

**REAL ESTATE BUILDERS GUIDE.**  
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ONE of the most interesting and vital questions connected with the future of real estate in Manhattan turns upon the possible acquisition by private companies of additional terminal sites in that borough. In looking back over the changes in real estate values which have taken place since 1901 it will be immediately recognized that the purchases of terminals by private railway corporations has been the greatest single cause of the increase of property values in the central and southern part of Manhattan. The enlargement of the New York Central station had a profound effect upon the price of residential property on the East Side. The owners of private dwellings who were bought out at fat prices by the railroads frequently used the money to purchase new residences in the same district further north, and this artificial buying started a movement which in the course of a few years doubled the value of the old brownstone houses in the neighborhood affected. The proposed abolition of steam engines in the tunnel assisted this process, because it removed a source of noise and dirt that made the district much less desirable for residential purposes. The new Pennsylvania Terminal had even a more profound effect on the value of property throughout the middle West Side. It has increased prices in the neighborhood of the station anywhere from 50 to 300 per cent., and its full effects still remain to be felt. After the terminal has been used for ten years, it will be found to have retained an enormous amount of business in the neighborhood of Greeley Square, which otherwise would have drifted further north, and the same statement is equally true of the McAdoo Terminal situated a block further east. The effect of the two improvements will be to centralize the business section of the middle district of Manhattan to an extent which, without their help, would have been impossible. Finally the Trolley Terminal at Cortlandt and Church sts has had a similar, though a smaller effect on the lowest West Side of the borough. In all these cases the railroad terminals merely accelerated a process, which would in any event have gradually taken place. The districts which we have named had all been somewhat neglected by the course of real estate and business development, and something similar to what has already taken place would eventually have occurred. But it would have occurred much more slowly, and it might well have taken a generation to have accomplished the results which have been reached in six or seven years.

ARE any more similar improvements to be anticipated during the next decade? Upon the answer to this question depends the course of real estate values in several different parts of Manhattan; and speculators would do well to give it serious consideration. There are only two sources from which the money for new terminals could come. One of these is the New Haven & Hartford Railroad Co. and the other is the group of railroads at present terminating in New Jersey, which are still unprovided with a terminal in Manhattan. Just what the plans of the former company are can only be very vaguely guessed. It is known that the company is dissatisfied with its existing means of entering Manhattan; and it is known that changes are contemplated, but what changes? The project of establishing a terminal on the site of the Metropolitan car barn at 32d st and 4th av gained credence for a long time and had some influence upon the value of property in the vicinity; but the improvements which the receivers are making on the site have made these

anticipations look very dubious. On the other hand it is reasonably certain that the New Haven Company must do something. It is spending millions in building new lines in Westchester and the Bronx, and in electrifying its old lines; and the completion of this suburban system absolutely demands a capacious independent entrance into Manhattan. The president of the company has admitted that it seeks such an entrance; and the only doubtful question is, How much and what kind of an entrance will the New Haven Co. need into Manhattan. Will it establish a huge terminal clearing house at the Harlem River, check all baggage from that point, and be content with a direct subway connection for passengers only to the Battery? Or will it need a terminal somewhere on the middle East Side, which will receive all through passengers and the bulk of its suburban traffic? Upon the answer to this question depends the real estate development of the whole region between 3rd and 4th avs, 42nd and 14th sts. Any really useful terminal would have to be situated in that section; and it would naturally be located near the Long Island tunnel. If such a terminal should be built, it would have an effect on the surrounding real estate similar to that which the Pennsylvania Terminal is having on the middle West Side. No one can predict confidently that the New Haven Co. will undertake this great improvement, but something of the kind assuredly looks like the best solution of the problem confronting that corporation.

A SITUATION similar to that of the New Haven Co. confronts certain railroads now terminating in Hoboken and Jersey City. The Jersey Central, the Erie, the Lackawanna and others have been placed at a disadvantage in respect to both their through and their suburban traffic by the Pennsylvania and the Trolley Terminals in Manhattan. This disadvantage will be peculiarly strong in the case of the Jersey Central. Part of its enormous suburban traffic will undoubtedly transfer to other means of reaching Manhattan, while it will no longer be able to compete effectually with the Pennsylvania for passengers to Philadelphia, Washington, the South and the West. The Erie and the Lackawanna are in something like the same situation—although they could dispense with an independent entrance into Manhattan much better than could the Jersey Central. But taking the situation as a whole it looks as if these three railroads, in addition to certain minor ones, had abundant reason to combine for the purpose of building into Manhattan; and it must be remembered that two of them are largely controlled by the most aggressive railroad manager in the country. It is an open secret that some such plan has been discussed, and it is more than probable that eventually it will be carried out. Here again the question is: What kind of an improvement will probably be undertaken? The most obvious answer to this question is that a terminal would be built either to the south or the north of the Pennsylvania station. It would not have to be as large as the Pennsylvania station, but in order to compete with the latter it would have to be located as far east, and in the same vicinity. It is possible, of course, that the cost of such an improvement might look too great, even for the three railroads acting in combination; and in that event, an alternative plan might be considered. They might seek an entrance into New York for their suburban traffic only; such a mere modest scheme would cost far less, and would modify the conditions of the entire project. A terminal for suburban traffic alone would probably be situated as near as possible to the Church st trolley terminal—which would eventually be connected by a subway with the central and northern parts of Manhattan. All these alternatives are, of course, only guesses; but the real estate operator who makes his own guess and buys in anticipation of its truth cannot lose any money and may reap a huge profit.

IT IS TO BE HOPED that the Public Service Commission will soon reach an agreement with the Interborough Co. in respect to the purchase of the tunnel to Long Island City. The only way out of the existing complication is the one proposed. The Interborough Co. cannot operate the tunnel, and the failure to operate it would be tantamount to the absurd and stupid waste of a valuable piece of property. The tunnel would be an immense convenience to the residents of Long Island City. Indeed, at present, it would be more of a convenience than the new Queensboro Bridge. For the same reason it will be a source of increased business to the shops and theaters in the vicinity of Broadway. The sooner that

some plans are made for its operation the better, but such plans should unquestionably include its extension to the west side of Manhattan. Unless it reaches the line of Broadway at some important point, its value to the public will be much diminished. The only doubtful question in this connection is the most desirable line of extension. Inasmuch as it cannot cross on 42nd st and it cannot dive under the Grand Central Station north of 42nd st, it must obviously take a line south of 42nd st; and it looks to the Record and Guide as if this line might very well tend in the direction of Greeley Square. That square is destined to be the great uptown business center, and a terminal in that vicinity would probably be more useful to more people than any site which could be selected further north.

**A** RECENT speech of President Theodore P. Shonts before the Deep Waterways Association contained serious charges against the Public Service Commission of the southern district. Mr. Shonts states in the most unqualified way that as a consequence of the existence of this commission transportation development in New York is not merely paralyzed; it is dead. He does not accuse the members of the commission of incompetence, but he declares without qualification that the power exercised by the commission forbids the further investment of private capital in the business of transportation in this city. The law authorizes the commission substantially to manage the property of Public Service corporations. It may compel railroads to change or add to their structures, to change or add to the operation of trains, to change their rates, or to change the kind and quantity of rolling stock, their terminal facilities, motive power or any other property or device used. The officers of a railroad have ceased to be responsible for the efficient and economical management of their property; and Mr. Shonts believes that a system of State or municipal ownership is preferable to such a drastic measure of official control. If railroads cannot be trusted in any respect to the interested management of their owners, is it not better that the responsibility should be frankly and completely assumed by the government? The Record and Guide repeats these statements of Mr. Shonts, because they are undoubtedly an authoritative expression of the weakest aspect of the Public Service Commission law. The great danger of that law is that private capital will not be invested in property, subject to so much dictation from an official body; and in that event, either the powers of the commission will have to be modified, or the city will have to assume the responsibility of supplying these necessary services.

### BULLETIN FROM THE TENEMENT HOUSE DEPARTMENT.

Commissioner Edmond J. Butler, of the Tenement House Department, has issued the following Bulletin:

No. 24.—The attention of all architects and builders, and the public generally, is called to the following change in the procedure in the Tenement House Department, by which change it is hoped to eliminate much of the delay in obtaining action upon plans.

In all cases where it is proposed to alter a tenement house, if the architect will fill out one copy of the alteration application in advance and forward same to this department, such copy will be accepted by the department as a notice of intent to file plans affecting the premises referred to in the application, and the department will immediately proceed to make such inspections as are necessary for a proper examination of the plan, such as, for instance, the verifying of the copy, verifying the "I" card, "B" card, "By" card and making such other records as are necessary.

In this manner the department will be in a position to immediately examine the plans when same are actually placed upon file, thereby materially hastening the action upon same.

EDMOND J. BUTLER, Commissioner.

### THE FIRST "SKYSCRAPER" IN ENGLAND.

**R**ECENT improvements in lift design and advances in fire-resisting construction have done much to remove the objection formerly entertained to lofty buildings in the British Isles. An ideal situation for a building of this class is that selected for the site of the new offices of the Royal Liver Assurance Company opposite the Prince's landing-stage on the bank of the Mersey in Liverpool. The building whose erection has been authorized by the Liverpool Corporation has been designed entirely in Mouchel-Hennebique ferro-concrete. The new office building will rise to the height of some 300 feet above road level, and has afforded ample scope for effective architectural treatment.

It will stand as a conspicuous example of modern enterprise

in England and as a monument to the readiness displayed by the Liverpool Corporation to permit the application of the most advanced methods of building construction within the city, an example that might be followed with advantage by other British cities where obsolete and unnecessary restrictive building regulations bar the way of progress. W. Aubrey Thomas, of Liverpool, is the architect, the contractors being Edmund Nuttall & Co., of Manchester.

The great height of the new offices is shown by a comparison with the following figures of some familiar public buildings in London and New York: Tower Bridge, 142 ft.; Monument, 202 ft.; Big Ben Tower, 311 ft.; St. Paul's Cathedral, 366 ft.; American Surety Building (New York), 306 ft.; Empire Building, 293 ft.; Fuller Building, 286 ft.; St. Paul Building, 308 ft.

### NEW DEPUTY COMMISSIONER.

William H. Abbott, Jr., the newly appointed First Deputy Commissioner to the Tenement House Department, was born in 1872, and has been identified with the building business for the past eighteen years, both as practicing architect and builder, and since his appointment to the Tenement House Department, in 1902, he has had a varied experience in dealing with tenement house problems.

Prior to taking the examination for Tenement House Inspector in 1902, Mr. Abbott was connected with the engineering staff of the American Thread Company in New York City, with mills in Willimantic, Conn., where he was engaged in the sanitation of the old mills, the erection of the new mills, and the installation of the power plant. Having been one of the first appointed from the Tenement House Inspectors' list, he has acted in the capacity of field inspector, and subsequently was made supervising inspector of the three boroughs, Brooklyn, Queens and Richmond, in connection with the Brooklyn office of the Tenement House Department. In 1903 Commissioner de Forest assigned him as acting chief inspector of the old Building Bureau, which position he occupied until about two years ago, when he was assigned to the position of acting superintendent, in the boroughs of Brooklyn, Queens and Richmond. It is from this position he resigned to take that of First Deputy Commissioner.

### PRESERVATION COATINGS FOR IRON AND STEEL.

The well-known difficulty of finding a really efficient and lasting quality of paint for the protection of iron and steel surfaces is further illustrated by the report of a committee appointed by the American Society for Testing Materials. Referring to the continued tests of preservative coatings on the Pennsylvania railway bridge over the Susquehanna at Havre de Grace, the committee state that of nineteen panels treated with various kinds of paint there was no marked difference in the majority of cases. A solution of asphaltum failed to a marked extent after eighteen months' exposure; carbon paint containing resin in the oil developed cracks all over the surface; the different expansion of a red lead under coat and a carbon final coat was shown by cobweb cracks through which the red lead could be seen, and pure red lead pigments in raw linseed oil gave evidences of cracks described as "alligatoring." The best paint, according to the reported facts, was one consisting of iron oxide, red lead, and carbon black mixed with a gum varnish thinned by turpentine. This paint gave a tenacious film possessing a high gloss after exposure. The limited efficacy even of a perfect paint (when that shall have been found) is indicated by the evidences of corrosion on all sections of the Susquehanna bridge due to mechanical injury to the protective coatings applied.

### TRAINING IN BUILDING CONSTRUCTION.

Special courses for the training of skyscraper workers were opened this week at the West Side Y. M. C. A., 320 West 57th st. The courses include instruction in plan-reading, estimating, drafting and structural engineering, and are presented to enable men in the building trades to read drawings and specifications, readily, to take off correctly the desired quantities, and to lay out work. For four seasons these classes have been successfully conducted. Over four hundred men, many of whom are employees of building and construction companies in New York, have taken advantage of the courses in former seasons. It is expected that the registration this year will be even greater, as the courses have been enlarged, four new groups in specialized lines having been added. The whole work has been placed under an advisory committee of prominent architects, engineers and builders, who will personally oversee it.

**CONCRETE STEEL.**—The Concrete-Steel Engineering Co., Park Row Building, New York City, issues a booklet on their patent diamond bars for reinforced concrete construction, giving reasons and rules for proper design, with formulas, tables and examples to facilitate rapid calculation. The book is written by Edwin Thacher, M. Am. Soc. C. E. Most of it is applicable to any system of reinforcement.



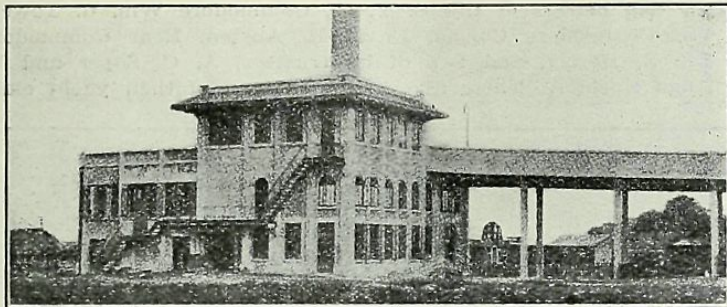
# CONSTRUCTION



## RICHMOND BOROUGH'S REFUSE DESTRUCTOR

A REPORT submitted by J. T. Featherstone, Superintendent of Street Cleaning in the Borough of Richmond, to Louis L. Tribus, Commissioner of Public Works, and consulting engineer, is of the greatest interest to all who are studying the problem of city refuse disposal, as it embodies the essential facts relating to the construction and testing of the incinerator lately erected at West New Brighton. The report answers numerous requests for information concerning the effectiveness of the method, and is in part as follows:

In 1904 it was the general practice in the large American cities to treat garbage by the reduction process, recover valuable by-products and use the ashes, rubbish and street sweepings for filling low-lying land. The picking or trimming of the different classes of refuse to recover valuable articles was more or less general, and in some cities, notably New York, Boston and Buffalo, rubbish remaining after sorting was burned in an incinerator. This method was not suited to Richmond Borough because of the small population (80,000) scattered over an area of 57 square miles. In many of the smaller cities of this country, as well as in this borough, garbage was being separated from other solid wastes and cremated. Garbage furnaces had been built at New Brighton and West New Brighton, and the latter continued in service until superseded by the new destructor.



REFUSE DESTRUCTOR AT WEST NEW BRIGHTON.

After a general review of the known methods of refuse disposal, it appeared that by mixing all household refuse (ashes, garbage and rubbish) together and burning it in a so-called destructor, following the method developed in Great Britain, this system might best meet the local situation, provided complete combustion of the organic wastes could be attained. The existing information, both general and local, concerning the character of refuse proved insufficient to determine the probable success of this method, so it was deemed advisable to make thorough analyses, calorific tests and practical experiments. During 1904, 1905 and 1906, local experimental data were accumulated and forty destructor installations were examined in Great Britain. The information thus obtained resulted in the request for bids based upon a contract, specification and general plan for a mixed refuse destructor to serve one district at West New Brighton. Bids for the furnaces, etc., were opened in December of 1906, and a type of destructor was selected after detailed analyses of the proposals. A separate contract for the foundations, building, runway and chimney of the new plant was afterward entered upon, and construction work began in June of 1907. The whole installation was completed and drying fires were started in the furnaces during March, 1908. In May, 1908, a test covering the period of two weeks was carried out to determine the adequacy and sufficiency of the furnace contractor's guarantees.

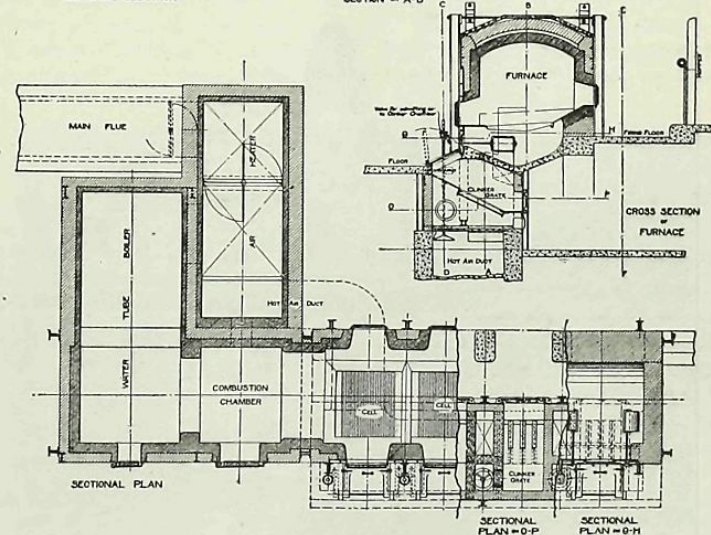
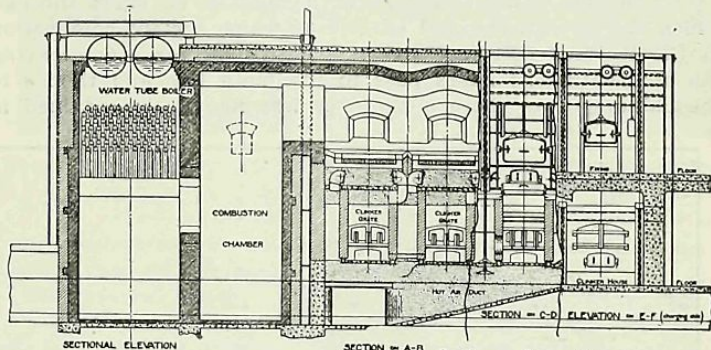
### LOCATION OF THE NEW DESTRUCTOR.

While two destructors were recommended for early construction in the original report, it was decided to erect the first plant at West New Brighton. This district contains a population of about 26,000 people and covers some 4,800 acres. Land was purchased on the north side of Richmond Terrace at the foot of Taylor st, West New Brighton, about midway between the extreme ends of the district and somewhat north of the central portion, on the borders of the Kill von Kull (tidal). From the southeast to southwest, the adjoining section is mainly residential, while in other directions the properties are used for industrial purposes. Vigorous protests were made before construction by householders living in the neighborhood of the proposed plant, but as no more suitable site could be obtained it was decided to proceed with the original plans. That the opposition to the erection of the destructor was mainly sentimental has been demonstrated since the plant was started operating in March of this year, as no complaints of nuisance have

been received by either the Department of Health or this office. The nearest living apartment is located about 200 feet away from the destructor building.

### STRUCTURAL WORK.

The building, runway and chimney are built on a marsh containing from 18 to 20 feet of soft mud, overlying a firm sand foundation. The price of various building materials at the time the plans were drawn for the structural work indicated that reinforced concrete would best meet the conditions at the site. In order to provide a working platform for a pile driver, a mattress of mixed ashes and rubbish was placed over the marsh and served acceptably for this purpose. Piles were of the built-in-place reinforced concrete type. A stout hollow steel shell with a detachable point was first driven to a firm bearing; a light inner shell was then fitted in position; steel rods with horizontal ties were inserted; the interior shell was filled with concrete and the driving shell withdrawn, leaving the concrete with the vertical steel rods held in position inside the temporary casing. The concrete piles average about 26 feet in length and numbered 107 in all. Two piles were loaded each with 45 tons of pig iron for test purposes and proved satisfactorily their ability to carry the loads required. The building, runway and connecting flue were constructed in reinforced concrete, but had no particularly novel structural



SECTION PLANS.

features. The chimney was also built of reinforced concrete with an interior lining of fire brick for a distance of 20 feet above the base. The exterior view of the plant, given at the head of this article, indicates to some degree the success attained in the attempt to make it attractive in appearance. The open spaces under the runway will later be enclosed to serve as storehouses and workshops. The plans of the building, as completed, followed closely the preliminary drawings accompanying the specifications upon which the contract for the destructor was made.

### FURNACE, BOILER, ETC.

The destructor proper consists of one unit of 60 tons capacity per 24 hours, containing four grates with divided ash-pits, each grate being served by one clinker-cooling chamber. There is one 183 horsepower Babcock & Wilcox water-tube boiler without a coal grate; one air heater or regenerator, a fan for forced draught and such appurtenances as boiler feed pumps, ventilating ducts, etc. The sections given herewith show in detail the general construction of the furnace.

Carts and wagons enter the property from the street level and proceed up an inclined roadway to the tipping room, after being weighed on a temporarily installed scale. Carts tip their

loads directly into the storage hoppers. Wagons of the bottom dump variety, which have recently been tried, back over the hopper on steel wheel ways composed of deck beams, plates and angles. When in position the bottom leaves of the wagon are opened and the load is deposited directly into the hopper.

Refuse is shoveled by hand from the hoppers to the four grates, in rotation. This method of hand-feeding seemed desirable in a first installation of this character, as there would be better control over the charging of the material, so that refuse of good quality would assist in burning the poorer kind. After the successive charges of refuse on the grate are burned, a residue in the form of clinker or slag accumulates, which must be removed at intervals depending upon the amount of incombustible material contained in the refuse. Clinker is withdrawn from the furnace while in a highly heated condition and drops through trap doors in the floor to the clinker-cooling chamber immediately below the furnace and on the ground level of the plant; air for combustion is passed through this highly heated material and returned to the furnace to assist in drying the new charges of green refuse. In this way, energy in the form of heat is conserved and the firemen or stokers work much more comfortably than if they had to wheel away the hot clinkers in barrows, as is done in practically all British plants. After the clinker has been sufficiently cooled by the air passing into the furnace it is deposited in wheelbarrows and removed without difficulty. At present it is used for making land about the building. The provision of the clinker-cooling chambers was made a portion of the original specification for the destructor, and is rather a novel feature of the plant.

The gases from the burning refuse in the furnace pass over the successive grates, mix and are oxidized in the combustion chamber before entering the boiler. In other words, the furnace is arranged to secure complete combustion before the gases impinge upon any comparatively cool substance, such as boiler tubes. After passing through the boiler, the gases enter an air heater, which consists of a number of pipes through which the gases pass, and outside of which air for combustion in the furnace is forced by the centrifugal fan. On leaving the air heater the gases pass to the main flue and thence to the chimney. As there is more or less fine dust contained in

full report on the total cost of collection and disposal for the district served by the West New Brighton Destructor will be made when all charges are available. Statements of partial costs only prove misleading, says Mr. Featherstone.

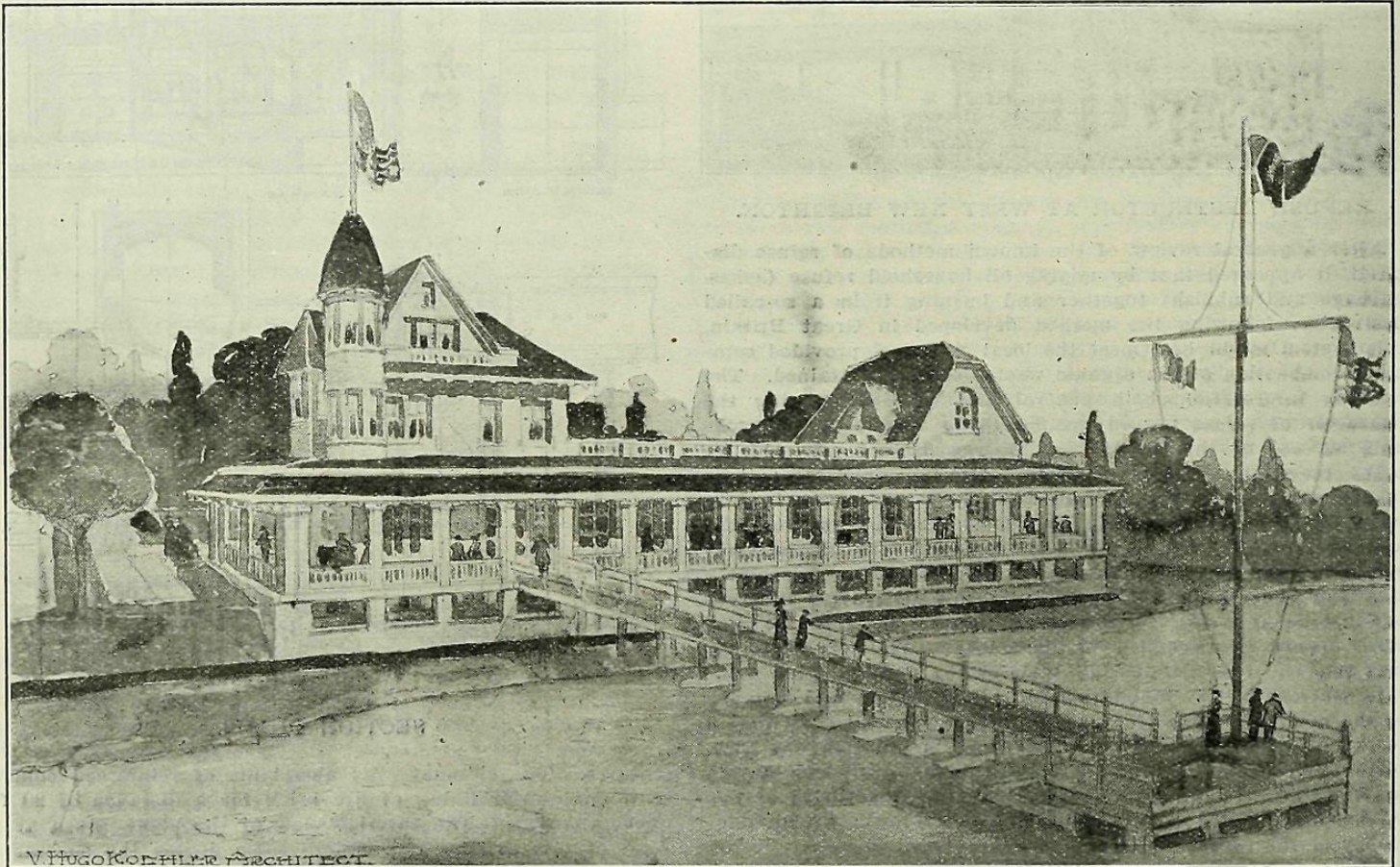
Though the main object of this installation, a sanitary disposal of the wastes, has been achieved, there are still many factors concerning the more effective treatment of mixed refuse at the new plant yet under consideration, such as the benefit derived from the heat abstracted from the clinker in the cooling chambers, the ordinary amount of power produced under average operating conditions, the best utilization of such power, and the most economical treatment of the other by-products including clinker, tins, dust, etc. No decision has yet been made regarding these matters, and it is deemed prudent to postpone such a decision until sufficient information has been secured to wisely determine their most economical use.

The general contractors for the building were the McHaig-Barton Co., of New York. The sub-contractors for the foundation were the Foundation Co., of New York; those for the building and runway, Heineken, Bayne & McCarthy, of New York; for the chimney, the Chimney Constructing Co., of Philadelphia. The contractors for the furnace, boiler, etc., were Heenan & Froude, Ltd., of Manchester, England; and those for the appurtenances to the furnace were the Power Specialty Company, of New York, now agents for Heenan & Froude.

## PLANS FOR A YACHT CLUB.

At Bensonhurst, on the shore of Gravesend Bay, the Brooklyn Yacht Club will presently have a house that will have exceptional characteristics and delights for a shore retreat.

West Lawn, the country seat of the late Wm. H. West, one of the show places on Gravesend Bay, located at Bay Parkway and Cropsey av, and fronting on Bensonhurst Park and the Bay, has been purchased by a syndicate consisting of the flag officers of the B. Y. C., Commodore Wm. C. Towne, Vice-Commodore Colonel David E. Austen, Rear Commodore Leo S. Herzig, and two of its trustees, A. C. Soper and V. Hugo Koehler. These five, in the interest of their yacht club,



DESIGN FOR THE BROOKLYN YACHT CLUB HOUSE.

22d Street and Cropsey Avenue.

V. Hugo Koehler, Architect.

refuse, the destructor is arranged to deposit fine materials at various parts of the combustion chamber, boiler setting and air heater to provide against their escape from the stack. The furnace contractors spared no expense of time or money in making the destructor the best possible in all respects.

### COSTS.

The capital costs of the plant are given in the report as follows: Land (100x300 ft.), \$5,000; foundations, building, chimney, runway, retaining wall, etc., \$39,500; furnaces, boilers, etc., \$23,995; total, \$68,495.

There are perhaps more inquiries made concerning the cost of operation of the new plant than any other factor connected with it. In every case it has been stated that until the plant has been operating continuously throughout a refuse cycle (which covers a period of one year), it will not be possible to give any reliable cost data regarding maintenance charges. A

have incorporated as the B. Y. C. Realty Co. for the purpose of building a house after the design here reproduced.

The architect, Mr. V. Hugo Koehler, proposes to move the two spacious buildings at present on the property to the water front, utilizing one for the main club house and the other a boat house. Between the two a new pavilion will be built, with dimensions of 40x100 ft., the upper floor to be especially for entertainments and to have a completely equipped dramatic stage. The lower floor in this pavilion will be for bowling and billiards.

A veranda (20 ft. wide by 240 in length) will extend across the front of the buildings and along Bay Parkway, and thus command a superb view of the park, Gravesend Bay, the lower bay and the ocean. Below this veranda, and of the same dimensions, will be a perambulatory, and the roof of the pavilion will be laid out as a roof garden.

FLOOR PANELS 35 FEET WIDE.

FACTORY OF REINFORCED CONCRETE CONSTRUCTION PROVIDES UNUSUAL AND INTERESTING FEATURES.

FLOOR PANELS 35x180 feet without column obstruction and a five-inch floor slab, including the finish! Those who think, and with some justice, that the phrase "possibilities of concrete" is being worked overtime should get a fresh and firmer grasp on its true significance when they reflect on what the opening sentence of this paragraph means—and in a manufacturing plant. It is not an experiment by a new concern, but is the result of the application of system "M" of the Standard Concrete-Steel Co. in a structure designed by Paul C. Hunter, 17 Broadway, Manhattan, for J. F. Blanchard and erected at Long Island City by the Geo. A. Fuller Co. The clean sweep of floor space, as indicated in Fig. 3, ought to be an inspiration to any property owner who finds a pillar staring him in the face no matter which way he turns in his building. It means an area of over 6,000 square feet without any interference. It is not so many years ago when plans for such a structure would have been regarded as the dream of a visionary.

But there are more interesting features. When all floors will have been completed, which will be very soon, the time of their construction will have averaged less than a week for each, or an average of a net area of about 25,000 square feet in about five days. By running the concrete in a state not unlike soup, every square inch of the reinforcing steel is covered with the Portland cement mortar. Work proceeds on several floors simultaneously, as indicated in Fig. 2, where the surfacing is in progress on the fourth floor (not counting the mezzanine floor occasioned by the railroad siding extending into the building), the spreading of the concrete on the fifth, and the putting-up of the wooden frames on the sixth. The shoring,

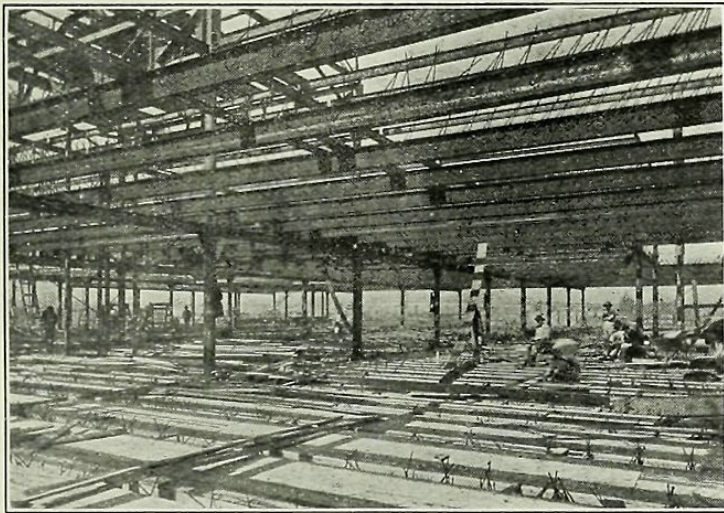


FIG. 1.—ILLUSTRATING METHOD OF CONSTRUCTION AND SHEER BARS WHICH ARE BENT OVER IN CONCRETE OF FLOOR SLAB.

which supports the steel beams independently of the concrete, is removed after a week; the central prop on the long spans remaining from three to four weeks. The sheer bars illustrated in Fig. 1 are bent over so that they bind the floor slabs to the beams and girders.

As to details in the construction, the girders are 20 feet long, concrete over them being three inches thick. Over the 35-ft. span beams the covering is two inches, and over the columns four inches. This protection of the steel was instrumental in obtaining for Mr. Blanchard the exceptionally low insurance rate of 11.2 cents. The beams are 21 inches deep from the top of the finished floor to the bottom of the reinforcement, and the girders 29 inches deep between the same. The structure is 175 by 180 feet, with six complete floors and the mezzanine floor already referred to. Needless to say the structure is fire-proof throughout, not a piece of wood being used.

A few statistics have been gathered to show the comparative quantities of material required in the execution of such a contract. The columns supporting the floors would cover nearly a mile. The foundations required about five miles of concrete piles. The barrels of cement needed for only the system "M" floors and roofs, if laid end to end, would reach five miles. The steel beams and channels, used as reinforcement for the beams and girders, would reach eight miles. The brick in the walls, if laid end to end, would extend over ten miles. The steel bars used for slab reinforcement and sheer bars would reach nearly from New York to Baltimore. As to the floor space if it were laid in New York City sidewalks it would make a line five miles long.

System "M," which was invented by Guy B. Waite, of the Standard Concrete-Steel Co., is described by Harold Godwin, civil engineer of the company, as follows:

"The main feature of the system is that the reinforcing of beams and girders consists of standard rolled sections perforated

through their webs for the use of steel sheer bars to transfer the stress from the tension steel to the concrete, which takes the compression. This varies from all other forms of reinforcement in which a multiplicity of small steel rods bound together are used as reinforcement. In the former case the centering is suspended directly from the steel rolled sections and requires a minimum of shoring to keep it in place while the concrete is being poured, thus enabling the work to proceed on any number of tiers at a time, limited only by the restraining laws of the building department as to how many tiers of steel work may be erected in advance of floors and walls. It also permits the use of much lighter forms than would be otherwise required in reinforcing concrete on account of this suspension of forms from the reinforcing members themselves. The features of

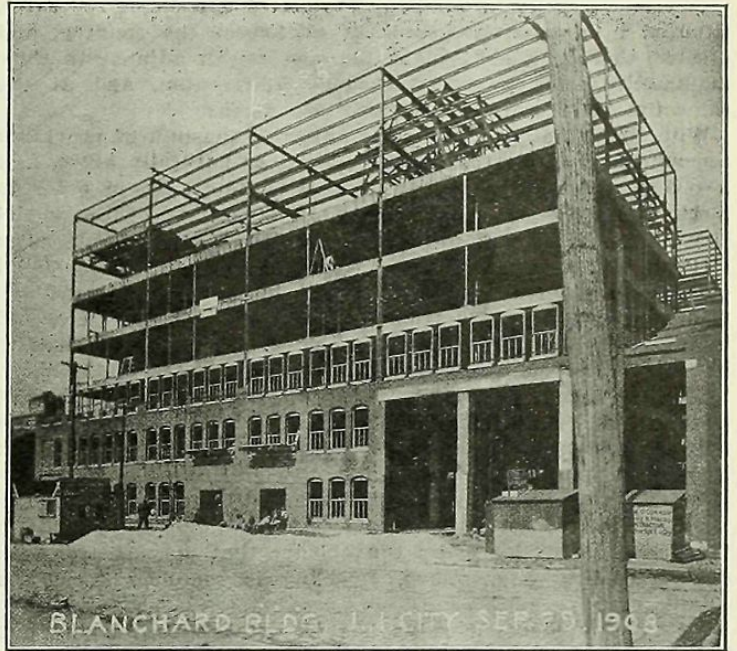


FIG. 2.—BORDEN AV. FRONT OF STRUCTURE, SHOWING WORK IN PROGRESS ON THREE FLOORS.

the construction of the slab are identical with those used in other types of reinforced construction."

The general design of the structure provides many conveniences for the tenants who will be the occupants. There can be four on each floor and each one have an elevator and stairway, if such a division is made. Mr. Blanchard expects the finishing touches to be put on very early in November. The building is in Borden av, four blocks from the 34th st ferry,

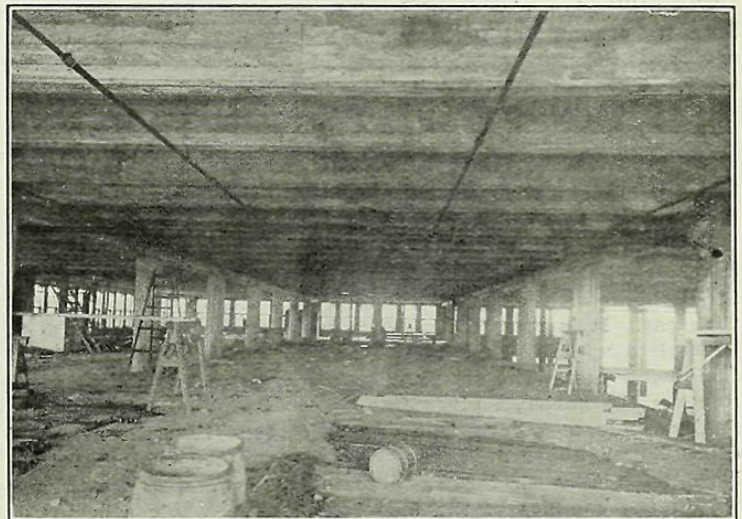


FIG. 3.—FINISHED FLOOR PANEL OF 35-FOOT SPAN.

near the Queensborough Bridge and the Vernon av bridge to Brooklyn. The station of the Steinway tunnel is within 300 feet of the site.

—President Booth, of the Queens Borough Real Estate Exchange, is securing support for a bill limiting the height of buildings which may hereafter be erected in any part of the city. He claims that support enough has been secured to justify sending the bill to the next Legislature. Mr. Booth's argument is that Brooklyn already offers a field for the erection of large office buildings, that Queens will do so in a few years, and that the business of New York can be properly provided for without driving any more of it up into the clouds over Manhattan Island. On this question of building limitations the lines of proponents and opponents are becoming more distinct, and it seems probable that the property interests centered in the present financial and commercial section will have to contend against all the rest of the city eventually.

## A TOWN BUILT TO ORDER.

Types of Houses and Public Utilities at Roebling, N. J.—The Maximum of Convenience for Low Rentals.



**S**TUDENTS of real estate in New Jersey who desire to learn what can be done in building a town to order, and to obtain ideas for the development of a residential section, would do well to visit the new village of Roebling, which has been built during the last three years on a site about ten miles south of Trenton on the Delaware River, where the John A. Roebling Son's Company purchased a tract of 250 acres,

situated in a sparsely populated section of the country, and erected thereon a steel plant to serve as an adjunct to their mammoth factories and workshops at Trenton, and at the same time built the city to house its artisans.

With the building of the steel mill, the question of providing accommodations for these 8,400 operatives naturally arose, and a recent article in *American Industries* tells how, in order to meet this force of circumstances, the founding of the model city of Roebling was the outcome. Trenton being ten miles distant, it was impractical to carry the men both morning and evening to and from their work, so the building of the village was merely a necessity from an economic point of view, and inasmuch as the company had to build houses for the men to live in, it wisely decided to construct them on substantial lines.

The building of this city was not the mere erection of rows of houses. This fact was never lost sight of from the time the first spade broke ground at Roebling down to the present. Having definitely decided on the expenditure of several millions of dollars in carrying out the complete plans of this new venture, the company went to work and builded—builded a village that provides every convenience that may be found in any up-to-date city. Thus, Roebling is complete in all its details.

No small amount of pains has been taken in working out the aesthetic side of this project. Landscape gardening prevails in every section of the town, with elaborate parking, planted with shade trees that line the beautiful stretches of macadamized streets. It is hardly possible to conceive of the transformation that has taken place in the property which the town now occupies, when it is considered that but four years ago the tract was a rough and barren waste. A park comprising many acres, and well covered with native trees, bounds the village on the northern side and extends to the edge of the Delaware River. Here the children of the village may gambol to their hearts' content at all times, and here their parents may repair on a Sunday to enjoy the restful tranquillity of woods and river.

The utilitarian phases of Roebling are far more interesting than its ornamental features, as in these, it may be safe to say, rest the successful outcome of a venture of this character. The 313 dwelling houses are furnished with running water that is supplied from a standpipe, the water being first passed through a filtration plant to insure its purity. A complete sewer system has been constructed under the village, and all houses are connected thereto, thus forming a complete water system.

The streets and the better classes of houses, together with the hotel, boarding house, public buildings and general store, are lighted with electricity, while all buildings are equipped with gas. It is remarkable for a town of such limited size to be replete with every modern improvement and obtainable at such a low cost. The company cleans and lights the streets and removes the garbage, gives free use to its public utilities, and finally conducts a bar. The owners contend that the men will drink liquor under any circumstances, so they feel that it is best to go even so far as to maintain a necessary evil, and within the confines of the model city. The whole scheme for conducting this village has been worked out on the lines of practical usage. Its founders have aimed to provide every facility that enters into the make-up of a natural city, and in this particular it is difficult to find any shortcomings.

The village may justly boast of its modern hotel, which surpasses anything of its kind in both appointment and management that may be found in cities older and of greater population. Here board may be had at very reasonable charge, and many of the steel workers, who earn good wages, live the year round. In addition to the hotel there is a boarding house, designed for the accommodation of the single men working at the plant. This institution affords in its light individual bedrooms, its reading rooms and its substantial board, all the comforts of a well-regulated home.

A village fire department, a model bakery and a completely equipped hospital are all component parts of Roebling. Besides, a general store, conducted upon independent lines; a village hall of splendid proportions, and a well-governed school may be mentioned as additional advantages possessed by this little city.

To give some idea as to the building scheme that has been carried on it will be well to consider some of the details of the

dwellings proper. In the village at present are ten types of houses, all constructed of brick, with slate roofs, in a most substantial manner and fitted with the modern conveniences. It may be interesting to mention that type No. 1 is a 2-sty four-room-and-attic dwelling with a shed extension in the rear containing toilet. This type of house has yellow pine trim, finished natural, and is built in blocks, or rows, of ten. These houses are occupied by the foreign laborers and the rental is \$8.50 per month. The foreign laborers are principally Hungarians and Slavs and their houses are inspected regularly to prevent overcrowding, no house being allowed to shelter more than six adults.

The house known as Type No. 2 is a semi-detached 2-sty and attic dwelling, or as some would call it, a "twin" or "double" house, containing seven rooms, including a shed kitchen. This house has yellow pine trim, finished natural, and rents for \$9.50 per month. Type No. 3 is also semi-detached, two stories and attic in height, and contains eight rooms, with bath. It is steam heated, has cypress trim, finished natural, and rents for \$15 per month. Type No. 4 contains six rooms, with bath and shed extension, is steam heated, and is of the semi-detached style, renting for \$12 per month.

Coming to the better class of dwellings and designed for employes receiving a larger income, we find Type No. 5, also of the semi-detached style and two stories and attic in height. This has nine rooms, with bath, reception hall, butler's pantry and shed extension. The interior is of cypress, finished natural. This type of house is heated by steam and is lighted by electricity. It has a laundry in the cellar. Type No. 6 is three stories in height and contains ten rooms and bath, thus adapting it to still larger family requirements. Each house of this style is twenty feet wide, has yellow pine trim, finished natural, laundry in the cellar, is steam heated and lighted by electricity. This type is built eight houses to the street block. Type No. 7 is two stories and attic in height, has eight rooms and bath butler's pantry, reception hall and vestibule, has cypress trim, finished natural, steam heat, electric lights and laundry in the cellar.

Type No. 8 is semi-detached, two stories and attic in height, contains eight rooms and bath, with reception hall and vestibule, and has cypress trim, natural finish. It is heated by steam, lighted by electricity and has a laundry in the cellar. Type No. 9 is two stories and attic in height, contains eight rooms and bath, has cypress trim, natural finish, steam heat and electric lights. Types No. 5, 6, 7 and 8 rent for \$20 per month, while Type No. 9 brings \$18 per month. The exterior treatment of these houses is varied to produce attractive street architecture, the resultant effects being such as to reflect great credit upon the designer of them.

A handsome detached cottage two stories and attic in height represents Type No. 10, which contains 11 rooms and bath, with modern plumbing, butler's pantry and reception hall. This house is trimmed in cypress, finished natural, is heated by hot water, and is lighted by electricity. It has every convenience of a residence, and rents for \$25 per month.

It may be here stated that the rents of the various types of houses are based on the cost of each, and are so proportioned that the interest on the original investment is but a small amount after deducting the cost of operation. The entire idea is to afford to the employees of the company a maximum of convenience and comfort in the way of living accommodations for the amount of capital invested and to meet all reasonable requirements.

