassau st, No 61, all. Simon Frankel to Benjamin Jacobs and Abraham Harris; 10 years, from May 1, 1907. Sept 17, 1907. 1:65..... taxes, &c, and 6,500

North Moore st, No 59. Surrender lease. Thomas Lenane et al to the Protestant Episcopal Society for Promoting Religion and Learning in the State of N Y. All title. Sept 16. Sept 17, 1907. 1:188..... nom

William st, No 183. Assign lease. William Dwyer to Emil G Grossmann. April 5. Sept 19, 1907. 1:101..... nom

Same property. Assign lease. Emil G Grossmann to Consumers Brewing Co. April 5. Sept 19, 1907. 1:101..... nom

4th st, No 205 East, store, &c. Morris Rosenbaum to Alexander Flaum; 4 years and 10 1/2 months, from June 15, 1907. Sept 16, 1907. 2:400..... 780

4th st, s w cor West 10th st, store, &c. Henry Staats to Hermann Romer; 5 years, from May 1, 1909. Sept 17, 1907. 2:619..... 1,500

5th st, Nos 805 to 809, all. Rebecca Roudier to Max Weinrib; 3 years, from Sept 1, 1907. Sept 18, 1907. 2:360..... 7,455

9th st, No 614 East. Assign lease. August Gurka to Anna Gurka. Sept 7. Sept 18, 1907. 2:391..... nom

11th st, No 434 East. Assign lease. Rosolino Macaluso to Consumers Brewing Co. July 31. Sept 19, 1907. 2:438..... nom

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD."

FRONT ENAMELED AND GENUINE "HARVARD" BRICKS

Nazareth and Bath Portland CEMENT

ROSENDALE CEMENT

FREDENBURG & LOUNSBURY

289 FOURTH AVENUE, Corner 22d Street

NEW YORK

Same property. Assign lease. Giacomo Genovese to Rosolino Macaluso. July 31. Sept 19, 1907. 2:438...nom
19th st, No 35 East. Assign lease. Herman F Meyer to Davies J Marshall. Sept 13. Sept 16, 1907. 3:848...nom
Same property. Re-assign lease. Davies J Marshall to Herman F Meyer. Sept 16, 1907. 3:848...nom
19th st, Nos 31 and 33 West, store, &c. Geo W Herbert to Benj Bloom; 7 4-12 years, from Oct 1, 1907. Sept 17, 1907. 3:821...3,000 and 3,250
19th st, No 35 East. Assign lease. Nicholas W Haaren to Herman F Meyer. Sept 13. Sept 14, 1907. 3:848...nom
19th st, No 235 East, all. Anna McGovern to Adolph Humpfner; 4 years, from May 1, 1907. Sept 19, 1907. 3:900...1,500
21st st, s w s, 250 n w 10th av, 50x91.11. Surrender lease. James Daly to General Theological Seminary of the Protestant Episcopal Church in U S. All title. Mar 10, 1898. Sept 19, 1907. 3:692...nom
22d st, No 476, s w s, 60 s e 10th av, 20x74. Assign lease. Susan B Moore to James E Mitchell. Sept 16, 1907. 3:719...nom
23th st, No 165 West, basement stores. Solomon L Cohen to Edgar Sterck; 4 8-12 years, from Sept 1, 1907. Sept 13, 1907. 3:799...2,000 and 2,200
23d st, Nos 20 and 26 West. Assigns 5 leases. Bonwit, Teller & Co to Bonwit Realty Co. July 5. Sept 13, 1907. 3:824...other consid and 100
34th st, Nos 13 and 15 West. Assign lease. Bonwit, Teller & Co to Bonwit Realty Co. July 5. Sept 13, 1907. 3:836...other consid and 100
34th st, No 15 West. Assign lease. Same to same. July 5. Sept 13, 1907. 3:836...other consid and 100
44th st, No 231, n s, 361.3 e 8th av, 21.3x100.5. Assign lease. Henry C Burch to Chas C Kelly. July 18, 1906. Sept 13, 1907. 4:1016...nom
75th st, Nos 112 and 114, s s, 100 e Park av, 50x102.2, all. Lucy A Banfield to Blue Ribbon Garage Co; 10 years, from Aug 1, 1907. Sept 16, 1907. 5:1409...6,000
85th st, No 200, s w cor Amsterdam av, store, &c. D Costa et al to Ernest Willemijn and Hermann Ulman; 5 years, from Sept 1, 1908. Sept 17, 1907. 4:1232...1,800 to 2,200
88th st, No 179 West, all. Harlan P Wright to David L Rauch; 3 years, from Oct 1, 1907. Sept 16, 1907. 4:1219...1,500 and 1,600
110th st, Nos 245 and 249 East, 2 easterly stores. Louis Folbe to Nicholas Franco; 4 years, from Oct 1, 1907. Sept 16, 1907. 6:1660...600 and 900
116th st, No 105 West. Assign lease. Edward Anrig to John D Haase. Sept 12. Sept 14, 1907. 7:1901...nom
Same property. Re-assign lease. John D Haase to Edward Anrig. Sept 13. Sept 14, 1907. 7:1901...nom
135th st, Nos 61 and 63 West, all. Rosalie Meyers to Rachel Ellis; 5 years, from Sept 16, 1907. Sept 17, 1907. 6:1733...4,500
Amsterdam av, No 685. Subordination of lease to mort for \$22,000. Carrie Feist with the Century Mortgage Co. Sept 12. Sept 17, 1907. 4:1224...nom
Bowery, No 239, all. Mary D Valentine to The William Peter Brewing Co of Union Hill, N J; 5 years, from May 1, 1907. Sept 17, 1907. 2:426...2,425
Lenox av, No 161 | store, &c. Carl Schur to Louis Antokolsky; 5 years, from Oct 1, 1907. Sept 17, 1907. 7:1903...900 and 1,020
Lenox av, No 161 | store and basement. Assign lease. Louis 118th st, No 101 West| Antokolsky and ano to E Antokolsky. Sept 10. Sept 19, 1907. 7:1903...nom
Lenox av, No 93, store, &c. Edw Alexander to Joseph Geisman and Jacob Kling; 3 years, from May 1, 1908. Sept 13, 1907. 7:1824...1,620 and 1,680
Lexington av, Nos 1917 and 1919. Assign lease. Frank Toomey to Frank A Howard and ano. Sept 13. Sept 14, 1907. 6:1767...nom
Madison av, No 1603, s e cor 108th st, store. Abraham Stone to Anna Van Allen; 5 years, from Oct 10, 1907. Sept 18, 1907. 6:1613...1,380 and 1,500
Madison av, Nos 613 to 629| n e cor 58th st, runs e 150 x n 59th st, Nos 40 to 52 | 100.5 x e 25 x n 100.5 to s s 59th 58th st, Nos 33 to 39 | st, x w 175 to e s Madison av, x s 200.10 to beginning. John D Crimmins to Walter J Salomon; 21 years, from Mar 1, 1908. Sept 16, 1907. 5:1294...taxes, &c, and 52,000
1st av, No 1105, store. Fannie Stern to Henry Schweikert; 3 years, from Oct 1, 1906. Sept 18, 1907. 5:1435...600 and 630
1st av, No 487, store. Charles Braun to Eugene Kuhn; 3 years, from May 1, 1907. Sept 17, 1907. 3:934...816
Same property. Assign lease. Eugene Kuhn to Ludwig Beck. Sept 14. Sept 17, 1907. 3:934...nom
Same property. Assign lease. Ludwig Beck to H Koehler & Co. Sept 16. Sept 17, 1907. 3:934...nom
2d av, No 2004, store and 1st floor. Adolph M Fischl and ano to Lewis H Berg; 4 10-12 years, from July 1, 1907. Sept 17, 1907. 6:1675...1,200
2d av, No 2365, all. Charles Kornfeld to Nathan Levitt; 2 yrs, from Aug 1, 1907. Sept 17, 1907. 6:1786...900
2d av, No 724. Assign lease. Patk Quinn to James Duff. Sept 18. Sept 19, 1907. 3:944...nom
2d av, No 2206. Assign lease. Luigi Penco to Luigi Sanguinetti. July 1. Sept 18, 1907. 6:1685...nom
3d av, No 1122, w s, 60.5 s 66th st, 20x65. Assign lease. Sullivan, Drew & Co to J George Johnson. Mort \$5,000. Sept 12. Sept 13, 1907. 5:1400...nom
3d av, No 2277, e s, bet 123d and 124th sts, store. Fanny Bachrach to Jacob Lowenstein, doing business as the Independent Beef Co; 2 4-12 years, from Jan 1, 1905 (1 year renewal at \$2,000). Sept 16, 1907. Re-recorded from Feb 27, 1905. 6:1788...1,700 and 1,800

Same property. Assign lease. Jacob Lowenstein to Mary Lavery. All title. Sept 6, 1907. Sept 16, 1907. 6:1788...nom
3d av, No 1126, w s, 20.5 s 66th st, 20x65. Assign lease. Sullivan, Drew & Co to J George Johnson. Mort \$5,000. Sept 7. Sept 13, 1907. 5:1400...nom
3d av, No 1126, w s, 20.5 s 66th st, 20x65. Assign lease. J George Johnson to Eleanor H Johnson. Mort \$5,000. Sept 7. Sept 13, 1907. 5:1400...nom
3d av, No 1122, w s, 60.5 s 66th st, 20x65. Assign lease. J George Johnson to Eleanor H Johnson. Mort \$5,000. Sept 13, 1907. 5:1400...nom
3d av, No 955 | portion of basement, &c. John F Rousar 57th st, No 203 East| to Wm W Knabe, of N Y, and Henry Bock, of Fort Lee, N J; 4 years, from April 27, 1907. Sept 10, 1907. 5:1331. Corrects error in last issue when lease read 3d av, Nos 955 and 55th st, No 303 E...600
5th av, No 1356, north store. Ludwig Traube to Charles Arnheim; 5 years, from May 1, 1908. Sept 16, 1907. 6:1596...780
5th av, No 61, corner store. The Health Food Co to Wernz & Koehne; 3 7-12 years, from Oct 1, 1907. Sept 13, 1907. 2:570...2,500
7th av, No 2501. Assign lease. Burton F Stines to John D Haase. Sept 12. Sept 14, 1907. 7:2014...nom
Same property. Re-assign lease. John D Haase to Burton F Stines. Sept 13. Sept 14, 1907. 7:2014...nom
8th av, Nos 925 and 927 | s w cor 55th st, 50.2x100. Assign 55th st, Nos 300 and 302| lease. Minnie M Wall to Mary Doolley. Sept 17, 1904. Sept 16, 1907. 4:1045...nom
8th av, No 2366, s e cor 127th st, all. Selena L Bloch and ano to Max Hochstim; 10 years, from Oct 1, 1907. Sept 19, 1907. 7:1932...3,600 and 4,200
8th av, s w cor 147th st, store, &c. Philip Simon et al to Benjamin Adams; 5 1/2 years, from Nov 1, 1907. Sept 19, 1907. 7:2045...\$141.66 to \$150 per month
11th av, No 544, n e cor 42d st. Assign lease. Jacob Gensler to James D Freeman. All title. Sept 16. Sept 19, 1907. 4:1071...4,000
Same property. Assign lease. James D Freeman to Bernard Daly. All title. Sept 16. Sept 19, 1907. 4:1071...nom
Same property. Assign lease. Bernard Daly to Arthur Jost. Sept 16. Sept 19, 1907. 4:1071...nom

BOROUGH OF THE BRONX.