All houses, except types Nos. 1 and 6, are built on lots 30 ft. wide by 100 ft. deep. Those designated as Type No. 1 occupy lots 16 ft. wide by 100 ft. deep, and houses of Type No. 6 occupy lots 20 ft. front by 120 ft. deep. All backyards are enclosed on three sides by a substantial fence of wire netting 4 ft. high, supported by a strong framework. Through the centre of all blocks extend 10-ft. alleys for the convenient collection of ashes and garbage and also for the accommodation of delivery wagons.

The city of Roebling is not an experiment, as it has long since passed the trial stage. It has been a success from the very start, and conditions have improved in all departments with its progress and development. One of the remarkable features of the undertaking is that the entire work has been done by the regular office staff of the company. Not a single plan has gone outside, and likewise the entire construction work has been devised and executed by the Roeblings and their assistants.

—The two special scholarships of the Architectural League of America in Harvard University have been awarded to Mr. W. H. Larsen and Mr. George Fox. The successful competitors are Boston men, Mr. Larsen being in the office of Messrs. Shipley, Rutan & Coolidge, while Mr. Fox is in the office of Mr. C. H. Blackall.

## FIREPROOF IN A HIGH DEGREE.

On the new 17-story mercantile and office building for the Everett House site at the n. w. corner of 4th av and 17th st, the steel frame is rising rapidly, being about three stories above the ground. The plot has a frontage of 142 ft. on 4th av and about 128 on Union sq, or in all about 16,500 square feet. Each floor will contain 14,000 square feet of space, and the building will have unusual lighting opportunities, wide corridors and ten electric elevators.

The architects were especially directed by the owners in planning the structure to figure for a reduction in fire insurance rates to meet the requirements of the New York Board

ment, with all necessary apparatus, and the sprinkler pipes throughout the building will be concealed. An automatic fire alarm service, a special building signal service, and a watchman's clock system, in each stair landing on every floor of the building, are other specifications; and the whole operation is to be completed and the building ready for occupancy by Feb. 1. The George A. Fuller Company is general contractor, and the Hay Foundry & Iron Works, 114 East 28th st, have the contract to furnish and erect 2,700 tons of structural steel. Messrs. Goldwin Starrett & Van Vleck, No. 150 5th av, are the architects.

The old Everett House was one of the oldest hotels of its class in the city. It opened its doors in 1854 and took its name



THE NEW EVERETT BUILDING.

Geo. A. Fuller Co., Builder.

Goldwin Starrett & Van Vleck, Architects.

of Fire Underwriters and the New York Fire Insurance Exchange. This has been obtained by the adoption of the skeleton type of construction—steel columns, beams and girders—protected in Portland cement mortar for all basement and outside columns, and by at least three inches of hollow terra-cotta blocks in Portland cement mortar for all interior columns. The floor arches throughout will be of hollow terra-cotta blocks in Portland cement mortar extending ten inches below soffits of beams, and all floors will be cement finished on concrete filling. The windows in court walls and party walls are to be of standard hollow metal, manufactured by the J. F. Blanchard Company, and glazed with wire plate glass; and the windows on street fronts will be of metal-covered frames and sash (kalamined). The stairways are to be constructed with extra heavy cast-iron strings and risers and sheet-iron treads; and all doors leading into stairways will be the standard "Richardson" doors, with steel bucks, stops, hinges and locks, approved by the N. Y. F. I. Exchange. The elevator shafts will be of standard construction enclosed in six-inch terra-cotta block partitions. There will be installed a complete fifty per cent. sprinkler equip-

from Edward Everett. In its time it housed many notables, the most prominent of whom was King Edward VII., then the Prince of Wales. The Century Realty Co. is the new owner.

—Although the new general post office for New York will belong to what is termed a new type for buildings devoted to this business, there is nothing about it calling for anything particularly novel in architectural design or construction. It is known to the government architects as a "distribution" post office. New buildings for Chicago, St. Louis and Washington will be in the same class. The office of the architects of the U. S. Treasury is unusually busy at the present time, owing to its desire to obtain as many estimates as possible on the present basis of cost. The Supervising Architect, Mr. James Knox Taylor, notes a tendency in the prices of building materials to increase, as yet hardly noticeable, but certain to be more than a tendency after awhile. His office has been turning out from ten to twelve buildings a month with a force of about one hundred and twenty men.

## LIGHTING HOMES BY PRIVATE ELECTRIC PLANTS.

OWNERS of country houses out of touch with central lighting stations have long felt the need of the electric lamp. The private lighting plant has been a possibility, but until recently the cost has been prohibitive for the great majority of people. The present state of development of the storage battery and the wonderful improvements that have been made in incandescent electric lamps during the past year have opened up to residents of the country new possibilities in the way of home lighting by private electric plants. The great difficulty in the design of a small lighting plant has always been the size and cost of a storage battery outfit. To start up the engine and dynamo every time a few lamps are required is too inconvenient to be considered. Consequently, it is necessary to have some means of storing the electric energy so that the power can be generated when convenient and used when required. The storage battery makes this possible, but where the ordinary carbon filament incandescent lamps are used as the light producing source, we are obliged to have a large and expensive battery.

This is conceded in a paper by Prof. T. H. Amrine, printed as Bulletin No. 25 by the University of Illinois,\* but it is further said that during the past year there has been put on the market a new type of lamp having a filament of the rare metal—tungsten. With these lamps a given amount of energy will produce about three times the candle power that would be produced by an ordinary carbon filament lamp. Electrical energy is measured in watts, one of which represents 1-746 part of a horse-power. With the 110 volt, 16 candle power carbon lamp it takes from 3.1 to 3.5 watts of energy to produce a candle power of light. With the tungsten lamp of the same voltage it requires about 1¼ watts of energy to produce a candle power. Consequently, when using the tungsten lamp for a private plant, it will take much smaller storage cells to operate a given number of candle power of lights than it would if carbon lamps were used. These new lamps are made, and are on the market, in 25 to 30 volt sizes. They give 20 candle power, and consequently require only about 25 watts of energy to operate them. These lamps will make possible the cheapest kind of a plant.

The bulletin then proceeds to trace the design of a private electric plant of sufficient size to light a country home properly with 25 volt tungsten lamps. An endeavor is made to show the steps in the design in such a clear and simple manner that with the information which can be obtained from the companies furnishing the batteries, engine and dynamo, anyone can decide upon the size of the equipment needed and order it intelligently. Full instructions for installing the apparatus and wiring are omitted, since it would be better to secure an experienced man to do this work. There is given also in this paper an example of a lighting scheme for a medium sized private residence in which attention is paid to the proper selection and location of fixtures and shades.

On the subject of the diffusion of light, the author says that unquestionably the best shades and globes are those made from clear transparent glass similar to the Holophane globes. These have the inner surface of the glass given over to the flutings or prisms used solely for diffusing and softening the light. On the outer surface there are flutings calculated to deflect these diffused rays into directions where needed. Although the material is clear, transparent glass, the prisms and flutings diffuse and reflect the light perfectly while at the same time there is but small loss by absorption. These shades are designed in three classes according to the service that is required of them. One class (A) throws the strongest illumination directly downward, the second (B) gives a strong illumination in all directions below the horizontal, while the third (C) throws the strongest illumination slightly below the horizontal.

Opal, opaline and ground glass globes and shades give a well-diffused light, but there is a considerable loss of light by absorption. The ground glass globes have the disadvantage of being difficult to keep clean. If properly shaped, these globes will throw the light in almost any desired direction.

The ordinary plain glass shades having fancy designs etched upon them, such as are supplied with many electric light fixtures, are of little value except for what little decorative qualities they may possess. They change the distribution of the light to only a slight extent, and the amount of diffusion is almost negligible.

Opaque metal and silvered glass reflectors are very satisfactory for deflecting the light in any desired direction, but they give no diffusion and always make a room look dark and cold on account of furnishing no light to the ceiling. They also give too great contrasts between intense light and darkness, so that the pupil of the eye, as one looks from place to place about the room, must continually contract and dilate so that it is soon fatigued.

Ordinarily, a plant of the sort described would be housed in a building large enough to accommodate all of the machinery of the farm that could be operated by the gasoline engine. Such

a building would usually not be fireproof; so to decrease the fire hazard the gasoline tank should be buried at some distance from the building and the supply pumped to the engine as needed. Where space is limited and where compactness is desired, as would be the case if the plant were used to light a house in town, a fireproof building would be advisable. Such a building could be built of brick or concrete, and should contain a separate compartment for the gasoline tank. The light plant could then be placed near other buildings without danger of fire. If the storage battery were placed in the basement of the house, as may be done, a 10 by 16 foot building would be of ample size to accommodate the plant.

An estimate of cost of installation is given in the paper, which, for the reason that it would not altogether apply in this section of the country, is omitted here, except to say that the total is \$550. But, however inapplicable this figure may be to conditions in this market, the essential fact should not be forgotten that the recent improvements referred to by the author have made the electric lighting of country houses possible by private plants for a remarkably moderate expenditure.

It is said that before attempting to use a plant such as the one just designed, full and complete instructions should be obtained from the various companies for the care and operation of the apparatus supplied by them. This is especially true of the engine and storage battery. All dynamos, such as would be used for charging a battery, are nearly enough alike so that instructions for the care of one dynamo would apply equally to all. However, gasoline engines and storage batteries differ enough, so that explicit instructions should be obtained from the company furnishing them. Some instructions are given in the Bulletin for the operation of the plant as a whole, for the care of the dynamo and some general directions as to the care and operation of the battery.

The principal cost of running a plant such as the one designed is the cost of operating a gasoline engine. A two-horse-power engine will cost about 5 cents per hour for gasoline running at full load. When the engine is driving the dynamo alone it is giving about .7 horse-power, and the cost of gasoline is about 1.8 cents per hour. These figures are assuming gasoline at 18 cents per gallon. The dynamo costs very little to operate; almost the only item is that of oil for the bearings; this is, of course, small. The storage battery requires no supplies except that occasionally some sulphuric acid will have to be added to the electrolyte of those cells whose specific gravity has fallen low. The acid costs only about 5 or 6 cents a pound, and only a small quantity is needed; so this item is almost negligible. Depreciation is the most important item in storage battery operation, and this depends altogether upon the treatment of the battery. It matters not how good or how poor a cell may be, careless treatment will reduce its life of useful service to a few months. The cost of maintenance or making good this depreciation is practically that of renewing the plates.

## LIGHTNING SPEED FOR HOISTS.

The speed limit of the passenger elevators in the highest buildings in New York is about 900 feet a minute; the speed limit of the hoists being used by the Hedden Construction Co. in the erection of the Fifth Avenue Building at Broadway and 23d st is 1,000 feet a minute.

Of course, elevator cars could be sent skyward at a faster clip than at the rate of 900 feet a minute, but the average man does not want to leave terra firma even that quickly. An elevator car does not actually travel thirty or forty stories in sixty seconds, owing to necessary stops, but the speed rate indicated can be maintained for a few seconds in a spurt of ten or fifteen floors. Likewise, the hoists referred to do not fly 1,000 feet heavenward without stopping, else another and slower hoist would be required to bring the building material back to where it was needed, inasmuch as construction has not attained so high an altitude yet. But, as in the case of the passenger elevators, there are opportunities for getting up a speed rate of from 600 or 700 to 1,000 feet a minute when masons' supplies and other material are required on the upper stories of a skyscraper, and this means economy of time, a very valuable asset to both contractor and owner. This lightning-like operation of hoists is but one of the many illustrations that might be given to show how fireproof structures are put up nowadays with extraordinary rapidity. A story a week on a building with a very large floor space is not unusual.

The Hedden Co. is experimenting with alternating motors to operate the hoists at the Fifth Avenue Building, as other contracts will have to be executed in places where only alternating current is available. The test has proved eminently successful and the same motors will be used next year at Newark, where the Hedden Co. is to erect the big north addition for the Prudential Insurance Co., an undertaking involving about \$5,000,000. Only alternating current can be secured there. The Newark work is to start about the same time that the structure at 5th av and Broadway is to be completed, in May, 1909. In all twelve hoists and as many alternating motors will be used in constructing the office building now going up so rapidly. The hoists have a lifting capacity of 2,000 pounds. Maynicke & Franke are the architects for the Fifth Avenue Building,

\*Published by the University at Urbana, Ill.



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# BUILDING MATERIAL AND EQUIPMENT.

## And News Regarding Source of Supply

### PRICES CURRENT.

BRICK.—Inquiries from other trades are often heard concerning the welfare of brick interests, for when the star of the brick industry is in the ascendancy every other light in the constellation of progress is turned on full also. For more than two years brick-building in New York has been of small proportions, an extremely large surplus of material has accumulated, and prices are flat on their back. Watching their unsuccessful efforts to rise becomes in time rather uninteresting, even if one be a builder and investor and is satisfied for a time to see brick prostrate.

The brick trade is singularly deficient in prophets. You never heard a manufacturer prophesying events beyond the range of his vision, even in the most active times; but he takes note of actualities that may have a bearing on the future of his business. At this present time he sees evidence of business improvement multiplying, not only in the West, where grain-growers are getting rich, but he can also see prosperity rolling eastward. Whether or not he is a member of the Sunshine Circle, he can see that railroad traffic is recovering, iron and steel interests getting livelier, property changing hands more freely, and schemes of development being taken up anew.

In plans filed New York has overtaken the record for the corresponding period of last year, and soon the effect of this planning should be seen in rising walls. It is not so easy as it was twenty years ago to indicate where these walls will rise; that is, it is not so plain to the tenement-house builder where he can begin his excavation, or where it would pay him to tear down and build anew; and probably some of the hesitancy in building here in Manhattan and in the Bronx is due to this.

True, there are plenty of sites to the north, and plenty of old sections that need to be rebuilt, but there are certain offsets in the shape of bridges and tunnels midway on the map that the old Manhattan speculative builders have not yet estimated to their satisfaction. They would be more certain of their bearings if the demand for real estate were more persistent, and the selling prices thereof more comparable with costs of construction. It would let many of them out and permit them to take on new deals.

	Cargo Lot, Per M.
<b>BRICK.</b>	
Hudson River, Common.....	\$4.50@ \$5.00
Hudson River, Light Hard.....	3.00
Hudson River, Pale .....	.....
New Jersey, Hard.....	.....
Croton Point—Brown, f. e. b.....	12.50
Croton Point—Dark and red.....	12.50
<b>Fronts:</b>	
Bluffs, No. 1 (delivered at bldgs.)	21.00 26.00
Greys, various shades & speckled..	25.00 31.00
White, No. 1.....	27.00 30.00
White, No. 2.....	20.00 25.00
Old Gold .....	28.00 30.00
<b>Enameled:</b>	
English size .....	70.00 75.00
American size .....	60.00 65.00
Seconds, etc. ....	40.00 45.00

CEMENT.—While strict adherence to the prevailing price may be the rule, competition is keen and the world is full of temptations. The present hesitation in building is attributed in the material trades to the financiers, whose purse-strings are not found to be so loose as they are generally supposed to be. It seems to be a fact that many sources of investment funds are influenced by the fact that the country is on the eve of an election, and against their disposition to maintain a certain status quo it is difficult to make good headway. The cement

trade speaks of this influence and particularly of its effect on railroads and other large buyers.

The terminal works of the New York Central are getting into shape to take large shipments of Portland. The Turner Construction Co. this week received a contract for reinforced concrete floors in connection with the new Grand Central Depot work. A total of 45,000 square feet of floor will be constructed. The same company has taken the contract for all the reinforced concrete floor and roof slabs, as well as the fireproofing of all exposed steel work.

**CEMENT.**  
Rosendale, or Natural, in wood,  
per bbl ..... @ \$0.95  
Portland, Domestic, in cloth\* ..... 1.48  
(\*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)  
Manufacturers' Quotations:

Atlas Portland .....	\$1.48@ \$1.55
Alsen (American) Portland .....	1.48
Vulcanite .....	1.48 1.53
Trowel Portland .....	1.48
Nazareth .....	.....
Dragon Portland .....	1.48
Atlantic .....	1.48
Dyckerhoff (German) Portland....	2.45
Alsen (German) Portland.....	2.35

IRON, STEEL, ETC.—Actual new business in pig iron comes slowly, but that which is in sight and not under contract, is very large. Important orders for structural steel shapes are bagged from time to time, but the amount of small work is very inadequate for the fabricating trade. Railroads continue to invite quotations on new work, but are slow in making contracts. They have a great amount of bridge work waiting to be done, and they expect soon to be in a position to go forward with it. The general railroad policy for a year has been curtailment of expenses to the minimum, and the roads are now in a half-starved condition, structurally. But from this on they will be making gains in net earnings.

Post & McCord have carried off the contract for the structural steel (5,500 tons) for the Emigrant Savings Bank. Charles T. Wills (Inc.) is the general contractor. Plans for the Hoyt apartment house on Broadway are to be in the hands of fabricators for estimates on the steel work in a few days. The preliminary estimates call for 7,500 to 8,000 tons of steel. The George A. Fuller Co. is general contractor. Other promising local contracts are for the Ritz-Carlton Hotel, for which bids have gone in, the new hotel at Long Beach, and a pier shed for the Central R. R. of N. J.

The New York Central is in the market for an additional lot of 200 tons of steel for yard work, as well as 1,500 tons for the second section of the New York terminal. The Fort Pitt Bridge Works are to supply the steel for the Buffalo Belt Line to the New York Central; 3,000 tons will be required.

The Cincinnati Southern is understood to be in the market for 2,700 tons of bridge work for the construction of a viaduct in Cincinnati, while bids have gone in on 4,000 tons for the Northwestern's terminal in Chicago, 6,000 tons for the Keithsburg bridge over the Mississippi and 6,000 tons for the McKinley traction lines bridge at St. Louis.

In iron bars, manufacturers continue to report a seasonable business, and are predicting an advance. Business in sheet zinc and tin plate from local stores continues in small proportions. Hardware is regarded as in a very satisfactory condi-

tion in view of all the circumstances, but locally there is some exception to the general statement. New York building supply houses have felt the hard times longer and more keenly than supply firms at other centres, but affairs are now gradually improving. Hardware manufacturers in building lines report trade as being now of fair dimensions.

**PIG IRON.**  
The following are the nominal delivered prices at tidewater for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

<b>Northern:</b>	
No. 1 x Jersey City.....	\$17.25@ \$17.75
No. 2 Foundry x Jersey City.....	18.75 17.00
No. 2 Plain .....	15.75 16.25
<b>Southern:</b>	
No. 1 Foundry, steamship dock...	17.50 17.75
No. 2 Foundry, spot.....	18.75 17.25
No. 3 Foundry .....	15.75 16.25

**STRUCTURAL.** From store.  
Beams and Channels, 15-in. and under ..... \$1.76@ \$2.25  
Angles .....

Angles .....	1.76 2.25
Tees .....	1.81 2.85
Zees .....	1.81
<b>BAR IRON FROM STORE (National Classification.)</b>	
<b>ROUND AND SQUARE IRON.</b>	
1 to 1½, base price.....	1-10c @ \$1.90
¼ to ¾ in. ....	1-10c. extra
1 to 1½, base price (nominal)....	1-10c @ \$1.75

<b>FLAT IRON.</b>	
1½ to 4 in. x ½ to 1 in., base price	..... 1.90
1½ to 4 x ¼ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in. ....	5-10c extra
4½ to 6 in. x 11-16 to 1½ in. ....	4-10c extra
Norway Bars .....	3.00 8.75
Norway Shapes .....	3.75 4.00
Machinery Steel, Iron finish, base	..... 1.90
Soft Steel Bars, base or ordy sizes	..... 1.90
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

<b>SOFT STEEL SHEETS.</b>	
¼ and heavier .....	2.55
3-16 .....	2.85
No. 8 .....	2.65
<b>Blue Annealed:</b>	
No. 8 .....	2.50
No. 10 .....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

	(One Pass R. G. cleaned)	American.
No. 16 .....	\$2.90	\$3.20
No. 18} .....	2.95	3.40
No. 20} .....		
No. 22} .....	3.00	3.35
No. 24} .....		
No. 26 .....	3.05	3.40
No. 27 .....	3.10	3.45
No. 28 .....	3.20	3.50

**RUSSIA, PLANISHED, ETC.**  
Genuine Russia, according to assortment, per lb..... 11¼@14  
Patent Planished, per lb..... A, 10c.; B, 9c., net  
Galvanized iron jobbing, price..... 70 and 10%  
Metal Laths, per sq. yd..... 22@24

<b>SOLDERS.</b>	Case. Open.
Half and Half .....	19½ @ 20
No. 1 .....	17½ 18

<b>SPELTER.</b>	
Ton lots .....	5½ 5%

**TERNE PLATES.**  
N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating.....	@ \$17.10
About 30-lb. coating.....	15.00
About 20-lb. coating.....	13.50
About 15-lb. coating.....	10.70 11.25
About 8-lb. coating, box.....	8.70

<b>PIG LEAD.</b>	
Ton lots .....	4¾ 4
Less .....	5 5%

**LIME.**—Trade in lime is not so brisk as it ought to be. Round lot sales are more frequent than at any previous time this year, but not sufficiently numerous to satisfy all dealers. The Clifford L. Miller Company is furnishing 200 tons for the Fifth Avenue Building.

The value of lime produced in the United States increased nearly one hundred per cent. in the last dozen years, but last year's output was not up to the output of 1906, as shutdowns during the later part of the year brought the amount down 113,288 tons less. The average price in 1907 was \$4.10 per ton, as compared with \$3.90 for 1906, taking

the whole country into consideration, as these are the Government's figures.

**LIME.**  
500-bbl. lots delivered to the trade in Greater New York.  
Pennsylvania, common, per bbl... \$0.75@ \$0.80  
State common, cargo rate, per bbl. .80 .85  
Rockland-Rockport, Com., per bbl. .... 1.02  
Rockland-Rockport, L., per bbl. .... 1.12  
Rockland-Rockport, special, 320 lbs. .... 1.42  
Select finish, per 350 lbs., net... 1.62  
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.  
West Stockbridge, finishing, 325 lbs. .... 1.35  
Palmer, com., S. .... .85  
Palmer, com., L. .... 1.25  
Palmer, finishing, S. .... .95  
Palmer, finishing, L. .... 1.40

**LATH.**  
Round wood lath .....@  
Eastern Spruce, slab..... 3.15 3.25

**LUMBER.**—Manufactured material is going into consumption in a larger way than at any previous time this season. A lot of buildings are being finished up that is calling for interior trim, but the dealers complain that the builders don't want to pay much for it. Hardwood departments especially are getting busy, and prices are stiffening.

Said one firm, "We have on our books orders for twelve thousand window-frames, from dealers, but principally for the suburban trade,—for Long Island, Staten Island, and New Jersey. As every thirty or forty frames mean a dwelling, you can judge that retail dealers see a good deal of work in sight."

"Sixty days ago," this manufacturer said, "the amount of business being done in lumber and interior trim was only forty per cent. of normal business, but now I estimate it at seventy-five per cent. Quotations are higher on manufactured stuff than they were three months ago."

An advance of fifty cents in coastwise freight rates from points south of Cape Hatteras, is being noted in the trade, and leads the Lumber Trade Journal to remark that, as the immediate tendency is to advance the market on coastwise receipts by at least the amount of increased freights, it is an arbitrary advance to shippers or wholesalers; that the advance does not mean an additional profit to them, but merely an increased cost of handling business, and is therefore absolute.

On some of the more desirable sizes and grades, not only of hardwood but also of yellow pine and cypress, the tendency of prices this week is upward. Much is left to be desired by all the selling parties in the way of orders, but it can be said that affairs are more certain and fixed than they have been before this season, and that business is now being transacted on a basis that at least lets the seller out whole. All along consumption and buying has been on the immediate want basis, but a change is taking place in this respect. It is plain enough that business is getting on an even keel again, not so evidently in the metropolitan district, but as a general national condition.

Advises from hardwood centres in the south, are to the effect that more and more lumber is actually being sold each week.

**SPRUCE.**  
2 inch cargoes .....\$17.00@  
6 to 9 inch cargoes..... 18.00 \$19.50  
10 to 12 inch cargoes..... 20.00 23.00  
**HEMLOCK.**—Pa. Hemlock, f. o. b. New York, base price, \$19@20 per M.

**PINE, YELLOW—Long Leaf.**  
By Sall.  
Building orders, 12-in. & under...\$23.00@\$24.00  
Building orders, 14-in. and up... 27.00 28.00  
Yard orders, ordinary assort. .... 21.00  
Ship stock, easy schedules..... 27.00 28.00  
Ship stock, 40 ft. average..... 37.00 38.00  
Heart face siding, 1 and 1½-in. .... 29.00  
1 in. wide boards, heart face..... 36.00  
1½ and 1¾ in. wide boards..... 40.00  
2 in. wide plank, heart face..... 40.00  
Kiln dried sap siding, 4-4..... 24.00 25.00  
Kiln dried sap siding, 5-4..... 25.00 26.00  
Yellow Pine Box Boards (knotty)... 14.00 15.00  
Yellow Pine Stepping..... 41.00 43.00  
By Steam, add \$1.00 to \$1.50.

**LONG LEAF YELLOW PINE FLOORING.**  
"A" Heart face rift, D. & M., 13-16  
x 2½ counted 1 x 3.....\$52.00@\$55.00  
"B" Heart rift, D. & M., 13-16  
x 2½, counted 1 x 3..... 46.00 47.00

"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3.....	81.00	....
"A" Rift, D. & M., 13-16, counted 1 x 3.....	42.00	43.00
"B" Rift, D. & M., 13-16, counted 1 x 3.....	87.50	87.75
"C" Rift, D. & M., 13-16, counted 1 x 3.....	26.00	29.00
"A" Flat, D. & M., 13-16, counted 1 x 3.....	27.00	28.00
"B" Flat, D. & M., 13-16, counted 1 x 3.....	25.00	26.00
No. 1 Com., D. & M., 13-16, counted 1 x 3.....	19.25	20.50
No. 2, Com., D. & M., 13-16, counted 1 x 3.....	13.75	15.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	44.50	48.50
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	39.50	42.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	....	....
"A" Rift, 13-16 x 3¼, counted 1x4	36.25	40.50
"B" Rift, 13-16 x 3¼, counted 1x4	32.25	34.00
"C" Rift, 13-16 x 3¼, counted 1x4	25.25	29.00
"A" Flat, 13-16 x 3¼, counted 1x4	25.25	28.50
"B" Flat, 13-16 x 3¼, counted 1x4	24.25	25.50
No. 1 Com., 13-16 x 3¼, counted 1 x 4.....	19.75	20.50
No. 2 Com., 13-16 x 3¼, counted 1 x 4.....	14.00	16.00

**WHITE PINE.**  
(Rough or dressed.)  
Good Uppers, 4-4, 5-4 and 6-4 per  
1,000 feet .....\$90.00@\$98.00  
Shelving, No. 1, 1 x 10 in. .... 50.50  
Shelving, No. 2, 1 x 10 in. .... 37.00 39.50  
Cutting up, 5-4, 6-4, 8-4, 1st. .... 58.50 63.50  
Cutting up, 5-4, 6-4, 8-4, 2ds. .... 48.50 52.50  
No. 2 Dressing Boards, 1 x 12 in. .... 44.00  
No. 1 barn boards, 8-in. .... 36.00 37.50  
10-in. .... 36.00 36.00  
12-in. .... 46.00 47.50  
No. 2 barn boards, 8-in. .... 34.00 35.00  
10-in. .... 36.00 37.00  
12-in. .... 38.00 39.00  
No. 3 barn boards, 8-in. .... 32.00  
10-in. .... 32.00 34.00  
12-in. .... 34.00 35.00

**HARDWOOD FLOORING.**  
K. D. Bored, End Matched or Butted and  
Bundled.  
13-16 Oak, 2, 2½ and 2¾.  
Clear quartered white oak.....\$86.00  
Select quarter-sawed white oak..... 40.00  
Clear quartered red oak..... 80.00  
Select quarter-sawed red oak..... 45.00  
Clear Plain sawed white oak..... 52.00  
Select P. S. white oak..... 42.00  
Clear plain sawed red oak..... 50.00  
Select P. S. red oak..... 40.00  
Common oak, red and white..... 35.00  
No. 2 Factory or common oak, red and  
white ..... 23.00  
Plain Oak.  
4 in. 1st and 2ds..... 45.00@\$47.00  
5-4, 6-4 and 8-4 in. 1st and 2ds.. 47.00 52.00  
4 in. Common ..... 34.00 37.00  
5-4, 6-4 and 8-4 in. Common.... 37.00 40.00  
4-4 in. Culls ..... 24.00 27.00  
5-4, 6-4 and 8-4 in. Culls..... 26.00 30.00

**HARDWOOD.**  
White Ash, 4-4 in., 1st and 2ds...\$52.00@\$55.00  
White Ash, Common ..... 36.00 38.00  
Brown Ash ..... 38.00 40.00  
Basswood ..... 37.00 40.00  
Basswood, Common ..... 32.00 34.00  
Red Birch ..... 47.00 50.00  
Red Birch, Common ..... 29.00 31.00  
White Birch ..... 35.00 38.00  
White Birch, Common ..... 24.00 26.00  
Cedar ..... 36.00 40.00  
Cherry, 4-4, Nos. 1 and 2..... 93.00  
Cherry, Common ..... 52.00  
Chestnut, 4-4, 1st and 2ds..... 47.00 49.00  
Chestnut, Common, 4-4..... 33.00 36.00  
Cypress, 1st and 2ds, 1 in..... 46.00  
Cypress, 4-4 selects..... 40.50  
Cypress, 4-4 shop..... 29.00  
Cypress, 4-4 common ..... 25.00  
Elm ..... 25.00 30.50  
Hazel ..... 35.00 50.00  
Maple, 4-4, 1st and 2ds..... 30.00 32.00  
Walnut, Nos. 1 and 2..... 85.00 115.00  
Walnut, Rejects ..... 57.50 67.50  
Culls ..... 35.00  
Yellow Poplar, rough 5-8, 1st and  
2ds, 8-in. and up..... 42.00 45.00

**PAINTS, OILS, ETC.**—Prices on dry colors are firm but unchanged, after a week of fair business. For linseed oil the requirement continues within fair compass also, but quotations have settled more generally upon a lower level.

In shellac there is a fair movement under contract, with quotations unchanged. Local dealers have advanced turpentine to 39½ cents, ex yard, as fairly liberal sales are reported throughout the country. Business is mainly routine in both lead in oil and dry lead, though in a somewhat ascending scale.

**OILS, City Prices.**  
Linseed Oil, raw, 5 bbl. lots.....\$0.43@\$0.44  
Linseed Oil, Boiled ..... .45 .46

**PAINTS, Dry.**  
per lb.  
Lead, red, American, in kegs..... .06¾ .07  
Litharge, American, in kegs..... .06¾ .07  
Ocher, Amer., per ton..... 8.50 16.00  
Ocher, Amer, Golden..... .02½ .03¼  
Venetian red, American..... .75 1.25  
Venetian, red, Eng., 100 lbs..... 1.15 1.60  
Tuscan red ..... .07 .10  
Yellow chrome, pure ..... .13¾ .15  
Vermillion ..... .07 .25  
Oxide zinc, American..... .08½ .05¾  
Oxide zinc, French..... .08½ .10¾

**PAINTS IN OIL.**  
Lead, white, American, in oil:  
Lots of 500 lbs. or over..... .06¾  
Lots less than 500 lbs..... .07¼  
Lead, English, in oil..... .10¾ .10¾  
Blue, Chinese ..... .36 .46  
Blue, Prussian ..... .32 .36  
Blue, Ultramarine ..... .13 .16  
Brown, vandyke ..... .11 .14  
Green, chrome ..... .12 .16  
Sienna, raw ..... .12 .15  
Sienna, burnt ..... .12 .15  
Umber, raw ..... .11 .14  
Umber, burnt ..... .11 .14

**PLASTER.**—Evidences of business improvement are noticeable to manufacturers in the plaster trade in a slowly but steadily increasing requirement. Round lot orders from builders and contractors are not very numerous, but dealers note an increasing confidence in the future and preparations for larger business.

**PLASTER PARIS.**  
Calcined, ordinary city, in barrels,  
250 lbs ..... 1.45  
In barrels, 320 lbs..... 1.60  
In bags, per ton..... 8.00 10.00  
Calcined, city casting, in barrels,  
250 lbs. .... 1.45  
In barrels, 320 lbs..... 1.65  
Neat wall plaster, in bags, per ton..... 9.25  
Wall plaster, with sand, per ton..... 5.25  
Browning, in bags, per ton..... 4.25  
Scratch, in bags, per ton..... 4.25  
Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

**STONE.**—In a dull season when really noteworthy contracts are few, the lineaments of one business week are but slightly different from those of another, and close analysis and comparison are necessary to discover such changes as do occur. If there is any difference at all, business is slower here in New York this week in cut-stone than it was two weeks ago; but compared with midsummer there is a marked improvement. Competition is keener than it has been in New York for many years, and work is being figured extremely close. Plans in circulation are more numerous with each passing month, but contracts are hesitating on the threshold, like a modest but welcome guest. Ordinarily this is the busiest time of the year.

B. A. & G. N. Williams, 67th st and Avenue A, have the contract for the Rockefeller Institute, in which buff limestone will be used, and for which York & Sawyer are the architects. Also the Clews house, at 85th st and 5th av, for which Horace Trumbauer of Philadelphia is the architect. The exterior will be limestone to the eaves, on a granite base. The same firm are doing the E. C. Knight residence at Providence, likewise from plans by Mr. Trumbauer, and which will be constructed wholly of stone.

Reports from granite manufacturing centers are to the general effect that they are for the most part busy, but this refers as well to monumental as to building stone, whereas the precise fact is that monumental work is in better form than the building branch, though the latter is prospering in some places, as at Hardwick, Bethel, Westerly, Concord and Winston-Salem, N. C.

**STONE.—Wholesale rates, delivered at New York.**  
Nova Scotia in rough, per cu. ft...\$0.90@\$  
Ohio freestone ..... .85 .90  
Minnesota freestone ..... .75  
Longmeadow freestone ..... .85  
Brownstone, Portland, Conn..... .60 .75  
Scotch redstone ..... 1.05  
Lake Superior redstone ..... 1.10  
Granite, Maine ..... .45 .50  
Granite, grey ..... .50 .90  
Granite, black ..... .75 3.6  
Granite, Milford pink..... 1.00  
Granite, Picton Island red..... 1.00  
Granite, Picton Island, pink..... 1.00  
Limestone, buff and blue..... .80  
Kentucky limestone ..... .90  
Caen ..... 1.25 1.75  
Portage or Warsaw stone..... .90  
Vermont white building marble.... 1.00 1.50  
South Dover building marble..... 1.25  
Bennington building marble..... 1.25  
Georgia building marble..... 1.40 2.00  
Tennessee marble ..... 2.35 2.50  
Wyoming bluestone ..... .90  
Hudson River bluestone (promiscu-  
ous sizes, per cu. ft.)..... .80

The estimated cost of the proposed N. Y. Central railroad station at White Plains, with approaches, is \$246,900.

## BUILDING OPERATIONS.

### Taking Bids for Apartment.

GRAMERCY PARK.—Architect Herbert Lucas, No. 5 East 42d st, has completed scale drawings and is now taking estimates for the erection of the new apartment house soon to be constructed on the co-operative plan at Nos. 24 and 25 Gramercy Park for the "Number 24 Gramercy Park Company." Francis Wilson, the actor, Herbert Lucas, architect; Richard W. Gilder, Rodman D. Gilder, Jules Guerin, and Charles H. Lee, of the United States Leather Company, have incorporated, with a capital of \$150,000, to carry through the project. The plot measures 51x103 feet, and has been owned by one of the incorporators since 1906. The height of the building will be 12 stories, and the materials for the facade will be a common red-front brick with Indiana limestone trimmings. The apartments will be of the studio type, with high ceilings. Each of the six incorporators will have a suite for his own use, in addition to which the building will contain several other suites to be rented to outsiders.

Under what is in effect a perpetual lease, each incorporator becomes virtually the owner of his apartment. Gramercy Park is fast becoming the favorite home centre for clubs. The Players' Club has been there for years. The old Tilden mansion, on the block west of the site selected, is owned and occupied by the National Arts Club, while still more recently the old dwelling at 18 Gramercy Park, southwest corner of Irving Place, became the home of the Columbia University Club. The cost of the new building is planned to cost around \$200,000. At the architect's office on Friday it was learned that no definite date had been set to start work.

### Another Hotel for Long Beach.

LONG BEACH, L. I.—J. L. de Saules, of New York, and Henry L. Gillespie, of the T. A. Gillespie Co., contractors, of Pittsburgh, Pa., have formed a corporation, known as the Nassau Hotel Co., which will commence immediately the erection of a steel and concrete terra cotta hotel at Long Beach, L. I. It will cost, exclusive of the land, \$600,000, and will front 300 ft. on the boardwalk. The central portion of the ground floor will be occupied by stores. The easterly end will have the main entrance to the hotel and will contain a spacious lobby opening on three sides overlooking the ocean. The westerly end will be occupied by the main dining room, with seating capacity of over 1,000 people, and there will be 300 rooms.

### Greenwood Cemetery Receiving Vault.

BROOKLYN.—The Federal Brass and Bronze Co., Broadway and Hopkins av, Astoria, N. Y., who have completed many important banks and other contracts under prominent architects in the United States, have obtained the contract for the bronze doors and gates and other work required for the 412 receptacles in this vault, which when completed will be the largest in the United States, if not the largest in the world. Mr. W. B. Bennett, late with Mr. John W. Rapp, is a representative of the Federal Brass & Bronze Co. The general contractor for the receiving vault is John Thatcher & Son, 60 Park av, Brooklyn, and the architect is George Tremaine Morse, Brooklyn.

### Cathedral Parkway Improvement.

CATHEDRAL PARKWAY.—Architects Waid & Willauer, No. 150 5th av, have been commissioned to prepare plans for the improvement of a plot 108.4x100 ft. on the north side of Cathedral Parkway, 325

ft. east of Broadway, with a 9-sty elevator apartment house of the best type of construction. The architects state that working plans are not yet complete, and that figures will not be taken for some days yet. It was reported during the week that the Metropolitan Life Insurance Co. would make a building loan and a permanent loan on the property. The Gracehull Realty Co., No. 299 Broadway, is the owner.

### Large Contracts for Luke A. Burke & Sons Co.

SOMERS CENTRE, N. Y.—We are officially advised that the general contract for the construction of the dormitory building, 115x71 feet, a school and dining hall, 119x74 feet, and a temporary chapel, to be erected for the New York Catholic Protectors at Somers Centre, Westchester County, N. Y., has been awarded to the firm of Luke A. Burke & Sons Co. (Inc.), Nos. 25-27 West 42d st, Manhattan. The plans have been prepared by Architect Raymond F. Almirall, 51 Chambers st, this city.

### Carpenter, Blair & Gould Plan \$500,000 Hotel.

NASHVILLE, TENN.—Messrs. Carpenter, Blair & Gould, No. 475 5th av, Manhattan, have been commissioned to design plans for a 10-sty hotel building, measuring 120x127 feet, to be erected at an approximate cost of \$500,000 at Nashville, Tenn., for the Hermitage Hotel Company, of Nashville. Estimates will be taken sometime in November. The building will be fireproof with facade of light brick and granite, and will contain two hundred baths.

### Two New Apartment Houses to Cost Nearly a Million.

110TH ST.—Architects Schwartz & Gross, 347 5th av, state that they have been commissioned to prepare plans for the construction of two high-grade 12-sty elevator apartment houses, for the Carlyle Realty Co., of No. 198 Broadway, to be erected in the north side of 110th st, east of Broadway, to cost together in the neighborhood of \$1,000,000. There will be four family apartments on each floor. No bids have yet been taken.

### Latest 65th Street Improvement.

65TH ST.—John K. Turton, No. 1133 Broadway, has received the general contract for enlarging and renovating the 4-sty and basement residence, No. 62 East 65th st, owned by Ellsworth Eliot, Jr., of 110 East 40th st. The work consists of two front and rear extensions, 5.6x18.5 feet, and 20x8 feet, a new front facade and interior stairs, partitions, plumbing, etc. Plans were prepared by Architect S. E. Gage, 3 Union sq.

### Broadway and 164th Street Corner.

BROADWAY.—Plans have been completed by Messrs. Denby & Nute, No. 333 4th av, for the construction of a high-class apartment house, to cover a plot 100x87 feet, at the northeast corner of Broadway and 164th st, Washington Heights, to cost in the neighborhood of \$200,000. J. O'Brien, No. 647 6th av, and M. Caravatta, 212 West 90th st, are the owners.

### Thirty New Dwellings for Long Beach.

LONG BEACH, L. I.—Operations will soon begin for the construction of thirty 2½-sty frame, terra cotta and stucco houses, of various sizes, at Long Beach, L. I., for the Long Beach Estates, of No.

225 5th av, Manhattan. Messrs. Kirby, Petit & Green, 103 Park av, have prepared plans. The owners are taking the estimates and will award all contracts.

### 13-Sty Bldg Promised for Brooklyn.

COURT ST.—It is announced that the Interborough Rapid Transit Co. have plans in course of preparation for a 13-sty office building to be located at the southeast corner of Court and Joralemon sts, Brooklyn. It is also stated that there will be a direct connection to the building with the Borough Hall station of the subway, and that several floors will be devoted to Interborough offices.

### Apartments, Flats and Tenements.

54TH ST.—Adolph Kerbs, 54th st and 2d av, will alter the three 5-sty tenements, Nos. 310-314 East 54th st, from plans by Sommerfeld & Steckler, 19 Union sq.

2D AV.—Max Muller, 115 Nassau st, has prepared plans for improvements to the two 5-sty tenements, Nos. 1023-1025 2d av, owned by Minnie Rinaldo, 138 East 74th st.

35TH ST.—A. Brociner, 20 East 42d st, is preparing plans for interior alterations to the two 5-sty tenements, Nos. 530-532 West 35th st, owned by P. Brady, 863 6th av.

114TH ST.—David Stone, 127 Bible House, has prepared plans for alterations to the 5-sty flat building, No. 39 West 114th st, owned by Max Goldstein, 39 West 114th st.

2D AV.—The two 5-sty tenements, Nos. 11-13 East 118th st, will be renovated from plans by Young & Gronenberg, 67 West 36th st. Levy Bros., 5 Beekman st, are the owners.

WOODHAVEN, L. I.—Louis & Faber, Fulton st, Jamaica, will build on Jamaica av, n s, 40 e Ditmars pl, Woodhaven, from plans by Henry E. Hauguarde, three 3-sty brick tenements.

LONG ISLAND CITY, L. I.—The Progress Const. Co., 240 East 72d st, Manhattan, will erect on Hopkins av, s e cor Temple st, L I City, one 5-sty brk tenement, 40x85 ft., costing \$40,000.

EVERGREEN, L. I.—L. Berger & Co., Brooklyn, have completed plans for a 3-sty brick store and tenement, 22x60 ft., to be erected on Van Cortlandt av, n e cor Anthony av, Evergreen, for P. Van Zuijlen & George Werst, 210 Washington av, Glendale.

### Churches.

BROOKLYN.—Simeon B. Eisendrath, 41 West 24th st, Manhattan, has completed plans for a synagogue to be erected at 8th av and Garfield pl, Brooklyn, for the Temple Beth Elohim, to cost \$100,000.

ASBURY PARK.—Clarence W. Brazer, 1133 Broadway, Manhattan, has taken estimates for a new church, 60x150 feet, to be erected for the Trinity Episcopal congregation at Asbury Park. Rev. Wm. M. Bailly is pastor. Estimated cost is \$40,000.

ROCHESTER, N. Y.—The Meigs St. Baptist Church, of which Rev. H. Clay Peepels is pastor, will build a new church at the corner of South av and Linden st. The cost will be between \$20,000 and \$30,000 and it is expected that work will be commenced next spring.

ELIZABETH, N. J.—At a meeting of the Epworth Church congregation, the trustees were authorized to open negotiations for the purchase of land on Westfield av, near Magie, upon which it is proposed to erect a new church structure. No plans have yet been prepared.

**Court Houses.**

BRIDGETON, N. J.—Watson & Huckel, architects, 1211 Walnut st, Philadelphia, Pa., are engaged on plans for a 2-sty brick courthouse, 126x111 ft., finished with Indiana limestone trimmings, in the Colonial style of architecture, to be built in Bridgeton, N. J., to cost about \$100,000.

**Dwellings.**

JAMAICA, L. I.—Chas. W. Steiner, Globe av, Jamaica, will soon erect on Globe av, south of Atlantic st, two 2-sty frame dwellings, 20x30 ft.

BAYSIDE, L. I.—William Parkinson, owner and architect, will build on La Martine av, n s, 400 e 5th st, Bayside, one 2-sty frame residence costing \$4,000.

COLLEGE POINT, L. I.—C. Boller, 364 2d av, College Point, will erect in 8th st, e s, 500 n 1st av, College Point, a 2-sty frame dwelling, 26x34 ft., costing \$4,900.

HOLLIS, L. I.—At Hollis, E. Robertson, 200 Sherman st, Richmond Hill, will build on Flushing av, north of Prospect av, three 2-sty frame dwellings, 18x33 ft.

FLUSHING, L. I.—At Flushing, Grace K. Hubbard will erect in 14th st, w s, 100 n Mitchell av, from plans by G. A. Cooper, one 2-sty frame dwelling, 30x30 ft. costing \$5,000.