Freeman st, No 1138, west store, &c. Harris Ratner to Morris Heitler; 3 3-12 years, from Feb 1, 1907. Sept 13, 1907. 11:2975...840 and 1,020
139th st, No 347 East, all. Mary Y Ritchie to Geo A Thompson; 3 years, from Oct 1, 1907. Sept 13, 1907. 9:2302...660 and 720
240th st, No 522, s w cor Webster av, two stores. Tom Crickella to Charles de Boer; 3 yrs, from Sept 15, 1907, 2 yrs renewal at \$600. Sept 18, 1907...540
Brook av, No 506, store, &c. John W McLoughlin to Samuel Erdreich; from Sept 13, 1907, to May 1, 1908 (4 years renewal at \$750 and 800). Sept 13, 1907. 9:2274...720
Brook av, No 458, store. Helena Wolf to Nathan Silberman; 3 years, from Oct 1, 1907. Sept 17, 1907. 9:2272...390
College av, No 480 | n e cor 146th st, two 6-sty brk build- 146th st, No 331 East| ings. Rosalia Meli to Vincenzo Occhipinti and ano; 3 4-12 years, from Sept 1, 1907. Sept 13, 1907. 9:2329...10,000
Morris av, No 993, store, &c. Theodore Schreppel to Fred Wiebke; 5 years, from Sept 1, 1907. Sept 16, 1907. 9:2447...420 and 480
Prospect av, No 861. Assign lease. Thomas Rouse to George Kienzle. Sept 17, 1907. 10:2677...nom
Same property. Re-assign lease. George Kienzle to Thomas Rouse. Sept 18 (?). Sept 17, 1907. 10:2677...nom
St Anns av, No 142, store. Frank T Wallace to Isadore Bookman; 5 years, from Oct 1, 1907. Sept 18, 1907. 10:2547...516
\*Unionport road, w s, known as Bachmans Hotel. Assign lease. Theo Mayer to Harry A Reichardt. Sept 9. Sept 17, 1907...nom
\*Westchester av, s e cor Clasons Point road, 25x106.2x25x101.10, all. George Keller to Henry Baumann and ano; 5 years, from Aug 1, 1907. Sept 18, 1907...1,500
\*Same property. Assign lease. Henry Baumann and ano to Henry R Hildebrandt. Mort \$3,500. Sept 16. Sept 18, 1907...nom
\*West Farms road, n e cor Berrian av. Assign lease. Joseph Bulger to Wm Zoll. Sept 17. Sept 18, 1907...nom
Westchester av, No 916, w 1/2 of store. Mercury Realty Co to J T Cohen; 5 years, from Mar 1, 1907. Sept 16, 1907. 10:2635...660 to 780
\*West Farms road, n e cor Berrian (Bronx Park) av, 22x70, 3-sty frame building. Joseph Diamond to Joseph Bulger; 5 years and 7 1/2 months, from Sept 15, 1907. Sept 17, 1907...1,200 and 1,500
3d av, No 3194, store. Amelia Moser to Charles Wolaneck; 5 years, from May 1, 1907. Sept 17, 1907. 10:2620...600

MORTGAGES

September 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Agar, John G, of New Rochelle, N Y, to MUTUAL LIFE INS CO of N Y. Wall st, Nos 79 to 85, s e cor Pearl st, Nos 148 to 152, runs s e along Wall st 72.10 x s w 31.7 x n w 0.2 x s w 9.3 x n w 4.1 x s w 21.8 x n w 64.8 to s e s Pearl st x n e 61.7 to beginning. Prior mort \$—, Sept 14, due, &c, as per bond. Sept 17, 1907. 1:31. 100,000

# KING'S WINDSOR CEMENT

## For Plastering Walls and Ceilings

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material

J. B. KING & CO., No. 1 Broadway, New York

American Mortgage Co with Chebrah Talmud. Rutgers st, No 32. Extension mort. Sept 13, Sept 14, 1907. 1:273. nom	Same to same. Same property. Certificate as to above mort. Sept 16, Sept 19, 1907. 7:1826.
Altman, Bella to Charles Rubinger and ano. 6th st, Nos 324 and 326, s s, 325 s e 2d av, 50x97. Sept 14, due, &c, as per bond. Sept 17, 1907. 2:447. 4,500	Same to Geo Deillon. Same property. Prior mort \$144,500. Sept 13, due Jan 1, 1908, 6%. Sept 19, 1907. 7:1826. 5,600
Same to same. Same property. Sept 16, 1 year, 6%. Sept 17, 1907. 2:447. 1,800	Same to same. Same property. Certificate as to above mort. Sept 13, Sept 19, 1907. 7:1826.
Amend, Therese M and Adolph and Emanuel Lipkowitz with Valentine Treat. 63d st, No 409 East. Subordination agreement. Sept 14. Sept 17, 1907. 5:1458. nom	Duff, James to Peter Doelger. 2d av, No 724. Saloon lease. Sept 18, demand, 6%. Sept 19, 1907. 3:944. 5,500
Altman, Bella to Francis Speir and Martin D Wylly trustee. 6th st, Nos 324 and 326, s s, 325 s e 2d av, 2 lots, each 25x97. 2 mortg, each \$25,000. 5 years, 5%. Sept 16, 1907. 2:447. 50,000	Dillon, Roselena M to Julia A Vesey. 62d st, No 210, s s, 142.6 e 3d av, 18.9x100.5. Sept 18, 5 years, 5%. Sept 19, 1907. 5:1416. 10,000
Same and Joseph L Battenwieser with same. Same property. Subordination agreement. July 18, Sept 16, 1907. 2:447. nom	Donsbach, Josephine to Max Marx. Lenox av, No 456, e s, 25 s 133d st, 25x84. P M. Prior mort \$24,000. Sept 16, 3 years, 6%. Sept 17, 1907. 6:1730. 4,000
Bachman, Alfred C to Herbert S Ogden. Canal st, No 269, n s, 20.2 e Broadway, 25x112.9x25.7x107.5. P M. Sept 16, due, &c, as per bond. Sept 19, 1907. 1:209. 40,000	Drucker, August H to Danl Loonie. 48th st, No 337, n s, 150 w 1st av, 25x100.5. P M. Sept 16, 5 years, 5%. Sept 17, 1907. 5:1341. 8,500
Banner, S Morrill to TITLE GUARANTEE AND TRUST CO. S1st st, Nos 263 and 265, n s, 127.5 e West End av, 50x114. P M. Sept 12, due, &c, as per bond. Sept 19, 1907. 4:1229. 140,000	Dan, Abraham and Minnie Goldstein to Abraham Lun. 6th st, No 728, s s, 318 e Av C, 15x97. Prior mort \$—. Aug 31, due Sept 16, 1910, 6%. Sept 17, 1907. 2:375. 3,500
Blakeslee, Lottie T to Annie L McEntyre and ano. 93d st, No 157, n s, 234 e Amsterdam av, runs e 15 x n 85.4 to s s Apthorps lane, x n w 15 x s 86 to beginning. P M. Prior mort \$10,000. 5 years, 5%. Sept 16, 1907. 4:1224. 4,500	De Vries, Maurice to Mary E Freeman. Broadway, Nos 1608 and 1610, s e cor 49th st, Nos 204 to 208, 47.3x58.10x55.7x65.1. P M. Sept 11, 3 years, 5%. Sept 13, 1907. 4:1020. 140,000
Same to CITIZENS SAVINGS BANK. Same property. P M. 5 years, 5%. Sept 16, 1907. 4:1224. 10,000	Elkin, Isaac N and Alex R to Max Lieben. 61st st, No 206, s s, 100 w Amsterdam av, 25x100.5. Prior mort \$15,000. Sept 19, 1907, 1 year, 6%. 4:1152. 1,000
Board of Church Extension of United Presbyterian Church to Washington Heights Presbyterian Church. Audubon av, s e cor 172d st, 50x100. Consent to mort for \$20,000 held by N Y Savings Bank on above property. Jan 21, 1907. Sept 18, 1907. 8:2128.	Epstein, Edwin and Herman Vollweiler and David Epstein to The FARMERS LOAN AND TRUST CO. 9th st, Nos 819 to 825, n s, 231 e Av D, 83.8x92.3. June 19, due Sept 19, 1910. Sept 19, 1907. 2:366. 15,000
Bass, Joseph to Henry Hackman. 112th st, Nos 164 and 166, s s, 211.8 w 3d av, 33.4x100.11. P M. Prior mort \$31,250. Sept 12, due Mar 1, 1911, without interest. Sept 16, 1907. 6:1639. 7,800	Eggenpieler, Charles to Saml Hyman. Manhattan av, No 280, e s, 66.11 s 112th st, 34x100. P M. Prior mort \$32,000. Sept 12, due, &c, as per bond. Sept 16, 1907. 7:1846. 5,000
Bergman, Morris and Pauline Fienstein to Lion Brewery. Houston st, No 292 East. Saloon lease. Sept 7, demand, 6%. Sept 17, 1907. 2:397. 1,200	Ewert, Katharina wife of and William to FRANKLIN SAVINGS BANK City N Y. 40th st, No 320½, s s, 325 w 8th av, 25x98.9. Sept 17, 1907, 1 year, 5%. 3:763. 9,500
Beaumont, Jessie F, of London, Eng, with Thos B Hidden. Madison av, No 350, w s, 107.5 n 44th st, 18x95. Extension and modification agreement. July 1. Sept 10, 1907. 5:1279. Corrects error in last issue when size of lot was 18x25. nom	EQUITABLE LIFE ASSUR SOC of the U S with Susan R La Grange. 136th st, No 259 West. Extension mort. Apr 8. Sept 12, 1907. 7:1942. Corrects error in last issue, when description of property was 139th st, No 259 West. nom
Bingham, Amelia to Geo Zahm. 31st st, No 40, s s, 235 e Madison av, 20x98.9. Prior mort \$46,000. Sept 11, due, &c, as per bond. Sept 12, 1907. 3:860. Corrects error in last issue when description of property was 31st st, No 40, s s, 235 e Madison av, w s, 107.5 n 44th st, 18x95. 8,000	Engel, Geo C to Annie F Shardlow. 1st av, No 1602, n e cor 83d st, No 401, 27.2x84. Sept 11, 5 years, 5%. Sept 14, 1907. 5:1563. 30,000
Butler, Wm G to TITLE INS CO of N Y. 34th st, No 222, s s, 550 e 8th av, 16.5x98.9. Sept 9, 2 years, 5%. Sept 16, 1907. 3:783. 15,000	EMIGRANT INDUSTRIAL SAVINGS BANK with Tailfer Co. Lenox av, Nos 310 to 316, s e cor 126th st, Nos 84 and 86, 99.11x85. Extension mort and consent to same. Sept 11. Sept 13, 1907. 6:1723. nom
Burke, Joseph to Wm T Dannat. 140th st, No 63, n s, 125 e Lenox av, 37.6x99.11. Aug 29, 3 years, 5%. Sept 16, 1907. 6:1738. 30,000	S63 Park Avenue, a corpn, to TITLE GUARANTEE & TRUST CO. Park av, Nos 861 to 865, n e cor 77th st, No 101, 51.2x100. Building loan. Sept 12, 5 years, 6%. Sept 13, 1907. 5:1412. 265,000
Bohde, Frederick Jr to John H Coursen and ano. S1st st, Nos 151 and 153, n s, 256.2 w 3d av, 43.10x102.2. P M. Prior mort \$78,000. Sept 1, due, &c, as per bond. Sept 17, 1907. 5:1510. 2,000	Same to same. Same property. Certificate as to above mort. Sept 7. Sept 13, 1907. 5:1412.
Bauchle, Amelia M with Century Mortgage Co. Amsterdam av, No 685. Subrogation agreement. Sept 5. Sept 17, 1907. 4:1224. nom	Elias, Katharina with TITLE GUARANTEE & TRUST CO. 102d st, No 113, n s, 152 e Park av, 25x100.11. Subordination agreement. Aug 26. Sept 14, 1907. 6:1630. nom
Badt-Mayer Co to Albert V Donellan. 113th st, Nos 311 to 315, n s, 95 e Manhattan av, 75x100.11. P M. Prior mort \$100,000. Sept 10, 3 years, 6%. Sept 13, 1907. 7:1847. 20,000	Fine, Joseph and Selig Falk to LAWYERS TITLE INS & TRUST CO. Manhattan av, Nos 153 and 155, n w cor 107th st, No 51, 40.11x100. Sept 11, due July 1, 1912, 5½%. Sept 14, 1907. 7:1843. 61,000
Costa Rica Fruit Co to Charlotte B Bickmore. 80th st, No 130, s s, 405 e Amsterdam av, 20x102.2. P M. Sept 12, due Oct 1, 1912, 5%. Sept 17, 1907. 4:1210. 31,000	Fine, Joseph and Selig Falk to LAWYERS TITLE INS & TRUST CO. Manhattan av, Nos 169 and 171, s w cor 108th st, No 50, 40.11x100. Sept 11, due July 1, 1912, 5½%. Sept 14, 1907. 7:1843. 60,000
Cox, John H as trustee Wm H Stryker with David Temmer. 100th st, No 55 East. Extension mort. June 9, 1905. Sept 17, 1907. 6:1606. nom	Fine, Joseph and Selig Falk to LAWYERS TITLE INS & TRUST CO. Manhattan av, Nos 157 to 163, w s, 40.11 n 107th st, 2 lots, each 40x100. 2 mortg, each \$43,000. Sept 11, due July 1, 1912, 5½%. Sept 14, 1907. 7:1843. 86,000
Clarke, Eliz D to TITLE GUARANTEE & TRUST CO. 101st st, No 247, n s, 166.8 e West End av, 16.8x104x16.8x104.10. P M. Sept 16, due, &c, as per bond. Sept 17, 1907. 7:1873. 18,000	Fine, Joseph and Selig Falk to LAWYERS TITLE INS & TRUST CO. Manhattan av, Nos 165 and 167, w s, 40.11 s 108th st, 40x100. Sept 11, due July 1, 1912, 5½%. Sept 14, 1907. 7:1843. 43,000
Corsun, Isaac to George Schwartz and ano. 1st av, No 2349, w s, 50.5 n 120th st, 25.2x100. P M. Prior mort \$23,500. Sept 14, 4 years, 6%. Sept 16, 1907. 6:1797. 3,000	F & F Realty Co to Clara Max and ano. Manhattan av, Nos 157 and 159, w s, 40.11 n 107th st, 40x100. P M. Sept 11, 2 years, 6%. Sept 14, 1907. 7:1843. 12,000
Cohen, David with J Herbert Carpenter and ano trustees Sidney Mason. Rutgers pl, No 19 (Monroe st), Extension mort. Aug 12. Sept 16, 1907. 1:270. nom	F & F Realty Co and Selig Falk and Joseph Fine and JEFFERSON BANK with LAWYERS TITLE INS & TRUST CO et al. Manhattan av, Nos 153 to 171, w s, extends from 107th st, No 51, to 108th st, No 50, 201.10x100. Subordination agreement. Sept 11. Sept 14, 1907. 7:1843. nom
Coyle, James to DeWitt C Romaine. 11th st, No 246, s s, 50 e 4th st, 20x80. P M. Due, &c, as per bond. Sept 18, 1907. 2:613. 9,000	F & F Realty Co to Mayer Jones. Manhattan av, Nos 161 and 163, w s, 80.11 n 107th st, 40x100. P M. Sept 11, 2 years, 6%. Sept 14, 1907. 7:1843. 11,000
Coy, Chas F, of Yonkers, N Y, to TITLE GUARANTEE AND TRUST CO. Columbus av, No 885, e s, 70.11 n 103d st, 30x100. Prior mort \$25,000. Due, &c, as per bond. Sept 18, 1907. 7:1839. 15,000	F & F Realty Co to JEFFERSON BANK. Manhattan av, Nos 153 to 171, n w cor 107th st, No 51, 201.10 to 108th st, No 50, x100. Prior mort \$343,000. Sept 11, 2 years, 6%. Sept 14, 1907. 7:1843. 33,000
Cerabone V Construction Co to GERMANIA LIFE INS CO. 113th st, Nos 609 to 613, n s, 175 w Broadway, 75x100.11. Due, &c, as per bond. Sept 18, 1907. 7:1895. 115,000	F & F Realty Co to Wm C Cox. Manhattan av, Nos 165 and 167, w s, 40.11 s 108th st, 40x100. P M. Sept 11, 2 years, 6%. Sept 14, 1907. 7:1843. 12,500
Same to same. Same property. Certificate as to above mort. Sept 18, 1907. 7:1895.	F & F Realty Co to Wm C Cox. Manhattan av, Nos 169 and 171, s w cor 108th st, 40.11x100. P M. Sept 11, 2 years, 6%. Sept 14, 1907. 7:1843. 16,500
Carolan, Michael P to Leopold Maas. 45th st, No 236, s s, 172 w 2d av, 22x70.3x25x80.2. P M. 5 years, 5%. Sept 19, 1907. 5:1318. 8,000	F & F Realty Co to Joseph Simerman. Manhattan av, Nos 153 and 155, n w cor 107th st, No 51, 40.11x100. Sept 11, 2 years, 6%. Sept 14, 1907. 7:1843. 16,000
Cordel Company to Stuyvesant Mortgage Co. 111th st, s s, 350 w 7th av, 62.6x71.10. Sept 16, 3 years, 5½%. Sept 19, 1907. 7:1826. 56,000	Forbes, Mary wife of and James to Henry M Sanders. 131st st, No 50, s s, 80 e Madison av, 27.6x99.11. Oct 26, 1896, due Oct 29, 1899, 5%. Rerecorded from Oct 26, 1896. Sept 13, 1907. 6:1755. 16,000
Same to same. Same property. Certificate as to above mort. Sept 16. Sept 19, 1907. 7:1826.	Feist, Adolph with Century Mortgage Co. Amsterdam av, No 685. Subordination agreement. Sept 12. Sept 17, 1907. 4:1224. nom
Cordel Co to Stuyvesant Mortgage Co. 111th st, s s, 412.6 w 7th av, 62.6x71.10. Sept 16, 3 years, 5½%. Sept 19, 1907. 7:1826. 56,000	Feist Realty Co to Century Mortgage Co. Amsterdam av, No 685, e s, 41.8 n 93d st, runs e 68 x n 24 x w 4 x n — x w 68 to av, x s 25 to beginning. Sept 12, due Aug 26, 1910, 5%. Sept 17, 1907. 4:1224. 22,000
Same to same. Same property. Certificate as to above mort. Sept 16. Sept 19, 1907. 7:1826.	Same to same. Same property. Certificate as to above mort. Aug 24. Sept 17, 1907. 4:1224.
Cordel Co to Harris Mandelbaum and ano. 111th st, s s, 412.6 w 7th av, 62.6x71.10; 111th st, s s, 350 w 7th av, 62.6x71.10. Prior mort \$133,500. Sept 13, 1 year, 6%. Sept 19, 1907. 7:1826. 11,000	







# DENNIS G. BRUSSEL

## ELECTRIC WIRING AND APPARATUS

The Brussel Method of electric light and power wiring secures to the owner an absolute guarantee against any defects.

Interior Telephones, Pumps, Elevators Installed  
15 West 29th Street, N. Y.

### BOROUGH OF THE BRONX.

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

Ashlund, Laura M to Luder Hanken. Hull av, e s, 100 n 209th st, 25x100. P M. Sept 16, 3 years, 5%. Sept 17, 1907. 12:3352. 6,600

Anderson, Andrew, of St Augustine, Fla, to Edw E Black. Ogden av, n e cor 168th st, runs n 237.6 x e 147 x e 144 x s 160.3 to Nelson av x w 288.10 to beginning. Sept 10, due, &c, as per bond. Sept 17, 1907. 9:2518. 15,000

Assmus, Henry to GERMAN SAVINGS BANK, N Y. Inwood av, No 1560, e s, 125 s Belmont st, 25x130. 1 year, 5%. Sept 18, 1907. 11:2859. 2,500

\*Anderson, Andrew G to Eliz K Dooling. 224th st, n s, 530 w White Plains road, 2 lots, each 25x114, Wakefield. 2 morts, each \$3,500. Sept 12, 3 years, 5½%. Sept 13, 1907. 7,000

Andrews, Walter E to Rachel Shaw. Belmont av, e s, 115.5 s 176th st, 50x100. Sept 9, 3 years, 5%. Sept 16, 1907. 11:2945. 2,000

Berend, Harry to John Lynagh. Bathgate av, No 1637, w s, 155 n 172d st, 25x114.5. P M. Prior mort \$4,500. Sept 1, 5 years, 6%. Sept 13, 1907. 11:2914. 5,500

\*Bunz, Marie E to Jacob Cohen. Av D or Olmstead av, s e cor 13th st or Ellis av, 33x105, Unionport. P M. Prior mort \$7,500. Sept 14, 3 years, 5½%. Sept 16, 1907. 2,700

\*Bilotto, Rochella to Alex P Falconer. Lot 70 and part of lot 71 map New Village Jerome. Prior mort \$—-. Sept 10, due, &c, as per bond. Sept 16, 1907. 900

Benner, John M to Louis Berg. Hoe av, e s, 54.6 n Freeman st, 50x100. Prior mort \$—-. Sept 13, 5 years, 6%. Sept 16, 1907. 11:2987. 3,500

Belmont Realty & Construction Co with Jas G Wentz. Hughes av, w s, 382.8 s 180th st, 25.1x100. Subordination mort. Sept 6. Sept 14, 1907. 11:3069. nom

\*Beringer, Solomon to Louise Ebling. Neil av, s e cor Muliner av, 25.6x50x62x75, being lot 29 blk 46 map Section 1 Morris Park. P M. Sept 12, 3 years, 5%. Sept 14, 1907. 1,100

Breneman, John B, of Brooklyn, N Y, to Leebert L Lamborn and ano. 137th st, No 451, n s, 537.6 e Willis av, 16.8x100. P M. Prior mort \$6,500. Sept 6, 2 years, 6%. Sept 18, 1907. 9:2282. 2,500

Buffington, Harry B and Elmer T to HARLEM SAVINGS BANK. Forest av, No 1104, e s, 143 n 166th st, 19x102.8. Sept 16, due, &c, as per bond. Sept 17, 1907. 10:2661. 1,000

Same to same. Forest av, No 1102, e s, 125 n 166th st, 18x102.8. Sept 16, due, &c, as per bond. Sept 17, 1907. 10:2661. 1,000

Same with same. Forest av, No 1102, e s, 125 n 166th st, 18x100; Forest av, No 1104, e s, 143 n 166th st, 18.6x100. Agreement modifying 2 morts. Sept 16. Sept 17, 1907. 10:2661. nom

\*Benner, Florentin to Irving Realty Co. Grace av, e s, 128.5 s Boston road, 25x95. P M. July 5, 3 years, 5%. Sept 17, 1907. 300

\*Same to same. Same property. P M. Prior mort \$300. July 5, 3 years, 5%. Sept 17, 1907. 100

\*Beekemeyer, Eliz to Pierre W Wildey. Morris Park av, n s, abt 262 w Unionport road, 25x—x28x—, except part for Morris Park av. Sept 14, due Nov 1, 1912, 5½%. Sept 17, 1907. 3,000

\*Brill, Heinrich to Irving Realty Co. Grace av, e s, 153.5 s Boston road, 25x95. P M. July 5, 3 years, 5%. Sept 17, 1907. 300

Same to same. Same property. P M. Prior mort \$300. July 5, 3 years, 5%. Sept 17, 1907. 100

\*Cohen, Jacob to LONG ISLAND LOAN & TRUST CO exr Chas W Lynde. Av C, w s, 33 s 7th st, 2 lots, each 25x105, Unionport. 2 morts, each \$5,000. Sept 16, due Dec 1, 1910, 5½%. Sept 17, 1907. 10,000

\*Same to George Hauser. Av C, w s, 83 s 7th st, 25x105, Unionport. Sept 16, due Dec 1, 1910, 5½%. Sept 17, 1907. 5,000

Chambers, Margt M (and Matthias in bond only) to Manhattan Mortgage Co. 182d st, s e cor Honeywell av, runs e 17.6 to old w s 1st st x s 106 x w 20 to av x n 109.7 to beginning; 182d st, s s, 75 w Daly av, 38.9x122x38.4x114. Sept 13, due Apr 1, 1908, 6%. Sept 14, 1907. 11:3125. 14,000

Cohen, Max and Hayman Eckman to Estates Settlement Co. Grant av, Nos 1054 to 1076, e s, 32 s 166th st, 250x102x250x100.6. P M. Sept 12, due, &c, as per bond. Sept 14, 1907. 9:2448. 27,000