RICHMOND HILL, L. I.—Baker & Thurston, 26 Greenwood av, Richmond Hill, will build on Washington av, e s, 166 s Cleveland st, a \$5,000 frame residence 22x42 ft.

RICHMOND HILL, L. I.—On Waterbury av, n s, 125 s Cleveland st, Richmond Hill, Andrew Woodin, architect and owner, will build a 2-sty frame residence, 26 x37 ft., to cost \$4,000.

NYACK, N. Y.—Supreme Court Justice A. S. Tompkins has purchased a strip of land in Nyack, comprising about 8¼ acres, opposite the Nyack Country Club, and will erect a residence.

FAR ROCKAWAY, L. I.—James Affrey, Far Rockaway, will erect on Greenwood av, s w cor Rue de St Felix, from plans by Morrell Smith, one 2-sty frame dwelling, 52x62 ft., costing \$18,000.

FOREST HILLS, L. I.—In Fyfe st, n s, 150 w Seminole av, Forest Hills, the Cord Meyer Development Co. will erect from plans by L. Berger & Co., a 2-sty frame dwelling, 22x49 ft., costing \$5,000.

ELBERON, N. J.—The Improved Building Construction Co., 120 Liberty st, Manhattan, will erect a 2-sty residence and garage at Elberon, costing \$25,000. Oscar Lowinson, 18 East 42d st, is the architect.

CORONA, L. I.—Messrs. Johnson & Bertson, 32 Irving pl, Corona, will erect in Benjamin st, east side, 180 ft. south Smith av, Corona, from plans by R. W. Johnson, one 2-sty frame \$3,000 dwelling.

BELLE HARBOR, L. I.—Architect Edward Berrian has prepared plans for a 2-sty frame dwelling to be erected on Montauk av, w s, 180 s Newport av, Belle Harbor, for Charlotte E. Stolle, Rockaway Beach.

ROCKAWAY BEACH, L. I.—Wygand av, e s, 540 s Boulevard, Rockaway Beach will be improved by David Baird, 357 E. Parkway, from plans by L. G. Esterbrook, with one 2-sty frame dwelling costing \$6,000.

DANBURY, CONN.—St. James P. E. Parish has voted to purchase the lot on Terrace pl., adjoining the property of the S. N. E. T. Co. as a site for a new rectory. Plans will be drawn at once for a building costing about \$6,000.

**Factories and Warehouses.**

ALBANY, N. Y.—The Northern Asphalt Co. will erect a new factory on 7th av, Albany, to replace the one recently destroyed by fire.

GARFIELD, N. J.—Forstmann & Huffman Co., of Passaic, N. J., contemplate

erecting a textile and spinning plant here to cost about \$1,000,000.

SOUTH FARMS, CONN.—The Russell Mfg. Co. will erect a mill, of brick construction, 110x50 ft., at South Farms. One hundred new looms will be installed in the mill as soon as it is completed.

26TH ST.—Flanagan, Nay & Co., brewers, 441 West 25th st, will erect a reinforced concrete storage building in West 26th st. C. E. Hettinger & Co., 1140 Columbus av, Boston, Mass., have prepared plans.

UTICA, N. Y.—A 2-sty brick factory, 40x80, is to be erected at 68 Hotel st, by E. D. & A. F. Cronk, to be used as an electrical repair and machine shop. Agne, Rushmer & Jennison, Utica, are the architects.

TORRINGTON, CONN.—The contract has been awarded to Peck, McWilliams & Co., for the erection of a new factory for the Uncas Paper Co. Three stories, 120x40 ft., mill construction, with a gravel roof.

NEW BRITAIN, CONN.—Plans have been completed by the Hart & Cooley Co., of New Britain, manufacturers of steel floor registers and lockers, for a 3-sty brick structure, 50x57 ft., and a 1-sty wash room, 16x38 ft.

NEWARK, N. J.—The Standard Fur Co. will soon begin the erection of a 1-sty factory building in Astor st, near Goble st. Richard W. Erler is the architect and is about to award contracts, which will call for cement blocks. It will measure 40x100 ft.

PLAINFIELD, CONN.—Smith & Co., of Pawtucket, R. I., have secured the contract to erect a building for the Lawton Mills Co., brick, 3-sty, 200x180 ft., equipped with the latest models in cotton machinery. The entire cost will be about \$250,000 and give employment to about 300 hands.

SPRINGFIELD, MASS.—Plans are out for figures for a new factory to be erected at Fulton and Emery sts, for Mitchell J. Dunn. The main building will be three stories high, 40x160 ft., of brick and brownstone, with a tar and gravel roof, freight elevator, etc. The blacksmith shop will be 1-sty high, 40x55 ft., of brick.

SPRINGFIELD, MASS.—George B. Allen, mill engineer, of Hartford, is preparing plans for a factory plant to be erected in Springfield (owner's names withheld). It will consist of a factory 4-stys, 51x300 ft., a power house, 50x60 ft., and also concrete coal pockets. There will be steam heat, freight elevators, two 125 HP. boilers, gravel roofing.

**Halls and Clubs.**

BROOKLYN.—Bids will be received about the end of October for additions to the clubhouse of the Brooklyn Yacht Club, 22d av and Gravesend Bay, Bay parkway, Brooklyn. V. Hugo Koehler, 489 5th av, Manhattan, is the architect. The work includes moving buildings, a new pavilion, cement walks and pier.

**Hospitals and Asylums.**

SKILLMAN, N. J.—Bids opened Oct. 3 for erecting a hospital building at the State Village of Epileptics at Skillman have been rejected, as they exceeded the appropriation, which is \$30,000. The bids submitted were from Wm. Sharwell & Co., of Newark, \$58,000, and Wm. Mussen, of Trenton, \$52,000.

DANBURY, CONN.—Some changes will be made in the plans for the proposed new building for the Danbury Hospital Association and it is probable that estimates on revised plans will be made at once. The structure was planned by Architects Parker N. Hooper, 1133 Broadway, New York, and Philip N. Sunderland of Danbury.

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**Office and Loft Buildings.**

DELANCEY ST.—Marks & Jacobson will erect an 8-sty loft building, 50x100 ft., at Delancey and Mangin sts, costing \$50,000. Bernstein & Bernstein, 24 East 23d st, are the architects.

MANHATTAN.—John H. Kellar, 15 W. 27th st, has obtained the carpenter contract for \$10,000 worth of interior alterations to the 11-sty store and loft building Nos. 13-15 West 27th st, for James S. Miner, on premises.

MANHATTAN.—Architect Oscar Lowinson, 18 East 42d st, is making plans for alterations to a store building at the northwest corner of 37th st and Broadway, consisting of changes to store front, and general interior alterations.

NORWICH, CONN.—Plans are being drawn for a store and office building to be erected in Stafford Springs, by R. S. Converse of that place. The building will be three stories, 70x80 ft., containing three stores, offices and a large hall. The heating will be by steam and every convenience will be provided.

**Power Houses.**

MEDINA, N. Y.—S. A. Cook & Co., of Medina has secured a franchise for a power and lighting plant, which will use waste steam for a distributing heating system.

NEWTOWN, L. I.—The New York & Queens County Ry. Co. (F. L. Fuller, Gen. Mgr.) have purchased of the Degnon Realty & Terminal Improvement Co. a site on the Flushing Creek meadows, Newtown, with a frontage of 364 ft. on the south side of Jackson av. The company proposes to build a car house and power station.

STUYVESANT FALLS, N. Y.—The Albany & Hudson R. R. Co. (R. H. Smith, Gen. Mgr., Albany) has decided to enlarge its power house at Stuyvesant Falls, to consist of a 500-KW. turbo-generator set, a frequency changer set, addition to boiler house with new boilers, stack, condenser, exciter and other appurtenances; cost, about \$75,000.

**Public Works.**

ASBURY PARK, N. J.—T. Frank Appleby, Mayor of Asbury Park, is interested in the construction of a septic tank sewage disposal system.

TUCKERTON, N. J.—Bids are asked by Capt. L. H. Rand, Corps Engrs., U. S. A., Wilmington, Del., for dredging Tuckerton Creek, N. J., until 11 a. m., Oct. 30.

BRANCHVILLE, N. J.—The Mayor and Boro. Council have passed a resolution, subject to vote of citizens, providing for a water supply system to cost about \$30,000.

LODI, N. J.—Lemuel Lozier, of Hackensack, N. J., is preparing plans for the construction of water works. Estimated cost, about \$80,000. Andrew D. Kerr is Borough Clerk.

SHERMAN, N. Y.—Bonds to the amount of about \$20,000 are about to be sold for the construction of water works. Engineer, Frank L. Cornish, of Sherman. C. H. Newell, Village Clerk.

AUBURN, N. Y.—Bids will probably be asked for about May 1, 1909, for the construction of sewers in Wards 1, 6 and 10, and for a sewage disposal plant. Estimated cost, \$110,000. J. S. Hanlon is City Clerk.

HASTINGS-ON-HUDSON, N. Y.—Hastings Land Improvement Co., R. G. Bennett in charge, is taking bids on cement, broken stone, sand and cinders, for paving in Hastings on Hudson, N. Y.

DELTA, N. Y.—Plans are being completed at the State Engineer's office, at Albany, for the construction of two reservoirs for canal water supply, one to be at Delta and the other at Hinckley. F. K. Skene is State Engr.

RENSSELAER, N. Y.—Leslie Allen, C. E., 24 De Graf Bldg., Albany, N. Y., is preparing plans for a reservoir for the Rensselaer Water Co., 852 Broadway st, Rensselaer, to be 250x400x10 ft. Bids will be called for late in the fall.

WEEHAWKEN, N. J.—A company has been incorporated with a capital of \$150,000 by John F. Walsh, of New York; Howard W. Sullivan, of Weehawken, and Fred B. Sullivan, of Brooklyn, to construct a dry-dock and ship yard on Clifton road, Weehawken.

**Schools and Colleges.**

SCHENECTADY, N. Y.—Fuller & Pitcher, 95 State st, Albany, have completed plans and specifications for the civil engineering building which is to be erected at Union College at a cost of about \$100,000. B. H. Ripton, Dean.

MANHATTAN.—Work is soon to start on the 4-sty school and home, 58x126 ft., on the grounds of the Cathedral of St. John the Divine, Cathedral Heights, for the New York Deaconess Home, 1175 Madison av. Heins & La Farge, 30 East 21st st, have prepared plans.

ARVERNE, L. I.—The American Collegiate Institute, J. D. Sulsona, president, will soon erect a school and dormitory building, 60x148 ft., at Arverne, L. I., costing about \$50,000. Messrs. Lehmann & O'Kane, 1 Madison av, Manhattan, and Far Rockaway, are the architects.

TORRINGTON, CONN.—Architect Charles S. Palmer of Torrington, has completed plans for a schoolhouse to be erected at East Main and East Elm sts, and bids for the construction will be asked for at once. Brick, granite trim, fireproof stairs, steam heat, electric lights, slate roof.

SPRINGFIELD, MASS.—Architect Jno. Wm. Donohue has plans out for figures for a new high school to be erected in Lenox. The building will be two stories, 120x91 ft., built of Harvard brick, with terra cotta trim. It will have steam heat, slate roofing, electric bells and clock system and all improvements.

STOCKBRIDGE, MASS.—A committee has been appointed to consider a new high school to be erected here and have agreed on a site, and will recommend to the next town meeting that an architect be secured to draw plans for the building. The committee is composed of F. A. Palmer, F. S. Aymar, S. A. Cook, B. A. Tracy, William Healey, J. H. Knowles and Rev. Dr. Arthur Lawrence.

NEW BRUNSWICK, N. J.—At the regular meeting of the Board of Education actual moves toward the erection of the new Sixth Ward school were made. The Buildings and Repairs Committee was empowered to select a site and report on it to the Board and the Board of Estimate was requested to provide the amount of \$85,000, of which \$65,000 will be required for the building and \$20,000 for the land.

**Stables and Garage Buildings.**

HARTFORD, CONN.—Contractors are figuring plans of Architect E. T. Hapgood for a new stable to be erected in Woodland st, by C. H. Talcott. It will be 2-stys, 25x35 ft.

OZONE PARK, L. I.—Ocean av, w s, 100 n Belmont av, South Ozone Park, will be improved by Munzio Geniti, Lawn av, Ozone Park, with one 1-sty frame stable, 24x70 ft., costing \$4,500.

BROOK AV.—Dawson & Archer, 150 5th av, have received the general contract to erect the 5-sty brick stable addition on Brook av, near 165th st, Bronx, for the Sheffield Farms-Slawson Decker Co., 524 West 57th st, to cost about \$40,000. F. A. Rooke, 489 5th av, is architect.

**Bids Opened.**

Bids for the installation of electric wiring for the lighting of the Blackwell's Island bridge over the East River, between the Boroughs of Manhattan and Queens, were received as follows: Louis Wechsler, \$41,800 (low bid). Other bidders were: Watson-Flagg Engineering Co., \$42,550; Cortlandt Engineering Co., \$43,572; E. J. Duggan, \$46,800; Commercial Construction Co., \$46,913; Cowden & DeYoung, \$48,614; Northeastern Construction Co., \$49,475; J. Livingston, Jr., & Co., \$49,745; Reis & O'Donovan (Inc.), \$52,740; Lord Electric Co., \$53,489; Gore Engineering & Contracting Co., \$59,666. Louis Wechsler being the lowest formal bidder, the contract was awarded to him.

**Contracts Awarded.**

NEWARK, N. J.—The contract for the brass rail work in the Lyric theatre, Newark, N. J., has been awarded to M. Gould's Son & Co., 83 Reade st, Manhattan.

FT. ANDREWS, MASS.—The contract has been awarded to the Morse Boulger Co., 39 Cortlandt st, Manhattan, for the erection of a garbage crematory, at Ft. Andrews, Mass.

HOLYOKE, MASS.—Hoggson Brothers, 7 East 44th st, Manhattan, have obtained the contract for alterations to the Hotel Hamilton building, at Main and Dwight sts, Holyoke, Mass., to cost \$25,000.

BROOKLYN.—M. Gould's Son & Co., 83 Reade st, Manhattan, state that they have just received the contract for brass railings required in the Crescent Theatre, Fulton st and Flatbush av, Brooklyn.

HARTFORD, CONN.—The Levering & Garrigues Co., West 23d st, New York, has obtained the contract for the steel work in connection with the business block for J. J. Corning, in Trumbull st, Hartford.

JERSEY CITY, N. J.—F. M. Stillman, 21 Exchange pl, Jersey City, has secured the contract for constructing a bridge over the Hackensack River from Newark av, Jersey City, Newark Turnpike road in Kearney Township, at \$313,000.

123D ST.—William Messer Co., 157 Suffolk st, Manhattan, has obtained the plumbing contracts from William L. Walker, of Bayville, L. I., covering a 6-sty fireproof elevator apartment house in course of construction at 15 West 123d st, and the 9-sty fireproof loft building at Nos. 8-10 West 36th st.

54TH ST.—The Raymond Concrete Pile Co., of New York and Chicago, through Chas. F. Uebelacker, chief engineer, Metropolitan Street Railway Co., has been awarded a contract for placing Raymond concrete piles in the foundations of the new car barns that are to be erected at 54th st and 9th av, New York.

BROOKLYN.—The P. J. Carlin Construction Co., 16 East 23d st, Manhattan, has the contract and will start work at once on the construction of sub-station No. 19, at 38th st and Fifth av, Brooklyn, for the Brooklyn Rapid Transit Co. Size 50x100 ft., costing, with equipment, \$200,000. U. S. Menden, Brooklyn, is chief engineer.

171ST ST.—The Hollow Tile & Concrete Construction Co., 110 West 34th st, has obtained the general contract to erect the 3-sty and basement residence, 21.6x41 ft., for Mary B. Brown, 140 East 150th st, to be situated in 171st st, north side, 195 ft. west of Fort Washington av, to cost \$9,000. Plans are by Squires & Wynkoop, 44 Cortlandt st.

MANHATTAN.—The contract for all the reinforced concrete floor and floor slabs, as well as for the fireproofing of all exposed steel work, in the Maxine Elliott Theatre, now under construction at 107 to 113 W. 39th st, according to plans of Marshall & Fox, of Chicago, architects, has been awarded to the Turner Construc-

tion Co., New York City. John McKee-frey is the general contractor.

**MANHATTAN.**—The New York Central & H. R. R. Co., Mr. G. W. Kittredge, Chief Engineer, has awarded the contract for the reinforced concrete floors in connection with the new Grand Central station work to the Turner Construction Co. This new contract includes the baggage-room floor and the roof of the northeast wing of the new station. A total of about 45,000 square feet of floor will be constructed. Work will be undertaken at once.

**PITTSBURGH, PA.**—The Foundation Company, 115 Broadway, Manhattan, has secured the contract and is now at work on the construction of the caisson piers for the foundations of the First National Bank Building, at Fifth av and Wood st, Pittsburgh, Pa. The general contractor is James L. Stuart, and the work is in charge of Messrs. D. H. Burnham & Co. architects. This is the second office building in the city of Pittsburgh in which pneumatic caissons have been used in the foundations.

**NEW BRUNSWICK, N. J.**—The Hollow Block & Concrete Construction Co., 110 West 34th st, Manhattan, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, cost \$16,000, 50x50 ft., at New Brunswick, for Dr. Raven, from plans by D. D. Williamson, architect of New Brunswick; also for a 2-sty terra cotta block factory building, cost \$12,000, 50x100 ft., at Jersey City, for the Davis-Bournonville Co., 90 West st, New York. Walter Leslie Walker, 20 West 34th st, Manhattan, is the architect.

**Estimates Receivable.**

Bids will be received by the Commissioner of Bridges Thursday, October 22, for furnishing and delivering treated wood blocks to the bridge over the Newtown Creek, from Manhattan av, Brooklyn, to Vernon av, Queens.

By the Commissioner of Correction, Tuesday, October 20, for labor and materials required for erection and entire completion of the improvements to the city prison, Brooklyn, southeast cor of Raymond and Willoughby sts, Brooklyn.

By the President of the Borough of Brooklyn, Tuesday, October 20, No. 1. For regulating and repaving with iron slag pavement on a concrete foundation the roadway of 40th st, from 4th av to 5th av; 44th st, from 3d to 4th av; 59th st, from 3d to 4th av; 32d st, from 3d to 4th av, together with all work incidental thereto.

No. 3. For labor and materials, including vacuum air pumps, motors, separators, receivers, air filters, separate lines of piping, hose, renovators, fittings, fixtures, cases, equipment for the installation and entire completion of a system of vacuum sweeping for the new municipal lodging house, Manhattan.

No. 2. For labor and materials necessary for the supply, installation and connection at outlets of a complete equipment of gas and electric lighting fixtures, consisting of brackets, clusters, ceiling lights, arc lamps and for the supply and complete installation and connection of cooking apparatus, fixtures and fittings for the new municipal lodging house, situated east of 1st ave and on the southerly side of 25th st, Manhattan.

By the Department of Public Charities, Tuesday, October 20, No. 1. For labor and materials, including chambers, cars, formaldehyde retorts, transfer table, tracks, sleepers, tees, valves, piping and all other work necessary to the installation of a combined steam and formaldehyde disinfecting system (except the supplying and installation of a vacuum pump) for the new municipal lodging house, situated east of 1st av and on the southerly side of 25th st, Manhattan.

By the Fire Commissioner, Wednesday, October 21: No. 1. For labor and materials required for additions and alterations to building of Volunteer Hook and Ladder Co., Rescue No. 1, north side of Grove st, 250 ft. west of Main st, Flushing. No. 2. For additions and alterations to building of Murray Hill Volunteer Hose Co., No. 4, junction of Madison av and Long Island Railroad, Murray Hill, Flushing. No. 3. For additions and alterations to the building of the Volunteer Mutual Engine Company No. 1, west side of Union st, between railroad and Amity st, Flushing. No. 4. For additions and alterations to the building of Volunteer Empire Hose Co., No. 1, south side of Lincoln av, between Main and Garden sts, Flushing. No. 5. For additions and alterations to building of Volunteer Eagle Hook and Ladder Co. No. 1, and Union Hose Co. No. 1, 16th st, 100 ft. west of 4th av, College Point.

**Brief and Personal.**

Mr. Frank McCord, of Post & McCord, is on a vacation.

Mr. J. B. King, the plaster manufacturer, is in Europe.

H. S. Black, president of the United States Realty and Improvement Co., is at Hot Springs, Va.

Architect J. C. Walsh, of 26 Court st, Brooklyn, has removed his office to No. 437 51st st, Brooklyn, N. Y.

The Court of Appeals says the charter of the New York, Westchester & Boston R. R. is valid. Now if the New Haven will go ahead and build all will be forgiven.

The hearing which it was expected the Board of Estimate would give on Thursday of this week, in the matter of the proposed limitation of the height of buildings, was postponed.

Mr. Hermann Horenburger, architect and engineer, of 422 East 159th st, has been nominated for the Assembly by one of the leading parties—a tribute to the building interests that its members will appreciate.

Frederick C. Guerrlich, formerly connected with the Yale & Towne Manufacturing Co., has opened an office at No. 19 Liberty st, New York city, where he will conduct a machinery and supply trade, making a specialty of hoisting appliances.

A construction department of the Board of Education of the City of Newark, N. J., is now being organized for the erection of schools in Newark, and is desirous of obtaining catalogues of building material and equipment. E. F. Guilbert, architect, City Hall.

Six motors working at the foundations for the new building at Broadway and Exchange Pl. illustrates the important part that electricity now plays in building construction in large cities. Four of the motors operate travelers, one operates a derrick and one drives a concrete mixer.

Edmund M. Blake of the firm of Blake & Symonds, Consulting Civil Engineers, 8 Beacon st, Boston, has been engaged by J. G. White & Co., Inc., of New York, to represent them in southern Idaho in connection with the management of the Idaho Irrigation Co., Ltd. The firm of Blake & Symonds will be maintained for the present at Boston.

The American Steel & Wire Co. is making extensive improvements to its Braddock, Pa., plant which will materially enlarge the capacity. A new rod mill is being installed and the wire mill is being rebuilt and enlarged. Two tandem compound steam engines of 3,000 horsepower respectively, have been put in, and these will drive the improved mills.

At the semi-annual meeting of the Building Trades Employers' Association Tuesday afternoon the following nominating committee was appointed: Ronald

Taylor, Chas. J. Kelley, Geo. A. Suter, John Beattie, J. N. Knight, C. L. Eidlitz and C. T. Wills. This committee will prepare a list of names to be voted on at the annual election next March.

The waterproofing known as "Anti-Hydro (the Hausling system), sold by the F. M. Hausling Company, has been merged with the American Diamond Blast Company. Mr. F. M. Hausling will be in charge as the manager of the waterproofing department, which is equipped to execute contracts of all descriptions for supplying this material in quantities of five gallons and upwards, as well as to do the work on a contract basis. The Diamond Blast Co. does sand blasting on buildings, bridges, tunnels, concrete surfaces, wood, glass, etc.

**Government Work.**

Office of Constructing Q. M., Fort Hamilton, N. Y.—Sealed proposals will be received Oct. 30, for constructing a coal shed building. Address Constructing Q. M., at Fort Hamilton, Brooklyn, N. Y.

Sealed proposals will be received at the Office of the Light-House Engineer, Tompkinsville, N. Y., Oct. 22, for furnishing one-fourth order lantern for Southwest Ledge Light-Station, New London Harbor, Conn.

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The Isthmian Canal Commission will soon call for bids for furnishing 200 sheets of Russia or planished iron, 350 sheets galvanized sheet iron, 12 checkered iron plates and a large quantity of sheet steel flanged and boiler steel plates.

A circular proposal is in course of preparation at the office of the Isthmian Canal Commission, calling for bids for furnishing 585 tons of standard steel rails, 1,600 pairs standard angle plates, 17,500 standard tie-plates, and 9,000 standard rail braces.

Washington, D. C.—Proposals will be received the 16th day of November for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Iola, Kan. James Knox Taylor, Supervising Architect.

Supervising Architect, Washington, D. C.—Sealed proposals will be received the 5th day of November, for the interior finish of the U. S. Postoffice, Custom House and Court House Building at Cleveland, Ohio. Arnold W. Brunner, 33 Union sq, Manhattan, is architect. James Knox Taylor, Supervising Architect.

Washington, D. C.—Sealed proposals will be received the 24th day of November for the construction (complete) of the U. S. Post Office at Baker City, Ore., in accordance with drawings, at the office of the postmaster at Baker City, Ore., at the discretion of the Supervising Architect, James Knox Taylor.

The contract for the construction including plumbing and gas piping of the U. S. public building at St. Louis, Mo., has been awarded to the Bedford Stone and Construction Company, of Indianapolis, Ind., at \$966,000 less for alternate B, \$3,000 and alternate G, face brick, etc., in lieu of stone, \$98,000; total, \$865,000; time, July 1, 1910.

Washington, D. C.—Sealed proposals will be received the 11th day of November for the extension, remodeling, etc., of the U. S. Post Office, Court House and Custom House building at Newbern, N. C., in accordance with the drawing and specification, copies of which may be had at the custodian at Newbern, N. C., at the discretion of the Supervising Architect, James Knox Taylor.

The following are the successful bidders for the construction and completion of an addition to the hospital at Fort Slocum, N. Y.: Charles E. Currier, Boston, Mass., construction, \$33,771; John Wood, New York City, plumbing, \$3,874; Archibald & Rippho, New Rochelle, N. Y., heating, \$6,933; M. B. Foster Electric Co, Manhattan, electric wiring, \$925; John Farrell, New Rochelle N. Y. electric fixtures, \$583.

Treasury Department, Office of the Supervising Architect, Washington.—Proposals will be received at this office until 3 o'clock p. m., on the 17th day of November, 1908, and then opened, for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Postoffice at Crookston, Minn., in strict accordance with the drawings and specifications, copies of which may be obtained from the custodian of the site after the 17th day of October, or at this office after the 15th day of October, 1908, at the discretion of the Supervising Architect.

The Isthmian Canal Commission will soon call for bids for furnishing 200 barrels of crude carbolic acid, 60 tons alum, 2,000 pounds flake graphite, 1,000 pounds litharge, 1,000 pounds concentrated lye, 500 pounds sea moss, 1,000 gallons creosote oil, 4 gallons pure sweet oil, 2,000 pounds dry lamp black 500 pounds Prussian blue, 200 pounds blue ultramarine, 500 pounds chrome green, 1,000 pounds Indian red, 20,000 pounds red lead in oil, 500 pounds Venetian red, 150 pounds burnt umber, 10,000 pounds white zinc, 5,000 pounds putty in oil, 500 pounds orange gum shellac, 10,000 pounds powdered caustic soda, 5,000 pounds sal soda, 5 pounds rotten stone, 50 gallons coach varnish, 40 gallons gear varnish, and 200 gallons rubbing varnish.

#### Still Another Use for Concrete.

The first escalators to have a concrete foundation will be those to be installed at the 42d st station of the Belmont tunnel. Chas. D. Seeberger, who has charge of the escalator department of the Otis Co., is pleased with the preparations made for the moving stairway, and thinks the concrete supporting will prove very satisfactory. St. John Clarke, chief engineer of the N. Y. and L. I. R. R. Co., who designed the tunnel, stated that concrete was chosen from the standpoint of economy and durability. The method of construction and the appearance should be interesting to those to whom the uses of cement appeal.

The escalators will have a capacity of more than 20,000 passengers per hour. They will be run at a speed of 100 feet per minute, and as the height of the street level landing is 53 feet above the lower landing and the continuous line of traveling steps between the two landings equals 120 feet, this is the longest single escalator runway that has ever been built or contracted for. Another feature is that the two motors required to operate them can be used for both escalators, so that if one motor is temporarily put out of service the escalators will continue running as if nothing had happened.

#### Plumbers vs. the Thieving Instinct.

"So many adjustable parts in the toilets of the public schools have disappeared within the last few years," said a big manufacturer of plumbing supplies one day this week, "that the Board of Education is insisting on installation that will include nothing that can be removed except by a mechanic equipped with the necessary tools. There are several schools on the East Side where many pupils attend classes with screwdrivers, wrenches and other handy instruments in their pockets. That these are not playthings is pretty conclusively proven by the way in which portable parts of plumbing vanish after the fall sessions begin. It would be folly to put in chains to regulate the flushing in the toilets. The children who are responsible for this state of affairs know the comparative values of brass, lead, cast iron, etc., better than a plumber. Cast iron is seldom taken. Brass is used in large quantities on account of its power to resist corrosion, and it has been a boon to the youngsters who are so adept

with tools. When cast iron and brass are both used, and both are covered alike with enamel, a little scratching will soon show which is which. Hitherto it has been an easy task to remove a journal or a shaft, and render the mechanism almost useless. The only way out of the difficulty appears to be to put in the screws and fastenings in such a manner that special tools will be needed to separate the parts. Every year sees the portable part of the plumbing in the public schools decreasing. Apparently the little fellows who handle the screwdrivers do not realize the enormity of the crime they are committing."

#### Testing Wood With the Microscope.

A new line of work, consisting of the microscopic examination of wood after it breaks in a testing apparatus, has just been started by the office of wood utilization in the United States Forest Service.

The structure of wood is complex. Every species has several different kinds of cells, each of which has its own size and form. There is also a wide variation in the number and arrangement of the cells in different species. These differences in structure have their bearing on the strength of the wood.

For some time past the Forest Service has been carrying on a large number of tests on many kinds of wood in order to determine their strength, stiffness, elasticity, and other physical properties, so that they may be used to the best possible advantage in construction. The application of microscopic work to such tests should give better knowledge of the conditions on which the strength of wood depends.

Laymen will not understand the significance of the proposed microscopic investigations so quickly as architects, builders and other wood users, who in these days of growing scarcity of the more valuable woods will find the knowledge invaluable.

Other problems connected with the structure of wood, such as the preparation of wood pulp and the treatment of wood with preservatives, will no doubt be aided by this new study.

#### Tells About Paints.

An exceeding large amount of information about paints and varnishes is packed into the specification book issued from the house of John Lucas & Co., the paint people, with a New York branch in Maiden lane. As it is illustrated in as many colors as there are colors in paints, the book is exceptionally elaborate, not to say costly. The paint business is on an ascending plane. Paints are more reliable on the whole, and when one knows his house he is certain of the quality of his goods.

Besides price lists, the book gives in many cases directions and special information of value as a reference in architects' and builders' offices.

#### This Is An Invigorating Report.

"To date our sales for this year are 25 per cent. more than of the total sales of last year."—Mr. Houghtaling, of Houghtaling & Witteppenn, face brick, 4th av and 23d st.

## PROJECTED BUILDINGS

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

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

### BOROUGH OF MANHATTAN.

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

Broadway, No 2503, 1-sty brk and frame store, 16x70, tar and gravel roof; cost, \$2,000; Eugene Higgins, 1 Madison av; ar't, James W Cole, 403 W 51st st.—436.

Riverside Drive, n e cor 85th st, 12-sty brk and stone apartment house, 102.2x115, slag or tile roof; cost, \$800,000; Riverside Drive Realty Co, 2875 Broadway; ar'ts, Neville & Bagge, 217 W 125th st.—435.

#### NORTH OF 125TH STREET.

171st st, n s, 195 w Fort Washington av, 3-sty and basement brk and stone dwelling, 21.6x41, shingle and tin roof; cost, \$9,000; Mary B Brown, 140 E 150th st; ar'ts, Squires & Wynkoop, 44 Cortlandt st.—433.

Audubon av, s e cor 183d st, 6-sty brk and stone tenement, 104.11x 90, plastic slate roof; cost, \$150,000; Birch Realty Co, 64th st and North River; ar'ts, Moore & Landsiedel, 3d av and 148th st.—434.

Lenox av, e s, 60 n 142d st, 1-sty brk and stone wagon shed, 15x50; cost, \$100; Receivers Met St Rwy Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—432.



## BOROUGH OF THE BRONX.

Centre st, s s, 100 w William st, 2½-sty frame dwelling, peak shingle roof, 22x38; cost, \$2,500; Geo S Booth, City Island; ar'ts, S H Booth & Sons, City Island.—808.

Fillmore st, w s, 200 n Van Nest av, two 2-sty frame dwellings, 21 x51 each; total cost, \$10,000; Chas Ringelstein, 445 Unionport road; ar't, Henry Nordheim, Tremont av and Bronx st.—817.

Garfield st, w s, 225 s Morris Park av, three 2-sty frame dwellings, 21x50 each; total cost, \$15,000; Bernard Malone, Wallace av; ar't, Timothy J Kelly, 782 Morris Park av.—805.

Lowmede st, e s, 324 s Gun Hill road, four 2-sty frame dwellings, 17.9x48 each; total cost, \$16,000; H H & N F Vought, Bronxwood pl; ar't, L Howard, 1861 Carter av.—796.

Minford pl, s w cor 172d st, five 4-sty brk tenements, one 30x57.6, two 31.6x57.6, two 31x63; total cost, \$63,000; John P Leo, 770 St Nicholas av, ow'r and ar't.—799.

Manida st, w s, 158 s Garrison av, eighteen 2-sty brk dwellings, 20x55 each; total cost, \$144,000; Meehan Buildings Co, Hunts Point road and Lafayette av; ar't, Jas F Meehan, Hunts Point road and Lafayette av.—809.

135th st, s s, 300 e St Anns av, 3-sty brk dwelling and stable, 25x97; cost, \$7,000; Anthony McOwen, 515 Wales av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—810.

172d st, e s, 373.6 s Westchester av, four 2-sty brk dwellings, 20x54 each; total cost, \$20,000; Jacob Cohn, 179th st and Bronx Park av; ar't, B Ebeling, 1136 Walker av.—802.

219th st, n s, 364 e Barnes av, 2-sty brk dwelling, 20x50; cost, \$6,000; Emilio Magaldi, 839 E 219th st, ar't and ow'r.—816.

235th st, s s, 100 w Keppler av, 2-sty brk dwelling, 20.8x50; cost, \$7,500; Jenny Kind, 87 Nassau st; ar't, Frank Hausle, 81 E 125th st.—812.

Baker av, s s, 125 e Garfield st, 2-sty brk dwelling, 20x40; cost, \$5,000; John and Katie Friedel, 601 Baker av; ar't, B Ebeling, 1136 Walker av.—800.

Castle Hill av, w s, 355 n Starling av, 3-sty brk dwelling, 25x52; cost, \$10,000; Broschart & Sulken, on premises; ar't, Henry Nordheim, Tremont av and Bronx st.—818.

Creston av, w s, 149.3 n 181st st, two 2-sty frame dwellings, 21x54 each; total cost, \$10,000; Phelan & Benline, 148th st and 3d av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—795.

Edgewater av, e s, 100 s Garrison av, 2-sty frame stable, 101x30; cost, \$2,000; Chas W McConnell, 241 E 144th st; ar't, Geo Haiss Mfg Co, 141st and Rider av.—798.

Garrison av, s e cor Edgewater av, 2-sty frame office and dwelling, 61x23; cost, \$3,000; Chas W McConnell, 241 E 144th st; ar't, Geo Haiss Mfg Co, 141st st and Rider av.—797.

Hoe av, w s, 240 s 167th st, 4 3-sty brk dwellings, 20x55 each; total cost, \$34,000; James C McCarthy, 1218 Hoe av; ar't, Francis McCarthy, 1218 Hoe av.—803.

Morris Park av, n s, 24 e Graham st, 3-sty frame store and dwelling, 23x44; cost, \$5,400; Baptista Rossie, 60 Mulberry st; ar't, Timothy J Kelly, 782 Morris Park av.—806.

Parker av, s s, 119.5 w Westchester av, 1-sty frame tool house, 19x18; cost, \$50; S B Steinmetz, on premises; ar't, H G Steinmetz, 2083 Daly av.—794.

St Anns av, e s, 150 s Westchester av, 4-sty brk store and tenement, 25.4x68.3; cost, \$20,000; Morrisania Con Co, H M Goldberg, 309 Broadway, Pres; ar'ts, Goldner & Goldberg, Jackson and Westchester avs.—813.

Undercliffe av, w s, 117 n Sedgwick av, 2-sty frame dwelling, 21x52; cost, \$6,000; Elizabeth Schanze, East Orange; ar't, James P Rice, 4277 3d av.—811.

West Farms road, w s, 320.6 s 167th st, three 3-sty brk dwellings, 23.10x55 each; total cost, \$25,500; Jas C McCarthy, 1218 Hoe av; ar't, Francis McCarthy, 1218 Hoe av.—804.

Wilcox av, w s, 125 s Fairmount av, 2-sty frame dwelling, 22x33.6; cost, \$4,000; L Colantuoni, 303 E 106th st; ar't, L Howard, 1861 Carter av.—807.

Washington av, e s, 199.10½ n 169th st, 6-sty brk tenements, 51x95.11½; cost, \$44,000; Williams & Hof, 910 Brook av; ar't, Harry T Howell, 3d av and 149th st.—814.

Westchester av, n s, 55 w Parker av, 1-sty brk amusement hall, 25x62; cost, \$5,000; Marcus Nathan, 150 W 120th st; ar't, B Ebeling, 1136 Walker av.—801.

Webster av, n w cor Oliver pl, 1-sty frame stores, 150x41; cost, \$5,000; F P Cox, Perry av and 200th st; ar't, Wm F Schwanemede, 2771 Creston av.—815.

## ALTERATIONS.

Allen st, No 20, erect sign, to 3-sty brk and stone store and tenement; cost, \$60; Louis Reichow, on premises.—2002.

Bank st, s w cor West st, rebuild floors, to 7-sty brk and stone factory; cost, \$1,000; Enoch Morgans Sons Co, on premises; ar'ts, J B Snooks Sons, 73 Nassau st.—1999.

East Broadway, No 18, partitions, to 4-sty brk and stone loft and dwelling; cost, \$500; F Libman, 18 East Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1982.

Fulton st, s e cor William st, add 1 sty to 5-sty brk and stone loft building; cost, \$2,600; Annin & Co, 99 Fulton st; ar't, C E Miller, 111 Nassau st; b'r, J F Egan, 5 E 42d st.—2011.

Houston st, No 200 East, partitions, windows, toilets, to 6-sty brk and stone tenement; cost, \$500; B Eishowsky, 175 East Houston st; ar't, O Reissmann, 30 1st st.—2008.

Jane st, No 91, partitions, windows, to 3-sty brk and stone dwelling; cost, \$150; Archibald McGuire, 351 E 143d st; ar't, Wm S Boyd, 561 Hudson st.—1993.

South st, No 237, new walls, to 5-sty brk and stone loft building; cost, \$2,250; estate of Mary C Warren, 68 Broad st; ar't, Theo C Camp, 68 Broad st.—1997.

Water st, No 160, partitions, to 4½-sty office and loft building; cost, \$1,500; Harry G Saloman, 297 Central Park West; ar't, Alfred Freeman, 320 5th av.—1995.

Water st, No 459, new walls, to 5-sty brk and stone loft building; cost, \$2,250; estate of Stephen Whitney, 68 Broad st; ar't, Theodore C Camp, 68 Broad st.—1996.

Willett st, No 90, piers, columns, to 4-sty brk and stone store and tenement; cost, \$500; Bloom & Gordon, 129 East Broadway; ar't, Samuel Sass, 23 Park row.—1989.

Washington st, No 339, alter stairs, to 5-sty brk and stone storage building; cost, \$70; Geo H Coutts, 273 Broadway; ar't, Eric Tidestrom, 510 W 176th st.—2017.

2d st, No 155, windows, to 5-sty brk and stone tenement; cost, \$3,000; G W Folsom, Treasurer St John the Baptist Foundation, Lenox, Mass; ar't, M Zipkes, 353 5th av.—2013.

8th st, Nos 338-340 East, 1-sty brk and stone rear extension, 50x34.2, alter window to two 5-sty brk and stone tenements; cost, \$3,000; Moses Hamburger, 524 Willoughby av, Brooklyn; and Samuel Schoenfeld, 205 W 142d st; ar't, John Hauser, 360 W 125th st.—2010.

14th st, No 422 East, partitions, toilets, windows, to 5-sty brk and

stone tenement; cost, \$6,000; Wm P Shannon, Ottawa, Can; ar't, A Brociner, 20 E 42d st.—1994.

22d st, No 22 East, partitions, rebuild front, fire escapes, to 4-sty office building; cost, \$10,000; estate of Francis A Lawrence, care T B Robertson, 1123 Broadway; ar'ts, Jardine, Kent & Jardine, 3 W 29th st.—1983.

25th st, No 336 West, air shaft, partitions, windows, show windows, to 5-sty brk and stone tenement; cost, \$5,000; Chas Parrelli, 211 W 10th st; ar't, O Reissmann, 30 1st st.—2009.

27th st, Nos 13-15 West, alter stairway, install book lift elevator, mezzanine floor, to 11-sty brk and stone store and loft building; cost, \$10,000; James S Miner, on premises; ar't, John H Kellar, 15 W 27th st.—1978.

32d st, Nos 104-106 East, erect tank, to 6-sty brk and stone factory; cost, \$850; Rhinelander Real Estate Co, 31 Nassau st; ar't and b'r, The Rusling Co, 39 Cortlandt st.—2003.

33d st, Nos 441-443 West, skylights, partitions, windows, to two 5-sty brk and stone stores and tenement; cost, \$1,000; J S Schwab, 261 Broadway; ar'ts, A T Johnson, 423 Lenox av.—2014.

36th st, No 506 West, partitions, windows, plumbing, to two 4-sty brk and stone tenement and storage buildings; cost, \$1,500; estate of Andrew Kiernan, 43 Wall st; ar't, Geo H Van Auken, 30 E 14th st.—1980.

45th st, Nos 522-524 West, toilets, to two 5-sty brk and stone tenements; cost, \$1,500; Bessie Bubeck, 619 Madison av; ar't, David Stone, 127 Bible House.—1987.

50th st, Nos 364-366 West, 4-sty brk and stone side extension, 20x80, show windows, beams, hand hoist, to 4-sty brk and stone tenement; cost, \$18,500; Frank J Walsh, 566 West End av; John H Ives, 122 Hendrix st, Brooklyn; ar't, Franklin Baylies, Bible House.—2015.

52d st, Nos 630-632 West, alter elevator shaft, windows, to 4-sty brk and stone loft building; cost, \$1,000; A F Southworth, 1733 Broadway; ar'ts, Hedman & Schoen, 25 W 42d st.—1979.

52d st, No 224 East, 2-sty brk and stone rear extension, 15x20, windows, to 2-sty brk and stone dwelling; cost, \$1,260; Walter H Watson, 224 E 52d st; ar't, Henry Houghton, 314 Madison av.—1998.

59th st, No 306 West, 1-sty brk and stone rear extension, 25x10, to 1-sty brk and stone moving picture show; cost, \$300; ow'r not given; lessee, Milton Gosdorfer, 306 W 59th st; ar't S Bergoffen & Co, 292 7th st.—2005.

65th st, No 62 East, 2-sty brk and stone front and rear extension, 5.6x18.5 and 20x8, new front, stairs, to 4-sty and basement brk and stone dwelling; cost, \$20,000; Ellsworth Eliot, Jr., 110 E 40th st; ar't, S E Gage, 3 Union sq.—2004.

81st st, No 24 East, 1-sty brk and stone rear extension, 17x12, to 5-sty brk and stone dwelling; cost, \$1,000; J Stephen Ullman, 24 E 81st st; ar'ts, Hoppin & Koen, 244 5th av.—1990.

116th st, No 301½ West, erect sign, to 1-sty brk store; cost, \$75; Frederick P Forster, 45 William st.—1988.

116th st, No 103 West, partitions, alter show windows, to 2-sty brk and stone store and office building; cost, \$300; Bernheimer Bros, 2566 Broadway; ar't, Frank Hausle, 81 E 125th st.—1984.

133d st, No 50 West, alter runways, new plumbing, to 4-sty brk and stone stable; cost, \$800; Geo N Reinhardt, 1341 Franklin av, Bronx; ar't, M J Garvin, 3307 3d av.—2012.

135th st, Nos. 40-44 West, install wash tubs, sinks, toilets, to three 5-sty brk and stone tenements; cost, \$5,000; Aron Coleman, 20 Vesey st; ar'ts, Young & Gronenberg, 67 W 36th st.—2000.

Av D, Nos 29-31, fireproof passageway, show windows, to 6-sty brk and stone tenement; cost, \$300; L Segelbohn, 18-20 E 105th st; ar't, O Reissmann, 30 1st st.—1981.

Broadway, No 1936, erect sign, to 5-sty brk and stone store and dwelling; cost, \$245; Nicholas Niemeyer, 1936 Broadway; ar't and b'r, A Noblett, 147 E 126th st.—1985.

Broadway, No 1612, partitions, show windows, new store front, plumbing, to 3-sty brk and stone store and loft building; cost, \$3,000; Henry G Avidan, on premises; ar't, John H Knubel, 318 W 42d st.—2006.

Madison av, n w cor 114th st, 1-sty brk and stone front extension, 4x25.11, partitions, toilets, baths, plumbing fixtures, to 5-sty brk and stone store and tenement; cost, \$7,000; N Z Realty Co, 67 W 36th st; ar'ts, Young & Gronenberg, 67 W 36th st.—2001.

Madison av, s w cor 32d st, alter partitions, stairs, elevator shaft, show windows, to two 4-sty brk and stone dwellings; cost, \$10,000; Seth Sprague Terry, 66 Broadway; ar't, R W Jackson, 2 Walnut st, Boston, Mass.—2007.