\*Ceppos, Samuel to Lampport Realty Co. Roosevelt av, s s, 50 e Rosedale lane, 25x100. P M. Sept 13, 3 years, 5%. Sept 14, 1907. 275

\*Cohn, Michael, of Brooklyn, to Land Co A of Edenwald. Monaghan av, e s, 150 s Jefferson av, 50x100. P M. Sept 14, 3 years, 5½%. Sept 16, 1907. 450

Daly, Patrick J to HARLEM SAVINGS BANK. 144th st, s s, 107.10 e Willis av, 16.8x100. Due, &c, as per bond. Sept 16, 1907. 9:2288. 4,000

Del Gaudio, Gabriele to Jennie Freed. Hughes av, e s, 175 s 189th st, 25x87.6. Prior mort \$12,000. Sept 17, 1907, due Mar 17, 1910, 6%. 11:3075. 4,000

Dunne, Wm B to A Hupfels Sons. Ogden av, No 1160. Saloon lease. Aug 9, demand, 6%. Sept 17, 1907. 9:2514. 2,822

Davis, Hyman and Frank E Silverman to Jackson Construction Co. Bryant st or av, w s, 100 s 172d st, 75x100. P M. Prior mort \$5,500. Sept 11, due, &c, as per bond. Sept 14, 1907. 11:2995. 7,500

\*Dobbs, Jos E to Frank C Mayhew and ano as trustees, &c, lot 46 map (No 917) of Bronxwood Park. See Cons. Sept 3, 3 years, 6%. Sept 13, 1907. 1,000

Day, Anna to John H Betz. Boston road, No 1418, s s, 217.11 e Jefferson st, 25x100. Prior mort \$8,000. Due, &c, as per bond. Sept 19, 1907. 11:2962. 3,000

\*Falconer, Alex P to Marie Furrer. 225th st, s s, 280 w 4th av, 25x114, Wakefield. Certificate as to reduction of mort. Sept 18. Sept 19, 1907. —

\*Flynn, John to Gustav Damm trustee Katherine Hauser. Barker av, w s, 400 s Elizabeth st, 25x125, Olinville. P M. Sept 12, 3 years, 5½%. Sept 17, 1907. 3,250

Flasch, Bertha to Samuel Platt. Washington av, No 1523, w s, 125 n 171st st, 25x145. P M. Sept 16, 4 years, 5%. Sept 17, 1907. 11:2903. 15,600

Friedman, Robert to Charles Friedman. 152d st, n e cor Park av, late Terrace pl, 134.11x50x113.10x54.3. Prior mort \$9,200. Sept 17, 1907, 2½ years, 6%. 9:2442. 4,000

Friedman Realty Co to North American Mortgage Co. Morris av, s e cor 153d st, 50x70.3. Aug 28, due, &c, as per bond. Sept 19, 1907. 9:2412. 26,000

Same to same. Same property. Certificate as to above mort. Sept 19, 1907. 9:2412. —

Same and Celia Friedman with same. Same property. Subordination mort. Aug 28. Sept 19, 1907. 9:2412. nom

Finkenbergh, Hannah to Max Davidson. 181st st, n s, 98 w Hughes av, 17.2x95. P M. Sept 14, 3 years, 6%. Sept 19, 1907. 11:3070. 1,000

Fundis, Philip to Clara Rothschild. Washington av, No 2094, e s, old line, 53 s 180th st, old line, 25x100.10x22.4x101.2, except part for Washington av, also except strip begins Washington av, e s, old line 78 s 180th st, old line, runs n 2 x e 101.2 x s 2 x w 100.10. P M. Sept 17, 5 years, 6%. Sept 18, 1907. 11:3046. 3,000

\*Farago, Maria to Saml Leiman and ano. Grant av, s s, 225 e Garfield st, 25x100. Sept 13, 1907, due Mar 13, 1908, 6%. 700

\*Funk, Annie E to Van Loan Whitehead. Rosedale av, e s, 125 s Mansion st, 25x100. Sept 12, 1 year, 6%. Sept 13, 1907. 500

Graham, John to Adam Wesp. Freeman st, s e cor Vyse av, 54.7 x108.4x50x130.6. P M. 3 years, 5%. Sept 16, 1907. 11:2993. 8,000

Goldblum, Ida to Osher Gordon. Washington av, Nos 1525 and 1527, w s, 150 n 171st st, 50x150. P M. Prior mort \$42,000. Sept 10, 5 years, 6%. Sept 13, 1907. 11:2903. 16,500

Griffin, Anthony J to Mary M Stone. Cauldwell av, No 891, w s, 163 n 161st st, 18x100. Prior mort \$3,490. May 17, due, &c, as per bond. Sept 19, 1907. 10:2627. 5,000

Gerding, Anna H, of Croton, N Y, to Luther W P Norris guardian Ruth Norris et al. 176th st, n w cor Boston road, 73.1x110.3x130.11x125.3. Sept 17, 1907, 3 years, 6%. 11:2992. 14,000

Gaines-Roberts Co to GERMAN SAVINGS BANK, N Y. Prospect av, n e cor 162d st, 33.7x100. 3 years, 5%. Sept 19, 1907. 10:2690. 35,000

Same to same. Same property. Certificate as to above mort. Sept 9, 1907. 10:2690. —

Hoppe, Annie M to Esther M O'Donnell. Evelyn pl, s s, 100 e Grand av, 50x100. Feb 23, 1906, 3 years, 6%. Sept 19, 1907. 11:3197. 837.14

Hecht, Ferdinand with HARLEM SAVINGS BANK. Forest av, Nos 1102 and 1104. Subordination 2 morts. June 29. Sept 17, 1907. 10:2661. nom

Hamm, Chas to Peter Sefferien. Tinton av, No 682, e s, 241.11 n 152d st, 20x125. P M. Sept 16, 3 years, 5%. Sept 17, 1907. 10:2665. 5,500

Same to Lillian E Selby. Same property. Prior mort \$5,500. Sept 16, 3 years, 5½%. Sept 17, 1907. 10:2665. 1,250

Hotchkiss, Juliet M to Levi S Tenney and ano trustees Wm D Thompson. Creston av, e s, 182.11 n 196th st, 100x51.5x100.6x61.6. Sept 13, 1907, 3 years, 6%. 12:3315. 3,750

\*Heinrich, Charles to Mary S Bahrenburg. White Plains road, e s, 43.9 s 215th st or 1st st, 25x66.4x25x64.3, Wakefield. Sept 13, 1907, 3 years, 6%. 1,500

Isaacs, Harry to Prescott Realty Co. 155th st, No 430, s s, 100 w Elton av, 45x100. P M. Prior mort \$30,000. 3 years, 6%. Sept 16, 1907. 9:2376. 6,000

Ilg, Kasimir or Casimir to A Hupfels Sons. Longwood av, No 1129. Saloon lease. Sept 13, demand, 6%. Sept 17, 1907. 10:2737. 800

Jan Hus Realty Co to Katharina Koch. 136th st, No 617, n s, abt 440 e St Arns av, also 725 w Home av, 25x100. Sept 17, 1907, 3 years, 5%. 10:2549. 10,000

Same to same. Same property. Certificate as to above mort. Sept 17, 1907. 10:2549. —

Same and Caecilie Ettinger with same. Same property. Subordination mort. Sept 14. Sept 17, 1907. 10:2549. nom

\*Jansen, Julius to Irving Realty Co. Boston road, s w cor Grace av, 50x123.9x45x126.2; Grace av, w s, 301.2 s Boston road, 50x95. P M. Sept 16, due Sept 1, 1910, 5%. Sept 19, 1907. 1,400

\*Same to same. Same property. P M. Prior mort \$1,400. Sept 16, due Sept 1, 1910, 5%. Sept 19, 1907. 450

Jarck, Wilhelmine S M to Walther Real Estate and Mfg Co. 138th st, No 755, old Nos 1027 and 1029, n s, 194.1 e Southern Boulevard, 37.6x100. P M. Sept 12, 3 years, 5½%. Sept 18, 1907. 10:2596. 4,300

Katzman, Jacob S to Sossie Etsenberg. Hughes av, No 2141, w s, — n 180th st, —. Prior mort \$2,500. Mar 3, 1905, 3 yrs, 6%. Sept 16, 1907. 11:3070. 400

Killian, Cath widow, Peter A, John J Killian and Lena Krug, Barbara Viebig, Lizzie Vollmer and Philip Killian children and heirs Peter and Anna L wife of Peter A Killian to HARLEM SAVINGS BANK. 152d st, n s, 650 e Courtlandt av, 50x100. Prior mort \$3,000. Sept 17, due, &c, as per bond. Sept 19, 1907. 9:2374. 1,000

Krabo, Marie to Carl Krabo. Hughes av, w s, 331 s 183d st, 31.6x85. Prior mort \$25,000, on this and other property. Sept 16, due, &c, as per bond. Sept 17, 1907. 11:3071. 2,000

Same to same. Hughes av, w s, 300 s 183d st, 31.6x120. Prior mort \$25,500 on this and other property. Sept 16, due, &c, as per bond. Sept 17, 1907. 11:3071. 2,000

Knox, Arthur with Peter Karsten. Fox st, No 576, s s, 438.11 e Prospect av, 40x109. Subordination mort. Sept 10. Sept 17, 1907. 10:2683. nom

Leary, Frank R to Lillian E Selby. Tinton av, No 680, e s, 221.11 n 152d st, 20x125. Prior mort \$5,500. Sept 16, 3 yrs, 5½%. Sept 17, 1907. 10:2665. 1,250

Same to Peter Sefferien. Same property. P M. Sept 16, 3 yrs, 5%. Sept 17, 1907. 10:2665. 5,500

\*Lo Curto, Rosolino and Pietro, Leoluca Ficarotta, Giovanni Di Nicola, Ignazio and Leoluca Milone, Leopoldo Badolato, Vincenzo and Bernardo, Colletti, Pietro Ribavaro and Vincenzo Milone, firm Lo Curto, Colletti & Co, to Alex P Falconer. 213th st, n s, 100 w Maple av, 50x100, and being lots 86 and 87 map W F Duncan at Williamsbridge. Building loan. Sept 9. due, &c, as per bond. Sept 18, 1907. 16,000