1st av, No 2235, alter walls, to 1-sty brk and stone store and tenement; cost, \$300; G Labriola, 415 E 116th st; ar't, Frank Amabile, 2348 Lorillard pl, Bronx.—1986.

2d av, Nos 2081-2083, skylights, partitions, fire escapes, to two 4-sty brk and stone tenements; cost, \$1,500; Moses S Hyman, 2528 Broadway; ar't, Joseph Meyer, 112 Wall st.—1991.

7th av, No 195, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,200; D Goodman, 159 Rivington st; ar't, O Reissmann, 30 1st st.—2018.

8th av, No 624, 1-sty brk and stone rear extension, 19x7.6, store fronts, piers, toilets, partitions, to 4-sty brk and stone store and tenement; cost, \$4,000; Anna Gould Patterson, 264 Mill st, Poughkeepsie, N Y; ar't, Jas W Cole, 403 W 51st st.—2016.

8th av, No 701, partitions, stairs, alter beams, skylight, to 4-sty brk and stone stores and dwelling; cost, \$1,000; John Von Allen, 701 8th av; ar't, Louis Falk, 2756 3d av.—1992.

## BOROUGH OF THE BRONX.

Hall pl, e s, 448.7 s 167th st, 2-sty frame extension, 12.8x25, to 3-sty frame dwelling; cost, \$1,500; David Cohen, on premises; ar't, M J Garvin, 3307 3d av.—514.

146th st, No 441, 1-sty frame extension, 9.4x7.2, to 2-sty frame dwelling; cost, \$200; Emma Nehb, on premises; ar't, Arthur Boehmer, Tremont and 3d avs.—512.

152d st, s s, 35 w Melrose av, new beams, &c, to 4-sty brk brewery; cost, \$1,600; J & M Haffen Brewing Co, on premises; ar't, Arthur Arctander Co, 368 E 149th st.—515.

163d st, s s, 59.3 e Tinton av, 1-sty frame extension, 17.7¼x3 and 15, to two 3-sty frame stores and dwellings; cost, \$2,000; Dr Theo Cole, 242 W 11th st; ar't, Fred Hammond, 943 Washington av.—513.

220th st, n s, 185 e White Plains av, 2-sty frame extension, 22x6, to 2-sty and attic frame dwelling; cost, \$250; Mrs F Disoway, on premises; ar't, Thos Greenless, 219th st and Barnes av.—511.

Bainbridge av, n e cor 201st st, 1-sty frame extension, 16.8x9 to 1-sty stone church; cost, \$1,000; Bedford Park Cong Church, Rev A T Tamblin, 309 E 201st st, pastor; ar't, Henry F Ballantyne, 244 5th av.—517.

Crotona Park North, n e cor Arthur av, move 1-sty frame stable; cost, \$75; Mrs Thos J Reilly, 2883 Broadway; ar'ts, Jackson & Rosencrans, 31 Union sq.—518.

Stebbins av, e s, 313 n 165th st, 3-sty frame extension, 20x21, and 1-sty built upon 2-sty frame tenement; cost, \$5,000; Johanna Hurlandy, on premises; ar't, Edw J Byrne, 3025 3d av.—516.

# REAL ESTATE

## 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 1907 and 1908.

### MANHATTAN AND THE BRONX.

#### CONVEYANCES.

1908.		1907.	
Oct. 9 to 15, inc.	Total No. for Manhattan	Oct. 11 to 17, inc.	Total No. for Manhattan
186	186	192	192
23	No. with consideration	13	No. with consideration
\$1,350,560	Amount involved	\$602,945	Amount involved
163	Number nominal	179	Number nominal
1908.		1907.	
Total No. Manhattan, Jan. 1 to date		Total No. Manhattan, Jan. 1 to date	
7,545		10,327	
1908.		1907.	
Total Amt. Manhattan, Jan. 1 to date		Total Amt. Manhattan, Jan. 1 to date	
\$29,869,731		\$39,319,127	

1908.		1907.	
Oct. 9 to 15, inc.	Total No. for The Bronx	Oct. 11 to 17, inc.	Total No. for The Bronx
128	128	173	173
5	No. with consideration	17	No. with consideration
\$54,430	Amount involved	\$144,823	Amount involved
123	Number nominal	156	Number nominal
1908.		1907.	
Total No., The Bronx, Jan. 1 to date		Total No., The Bronx, Jan. 1 to date	
6,053		7,529	
Total Amt., The Bronx, Jan. 1 to date		Total Amt., The Bronx, Jan. 1 to date	
\$4,239,381		\$6,517,186	
Total No. Manhattan and The Bronx, Jan. 1 to date		Total No. Manhattan and The Bronx, Jan. 1 to date	
13,598		17,856	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		Total Amt. Manhattan and The Bronx, Jan. 1 to date	
\$34,109,112		\$45,836,313	

#### Assessed Value Manhattan.

1908.		1907.	
Oct. 9 to 15, inc.	Total No., with consideration	Oct. 11 to 17, inc.	Total No., with consideration
23	23	13	13
\$1,350,560	Amount involved	\$602,945	Amount involved
\$1,236,800	Assessed value	\$432,000	Assessed value
163	Total No., Nominal	179	Total No., Nominal
\$8,373,800	Assessed value	\$10,326,000	Assessed value
552	Total No. with consid., from Jan. 1 to date	699	Total No. with consid., from Jan. 1 to date
\$29,869,731	Amount involved	\$39,319,127	Amount involved
\$24,040,900	Assessed value	\$26,211,600	Assessed value
5,993	Total No. Nominal	9,628	Total No. Nominal
\$354,261,100	Assessed value	\$302,553,800	Assessed value

#### MORTGAGES.

1908.		1907.	
Oct. 9 to 15, inc.	Manhattan.	Oct. 11 to 17, inc.	Manhattan.
132	132	126	126
\$2,929,577	Amount involved	\$1,036,838	Amount involved
57	No. at 6%	49	No. at 6%
\$564,078	Amount involved	\$366,133	Amount involved
4	No. at 5 1/2%	8	No. at 5 1/2%
\$61,500	Amount involved	\$148,300	Amount involved
4	No. at 5 1/4%	16	No. at 5 1/4%
37	No. at 5%	52	No. at 5%
\$1,508,000	Amount involved	\$356,605	Amount involved
3	No. at 4 1/2%	9	No. at 4 1/2%
\$50,999	Amount involved	\$139,000	Amount involved
31	No. at 4%	18	No. at 4%
\$745,000	Amount involved	\$160,200	Amount involved
27	No. without interest	21	No. without interest
\$1,190,000	Amount involved	\$729,000	Amount involved
30	No. above to Bank, Trust and Insurance Companies	21	No. above to Bank, Trust and Insurance Companies
\$56,600	Amount involved	\$156,000	Amount involved
1908.		1907.	
Total No., Manhattan, Jan. 1 to date		Total No., Manhattan, Jan. 1 to date	
6,776		11,099	
Total Amt., Manhattan, Jan. 1 to date		Total Amt., Manhattan, Jan. 1 to date	
\$223,540,100		\$271,172,299	
Total No., The Bronx, Jan. 1 to date		Total No., The Bronx, Jan. 1 to date	
5,601		6,804	
Total Amt., The Bronx, Jan. 1 to date		Total Amt., The Bronx, Jan. 1 to date	
\$30,529,345		\$63,334,872	
Total No., Manhattan and The Bronx, Jan. 1 to date		Total No., Manhattan and The Bronx, Jan. 1 to date	
12,377		17,903	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		Total Amt. Manhattan and The Bronx, Jan. 1 to date	
\$254,069,445		\$334,507,171	

#### PROJECTED BUILDINGS.

1908.		1907.	
Oct. 10 to 16, inc.	Manhattan.	Oct. 12 to 18, inc.	Manhattan.
5	5	10	10
62	The Bronx	37	The Bronx
67	Grand total	47	Grand total
1908.		1907.	
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan		Manhattan	
\$961,100		\$2,331,500	
The Bronx		The Bronx	
441,950		442,900	
Grand total		Grand total	
\$1,403,050		\$2,774,400	
1908.		1907.	
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan		Manhattan	
\$111,910		\$157,950	
The Bronx		The Bronx	
12,625		8,500	
Grand total		Grand total	
\$124,535		\$166,450	
1908.		1907.	
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date		Manhattan, Jan. 1 to date	
504		857	
The Bronx, Jan. 1 to date		The Bronx, Jan. 1 to date	
1,402		1,687	
Manh-Bronx, Jan. 1 to date		Manh-Bronx, Jan. 1 to date	
1,906		2,544	
1908.		1907.	
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date		Manhattan, Jan. 1 to date	
\$61,867,371		\$69,195,660	
The Bronx, Jan. 1 to date		The Bronx, Jan. 1 to date	
12,869,075		17,460,619	
Manh-Bronx, Jan. 1 to date		Manh-Bronx, Jan. 1 to date	
\$74,736,446		\$86,656,279	
1908.		1907.	
Total Amt. Alterations:		Total Amt. Alterations:	
Manh-Bronx, Jan. 1 to date		Manh-Bronx, Jan. 1 to date	
\$9,819,252		\$16,097,393	

### BROOKLYN.

#### CONVEYANCES.

1908.		1907.	
Oct. 8 to 14, inc.	Total number	Oct. 10 to 16, inc.	Total number
558	558	601	601
20	No. with consideration	35	No. with consideration
\$157,403	Amount involved	\$190,232	Amount involved
538	Number nominal	566	Number nominal
1908.		1907.	
Total number of conveyances, Jan. 1 to date		Total number of conveyances, Jan. 1 to date	
21,199		27,492	
1908.		1907.	
Total amount of conveyances, Jan. 1 to date		Total amount of conveyances, Jan. 1 to date	
\$14,571,769		\$17,228,189	

#### MORTGAGES.

1908.		1907.	
Oct. 8 to 14, inc.	Total number	Oct. 10 to 16, inc.	Total number
488	488	607	607
\$1,641,608	Amount involved	\$2,039,389	Amount involved
279	No. at 6%	362	No. at 6%
\$696,494	Amount involved	\$984,379	Amount involved
17	No. at 5 1/2%	190	No. at 5 1/2%
166	Amount involved	\$856,300	Amount involved
\$821,700	No. at 5 1/4%	42	No. at 5 1/4%
21	Amount involved	\$136,310	Amount involved
\$64,225	No. at 4 1/2%	1	No. at 4 1/2%
1	Amount involved	\$2,500	Amount involved
21	No. at 4%	13	No. at 4%
21	Amount involved	\$62,400	Amount involved
21	No. without interest	13	No. without interest
\$56,689	Amount involved	\$62,400	Amount involved
1908.		1907.	
Total number of Mortgages, Jan. 1 to date		Total number of Mortgages, Jan. 1 to date	
20,159		28,198	
1908.		1907.	
Total amount of Mortgages, Jan. 1 to date		Total amount of Mortgages, Jan. 1 to date	
*\$70,119,621		*\$122,135,921	

\*Does not include mortgage of \$8,000,000, given by American Agricultural Chemical Co. to Columbia Trust Co., as trustee, covering rights, franchises, etc.

#### PROJECTED BUILDINGS.

1908.		1907.	
Estimated cost	No. of New Buildings	Estimated cost	No. of New Buildings
\$1,647,335	257	\$1,210,230	167
\$41,105	Total Amount of Alterations	\$148,611	Total Amount of Alterations
4,556	Total No. of New Buildings, Jan. 1 to date	7,433	Total No. of New Buildings, Jan. 1 to date
\$27,675,021	Total Amt. of New Buildings, Jan. 1 to date	\$56,562,228	Total Amt. of New Buildings, Jan. 1 to date
\$4,658,319	Total Amount of Alterations, Jan. 1 to date	\$5,593,260	Total Amount of Alterations, Jan. 1 to date

## THE WEEK.

QUALITY rather than quantity was the rule of the week. A number of important deals were closed, the purchasers being in most cases investors who will take the property "out of the market," at least for the time being. During the spring the greater portion of the sales reported was between professional real estate men—one operator selling to another—usually a trade figuring somewhere in the transaction. As a general rule one of the parties concerned had a prospective customer in sight, and if everything went right, one of the parcels involved would finally get into outside hands. There is but small satisfaction, to those interested, in closing deals of this character. Only a small amount of money figures in the trade, and when all is said and done practically no profit is being made. The hope of the trader is to sell to the investor. He is in a good position to do this, and still give the investor a cheap piece of land, because he knows how to buy. He has made this his specialty, and it is exceptional for him to purchase at fancy figures. On the other hand he can easily become loaded up with cheap property, but must await his chance to realize, and often his patience is sorely taxed. In many cases he must stand ready to add considerable money to his original investment. For example, should he purchase a lot with an old house on it, he may have to erect an entirely new structure, before it becomes marketable; he may not be able to sell the property outright and be compelled to lease it for a long term, and subsequently sell the lease; he may sell the property outright and have to leave a large purchase money mortgage, or a building loan. So all things taken into consideration it is not to be wondered at that he wants to sell to the investor, even at a lower price than might be attainable, with one or more of the several strings just mentioned attached.

J. Clarence Davies in speaking of the demand in the Bronx said: "Undoubtedly, conditions are on the mend in this borough. The problem that confronts me at this time is to find something that is really cheap—something that I can unhesitatingly recommend to my clients. At the present time I have a larger number of people who are desirous of placing their money in property, than for some time past. I refer to the small man, the one with from three thousand to twenty-five thousand dollars. Many of these would-be purchasers were caught in the "street" something over a year ago, and were fortunate

enough to be able to hold on to their purchases until the market went up sufficiently to let them get out approximately even, receiving in most cases no remuneration for their months of anxiety. They have learned their little lesson and now want to invest in something staple, that produces actual results. Patience is required in some cases, but taken on the whole real estate has made many friends by the recent slump in Wall Street securities (?)."

The budget of sales included what is probably the most important sale of the year. The properties affected were the southeast corner of Broadway and Maiden lane, an 18-sty fireproof business building, 76.7 feet on Broadway and 110.11 feet on Maiden lane. As an investment this structure is considered one of the best producers in Manhattan, not only on account of its central location, but also on account of its interior arrangement. Chicago acreage was given by the purchaser. The new owner, John B. Brown is a resident of Ipswich, Mass. The 4-sty business building No. 62 Cortlandt st, 20.11x55.6, was reported sold, as well as No. 33 Maiden lane, a 5-sty mercantile building, 17.7x90x irregular. This latter parcel is located 38 feet east of Nassau st, and is rented for a long term of years to a quick-lunch concern. Nos. 38 and 40 Prince st, a 3-sty business building, 50x114 also changed hands. It is thirty-one years since this piece of realty last was sold, when the present owner of record acquired it at foreclosure sale for \$26,350.

In that section north of 59th st, Empire square came in for a reported sale. Nos. 108 and 110 West 64th st, two 4-sty brownstone high stoop dwellings were bought by Bolton Hall. Mr. Hall already owns the three houses Nos. 107, 109 and 111 West 63d st, abutting on the parcel just sold. These, together with his newly acquired holding, gives Mr. Hall a plot fronting 54.8 feet on 63d st and 37 feet on 64th st. Another plot was disposed of on Cathedral Heights. Irving I. Kempner bought 32x100.11 on the south side of 113th st, located 193 feet west of Amsterdam av. It is believed that this site will shortly be improved with a high-class apartment house. A number of deals have been reported in this section of late, and at the present time property in this locality is in good demand. The northeast corner of 8th av and 126th st was sold by the McCormick estate. This plot is improved with a 5-sty flat, with store, and occupies a lot 24.11x100. There is a saloon in the corner. The last date of sale was 1860.

## THE AUCTION MARKET

THIS market was rather uninteresting, and with two exceptions, one a prominent 5th av hotel and the other three 6-sty tenements on Av A, the offerings were commonplace. In point of attendance the crowds were small. In fact, as occasionally happens in the auction market, it was an off week. Announcements of voluntary sales are being made for coming weeks, to test the pulse of the market. Last spring, when this same testing out process took place, the effect was disastrous. The market on the whole is in better shape at the moment, and it is not unreasonable to expect at least partially successful results.

The sale of the Hotel Gotham, at the southwest corner of 5th av and 55th st, was the most notable sale of the week. The sale was the result of an action brought by the Knickerbocker Trust Co. to foreclose a mortgage of \$452,840.74; taxes and other charges amounting to \$43,165.75. There were two prior mortgages aggregating \$1,950,000. The property was knocked down to Benjamin P. Cheney, who represented a party in interest for \$2,458,853. As has been already noted in the Record and Guide, one of the principal reasons for the failure of this hotel to make money was due to the fact that it could not obtain a liquor license, on account of being within the prescribed distance of a church. It was announced that the management recently installed will continue. There were all told four bids for the property, Dennis and Preston building in behalf of a client. Joseph P. Day conducted the sale. There were three 6-sty tenements, Nos. 1235, 1237 and 1239 Av A, 40x100 each, put up at foreclosure sale by the same auctioneer. The plaintiff, C. M. Silverman, made the highest bid in each case and received the property. The first one is on the southwest corner of 67th st and was knocked down for \$60,728, the next one for \$40,000, as was the third house. In each case the amount of the judgment and prior incumbrances was not brought.

At the stand of Samuel Goldsticker the northeast corner of 125th st and Lenox av was withdrawn. This property, 74.10x85x irregular, is improved with four 2-sty and one 3-sty stores, and is leasehold. The amount due on the judgment is \$20,554.41; taxes and other charges aggregating \$3,000. The first property of the week that went to outside hands was last Wednesday, when at the stand of James L. Wells the 2-sty frame dwelling No. 420 East 157th st, 50x118.11x50x116.4, was sold to Joseph McBride for \$10,850. This parcel was sold by order of the executors of the estate of Emma Klemann. The sale of the vacant parcel on the north side of Nelson av, 116 feet southeast and east of 169th st, 75x125, and the property running from the centre line of Sherman av north 130 feet to the centre line of 166th st, 50x130, with a 3-sty dwelling, was adjourned sine die.

## ADMIRABLE ADVICE TO REALTY BROKERS.

SUCCESS IN THE REAL ESTATE BUSINESS LARGELY DEPENDS UPON HONESTY AND STRAIGHTFORWARDNESS.

By W. A. GRETZINGER.

MEN often become brokers without any preliminary experience. To such, I desire to especially speak. The secret of success must be found within, and cannot be acquired, save in very limited degree, from others, but it is possible for the man of experience to uncover some of the pitfalls that waylay the steps of the beginner. Mistakes of some kinds are hard to live down, and if a novice, intoxicated it may be by "success literature," seeks to compass an end without regard to the means employed, he may be betrayed unawares into transactions which will sully his reputation for all time. In the real estate business, a good name, once tarnished, will never shine again with its pristine lustre.

One of the first lessons for a broker to learn is that honesty and square dealing are just as indispensable to true success in the real estate business as in any other calling. It may seem gratuitous and absurd to advance this self-evident proposition, but the occupation of selling real estate tempts so many independent adventurers who have neither financial resources nor moral responsibility, that it behooves the beginner to discriminate carefully between sterling success and its pinch-beck counterfeit. He may be dazzled by some transactions carried through by questionable methods, forgetting that a knave is soon found out, and that the man who succeeds through trickery once is not apt to have the opportunity to succeed in the future, even by honest methods.

Fidelity to the seller who employs him is the broker's cardinal virtue, but this does not mean that he must or can aid and abet a property owner in making a dishonest sale. A real estate broker is not a horse trader. His duty to himself as an honest man antedates in both time and importance his duty to his employer. He must never on any consideration be a party, either actively or passively, to any scheme for deceiving and overreaching an innocent person. An old building veneered into the semblance of a new one is not a fit thing for a self-respecting agent to handle. An unwary novice might be duped by the sham, but an agent who negotiated a sale to a victim ignorant of the real character of the structure would forfeit all claim to reputable standing. It is not enough for him to avoid active misrepresentation. A lie is a lie, spoken or suffered.

### SOUND ADVICE.

It is not the duty of an agent having property for sale to preach down any enthusiasm which a customer may evince, even though it may seem to the agent to be excessive, but it is his duty to see that no property is palmed off through his office upon a man who does not know substantially what he is buying. He should, for example, refuse to have anything to do with the sale of a house which is structurally unsound. Never, under any circumstances, should he allow himself to be made a tool of to humbug a buyer. The beginner who, from lack of business, is tempted to accept a commission for what his conscience condemns is doing his reputation and himself an irreparable injury and renouncing all title to real success in his business.

There is one practice, for example, which is entirely too common, but which no honest broker can afford to tolerate for a moment. In this city it is the fashion, in some cases, to make out leases at a higher rental than tenants actually pay, the rent being rebated for the first month or two of each year. The purpose of this deception is to make prospective customers suppose that the property yields a large income. It should be hardly necessary to caution a broker who has any conscience at all, or any regard for his own good name, against lending himself to such mendacity. It is the business of a broker who sells a building to know and inform the buyer what the actual rentals are. The difference between selling a gold brick and selling a building with a stuffed rent roll is only a matter of percentage, and a very small percentage at that. A broker who knowingly sells a building on the basis of a fictitious income need not complain if nobody will trust him afterwards. Nor can he save his reputation by the cheap apology that he made no false representations himself. The world will rightly judge him no less guilty for earning commissions through his principal's known dishonesty than if he were himself the prime actor in the fraud.

### EFFICIENCY NECESSARY.

No broker can intelligently offer property for sale until he has examined it in person or by a trustworthy inspector. A volume might be filled with good reasons why a broker should never offer anything to a purchaser until he knows all about it. He will be able to do business or not according to the measure of satisfaction he gives to people who inquire at his office for property that is offered for sale. Nobody is likely to form a high opinion of an office where the only information that can be had about property listed for sale is its location, nor will

the inquirer be much better satisfied with a description of the property at second hand from the mouth of some one who never saw it. The ability to find buyers is what enables a man to get business from owners, and a broker, in order to make men who have money for investment resort to his office, must convince them that they can get full, honest and trustworthy information there about everything offered for sale. The beginner should not think so much about the number of signs he can set up, as about the efficiency with which he handles property that he is authorized to sell.

In order to bestow upon any real estate the attention which it deserves, a broker should insist upon having the exclusive sale of it for a reasonable length of time, evidenced by an agreement in writing. It is better for a young man to have listed in his office a few properties to which he can give adequate attention, and from the sale of which he will be assured of his commissions, than to have a book full of properties on which he cannot afford to spend either time or money because some other agent may sell them first. People will respect the man who respects himself enough to refuse to take a commission except on terms which permit him to handle it responsibly. A man's reputation will depend a good deal upon the attitude he takes from the first on these subjects.

A broker's commissions are generally considered safe when a contract is signed, and he is therefore tempted to direct all his energies to the one point of securing the execution of an agreement between the parties, without troubling himself too much about its contents. His reputation will not be enhanced by an indecent haste in this regard. When the parties are not represented by attorneys, he should make it an inflexible rule to assure himself that the contract is fully understood by both. The purchaser who relies on the agent for a square deal must receive fair treatment from him at all hazards. There is much in the printed forms of contract which the parties will not fully comprehend in all its bearings. They depend on the broker, and he must not let them act blindly. If buyer and seller cannot agree, it is better to lose a commission than have them sign something to which they would not have agreed if they had understood it. Commission earned through a deal which leaves either party with a sense of having been over-reached, constitute a heavy draft upon any broker's reputation, and are like money borrowed by merchants at ruinous rates of interest.

#### SQUARE DEAL.

A man recently came into an office here in town for a piece of property to discuss its purchase. He wanted it, but he was afraid. He did not know what he was afraid of, but the idea of signing a written contract made him apprehensive. An agreement was drawn up and fully explained to him; he heard the explanation, but still he hesitated. He was ready at last to sign the contract, but only because he thought he had to do so in order to get the property. At this juncture the broker said to him: "I have explained this instrument to you exactly as I believe it is, but I do not want you to sign it now. Take it home with you, study it over, and then show it to your attorney. If it is wrong, come back to me and tell me what the trouble is." An instant look of relief came over his face, as he averred that this was what he called a square deal. His experience had evidently not led him into communication with brokers who were willing to let slip any chance of getting a contract signed at the earliest possible moment. It is safe to say that men who get a square deal will tell others thereof.

There is a form of mild deception upon which a broker would do well to take a decided stand, and that is the insertion of a fictitious consideration in a deed. Subsequent purchasers, unless very unsophisticated, are not apt to be deceived by this shallow artifice. They will scrutinize the transaction too narrowly for that. The assessor, however, may be quite ready to take the purchaser at his word, and fall back upon a deed with an inflated consideration to justify an over-assessment of all property in the neighborhood for purposes of taxation. If a man buys property for \$8,000 and his deed recites a consideration of \$10,000, he has himself to thank if the assessors take the latter figure as an index of the real value, but his neighbors should not be made to suffer by his lack of candor. In fact, a fictitious consideration in a deed is nothing but a lie, which, like other lies, can never lead to good in the end. No broker should be a party to it.

Given a reputation for square and honest dealing, there is no fixed rule for finding purchasers. The broker who depends upon advertising will soon go out of business. Activity amongst one's acquaintances and friends is in real estate agency, as in most other occupations, the surest road to success, and a man whose temperament is such that he cannot mix and keep in touch with others ought not to embark in the real estate business. The more and better friends a man has the more business he can do. Next to this is the cultivation of good feeling with other agents and a liberal policy about the division of commissions. A broker should make his competitors feel that it is perfectly safe to tell him what they have to sell and who their prospective customers are. One broker has a piece of property for sale and another has a buyer for the property. If they are secretive or distrustful they will never come together. Acting in unison they could earn a commission.

#### Y. M. C. A. REALTY CLASS OPENS.

Robert E. Simon opened the real estate classes in the West Side Young Men's Christian Association, choosing for his subject "The Operator's Method of Handling and Improving Property." He explained at length the functions of the operator; how he blazes the way for the investor; how he goes into neglected, unappreciated and undeveloped neighborhoods and awakens the community to its possibilities.

Mr. Simon cited several instances where large amounts of money have been made by the operator, notably how a tract had been purchased just before the opening of the subway for about \$4,000,000, and finally had been sold and resold until about \$8,000,000 had been realized. He also gave an instance of how he had sold the bulk of the three blocks from 133d to 136th sts, Amsterdam av and Broadway, for \$1,000,000. The seller had been the owner of record for twelve or fourteen years, and had spent considerable money on his holding. The purchaser paid \$50,000 on signing the contract and within forty-eight hours sold every lot and made a net profit of \$280,000.

One of the principal things for the operator to look out for before purchasing is to see that the property is on a wide street. Large numbers of people can naturally be accommodated on wide streets, therefore business which desires to attract large numbers will choose streets of this character. Mr. Simon gave as an illustration his company's purchase of the two blocks from 144th to 146th sts, 7th to 8th avs, which was acquired from the railroad company for a little less than \$2,000,000. He stated that he expected to see lots on 145th st (an extra wide street) be worth from \$75,000 to \$100,000 each. He stated this would not be more remarkable than in 125th st, where in 1887 lots could have been procured for about \$12,000 each and in 1908 sold at \$125,000 each. Lots in the main streets of cities of 200,000 population, of which there are only twenty in the whole United States, are readily worth \$100,000 and more.

#### BOARD OF BROKERS ELECTION.

The annual meeting of the Real Estate Board of Brokers of the City of New York, Incorporated, will be held in the board room, No. 156 Broadway, on Tuesday, October 20, 1908, at 3 P. M., for the election of nine governors, a nominating and an auditing committee.

The incorporation of the Real Estate Board of Brokers necessitates an entire new board of governors. Polls will be open from 10 A. M. to 3 P. M. The meeting will be called to order at 3 P. M. sharp. There will be reports from the board of governors, treasurer and other officers and committees.

Members are earnestly requested to be present, both at the polls and the meeting.

#### LAW DEPARTMENT

##### WATER METER.

To the Editor of the Record and Guide:

A client of ours has been notified by the Water Department to place a meter on a certain piece of property, but he holds a receipt from the said Water Department for water until April 30, 1909. Has the Water Register a legal right, in view of the fact that our client holds a receipt, to compel our client to install a meter?

There has been a case decided within a year where, I believe, the owner was granted an injunction against the Water Register on this very proposition. Will state in conclusion, that in the property referred to there is no water used for business purposes.

##### OLD SUBSCRIBERS.

Answer.—Our correspondent is referred to section 475 of the city charter, which seems to provide for all kinds of buildings being subjected to imposition of a meter at the pleasure of the Commissioner of Water Supply. The amount, however, already paid for water taxes would probably apply on the expense and subsequent charges for water consumed.

We are not aware of any recent case on the subject.—Editor.

##### NOT ENTITLED TO A COMMISSION.

To the Editor of the Record and Guide:

A broker introduced a client to the owner as lessee for his property. After all conditions of the lease were agreed upon, the client gave a check of \$200 as deposit. The owner gave a conditional receipt that if the client's references were good, he would take him as lessee for his property. For some delay on the part of the owner, the lessee, in the meanwhile, found something wrong with the property, and he refused to sign the lease, and naturally he forfeited the \$200. Is the broker in the case entitled to any commission from the owner?

Answer.—No.—Editor.

There is still a good demand for old dwellings for improvement in the Chelsea district, and strange to say, a large proportion of the inquiries for this class of realty appear to be coming from Harlem builders, too.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

#### Broome Street Trade.

**BROOME ST.**—Berlin & Trosky bought from Solomon Spector 334 and 336 Broome st, a 6-sty tenement, 40x97, 69.8 ft. east of the Bowery, for \$85,000. In exchange Mr. Spector takes from Berlin & Trosky 1791 and 1793 Lexington av, a 6-sty flat with stores, 32.11x100, between 111th and 112th sts.

**CLIFF ST.**—The Charles F. Noyes Co. sold for Henry Leerburger the three store and loft buildings 70-72 Cliff st, and 44, 46 and 48 Ferry st. The property covers a cor plot containing about 3,300 sq. ft., having frontages of 59.7 on Cliff st, and 55.1 on Ferry st. The entire property is leased to 3 tenants on long term leases at an annual rental of about \$7,200. The property was held at \$85,000, and is located in the most active section of the Swamp, the Noyes Co. having handled for the owners during the past few years such improvements as the 10-sty Schieren Building located on the opposite cor and the 9-sty Pfister & Vogel Leather Co. Building at the northwest cor. In 1906 this property was sold to Isabella Von Felde for \$44,525 who afterward sold it to Henry Leerburger.

#### Business Building Bought.

**CORTLANDT ST.**—William A. White & Sons sold for Henry R. Taylor 62 Cortlandt st, a 4-sty building, 20.11x55.6, between Washington and Greenwich sts. The seller acquired this property from Alfred M. Livingston, of Trenton, N. J. There is an elevated railroad station on the cor of Greenwich st. The Hudson Terminal Buildings are one block to the east.

**MAIDEN LANE.**—Robert R. Rainey sold for Mrs. Mary Philipse Satterlee, 33 Maiden lane, a 5-sty building, 17.7x90x irregular, 38 ft. east of Nassau st. The property has been leased by the Dennett Surpassing Coffee Co. for a long term of years. Mitchell A. C. Levy was the former owner of record.

**PEARL ST.**—The Chas. F. Noyes Co. resold for Henry Leerburger to an investor 297 Pearl st, a 5-sty and basement building about 17x102. The building is leased for a term of years to the Consolidated Drug Co. Mr. Leerburger purchased the property through the same brokers less than a week ago, together with the houses adjoining, Nos 295 and 295½.

**PRINCE ST.**—The Charles F. Noyes Co. sold for the Columbia Trust Co. as trustee, for the estate of James Warden, the 3-sty business building 38-40 Prince st, 50x114. This property has been in the possession of the present owner since March 2, 1877, when he acquired it from John S. Berry for a stated consideration of \$26,350. This parcel was purchased at foreclosure in two lots. The present building was formerly known as Hibernia Hall and about 50 years ago was used for a dance and reception hall. Abutting on Delancey st, is the New York Desk and Dining Room Furniture Co.

**SPRUCE ST.**—The Chas. F. Noyes Co. sold to a client for Countess Cecelia d'Audigne the 5-sty building 42 Spruce st, covering a lot about 25x75, adjoining the southeast cor of Gold st. The transaction was an all cash one. The Countess was represented by Frederick May, of Washington, D. C.

**WORTH ST.**—The Five Points House of Industry has received permission from Justice Blanchard to sell a part of its real estate on the north side of Worth st, between Centre and Baxter sts, to the New York Dispensary for \$70,000. The industry is no longer occupying the property. Opposite is Paradise Park, a triangular piece, and on the Baxter st frontage is Mulberry Bend Park.

**9TH ST.**—Butler & Herrman Co. sold for Julius and Selma Thomas to the Bristol Realty Co, a 6-sty double flat with stores at 418½ East 9th st, 13.6x93.11, located 261.6 ft. east of 1st av. The title to this property has not changed hands in the past 30 years. The First Czernowitz American Congregation recently purchased 410 East 9th st, a 3-sty brick building, 20.10x75, for \$14,000. The property just sold has been leased by the same brokers for a term of 33 years.

**14TH ST.**—Duross Co. sold for Wm. R. Hill, to an investor, 316 West 14th st, between 8th and 9th avs, a 4-sty single flat, 25x103.3. This is the 6th house the same brokers have sold in this block during the past year.

**23D ST.**—Pease & Elliman sold for J. Midaugh Main the 5-sty business building 23 West 23d st, 25x98.9. This property is on the north side of 23d st, adjoining the old 5th Avenue Hotel property, now being improved with a 14-sty office building. The buyer will occupy the premises upon the expiration of the existing lease, which has several years yet to run.

**33D ST.**—John M. Reid sold for the estate of William Byrne 328 East 33d st a 4-sty tenement with store, 25x98.9.

**47TH ST.**—John J. Hoeckh and Louis Stroh sold for the estate of Dora Dassler 547 West 47th st, a 5-sty and basement brk building, 25x100. This property has been in the same family since 1860.

**55TH ST.**—The estate of Ann E. Reilly sold 143 East 55th st, a 3-sty dwelling, 16.8x100.

#### City Buys Property.

**BOWERY, ETC.**—The estate of William R. Martin sold to the city of New York 45 and 47 Bowery, between Bayard and Canal sts, the old Windsor theatre and the abutting property 21 to 27½ Chrystie st. The price paid was \$350,000. The size of the plot is 39.10 on the Bowery and 100 ft. on Chrystie st, and 259 ft. on the northerly side. The city will raze the buildings that are on the site and use the property as part of the entrance to the plaza of the Manhattan Bridge. The present Windsor Theatre was built in 1885, the first playhouse bearing that name being destroyed by fire the preceding year.

**BROADWAY.**—John H. Berry sold for the Broadway Building Co. to John B. Brown, of Ipswich, Mass., the 18-sty business building at the southeast cor of Broadway and Maiden lane. This building is of fireproof construction and has a frontage of 76.7 ft. on Broadway, 110.11 ft. on Maiden lane, 87.11 ft. on the easterly side of the plot and is irregular on the southerly side. The land formerly belonged to the Parnly estate. The location of this property is unsurpassed, being near the Hudson Terminal buildings at Church and Cortlandt sts. The Singer and City Investing Co. buildings are across the av. Plans were filed in February, 1901, for the present structure to cost \$1,200,000, but were subsequently changed to \$700,000. Clinton & Russell were the architects. The present selling company was the builder. The land is said to have cost the sellers about \$1,250,000. From an investment standpoint this building is considered particularly fine. The Guardian Trust Co. and the Pennsyl-

vania Railroad Co. are the tenants on the ground floor, while the upper stories are in the main inhabited by jewelers and diamond merchants. The property taken in part payment consists of 35 acres in South Chicago, fronting on the Calumet River and near the water-front holdings of the Rock Island Railroad and the ore docks of the United States Steel Corporation. It is said that the new owners have extensive plans for the development of the tract and that a company is now being organized to construct and operate a steel plant there. The following letter was sent on Wednesday to the tenants of the building: "In consequence of the newspaper reports of the sale of this building, I beg to advise you that there is no change, nor will there be, in the legal ownership or management of the building. The owner was, is, and will be the Broadway Building Company, of which I was, am, and will be the president and chief executive, to whom, as usual, all 'suggestions or kicks' should be addressed." Mr. Stewart Browne, of the Broadway Building Co. refused to make any comment on the letter. The new building of the Lawyers Title Insurance Co. surrounds this property. It is a 16-sty structure, with frontages of 58.11 ft. and 21 ft., respectively, on Broadway and Maiden lane, and a depth of 115.8 ft. It is of fireproof construction.

**2D AV.**—Jacob Herb bought the 3-sty tenement 534 2d av, 20x75.9, from Elizabeth Smith. The property is 60 ft. south of 30th st, and is mortgaged for \$8,500.

**6TH AV.**—Charles F. de Cassanova sold for Elizabeth Hemenway of Boston to A. Forrest, 404 6th av, between 24th and 25th sts, a 4-sty building, 19.9x60. A lease was recorded to Leon M. Hirsch on May 22, 1908, for 5 years, from May 1, the consideration being \$3,500. The building is 40 ft. deep with a 3-sty extension.

**7TH AV.**—Harris & Vaughn sold for Ada Van T. Billington 850 and 852 7th av, 4-sty stables 50x100. The property is on the west side of 7th av, between 54th and 55th sts, opposite the Wyoming apartment house. The Caledonia Club is on this block. The Wyoming, a 12-sty fireproof apartment, 125.5x150, is on the southeast cor of 55th st and adjoining on the northeast cor of 54th st, is Grace Church, 75x100.

### NORTH OF 59TH STREET.

#### New Law House Sold.

**SYLVAN PL.**—Samuel Grodinsky sold to a Mrs. Lynn 7 Sylvan pl, a 6-sty new law house, 40x100. In part payment Mr. Grodinsky takes 124 East 128th st, a 3-sty and basement dwelling, 18x99.11.

**64TH ST.**—H. C. Senior & Co., sold for Daniel B. Stafford, of White Plains, N. Y., the two 4-sty dwellings, 108 and 110 West 64th st, 37x100.5, to Bolton Hall, who owns 107, 109 and 111 West 63d st, abutting. Mr. Hall now controls a plot fronting 54.8 ft. on 63d st and 37 ft. on 64th st, just west of Lincoln square.

**88TH ST.**—The McVickar, Gaillard Realty Co. sold 56 West 88th st, a 4-sty brownstone dwelling, 19x100.8 to a Mr. Farrell.

**92D ST.**—The McVickar-Gaillard Realty Co sold for Samuel D. Sutton to Catherine M. Lynch the 3-sty dwelling 69 West 92d st, 20x100.8.

**99TH ST.**—George Dudley Waring and F. W. Avery Co. sold to an investor 10½ West 99th st, a 5-sty triple flat, 25x100.

**101ST ST.**—Heinrich Frucht sold for Harry Rosner and Isidor Koplik to Louis Dallon the 6-sty flat 332 East 101st st. The 5-sty flat 530 and 532 East 134th st was given in exchange.

#### Buys Near Fifth Avenue.

**105TH ST.**—E. H. Ludlow & Co. sold for Annie Weinstein to Parker K. Deane, as trustee, the 5-sty apartment house, 25 and 27 East 105th st, near 5th av. This is a cash sale to an estate for investment. In August, 1908, this property was sold at auction to Anna C. Hough for \$5,000 over mortgages aggregating \$58,000, who disposed of it to the present seller for a nominal consideration. Mr. Deane also owns 65 Bank st, 308 West 4th st, 67 Bank st, 1543 St. Nichols av, 960 and 962 2d av, cor 51st st and 31 Bethune st.

**111TH ST.**—Alfred Blumenthal sold 503 and 505 West 111th st, a 6-sty elevator apartment house, 82.6x100.11x irregular, adjoining the northeast cor of Amsterdam av. A considerable number of sales have been closed in this section of late. There are 5 apartments on a floor of 4 and 6 rooms each. The building is provided with steam heat and hot water supply. The building is 88 ft. deep. The present seller bought the property June 17, 1905.

**111TH ST.**—The Carlyle Realty Co. sold to the Gracehull Realty Co. through A. & C. Levis the plot 92x100.11 on the south side of 111th st, east of Broadway, and abutting on the property on Cathedral Parkway just purchased by this same company. This parcel will not be improved at the present time. This is part of the John D. Crimmins tract sold last August.

**113TH ST.**—Irving I. Kempner bought from Dr. Oscar F. Zollekoffer, 32x100.11, on the south side of 113th st, 193 ft. west of Amsterdam av, Snowber & Co., were the brokers. There has been much activity in this section of late. Two lots on the north side, located 100 ft. west of Amsterdam av, were reported sold on September 5 to Paterno Brothers, who, with former purchases, control a frontage of 200 ft. on the st. These plots are going to be improved with a modern 8-sty fireproof apartment house.

**114TH ST.**—The Herman Arns Co. sold for E. S. Peats to a client, for investment, the 5-sty brick double flat 308 West 114th st, 26x100.11. The property has been held at \$30,000, and is subject to a mortgage of \$18,000. The gross rents amount to about \$2,800. Title will pass the last of October.

**128TH ST.**—Samuel Grodinsky bought from a Mrs. Lynn 124 East 128th st, a 3-sty and basement dwelling, 18x99.11. This property was given in part payment for 7 Sylvan pl, a 6-sty new law house, 40x100.

#### Plottage Changes Hands.

**146TH ST.**—Harris Schwartz resold through I. L. Levine to a Mr. Greenbaum, 75x99.11, on the south side of 146th st, 275 ft. east of Lenox av. Mr. Schwartz recently acquired the property in foreclosure for \$16,807. The Metropolitan Railway Co. car depot is opposite.

**BROADWAY.**—Slawson & Hobbs sold for the Frederick Ruth Realty Co. to a client, for investment, the northeast cor of Broadway and 100th st, a 5-sty apartment house, 26.11x90. This property was recently purchased by the seller from the Buschman estate.

**CATHEDRAL PARKWAY.**—A. & C. Levis sold for the Carlyle Realty Co. to the Gracehull Realty Co. the plot 108.4x100 on the north side of Cathedral Parkway, 325 ft. east of Broadway. The new purchasers will erect a high-class 9-sty apartment from plans by Waid & Willauer. A building and permanent loan has been secured from the Metropolitan Life Ins. Co. This property is part of a tract of 26 lots formerly owned by John D. Crimmins, but sold by him last August to the present owner. Seven of these lots, how-

ever, fronting on 11th st, are being improved by the Silverman-Jones Construction Co.

**LEXINGTON AV.**—Solomon Spencer took in trade for 334 and 336 Broome st from Berlin & Trosky 1791 and 1793 Lexington av, a 6-sty flat with stores, 32.11x100, between 11th and 112th sts.

#### Estate Sells Corner.

**8TH AV.**—Edward L. King & Co. sold for the McCormick estate 2350 8th av, northeast cor of 126th st, a 5-sty flat, with a liquor license. This property has been held in the McCormick family since 1860. This is the only corner within one block each way of 125th st that is not held by a wealthy estate. The west side of 8th av from 126th to 125th st, is owned by the Adrian estate and the block front south of that by the Astor estate; the east side of the av between 126th and 125th sts is owned by the DeWolf Bishop estate, and the block front from 125th to 124th st by George Ehret. The property just sold is 24x11x100. Across the st is the Hotel Braddock and adjoining on the east is a 6-sty flat, 45x88x99.11.

#### WASHINGTON HEIGHTS.

**138TH ST.**—Edgar Willims sold for Clifford N. Shurman to Agnes V. Rowley 611 West 138th st, a 3-sty American basement dwelling, 16x100.

**170TH ST.**—E. D. MacMannus sold for a client 75x100 on the north side of 170th st, 100 ft. west of Audubon av for improvement.

#### Realty Company Sells Lots.

**170TH ST.**—H. B. Baker & Brother sold for Roosevelt Realty Co. 4 lots on the north side of 170th st, 100 ft. west of Amsterdam av, 100x100. On the east is a 5-sty flat 50x100, built 90 ft. deep, and on the west is the Seminole, another 5-sty structure, 50x87x100. Across the st is a row of three 5-sty flats occupying a plot 150x100 and built 83 ft. deep.

**BROADWAY.**—Max Marx resold to a builder 99.11x175, at the southwest cor of Broadway and 160th st. The sale by George E. and Henry K. Vingut, trustees to Mr. Marx, was reported June 27, 1908. The northeast cor of 159th st and Broadway is improved with a high-class apartment house.

**ST. NICHOLAS AV.**—J. Arthur Fisher sold for the Equitable Life Insurance Co. to Mary Alice McGee the two 3-sty and basement dwellings, 382 and 384 St. Nicholas av, adjoining the northeast cor of 129th st, 36x125. There is a stable in the rear of each house.

#### BRONX.

**LORING PL.**—Geo. D. Ebermayer sold to Wm. C. Bergen the valuable building plot of over 7 lots at the northeast cor of Loring pl and 183d st, 178.5x101.2x irregular, for Henry S. Van Duser.

**134TH ST.**—Heinrich Frucht sold for Louis Dallon to Harry Rosner and Isidor Koplik 530 and 532 East 134th st, a 5-sty flat. The 6-sty flat 332 East 101st st was given in trade.

#### Tenements in Demand.

**136TH ST.**—The North Realty Co. sold 309 East 136th st, a 4-sty brick double tenement, 25x70x100 to Charles Meinken.

**152D ST.**—J. J. Pitman sold for John Finley 951 East 152d st, a 4-sty flat, 25x100.

**154TH ST.**—Kurz & Uren sold for Louis Lese the plot 50x100 on the north side of 154th st, 120 ft. east of Melrose av. The buyer will erect a 6-sty apartment house on the site.