# ACME SANITARY TILING CO.

## Overhead Tiling Without Extra Expense

### PARK ROW BUILDING

### NEW YORK, N. Y.

- Leitner, Joseph and Charles Kreymborg to Peter Karsten. Fox st, No 576, s s, 438.11 e Prospect av, 40x109. Sept 16, 3 yrs, 5%. Sept 17, 1907. 10:2683. 2,400
- Lehrbach, Emma E to Amelia W Dusenbury. Loring pl, w s, 59.1 n 183d st, 21x102.8x20.11x103.11. P M. Sept 16, 3 years, 5%. Sept 18, 1907. 11:3225. 10,000
- \*Lewis, Llywellyn W to Annie B Pray. 216th st, late 2d av, n s, 405 w 5th st, 25x114, Wakefield. Sept 14, 3 years, 5½%. Sept 16, 1907. 2,000
- \*Milone, Antonio B to Marie Montuori. Byron st, s e cor Kos-suth av, 168.5x56.10x155.4x99.4. Prior mort \$4,250. Sept 12, due Nov 16, 1909, 6%. Sept 16, 1907. 5,000
- Meyer, Geo W to GERMAN SAVINGS BANK. Hull av, n w s, at s w s 201st st, 51x110x76.6x94. 3 years, 5%. Sept 16, 1907. 12:3292. 10,000
- Monaghan, John with Henry Roberts. Sherman av, c l, 130 n e from c l 166th st, runs n e 50 x n w 130 x s w 50 x s e 130 to beginning. Extension mort. July 30. Sept 14, 1907. 9:2452-2456. nom
- MacGregor, Robt A to Patrick T Brown. Lorillard pl, s e cor 188th st, 24.7x98x22.6x98.1. Aug 20, 3 years, 5%. Sept 14, 1907. 11:3056. 4,000
- Martin, Norman to HARLEM SAVINGS BANK. 145th st, s s, 90 w Brook av, 25x100. Sept 13, 1907, due, &c, as per bond. 9:2289. 9,000
- Meyer, Harry with Rosa Wiederman. Cauldwell av, w s, 325 s 156th st, 16.8x115. Extension mort. Aug 30. Sept 19, 1907. 10:2624. nom
- Meli, Rosalia to Domenico La Sala. College av, No 480, n e cor 146th st, No 331, runs n 109.8 x e 168.9 x s w 150.2 to n w s 146th st x n w 23.4 x w 59.6 to beginning, except part for Cottage st, now 146th st. Prior mort \$89,000. Sept 12, 2 years, 6%. Sept 14, 1907. 9:2329. 25,000
- Meehan (James F) Co to City Mortgage Co. Prospect av, s w cor 163d st, 100x106. Prior mort \$110,000. Sept 12, demand, 6%. Sept 13, 1907. 10:2677. 5,000
- Same to same. Same property. Certificate as to above mort. Sept 13, 1907. 10:2677.
- \*Martz, Louis and Anna his wife, tenants by entirety to Charles Donochy. Garfield st, w s, 230 n Columbus av, 25x100. P M. Prior mort \$3,000. Sept 16, 9 years, 5%. Sept 17, 1907. 2,200
- Muller, Annie M J to Ernst W Schade. Bainbridge av, e s, 300 s Woodlawn road, 50x100. P M. Sept 16, 1 year, 5%. Sept 17, 1907. 12:3334. 1,500
- \*Meitzel, Bertha widow to LONG ISLAND LOAN & TRUST CO exr Chas W Lynde. Harrison av, n w cor Cornell av, 25x90. Sept 17, 1907, due Dec 1, 1910, 5%. 3,000
- \*Nugent, Anna C to Pierre W Wildey. Plot begins 740 e White Plains road, at point 120 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. Sept 17, 1907, due Nov 1, 1910, 5½%. 2,500
- \*Novak, John to Ida R Giles. Lots 134 and 135 map South Washingtonville. P M. Sept 16, 2 years, 6%. Sept 17, 1907. 1,333
- Same to Lewis B Halsey. Lot 92 same map; also Marion st, e s, 200 n 240th st, being lot 280 same map. P M. Sept 16, 2 years, 6%. Sept 17, 1907. 2,291
- \*Same to Jerusha W Halsey. Lots 3 and 4 same map. P M. Sept 16, 2 years, 6%. Sept 17, 1907. 2,292
- \*Same to same as extr Samuel W Halsey. Lots 61 and 62 same map. P M. Sept 16, 2 years, 6%. Sept 17, 1907. 2,292
- \*Same to Annie B Russell. Lots 90 and 94 same map. P M. Sept 16, 2 years, 6%. Sept 17, 1907. 2,292
- Olsen, Anette A to Wm G Wood and ano trustees Maria Wood. 234th st, n s, 485 w Katonah av, 25x100. May 1, due July 1, 1910, 5%. Sept 17, 1907. 12:2375. 5,000
- Oswego County Savings Bank to Arthur Haviland. Morris av, No 1852, w s, 18 n 176th st, 17.10x95. Extension mort. Sept 13. Sept 17, 1907. 11:2827. nom
- O'Leary, John to Joseph M Smith and ano trustees Eliza Smith. Cambreling av, w s, 325 n 183d st, 25x100. Sept 13, 1907, 3 years, 5%. 11:3088. 10,000
- Perry, Cornelia M to Alice D Blauvelt. Woodycrest av, e s, 352 n 164th st, 53x100. Sept 16, 3 years, 5%. Sept 19, 1907. 9:2508. 7,500
- Pardo, Isaac R to M L Ida Bierling. Tinton av, No 1245, w s, 80.8 s 169th st, 29.8x73.3x26x58.11. P M. Prior mort \$4,250. 3 years, 5%. Sept 16, 1907. 10:2663. 2,100
- Randrup, Carl E to Niels Poulsen. Garden st, n s, 315.2 w South-ern Boulevard, 50x100. 3 years, 5%. Sept 18, 1907. 11:3100. 5,000
- Robinson, David to Louis Rodchinsky. Teller av, w s, 99.6 s 166th st, 20x100. Sept 16, 3 years, 5%. Sept 17, 1907. 9:2428-2433. 8,000
- Same and Adolf Mandel with same. Same property. Subordi-nation mort. Sept 11. Sept 17, 1907. 9:2428-2433. nom
- \*Reichard, Harry A to A Hupfels Sons. Unionport road, w s, known as Bachmans Hotel. Saloon lease. Sept 9, demand, 6%. Sept 17, 1907. 1,200
- \*Stein, Chas F with Annie R Daily. Greene av, s w cor Mapes av, 100x100; Middletown road, s s, 200 w Mapes av, 50x100. Extension of mort. Sept 10. Sept 13, 1907. nom
- \*Robillard, Norbert to Egbert Winkler Sr. Green lane, w s, 75 s Lyon av, 25x100. May 14, 3 years, 5½%. Rerecorded from May 15, 1907. Sept 14, 1907. 3,500
- \*Santoro, Antonio and Wm Marro to A Shatzkin & Sons Inc. Tilden av, w s, 75 n 214th st, 25x100, Laconia Park. P M. Sept 17, due June 1, 1908, 6%. Sept 18, 1907. 250
- \*Shatzkin, Hyman to Tri-Centennial Realty Co. Shiel st, n s, 100 e Tilden av, 50x100, Laconia Park. 2 P M mort, each \$233; 2 prior mort, each \$400. Sept 12, 1907, due Mar 12, 1909, 6%. Sept 13, 1907. 466
- Same to same. Shiel st, n s, 150 e Tilden av, 25x100. P M. Prior mort \$200. Sept 12, due Mar 12, 1909, 6%. Sept 13, 1907. 234
- Schwarzler, Albert J to Sarah S Miller. Washington av, w s, 188 n 175th st, runs w 122 x s 80 x w 28 x n 108 x e 150 to av, x s 28 to beginning. Due Oct 12, 1912, 5%. Sept 19, 1907. 11:2908. 14,000
- Schmidt, Minnie to Joseph Rossman. 210th st, s w s, 25 n w Reservoir Oval W, 25x110.10x25.9x104.9. June 28, due July 1, 1908, 6%. Sept 19, 1907. 12:3343. 1,000
- Somerville, John to Wm H Francis. Grant av, e s, 156.8 n 164th st, 23x112x23x111. Prior mort \$3,750. Sept 16, 2 years, 6%. Sept 17, 1907. 9:2447. 350
- Salkin, Harry to Joseph Newmark. Morris av, Nos 673 and 675, on map Nos 669 and 671, n w cor 153d st, No 265, 50x100. P M. Prior mort \$45,000. Sept 11, 5 years, 6%. Sept 17, 1907. 9:2442. 20,000
- Stern, Louis to Moris Dreibratt. Jackson av, Nos 1176 and 1178, e s, abt 160 s 168th st, 50x87.6. Prior mort \$32,500. Aug 1, 1 year, 6%. Sept 17, 1907. 10:2652. 7,000
- Shafer, D Roy to Frank S Beavis. Mayflower av, e s, 302 n Middletown road, 25x95. P M. May 25, due Jan 15, 1908, —%. Sept 17, 1907. 225
- \*Serrilli, Pietro to Katharina Gass. 214th st, late Av A, s s, — e White Plains road, and being lot 21 map New Village Je-rome, 25x100. Sept 5, 2 years, 6%. Sept 17, 1907. 2,100
- Thees, Henry J and John R Budelman to Bertha Knaufl. College av, e s, 559.10 s 170th st, 16.8x100. P M. Prior mort \$3,250. Sept 18, installs, 6%. Sept 19, 1907. 11:2783. 2,450
- Trapani, Gaetano to Thomas H Johnston. Heath av, e s, 107 n e Boston av, 50x99.4x50x100, except part for av. P M. Sept 14, 4 years, 5½%. Sept 16, 1907. 12:3257. 4,500

## "SNOW WHITE"

A true Portland of PURE WHITE COLOR, combining the essential qualities of great tensile strength and imperviousness to a rigorous climate.

"SNOW WHITE" Portland Cement is not approached by any known product for the following purposes, viz.: Facing for concrete construction and stucco, ornamental and architectural forms, superior substitute for terra cotta work, white ground for ter-razza and mosaic work, base for all artificial stone, floor and other tile, special sanitary plastering of all kinds, architectural landscape work, for setting marble and light stones or brick, plastering elevator and light shafts.

Its pure white color, strength and close grained hardness, together with its hydraulic properties and its ability to withstand the elements, place it in a class by itself, unique in all its qualities, and indispensable at any price.

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Same to same. Same property. P. M. Prior mort \$— Sept 14, installs, 5% Sept 16, 1907. 12:3257. 1,300  
 Utility Realty Co to MUTUAL LIFE INS CO of N Y. Hunts Point av, e s, 205.5 n Seneca av, runs n and e along e s Hunts point av and s s Garrison av, as said two av's wind and turn, 224.11 to s s Garrison av, at point 57.4 w Irvine st, x s 151.4 x w 111.8 to beginning. P. M. Due, &c, as per bond. Sept 18, 1907. 10:2761. 8,500  
 Venezia, Pasquale to Lena Lurch. Prospect av, n w s, 165 n e 181st st, 33x150, except part for av. Sept 16, due July 1, 1910, 6%. Sept 17, 1907. 11:3097. 800  
 Walther Real Estate and Manufacturing Co to Helen M Kelly guardian Eugenia Kelly. 138th st, No 755, n s, 194.1 e Southern Boulevard, 37.6x100. Sept 12, 3 years, 5% Sept 18, 1907. 10:2590. 25,000  
 Wiederman, Rosa to Harry C Gomprecht. Cauldwell av, No 695, w s, 325 s 156th st, 16.8x115. Sept 17, 2 years, 6%. Sept 19, 1907. 10:2624. 2,000

Wolf, Israel I and Lena Brody with Moris Dreiblatt, of Brooklyn. Jackson av, Nos 1176 and 1178, e s, abt 162 s 168th st, and at n line lot 28 map Josephine Horton, runs e 87.6 x n 50 to s s lot 3 x w 87.6 x s 50 to beginning. Subordination agreement. Aug 5. Sept 17, 1907. 10:2652. nom  
 Walker, Edward L to Eureka Co-operative Savings and Loan Assoc. Bailey av, e s, abt 1,025 n Boston av, 25x138. Sept 13, installs, 6%. Sept 14, 1907. 12:3261. 3,000  
 Wilson, Alex to Robert W Cooper. 176th (Orchard) st, s s, 50 e Morris av, 50x125, except part for Grand Boulevard. Prior mort \$6,000. Sept 13, 1907, 1 year, 6%. 11:2826. 2,500  
 Walther Real Estate and Mfg Co to Helen M Kelly guardian Eugenia Kelly. 138th st, No 755, old Nos 1027 and 1029, n s, 194.1 e Southern Boulevard, 37.6x100. Certificate as to mort for \$25,000. Sept 11. Sept 18, 1907. 10:2590.  
 Weil, Daisy wife of Joseph to Eliz H Hoar. 155th st, No 392, s s, 350 e Courtlandt av, 25x100. Sept 5, 3 years, 5%. Sept 18, 1907. 9:2401. 4,500

For other Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Judgments, Satisfied Judgments, Mechanics' Liens, Building Loan Contracts and Satisfied Mechanics' Liens, see pages 468, 469 and 470.

**FILINGS OF SEPT. 20.**

**LIS PENDENS.**

Sept. 20.  
 Sound View pl, w s, lot 97, map of Penfield property, South Mount Vernon, Bronx, 50x100. James T Penfield agt Richard Kelly et al; att'y, A H Wadick.  
 80th st, No 230 West. Lina Greenberg agt Anna Ohrenstein; att'ys, Katz & Sommerich.  
 144th st, n s, 100 w 7th av, 130x99.11. Joseph Jordan et al agt Lazarus Perelson et al; action to foreclose mechanics lien; att'ys, Morrison & Schiff.

**FORECLOSURE SUITS.**

Sept. 20.  
 Lexington av, No 1892. Anita Duchastel et al; att'y, T Wandell.  
 Lots 11, 12 and 13, Block 11, Section B, map of Edenwald, Bronx. Delaney & Murphy agt Michael W Murphy et al; att'y, R N Arnow.  
 134th st, No. 803 East. Breslau Realty Co agt Mary F Stanley; att'y, E A Isaacs.  
 73d st, n s, 98 e Av A, 150x102.2. Ruben Rubenstein et al agt Frank Messer et al; att'ys, Myers & Schwersenski.

**JUDGMENTS.**

Sept.  
 20 Auchincloss, Henry B—Geo C Smith...149.79  
 20 Beeton, Frank C—Emily Ward...75.90  
 20 Brabant, William—the same...75.90  
 20 Blaisch, Henry G—Daniel Mapes, Jr...75.42  
 20 Broutz, Wolf—Patrick Gallagher...179.49  
 20 Blair, George—John E Moore...304.94  
 20 Barrett, Wm R—Vulcan Asbestos Mfg Co...140.38  
 20 Boeinger, Joseph—Met Tobacco Co...74.41  
 20 Clark, John T—Girard Romaine...224.32  
 20 Carr, William—Emily Ward...75.90  
 20 Cass, Wm B—Arthur Greaves...142.17  
 20 Danancher, Louis—O T Louis Co...179.93  
 20 D'Agostino, Gaetano—Semplicio Saviano...29.03  
 20 Dornbusch, Sigmund—Armin Hollinger...348.41  
 20 Ewing, Joseph—Udall & Ballou...26.25  
 20 Feder, Joel—Saks & Co...49.41  
 20 Frommer, Samuel—M Zimmerman & Co...47.80  
 20 Futoransky, Jacob—Jacob Cohen...131.54  
 20 Foster, Chas H—Oliver Typewriter Co...34.46  
 20 Garfunkel, Morris—Charles Strauss...111.81  
 20 Goldstein, Louis D—Samuel Spira et al...125.11  
 20 Gleason, Joseph A—Gustave Knozelman...49.72  
 20 Green, Leo—Solomon Mochowitz...31.91  
 20 Gittleson, Max—John Devaney et al...44.90  
 20 Goodwin, John—Emily Ward...75.90  
 20 Hartung, Gustave K—Charles Busch...122.22  
 20 Hatzel, Frederick H—Joseph Oussani...95.13  
 20 Hartshorne, Frank M—Elmer A Darling...2,112.09  
 20 Horebach, Paul W—Atwood Violet et al...69.60  
 20 Hartwell, Horace E—Joseph M Lesser et al...64.41  
 20 Jacok, Harry—Marshall B Wilcox...23.88  
 20 Johnson, Hattie E—State Bank...217.95  
 20 Kritzer, Morris—Henry B Turner Coal Co...85.01  
 20 Kliegman, Morris—the same...85.01  
 20 Kurzrok, Raphael—Augustus C Becker...62.29  
 20 Kretz, Theresa—Thomas K Moore...119.41

20 Koolyk, Hyman—Samuel Rosenthal et al...112.15  
 20 Kurzrok, Raphael—Max Wasser...163.36  
 20 Kelsey, Wm H—Fiss, Doerr & Carroll Co...1,009.11  
 20 the same—the same...3,196.27  
 20 Levenson, Morris—Max Wasser...163.36  
 20 Lazarus, Wm H—State Bank...217.95  
 20 Levy, Harry—Metropolitan Electric Protective Co...65.41  
 20 McDermott, Roderick—Peck Bros & Co...358.52  
 20 Mohl, Henry—Met Tobacco Co...75.44  
 20 McElroy, Owen—Geo L Storm & Co...96.81  
 20 McClean, John—James Plunket et al...42.54  
 20 O'Rourke, James F—Fiss, Doerr & Carroll Horse Co...1,009.11  
 20 the same—the same...3,196.27  
 20 Roltair, Harry—Sol Bloom...135.73  
 20 Rothenberg, Ludwig—Met Electric Protective Co...65.41  
 20 Rosenzweig, Julius—David Sternlicht...59.41  
 20 Rosenberg, Beatrice—Max Sameth...112.15  
 20 Rosen, Abraham—the same...30.90  
 20 Reimer, Frank—Morris Rosenfeld et al...130.12  
 20 Rosenthal, Chas A—Isaac Friedenthal...739.10  
 20 Smith, Frederick by gdn—Am Lithographing Co...costs, 33.08  
 20 Sommeso, Raffaello—Arrigo Arrigoni...310.48  
 20 Schaeffer, George—State Bank...217.95  
 20 Schwartz, Samuel—the same...422.65  
 20 Simms, Edw B—Emily Ward...75.90  
 20 Stuurmann, John H G, Jr—Gotham Can Co...800.25  
 20 Schwed, Frederick—George Chance...415.56  
 20 Scialo, Vincenzo admr—Emil Steffens...costs, 211.78  
 20 Saletsky, Hyman—Wolf Greenberg...113.65  
 20 Temmler, Ferdinand W & Louisa—John T Milligan...2,167.04  
 20 Temmler, Ferdinand W—the same...789.77  
 20 Taylor, Bunker—Oliver Typewriter Co...80.46  
 20 Thompson, John B—the same...99.46  
 20 Van Holland, Henry—Samuel Blick...445.27  
 20 Vogelfrei, Jacob—State Bank...422.65  
 20 Ward, Wellington W—Royston Const Co...257.05  
 20 Walker, Susan L admrx—Frederick A Reed et al...costs, 23.08  
 20 Zelowitz, Morris—State Bank...422.65

**CORPORATIONS.**

20 The Bruckner Engineering Co—S Jennie Sorg et al...89.61  
 20 The School of Decorative & Applied Art or N Y School of Industrial Art—Douglas J Connah et al...202.67  
 20 Gleason Realty Co—Gustave Rugelman...49.72  
 20 Midland Construction Co—U S Express...1,000.19  
 20 Harston & Co—Levi C Weir...costs, 17.41

**SATISFIED JUDGMENTS.**

Sept. 20.  
 Bressler, Jacob & Bernhard Parson—L. Wise et al 1892...217.38  
 Fowler, Lillian—H. S. Morris et al 1907...80.15  
 Johnson, Geo F—Le G K Pettit. 1907...69.37  
 Marciano, Francesco—D Frambetta. 1902...372.72  
 Mellen, Nathaniel C—T H Stevens. 1907...599.41  
 McOwen, Anthony—M Strengeim. 1907...1,900.90  
 Rubin, Robert J—M Kaplan. 1904...34.68  
 Walther, Max & Esther—M M Goldschmidt. 1907...1,054.77

**MECHANICS' LIENS.**

Sept. 20.  
 171—Pelham av, Nos 561 and 563. Roof Maintenance Co agt Universal Cement Brick & Block Co...102.00

172—116th st, Nos 18 to 22 West. Anderson & Co agt Congregation Oheb Zedec and A J Kaplan...163.61  
 173—Thompson st, No 182. Frank Mesgoros agt John Harkins and Hansen & Hansen...42.35  
 174—61st st, No 106 West. Greenwich Electric Co agt Agnes T Adams and John Gallagher...19.00  
 175—125th st, No 518 West. Harry Smith agt William Hill and John Cohen...87.00  
 176—125th st, No 526 West. Same agt same...23.00  
 177—91st st, No 147 West. Same agt Trinity School and William Hill...148.50  
 178—10th st, No 12 West. Same agt John Sloane and William Hill...70.00

**BUILDING LOAN CONTRACTS.**

Sept. 20.  
 Madison st, No 207. Haris Mandelbaum & Fisher Lewine loan Harry Kay to erect a 6-sty tenement; 7 payments...16,000  
 Lenox av, n e cor 135th st, 99.11x110. City Mortgage Co loans McKinley Realty & Construction Co to erect two 6-sty tenements; 4 payments...140,000  
 Willett st, Nos 54 and 56. Max & Louis Kotzen loan Kotzen Realty Co to erect a 6-sty tenement; 10 payments...17,000  
 Henry st, No 37. Same loan same to erect a 6-sty tenement; 10 payments...12,000

**SATISFIED MECHANICS' LIENS.**

Sept. 20.  
 149th st, n s, 180 e Brook av...100  
 St Ann's av, s w cor 145th st...100  
 Christian Jacobs agt John Brown et al (Sept 1, 1906)...3,550.00  
 Allen st, Nos 75 and 77. Arnold Anderhalden et al agt W C Carpenter Estate et al (Dec 31, 1905)...250.00  
 Anthony av, e s, 59.2 s Prospect pl. Harry Zudek agt Resht Realty Co et al (Sept 4, 1907)...140.00  
 14th st, No 429 East. John Klein agt Mary Becker. (May 15, 1907)...110.00

**WHEN IN THE MARKET**

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117th st, n s, 248 e Pleasant av. Bernard Greenthal agt Montifore Realty Co. (July 26, 1907) .....260.00  
Same property. Joseph Barone agt same. (July 25, 1907) .....2,300.00  
Franklin st, Nos 206 and 208. John F Cronin agt Fruit Auction Co et al. (Sept 19, 1907) .....104.50

**JUDGMENTS IN FORECLOSURE SUITS.**

Sept. 13.  
Washington av, e s, 65 n 167th st, 125x137. Gerson M Krakower agt Lawrence Cohen; Wm J Lippman, att'y; Maurice Block, ref. (Amt due, \$3,698.16.)  
3d av, e s, 150 s 166th st, runs e 121.10 to Franklin av, x s w 123.7 x w 70.7 x n 112.6 to beg. Ferdinand Forsch agt William Rosenzweig Realty Operating Co; Cooks & Forsch, att'ys; Edw J. McGean, ref. Amt due, —.)  
21st st, No 58 West. Edward Townsend agt Elizabeth Hardenbergh et al; Coney & Townsend, att'ys; James G Graham, ref. (Amt due, \$10,284.72.)  
Lenox av, w s, whole front between 143d and 144th sts, 199.10x100. Harry Fischel agt Max Kobre et al; J A Seidman, att'y; James A Donegan, ref. (Amt due, \$7,483.)

Sept. 14.  
Brook av, e s, whole front between 136th and 137th sts, 200x100. Estates Settlement Co agt Northwestern Realty Co; Carrington & Pierce, att'ys; Stephen Callaghan, ref. (Amt due, \$8,457.)  
Central Park West, w s, 75.8 s 101st st, 25.3x100. John Stich agt Joseph Fuchs et al; Kantrowitz & Esberg, att'ys; Frederick L Taylor, ref. (Amt due, \$4,656.)

Sept. 17.  
Rockfield st, n s, 350 e Marion av, 25x127.3. Teachers Co-Operative Building & Loan Assn agt Sebastiano Nardillo; Frederick C. Lewbuscher, att'y; Wm J Coen, ref. (Amt due, \$2,541.41.)

**LIS PENDENS.**

Sept. 14.  
7th st, No 127, 1-3 part. Jonas Kantrowitz agt Hyman Boriss; action to impress lien; att'y, M Levy.

Sept. 16.  
Main st, s w cor Railroad av, 50x100, Bronx. George Raub agt Denis Mahony; action to foreclose mechanics lien; att'ys, Kugelman & Cohn.  
125th st, Nos 66 to 76 East, leasehold. John J Keit agt Frank G Swartwout et al; action to compel conveyance; att'y, P Schmuck.  
Claremont av, s e cor 127th st, 119.8x100. Robert M Silverman agt John V Signell Co et al; action to declare lien; att'y, E S Cahn.

Sept. 17.  
79th st, No 225 West. Maximus A Lesser recr agt Frank F Bower et al; action to declare lien; att'y, L Alexander.  
138th st, n s, 295 w 5th av, 75x99.11. Rudolf Gersman agt Hyman B Goldberg; action to foreclose mechanics lien; att'ys, Katz & Sommerich.  
18th st, n s, 225 w 7th av, 25x92.  
18th st, n s, 152 e 8th av, 26x60.  
Annie A Shinn agt Chas E Ackerman et al; partition; att'y, G W McAdam.  
74th st, Nos 421 to 425 East. Glasgow Realty Co agt Neuman Grossman et al; action to declare lien; att'y, A S Weltfish.