**EASTCHESTER ROAD.**—Ernst & Cahn sold to P. O'Connor the plot on the north side of Eastchester road and Paulding av, 53x101 x irregular.

**GRANT AV.**—A. A. Krueger sold for Charles R. and George J. Baxter, a 1-family house on Grant av, near Middletown road, 50x100.

**JACKSON AV.**—August Itchner sold to Charles Singer the 3-sty house, 715 Jackson av, 18.9x75.9.

**LIND AV.**—Harold J. Harding sold for Vincent Matire to Michael Downes lot 42 in the Ogden estate property, on the north side of Lind av.

**ST. ANN'S AV.**—Kurz & Uren sold for a client 417 St. Ann's av, a 5-sty double flat, 25x100.

#### Two-Family House Sold.

**ST. LAWRENCE AV.**—J. J. Haggerty sold the 2-family frame house 1138 St. Lawrence av, near Westchester av, 25x100 for Peter McBride.

**STEBBINS AV.**—The North Realty Co. sold 1034 Stebbins av, a 2-sty frame dwelling, 25x112 to Peter J. Ingebrand.

#### LEASES.

Benjamin R. Lummis leased the 4-sty modern dwelling 21 W. 120th st to Mrs. Stern.

Wm. Henry Folsom rented for Moses Sahlein the premises 221 West 14th st to August Massman.

Chris Schierloh leased for Mrs. John Early the northwest cor building 10th av and 51st st to Louis Silberman.

Whitehouse & Porter leased 38 East 50th st, a 5-sty American basement dwelling, for Chas. G. Peters to Edward Shearson.

Messrs. Folsom Brothers leased for William Halladay the 4-sty and basement house, 309 East 14th st, for a term of years to Emile Berla.

Whitehouse & Porter rented for Elisha Dyer, Jr., his residence, 37 West 56th st, a 5-sty American basement house to John Welsh Rogers.

McMann & Taylor leased their building at 108 John st, between Gold and Pearl sts, to the Stearns Medicine Co., of Detroit, Mich., for a term of years.

Henry Brady leased for the estate of Thomas L. Hamilton, the late Fax Commissioner, his residence, 342 West 27th st, to Dr. J. E. W. Thompson for a term of years.

J. B. English leased the 3-sty dwelling 237 West 49th st for William M. Eisen to Louis Simon. The same broker also leased the dwellings 103 West 69th st, and 134 West 36th st.

Huberth & Gabel leased for a term of years, for Adelaide W. Nash to William H. Oliver, the building 9 East 12th st, 25x118. Mr. Oliver will occupy a portion of this building for his own business, after extensive alterations.

The H. H. Fuller Realty Co. leased for Daniel J. Mahoney to John A. Murray, dealer in plumbers' supplies, a new 6-sty building to be erected on plot 50x100, at 310 and 312 West 39th st, for a term of 10 years, at an aggregate rental of \$80,000.

John R. & Oscar L. Foley leased for Greenleaf K. Sheridan the 2-sty building at the southwest cor of Broadway and 100th st, 40x100. The lease is for 15 years, at an aggregate rental of \$150,000. The lessee is W. G. Richardson, sole agent for the United States of the Lane Steam Automobile.

Goodwin & Goodwin report the following leases: 214 Lenox av for Dr. W. W. Niles to the Conservatory of Musical Art, 106 West 120th st, for Mrs. H. C. Nathan to Dr. Julian J. Meyer, 24 West 121st st for Julius Levy to Dr. H. B. Pettingill, 241 West 122d st for Louis J. Pooler to Nathan Scheer.

The Duross Co. leased for John Jacob Astor the 4-sty brownstone house 241 West 34th st, 22.10x98.9, to Julie Mead; also, for a Mr. Littlefield, the 4-sty brownstone dwelling 318 West 14th st, 25x103.3, to J. S. Townsend; also the building 364 7th av, to Albert Fitzpatrick and Clarence F. Brown.

John H. Fife Co., hotel brokers, sublet for J. Scheffler, the Flushing Hotel, Flushing, L. I., N. Y., to Mr. H. D. Shaw, who purchased the furnishings. Geo. B. Selover, formerly connected with the Gilsey House, Broadway and 29th st, leased the Thorndike Hotel, Jamestown, R. I., for the season of 1909.

Richard Hudnut rented the furnished residence at 297 Madison av, southeast cor of 41st st. It is a 5-sty stone dwelling, 23.8x85. Ferris S. Thompson, who resides in France is the executor of the Abby S. Thompson estate, which owns this property. One block to the north is the subway express station.

George M. Cohan and Sam Harris of the theatrical firm of Cohan & Harris, leased the Grand Opera House at 8th av and 23d st, and will pay \$55,000 a year rental for the property. They have secured the house on a 5 years' lease made by George J. Gould and others as executors of the Jay Gould estate. The lease goes into effect in 1910.

The McVickar, Gaillard Realty Co. leased to a client for a long term of years, at an aggregate rental of about \$150,000, the 5-sty building 118 and 120 East 42d st. The lessee will spend a large sum of money in altering the building for business purposes. The alteration will be such a one as will add appreciably to the character of the neighborhood.

The Charles F. Noyes Co. leased for 21 years the entire 5-sty and basement building 535 Broadway. The Wyllys Co. own the building and the tenant is the United Merchants Realty & Improvement Co., who pays a net rental. The property adjoins the Prescott Building at the northwest cor of Broadway and Spring st. The rental involved, including carrying charges such as taxes, etc., amount to about \$175,000.

Pease & Elliman leased the following: 155 West 79th st, to C. O. Bigelow; 40 East 69th st, for Mrs. Charles T. Winthrop, 250 West 91st st, for Mrs. Elizabeth H. Pelgram; 37 Madison av, to Henry W. Bull; 114 East 65th st, for Mrs. Lion Gardiner; 111 East 35th st, for Dr. Robert Watts; 777 Madison av to Mrs. Ricardo Acosta; 316 West 91st st, for Mrs. Madeline Smith; 59 East 77th st, for Viola B. Cockcroft; 330 West End av, for Mrs. Lillian M. Decker; 319 West 107th st, for Grace L. Tilton; 302 West 93d st, for Mrs. Agnes H. Moore; 126 East 38th st, for Mrs. Collis P. Huntington; 114 West 76th st, for Albert H. Friedenber, and 330 West 95th st, for F. J. Cary.

Recent fall leases for private houses negotiated by Shaw & Co: 145 West 132d st, 119 West 111th st, 213 West 128th st, 58 West 132d st, 116 West 111th st, 75 West 113th st, 303 West 137th st, 10 West 121st st, 154 West 130th st, 62 Edgecombe av, 261 West 131st st, 62 West 130th st, 58 West 130th st, 127 West 127th st, 543 Manhattan av, 353 West 121st st, 136 West 129th st, 2131 5th av, 2303 7th av, 138 West 128th st, 142 West 128th st, 144 West 128th st, 223 West 129th st, 223 West 131st st, 138 West 132d st, 202 West 124th st, 221 West 127th st, 302 West 138th st, 35 Bradhurst av, 46 West 128th st, 263 West 121st st, 312 West 138th st, 318 West 138th st, 267 West 131st st, 269 West 131st st, 164 West 122d st, 140 West 128th st.

#### SUBURBAN.

**CEDARHURST, N. Y.**—G. W. Cobb purchased a block of lots from Harry Spence at Cedarhurst, N. Y., through A. C. Haynes.

**MORRISTOWN, N. J.**—Edward P. Hamilton & Co. sold the Thomas Dickson estate property on Lord Hill, Morristown, N. J., comprising a residence, stable, outbuildings, and 32 acres of land.

**CROTON LAKE, N. Y.**—Jacob Erlich bought from the Gregory estate a farm consisting of nearly 100 acres at Croton Lake held by the family since 1830. Mr. Erlich intends for the present to use this as an adjunct to his place at Chappaqua. Opposite this can be seen the old John Jay home, and it is also very near the old home of Fernando Wood, once Mayor of New York city.

**NOVENA PARK, S. I.**—Harold E. Wittemann sold a plot of 5 lots on Seneca av, Novena Park, S. I., for the New York and Eastern Realty Co.

**OAKWOOD, S. I.**—E. P. Kennedy of Elizabeth, N. J., sold through Cornelius G. Kolff, a block of 10 lots at Oakwood, S. I., to Andrew Johnson, of New York, who intends to improve the same by the erection of a residence.

## UNCLASSIFIED SALES

The total number of sales reported is 57, of which 21 were below 59th st, 22 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 61, of which 19 were below 59th st, 22 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 132, as against 141 last week, and in the Bronx 101, as against 125 last week. The total amount involved is \$3,440,080, as against \$4,170,129 last week.

The amount involved in the auction sales this week was \$2,768,643, and since January 1, \$47,039,532. Last year the total for the week was \$1,219,519, and from January 1, \$33,771,839.

**MINFORD PL.**—J. J. Haggerty sold for Berna Schmuck the 6 dwellings 1427 to 1437 Minford pl, 100x100, between Jennings and 172d sts. The buyer will alter the dwellings into 2-family houses.

**WALKER ST.**—Samuel Domb sold for Mary F. Stanley to Dr. Julius Martinson 24 Walter st, a 5-sty business building, 25.2x100, 75 ft. west of Church st.

**GRAND AV.**—Wm. M. Fleming sold for F. J. N. Connor 2348 Grand av, one of a row of 3-sty brk dwellings, recently completed.

**LENOX AV.**—Samuel Parnoss sold 647 and 649 Lenox av, a 6-sty flat, 40x100, between 142d and 143d sts.

**5TH AV.**—The northeast cor of 5th av and 20th st, a 10-sty store and loft building, 28.9x113, has been sold by the Conveyancers' Holding Co.

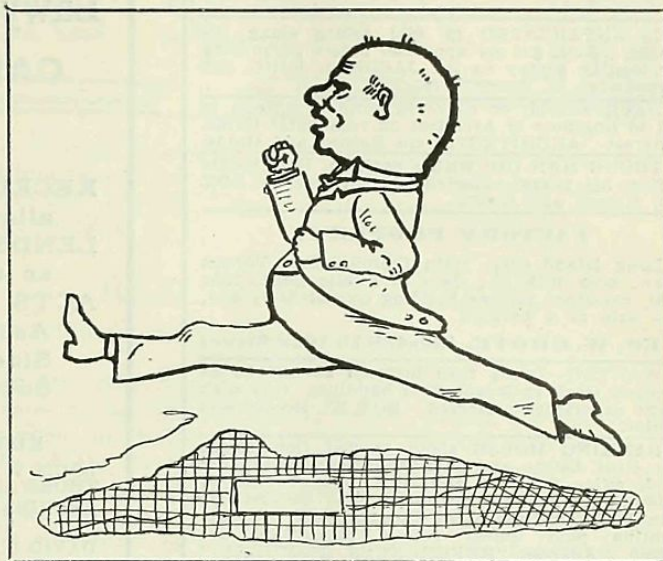
# FIRST COST vs. WILD GOOSE CHASES

## Why the Real Estate Directory is the Cheapest Service

**T**HIS is an illustration why a cheap book of owners' names and addresses is the most expensive thing you can have. If during the year you want 2000 names and addresses and find 40 per cent. of errors, it means that 800 times you have run all over New York to no purpose. The cost in time, car fare, and lost opportunity is many times the cost of the Real Estate Directory, which is 95 per cent. correct.

Before the 1908 Real Estate Directory is issued every party living in the vicinity of New York, whose name appears in the Real Estate Directory, will be visited and the address verified. Out of town addresses verified by mail as far as possible.

**The Realty Records Co., 11 East 24th St.**



## REAL ESTATE NOTES

The Lawyers' Realty Co. made a building loan of \$90,000 to John Yule on the property, 75x100, on the north side of 170th st, 100 ft. west of Audubon av.

Jacob Leitner, real estate broker and operator, of Prospect and Westchester avs, has opened a branch office at 1043 Westchester av, near Southern Boulevard.

The North American Mortgage Co. has made a building loan of \$50,000 to the Mercury Realty Co. on the property on the east side of Prospect av, 155.6 ft. north of Fox st, 81.10x100.

Max L. Weil, formerly connected with Lewis H. May Co.'s Arverne office, has severed his connection with that firm and is now located with J. H. Harlam & Co., 2143 Amsterdam av.

The following have been elected members of the Real Estate Board of Brokers: Augustus H. Ivins, 156 Broadway; Arthur Truslow, 5 Beekman st, and Thomas H. Scully, 57 East 125th st.

The Krulwich Realty Co. secured a building loan of \$110,000 from the North American Mortgage Co. on the property, 100.1x90.2, on the south side of 122d st, 100 ft. east of Amsterdam av.

Lowenfeld & Prager, real estate operators, of 149 Broadway, have issued their new list of holdings in Manhattan and Bronx boroughs. Copies of same will be mailed to real estate brokers and those interested on application.

Nathaniel G. Levy was appointed by Judge Blanchard, of the Supreme Court, receiver of rents of Nos. 27 and 29 Monroe st, a 6-sty tenement house, pending a suit brought by Jacob Fischel against Hymon A. Brody et al to foreclose a mortgage of \$21,000. There is a prior mortgage of \$54,000 on the property.

C. L. C. Ditmar has been elected secretary of the Real Estate Exchange of Long Island. Mr. Ditmar has had a large real estate experience and is well known in the business, not only on Long Island but in Manhattan as well. Mr. Ditmar was connected with the real estate department of the New York Herald and other papers.

Among the properties recorded with stated considerations during the week were the following: No. 141 West Broadway, 31x irregular, Arthur J. Cohen to the United States Trust Co. as trustee for \$70,000; No. 205 West 24th st, by Eleanor Elgar to the Seymour Realty Co. for \$21,250; No. 83 Baxter st, by Edward Browne to Minnie Segal for \$30,000, and No. 1487 Park av, by August P. Wagener to Celia Goldwater for \$10,950.

The filing of plans for the construction of 19 3-sty brick dwellings, to be erected in the middle Bronx by John Masimino, again illustrates the tendency of builders in that zone toward the erection of more stable structures. Heretofore the cost of such construction has been prohibitive, but now that more favorable prices for material prevail, it is quite likely that other and more extensive operations will be conducted along the same lines in the near future.

The mortgage statement of the Title Guarantee & Trust Co. issued Tuesday is as follows. "It is a matter of interest to borrowers this week that we are now prepared to lend on good Manhattan property at 4½ per cent. This is the first time in considerably more than a year that we have been able to make this announcement. This does not mean that we are prepared to make 5 per cent. loans at 4½ per cent., but it does mean that we have at last come to a point when there is a real market for 4½ per cent. loans."

At the Budget Exhibit, 165 Broadway, Mayor Hibbard, of Boston, announced last week that during the nine months of his administration he had done the following, among other things: Saved \$730,000 on contracts. Increased tax collections \$1,000,000 while decreasing collector's force by one-third. Reduced force of city printing plant from 125 to 83 men, not-

withstanding which, this plant is now on paying basis and competes with outside bidders on city work. Saved city from 24 to 40 per cent. on school repair work. Constructed sewers at \$13.41 per cubic yard against \$21.07 for same work previous year.

Mr. Aston has been quietly cutting up a part of his beautiful Peperidge Hall estate, near Oakdale Station, adjoining Idle Hour and Great South Bay, to be offered to the well-to-do business and professional men at public auction on October 22, at noon, at the Vesey Street Exchange Sales Room, under the direction of Bryan L. Kennelly, auctioneer, 60 per cent. being allowed on mortgage for three years at 4 per cent. No charge will be made for title insurance. The property is on slightly elevation, beautifully shaded and carefully restricted. Permanent shore rights will be included in the sale of plots north of Great South Bay.

The sale of 460 lots at Broadway-Flushing on October 21 will be held at noon in the Exchange Salesroom, No. 14 Vesey st, New York. Liberal terms of sale are offered to purchasers, one of them being the offer to allow 60 per cent. of the purchase money to remain on bond and mortgage for 1, 2 or 3 years. Much money has been spent on the improvement of this property. The Broadway-Flushing Co. offers at their expense to put down cement sidewalks, gas and water mains prior to the completion of any building on this property. It is stated by the sellers that the property can now be reached within 18 minutes by Long Island Railroad Ferry at East 34th st. There are 54 trains a day that now stop at Broadway station.

The inactivity in realty dealing on 7th av, near the Pennsylvania terminal, is a subject for comment at present. There are those who argue that the previous high prices paid for holdings in that neighborhood are responsible for this unsatisfactory condition. Whether this hypothesis is correct or not there is a prevailing opinion among shrewd property owners that it is merely a question of time when low prices for parcels on that thoroughfare will again rule. This reasoning is based upon the probability that not a few of the weaker owners will eventually be forced to dispose of their purchasers at figures which compare more favorably with prices paid for similarly situated property. In the meantime developments are looked forward to with no little concern.

There is a variance of opinion as to whether there are more removals this year, as against 1907. There is really no way to prove it, but it is certainly known that thousands of families have changed their quarters, in many instances paying less rent. The result of the leasing period has been satisfactory to brokers on a whole and there are comparatively few vacancies left. Last year at this time there were a large number of signs to be seen in front of the cheaper grade of houses on the West Side, but as Thanksgiving Day approached, these houses rapidly filled and it was really difficult to secure a desirable place at a moderate rental. There have been a large number of private dwellings reported rented, by brokers in this district during the past two weeks.

In an interesting discourse relating to the working of the Tax Department, Tax Commissioner Lawson Purdy explained on Monday at the Budget Exhibit, 165 Broadway, that his department under the new law had bills for payment ready on the first Monday in October on over \$94,000,000 of real property. This could not have been accomplished in former times, he affirmed. "Under the old law," observed the Commissioner, "taxpayers would have been compelled to pay penalties and interest on their taxes, through no fault of their own, because the department could not get out their tax bills before Dec. 1." Mr. Purdy also pointed out the fact that the cost of the Tax Department was \$67 for each million, as against \$115 in Baltimore, \$149, in Philadelphia, \$158 in Milwaukee, \$175 in Boston, \$181 in Detroit, and \$188 in St. Louis.

## WANTS AND OFFERS

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.

DESK ROOM, or share in suite of offices, to let to Engineer or Architect on reasonable terms. Address "ARCHITECT," c/o Record and Guide.

YOUNG MAN (20) wishes position, Real Estate office; 3½ years' experience; A1 reference. BOX 70, Record and Guide.

### FACTORY PROPERTY

Long Island City, main thoroughfare, Vernon Ave., near 10th St., close to Public Dock, 155x100, one-story factory building on northerly end, for sale at a bargain.

**GEO. W. GROTE, 430-438 E. 102d Street**

WANTED—Young man between 25 and 30 as renting clerk in large office building. One with some experience preferred. BOX 25, Record and Guide.

BANKING HOUSE about to add Department for Real Estate and Mortgage Loans, will furnish office facilities and desk room to active, wide-awake man under forty, who understands the business from Card Indexing up. No attention paid unless fullest particulars are given. Address "REFERENCES REQUIRED," Record and Guide.

WANTED—Position as superintendent of apartment house or office building. Single; age 40; American; total abstainer; reliable; good renter; references. "D. D.," Record and Guide.

EXPERIENCED real estate man to take charge of affairs of a real estate corporation. State qualifications and references. Address "OPPORTUNITY," Record and Guide.

### COLLECTOR WANTED

By large company. Young, experienced man. Must be tall and of good appearance and have some knowledge of real estate. Address "A. Z.," Box 20, Record and Guide.

## Important Auction Sale OF Oakdale Water Front

### Choice Bungalow Plots

of Peperidge Hall Estate

At Oakdale, L. I.

WILL BE SOLD ON

**Thursday, October 22nd,**

12 o'clock, in the Exchange Salesroom, 14-16 Vesey Street, Manhattan; land on high elevation in rich lawn, beautifully shaded and carefully restricted.

Sixty per cent. may remain on mortgage for 3 years at 4 per cent. Titles guaranteed. Maps, &c., with

**Bryan L. Kennelly, Auct'r**  
156 Broadway.

NOTE:—Several Plots directly on the water front will be included in the sale; purchasers of other Plots will be granted a perpetual right of way to the shore with ample privileges for boating, fishing and bathing.

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Brooklyn Branch, 188 Montague Street.

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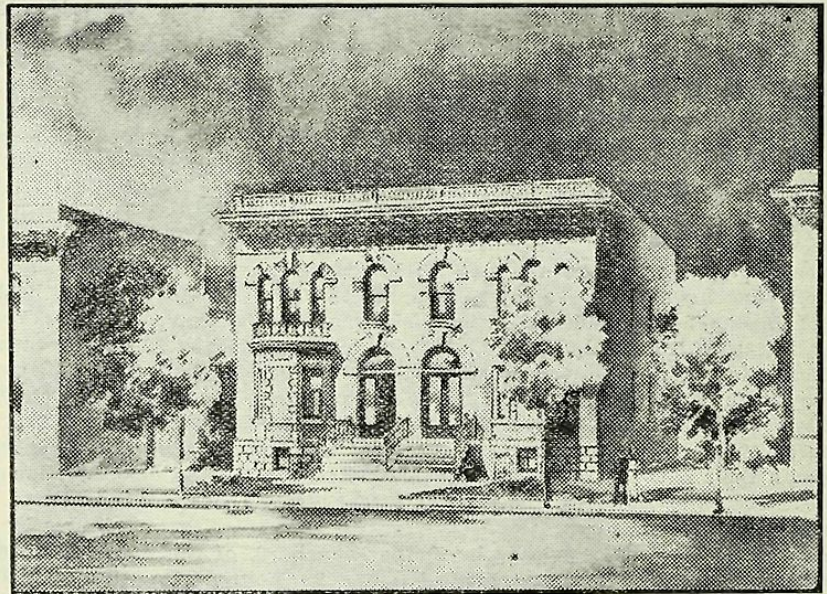
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The Brick two family houses now under construction by the Meridan Building Company on the

## Broadway-Flushing

property, to be sold at absolute Auction Sale, Oct. 21, at 14 Vesey Street, New York City

"SEND FOR BOOKLET"

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## To Owners of Flats and Tenements

For 18 years we have made a specialty of the rental and care of this class of property, and owners with whom we have dealt are unanimous in praise of our system.

Our methods are up to date, the proof thereof being that vacancies in property under our control are unusual. An important element in our business is our force of renting agents who are conversant with the various foreign languages.

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# PROPERTY OWNERS' SECTION.

## PUBLIC WORKS.

**137TH ST.**—Request for paving with asphalt blocks 137th st, between Broadway and Riverside drive, will be presented to Local Board of Washington Heights on Oct. 27.

**23D ST.**—Request for the repair of sidewalk at 20 West 23d st will be presented to Local Board of Murray Hill on Oct. 27.

**74TH ST.**—Request for the repair of sidewalk at 431 East 74th st will be presented to Local Board of Yorkville on Oct. 27.

**111TH ST.**—Request for the construction of a receiving basin at the northeast corner of 111th st and Riverside drive will be presented to Local Board of Riverside District on Oct. 27.

**49TH ST.**—Request for the repair of sidewalk at 75 West 49th st will be presented to Local Board of Murray Hill District on Oct. 27.

**AMSTERDAM AV.**—Request for the repair of sidewalk on the west side of Amsterdam av, commencing 435 ft. north of 190th st and running 398 ft., has been filed in the office of Borough President. The communication will be presented to Local Board of Washington Heights on Oct. 27.

**EDGECOMBE AV.**—Request for the repair of sidewalk on the west side of Edgecombe av, commencing 229 ft. north of 145th st and running 261 ft., has been filed in the office of Borough President. The communication will be presented to Local Board of Washington Heights on Oct. 27.

**35TH ST.**—Request for the repair of sidewalk at 302 East 35th st will be presented to Local Board of Kips Bay District on Oct. 27.

**WASHINGTON ST.**—Request for the repair of sidewalk at 357 Washington st will be presented to Local Board of Greenwich District on Oct. 27.

**75TH ST.**—Request for the repair of sidewalk at the southeast corner of 75th st and Av A will be presented to Local Board of Yorkville on Oct. 27.

**48TH ST.**—Request for the repair of sidewalk at 250 East 48th st will be presented to Local Board of Kips Bay District on Oct. 27.

**135TH ST.**—Request for the flagging, etc., of sidewalk on the north side of 135th st, beginning at Broadway and running 125 ft. east, will be presented to Local Board of Washington Heights on Oct. 27.

**LEXINGTON AV.**—Request for the repair of sidewalk at 1563 Lexington av will be presented to Local Board of Harlem on Oct. 27.

## CONDEMNATION PROCEEDINGS.

**CANAL PL.**—Acquiring title from East 138th st to East 144th st. Commissioners Jos. J. Marrian, John A. Henneberry and Wm. J. Carroll give notice that they have completed their supplemental and amended estimate of assessment in this proceeding. Limits of assessment as amended June 25 are bounded as follows: On the west and south by the bulkhead line of the Harlem River, on the north by a line 100 ft. north of the northerly line of East 149th st, and on the east by a line parallel to and distant 100-ft. easterly of the easterly line of Willis av, excepting from said area all streets, avenues and roads or portions thereof heretofore legally opened, as such area is shown upon our benefit maps deposited as aforesaid, unless objections are filed the final last partial and separate report will be presented to Supreme Court Dec. 10.

**HIGH BRIDGE PARK.**—Acquiring title as adopted by the Board of Estimate Dec. 11, 1903. Commissioners Wm. E. Stillings, Jas. J. McCormick and Sidney J. Cowen have completed their last partial and separate estimate of damage in this proceeding. Unless objections are filed the report will be presented to Supreme Court for confirmation on Nov. 16.

**TREMONT AV.**—Acquiring title from Bronx River to Eastern boulevard, and to the public place at intersection of Tremont av and Westchester av. Commissioners Floyd M. Lord and Wm. H. Keating give notice that the last partial and separate corrected final report in this proceeding will be presented to Supreme Court on Oct. 20.

## ASSESSMENTS.

**THE NEW STRET.**—Paving on west side of the Hall of Records, extending from Reade to Chambers st. Area of assessment: Both sides of the new street on the west side of the Hall of Records, extending from Reade to Chambers st, and to the extent of one-half the block at the intersecting and terminating streets. Assessment entered Oct. 15. Payable within 60 days.

**175TH ST.**—Regulating, etc., from Jerome av to Grand Boulevard and Concourse. Area of assessment: Both sides of East

175th st, from Jerome av to about 250 ft. east of Grand Boulevard and Concourse, and to the extent of half the block at the intersecting avenues. Assessment entered Oct. 13. Payable within 60 days.

## REAL ESTATE MAXIMS.

To the Editor of the Record and Guide,  
11 East 24th st, City.

Dear Sir: The following is a good talk for real estate men and some of the business morals, herein quoted are well to impress upon the "tablets of our hearts" for the sake of the integrity of the profession, its honor and its dignity. In real estate, as in any other legitimate business, success is evidence of merit. Let a man rear a business structure that will be a lasting monument to his integrity. Let us also remember that the real estate broker and agent has very often the greatest responsibilities placed upon him, and trust in him. The real estate broker and agent is often a fiduciary trustee. Let it be said further that much depends upon the real-estate man for the health and beauty of the city and town, and its proper and aesthetic development.

The following truths are in part the wise words of trained and experienced real estate men and those interested non-professionally in the welfare of real estate:

\* \* \*

An unscrupulous agent can afford to manage property on a low commission basis—sometimes.

\* \* \*

Reputation is too important an asset to the real estate agent to improperly benefit himself at the expense of his client.

\* \* \*

In this sordid world, success is measured by dollars and cents, but the man who has this in mind and does not start out on the principle that success is no success unless it carries honor, cannot hope to get very far in the real estate business.

\* \* \*

Follow the transportation line. Land values are created by the growth of population and the railroads do not get on the job until the growth of population demands it.

\* \* \*

Do not trust the management of your property to those whose business is not real estate and real estate management. A man may be a good superintendent, or a good janitor, but he is not in a position to obtain the best results that a capable and progressive agent can.

\* \* \*

Any well located city property, wisely and properly managed, should be able to earn a better net income, with better chances for increasing in value, than any other form of reliable investment.

\* \* \*

Concentrate your special forces and aptitudes. Remember there are men for every business. The difference in men and their success may be largely attributed to concentration and force, as well as to their habits of business.

\* \* \*

Attention, application, method and dispatch are the principal qualities required for the efficient conduct of business of any sort. The most successful men are the most exacting in the smallest details of their business.

\* \* \*

Remember that business neglected is business lost. And also that whatever your business, do it well.

\* \* \*

Land values will continue always to increase, particularly in the better parts of New York City, as long as this old town lasts; for, as Robert Spencer Finney says, "there is no investment so permanently safe as to income, or so certain as to ultimate profits, as real estate on Manhattan Island."

\* \* \*

The management of property by owners is, as a rule, too liberal. Management by trustees is the same.

\* \* \*

To be thoroughly and properly equipped, the broker of to-day must possess a technical knowledge of real estate conditions of the past, present and future.

\* \* \*

Enthusiasm is an important asset in any man's work. If the real-estate man will start out inspired by the words of the Record and Guide in its issue of October 26, 1907, "that real estate is safer than a bank," he should make any port.

\* \* \*

Respectfully submitted,  
JULIUS GOLDBERG.

## TAXPAYERS' CONFERENCE.

At a meeting of the Greater New York Taxpayers' Conference, held on Tuesday, October 13, representatives of the Conference were by resolution instructed to make clear to the Board of Estimate and Apportionment that the position of the Conference with regard to the annual budget for 1909 is as follows:

(1) That the Greater New York Taxpayers' Conference is opposed to any increase in the aggregate budget appropriations of 1909 over those of 1908 for current expenses.

(2) That this Conference favors as necessary appropriations for the protection of health and safety.

(3) Without injury to service, that sufficient retrenchment can be made to provide funds adequate for the necessary extension of work.

(4) That the disclosures of the Charter Revision Commission, the Joint Legislative Committee to investigate City Finances, the Commissioners of Accounts, Bureau of Municipal Research and the Budget Exhibit, together with statements and admissions of heads of some of the city departments, more particularly of the Comptroller in announcing his plans for reorganizing the Department of Finance, show conclusively a possibility of retrenchment that may properly be anticipated in appropriating money in the budget for 1909.

Furthermore, with respect to specific problems where retrenchments and improvements seem both advisable and necessary, the Conference instructs its representatives to request:

(1) That no appropriation be made for salary increases, including teachers' salaries, not required by necessary extension of work.

(2) That in this season of financial depression the daily wage for unskilled labor shall not be increased above existing rates.

(3) That for the present increases be not made for an alleged prevailing wage for stokers, engineers, and others in city departments until after a more thorough investigation has been made as to wages prevailing in private business of similar kinds.

(4) That for supplies no increases be appropriated for departments except when made necessary by proper enlargement of activities already authorized or approved by the municipal authorities or made mandatory by an increased census in institutions.

(5) That in cases where the per capita capacity or the scope of work is not enlarged, there by discriminating decrease in the aggregate appropriations for supplies.

(6) That an effort be made to limit the requisitions of city departments for printing for the City Record to one million dollars in the aggregate for the year 1908.

(7) That the Board of Estimate approach the question of allowances for repairs for the Board of Education and for other departments with the assumption that decreases of hundreds of thousands of dollars can be proven to be possible and expedient even in the short time allowed for study of specific estimates.

(8) That the policemen detailed by the Department of Police to other departments be either returned to the Department of Police, or be charged to the department for which they render service, rendering thus available for the Department of Police \$538,050, which amount is now required to pay for service performed out of the department.

(9) That the Board of Estimate and Apportionment adopt the suggestions submitted by the Bureau of Municipal Research providing for time sheets, service records, control over supplies and scientific determination of depreciation of public property, to take effect January 1, 1909.

## ORGANIZING FOR PROTECTION

On next Friday evening, October 23d, at eight o'clock, there will be a meeting of the property owners of the Manhattan av section south of 110th st. At this meeting a permanent organization will be effected and officers elected.

The leaders in this movement anticipate that a large crowd will be present at Colonial Hall, southwest corner of 101st st and Columbus av, where the meeting is to be held, as inquiries have come from a number of property owners who were not present at the first meeting, but have heard of the movement through those who did attend and the public prints.

There is no doubt that property owners in the section named are thoroughly aroused to the necessity of organization to protect the neighborhood from threatening conditions which have in the past been so demoralizing to other desirable localities in this city, and which have been brought about through careless and unscrupulous property owners—generally through spite or for purposes smacking of blackmail.

Although the West Side Taxpayers' Association has done good work for the West Side, the property owners of this particular section feel that they have a problem peculiarly affecting them, and which can be handled by those immediately and vitally interested to the best advantage. Therefore considerable interest attaches to the outcome of their efforts, and if success is achieved—and those in charge of the movement are confident of success—the course pursued can be followed in other sections where the same or similar conditions exist.

The project of planting trees along Manhattan av, it is learned, has met with a well nigh unanimous response. "Next spring," said one of the gentlemen agitating the plan, "we feel sure the avenue will be an avenue in fact as well as name. On our block every single property owner has signed an agreement to do his share, and everyone I have approached further up the avenue has likewise assented. It is almost a matter of detail now."

## WEST END ASSOCIATION.

Much work has been outlined by members of this association for the coming winter, and if their plans are carried out a good deal will have been accomplished toward the betterment of local conditions. The Record and Guide herewith prints the minutes of the last meeting of the West End Association recently held:

**EXECUTIVE COMMITTEE:** Will hold its first meeting this season on November 5. The Chairman particularly requested that any member wishing to procure action on any matter without previous reference to a committee present it to the Executive Committee at its regular meeting, in order that it might have the support of that committee, if desirable. As the association will, in February, 1909, complete its quarter century, suggested the desirability of holding an anniversary dinner, and at once arranging for a committee to have charge of it. Referred to various important matters likely to need attention this year. Accepted.

**MEMBERSHIP:** Reported death, during summer, of Thomas A. McIntyre, Runyon Pyatt, Rev. Henry C. Potter. Acceptance of Honorary Membership by Thomas S. Ormiston. Resignation of J. L. Brower, Munroe Crane, E. H. Fallows and Seth Nichols. Accepted. Following new members elected: R. Aldrich, 117 West 74th st.; Eugene Blumenthal, 563 West End av.; F. S. M. Blun, 2 West 88th st.; H. A. Caparn, 156 Fifth av.; William S. Champs, 694 West End Av.; W. R. Ellis, 567 West 113th st.; Ralph Muser, 503 West End Av.; H. F. Owsley, 616 Madison av.; L. O. Peck, 804 West End Av.; Gustavus Schlegel, M.D., 151 West 91st st.; F. McD. Sinclair, 310 W. 104th st.; William Cumming Story, 307 West 90th st.; William J. Underwood, 268 West 73d st.

**LEGISLATION, LAW AND SCHOOLS:** Reported on matters handled during the summer: (1) Riverside Drive extension; notified Washington Heights Association of readiness to cooperate when called upon; have not yet been asked to do so. (2) Police protection 72d st.; the complaint of Mr. Foster; action was taken to remedy the evil; as to Riverside Park and Drive, the Commissioner cannot expect to adequately police these until he secures more men. (3) West End Avenue; the New York Charter Commission is considering a recommendation to place this again under the control of the Borough President; we have asked to be heard in opposition to any such proposition, and will oppose any effort to take it from the jurisdiction of the Park Board; a protest, which is being circulated for signature, was presented; as to the grass plots, presented a blueprint, prepared by the Landscape Architect of the Park Department, showing a standard design for improving these, at the expense of the property owners; it does not provide for narrowing the sidewalks, and the use of railings is optional—but if used, they must conform to the plan—and the use of trees is optional. (4) Broadway Small Parks: a total appropriation of \$105,000, of which \$55,000 must be used for railings, has been obtained and work begun on this improvement; a letter from the Park Commissioner, detailing the situation on September 22, read. (5) Dock Encumbrances, 79th to 96th sts.: pending action by the special committee, the Executive Committee considered this matter in the spring and summer, and the Law Committee later; by agreement with counsel for the only tenant at 79th st. and two of the 96th st. tenants, changes have been agreed to which will greatly improve the situation and accomplish, without litigation, much of what has been sought for some years past; filed a memorandum showing in detail the changes determined on. (6) Sky signs on Riverside Drive: after dealing direct with the advertising company maintaining these signs, followed the matter through various city departments—to date, without result. (7) Auto stages on West Side were asked by the Park Commission to aid in preventing their operation, but the question is one of law, which should be dealt with by the authorities. Accepted, and a vote of thanks extended the Chairman for his energetic and efficient work.

**72D ST. SUBWAY SPECIAL COMMITTEE:** The railway company failed to make good the promises made as to this work; the Public Service Commission now thinks it can provide for partly increasing the stairway capacity and the protection over the doors. Invitations, which were not accepted, were reported: to join, last May, in approving the Robinson bill to amend the Rapid Transit Act; and to join, as an association, the Greater New York Taxpayers' Conference, to take action relative to the city budget and its undue increase. Senator Saxe spoke relative to the importance of considering the proposed changes in New York Central tracks, as affecting this district. (Now in the hands of the Committee on Legislation.) On motion, the President authorized to appoint a special committee to arrange for an anniversary dinner in February, 1909.

G. B. SHEPPARD, Secretary.

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**NOTICE TO PROPERTY OWNERS.**

**HEARINGS FOR THE COMING WEEK.**

At 90-92 West Broadway.

Monday, Oct. 19.

- A new street, opening, from Bowery to Elm st, at 4 p m.
- Depew pl, closing, at 11 a m.
- Boston rd, opening, from White Plains rd to northern boundary city, at 2 p m.
- Butler av (Richmond), opening, at 2 p m.
- Exterior st, extending from 64th to 81st st, at 12 noon.
- Fairview av, opening, from 11th av to Broadway, at 4 p m.
- Glebe av, etc., at 10 a m.
- St Nicholas Park, addition, from 130th to 128th st, at 12 noon.
- Main st (City Island), extending, at 3 p m.
- Bronx Park, addition, at 10 a m.
- East 140th st, opening, from Park av to Morris av, at 11 a m.
- Paulding av, opening, from 222d to 223d st, at 1 p m.
- Bronx st, opening, from 177th to 180th st, at 1 p m.
- East 140th st (assessment), at 12.15 p m.
- Benson av, etc., at 3 p m.

Tuesday, Oct. 20.

- Unnamed street (Bennett av), opening, at 2 p m.
- Northern av, opening, north of 181st st, at 12 noon.
- West 176th st, opening, from Amsterdam av to St Nicholas av, at 2 p m.
- Trafalgar pl, opening, from 175th st to 176th st, at 3 p m.
- De Kalb av, opening, from 208th st to Gun Hill rd, at 2 p m.
- Zeraga av, opening, from Castle Hill av to Castle Hill av, at 3 p m.
- Bronx Boulevard, opening, from Boston rd to 242d st, at 3 p m.
- East 222d st, opening, from Bronx River to 7th av, at 4 p m.
- West 163d st, opening, from Amsterdam av to St Nicholas av, at 10.30 a m.

Wednesday, Oct. 21.

- Mohegan av, opening, from 175th to 176th st, at 1 p m.
- Seaview av (Richmond), at 2 p m.
- Mohegan av, assessment, at 2 p m.
- Sedgwick av, widening, at 4 p m.
- City Island Bridge, at 1 p m.
- A new street, from Fort Washington av to Haven av, at 2:30 p m.

Thursday, Oct. 22.

- East 227th st and East 228th st, opening, at 12 noon.
- Gun Hill rd, widening, from Webster av to Elliott av, at 12 noon.
- Riverside Drive, widening, from 139th st to 142d st, at 2 p m.

Friday, Oct. 23.

- Sewerage District No 43, at 2 p m.
- Castle Hill av, public place, etc., at 11 a m.

At 258 Broadway.

Monday, Oct. 19.

- Hamilton pl, school site, at 1 p m.
- Broome st, at 2 p m.

Tuesday, Oct. 20.

- Brooklyn Bridge, at 10:30 a m.
- Westchester, rapid transit, at 11 a m.
- Whale Creek, dock, at 1 p m.
- Centre and Walker sts, rapid transit, at 2 p m.
- Pier 51, at 3 p m.

Wednesday, Oct. 21.

- Pier 36, at 10:30 a m.

Thursday, Oct. 22.

- Fort George, rapid transit, at 10 a m.
- Loop No. 5, at 11 a m.
- Centre, White and Canal sts, rapid transit, at 2 p m.
- Brooklyn Bridge, at 2 p m.
- Pier 14 (objections), at 4 p m.

Friday, Oct. 23.

- Westchester, rapid transit, at 11 a m.
- Willard Parker Hospital, at 11 a m.
- 168th st, armory, at 2 p m.

**AUCTION SALES OF THE WEEK.**

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 16, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

- JOSEPH P. DAY.
- 128th st, No 52, s s, 277.6 e Lenox av, 20x99.11, 3-sty and basement brk dwelling. (Amt due, \$11,010.10; taxes, &c, \$1,180.) Herman Roemer .....\$12,875

- \*14th st, No 607, n s, 131.4 e Av B, 21.10x103.3, 5-sty brk tenement and store. (Amt due, \$3,684.64; taxes, &c, \$170.77; sub to two mortgages aggregating \$9,200.) Meyer Goldberg et al .....13,409
- \*Av A [s w cor 67th st, 40.5x100, 6-sty 67th st, No 436 brk tenement and store. (Amt due, \$22,455.94; taxes, &c, \$1,203.16.) Clementine M Silverman .....60,728
- \*Av A, No 1237, w s, 80.5 s 67th st, 40x100, 6-sty brk tenement. (Amt due, \$12,841.69; taxes, &c, \$1,002.80.) Clementine M Silverman .....45,581
- \*Av A, No 1239, w s, 40.5 s 67th st, 40x100, 6-sty brk tenement. (Amt due, \$12,841.69; taxes, &c, \$1,002.80.) Clementine M Silverman .....45,581
- 5th av [s w cor 55th st, 100.5x125, 55th st, Nos 2 and 4] 19 and 20-sty brk and stone hotel Gotham. (Amt due, \$452,840.74; taxes, &c, \$43,165.75; sub to two mortgages aggregating \$1,950,000.) Benjamin P Cheney, representing a party in interest .....2,458,853
- \*Belmont av, No 2451 n w cor 188th st, 50x188th st [87.6, vacant. (Amt due, \$1,479.25; taxes, &c, \$2,032.75.) Zeltner Brewing Co .....4,000
- 94th st, No 241, n s, 131.4 w 2d av, 25.9x100.8, 5-sty brk tenement. (Amt due, \$16,088.75; taxes, &c, \$275.) Abraham Wolff .....18,100
- Madison av, Nos 161 and 163, e s, 98.9 n 32d st, 49.4x100, 11 and 12-sty brk and stone hotel, sub to lease. (Amt due, \$73,397.78; taxes, &c, \$448.30.) Withdrawn .....—
- 74th st, No 410, s s, 213 e 1st av, 25x102.2, 7-sty brk tenement and store. (Amt due, \$8,798.76; taxes, &c, \$1,300.) Max Weil .....30,478
- \*135th st, No 309, old No 559, n s, 150 w Alexander av, 25x100, 4-sty brk tenement. (Amt due, \$8,690.85; taxes, &c, \$450.) Margaret E Rich .....8,000
- \*Belmont av n w cor 186th st, 50x87.6, vacant. 186th st [Amt due, \$6,048.67; taxes, &c, \$52.54; sub to a first mort of \$1,200.] James G Wentz .....5,212
- Greenwich st, No 533 n e cor Vandam st, 25x51, Vandam st, No 103 [7-sty brk loft building (unfinished). (Amt due, \$4,875.22; taxes, &c, \$—; sub to five mortgages aggregating \$22,293.03.) Arthur J Collins, representing a party in interest .....26,966
- St Nicholas av, No 964, e s, 101.6 s 159th st, 22.5x123.1x25x118.5. All right, title and int in leasehold. Wm Viertel .....5
- 144th st, No 162, s s, 100 e 7th av, 37.6x99.11. All right, title, and int in leasehold. Wm Viertel .....5

**BRYAN L. KENNELLY.**

- Nelson av, n s, 116 s e and e 169th st, 75x125, vacant .....—
- Sherman av, c l, 130 n s l 166th st, runs w 130 x n 50 x e 130 x s 50 to beg, 3-sty frame dwelling .....—
- (Amt due, \$5,021.16; taxes, &c, \$2,323.20; sub to a mort of \$5,000.) Adj sine die .....—

**SAMUEL GOLDSTICKER.**

- Lenox av, Nos 300 to 306 n e cor 125th st, runs 125th st, Nos 77 to 83 [n 74.10 x e 60 x n 25.1 x e 25 x s 99.11 x w 85 to beg, four 2-sty brk and one 3-sty frame stores, leasehold. (Amt due, \$20,554.41; taxes, &c, \$3,000.) Withdrawn .....—

**JAMES L. WELLS.**

- 157th st, No 420, s s, 200 w Elton av, 50x116.4 x50x118.11, 2 1/2-sty frame dwelling. (Exrs sale.) Joseph A McBride .....10,850

**L. J. PHILLIPS & CO.**

- West st, No. 406, n e cor Charles st, 20.1x92 x20.3x86.5, 4-sty brk building. (Voluntary.) R G Barthold .....28,000

Total .....	\$2,768,643
Corresponding week, 1907 .....	1,219,519
Jan. 1st, 1908, to date .....	47,039,532
Corresponding period, 1907 .....	33,771,839

**ADVERTISED LEGAL SALES.**

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

Oct. 17.

No Legal Sales advertised for this day.

Oct. 19.

- 101st st, n s, 80 e Lexington av, 240x100.11, vacant. Milton Stern agt Raphael Kurzrok et al; A Stern, att'y; Isham Henderson, ref. (Amt due, \$56,882.06; taxes, &c, \$—; sub to a blanket mort of \$100,000.) Mort recorded Feb 25, 1908. By Joseph P Day.

- 107th st, Nos 205 and 207, n s, 125 e 3d av, 50x100.11, two 4-sty brk tenements and stores. Sadie Fagenson agt Abraham E Levy et al; Arnstein & Levy, att'ys; Edwin A Watson, ref. (Partition; By Joseph P Day.

Oct. 20.

- Bainbridge av, No 2698, e s, 404.6 s 196th st, 24.6x111.3x24.7x108.9, 2-sty frame dwelling. Central Mortgage Co agt Albert C Lum et al; Otis & Otis, att'ys; Norman J Marsh, ref. (Amt due, \$941.23; taxes, &c, \$250.) Mort recorded July 11, 1906. By James L Wells.
- Bainbridge av, No 2700, e s, 379.1 s 196th st, 25.6x108.9x25.7x106.2, 2-sty frame dwelling. Central Mortgage Co agt Albert C Lum et al; Action No 1; Otis & Otis, att'ys, 60 Wall st; Warren Leslie, ref. (Amt due, \$7,042.98; taxes, &c, \$250.) Mort recorded July 11, 1906. By Joseph P Day.
- 61st st, No 239, n s, 225 e West End av, 25x100.5, 5-sty stone front tenement. Mary A Henshaw, trustee, agt Israel H Goldberg et al; John H Henshaw, att'y, 20 Nassau st; Sylvester L H Ward, ref. (Amt due, \$12,926.77; taxes, &c, \$588.48.) Mort recorded Jan 12, 1907. By Joseph P Day.
- South st, No 156, n s, 96.7 w Dover st, 24.9x80.10x25.10x81.3, 5-sty brk loft and store building.
- 30th st, No 221, n s, 365.9 w 2d av, 15.9x98.9, 4-sty brk tenement.
- 25th st, No 248, s s, 435 w 7th av, (15x98.9, 4-sty brk dwelling.
- 30th st, No 326, s s, 328.2 e 2d av, 21x98.9, 4-sty brk tenement.
- Front st, No 216, n s, 51.10 e Beekman st, 25.1 x72.6x25x72.11, 3-sty brk loft and store building.
- 22d st, No 37, n s, 200 w 4th av, 23x98.9, 4-sty stone front dwelling.
- Anne B Innes-Ker agt James L Breese et al; Smith & Simpson, att'ys, 135 Broadway; John H Judge, ref. (Partition.) By Joseph P Day.

Oct. 21.

- Jerome av [n w cor Macombs road, runs n Macombs road] 497.3 to 172d st, x w 332.5 to Inwood av [Inwood av, x s 100.1 to Macombs 172d st road, x e 332.1 to beg, 2-sty frame dwelling and 1 and 2-sty frame buildings and vacant. Edw L Woolf et al agt Leicester Realty Co et al; James A Deering, att'y, 135 Broadway; J Hampden Dougherty, ref. (Amt due, \$111,053.82; taxes, &c, \$8,020.24.) Mort recorded March 5, 1905. By Joseph P Day.

Oct. 22.

- 132d st, No 281, n s, 100 e 8th av, 16.8x99.11, 3-sty stone front dwelling. Louise F Runk et al trustees agt Jennie Thompson et al; Chas A Runk, att'y; Wm B F Rogers, ref. (Amt due, \$9,917.20; taxes, &c, \$773.98.) Mort recorded Nov 27, 1888. By Joseph P Day.
- Park av, No 4346, e s, 275 n 179th st, 25x141, 2-sty frame dwelling. John J Brady agt James H McManus et al; Moran & Healy, att'ys, 49 Chambers st; Richard H Clarke, Jr, ref. (Amt due, \$4,511.40; taxes, &c, \$128.87; sub to a mort of \$2,000.) Mort recorded July 28, 1906. By Joseph P Day.
- 105th st, No 175, n s, 100 w 3d av, 25x100.11, 5-sty brk tenement. Frederick Cassebeer agt Joseph Marks et al; Richard Dudensing, Jr, att'y, 156 Broadway; Wm J A Caffrey, ref. (Amt due, \$3,873.25; taxes, &c, \$772.67; sub to a mort of \$19,500.) Mort recorded June 12, 1905. By Joseph P Day.
- 22d st, No 261, n s, 262.6 e 8th av, 18.9x98.9, two 1-sty brk and frame buildings. John D Van Buren exr, &c, agt Geo P Macready et al; Harold Swain, att'y, 176 Broadway; Sylvester L H Ward, ref. (Amt due, \$11,059.69; taxes, &c, \$164.12.) Mort recorded Nov 3, 1906. By D Phoenix Ingraham.

Oct. 23 and 24.

No Legal Sales advertised for these days.

Oct. 26.

- 47th st, No 150, on map Nos 148 to 154, s s, 216.8 e 7th av, 70.10x100.5, 13-sty brk and stone hotel. Title Guarantee & Trust Co trustee agt Realty Investment Corporation of N Y City et al; Bowers & Sands, att'ys, 31 Nassau st; Myron Sulzberger, ref. (Amt due, \$287,942.97; taxes, &c, \$7,384.29; sub to a mort of \$315,000.) Mort recorded May 21, 1903. By Joseph P Day.
- 121st st, No 317, n s, 175 e 2d av, 25x100.10, 5-sty brk tenement. Henry Weiss agt Joseph Berokwitz et al; Jehial M Roeder, att'y, 119 Nassau st; Adam Wiener, ref. (Amt due, \$5,291.93; taxes, &c, \$889.89.) Mort recorded May 2, 1906. By Joseph P Day.
- 121st st, No 319, n s, 200 e 2d av, 25x100.10, 5-sty brk tenement. Same agt Solomon M Landsman et al; same att'y; same ref. (Amt due, \$5,742.13; taxes, &c, \$898.89.) Mort recorded May 2, 1906. By Joseph P Day.
- 89th st, Nos 408 and 410, s s, 106 e 1st av, 40x100.8, 6-sty brk tenement. Pine Moon Realty Co agt Isidor I Zeeman et al; W Bennett Marx, att'y, 257 Broadway; Michael F Conry, ref.

(Continued on page 754.)

# OFFICIAL LEGAL NOTICES

## PUBLIC NOTICES.

### NOTICE TO CONTRACTORS.

Sealed proposals, for the General Construction of the SCHENECTADY COUNTY COURT HOUSE, Schenectady, N. Y., will be received by the Board of Supervisors at the office of the Clerk of the Board, John H. Peters, 311 State Street, Schenectady, N. Y., on or before noon on the tenth day of November, 1908, when they will be opened and publicly read. Plans and specifications can be seen at the office of the Building Committee of the Board, 87 Parker Building, Schenectady, N. Y., or at the office of the Architects, Stoddard & Weathers, 31 Union Square, New York City.

Proposals shall be accompanied by certified check upon a New York State Bank for an amount equal to 3% of the bid as required by the specifications, and the Contractor to whom the award is made will be required to furnish Surety Company Bond within the time and under the conditions stated in the specifications. The right is reserved to reject any and all bids or any part or parts thereof.

The proposal shall be placed in a plain sealed envelope and addressed, "Proposal for Building the Schenectady County Court House, Schenectady, N. Y.," and addressed to the Clerk of the Board, John H. Peters, 311 State Street, Schenectady, N. Y. (together with all drawings and specifications), on or before the time set for receiving the bids.

Blank forms of proposals and drawings and specifications for the exclusive use of the bidder may be obtained only upon written application to Stoddard & Weathers, Architects, 31 Union Square, New York, on or after the tenth day of October, 1908, and by a cash deposit of \$35.00 for each set of drawings and specifications, said amount to be refunded less the actual cost of production upon the return of the drawings and specifications in good order. Complete drawings and specifications will be on file at the office of the Building Committee of the Board of Supervisors, 87 Parker Building, Schenectady, N. Y.

JOHN H. PETERS,  
Clerk of the Board.

Dated at Schenectady, N. Y., Oct. 6th, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 14 to 28, 1908, 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 THE BRONX:

24TH WARD, SECTION 11. EAST 175TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES from Jerome Avenue to Grand Boulevard and Concourse.

HERMAN A. METZ,  
Comptroller.

City of New York, October 13, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF October 15 to 29, 1908, 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. 3d AVENUE—SEWER, between 92d and 94th Streets.

HERMAN A. METZ,  
Comptroller.

City of New York, October 13, 1908. (6600)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 14 to 28, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. 6TH AVENUE—PAVING, from Broadway to Graham Avenue. 7TH AVENUE—PAVING, from Jackson to Washington Avenues. 13TH AVENUE—PAVING, from Broadway to Jamaica Avenue. CRESCENT STREET—REGULATING, GRADING, CURBING AND FLAGGING, from Flushing to Hoyt Avenues. 4TH WARD. DELAP PLACE—REGULATING, GRADING, CURBING AND GUTTERING, from west side of Grand Street to east side of Bergen Avenue.

HERMAN A. METZ,  
Comptroller.

City of New York, October 13, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 17 to 31, 1908, 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:

29TH WARD, SECTION 16. CHURCH AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Flatbush Avenue and East 11th Street. CHURCH AVENUE—PAVING, between Flatbush Avenue and East 11th Street (Stratford Road).

HERMAN A. METZ,  
Comptroller.

City of New York, October 15, 1908.

## ADVERTISED LEGAL SALES.

(Continued from page 753.)

(Amt due, \$7,230.58; taxes, &c, \$966.03; sub to a mort of \$36,000.) Mort recorded Aug 23, 1904. By Joseph P Day.

3d av, No 2621 [s w cor 140th st, 25x100, 140th st, Nos 274 to 280] 3 and 4-sty brk and frame tenement and store. Laura C Crane agt Clarence D Baldwin et al; Crane & Lockwood, att'ys, 46 Wall st; Henry S J Flynn, ref. (Amt due, \$23,559.25; taxes, &c, \$1,510.21.) By Samuel Marx.

Belmont av, w s, 429.11 n 181st st, 38.10x83.2, vacant. Jennie Reichman agt Blackhill Construction Co et al; Maurice M Greenstein, att'y, 309 Broadway; Louis F Doyle, ref. (Amt due, \$824.98; taxes, &c, \$685; sub to a mort of \$1,750.) Mort recorded April 17, 1908. By Joseph P Day.

Hoffman st, e s, 26 n 189th st, 62x117.11x62.3 x118.3, vacant. Morris H Hayman agt Richard C Littleton et al; Joseph Rosenzweig, att'y, 99 Nassau st; Louis B Hasbrouck, ref. (Amt due, \$3,026.74; taxes, &c, \$2,303.49; sub to a mort of \$2,500.) Mort recorded Aug 4, 1906. By Bryan L Kennelly.

St Nicholas av, No 728, e s, 337.4 n 145th st, 18.6x100, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c, which Chas A Coutant had on March 19, 1908. David J Gladstone, att'y, 99 Nassau st; Thomas F Foley, sheriff. 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 the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found,

do not correspond with the existing ones, owing to their 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 1908.

## CONVEYANCES

October 9, 10, 12, 13, 14 and 15. (No. 16.)

### BOROUGH OF MANHATTAN.

Allen st, No 96, e s, 99.9 n Broome st, 24.9x87.6, 5-sty brk tenement and store. Frances Wolchok to Jennie Gordon, Sarah Levy and Sophia Gruenstein. Mort \$36,200. Oct 9. Oct 10, 1908. 2:414—34. A \$20,000—\$35,000. nom

Baxter st, No 83, e s, abt 150 n Bayard st, 25x100, 3-sty brk tenement and store and 3-sty brk tenement in rear. Edward Browne referee by order of court to Millie Segal. Sept 22. Oct 14, 1908. 1:199—3. A \$19,000—\$22,000. 30,000

Same property. Thomas White et al to same. Q C. Sept 22. Oct 14, 1908. 1:199. nom

Baxter st, No 85, e s, abt 175 n Bayard st, 25x100, 3-sty brk tenement and store and 4-sty brk tenement in rear. Thomas White et al to Millie Segal. Sept 22. Oct 14, 1908. 1:199—4. A \$19,000—\$22,000. other consid and 100

Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100, two 3-sty brk tenements and stores and one 3 and one 4-sty brk tenements in rear. Millie Segal to Joseph L Bittenwieser. Mort \$38,500. Oct 14, 1908. 1:199—3 and 4. A \$38,000—\$44,000. 100

Cannon st, No 61, and part of No 63, on map No 61, w s, abt 175 s Rivington st, 27x100, 5-sty brk tenement and store. Symon Fuchs to Max Fuchs. 1-3 part. May 5. Oct 10, 1908. 2:333—63. A \$18,000—\$33,000. other consid and 100

Same property. Bernard Ojzerkis to Isidor Silverman. 1-3 part. May 5. Oct 10, 1908. 2:333. other consid and 100

Cherry st, No 41, s s, abt 45 w Roosevelt st, 16.2x74x15.7x74, 3-sty frame (brk front) tenement and store. Sarah E J Squires to Maria wife Jacob F Lutz. B & S and C a G. Mort \$4,500. Oct 1. Oct 12, 1908. 1:109—16. A \$5,200—\$7,500. other consid and 100

Christopher st, Nos 13 or 15. Power of attorney. Franklin Overheiser to M C Heine. Apr 7. Oct 13, 1908. P A.

Chrystie st, No 216, e s, 249.3 s Houston st, 25x75, 6-sty brk tenement and store. Italian Union Realty & Security Co to Vincenzo Messineo. Mort \$39,000. Aug 12. Oct 13, 1908. 2:422—2. A \$19,000—\$29,000. other consid and 100

City Hall pl, No 19, s s, 141.8 e Duane st, 24.11x100x25x100, 4-sty brk tenement and 5-sty brk tenement in rear. Whiting Arnold EXR, &c; Eliza Arnold to Fredk M Cromwell, of Dobbs Ferry, N. Y. Oct 13. Oct 15, 1908. 1:157—20. A \$21,000—\$26,000. nom

Division st, No 242, n s, 50 e Attorney st, —x71x25x83, 5-sty brk tenement and store. Benedict Bockar et al to Ottilie Block. Morts \$34,650. Oct 12. Oct 13, 1908. 1:315—23. A \$21,000—\$32,000. nom

Duane st, No 106. Broadway, No 393.

Franklin st, Nos 98 and 100.

West st, No 126.

1st av, Nos 1378 and 1380.

72d st W, No 28.

Power of attorney. Julia M Love et al HEIRS, &c, John W Love to John Bain, Jr. Feb 1, 1907. Oct 14, 1908.

Elizabeth st, No 90, old No 86, e s, abt 130 s Grand st, 25x100, 6-sty brk tenement and store. Achille Starace TRUSTEE in bankruptcy of Pasquale and Salvatore Pati to Antonio Ferrara. B & S. Morts \$35,750. Oct 1. Oct 12, 1908. 1:239—11. A \$19,000—\$39,000. 39,110

Eldridge st, No 197, w s, 100 n Rivington st, 25x100, 5-sty brk tenement and store. Lena Monday to Leanora Morreau. Morts \$36,000. Oct 8. Oct 9, 1908. 2:421—72. A \$21,000—\$34,000. other consid and 100

Elwood st, w s, 225 n Nagle av, 100x125, with all title to land in front to c l of st, vacant. John H Koelsch to Fredk A Goetze. Amended deed. Mort \$7,000. Jan 9, 1905. Oct 13, 1908. 8:2172—46. A \$12,500—\$12,500. nom

Elizabeth st, No 239, w s, 141.4 n Prince st, 20x90.6, 6-sty brk tenement and store. FORECLOS, Oct 6, 1908. Francis S McAvoy referee to James F Cavagnaro. Mort \$30,000. Oct 8. Oct 9, 1908. 2:508—42. A \$12,000—\$36,500. 3,000

Essex st, No 82, s e s, 102.8 n e Broome st, 25x100x25.1x102.7, 5-sty brk tenement and store.

Essex st, No 84, e s, abt 127.8 n Broome st, 25x100, 5-sty brk tenement and store.

Essex st, No 86, e s, 175.4 s Delancey st, former line, or abt 75 s new line, 24.11x100, 5-sty brk tenement and store.

Abraham and Jennie Bollt to Sam Kapner. Morts \$115,500. Oct 3. Oct 10, 1908. 2:352-2 to 4. A \$69,000-\$129,000.

other consid and 100

Essex st, No 119, w s, 81.10 s Rivington st, 20.9x68, 5-sty brk tenement and store. Order of court correcting description in deed dated Sept 23, 1884. David Shaff and ano against Fredk Grosse if living et al. Oct 12. Oct 13, 1908. 2:410-54. A \$16,000-\$21,000.

Henry st, No 208 | s e cor Clinton st, 23.9x100, 6-sty brk tenement and store. Order of court. Barnet Goldfein to Sunflower Realty & Security Corp. Mort \$61,625. Aug 27. Oct 10, 1908. 1:269-85. A \$27,000-\$60,000. other consid and 100

Houston st, No 308, n s, abt 75 e Av B, 22.6x113.3x22.7x110.6 e s, 5-sty brk tenement and store and 4-sty brk tenement in rear. Leopold Adler to Emil Adler. 1/2 part. All liens. Oct 14. Oct 15, 1908. 2:384-61. A \$22,000-\$35,000.

Houston st, No 310, n s, abt 115 e Av B, 22.8x106.6x36.3x110.6 w s, 6-sty brk tenement and store. Leopold Adler to Emil Adler. 1-3 part. All liens. Oct 14. Oct 15, 1908. 2:384-60. A \$25,000-\$48,000.

Houston st, No 352, n s, 72.10 n w Av C, 22.2x63.4x22.2x62.3, 3-sty brk tenement and store. Amalia Rubin to Alexander Bienstock. Morts \$12,000. Sept 28. Oct 12, 1908. 2:384-40. A \$13,000-\$16,000.

Houston st, Nos 404 and 406 | n w cor Sheriff st, 40x58.1 to 2d st 2d st, Nos 295 and 297 | x40.4x52.11, 6-sty brk tenement and store. Max Schwartz et al to Isaac Bleicher. 13 1/4-100 share right, title and interest. Mort share of \$45,000. Oct 10. Oct 12, 1908. 2:371-20. A \$30,000-\$55,000.

Lewis st, No 53, w s, 150 n Delancey st, 25x100, 4-sty brk tenement and store and 3-sty brk tenement in rear. Annie Graff to Max F Blau and Meyer Lantz, of Brooklyn. Morts \$29,250. Oct 14. Oct 15, 1908. 2:328-26. A \$16,000-\$20,000.

Lewis st, No 115, w s, 150 s Houston st, 25.1x100, 3 and 5-sty brk tenement and store. Hyman Silberman to Theresa Bernstein. Mort \$17,000. Oct 1. Oct 12, 1908. 2:330-25. A \$16,000-\$22,000.

Mangin st, No 101, w s, 55.5 s Stanton st, 15.8x99.10, 5-sty brk tenement and store. Julius Newman and Annie his wife to Annie Newman. All liens. Oct 14. Oct 15, 1908. 2:324-22. A \$5,500-\$13,000.

Stanton st, No 127, s s, 100 w Norfolk st, 25x75, 5-sty brk tenement and store. Morris Mandelskorn and Katie his wife to Fanny Mandelskorn. 1/2 part right, title and interest. Morts \$24,000. Oct 8. Oct 13, 1908. 2:354-15. A \$20,000-\$29,000.

State st, No 12, n e s, abt 140 s e Pearl st, deed reads plot bounded s w in front by State st 30, s e by No 9 1/2 (9) State st 64.4, n e by land of Equitable Life Assur Soc 26.6, n w by No 11 State st 49.7, 5-sty brk tenement.

Pearl st, No 10, s s, abt 110 e State st, deed reads lot bounded n by s s Pearl st 19.6, e by land of Ludlow 91, s by land of Carre 19.5, w by land of Carre 85.6, 5-sty brk tenement and store.

State st, Nos 9, 11 and 12 | e s, at line bet Pearl st, Nos 10 and 12 1/2, sometimes known as No 14 | l a n d s of Carre and land hereby described, runs s along st 55.3 x n e 60 x n e again 24.5 x n 52.7 x w 1.8 x n 49.11 to s s Pearl st x w 12.1 x s 50.3 and 29.11 x w 17.11 x s again w 2.10 x s 8 x s e 7.1 x s w 64 to beginning, being known as Nos 9, 11 and 12 State st and 10 and 12 1/2 sometimes known as 14 Pearl st, two 5-sty brk tenements and stores and 2-sty brk stable. 1:9-11 and 19. A \$102,200-\$124,000.

Laight st, Nos 88 and 90, n s, 82.6 w Washington st, —x50.3x60x50.4, 5-sty brk tenement. 1:218—. A \$28,000-\$30,000.

Whitehall st, Nos 57 and 58, e s, 82.2 s Front st, 40.4x40.7x39x37.6, 5-sty brk hotel. 1:4-9 and 10. A \$81,000-\$93,000.

Also property at Far Rockaway, L I.

John P Rogan to Patrick A Dollard, Borough of Queens. Undivided right, title and interest, with 1-8 part of all interest in estate of Patrick Dollard, dec'd. B & S. Sept 29. Oct 12, 1908 1:4-9 and 218.

Same property. Maude Hitchcock to same. All title. Q C. Sept 30. Oct 12, 1908. 1:4, 9, 218.

Same property. Wm B Wolfe to same. All title. Q C. Oct 1. Oct 12, 1908. 1:4, 9 and 218.

Same property, except parcel on Whitehall st, for which see conveyance under Whitehall st. Patrick A Dollard to John V Dollard. All title. Q C, with all interest against estates of Patrick, John and James J Dollard and Mary M Flynn, dec'd. Oct 8. Oct 12, 1908. 1:9 and 218.

Suffolk st, No 172, e s, 150 n Stanton st, 25x100, 5-sty brk tenement and store. Sarah wife Max Aronson to Max Morrison. 1/2 right, title and interest. Mort \$31,500. Oct 9. Oct 10, 1908. 2:350-4. A \$20,000-\$27,000.

Suffolk st, No 93, w s, 275.11 s Rivington st, 25.1x100, 6-sty brk tenement and store. Herman Bauman to Jennie Lowenthal and Joseph Bauman, each 1/2 part. Morts \$44,500. Aug 17. Oct 9, 1908. 2:353-72. A \$25,000-\$45,000.

Thompson st, No 67, w s, abt 195 s Spring st, 25x100, 6-sty brk tenement and store. Samuel Harris to Sarah, Rebecca and Daniel Harris. B & S. Oct 14. Oct 15, 1908. 2:489-33. A \$14,500-\$31,000.

Vandewater st, No 36, s s, 106.11 w Pearl st, runs w 17.4 x s 50.2 x e 14.4 x n 21.10 x e 2.9 x n 28.2 to beginning, 2-sty brk tenement. U S Savings Bank of N Y to Francis J Mahony. Oct 8. Oct 10, 1908. 1:113-14. A \$4,500-\$7,000.

Washington st, Nos 653, e s, 48.11 n Christopher st, 17.3x60, 3-sty brk tenement and store. Rachel Cohn to Dora Millheiser. Mort \$8,500. Oct 14, 1908. 2:630-3. A \$5,000-\$6,500.

Water st, No 656, n s, abt 350 w Jackson st, 26x85.6x26x86.9 e s, 4-sty frame (brk front) tenement and store and 4-sty brk tenement in rear. Samuel Swinton to Moses Jaffe. All liens. Oct 7. Oct 9, 1908. 1:260-19. A \$9,000-\$16,000.

Water st, No 614, n s, abt 75 w Gouverneur st, 26.2x64.5x26.3x65.6, two 6-sty brk tenements and stores.

Water st, No 616, n s, abt 55 w Gouverneur st, 20.6x65.11x19.10x65.6, Release mort. Ray E Schenkman to Victor and Sophie Stoller. Oct 8. Oct 15, 1908. 1:259-8. A \$10,000-\$30,000.

Water st, No 656, n s, 350 w Jackson st, 26x85.6x26x86.9, 4-sty frame (brk front) tenement and store and 4-sty brk tenement

in rear. Release 2 judgments. Charles Portman to Moses Jaffe. Oct 8. Oct 14, 1908. 1:260-19. A \$9,000-\$16,000.

Whitehall st, Nos 57 and 58, e s, 82.2 s Front st, 40.4x40.7x39x37.6, 5-sty brk hotel; also all title in estates of Patrick, John and James J Dollard, dec'd. Patrick A Dollard to John V Dollard. All title. All liens. Oct 8. Oct 12, 1908. 1:4-9 and 10. A \$81,000-\$93,000.

Worth st, Nos 145 and 147, n s, 116.2 e Centre st, runs e 49.10 x n 102.7 x w 28.5 x n 3.9 x w 21.7 x s 105.10 to beginning, 6-sty br kinfirmay and vacant. Five Points House of Industry, a corp, to New York Dispensary. Oct 14. Oct 15, 1908. 1:166-part of lot 57. 70,000

1st st E, No 99 | s s, 275 w Av A, 25x75, to n s Houston st Houston st, No 206 | x25.2x70.10, 5-sty brk tenement and store. Nathan Freedman to Fannie Freedman. All liens. Oct 13, 1908. 2:428-18. A \$16,500-\$29,000.

2d st E, No 252, n s, 72.9 w Av C, 52.3x106, 2 and 3-sty brk hall.

2d st E, No 256, n s, abt 50 w Av C, 20.9x60.3, 3-sty brk tenement and store.

2d st E, No 250, n s, abt 122 w Av C, 24.9x105.10, 4-sty brk tenement and store and 5-sty brk tenement in rear.

Av C, No 15 | n w cor 2d st, 20x52, two 2-sty brk tenements | 2d st, No 258 | and stores.

Davis Eisler to Minnie Eisler. 1/2 right, title and interest. All liens. May 6. Oct 9, 1908. 2:385-42 to 45. A \$75,000-\$99,000.

Same property. Samuel Gross to Pauline Gross. 1/2 right, title and interest. All liens. Sept 10. Oct 9, 1908. 2:385.

2d st E, No 122, n s, 292.3 e 1st av, 24.8x121.11, 7-sty brk tenement and store. Rachel Rudinsky to Tillie Hecklen. All liens. Oct 14. Oct 15, 1908. 2:430-46. A \$20,000-\$47,000.

6th st E, No 314, s s, 200 s e 2d av, 25x97, 5-sty brk tenement and store. David Baron to Rubin Bros & Baron, a corp. 2-3 parts. All title. Morts \$28,000. Aug 31. Oct 13, 1908. 2:447-13. A \$19,000-\$27,000.

7th st E, No 241, n s, 544.2 w Av D, 24.5x97.6, 7-sty brk tenement and store. Oscar Lehrer to Philip Breiman. 1/4 part. Sub to 1/4 of all liens. Apr 22. Oct 13, 1908. 2:377-67. A \$15,000-\$36,000.

7th st E, No 97 1/2, n s, 142.5 e 1st av, 19x97.6, 5-sty brk tenement. Samuel Levinson to Sarah Stein. Mort \$24,000. Oct 12. Oct 14, 1908. 2:435-54. A \$14,000-\$27,000.

10th st E, No 271, n s, 219 w Av A, 25x94.8, 5-sty stone front tenement and store. Valentine Yehling to Joseph Kugler. Mort \$15,000. Oct 15, 1908. 2:438-42. A \$17,500-\$30,000.

11th st E, No 507, n s, 95.6 e Av A, 25x103.3, 5-sty brk tenement and store. Tony Grun to Simon Grun. Mort \$11,000. May 2. Oct 15, 1908. 2:405-58. A \$18,000-\$27,000.

11th st E, Nos 329 and 331, n s, 225.4 w 1st av, runs n 40 x n e 25.2 x n 3.8 x s e 6 x n e — to s s former Stuyvesant st x w — x n — x w — x s 107.4 to 11th st x e 50 to beginning, 6-sty brk tenement and store. Hyman Rosenblum to Nathan Deitz. Mort \$64,500. Oct 14, 1908. 2:453-52. A \$44,000-\$115,000.

12th st E, No 643, n s, 108 w Av C, 37.6x103.3, 6-sty brk tenement and store. FORECLOS, Oct 7, 1908. Thos F Keogh referee to Jos L Bittenwieser. Mort \$36,000. Oct 13, 1908. 2:395-40. A \$22,000-\$26,000.

12th st E, No 639, n s, 145.6 w Av C, 37.6x103.3, 6-sty brk tenement and store. FORECLOS, Oct 7, 1908. Thos F Keogh to Jos L Bittenwieser. Mort \$36,000. Oct 13, 1908. 2:395-42. A \$22,000-\$26,000.

12th st E, No 623, n s, 293 s e Av B, 25x103.3.

12th st E, No 625, n s, 318 s e Av B, 25x103.3.

two 6-sty brk tenements and stores.

Isaac Roth to Harris Mankin, 1/2 of 2-3 part of right, title and interest or 1-3 of the whole. Mort \$79,000. April 1. Oct 14, 1908. 2:395-49 and 50. A \$26,000-\$28,000.

Same property. Alexander Axt, Max Heyman and Harris Mankin to Abraham Schwartz and Joseph Fine, all of. Morts \$79,000 and all liens. Oct 12. Oct 14, 1908. 2:395.

14th st E, No 607, n s, 131.9 e Av B, 21.10x103.3, 5-sty brk tenement and store. FORECLOS, Oct 13, 1908. Louis B Hasbruck ref to Meyer Goldberg and Abraham Greenberg. Mort \$9,200 and all liens. Oct 14, 1908. 3:982-8. A \$8,500-\$12,000.

Same property. Adolf Kagel et al to same. Mort \$9,200. Oct 12. Oct 14, 1908. 3:982.

14th st E, No 429, n s, 219 w Av A, 25x103.3, 6-sty brk tenement and store. Tony Grun to Simon Grun. Mort \$19,000. May 2. Oct 15, 1908. 3:946-16. A \$14,000-\$25,000.

15th st W, No 115, N Y. 1/2 interest, appraised at \$12,250.

Jefferson av, No 478, Brooklyn. Appraised at \$6,000.

Emerson pl, No 25, Brooklyn. Appraised at \$3,000.

Certificate of payment of transfer tax of \$476.44. Patrick C Dugan, Deputy Comptroller of State N Y, to estate of Mary Van Beuren. Mar 12, 1908. Oct 15, 1908. Transfer tax liber.

17th st W, No 219, n s, 211.6 w 7th av, 17.2x42.6x17.2x42.9, 2-sty brk tenement. Joseph W Cushman to Julie Lederer. B & S. Mort \$8,500. Oct 1. Oct 9, 1908. 3:767-29. A \$4,500-\$5,500.

18th st W, No 251, n s, 152 e 8th av, 26x63x26x60, 5-sty brk tenement.

18th st W, No 217, n s, 225 w 7th av, 25x92, 4-sty brk tenement | and 2-sty brk stable in rear.

Also property at Ramapo, N Y.

Release dower. Eliza A wife Charles Ackerman to Chas E Ackerman. Sept 9. Oct 9, 1908. 3:768-9 and 26. A \$20,500-\$34,000.

18th st W, No 251, n s, 152 e 8th av, 26x63x26x60, 5-sty brk tenement. PARTITION, July 22, 1908. Daniel J Early referee to Eliphalet L Davis. Oct 7. Oct 9, 1908. 3:768-9. A \$9,000-\$19,000.

18th st W, No 251, n s, 152 e 8th av, 26x63x26x60, 5-sty brk tenement. Eliphalet L Davis to Madison Square Mortgage Co. Mort \$15,000. Oct 8. Oct 9, 1908. 3:768-9. A \$9,000-\$19,000.

18th st W, No 217, n s, 225 w 7th av, 25x92, 4-sty brk tenement and 2-sty brk stable in rear. FORECLOS, July 22, 1908. Danl J Early referee to Robt Ackerman, of Spring Valley, N Y. Oct 7. Oct 15, 1908. 3:768-26. A \$11,500-\$15,000.

20th st E, No 112, or | s w s, 206.8 s e 4th av, 26.8x92, 4-sty Gramercy Park S, No 12 | brk dwelling. FORECLOS, Sept 22, 1908. S L H Ward referee to Matilda O Rhineland. Oct 7. Oct 9, 1908. 3:875-74. A \$37,000-\$45,000.

24th st W, No 205, n s, 100 w 7th av, 21.5x98.9, 3-sty brk dwelling. Eleanor Elgar et al EXRS, &c, James Elgar to Seymour Realty Co. All liens. Aug 24. Oct 14, 1908. 3:774-33. A \$12,000-\$14,500. 21,250

26th st E, No 119, n s, 239.3 e 4th av, 14.3x98.9, 3-sty stone front dwelling. Gertrud Romer to Gustav Romer. Mort \$8,000. Sept 12, 1904. Oct 14, 1908. 3:882-14. A \$12,500-\$14,500. nom

26th st W, No 245, n s, 200 e 8th av, 14x98.9x12.2x98.9, 2-sty brk building and store.

26th st W, Nos 241 and 243, n s, 214 e 8th av, runs n 98.9 x e 24.10 x s 0.9 x e 24.10 x s 98 to st x w 49.9 to beginning, one 4 and one 5-sty brk tenements and 3-sty frame tenement in rear of No 243.

Josephine Muller to Eliphalet L Davis. Morts \$57,000. Oct 15, 1908. 3:776-12 to 14. A \$34,000-\$44,500. other consid and 100

27th st W, No 38, s s, 223 e 6th av, 23x98.9, 4-sty stone front dwelling. Blanche Everson and ano to Alex P W Kinnan. All title. Oct 12. Oct 15, 1908. 3:828-69. A \$49,000-\$56,500. 3,000

29th st E, No 233, n s, 175 w 2d av, runs w 25 x n 98.9 x e 8.5 x s e - x s 67.4, 4-sty brk tenement and store and 3-sty brk tenement in rear. Achille Starace TRUSTEE in bankruptcy of Pasquale and Salvatore Pati to Antonio Ferrara and Salvatore Rizzo. B & S. Mort \$12,600. Oct 1. Oct 12, 1908. 3:910-21. A \$10,500-\$15,500. 14,200

31st st E, No 104, s s, 100 e 4th av, 24x98.9, 5-sty brk tenement. Emmet Realty Co to Thos W Duncan. Oct 2. Oct 9, 1908. 3:886-84. A \$24,000-\$42,000. 100

34th st E, No 156, s s, 157 w 3d av, 18.6x98.9, 3-sty stone front dwelling. Emmet Realty Co to Thomas W Duncan. Oct 2. Oct 9, 1908. 3:889-52. A \$22,000-\$24,000. other consid and 100

35th st E, No 219, n s, 225 e 3d av, 29.2x98.9, 4-sty brk tenement and store. PARTITION, June 2, 1908. Emil Goldmark referee to Lee Holstein. Oct 9. Oct 12, 1908. 3:916-14. A \$12,500-\$17,000. 18,500

37th st W, No 323, n s, 275.5 w 8th av, 24.9x98.9, 5-sty stone front tenement. Eugenie von Chorus (Hartog) to Elizabeth A Hartog. Mort \$18,500 and all liens. Oct 1. Oct 13, 1908. 3:761-21. A \$11,500-\$31,000. nom

39th st E, No 203, n s, 60 e 3d av, 20.3x49.4, 3-sty stone front tenement. Release mort. Kings County Savings Institution to John M, Wm H, Annetta M, Geo H and Alfred G Schult and Adeline G Staats. Oct 8. Oct 13, 1908. 3:920-5. A \$6,000-\$9,500. 5,000

40th st E, No 40, s s, 80 w Park av, 25x98.9, 4 and 5-sty brk dwelling. Lawyers Realty Co to James O'Connor. B & S. Oct 12, 1908. 3:869-45. A \$52,000-\$100,000. other consid and 100

40th st E, No 40, s s, 80 w Park av, 25x98.9, 4 and 5-sty brk dwelling. Frederic A Potts et al to Lawyers Realty Co. Sept 29. Oct 12, 1908. 3:869-45. A \$52,000-\$100,000. 125,000

44th st E, No 122 | s e cor Lexington av, 18.4x83, 4-sty Lexington av, Nos 427 to 433 | stone front tenement and store and 2-sty brk store on av. Amalia Borrmann to Julia Borrmann. All liens. Oct 14. Oct 15, 1908. 5:1298-50. A \$28,000-\$30,000. nom

46th st E, No 341, n s, 160 w 1st av, 20x100.5.

46th st E, No 339, n s, 180 w 1st av, 20x100.5. two 4-sty brk buildings and stores.

Also strip in rear of No 341, 1.5 wide x20 in length.

Ernst Keil to Coca Cola Bottling Works of N Y, a corpn under laws of Tennessee. Oct 9, 1908. 5:1339-19 and 20. A \$14,000-\$21,000. omitted

47th st W, No 547. Power of attorney. Doris Dassler to Edward A Dassler, of Ridgefield Park, N J. Oct 10. Oct 12, 1908.

49th st W, No 148, s s, 171.4 e 7th av, 21.4x104.3x21.7x101.6, 3-sty stone front dwelling. Peter DeLacy to Annie Evans. Mt \$20,000. Oct 14, 1908. 4:1001-57½. A \$30,000-\$31,000. nom

58th st E, No 442, s s, 121.5 w Av A, 20x100.4, 3-sty and basement stone front dwelling. Hyman Rosenblum to Nathan Deitz. Mort \$6,600. Oct 14, 1908. 5:1369-29½. A \$7,000-\$8,500. other consid and 100

58th st W, No 47, appraised at \$58,000. Certificate as to payment of transfer tax of \$1,733.02. Patrick C Dugan, Deputy Comptroller of State N Y, to estate of John H Clews. Oct 10. Oct 12, 1908.

61st st E, No 29, n s, 100 e Madison av, 16.6x100.5, 4-sty and basement brk dwelling. Marguerite W Hall to Wm E Hall. All liens. Oct 9. Oct 12, 1908. 5:1376-25. A \$33,000-\$43,000. other consid and 100

62d st W, No 152, s s, 175 e Amsterdam av, 25x100.5, 5-sty brk tenement. Pauline A Horn to Madison Square Mortgage Co. Morts \$29,250. Dec 14, 1907. Oct 15, 1908. 4:1133-57. A \$13,000-\$28,000. other consid and 100

Same property. Madison Square Mortgage to Josephine Muller. Morts \$25,00. Oct 12, 1908. Oct 15, 1908. 4:1133. 100

62d st E, No 238, s s, 175 w 2d av, 20x100.5, 3-sty and basement stone front dwelling. PARTITION, Sept 10, 1908. Alfred J Amend referee to Ellen T Carty Fallon, of Mamaroneck, N Y. Oct 12. Oct 13, 1908. 5:1416-32. A \$12,000-\$16,000. 13,750

63d st W, No 157, n s, 270 e Amsterdam av, 20x100.5, 5-sty brk tenement. Release mort. Cyrus and Fanny R M Hitchcock to said Cyrus Hitchcock, of East Orange, N J. Mar 30, 1907. Oct 13, 1908. 4:1135-12. A \$10,000-\$17,500. nom

72d st E, No 174, s s, 183.4 w 3d av, 16.8x102.2, 4-sty and basement stone front dwelling. Deborah J Darling to Chester Darling. Nov 4, 1907. Oct 10, 1908. 5:1406-45½. A \$16,000-\$21,000. nom

73d st E, No 211, n s, 160 e 3d av, 25x102.2, 5-sty stone front tenement and store. Israel Tamases to East 73 St Co, a corpn. All liens. July 18, 1908. Oct 15, 1908. 5:1428-7. A \$11,000-\$23,000. other consid and 100

75th st W, No 104, s s, 100 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Jacob Sternchuss to Bertha Gardner. Mort \$33,500. Oct 7. Oct 9, 1908. 4:1146-37. A \$14,000-\$27,000. omitted

75th st E, No 163, n s, 250 w 3d av, 18.9x102.2, 4-sty stone front tenement. Abraham Wolff et al to Clara Thorman. Morts \$12,500. Oct 12. Oct 14, 1908. 5:1410-26. A \$11,500-\$17,000. nom

75th st E, No 163, n s, 250 w 3d av, 18.9x102.2, 4-sty stone front tenement. Clara Thorman to John Burke and Julia his wife tenants by entirety. Morts \$12,500. Oct 14. Oct 15, 1908. 5:1410-26. A \$11,500-\$17,000. other consid and 100

77th st E, No 352. Power of attorney. Deborah Greenwald to Max Greenwald. Jan 15. Oct 9, 1908. P A.