Sept. 18.  
No Lis Pendens filed this day.

Sept. 19.  
Reiss pl, n w cor White Plains rd, 119.6x100x107.1 x100.9. Chester A Luff agt Johannah Strahman et al; partition; att'y, I N Williams.

**FORECLOSURE SUITS.**

Sept. 14.  
55th st, No 335 East. George Sinram agt Samuel Wacht et al; att'y, C Schwick.  
Sept. 16.  
Burnside av, n s, 108.5 e Anthony av, 42.2x72.9x irreg. Wm A Cameron agt James A Regan et al; att'y, W D Cameron.  
Amsterdam av, n w cor 170th st, 100x100. New York Mortgage & Security Co agt Aaron S Shapiro et al; att'y, A L Westcott.  
102d st, Nos 316 and 318 East. Lawyers Title Ins & Trust Co agt Saggese Construction Co et al; att'y, P S Dean.

East Vanderbilt av, e s, 375 s 180th st, 25x150. Leon Laskl agt James H McManus; att'y, P Schmuck.  
Macomb's Dam road, w s, 28.3 s 153d st, 56.9x113.6x irreg. Corporate Realty Assn agt Julius Bash et al; att'ys, Straus & Anderson.  
Rivington st, n s, 25.1 e Lewis st, 55.10x100. Samuel Brody agt Louis Aronowitz et al; att'ys, Bogart & Bogart.  
Broome st, n e cor Mangin st, 50x75. John C Eberle agt Pauline Elkind; att'y, A W Seaman.

Sept. 17.  
69th st, s s, 118 w 9th av, 13.6x100.5. Geo O Linkletter agt James A Wilmore et al; att'ys, Wells & Snedeker.  
Washington av, w s, 50 n 185th st, 50x101. George Daiker agt Max Sakolsky et al; att'y, J E Brodsky.  
105th st, n s, 175 e 5th av, 25x100. Harris Schwartz agt Samuel Wallenstein et al; att'y, W H Seibert.

115th st, n s, 155 e Park av, 131.3x100.10. Two actions. Sender Jarmulowsky agt Meyer Frank et al; att'y, M Clark.  
166th st, s s, 90.2 w Edgecombe av, 25x117.4x25.3x121.1. Irving Bachrach et al agt Isaac Shapiro et al; att'y, W M Golden, Jr.  
Tacoma st, s s, 200 e St Lawrence av, 25x75 to Tremont av x27.2x85.7. Jacob Cooper et al agt William Mueller et al; att'y, J B Baer.  
7th av, n w cor Cathedral Parkway, 70.11x100. Mathilda Veith agt Mary A Herrick et al; att'y, J L Pinks.

Sept. 18.  
3d av, s e cor 179th st, 100.4x115.4x irreg. B Aymar Sands et al agt Northwestern Realty Co et al; att'ys, Bowers & Sands.  
21st st, Nos 18 and 20 West. Metropolitan Life Ins Co agt The Twenty-first Street Building & Construction Co et al; att'ys, Ritch, Woodford, Bovee & Butcher.  
120th st, n s, 125 w Pleasant av, 75x100.10. Chas E Rhinelandt agt Max Helfstein et al; att'ys, Bowers & Sands.

Sept. 19.  
134th st, n s, 150 e Brook av, 28.4x100. Maurice Tigner agt Morris Kronovet et al; att'y, I Josephson.  
111th st, No 221 East. Henry Dreyer agt Isaac Helfer et al; att'y, H M Goldberg.  
133d st, No 124 West. Herbert G Trest agt Jessie Quintane Fara et al; att'y, R L Sweezy.  
Prospect av, w s, 70 s 187th st, 100x95. John Dalton et al agt Samuel Mayers et al; att'y, J H Hildreth.  
Union av, No 1027. James Sullivan agt Nanette L Schneider et al; att'y, H Swain.

**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.  
14 Albrecht, Fred—Arthur L Manley...\$163.71  
16 Ammon, Jacob and Maria—Martin Heindl..... 366.91  
16\*Abbrams, Wolf & Moses—James Talcott..... 4,741.57  
17 Alter, Louis—Abraham Kahn ..... 54.08  
17 Abrams, Michael—Jacob Lishinsky.....231.96  
17 Aigen, Maye L—Eleanor G Brownell...77.67  
17 Adler, Morris,\* Philip, Max J and Sophie—Samuel Pelz ..... 176.27  
17 Alifeld, Rudolph—Henry M Bartlett...88.53  
17 Abramson, Louis—Isidor Mosson et al.92.10  
19 Aaron, Samuel—Tobias A Keppler ....25.39  
19 Aaronowitz, Louis—Morris Meyers ...115.16  
14 Burns, Edward—Mechanics & Traders Bank..... 784.30  
14 Bishitz, Ferdinand—Irving Fisher.....24.66  
14 Babisz, Thom—Golliet & Smith.costs, 23.08  
14 Bos, Marius F—Murray & Reid Co....461.72  
14 Bottoglin, Michele—People, &c .....500.00  
16 Bellinger, Alice—John Wanamaker ...27.88  
16 Brumberg, Joseph—Louis Stackell...268.41

16 Bronstein, Chas A—Caroline Brickelmaier et al ..... 195.26  
16 the same—the same ..... 120.36  
16 Bolton, Wm A—Geo R Sutherland.....87.16  
16 Barron or Baron, Paul & Louis—Max Silberstein et al ..... 138.18  
17 Bleidner, Albert C—E R Squibb & Sons... 100.40  
17 Betts, Louis—Thomas R Ball et al...99.49  
17 Bernstein, Freeman—Excello Arc Lamp Co..... 112.37  
17 Boltan, Jacob—Structural Supply Co.912.43  
17 Beebe, W Scott—Newton W Rountree..... 1,529.62

17 Bloomfield, William—Chas A Childs.134.28  
17 Brewster, Samuel H—Frank Miller .. 155.03  
18 Bernikow, Abraham—Vito Contessa et al .....219.41  
18 Bruckman, Hyman\* & Joseph—Smyth Mfg Co—possession of property and cost, 38.51  
18 Brody, Simon H—Adams Bros Co....498.01  
19 Brussel, Richard—Maurice Frank.....93.33  
19 Blich, Samuel—John Simmons Co....747.34  
19 Billings, Mary L—Jeremiah Skidmore Sons .....153.66  
19 Bail, Sam—Joseph Stern et al .....754.72  
14 Coger, John—Thomas P McGlynn et al..... 82.91

14 Caulett, John J—Audit Co of N Y.....331.91  
14 Cahill, Wm D—Samuel Kerver ..... 33.97  
16 Conlan, James—Raymond-Van Praag Supply Co ..... 118.82  
16 Cohen, Elias A—Max Silberstein et al.138.18  
17 Cukel, Jacob—Nicholas Langler et al.141.28  
17 Crowe, Patrick F—Saunders P Jones et al..... 429.60  
17 Cohen, Fannie—State Bank ..... 427.65  
17 Colwell, James M—Isaac Stern et al.375.51  
17 Campiglia, Nicholas—Charles Decker.161.08  
18 Coppola, Francesco—Wessels Ryerson..47.01  
18 Coryell, John—Edw S Gushee .....30.22  
19 Clemens, Emil—Selena L Bloch et al...287.56  
19 the same—the same .....361.34  
16 Duermeier, Frederick A—John Wanamaker ..... 488.08  
16 Davern, Edw J—Geo R Sutherland.....87.16  
16 Duggan, Michael—James and Maria—Harry B Davis ..... costs, 83.30  
17 De Mayo, Aurelio and Lina—Louis Ehrenberg ..... 817.29  
17\*Daniel, Daniel—James R Rollins et al... 1,491.00

17 D'Alcamo, Francesco—Henry Eggers et al..... 45.61  
17 Donley, John E—James F Caslin .. 1,283.89  
19 Degnan, John—Swift & Co.....93.56  
14 Edelman, Samuel—Jacob P Loesberg et al..... 39.65  
14 Eline, Chas L—Herzfeld, Phillipson Co..... 135.62  
16 Edine, Sylvester—Joseph Humphreys.88.17  
17 Ephraim, Lee—Herman Plaut ..... 907.50  
14 Fry, John C & Wm H exrs—Wm B Anderson ..... 116,756.28  
14 Fursht, Louis—Irving Fisher ..... 24.66  
16 Feldman, Harris L—Citizens Trust Co of Brooklyn ..... 113.87  
16 the same—the same .....216.40  
16 Finamore, Vincent—Rachel Feinberg...38.71  
16\*Friedman, Abraham—David Ravitch et al..... 247.96

16 Feigensohn, David—A E Klotz Fireproofing Co ..... 136.36  
16 Ferrar, Charles—Nathan Picket et al.295.96

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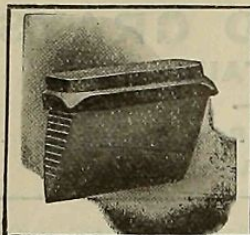
Table with multiple columns listing names, addresses, and numerical values. Includes names like Frecker, Miller, Shallack, and various addresses in Brooklyn and Manhattan.

CORPORATIONS.

SATISFIED JUDGMENTS.

Sept. 14, 16, 17, 18, 19 and 20.

Table listing names of corporations and their associated numerical values. Includes names like Cohn, Wolf, Cox, and De Silvestri.



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Pearsall, Thomas W—G Schneider. 1900. 62.03
Pirk, Amalia—Richardson & Boynton Co. 1907. 90.78
Ring, Chas E—C E Monroe. 1907. 38.64
Sugarmen, Joseph—L Zodikon. 1903. 79.65
Siegel, George—F & M Schaefer Brewing Co. 1905. 622.36
Tallmadge, Adelbert—A W Balch et al. 1899. 244.82
Uhfelder, Simon—The Palatine Ins Co of Manchester, England. 1904. 111.35
Walther, Max—J B Ryan. 1907. 371.23
Weiss, Elias—I Blumberg. 1904. 271.74
Winkel, William—C Karger. 1907. 203.00
White, Abraham—G C Gardner. 1903. 2,561.18
Zatulove, Martin—L W Koster. 1906. 60.66

CORPORATIONS.

Beadleston & Woerz—C R Furrer. 1904. 113.82
D E Baxter & Co—Geo L McCracken Agency. 1907. 105.66
Foster Realty Co—Morse International Agency. 1907. 88.83
Corporate Realty Assn—Mechanics & Traders Bank. 1907. 2,635.08
Bianchi Automobile Co—E F Borke et al. 1907. 215.45
George L McKay & Co—F Winslow Tuttle Co. 1907. 130.81
Henry Erkins & Co—H Erkins. 1907. 2,823.19
De Forest Wireless Telegraph Co—G C Gardner. 1903. 623.36

\*Vacated by order of Court. \*Satisfied on appeal. \*Released. \*Reversed. \*Satisfied by execution. \*Annulled and void.

MECHANICS' LIENS.

Sept. 14.