78th st W, No 135, n s, 410 e Amsterdam av, 20x102.2, 3-sty and basement stone front dwelling. Martin S Paine to Paul Kaskel. Mort \$10,000. Oct 15, 1908. 4:1150-17. A \$13,000-\$21,000. other consid and 100

78th st W, No 225, n s, 281 w Amsterdam av, 19x102.2, 3-sty and basement stone front dwelling. James L Holland to Margaret A Holland. Mort \$18,000. Oct 10, 1908. 4:1170-20½. A \$15,000-\$20,000. other consid and 100

78th st E, No 432, s s, 260.8 w Av A, 16.8x102.2, 3-sty brk tenement. Wm Winkelmann to Lester S Abberley of Brooklyn, N Y. Mort \$7,500. Oct 9. Oct 14, 1908. 5:1472-36½. A \$5,000-\$7,000. nom

80th st E, No 321, n s, 325 w 1st av, 25x102.2, 4-sty stone front tenement. Rachel Cohn to Abraham Wolff and Charlotte M Hammel. Mort \$14,000. Oct 12. Oct 14, 1908. 5:1543-13. A \$9,000-\$14,000. other consid and 100

80th st E, No 130, s s, 110.10 w Lexington av, 18.4x102.2, 3-sty stone front dwelling. Ethel R Merrill to John C Barr. Mort \$20,000. Sept 28. Oct 13, 1908. 5:1508-61. A \$11,500-\$16,500. omitted

81st st E, No 40, on map No 58, s s, 149 e Madison av, 16x102.2, 4-sty stone front dwelling. Anna A Murtland to Sanders McAllister Payne. Mort \$25,000. Oct 8. Oct 9, 1908. 5:1492-46½. A \$19,000-\$29,000. nom

81st st E, No 40, on map No 58, s s, 149 e Madison av, 16x102.2, 4-sty stone front dwelling. Sanders McA Payne to Saml Murtland. Mort \$25,000. Oct 8. Oct 9, 1908. 5:1492-46½. A \$19,000-\$29,000. nom

82d st E, No 518, s s, 273 e Av A, 18.9x102.2, 4-sty stone front tenement. Harris Nitzberg to Philip Cohen. All liens. Oct 13. Oct 14, 1908. 5:1578-41. A \$6,000-\$10,000. 100

82d st W, No 33, old No 43, n s, 345 e Columbus av, 20x102.2, 4-sty and basement brk dwelling. Chas F Schorer to Ora M Russell. Mort \$25,000. Oct 7, 1907. Oct 13, 1908. 4:1196-14½. A \$14,000-\$24,000. nom

84th st E, No 155, n s, 277.3 w 3d av, 21.1x102.2, 4-sty stone front tenement. Philip Meyerowitz et al to Adele Gumb. B & S. Mort \$15,000 and all liens. Oct 7. Oct 12, 1908. 5:1513-25. A \$11,000-\$16,000. other consid and 100

84th st W, No 113, n s, 264.8 w Columbus av, 39.6x102.2, 5-sty brk tenement. Wm B Pettit to James King. Mort \$40,000. Aug 7. Oct 13, 1908. 4:1215-21. A \$22,000-\$52,000. 65,000

87th st E, No 544, s s, 146 w East End av, 18x60.4x-x60.3, 3-sty stone front dwelling. Louis Klein to Louis Geissler. Mort \$5,000. Oct 15, 1908. 5:1583-33½. A \$4,500-\$8,000. 100

88th st W, No 56, s s, 183 e Columbus av, 19x100.8, 4-sty and basement stone front dwelling. Annie Davis to Hattie J Farrell. Mort \$22,000. Oct 14. Oct 15, 1908. 4:1201-56½. A \$13,000-\$25,000. 100

88th st W, No 56, s s, 183 e Columbus av, 19x100.8, 4-sty and basement stone front dwelling. Eugene Vallens to Annie Davis. Mort \$22,000. Oct 14. Oct 15, 1908. 4:1201-56½. A \$13,000-\$25,000. 100

88th st E, No 117, n s, 235.6 e Park av, 25.6x100.8, 5-sty brk tenement. Philip Rasch to Annie Rasch, of Brooklyn. Q C. ½ part. Oct 1. Oct 12, 1908. 5:1517-11. A \$14,000-\$25,000. nom

94th st W, No 150, s s, 475 w Columbus av, 18x100.4 to c l Apthorps lane x18.2x101.2, 4-sty and basement stone front dwelling. Mary W Lillie to Charles Gahren. Mort \$14,000. Oct 15, 1908. 4:1224-52. A \$9,000-\$18,000. other consid and 100

96th st E, No 105, n s, 32 e Park av, 18x100.11, 5-sty stone front tenement. Henry Doscher, Jr, to Geo W Schmedes. Mort \$11,000. Oct 10. Oct 12, 1908. 6:1624-2. A \$10,500-\$20,000. nom

96th st E, No 105, n s, 32 e Park av, 18x100.11, 5-sty stone front tenement. Geo W Schmedes to Henry Doscher, Jr. Mort \$11,000. Oct 10. Oct 12, 1908. 6:1624-2. A \$10,500-\$20,000. nom

96th st E, No 236, s s, 74.5 w 2d av, 25.6x100.8, 5-sty brk tenement and store. Charles Seidenberg et al to Margaret Graham. All liens. Oct 13. Oct 14, 1908. 5:1541-28½. A \$10,000-\$19,000. nom

97th st W, No 32, s s, 293 w Central Park West, 18x100.11, 4-sty and basement brk dwelling. Fannie Feder to Marion T Adler and Fannie Tobias. Q C. All liens. Oct 6. Oct 9, 1908. 7:1832-44½. A \$8,600-\$19,000. 100

97th st W, No 32, s s, 293 w Central Park West, 18x100.11, 4-sty and basement brk dwelling. Julia Brown to Marion T Adler and Fannie Tobias. Mort \$18,000 and all liens. June 26. Oct 9, 1908. 7:1832-44½. A \$8,600-\$19,000. other consid and 100

97th st W, No 136, s s, 450 e Amsterdam av, 17.5x100.11, 3-sty and basement stone front dwelling. Marietta E Hewitt to Henry H Graff. Mort \$14,000. Aug 1, 1908, Oct 13, 1908. 7:1851-46. A \$7,600-\$13,000. other consid and 100

99th st W, Nos 54 and 56, s s, 175 e Columbus av, 50x100.11, two 5-sty brk tenements. M Leonard Frazier to Herman Alexander. Mort \$41,000. Oct 10, 1908. 7:1834-56 and 57. A \$24,000-\$52,000. nom

101st st E, No 332, s s, 150 w 1st av, 25x100.11, 6-sty brk tenement. Isidor Koplik et al to Minnie Siff and Louis Dallin. Mort \$24,650. Oct 12. Oct 15, 1908. 6:1672-33. A \$7,000-\$28,000. other consid and 100

101st st E, No 332, s s, 150 w 1st av, 25x100.11, 6-sty brk tenement. The Ignatz Florio Co-operative Assoc Among Corleonesi, a corpn, to Louis and Rosa Rubin. Correction deed. All liens. Dec 15, 1905. Rerecorded from Dec 20, 1905. Oct 15, 1908. 6:1672-33. A \$7,000-\$28,000. other consid and 100

103d st W, No 304, s s, 99.3 w West End av, 20x100.11, 3-sty and basement brk dwelling. Edward De Noyelles to Chas E Duross. Mort \$12,500. Oct 12, 1908. 7:1890-26. A \$12,800-\$24,000. other consid and 100

104th st W, No 145, n s, 225 e Amsterdam av, 25x100.11, 5-sty stone front tenement. Ray Ansbacher to Ray Newman. All liens. Oct 14, 1908. 7:1859-10. A \$12,000-\$26,000. nom

105th st E, Nos 25 and 27, n s, 300 e 5th av, 50x100.11, 6-sty brk tenement and store. Annie Weinstein to Parker K Deane TRUSTEE for Jean G Deane et al. Mort \$52,000. Oct 14, 1908. 6:1611-13. A \$26,000-\$70,000. other consid and 100

105th st W, No 212, s s, 125 w Amsterdam av, 25x100.11, 5-sty brk tenement. William Recke et al to Chas R Siemann. Mort \$18,000. Oct 15, 1908. 7:1876-38. A \$13,000-\$25,000. other consid and 1,000

106th st E, No 233, n s, 175 w 2d av, 25x100.11, 4-sty brk tenement. Domenico Consoli to Anna Ansanelli. Mort \$11,500. Oct 8. Oct 13, 1908. 6:1656-17. A \$10,000-\$17,500. other consid and 100

106th st E, No 233, n s, 175 w 2d av, 25x100.11, 4-sty brk tenement. Anna Ansanelli to Maria Consoli. Mort \$11,500. Oct 13, 1908. 6:1656-17. A \$10,000-\$17,500. other consid and 100

108th st E, No 217, n s, 210 e 3d av, 25x100.11, 4-sty stone front tenement. Pasquale Devernieri to Nunzio A Bruno. All liens. Oct 10. Oct 12, 1908. 6:1658-9. A \$8,000-\$16,000. other consid and 100

109th st E, Nos 7 and 9, n s, 136.3 e 5th av, 36.3x100.11, 6-sty brk tenement. Release judgment. Abraham D Weinstein to Chas I Weinstein. Q C. Sept 21. Oct 9, 1908. 6:1615-7. A \$18,500-\$50,000. nom

Same property. Chas I Weinstein to Kassel Oshinsky. Morts \$49,000. Sept 24. Oct 9, 1908. 6:1615. other consid and 100

109th st E, Nos 7 to 17, n s, 136.3 e 5th av, 108.9x100.11, three 6-sty brk tenements. Release judgment. Lester C Lockwood to Chas I Weinstein. Q C. Sept 10. Oct 9, 1908. 6:1615-7 to 10. A \$55,500-\$150,000. nom

Same property. Release judgment. Isidor Pollack to same. Q C. Sept 10. Oct 9, 1908. 6:1615. nom

111th st E, No 226, s s, 270 w 2d av, 30x100.11, 6-sty brk tenement and store. Louis Michalisky to Jennie Daniel. Mort \$33,750. Oct 14, 1908. 6:1660-36. A \$9,500-\$36,000. nom

other consid and 100

111th st E, Nos 238 and 240, s s, 140 w 2d av, 40x100.11, 6-sty brk tenement and store. Mabel Orem to Annie Lipman. All liens. Oct 8. Oct 10, 1908. 6:1660-31. A \$13,000-\$50,000. nom

112th st E, Nos 56-60, on map Nos 54 and 56, s s, 162.6 w Park av, 39x100.11, 6-sty brk tenement and store. Business Mens Realty Co to Berliner & Greenberg, a corpn. B & S. All liens. Oct 7. Oct 10, 1908. 6:1617-45. A \$17,000-\$50,000. nom

Same property. Berliner & Greenberg to Yetta Lefkowitz. Mort \$52,750. Oct 9. Oct 10, 1908. 6:1617. other consid and 100

112th st E, Nos 234 and 236, on map Nos 232 to 236, s s, 344.11 e 3d av, 49.11x100.11, 6-sty brk tenements and store. Sigmund Moses to Eugene Spitz. Morts \$59,250. Sept 29. Oct 14, 1908. 6:1661-35. A \$17,000-\$63,000. other consid and 100

113th st E, No 79, n s, 100 w Park av, 24.6x100.11, 5-sty brk tenement and store. Adolf Schreter to Max Richter. Morts \$23,500. Oct 15, 1908. 6:1619-31. A \$11,000-\$21,000. 1,000

113th st E, No 85, n s, 25 w Park av, 25x100.11, 5-sty brk tenement. nom

133d st W, No 171, n s, 75 e 7th av, 25x99.11, 5-sty brk tenement and store. Hannah Huppert to Mirror Realty Co. Mort \$41,275. Oct 15, 1908. 6:1619-34. A \$11,000-\$21,000; 7:1918-5. A \$11,000-\$22,000. other consid and 100

114th st W, No 66, s s, 241.8 e Lenox av, 17.4x100.11, 3-sty and basement brk dwelling. Tony Grun to Simon Grun. Mort \$9,000. May 2. Oct 15, 1908. 6:1597-61. A \$9,000-\$11,500. nom

other consid and 100

118th st E, No 303, n s, 80 e 2d av, 20x100.11, 4-sty stone front tenement. FORECLOS, Sept 17, 1908. John A Foley referee to Samuel Loewy. Mort \$10,000. Sept 28. Oct 13, 1908. 6:1795-4½. A \$6,500-\$14,000. 2,900

119th st E, Nos 158 and 160, s s, 33.2 e Lexington av, 38.4x100.11, 6-sty brk tenement and store. North End Realty Co to Reginald L Rieser. Mort \$47,500. Oct 3. Oct 12, 1908. 6:1767-51. A \$16,000-\$51,000. other consid and 100

119th st E, Nos 247 and 249, n s, 80 w 2d av, 38.4x100.10, 6-sty brk tenement and store. Emil Adler to Isidore Friedman, of Allegheny, Pa. Mort \$47,000. Oct 6. Oct 9, 1908. 6:1784-20½. A \$15,000-\$46,000. nom

119th st E, No 115, n s, 140 e Park av, 24.10x100.11, 5-sty brk tenement and store. Morris Kempe to Fannie wife Morris Kempe. ½ part. Mort \$25,000 and all liens. Oct 15, 1908. 6:1768-7. A \$9,000-\$27,000. nom

119th st E, No 115, n s, 140 e Park av, 24.10x100.11, 5-sty brk tenement and store. Release dower. Fannie Kempe to Morris Kempe. ½ part. Q C. All title. Oct 15, 1908. 6:1768-7. A \$9,000-\$27,000. nom

128th st W, No 45, n s, 422.6 e Lenox av, 12.6x99.11, 3-sty and basement stone front dwelling. Harriet Jones to Nathalie Schreiner. Mort \$5,500. Oct 15, 1908. 6:1726-18½. A \$5,500-\$8,500. other consid and 100

128th st W, Nos 136 to 144, s s, 375 w Lenox av, 75x99.11, five 3-sty and basement stone front dwellings. Margaret E Cavanaugh to Joseph H Cavanaugh of Brooklyn. Mort \$37,500. Sept 10, 1906. Oct 14, 1908. 7:1912-48½ to 51. A \$32,500-\$47,500. nom

131st st W, No 604, s s, 125 w Broadway, 25x99.11, vacant. Geo W Larson to Michael M McDermott. All liens. Oct 2. Oct 9, 1908. 7:1997-39. A \$5,500-\$5,500. nom

133d st W, Nos 233 and 235, n s, 375.6 e 8th av, 39x99.11, two 4-sty brk tenements. Harris Kaplan et al to Fani Schiffman. Mort \$28,750. Oct 13. Oct 15, 1908. 7:1939-16 and 17. A \$16,000-\$28,000. nom

133d st W, No 206, s s, 175 w 7th av, 37.6x99.11, 5-sty brk tenement. Catherine Healy to Patrick A O'Loughlin. Mort \$33,000. Oct 8. Oct 10, 1908. 7:1938-41. A \$15,000-\$36,000. nom

other consid and 100

134th st W, No 314, s s, 200 w 8th av, 25.5x99.11, 5-sty brk tenement. Ellen wife of and Thomas Cowman to Rose Theurer. B & S. Mort \$27,000. Oct 8. Oct 15, 1908. 7:1959-24. A \$9,000-\$24,000. nom

134th st W, No 314, s s, 200 w 8th av, 25.5x99.11, 5-sty brk tenement. Bridget Walsh to Rose Theurer. Mort \$27,000. Oct 8. Oct 15, 1908. 7:1959-24. A \$9,000-\$24,000. nom

135th st W, No 529, n s, 580 w Amsterdam av, 37.6x99.11, 5-sty brk tenement. Chas Geiger et al to Grand Investing Co. 2-3 parts. Mort \$34,000. Oct 14, 1908. 7:1988-81. A \$16,500-\$43,000. other consid and 100

141st st W, Nos 313 and 315, n s, abt 100 e Edgecombe av, 50x99.11, two 3-sty frame tenements and stores and 2-sty frame building in rear. Josephine B Buchanan to N Brigham Hall. Morts \$17,000. Sept 23. Oct 12, 1908. 7:2043-5. A \$10,000-\$14,000. nom

143d st W, Nos 513 and 515, n s, 383.4 e Broadway, 70.10x99.11, 5-sty brk tenement. Release mort. Realty Mortgage Co to West Side Construction Co. Oct 9, 1908. 7:2075-part lot 5. A. \$—\$. 62,000

146th st W, s s, 275 w Lenox av, 75x99.11, vacant. FORECLOS, Oct 8, 1908. Arthur J Cohen referee to Harris Schwartz. Mort \$15,750 on this and other property, and taxes \$624.97. Oct 8. Oct 9, 1908. 7:2014-45 to 47. A \$21,000-\$21,000. 800

156th st W, Nos 531 to 535, n s, 300 w Amsterdam av, 78.6x99.11, two 5-sty brk tenements. The Amsterdam Holding Co to Harris Shapiro. All liens. Oct 8. Oct 9, 1908. 8:2115-51 to 53. A \$32,000-\$90,000. other consid and 100

163d st W, Nos 532 to 554, s s, 100 e Broadway, 265x99.11, six 5-sty brk tenements. Realty Finance Co to Adolf Mandel. Mort \$31,000 and all liens. Dec 8, 1904. Rerecorded from Dec 13, 1904. Oct 12, 1908. 8:2122-138. A \$85,000-\$250,000. other consid and 100

164th st W, No 451, n s, 300 e Amsterdam av, 50x104, 2-sty frame dwelling and vacant. Charles Geiger et al to Grand Investing Co. Mort \$13,000. Oct 8. Oct 14, 1908. 8:2111-34 and 35. A \$15,000-\$16,500. other consid and 100

169th st W, Nos 516 and 518, s s, 95 e Audubon av, 50x85, 2-sty frame dwelling and vacant. Chas Geiger et al to Grand Investing Co. Mort \$12,000. Oct 8. Oct 14, 1908. 8:2125-34 and 35. A \$10,000-\$12,500. other consid and 100

170th st W, n s, 100 w Audubon av, 75x100, vacant. Lawyers Realty Co to John Yule. B & S. Oct 12. Oct 13, 1908. 8:2127-23 to 25. A \$18,000-\$18,000. other consid and 100

176th st W proposed, c l 100 w Amsterdam av, runs s 30 x w 44 x n 30 x e 44 to beginning, vacant. Elm Realty Co to Cath G Burke and ano TRUSTEES Francis P Burke. Q C. Sept 28. Oct 14, 1908. 8:2132-assessed with lot 79. nom

176th st W, No 506, proposed c l, 144 w Amsterdam av, runs s 129.11 x w 43.6 x n 129.11 x e 43.6 to beginning, 5-sty brk tenement. Elm Realty Co to Francis Colety. Mort \$37,000. Correction deed. Mar 26, 1907. Oct 14, 1908. 8:2132-84 and part lot 79. A \$8,700-\$35,000. other consid and 100

180th st W, n s, 329.5 e Fort Washington av, 50x110, vacant. The Fluri Construction Co to Ferguson Bros Engineering Co. Morts \$10,000. Oct 14. Oct 15, 1908. 8:2176-part of lot 144. nom

other consid and 100

180th st W, n s, 329.5 e Fort Washington av, —x110. Party wall agreement. The Degenhardt Construction Co with The Fluri Construction Co. Oct 14. Oct 15, 1908. 8:2176. nom

180th st W, n s, 304.5 e Fort Washington av, 25x110, vacant. Release mort. Samuel E Jacobs and ano EXRS Elias Jacobs to The Fluri Construction Co and The Degenhardt Construction Co. Q C. Oct 14. Oct 15, 1908. 8:2176-part of lot 144. 1,500

Same property. Release mort. Banister Realty Co to same. Q C. Oct 14. Oct 15, 1908. 8:2176. 4,500

Av B, No 165, e s, 71 n 10th st, 23.8x93, 5-sty brk tenement and store. Jacob S Gluck and Ada his wife to Betty Gluck. Mort \$17,500. Oct 5. Oct 14, 1908. 2:393-4. A \$19,000-\$22,000. nom

Av B, No 225, e s, 68.9 s 14th st, 22x88, 5-sty brk tenement and store. Jacob S Gluck and Ada his wife to Betty Gluck. All liens. Oct 5. Oct 14, 1908. 2:396-6. A \$12,000-\$17,000. other consid and 100

Amsterdam av, Nos 129 and 131, e s, abt 60 s 66th st, —x—, two 1-sty brk stores. Release judgment. William Farrell and ano to John A Moore. Oct 12. Oct 15, 1908. 4:1137-63 and 64. A \$26,000-\$28,000. nom

Bowery, No 230 | s w cor Prince st, runs s 27.8 x w 99.7 x n Prince st, Nos 2 to 6 | 48.9 to st x e 100.3 to beginning, 6-sty brk tenement and store. Leopold Adler to Emil Adler. 1-3 part. Oct 14. Oct 15, 1908. 2:492-19. A \$55,000-\$105,000. 100

Broadway, Nos 2281 to 2299 | n w cor 82d st, runs n 204.4 to s s 82d st, Nos 251 to 255 | 83d st x w 104 x s 102.2 x w 5.9 83d st, Nos 250 to 260 | x s 102.2 to n s 82d st x e 107.7 to beginning, two 2-sty brk stores and 1 and 2-sty brk chapel. Emanuel Heilner to Samuel Jackson. 1-3 part. Mort \$450,000 on whole. Oct 12. Oct 13, 1908. 4:1230-8 and 54. A \$350,000-\$400,000. nom

Same property. Lee Shubert and William Klein to same. 1-10 part. Mort \$450,000 on whole. Oct 10. Oct 13, 1908. 4:1230. nom

Same property. Samuel Eiseman to same. ½ part. Mort \$450,000 on whole. Oct 6. Oct 13, 1908. 4:1230. nom

Same property, all of. Samuel Jackson to Herbert Du Puy of Pittsburgh, Pa. Mort \$450,000. Oct 12. Oct 13, 1908. 4:1230. nom

Claremont av, e s, 475 n 122d st, runs n 25 x e 86.6 x s 16.4 x e 16 x s 8.8 x w 102.6 to beginning, vacant. Geo A Steinmuller as receiver in action bet Weiffenbach and ano plaintiffs against Steinmuller and ano defendants to The N Y Investment & Impt Co. B & S. Oct 1. Oct 13, 1908. 7:1993-52. A \$6,800-\$6,800. order of court and 13,500

Same property. Geo A Steinmuller et al to same. B & S. Oct 1, 1908. Oct 13, 1908. 7:1993. nom

Convent av, No 413, e s, 60.3 s 148th st, 20x75, 3-sty stone front dwelling. Jacob P Roth to The Cristel Co, a corpn. Mort \$12,500. Oct 14. Oct 15, 1908. 7:2062-46½. A \$5,000-\$17,000. other consid and 100

Fort Washington av/w s, 45.3 s from c l 182d st, runs s 253.6 to 181st st | n s 181st st x w 105 x n 269.2 x e 105 to beginning, 3-sty brk dwelling and vacant. Chelsea Realty Co to The Apostleship of Prayer. Q C. Oct 10. Oct 12, 1908. 8:2179-90. A \$60,000-\$32,000, being partly exempt. nom

Jansen av, s w cor 228th st, 85.5x50x96.5x51.3, vacant. Charles Heymann to Abels, Gold Realty Co. All liens. Oct 14. Oct 15, 1908. 13:3402-315 and 316. A \$5,000-\$5,000. nom

Lenox av, Nos 661 to 671 | n w cor 143d st, 79.11x100, two 6-sty brk 143d st | tenements and stores. Release mort. State Bank to Penco Realty Co. Oct 6. Oct 15, 1908. 7:2012-29 and 31. A \$58,000-\$140,000. nom

Lenox av, Nos 661 to 671 | n w cor 143d st, 79.11x100, two 6-sty brk 143d st | tenements and stores. Release mort. George Ricard to Penco Realty Co. Oct 6. Oct 15, 1908. 7:2012-29 and 31. A \$58,000-\$140,000. nom

Lenox av, Nos 145 to 149, w s, 25.2 n 117th st, 75.2x75, three 5-sty brk tenements. Fort Washington Syndicate to John M Gibson. Q C. Oct 14. Oct 15, 1908. 7:1902-30 to 32. A \$54,000-\$84,000. nom

Lenox av, Nos 145 to 149, w s, 25.2 n 117th st, runs w 75 x n 70.2 x n e 18 x e 57.10 to av x s 75.2 to beginning, three 5-sty brk tenements. Fort Washington Syndicate to John M Gibson. B & S. Oct 14. Oct 15, 1908. 7:1902-30 to 32. A \$54,000-\$84,000. other consid and 100

Lenox av, Nos 145 to 149, w s, 25.2 n 117th st, runs w 75 x n 70.2 x n e 18 x e 57.10 to av x s 75.2 to beginning, three 5-sty brk tenements. 7:1902-30 to 32. A \$54,000-\$84,000.

Lenox av, Nos 145 to 149, w s, 25.2 n 117th st, 75.2x75, three 5-sty brk tenements and stores. John M Gibson to Israel Hoffman. Mort \$100,000. Oct 14. Oct 15, 1908. 7:1902-30 to 32. A \$54,000-\$84,000. other consid and 100

Lenox av, No 311, w s, 80 s 126th st, 19.11x75, 4-sty and basement stone front dwelling. Miriam A Platt to James D Platt. June 5, 1906. Oct 10, 1908. 7:1910-33. A \$21,000-\$30,000. nom

Lexington av, No 695 | s e cor 57th st, 20.5x80, 5-sty stone front 57th st, No 136 | tenement and store. Meriden Building Co to Jeanne H and Louis B Bock. Mort \$55,000. Oct 8. Oct 9, 1908. 5:1311-50. A \$40,000-\$55,000. nom

Lexington av, No 979, e s, 36 s 71st st, 16x69, 4-sty and basement stone front dwelling. Mary E Wilson to Fredk B Wilson. Mort \$12,000. May 18, 1907. Oct 15, 1908. 5:1405-51½. A \$11,000-\$16,500. other consid and 100

- Madison av, Nos 161 and 163, e s, 49.4 s 33d st, 49.4x100, 11 and 12-sty brk and stone hotel. Howard N Potter to B Farquhar Curtis. Morts \$326,000 and all liens. Oct 9, 1908. 3:862-53. A \$140,000-\$365,000. other consid and 100
- Park av, No 1408 | s w cor 105th st, 75.11x27.6, 5-sty stone front 105th st, No 80 | tenement and store. Emmet Realty Co to Thos W Duncan. Mort \$7,500. Oct 2. Oct 9, 1908. 6:1610-39. A \$15,000-\$25,000. other consid and 100
- Park av, No 1260 | n w cor 97th st, 100.11x100, three 6-sty brk 97th st | tenements, stores on av. David Kidansky et al to Blanche A Danziger. B & S. All liens. Oct 14. Oct 15, 1908. 6:1603-33 to 35. A \$57,500-\$157,000. nom
- Park av, No 1487, e s, 74 s 109th st, 26.11x76, 4-sty brk tenement. FORECLOS, Sept 22, 1908. August P Wagener ref to Celia Goldwater. Oct 14, 1908. 6:1636-72. A \$6,500-\$9,000. 10,950
- Riverside Drive, No 227 | s e cor 95th st, 76.2x98.5x75.6x89.9, 7-95th st | sty brk and stone tenement. Anna McAlpin to Rose A Wilson and Bernard C McKenna. Mort \$225,000. July 20. Oct 12, 1908. 4:1253-48. A \$85,000-\$190,000. nom
- St Nicholas av | n w cor 158th st, 203.6 to s s 159th st, x41.1x 158th st | 199.10 to n s 158th st, x78.5, vacant. Abraham 159th st | Ruth to Robert Altman. Mort \$35,000. Oct 12. Oct 14, 1908. 8:2108-83 and 87. A \$75,000-\$75,000. other consid and 100
- Sherman av | n e cor Academy st, 100x100, vacant. Aaron R Alt-Academy st | mayer to Isidore Solomon. 1/2 part. Oct 13. Oct 14, 1908. 8:2225-40 and 42. A \$18,500-\$18,500. nom
- West Broadway, No 141, on map No 267, e s, 91.2 s Lispenard st, runs e 100 x s 8.8 x w 0.4 x s 23.1 x w 99.8 to st, x n 31.1 to beginning, 6-sty brk loft and store building. FORECLOS, Sept 30, 1908. Arthur J Cohen ref to U S Trust Co of N Y TRUSTEES Theron R Butler. Oct 10. Oct 14, 1908. 1:192-18. A \$33,000-\$70,000. 70,000
- 1st av, No 2059, w s, 63.5 s 107th st, 37.6x100, 6-sty brk tenement and store. Marian E and Bernard Boskey EXRS Frank Boskey to Vincenzo and Luigi Picarello. Morts \$40,000. Oct 1. Oct 14, 1908. 6:1678-27. A \$16,000-\$50,000. 45,500
- 1st av, No 1108, e s, 75.5 n 60th st, 25x100, vacant. Charles Geiger et al to Grand Investing Co. Mort \$9,000. Oct 8. Oct 14, 1908. 5:1455-4. A \$10,000-\$10,000. other consid and 100
- 1st av, No 854, e s, 50.4 s 48th st, 25x75, 5-sty brk tenement and store. Aaron Kleegler to Jacob Eder. All liens. Oct 10. Oct 12, 1908. 5:1359-49. A \$9,000-\$19,000. other consid and 100
- 1st av, Nos 1957 and 1959, w s, 63.5 n 100th st, 37.6x100, 6-sty brk tenement and store. Henry E Rosenfeld to Emanuel Rosenfeld. 1/2 part. Mort \$44,000. Oct 6. Oct 12, 1908. 6:1672-26. A \$-\$. nom
- 2d av, No 2493, w s, 74.11 s 128th st, 25x75, 5-sty brk tenement and store. Minnie wife of Max C Baum to Chas C Rollin. Mt \$17,500. May 20. Oct 14, 1908. 6:1792-25. A \$8,000-\$16,000. 100
- 2d av, No 2420 | n e cor 124th st, 20.11x80, 3-sty 124th st, Nos 301 and 303 | stone front tenement and store. FORECLOS, Aug 14, 1908. T Louis A Britt ref to Louis H Harris. Mort \$18,500. Oct 14, 1908. 6:1801-1. A \$12,000-\$22,000. 500
- 2d av, Nos 2321 and 2323 | n w cor 119th st, 40.10x80, 6-sty brk 119th st, Nos 251 and 253 | tenement and store. Emil Adler to Isidore Friedman. Mort \$64,000. Oct 9, 1908. 6:1784-21. A \$22,000-\$58,000. nom
- 2d av, No 534, e s, 60 s 30th st, 20x75.9, 3-sty brk tenement and store. Eliz J Smith to Emily Nuoffer. Mort \$8,500. Oct 15, 1908. 3:935-62. A \$9,000-\$11,000. other consid and 100
- 3d av, Nos 601 and 603 | n e cor 39th st, runs n e 49.4 x s e 39th st, Nos 201 and 203 | 75 x n e 21.4 x s e 5.3 x s w 70.9 to n s 39th st x w 80.3 to beginning, 5-sty brk tenement and store 2-sty brk tenement and store and 3-sty stone front tenement in st. John M Schult et al to Thos M Brennan. Mort \$20,000. Oct 7. Oct 13, 1908. 3:920-1, 2 and 5. A \$39,500-\$59,000. nom
- 5th av, No 43 | n e cor 11th st, runs n 51.4 x e 100 x n 47 x e 25 11th st, No 1 | x s 98.5 to n s 11th st x w 125 to beginning, 10 and 11-sty brk and stone tenement. FORECLOS, Sept 14, 1908. Alexander H Kaminsky referee to Robert Connor. Mort \$450,000. Sept 14. Oct 10, 1908. 2:569-1. A \$185,000-\$600,000. 545,000
- 7th av, No 2259 | s e cor 133d st, 25x100, 5-sty brk tenement and 133d st, No 172 | store. Leah K Ray to John Palmer and Isaac Goodstein. Morts \$53,000. Sept 30. Oct 9, 1908. 7:1917-61. A \$24,000-\$50,000. nom
- 8th av, Nos 2746 and 2748 | s e cor 146th st, 40x100, 6-sty brk 146th st, No 260 | tenement and store. The J S Shea Co to Josephine Goldsmith. Morts \$92,000. Oct 12, 1908. 7:2031-61. A \$28,000-\$70,000. other consid and 100
- Interior strip, 25.8 s 84th st, and 12.5 e Broadway, runs s 76.6 x e 0.3 x n 76.6 x w 0.3 to beginning. City Real Estate Co to Althea R Ward. Q C. Oct 12. Oct 14, 1908. 4:1231. nom
- MISCELLANEOUS.**
- General release. The Fred Oppermann, Jr, Brewing Co to Geo Maurer. Oct 9. Oct 13, 1908. Misl. nom
- Order approving bond of Donald McLean as TRUSTEE of James E Fay and Thos J Flanagan firm of James Fays Son, bankrupt. Sept 28. Oct 12, 1908.
- Power of attorney. Lizzie L Ball to Marcus A Ball. Feb 25, 1907. Oct 12, 1908.
- Power of attorney. Jane A Stewart to Washington H Taylor. Oct 8. Oct 9, 1908.
- Power of attorney. Archibald C M I Stewart to Washington H Taylor. Oct 8. Oct 9, 1908.
- Power of attorney. Isabella D Caven to Washington H Taylor. Oct 8. Oct 9, 1908. P A.
- BOROUGH OF THE BRONX.**
- Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).
- \*Bay st, No 173, 93.2x150, City Island. Louisa Snyder EXTRX Martin Stiefenhafer to Louisa Schneider of City Island. Oct 14, 1908. 4,000
- \*Bronx terrace, w s, 160 n 224th st, 70x172, Wakefield. Anna A and Clara B Owen DEVEISEES and Albert T Owen EXR Daniel Owen deed to Frank McGarry. Q C. June 8. Oct 14, 1908. nom
- \*Cedar st, e s, 100 n Cornell av, 50x100, Arden property. Edmond J O'Connell and Ellen his wife to Margt C O'Connell. Aug 15, 1907. Oct 13, 1908. nom
- Elm pl, No 2475 (15), w s, 134.11 n 189th st, 25.3x97.6x25x93.6, 2-sty frame dwelling. Rosalla D Diehl to Wm M Loudon. Mort \$6,000. Oct 8. Oct 9, 1908. 11:3023. other consid and 100
- Faile st, No 1013, w s, 509.6 s Bancroft st, 20x100, 3-sty brk dwelling. American Real Estate Co to Ida Jarmulowsky. Oct 12, 1908. 10:2749. other consid and 100
- \*Fordham st, n s, 270.11 w City Island av, 39.1x100, City Island. Almira Miller to Catharine A Hamilton. Mort \$1,000. Dec 12, 1906. Oct 9, 1908. nom
- Home st, No 882, s s, 211.1 e Stebbins av, runs s 85.8 x n e 23.9 x n 69.2 to st x w 17.1 to beginning, 2-sty frame dwelling.
- Home st, No 884, s s, 228.2 e Stebbins av, runs s 69.2 x n e 36.9 x n w 2.4 x n 42.8 to st x w 24.10 to beginning, 2-sty frame dwelling.
- Home st, s s, 252.11 e Stebbins av, runs s 42.8 x s e 75.2 to n w s Intervale av x n e 25 x n w 65.1 x n 32.7 to st x w 25 to beginning, vacant.
- Henry Demmerle to Fredk J Poulson. Mort \$-. Oct 9. Oct 10, 1908. 10:2692. other consid and 100
- \*Ivy st, w s, 200 n Albany av, 100x100, Westchester. Thomas L Reynolds Co to Wm A Holmes. Oct 9. Oct 10, 1908. nom
- \*Ivy st, e s, 200 n Albany av, —x—, and being lots 436 and 437 map Arden property.
- Ivy st, e s, 100 n Albany av, 100x100.
- Ivy st, w s, 200 n Albany av, 100x100.
- Ivy st, n e cor Albany av, 100x100, Westchester.
- Chas C Watkins, Jr, to Thos L Reynolds Co, a corpn. Mort \$1,000. Sept 23. Oct 10, 1908. nom
- Kelly st, e s, 50 s 163d st, runs e 103.8 x s 40.1 x w 4.8 x s 176.5 and 184.1 x w 105.11 to st x n on curves 337.6 to beginning, vacant. Elmore Realty Co to Meehan Construction Co. B & S and correction deed. Oct 14. Oct 15, 1908. 10:2711. other consid and 100
- \*Main st, e s, adj land Bowne estate, runs n 45 x e 75 x s 43 x w 75 to beginning.
- Lot beginning at its n w cor and adj land Chas H Walther and Martin Stiefenhafer, runs e along land of Walther 25 to land of Rousseau, x s 45 to land of Rousseau, x w 25 to land of Stiefenhafer, x n 45 to beginning, City Island.
- Louisa Snyder EXTRX Martin Stiefenhafer to Louisa Schneider, of City Island. Oct 14, 1908. 2,000
- \*Marvin pl, n s, 100 w 4th st, 44.8x—x—x73.6, Westchester. Cristoforo Zuccaro to Jerome Baron. Mort \$1,000. Oct 1. Oct 10, 1908. other consid and 100
- \*Matilda st, n w s, 300 n 241st st, 50x100, Washingtonville. John Weisgerber et al to Barbara Mehlhop. Q C. Oct 3. Oct 13, 1908. 100
- \*Pelham lane, w s, at n line of Pelham Bay Park, runs w along \*Park \$17.11 x n e 187 and 63.7, 136.8, 205, 199.6 to w s Pelham lane x s e as it turns 61.7 x n e 6 x s e 206 and 95.11 to beginning, contains 3 239-1,000 acres, Pelham. Release mort. The Mt Vernon Trust Co to Chas J Chapman. Oct 1. Oct 15, 1908. nom
- \*Shiel st, s s, abt 251.9 e 4th av, 33.4x100, Laconia Park. Mabelle L Robinson et al HEIRS, &c, Jane E Robinson to Julia A Gainey. Mort \$2,900. Oct 7. Oct 9, 1908. 125
- \*St Ouen pl, s w cor Cranford lane, being lots 42 to 45 map No 985 of No 1 South Vernon Park, Cranford property. Bronx pl, n s, lots 77 to 80 same map. Wm W Penfield to Chas A Lieb. Mort \$8,920. Oct 7. Oct 14, 1908. other consid and 100
- Seabury pl, e s, 312.6 s 172d st, 37.6x100, vacant. Release mort. August Wieners to Christina Kronenberger. Oct 9. Oct 15, 1908. 11:2977. 250
- Same property. Crotona Realty Co to same. July 31. Oct 15, 1908. 11:2977. 3,100
- \*Taylor st, e s, 425 s Columbus av, 25x100. Emil N Sorgenfrei to Joseph Gamache. Mort \$600. Sept 1. Oct 12, 1908. 100
- \*7th st, s s, 130 w Av C, 50x108, Unionport. Mort \$6,600.
- 12th st, s s, 130 e Av B, 25x108, Unionport. Mort \$3,000.
- Marcus Nathan to Chas W H Arnold, of Poughkeepsie, N Y. Oct 15, 1908. other consid and 100
- \*11th st, s s, 155 w Av C, 50x108, Unionport. Henry S Briggs to John Cook. Oct 13. Oct 14, 1908. other consid and 100
- \*12th st, s s, 380 e Av D, 25x108, Unionport. John Cook to Henry S Briggs. Mort \$4,000. Oct 13. Oct 14, 1908. other consid and 100
- 134th st, Nos 530 and 532 (810 and 812), s s, 250 w St Anns av, 50x100, 5-sty brk tenement. Minnie Siff et al to Hyman Rosner and Isidor Koplik. Mort \$40,000. Oct 12. Oct 15, 1908. 9:2261. other consid and 100
- 136th st, Nos 532 to 536, s s, 175.3 e Lincoln av, runs e 49.9 x s 100 x w 50 x n 71.11 x e 0.1 x n 28.1 to beginning, vacant. Louis Lese to the Harlem Swedish Evangelical Lutheran Church. Morts \$10,000. Sept 25. Oct 12, 1908. 9:2311. other consid and 100
- 136th st, No 621, old No 885, n s, abt 320 w Cypress av, also 675 w Home av, 25x100, 4-sty brk tenement. Fredericka Cohen to Joseph Hahn. Mort \$12,000. Oct 1. Oct 15, 1908. 10:2549. other consid and 100
- 139th st, No 530, s s, 234.10 e Brook av, 37.6x100, 6-sty brk tenement and store. Henry Demmerle to Louis G Weiler. All liens. Oct 9. Oct 10, 1908. 9:2266. other consid and 100
- 146th st, Nos 309 and 311, n s, abt 75 w College av, deed reads at line drawn through c l of lot 187 map Mott Haven, runs n 110 x w 37.6 x s 110 to st x e 37.6 to beginning, 6-sty brk tenement. George Jacob to Tillie Fichel. Mort \$40,000. Oct 9, 1908. 9:2329. other consid and 100
- 152d st, No 767, old No 951, n s, 25 w Wales av, runs n 101.5 x s w 28.11 x s 86.11 to st x e 25 to beginning, 4-sty brk tenement. John Finley to Leopoldine Klein. Morts \$15,750. Oct 15, 1908. 10:2644. other consid and 100
- 156th st, No 855, n s, 80 e Prospect av, 20x105, 3-sty frame tenement. John L Falconer to William Fischer. Mort \$6,000. Oct 3. Oct 9, 1908. 10:2688. other consid and 100
- 157th st, n e s, 175 s e Courtlandt av, 25x100, 2-sty frame dwelling. Mary T wife John Vogt to John Struckman. Mort \$3,500. Sept 23. Oct 15, 1908. 9:2404. other consid and 100
- 163d st, No 787, n s, 59.3 e Tinton av, 20.6x94.8, 3-sty frame dwelling. Louisa S Cole to Theo Cole. Oct 15, 1908. 10:2668. nom
- 165th st, No 659 (853), n s, 110.11 w Trinity av, 37.6x100, 5-sty brk tenement. Clotilda M Lewy and ano to Fritz Selje. Mort \$35,500. Oct 15, 1908. 10:2633. other consid and 100
- 169th st, No 352, s s, 20 e Findlay av, 20x90, 2-sty frame dwelling. Thornton Bros Co to Fredk F McLaren. Mort \$5,000. Oct 12, 1908. 9:2436. other consid and 100
- \*174th st, e s, 163 s Westchester av, 25x100. Wm F Rutherford to Tillie M Stadler. Oct 8. Oct 10, 1908. other consid and 100
- 175th st, s s, 20 e Prospect av, 20x96, vacant. Release mort. Greenwich Mortgage Co to Begrisch-Schorn Realty and Construction Co. Oct 2. Oct 10, 1908. 11:2952. nom



198th st, No 17, n s, 137.6 e Jerome av, 25.11x165.4x41.7x138.9, 2-sty frame dwelling. Ronald McAdam to William Schussler. Mort \$6,000. Oct 12, 1908. 12:3319. other consid and 100

204th st, No 253, or n s, 100 w Cadiz pl, 25x125, 2-sty frame Potter pl | dwelling. Herman Hofstadt to George Pa-  
reti and Antonio Zolezzi. Mort \$3,200. Oct 1. Oct 12, 1908. 12:3311. other consid and 100

\*214th st, n s, 175 w Tilden av, 25x100, Laconia Park. Giuseppe Previtto to Jacob Silverstone. Mort \$700. Sept 28. Oct 14, 1908. 100

\*214th st, s s, 125 w Tilden av, 25x100, same map. Gaetano Mirabello et al to same. Mort \$600. Sept 23. Oct 14, 1908. 100

\*215th st, late 1st av, s s, 130.7 e 4th st, 33x87.6, Wakefield. Herman Eckel to John Schultz of Secaucus, N J. Mort \$1,300. Nov 4, 1905. Oct 13, 1908. nom

\*224th st, s s, 305 e White Plains road, 25x114, Wakefield. Mt \$2,500.