119—Amsterdam av, Nos 1101 to 1119. Isaac J Brown agt Polstein Realty & Construction Co. 4,681.50
120—Riverside Drive, s e cor 97th st, 125x75. Brooklyn Fireproof Sash & Door Co agt Robert T Lyons. 350.00
121—Ridge st, No 24. Jacob Cohen agt Louis Levy. 950.00
122—Longfellow st or av, Nos 1144 to 1152. Morris Epstein et al agt Annie Passman and Marinus Dauere, Samuel Hartoff and Morris Kugel. 149.77
123—Broadway, s e cor 144th st, 99.11x100. A Schwoerer & Son agt John V Signell Co. 100.00
124—Hamilton pl, s w cor 144th st, 99.11x125. Same agt same. 200.00
125—Broadway, n e cor 143d st, 99.11x100. Same agt same. 200.00
126—143d st, n s, 525 e Broadway, 75x99.11. Same agt same. 100.00
127—Hamilton pl, n w cor 143d st, —. Same agt same. 200.00
128—50th st, No 45 West. Edwin Dumble agt Arthur P Howard. 1,662.15
129—100th st, Nos 145 and 147 West. Julius Munshkin agt Rachel Cohen & Charles Cohen. 181.50
130—95th st, Nos 336 to 340 East. Sam Goldberg agt Joseph Isaacs. 182.00
131—Amsterdam av, Nos 1101 to 1119. Federal Tile Co agt Polstein Realty & Construction Co. 800.00
132—3d st, No 231 East. Abe Steckler agt Joseph Rothman and Hymes Construction Co. 55.00
133—Amsterdam av, e s, whole front between 114th and 115th sts, 205x100. Kertscher & Co agt Polstein Realty & Construction Co. 9,813.80
134—9th av, 7th av, 31st and 33d sts, whole plot. Stanley Hod Elevator Co agt Pennsylvania R R Co and Geilhard & Gallagher Construction Co. 36.00
135—233d st, s s, 55 e 5th av, 55x64. John G Johnson agt Martha M Youngs. 338.00
136—176th st, n s, 100 w Amsterdam av, 170x100. John La Spina agt Portland Realty Co and Perlman & Bernikow. 100.00
Sept. 16.
137—3d av, No 3890. Morris Marks agt Moreland Realty & Construction Co and Arthur L Felson. 42.00
138—59th st, No 311 West. Ambrose A Gavigan agt Rosalie A Whitner and Ely J Rieser. 4,758.91
139—171st st, Nos 504 to 510 West. Thomas Roberts Stevenson Co agt Mayer Hoffman. 819.00
140—Christie st, n e cor Stanton st, 100x36.6x irreg. Barnett Silverman agt Daniel Dober and Bernard Block. 59.06
141—136th st, s s, 100 w Amsterdam av, 150x99.11. Robert J Rofrano agt Bessie C Clark and Frank A Clark. 118.25
142—215th st, s s, 88.6 w Barnes av, 25x125. Giuseppe Zaffino agt James De Carlo. 195.00
Sept. 17.
143—136th st, Nos 504 to 510 West. Leonard Prevost agt Bessie C Clarke and Michael Quinn. 50.87
144—Same property. Michael Quinn agt Bessie C Clarke and Francis A Clarke. 125.00
145—50th st, No 311 West. John F Cronin agt Rosalie A Whitner and Ambrose A Gavigan. 428.35
146—Broadway, n w cor 143d st, 100x115. Antonio Galati agt Thomas J Sr, Thomas J Jr, and John McLaughlin, and Patrick Reddy. 152.57
147—61st st, No 103 West. Victor Anderson agt Agnes T Adams and John Gallagher. 172.50

148—Suffolk st, No 14. Philip Levitt agt Jacob and Dora Schall and Mishkin, Goldblum & Levin. 395.00
149—Satisfied.
150—Delancey st, Nos 64 and 66, and Allen st, No 113. Harry Goldsmith agt Catherine A & Mark Hamerschlag and Harry Slepian. 395.00
Sept. 18.
151—82d st, No 35 West. Ernst Gedick agt Nellie Myer and Sigmund T Myer. 55.00
152—Amsterdam av, e s, whole front between 114th and 115th sts, 205x100. New Jersey Terra Cotta Co agt Polstein Realty & Construction Co. 1,500.00
153—Barnes av, e s, 995 n Morris Park av, 50x100. John C Badum agt A Riccardi & J Laquidara. 740.00
154—Bryant av, No 1222. William Huck agt Spengel and Blankmeyer & Poldow. 102.09
155—82d st, s s, 70 e 3d av, 133x100. Stanley Hod Elevator Co agt Ham Hillman & Albert Price and Goldman, Walters & Taus. 114.76
156—7th av, Nos 2169 to 2177, and 129th st, No 166 West. Jacob Finestone agt Leo S Greenbaum & Morris Kreisler. 842.00
Sept. 19.
157—150th st, Nos 304 to 310 West. Richard E Thibaut, Inc, agt S & R Construction Co and Isaac Miller. 347.58
158—Aquaduct av, s w cor 192d st, 499x229. Collard & Bishop agt Geo F Johnson, Jr, Frederick A Sherwood and Delancey A Cameron. 1,494.00
159—1st av, No 2258. Dunbar Box & Lumber Co agt John F Wetter and M Giaguinto. 206.88
160—Fence enclosing docks facing on Harlem River, between 122d and 123d sts. Charles Wendt agt Thomas G Patten and W R Patten. 316.25
161—Satisfied.
162—Av A, No 219. Hyman Shapiro agt Birdie V Schlesinger and Dr H W Schlesinger. 197.00
163—118th st, s s, 110 w 2d av, 50x100.10. Keshin Blitstein & Co agt Epstein Cohen & Co and Mandelbaum & Levine. 200.00
164—Park av, n w cor 112th st, 100.11x70.10. Same agt Epstein Cohen & Co and Lowenfeld & Prager. 235.00
165—48th st, Nos 257 and 259 East. Same agt David Lena Cohen Co, Merida Realty Co and Epstein Cohen & Co. 467.89
166—118th st, n s, 195 w 2d av, 36x100.10. Same agt Epstein Cohen & Co and Louis Lese. 228.30
167—Kingsbridge rd, s s, 500 w Bailey av and 1,000 s same, running across Jerome av to Bedford Park. Ames Transfer Co agt N Y C & H R R R Co and James Weston. 123.75
168—149th st, No 220 West. Max Nusbaum et al agt George Spickerhoff and David Polak. 72.00
169—32d st, Nos 340 and 342 East. Harry McNally agt Harry S Levett. 2,400.00
170—73d st, n s, 98 e Av A, 150x100. Draddy & Co agt Frank Messer and Jacob Warm. 2,900.00

BUILDING LOAN CONTRACTS.

Sept. 14.

Park av, n e cor 77th st, 51.2x100. Title Guarantee & Trust Co loans 863 Park av, to erect a 12-sty apartment; 10 payments. \$265,000
Sept. 17.
116th st, s s, 100 w Broadway, 75x100.11. The Germania Life Ins Co loans Paterno Bros to erect a —sty building; 12 payments. 240,000
Sept. 18.
Union av, e s, 75 n 149th st, 75x90. Theodore Wentz loans Frank A Wahlig Co to erect two 5-sty apartments; 4 payments. 37,500
Bank st, Nos 123 to 127. Title Guarantee & Trust Co loans The Meade Transfer Co to erect a —sty building; — payments. 70,000
Sept. 19.
Randall st, n s, 100 w Maple av, 50x100. Alexander P Falconer loans Lo Curto Colletti & Co to erect a — sty building; — payments. 16,000

SATISFIED MECHANICS' LIENS.

Sept. 14.

Manhattan av, w s, whole front between 107th and 108th sts. Jacob S Friedman agt Selig Falk et al. (Feb 11, 1907). 1,000.00
Same property. Charles Berg agt same. (Feb 8, 1907). 10,265.00
Same property. Murray & Hill Co agt same. (Feb 8, 1907). 4,485.00
Same property. Brooklyn Fireproof Sash & Door Co agt same. (Feb 8, 1907). 225.00
Same property. Dimock & Fink Co agt same. (Feb 8, 1907). 875.00
Same property. Ravitch Bros agt same. (Feb 7, 1907). 2,484.00
Same property. Guarantee Electric Co agt same. (Feb 8, 1907). 925.00
Same property. Bergzvist, Jacobson & Co agt same. (Feb 9, 1907). 550.00

Same property. W M Gaige Co agt same. (Feb 8, 1907). 1,975.00
Same property. Jacob S Friedman et al agt same. (Feb 11, 1907). 185.00
Same property. Adolph Rosenberg agt same. (Feb 9, 1907). 525.00
Same property. Robert Griffin Co agt same. (Feb 9, 1907). 429.86
Same property. Charles Greenbaum agt same. (Feb 14, 1907). 1,200.00
Same property. Pierce, Butler & Pierce Mfg Co agt same. (Feb 21, 1907). 6,589.39
Same property. Morris Stronger agt same. (Feb 7, 1907). 8,825.00
8th av, Macomb's Dam rd, 150th and 151st sts, whole block. Richard E Thibaut, Inc, agt The S & R Construction Co et al. (July 2, 1907). 622.76
Same property. Barren & Mayer agt same. (July 9, 1907). 650.00
6th st, Nos 324 and 326 East. Jacob Rubin et al agt Bella Altman. (July 9, 1906). 3,850.00
Broadway, s e cor 184th st. David Garman agt William Lyman. (Aug 24, 1907). 3,700.00
57th st, s s, 260 e 3d av. Griffin Roofing Co agt John Doe et al. (Sept 10, 1907). 74.20
Sept. 16.
6th st, Nos 324 and 326 East. Harry Jawer agt Bella Altman et al. (July 16, 1907). 40.38
Sept. 17.
7th av, Nos 291 and 293. The Prizer Printer Stove & Heater Co agt Hessel Building Co et al. (March 11, 1907). 473.00
107th st, No 56 East. Harry Joroff agt Solomon Landers et al. (March 12, 1907). 410.00
Park av, s w cor 97th st. Max Meyrowitz agt Feinberg & Rosenberg et al. (June 27, 1907). 111.87
Houston st, n e cor Wooster st. Wm J Sloane et al agt N Y Telephone Co et al. (Sept 13, 1907). 3,417.79
Sept. 18.
Houston st, n e cor Wooster st. Sloane & Moller agt New York Telephone Co et al. (Sept 12, 1907). 3,417.79
Broome st, Nos 65 and 67. Herman Slate Co agt John Doe et al. (Mar 7, 1907). 56.06
Sept. 19.
102d st, No 207 East. Nathan Borscher et al agt Elias N Caplan et al. (Sept 6, 1907). 83.75
Clinton av, No 1323. Antonio Carfagno agt Savino Deudicibus. (Sept 17, 1907). 347.30
New York, Sept. 19, 1907.

Editor, Record and Guide:
By mutual consent we removed lien filed against P. J. Carlin Construction Company, on New York Telephone Building, Houston and Wooster Streets, which lien was filed through misunderstanding.
(Signed) SLOANE & MOLLER.
\*Discharged by deposit.
\*Discharged by bond.
\*Discharged by order of Court.

ATTACHMENTS.

Sept. 13.

Jewett Car Co; Ross Lumber Co; \$2,238.95; King & Booth.
Sept. 14.
Fitzpatrick, Timothy E; Joseph S Atkins; \$890.17; T Costigan.
Klauser, Arthur E, Herman R Klauser, Louis E Flory, Theodore Schmitt, Geo W Luckey and Edward A Powers; Chas R Hoffman; \$5,000; E S Griffing.
Sept. 16.
Farmers' & Citizens' Bank; Herring, -Hall-Martin Safe Co; \$2,136; E K Baird.
Sept. 17.
New Jersey Fire Ins Co; Samuels, Cornwall & Stevens; \$1,348.56; Peale & McLaughlin.
Sept. 18.
Swayne, Frederick B; Maurice B Friedman; \$135; W I McCoy.
Italian Am Trading Co; George Potamiano; \$8,514; Moran & Lilienstern.

CHATTEL MORTGAGES.

Sept. 13, 14, 16, 17, 18 and 19, 1907.

AFFECTING REAL ESTATE.

Bengel Con Co. 52d st, 100 ft. e of 5th av. Wood M & P M Co. Mantels. 292
Burlington Realty Co. 138th st, 100 ft. w of Broadway. Nat E Co. Elevator. 4,900
Berliner & Greenberg. 411-21 E 56th. Montgomery L Co. Mantels. 1,190
Same. 132-42 E 112th. Same. Mantels. 2,194
Bennett, G H. E J Gillies & Co. Refrigerator. 112
Meli, R. 146th and College av. New England M & T Co. Mantels. 575
Oseroff & Wilensky. 67th st and West End av. Col G F Co. Gas Fixtures. 275
Schiff, H. 610 W 111th. Con C Co. Gas Fixtures. 950
Sugerman & Glick. 730-2 Prospect av. Abendroth Bros. Ranges. 225