Fairmount av, s e cor Kearney av, 50x100. John W Demler to Hugo Siller. Oct 12. Oct 13, 1908. other consid and 100

\*226th st, s s, 528.9 e Paulding av, 75x109.  
224th st, s s, 316.7 e Paulding av, 25x109.6.  
224th st, s s, 466.7 e Paulding av, 125x109.6.  
223d st, n s, abt 100 w Laconia av, 25x109.6.  
A Shatzkin & Sons to Michael F Burns. Mort \$5,472.50. Oct 14, 1908. other consid and 100

\*228th st, late 14th av, n s, 255 e 2d av, 50x114, Wakefield. William Smith to Hugh A McGorry. Mort \$1,000. Oct 9, 1908. other consid and 100

\*Av C, w s, 25 s 2d st, 25x100, Unionport. Henrietta L Stellmann to Wm H Field, of Portchester, N Y. Mort \$4,000. Oct 15, 1908. other consid and 100

\*Av C, s w cor 2d st, 25x100, Unionport. Release mort. Isaac Butler to Henrietta I Stellmann. Oct 15, 1908. nom

Arthur av, No 2391, w s, 64.7 s 187th st, 25x114.7, 3-sty frame tenement and store and 2-sty frame tenement in rear. Donato A Laporta to Vincenzo Laporta. Mort \$5,000. Sept 21. Oct 9, 1908. 11:3065. nom

Alexander av, No 231, w s, 46.7 s 138th st, 26.8x75.  
Alexander av, No 233, w s, 20 s 138th st, 26.7x75.  
two 4-sty brk tenements and stores. Release mort. Chas A Strauss to Alexander Development Co. Oct 6. Oct 9, 1908. 9:2313. 3,000

Albany road, e s, 854.5 n from w s Bailey av, runs e 97 x n 25 x w 98 to road x s 25 to beginning, vacant. Hugo Scheller to Joseph J O'Leary. Oct 12, 1908. 12:3262. other consid and 100

\*Arnold av, n w cor James st, 275x100.  
Arnold av, s w cor James st, 75x100, Throggs Neck.  
Release mort. Fred H and Alonzo B Pouch EXRS Alfred J Pouch to William Pollak. Oct 12. Oct 15, 1908. 5,000

Boone av, No 1338, e s, 195.6 s West Farms road, 25x100, 2-sty brk dwelling. FORECLOS, Aug 20, 1908. Hamilton R Squier referee to Emanuel G Bach. Mort \$5,000 and interest. Oct 1. Oct 15, 1908. 11:3012. 1,025 over and above mortg, &c

Briggs av, No 2683, w s, 417.8 n 194th st, 22x94.11x22x94.1, 2-sty frame dwelling. William H Wright & Son, Inc, a corpn, to Theresa Basch. Mort \$5,000. Oct 15, 1908. 12:3300. other consid and 100

Bathgate av, No 2102, n e cor 180th st, 46.9x33.9x45.11x24.5.  
180th st, No 501  
Bathgate av, Nos 2104 and 2106, e s, 46.9 n 180th st, 39.11x41.8 x39.1x33.9.  
3-sty frame tenement and store.  
Raffaello Coppola to Gaetano Cilento. Right, title and interest. Mort \$6,000. Oct 12. Oct 14, 1908. 11:3047. other consid and 100

Bassford av, No 2238, e s, 98 n 182d st, 17.10x74.4x17.10x73.10, 2-sty frame dwelling. Joseph F Reichert to Josephine wife Jos F Reichert. Q C. All liens. Oct 8. Oct 9, 1908. 11:3050. nom

Bryant av, No 1343, w s, 100 s Jennings st, 25x100.  
Bryant av, No 1337, w s, 175 s Jennings st, 25x100.  
Bryant av, No 1333, w s, 225 s Jennings st, 25x100.  
three 3-sty brk dwellings.  
FORECLOS, Sept 28, 1908. Horace E Parker referee to Max Hirsch. Mort \$—. Oct 7. Oct 9, 1908. 11:2994. \$10,200 over prior encumbrances

Brook av, No 1472, e s, 184.2 n St Pauls pl, 25x100.7, 4-sty brk tenement. Philip Fainer to David Stepler, of State of N J. Mort \$14,250. Oct 8. Oct 9, 1908. 11:2895. other consid and 100

\*Boyd av, e s, 225 n Jefferson av, 25x100, and being lot 25 blk 14 map Section B, Edenwald. Release mort. Ida Keck to Vincenzo Merendino. Aug 30. Oct 15, 1908. 285.72

Brook av, No 377, s w cor 143d st, 25x100, 5-sty brk tenement 143d st, No 496 | and store. Assignment of all right, title and interest under will Hannah M Hynes. John Hynes to Martha L Hynes. June 19. Oct 10, 1908. 9:2287. other consid and 100

Brook av, No 1012, e s, 36.7 s 165th st, 28.8x84.1x27x93.8, 4-sty brk tenement and store. Geo A Steinmuller to Rosa Campus. B & S. Aug 17. Oct 13, 1908. 9:2386. nom

Brook av, No 1010, e s, 65.3 s 165th st, 28.8x74.5x27x84.1, 4-sty brk tenement. Geo A Steinmuller to Lawyers Realty Co. B & S. Mort \$12,500. Jan 23. Oct 13, 1908. 9:2386. 100

Brook av, No 1008, e s, 93.11 s 165th st, 29.2x114.9x27.6x124.5, 4-sty brk tenement. Geo A Steinmuller to Joseph Kaiser. B & S. Sept 23. Oct 13, 1908. 9:2386. nom

\*Benedict av, s s, 193 w Pugsley av, 75x100.  
Westchester av, n s, 200 w Pugsley av, 50x100.  
Henry Demmerle to William Hartfield. Mort \$—. Oct 9. Oct 10, 1908. other consid and 100

Creston av | n w s, 149.2 n e 181st st, 52.5x122.9 to e s Av A or Old Morris av | Old Morris av x50x106.9, vacant. Harry W Davis to Wm L Phelan and Harry C Benline. Mort \$2,500. Oct 10. Oct 12, 1908. 11:3170. other consid and 100

Courtlandt av, No 939, n w s, abt 295 n 162d st, deed reads part lot 12 map North Melrose, begins at line bet lots 11 and 12, runs n e along av 26 x n w 90 to Branch Railroad x w 28 x s e 95.5 to av at beginning, 2-sty frame dwelling. Chas F Klein to Geo N Reinhardt. June 18, 1906. Oct 9, 1908. 9:2409. other consid and 100

Courtlandt av, No 836, e s, 73 s 160th st, runs e 92 x s 25.6 x w 25.7 x n 0.4 x w 66.3 to av x n 25.2 to beginning, 3-sty frame tenement and store. The Bungay Co of N Y to William Kessler. Mort \$7,500. Oct 8. Oct 9, 1908. 9:2406. nom

Courtlandt av, No 682, e s, 117.6 n 153d st, 68.11x31.10x66x62.2, 3-sty frame tenement and store. John H Fulle to Geo N Reinhardt. Mort \$5,000. May 15, 1907. Oct 9, 1908. 9:2409. other consid and 100

\*Columbus av, s s, 300 e Garfield st, 25x100. Chas M Carlson et al to Marcus Nathan. Mort \$3,500. Oct 12. Oct 15, 1908. other consid and 100

College av, No 1305, w s, 140.5 n 169th st, 16.8x92.6, 2-sty frame dwelling. Lena Greenberger to John Finley. Mort \$4,500. Oct 14. Oct 15, 1908. 11:2785. other consid and 100

College av, No 1312, e s, 693.1 s 170th st, 16.8x100, 2-sty frame dwelling. John W McConnochie to Robert and Katie Pardua. Mort \$4,500. Sept 24. Oct 10, 1908. 11:2783 and 2785. nom

\*Country Club av | n w cor John st, 50x100. Francis E Lavelle to John st | Rose A Mullen. Mort \$1,200. Oct 17, 1907. Oct 10, 1908. nom

\*DeMilt av, s w cor N Y, N H & H R R Co, runs w 124.6 x s 260 x e 5 x s 250 x e 10 to land of said railroad, x n — to beginning. Wm W Penfield to Chas A Lieb. Mort \$3,500. Oct 13. Oct 14, 1908. other consid and 100

Eastburn av, Nos 1756 to 1758, e s, 188.3 n 174th st, 50x95, two 3-sty frame tenements. FORECLOS, April 6, 1908. Daniel F Kiely ref to Belmont Bond and Mortgage Co. July 23. Oct 14, 1908. 11:2796. 200

\*Ellison av | e s, 350 s Latting st, 25x142.6 to w s Edwards av Edwards av | x26.3x134.6, Westchester. Theresa Hoffmann to Marcus Nathan. Mort \$500. Oct 9, 1908. nom

Edgewater road, e s, 250 n Seneca av, 100x145.7x—x147.5, vacant. with all title to land under Bronx River, &c. Hunts Point Realty Co to John Gallagher. All liens. Sept 22. Oct 9, 1908. 10:2761 and 2762. other consid and 100

Fulton av | old line, n w cor 169th st, 98.6x100, except part for av. 169th st | Haidee S Koch to John C Heintz. Mort \$22,000. Sept 29. Oct 9, 1908. 11:2925. other consid and 100

Gerard av, No 1247, w s, 234.7 n 167th st, 30x125, vacant. Fritz Selje to Clotilde M Levy and Jennie Weiler. Mort \$5,500. Oct 14. Oct 15, 1908. 9:2489. other consid and 100

Grant av, w s, 150 s 167th st, 25x100, vacant. Northside Realty and Impt Co to Solomon Levine. All liens. Oct 14, 1908. 9:2452. other consid and 100

Grant av, w s, 200 s 167th st, 25x100, vacant. Northside Realty & Impt Co to Meyer Rabinovitz. All liens. Oct 7. Oct 9, 1908. 9:2452. other consid and 100

Grant av, w s, 175 s 167th st, 25x100, vacant. Northside Realty & Impt Co to Joseph E Eron. All liens. Oct 6. Oct 9, 1908. 9:2452. other consid and 100

Garrison av, s e cor Faile st, 28.7x117.2x25x103.2, vacant. Morgenthau Realty Co to Alma Morgenthau. Oct 8. Oct 12, 1908. 10:2761. nom

Grant av, w s, 300 s 167th st, 25x100, vacant. North Side Realty & Impt Co to Meyer Schurr. All liens. Oct 12, 1908. 9:2452. other consid and 100

Grant av, w s, 275 s 167th st, 25x100, vacant. North Side Realty & Impt Co to Isaac Schurr. All liens. Oct 12, 1908. 9:2452. other consid and 100

Grant av, w s, 250 s 167th st, 25x100, vacant. North Side Realty & Impt Co to Max Schurr. All liens. Oct 12, 1908. 9:2452. other consid and 100

\*Grant av, e s, 300 n John st, 25x100, Westchester. Francis E Lavelle to Rose A Mullen. Mort \$400. Oct 17, 1907. Oct 10, 1908. nom

\*Grant av, s w s, 50 s e John st, 50x100. Francis E Lavelle to Rose A Mullen. Mort \$600 and all liens. Oct 17, 1907. Oct 10, 1908. nom

Hull av, No 3288, e s, 75 s 209th st, 25x100, 2-sty frame dwelling. Patrick O'Rourke to Mathew Creegan. Mort \$5,000. Mar 16. Oct 14, 1908. 12:3351. 100

Heath av, e s, 445.3 s Kingsbridge road, 25x110.9x25.4x106.8, 2-sty frame dwelling. Fordham Realty Co to John Marubbio. Mort \$4,000. Oct 15, 1908. 11:3240. nom

Hull av, No 3268, e s, 293.9 s 209th st, 18.9x100, 3-sty brk dwelling. Thos F Riley et al to Henry Gosler. Mort \$4,000. Oct 9, 1908. 12:3351. other consid and 100

Hoe av, No 1218, e s, 200 s Freeman st, 25x100, 3-sty brk dwelling. James C McCarthy to Henry Engel. Mort \$8,000. Oct 9, 1908. 11:2986. other consid and 100

Inwood av, e s, 350 s Wolf pl, now Belmont st, 50x130, 1-sty brk stable. Geo F Smith to William Bradley. Oct 13, 1908. 11:2859. nom

Jerome av, Nos 2417 and 2419, telephone or telegraph grant. Geo Schweppenhausen to N Y Telephone Co. Feb 1, 1900. Oct 14, 1908. 25

Jackson av, No 715, w s, abt 90 s 156th st, 18.9x75.9, 3-sty frame tenement, valued at \$9,500. Sub to mort \$5,000. CONTRACT to exchange for property at Rahway, N J. August Itschner with Charles Singer. Oct 3. Oct 12, 1908. exch

Lind av | w s, 68.11 n 167th st, runs n 25 x w 37.10 x s w 37.10 to 167th st | 167th st x s 25 x n e 27.9 x e 27.9 to beginning, vacant. Wm H Demorell to Wm G Fitzgerald. Mort \$420. Oct 12, 1908. 9:2531. 525

Morris av, No 1817, w s, 175 s 176th st, 25x120, 2-sty frame dwelling. Gustav A Geiger to Edward O Binzen. Mort \$4,000. Oct 8. Oct 12, 1908. 11:2826. other consid and 100

\*Murdock av, e s, 500 s Jefferson av, 25x100, Edenwald. Land Co A of Edenwald to Samuel Brenner. Sept 25. Oct 15, 1908. nom

Mapes av, No 2078, e s, 93.2 s 180th st, 25x100.1, 2-sty frame dwelling. Anton Kotzum to Margt J Black. Mort \$5,475. Oct 15, 1908. 11:3108. other consid and 100

Mosholu Parkway South, No 306, s s, 140.3 w Perry av, 56x136.11 x50x113.8, 2-sty frame dwelling. Amalia Borrmann to William Borrmann. 1-3 part. All title. All liens. Oct 14. Oct 15, 1908. 12:3299. nom

\*North Chestnut Drive, n s, and being lot 87 amended map (No 1038) of Bronxwood Park. Marcus Nathan to Chas M Carlson 1-3 part, and Chas J Carlson 2-3 parts. Oct 12. Oct 15, 1908. other consid and 100

Prospect av, e s, 155.6 n Fox st, runs n 81.10 x e 100 x s 12.1 x w 12.7 x s 17.6 and 48.1 x w 100 to beginning, vacant. North American Mortgage Co to Mercury Realty Co. B & S. Oct 13, 1908. 10:2684. other consid and 100

Prospect av, e s, 237.4 n Fox st, —x—.  
Prospect av, e s, adj above on south.  
Party wall agreement. North American Mortgage Co with Mercury Realty Co. Oct 13, 1908. 10:2684. nom

\*Pelham road, w s, 26.3 s Libby st, runs w 77.1 x s 25 x w 10 x s 50 x e 63.3 to road x n 78.8 to beginning, Throggs Neck. Cogswell-Taylor Impt Co to Henrietta C Weetje. Oct 14. Oct 15, 1908. other consid and 100

Perry av, No 3196, s s, 120.5 e 205th st, 25x100, 2-sty frame dwelling. Hibbert B Roach to Caroline and Josephine Roth joint tenants. Oct 12. Oct 15, 1908. 12:3346. other consid and 100

Prospect av, No 2060A, e s, 281.6 s 180th st, 16.6x150, 2-sty brk dwelling. Nathan Burkan et al to Sarah G Nathan. Q C. Mort \$6,000 and all liens. Aug 12. Oct 15, 1908. 11:3109. nom

\*Rhineland av, s s, abt 334.10 w Stillwell av, 25x100. Hudson P Rose Co to Joseph McEvoy. Sept 26. Oct 10, 1908. nom

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St Anns av, No 620, e s, 124.7 s Westchester av, 25.5x81.3x25.1x 77.5, 3-sty frame tenement and store. A Hupfels Sons to Gustav A Schwenk. C a G. All liens. Sept 29. Oct 13, 1908. 10:2616. nom

of subdivision 2 of lot 149, runs s 16.8 x e 96 to new w s Boston road x n 16.8 x w 102 to beginning, being part lot 149 map Morrisania, 2-sty frame dwelling. Wm L Shinar to Frederick Goepfert. Mort \$4,900. Oct 8. Oct 12, 1908. 10:2607. 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.

October 9, 10, 12, 13, 14 and 15. BOROUGH OF MANHATTAN. Bleecker st, No 317, cor Grove st. Assign lease, bill of sale, &c. Mathias Antes to William Zoll. Oct 10. Oct 13, 1908. 2:591. nom

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11th st, Nos 525 and 527 East. Assign lease. Louis Sherman to Samuel Gore. All title. June 15. Oct 14, 1908. 2:405..... nom
Same property. Assign lease. Samuel Gore to Isidore Kauffman; Oct 9. Oct 14, 1908. 2:405..... 1,250
12th st, No 232 East, all. Anna Wengenroth to Wm C Bertschinger; 3 years, from May 1, 1908. Oct 15, 1908. 2:467..... 1,850
17th st, No 13 West, all. Louisa Rosenberg to David Guth; 21 years, from May 1, 1909. Oct 10, 1908. 3:819.....
.....taxes, &c, and 3,000 and 3,250
18th st, Nos 12 and 14 West, apartment F on 6th floor, &c. Randolph Co to Wm Bispham; 10 years, from Nov 1, 1904. Oct 15, 1908. 3:819..... 2,316
19th st, No 143 East, all. Chas E Brockington to Kate Bergmann; 2 11-12 years, from June 1, 1908. Oct 14, 1908. 3:875..... 1,500
22d st, Nos 518 and 520 West, ground floor. Daisy B McElhinney to Chas D and Andrew Schlenoff; 5 5-12 years, from Nov 15, 1908. Oct 15, 1908. 3:693..... 1,500
24th st, Nos 37 and 39 West, 41.8x98.9, all. Andrew J Kerwin, Jr, to Dominick Colaizzi; 10 years, from Feb 1, 1908. Oct 14, 1908. 3:826..... taxes, &c, and \$7,500 to 10,000
25th st, Nos 112 to 118, s s, 140 w 6th av, 85x81.9x85x82.10, all. Henry Maillard to Henry Maillard, a corpn; 10 years, from May 9, 1908. Oct 13, 1908. 3:800.....taxes, &c, and 13,200
36th st, No 517 West. Assign lease. Arthur M Von to N Y Herald Co. Oct 1. Oct 13, 1908. 3:708..... nom
46th st, Nos 339 and 341 East. Cancellation of lease. Adolphe Schmidt with Otto Stahl. Oct 9. Oct 13, 1908. 5:1339.....
46th st, Nos 339 and 341 East. Cancellation of lease. Ernest Keil with Otto Stahl. Oct 9, 1908. 5:1339.....omitted
55th st, No 503, n s, 80 w 10th av, 20x100.5. Assign lease. Josef Cukierfine to Elka Cukierfine. All title. Oct -(?), 1908. Oct 14, 1908. 4:1084..... other consid and 100
86th st, Nos 206 and 208, s s, 100 e 3d av, 50x100, all. Mary A Prendergast to Wm C Beutel; 9 7-12 years, from Oct 1, 1908. Oct 9, 1908. 5:1531.....taxes, &c, and 2,750 to 3,500
Same property. Assign lease. Wm C Beutel and ano to Arthur Jost. Oct 2. Oct 9, 1908. 5:1531..... nom
112th st, Nos 56 to 62 E, 2 buildings. Surrender lease. Israel Berger with Berliner & Greenberg. All title. Oct 9. Oct 10, 1908. 6:1617..... nom
116th st, No 66 West, store, &c. Esther M Broder to Jeremiah Moran and ano; 5 years, from Oct 1, 1908. Oct 15, 1908. 6:1599..... 1,800 and 1,920
130th st, Nos 116 and 118 East. Assign lease. Frank J Williams to Michael O'Keefe. Mort \$2,180. Oct 9, 1908. 6:1778..... nom
Av A, No 237, w s, 51.9 s 15th st, 25.9x94. Assign lease. Josef or Joseph Cukierfine to Elka Cukierfine. Oct 10. Oct 14, 1908. 3:946..... nom
Av A, n w cor 22d st, ground floor. Henry Erkins to F W Hallam; 4 years and 11 1/2 months, from Oct 15, 1907. Oct 12, 1908. 3:928..... 750
Av C, No 53, n w cor 4th st, store, &c. Theodore Goetze to Meyer Levy; 3 years, from Oct 1, 1908. Oct 14, 1908. 2:386..... 1,200 to 1,300
Amsterdam av, No 803, store, &c. Pincus Schrank to Demetrius and Aristo Aitheria; 4 years, 9 1/2 months, from Aug 15, 1907, with privilege of 5 years renewal. Oct 9, 1908. 7:1854..... 1,380 and 1,500
Broadway, No 2633, s w cor 100th st, 40.4x100x35.11x100, all. Greenleaf K Sheridan to Wm G Richardson; 15 years, from Oct 1, 1908. Oct 13, 1908. 7:1871..... 7,500 to 8,500
Broadway, No 3546. Assign lease. Moses Bendheim and ano to Herman W Schutte and ano. Oct 13. Oct 15, 1908. 7:2077..... nom
Broadway, No 2295, store, &c. Saml Jackson to Victor Heating Co; 5 years, from May 1, 1908. Oct 14, 1908. 4:1230..... 2,500
Broadway, Nos 2240 to 2244 n e cor 80th st, 102.2x46.9x102.2x47.10, 80th st, Nos 223 and 225 | leasehold. FORECLOS, Sept 1, 1908. Chas A Curtin referee to Hudson View Investing Co, a corpn. Morts \$150,000 and all liens. Sept 29. Oct 9, 1908. 4:1228. 31,700
Central Park West, s w cor 65th st, 7th floor north. The Haines Realty Corpn to Chas A Lieb; 5 years and 4 1/2 months, from May 15, 1908. Oct 12, 1908. 4:1117..... 3,250 less 10%
Columbus av, No 64, all. Louisa C Miller to Morris Cohen; 3 years, from May 1, 1908. Oct 14, 1908. 4:1134..... 1,800
Columbus av, No 881 n e cor, north store, &c. Daniel Buckley to 103d st, No 93 West | Minnie Luning; 5 years, from Sept 1, 1907. Oct 12, 1908. 7:1839..... 2,000
Lenox av, n e cor 125th st, runs e 85 x n 99.11 x w 25 x s 25.1 x w 60 to av, x s 74.10 to beginning. Assign two leases. John J Mooney and Wm F Norton to Wm J Frey. All title. Oct 12. Oct 13, 1908. 6:1723..... nom
Same property. Assign two leases. The Dion Realty Co to same. All title. Oct 12. Oct 13, 1908. 6:1723..... other consid and 100
Same property. Consent to assign lease. The Alicia Realty Co to Wm J Frey. Oct 12. Oct 13, 1908. 6:1723..... nom
Madison av, Nos 1804 and 1806, s w cor 118th st. Assign lease. Henry Boss to Christopher H Boss. Mort \$2,000. Oct 8. Oct 15, 1908. 6:1623..... nom
Madison av, No 2081. Agreement for assignment of lease. Ludwig G B Erb with Louis Berger. Oct 10. Oct 12, 1908. 6:1756.....
Madison av, Nos 1804-1808, s w cor 118th st, cor store and basement. Samuel H Fink to Henry Boss; 8 years, from Aug 1, 1908. Oct 12, 1908. 6:1623..... 1,620
Park av, s e cor 125th st, -x-. Assign lease and consent to same by George Ehret. Diedrich Niemeyer to Henry D Fricke and Henry C Schmidt. Oct 8. Oct 9, 1908. 6:1773..... nom
West End av, No 191, south store, &c. Okke Jacobs to Robert Gebhardt; 5 7-12 years, from Oct 1, 1908. Oct 12, 1908. 4:1180. 960
1st av, No 557, n w cor 32d st, store. Agnes L Looram to Joseph Williams; 5 years, from Nov 1, 1908. Oct 9, 1908. 3:938..... 780 and 900
1st av, No 1488, store and bakery. Edward Lehr to Christian Balling; 5 years, from Nov 1, 1908. Oct 15, 1908. 5:1472..... 1,140
1st av, No 1499, w s, 25.6 n 78th st, 20.6x100.7x38.6x100, all. G Lance Rohan to Alfred Weiss; 15 years, from Oct 1, 1908. Oct 14, 1908. 5:1453..... taxes, &c, and 1,080
1st av, No 2295, store, &c. Surrender lease. Pasquale Curzio and ano with Michael Labriola. Oct 7. Oct 10, 1908. 6:1795..... nom

2d av, Nos 1 and 1 1/2, store, 2d floor and front basement. Mary E Graydon to Max Stark; 7 years, from May 1, 1909. Oct 9, 1908. 2:456..... 3,000 and 3,300
2d av, No 1542. Assign lease. John Kappel to Stephan Bistriz. Oct 13, 1908. 5:1543..... nom
2d av, No 801. Assign lease. Michael J Walsh to Patrick T Gaffney. July 16. Oct 14, 1908. 5:1316..... nom
2d av, No 801. Assign lease. Patrick T Gaffney to Ferdinand Munch Brewery. July 16. Oct 14, 1908. 5:1316..... nom
3d av, No 2046, cor store, floor above and part cellar. Lizzie L Ball to Hegeman & Co; 10 2-12 years, from Dec 1, 1908. Oct 12, 1908. 6:1640..... 4,000 and 4,500
5th av, Nos 467 and 469, basement store and north room in sub-basement. Nelly T Roessle et al to Rich & Fisher. Ratification of lease dated Apr 1, 1908. Apr 30, 1908. Oct 15, 1908. 5:1275.
6th av, No 1043, store. John Winters to Jennie Lundahl and Cath Kirwan; 1 7-12 years, from Oct 1, 1908. Oct 15, 1908. 4:1011. 1,300
6th av, No 446, n e cor 27th st, 4-sty building.
27th st, No 57 West, 4-sty building.
Arthur D Weekes et al EXRS, &c, of Townsend Underhill to Bernard Courtney; 6 years, from May 1, 1908, with 4 years renewal at \$9,100. Oct 13, 1908. 3:829..... 8,000 to 8,900
7th av, No 363. Assign lease. Louis Zucchi to Ferdinand Munch Brewery. Aug 7. Oct 14, 1908. 3:806..... nom
8th av, No 668. Surrender lease. Giuseppe Brunelli and ano to Bridget Cain widow and ADMRX et al HEIRS, &c, of Michael Cain. All title. Oct 9. Oct 10, 1908. 4:1014..... nom
8th av, No 668, store and basement. Bridget Cain widow, ADMRX et al HEIRS, &c, Michael Cain to Giuseppe Brunelli; 2 7-12 years, from Oct 1, 1908. Oct 10, 1908. 4:1014..... 2,100
8th av, No 2366, s e cor 127th st, Assign lease. Thos J Clines to Geo C Kienzle. Oct 6. Oct 9, 1908. 7:1932..... nom
Same property. Reassign lease. Geo C Kienzle to Thos J Clines. Oct 8. Oct 9, 1908. 7:1932..... nom
8th av, No 2802, s e cor 149th st, Assign lease. John Haffey to Peter Fay and Henry Foster. Oct 8. Oct 9, 1908. 7:2034..... nom
8th av, w s | Grand Opera House, except Box A, with scenery, furniture, &c. Geo J Gould et al EXRS and TRUS-24th st, s s | TEES Jay Gould to Geo M Cohan and Sam H Harris firm Cohan & Harris; 5 years, from Aug 1, 1910. Oct 9, 1908. 3:747..... 55,000
8th av, No 2425, s w cor 130th st, Assign lease. James H Flannery to Davies J Marshall. Mort \$5,664.95. Oct 14. Oct 15, 1908. 7:1955..... nom
Same property. Reassign lease. Davies J Marshall to James H Flannery. Oct 15, 1908. 7:1955..... nom
8th av, No 2425, s w cor 130th st, store. Henry Alberts to James Beattie; 7 2-12 years, from Nov 1, 1908. Oct 14, 1908. 7:1955. 1,800 and 2,350
Same property. Assign lease. James Beattie to James H Flannery. Oct 14, 1908. 7:1955..... nom
10th av, No 576. Assign lease. James Everards Breweries to John J Tierney. All title. Oct 12. Oct 14, 1908. 4:1052..... nom
Same property. Assign lease. John J Tierney to James Everards Breweries. Oct 12. Oct 14, 1908. 4:1052..... nom
Same property. Assign lease. Jacob Gensler to James D Freeman. All title. Oct 12. Oct 14, 1908. 4:1052..... nom
Same property. Assign lease. James D Freeman to James Everards Breweries. All title. Oct 12. Oct 14, 1908. 4:1052. nom

BOROUGH OF THE BRONX.

Freeman st, No 919, old No 1147, store. Simon E Bernheimer and ano to Paul Raia; 5 years, from May 1, 1908. Oct 15, 1908. 11:2976..... 300 to 420
Brook av, No 452, n e cor 145th st. Assign lease. Hermann Neensteadt to John D Haase. Oct 2. Oct 9, 1908. 9:2272..... nom
Same property. Reassign lease. John D Haase to Hermann Neensteadt. Oct 8. Oct 9, 1908. 9:2272..... nom
Morris av, No 370, store, &c. Wm L Hall to Martin L Baer; 3 years, from Oct 1, 1908. Oct 12, 1908. 9:2323..... 420
\*Van Nest av, n s, 70 e Victor st, basement, 1st floor and stable in rear. Leon Richter to Otto Hassold; 3 years, from Jan 1, 1911. Oct 12, 1908. .... 660
\*Van Nest av, No 100. Assign lease. Frank Gasparrini to Mary Gasparrini. Mort \$1,600. Oct 10. Oct 12, 1908..... nom
\*Van Nest av, s s, 25 e Van Buren st, store, &c. Louis Chiappa to Adolph Warso; 5 2-12 years, from Mar 1, 1907. Oct 12, 1908. .... 360
3d av, No 2687, s w cor 143d st, Assign lease. Anthony Howard to Davies J Marshall. Morts \$8,250. Oct 8. Oct 9, 1908. 9:2323. nom
Same property. Reassign lease. Davies J Marshall to Anthony Howard. Oct 9, 1908. 9:2323..... nom
3d av, No 2576, n e cor 139th st, Assign lease. William Grosskopf and ano to Davies J Marshall. Oct 8. Oct 9, 1908. 9:2314. nom
Same property. Reassign lease. Davies J Marshall to William Grosskopf and Sylvester Place. Oct 9, 1908. 9:2314..... nom
3d av, s e cor 149th st, stores, 9, 10 and 11. Crossways Realty Co to Charles Friedman and ano; 3 7-12 years, from Oct 1, 1908. Oct 13, 1908. 9:2293..... 3,900

MORTGAGES

October 9, 10, 12, 13, 14 and 15.
BOROUGH OF MANHATTAN.

Ackerman, Robert, of Spring Valley, N Y, to N Y SAVINGS BANK. 18th st, No 217, n s, 225 w 7th av, 25x92. P M. Oct 7, due, &c, as per bond. Oct 15, 1908. 3:768. 7,000
Abberley, Lester S to Wm Winkelmann and ano. 78th st, No 432, s s, 260.8 w Av A, 16.8x102.2. P M. Prior mort \$7,500. Oct 19, due Oct 7, 1909, 6%. Oct 14, 1908. 5:1472. 221.62

# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY

# IRON WORK FOR BUILDINGS

- Altman, Robert to Abraham Ruth. St Nicholas av, n w cor 158th st, runs w 78.5 x n 199.10 to s s 159th st, x e 41.1 to av, x s 203.6. P M. Prior mort \$35,000. Oct 12, due Oct 1, 1914, 6%. Oct 14, 1908. 8:2108. 70,000
- Bruno, Nunzio A to Oscar Englander. 108th st, No 217, n s, 210 e 3d av, 25x100.11. Prior mort \$—. Oct 10, 4 months, 6%. Oct 12, 1908. 6:1658. 700
- Bradley, William with Frederic de P Foster and ano as trustees of Ann A Sands et al will of Sarah A Sands. 68th st, Nos 310 and 312 West. Extension of mort for \$4,500 at interest increased from 4½% to 5%. Apr 6. Oct 9, 1908. 4:1179. nom
- Berkowitz, Philip with Seymour Schlüssel exr Alexander Schlüssel. 74th st, No 486 East. Extension mort at increased interest from 4½% to 5½%. Oct 8. Oct 9, 1908. 5:1468. nom
- Brevoort Real Estate Co with CENTRAL TRUST CO and Silverman-Jones Construction Co. 69th st, n s, 265 w Amsterdam av, 80x100.5. Subordination agreement and request for same. Oct 9. Oct 10, 1908. 4:1161. nom
- Baum, Samuel C to Jonas Scheuer. 108th st, No 169, n s, 199.3 e Lexington av, 16.9x100.11. Oct 14, due Apr 14, 1911, 6%. Oct 15, 1908. 6:1636. 1,750
- Brennan, Thos M to TITLE GUARANTEE & TRUST CO. 3d av, No 603, e s, 24.8 n 39th st, 24.8x60.3. P M. Oct 8, due, &c, as per bond. Oct 13, 1908. 3:920. 5,000
- Brennan, Thos M to TITLE GUARANTEE & TRUST CO. 39th st, No 203, n s, 80.3 e 3d av, runs n 70.9 x w 5.3 x s 21.4 x w 14.8 x s 49.4 to st x e 19.10 to beginning. P M. Oct 8, due, &c, as per bond. Oct 13, 1908. 3:920. 5,000
- Bauer, Oscar to W Bennett Marx. 112th st, No 237, n s, 185 w 2d av, 18.9x100.10. Prior mort \$6,000. Oct 12, 3 years, 6%. Oct 15, 1908. 6:1662. 2,500
- Brueck, Fredk F, Samuel H Wilson and Wm Hoegg of N Y and Richard Cole of Brooklyn, with Henry A Taylor of South Portsmouth, R I. 7th av, Nos 711 to 715, and 48th st, Nos 168 and 170 West. Extension of mort for \$45,000 at 4½%. Sept 30. Oct 14, 1908. 4:1000. nom
- Chanler, William Astor to TITLE GUARANTEE & TRUST CO. 55th st, Nos 527 to 535, n s, 375 w 10th av, 125x100.5. Oct 9, due, &c, as per bond. Oct 12, 1908. 4:1084. 14,000
- Cohen, Isaac to Meyer Katzenberg. Stanton st, No 190, n s, 50 e Arroyo st, 25x100. Oct 13, 3 years, % as per bond. Oct 14, 1908. 2:345. 23,000
- Chebra Bnai Rel Israel Salanter Anshi Samet or Chevra Bnai Israel Salant Anche Zameit, a corpn, to Henrietta M Bostwick. 118th st, No 159, n s, 235 w 3d av, 25x100.11. Prior mort. \$—. Oct 14, 1908. 5 years, 5%. 6:1767. 17,000
- CHELSEA EXCHANGE BANK with TITLE GUARANTEE & TRUST CO. Amsterdam av, Nos 129 and 131, e s, 60.5 s 66th st, 40x80. Subordination of judgment for \$1,800 to mort for \$20,000. Oct 13. Oct 15, 1908. 4:1137. nom
- Cromwell, Frederick M to TITLE GUARANTEE & TRUST CO. City Hall pl, No 19, s s, abt 141.8 e Duane st, 24.11x100x25x100. P M. Oct 14, due, &c, as per bond. Oct 15, 1908. 1:159. 25,000
- Cristel Co to Jacob P Roth. Convent av, No 413, e s, 60.3 s 148th st, 20x75. P M. Prior mort \$12,500. Oct 14, due Apr 14, 1911, 6%. Oct 15, 1908. 7:2063. 2,500
- Clanceys Farm Dairy to Wm J Clancey. Consent to mort for \$2,500. Sept 16. Oct 10, 1908. —
- Coca Cola Bottling Works of N Y to Ernst Keil. 46th st, No 341, n s, 160 w 1st av, 20x100.5; 46th st, No 339, n s, 180 w 1st av, 20x100.5; also all title to strip of No 341, being 1.5x20. P M. Oct 9, 1908, 5 years, 5%. 5:1339. 15,000
- Curtis, B Farquhar to TITLE GUARANTEE & TRUST CO. Park av, Nos 960 and 962, n w cor 82d st, Nos 71 to 77, 102.2x115. Oct 6, due, &c, as per bond. Oct 9, 1908. 5:1494. 160,000
- Church at Harsenville According to the Doctrine and Discipline of the Synod of Dorth, usually called the Bloomingdale Reformed Church in City of New York to MUTUAL LIFE INS CO of N Y. West End av, No 949, w s, 75.11 n 106th st, 75x100. Prior mort \$—. Oct 6, due, &c, as per bond. Oct 9, 1908. 7:1892. 15,000
- Davis, Eliphalet L to TITLE GUARANTEE & TRUST CO. 18th st, No 251, n s, 152 e 8th av, 26x63x—x60. P M. Oct 8, due, &c, as per bond. Oct 9, 1908. 3:768. 15,000
- Daly, Rebecca H with Mine Goldsmith. 26th st No 313 East. Extension mort at increased interest from 4½% to 5%. Oct 7. Oct 9, 1908. 3:932. nom
- Dolan, Peter to Eliz Bonnie. 37th st, No 327, n s, 283 w 1st av, 20x98.9. Oct 9, 1908, 2 years, 6%. 3:943. 1,000
- Degenhardt Construction Co to TITLE GUARANTEE & TRUST CO. 180th st, n s, 229.5 e Fort Washington av, 2 plots, each 50x110. Secures advances. 2 morts, each \$35,000. Oct 14, 1 year, 6%. Oct 15, 1908. 8:2176. 70,000
- Same to same. Same property. Certificate as to above two building loans. Sept 16. Oct 15, 1908. 8:2176. —
- Deane, Parker K trustee for Jean G Deane et al to Annie Weinstein. 105th st, Nos 25 and 27, n s, 300 e 5th av, 50x100.11. P M. Prior mort \$52,000. Oct 14, 1908, due Dec 15, 1909, 6%. 6:1611. 9,000
- DeVries, Henrietta with Benj Lichtenstein. 79th st, No 237, n s, 450 e 3d av, 25x86.6x31.5x105.7; Interior gore at c 1 block bet 79th and 80th sts, and 135 w 2d av, runs w 20.2 x s w 25.2 x n 15.8 to beginning. Extension mort. Sept 14. Oct 13, 1908. 5:1525. nom
- Deshon, Carrie E and Arthur Hurst exrs and trustees Samuel F Engs with Lena Baum. Chrystie st, No 85, 25x100. Extension of mort for \$28,000 at 6%. May 21. Oct 12, 1908. 1:304. nom
- Di Giuseppe, Giovanni to Saml Eckstein. 12th st, No 427, n s, 246 w Av A, 24.3x103.3. Prior mort \$25,829. Oct 9, due, &c, as per bond. Oct 13, 1908. 2:440. 700
- Dorn, Daniel L and Jacob Holzman with Ida C Lillenthal. 40th st, No 317 West. Agreement modifying mort. Oct 12, 1908. 4:1031. nom
- De Vries, Henrietta to Harvey J Cohen. 79th st, No 237, n s, 450 e 3d av, 25x86.6x31x105.7; also interior lot bet 79th and 80th sts, 135 w 2d av, 20.2x25.2x15.8 to beginning, gore. Oct 8, 1 year, 6%. Oct 12, 1908. 5:1525. 1,000
- Eastman, Anna F and Sylvia J with E Matilda Ziegler et al exrs, &c, Wm Ziegler. 76th st, No 140, s s, 355 w Columbus av, 20x102.2. Subordination agreement. Sept 25. Oct 15, 1908. 4:1147. nom
- Eastman, Anna F wife of and Robt W to E Matilda Ziegler et al exrs, &c, Wm Ziegler. 76th st, No 140, s s, 355 w Columbus av, 20x102.2. Sept 28, due Jan 1, 1912, 5%. Oct 14, 1908. 4:1147. 26,000
- Fluri Construction Co to Samuel Weil. Broadway, w s, 133.2 s 181st st, runs w 147.4 x n 2.7 x w 12.6 x s 103.7 to st x e 127.4 to Broadway x n 96.1 to beginning. Prior mort \$200,000. Oct 9, due, &c, as per bond. Oct 10, 1908. 8:2176. 17,000
- Fallon, Ellen T C of Mamaroneck, N Y, to Mary Deaken. 62d st, No 238, s s, 175 w 2d av, 20x100.5. P M. Oct 12, 3 years, 5%. Oct 13, 1908. 5:1416. 10,000
- Fusco, Luigi to Annie E Gager. 1st av, No 2319, w s, 50.5 s 119th st, 25.2x100. Oct 13, 1908, 5 years, 5%. 6:1795. 17,000
- Fleischman, Joseph to Julia Fleischman. 5th av, Nos 220 and 222. Assignment of rents under 2 leases due from L P Hollander & Co. Given to correct error in prior assignment. Oct 12. Oct 15, 1908. 3:828. other consid and 100
- Frieder, Lazar to Sadie Josephy. Av C, No 62, e s, 96 n 4th st, 24x83. Prior mort \$18,000. Oct 12, 1908, due, &c, as per bond. 2:374. 4,000
- Gluck, Betty to Joseph R Greenfield. 7th st, No 281, n s, 77 w Av D, 24x73; 7th st, No 279, n s, 101 w Av D, 14x73. Prior mort \$27,000. Oct 15, 1908, 3 years, 6%. 2:377. 6,000
- Gibson, John M to Fort Washington Syndicate. Lenox av, No 145, w s, 25.2 n 117th st, 25.2x75. P M. Prior mort \$31,000. Oct 14, 3 years, 6%. Oct 15, 1908. 7:1902. 3,000
- Gibson, John M to Fort Washington Syndicate. Lenox av, No 147, w s, 50.4 n 117th st, 25x75. P M. Prior mort \$30,000. Oct 14, 3 years, 6%. Oct 15, 1908. 7:1902. 3,000
- Gibson, John M to Fort Washington Syndicate. Lenox av, No 149, w s, 75.5 n 117th st, runs w 75 x n 20 x n e 18 x e 57.10 to av x s 25 to beginning. P M. Prior mort \$30,000. Oct 14, 3 years, 6%. Oct 15, 1908. 7:1902. 3,000
- Goldwater, Celia to Sigismund S Goldwater. Park av, No 1487, e s, 74 s 109th st, 26.11x76. P M. Oct 14, 2 years, 5%. Oct 15, 1908. 6:1636. 1,500
- Greenbaum, Oscar, of Philadelphia, Pa, to John M Gibson. 77th st, No 205, n s, 125 e 3d av, 30x102.2. Prior mort \$—. Oct 10, 1 year, 6%. Oct 15, 1908. 5:1432. 2,500
- Same and Chas B Meyers with same. Same property. Subordination agreement. Oct 10. Oct 15, 1908. 5:1432. nom
- Greenbaum, Oscar and Albert Freund with same. Same property. Subordination agreement. Oct 10. Oct 15, 1908. 5:1432. nom
- Goldstein, Sarah to Meyer Vesell. Henry st, No 32, s s, abt 195 e Catharine st, 25x100. Oct 15, 1908, 3 years, 5%. 1:277. 30,000
- Goldwater, Celia to Katharina Vetter. Park av, No 1487, e s, 74 s 109th st, 26.11x76. P M. Oct 14, 1908, 3 years, 5½%. 6:1636. 9,000
- Guth, David and Sarah to Lion Brewery. 17th st, No 13 West. Saloon lease. Sept 30, demand, 6%. Oct 10, 1908. 3:819. 1,000
- Geyser, Annie S H to John B Garrison. 76th st, No 158, s s, 241.6 e Amsterdam av, 20.10x102.2. Oct 9, 3 years, 5%. Oct 10, 1908. 4:1147. 24,000
- Getler, Frederick to ALBANY SAVINGS BANK. 132d st, Nos 602 and 604, s s, 100 w Broadway, 50x99.11. Oct 9, 3 years, 5%. Oct 10, 1908. 7:1998. 34,000
- Same to Michael Dodaro. Same property. Prior mort \$34,000. Oct 9, 1 year, 6%. Oct 10, 1908. 7:1998. 6,000
- Gardner, Bertha to Mabel Moore. 75th st, No 104, s s, 100 w Columbus av, 20x102.2. Prior mort \$33,500. Oct 7, 1 year, —. Oct 9, 1908. 4:1146. 200
- Hudson View Investing Co to Benj J Weil. Broadway, Nos 2240 to 2244, n e cor 80th st, Nos 223 and 225, 102.2x46.9x102.2x47.10, leasehold. All title. P M. Prior mort \$—. Oct 8, 3 years, 6%. Oct 9, 1908. 4:1228. 15,000
- Same to same. Same property. Certificate as to consent to above mort. Oct 8. Oct 9, 1908. 4:1228. —
- Hoffman, Israel to TITLE GUARANTEE AND TRUST CO. Lenox av, No 86, e s, 100.11 s 115th st, 25x75. Oct 13, 1908, due, &c, as per bond. 6:1598. 27,000
- Harft, Charles to Theodore Huck. 8th st, No 52 (Clinton pl), s s, 98.2 e Greene st, runs s 56 x s 61.10 x e 24.7 x n 63.6 x n 56 to st x w 24.7 to beginning. Leasehold. Oct 3, 2 years, 5%. Oct 15, 1908. 2:548. 5,000
- Hitchcock, Cyrus to Ella L Warren. 63d st, No 157, n s, 270 e Amsterdam av, 20x100.5. Satisfaction of mort. Mar 30, 1907. Oct 14, 1908. 4:1135. nom
- Heicklen, Tillie to Rachel Rudinsky. 2d st, No 122, n s, 292.3 e 1st av, 24.8x121.11. P M. Prior mort \$35,000. Oct 14, due, &c, as per bond. Oct 15, 1908. 2:430. 14,000
- Holstein, Lee to Julia Coddington trustee Emily M Coddington under will of Matilda E Coddington. 35th st, No 219, n s, 225 e 3d av, 29.2x98.9. Oct 9, due Oct 10, 1911, 5%. Oct 12, 1908. 3:916. gold, 12,000
- Haber, Annie F to Mitchell Bernstein. East Broadway, No 211, s s, abt 95 w Clinton st, 25x87.6. Prior morts \$35,000. Given as collateral security. Dec 19, 1907, installs, 6%. Oct 12, 1908. 1:285. notes, 1,500
- Johnston, John A to Samuel S Johnston, of Lawrence, N J. Lisenard st, No 3, n s, 20 e West Broadway, 20x75. Oct 10, 3 years, 5%. Oct 14, 1908. 1:211. 3,000
- Jaffe, Moses to Benj Jaffe. Water st, No 656, n s, abt 350 w Jackson st, 26x85.6x26x86.9 e s. Oct 9, 1908, 2 years, 6%. 1:260. 6,600
- Josephson, Abraham and Jacob Fridman to Sam Schnitzer. Eldridge st, No 70, e s, 59 n Hester st, 19.2x50.8. Oct 1, 2 years, 6%. Oct 12, 1908. 1:307. 2,500
- Kaskel, Paul to LAWYERS TITLE INS & TRUST CO. 78th st, No 135, n s, 410 e Amsterdam av, 20x102.2. Oct 15, 1908, 5 yrs, 5%. 4:1150. 18,000
- Kugler, Joseph to Valentine Yehling. 10th st, No 271, n s, 219 w Av A, 25x94.8. P M. Prior mort \$15,000. Oct 15, 1908, 5 years, 6%. 2:438. 13,000
- Kiam, Fannie T with Jacob Morrison et al. Catharine st, No 80, w s, 96.5 s Oak st, 25.5x102.2. Extension mort at increased interest from 4½% to 5¼% and consent to same. Oct 2. Oct 9, 1908. 1:252. nom
- Kletzky, Fannie to MUTUAL ALLIANCE TRUST CO of N Y. Cannon st, No 35, w s, 170 n Broome st, 25x100. Prior mort \$34,000. Oct 8, 1 year, 6%. Oct 10, 1908. 2:332. 1,000

**STRUCTURAL AND ORNAMENTAL  
IRON WORK FOR BUILDINGS**  
Beams in all sizes always on hand and cut to lengths as required

**HARRIS H. URIS**  
OFFICE AND WORKS  
525-535 W. 26TH ST.  
TELEPHONE, 1835-6 CHELSEA

Korn, Henry H to Fundy Co. East Broadway, No 169. Assignment of rents \$— Sub to mortgs \$9,000. Oct 9. Oct 10, 1908. 1:284. nom

Kahn, Lena wife of and Louis J to whom it may concern. 3d av, No 2313, e s, abt 100 n 125th st, 24.11x80. Declaration as to correction of description in mort dated Apr 4, 1904. Oct 5. Oct 10, 1908. 6:1790. nom

Kimball, Maud E, of Brooklyn, to Chelsea Realty Co. 12th st, No 38, s s, 391.10 w 5th av, 20.11x103.3. Prior mort \$10,000. Oct 9, 2 years, 6%. Oct 13, 1908. 2:575. 5,000

Knoechel, Fredericka, Borough of Queens, with Rachel Shapiro. Cherry st, No 383. Extension of mort for \$11,000 at interest increased from 5% to 5½%. Oct 6. Oct 9, 1908. 1:260. nom

Krieger, Herman to Henry Young. Lenox av, Nos 115 and 117, s w cor 116th st, south store, 20x75. Store lease. Oct 8, demand, 6%. Oct 9, 1908. 7:1825. 2,400

Kotzen Realty Co and Richard S White to Sender Jarmulowsky. Av D, Nos 30 to 34, e s, 42.2 s 4th st, 54x75. Assigns rents to secure \$4,000. Oct 8. Oct 9, 1908. 2:357. 4,000

Kittenplan, Morris and Charles Rubinger to Joseph L Buttenwieser. 15th st, Nos 234 to 242, s s, 444.4 w 7th av, 90x103x90x103.3. Prior mort \$—. Sept 19, due May 1, 1909, 6%. Oct 9, 1908. 3:764. 10,000

Kinzler, Moses to Julia Hallgarten trustee Adolph Hallgarten. 93d st, No 126, s s, 250 e Park av, 25x100. Oct 12, 1908, 3 years, 5%. 5:1521. 20,000

Krulwich Realty Co to North American Mortgage Co. 122d st, s s, 100 e Amsterdam av, 100.1x90.2x100x90.10. Oct 13, 1 year, 6%. Oct 14, 1908. 7:1963. 110,000

Same to same. Same property. Certificate as to above mort. Oct 13. Oct 14, 1908. 7:1963.

Same and Lewis Krulwich with same. Same property. Subordination agreement. Oct 13. Oct 14, 1908. 7:1963. nom

Lillienthal, Lillie B with Chas G Pottebaum. Catherine st, No 85, e s, 30 n Cherry st, 36.6x71.8x36.8x69.4. Extension mort. Sept 9. Oct 13, 1908. 1:253. nom

Lillienthal, Lillie B with Lillie V Algie. 11th av, No 660, e s, 25.1 s 48th st, 25.1x100. Extension mort. Sept 29. Oct 13, 1908. 4:1076. nom

Lederer, Julie to Joseph W Cushman. 17th st, No 219, n s, 211.6 w 7th av, 17.2x42.6x17.2x42.9. P M. Oct 1, 5 years, 5%. Oct 9, 1908. 3:767. 6,000

Same to same. Same property. P M. Prior mort \$6,000. Oct 1, 3 years, 5%. Oct 9, 1908. 2,500

Lindemann, Helena M E, of Yonkers, N Y, to Samuel Riker. 38th st, No 246, s s, 375 e 8th av, 25x98.9. Oct 15, 1908, 3 years, 5%. 3:787. 8,000

LAWYERS TITLE INS & TRUST CO with Emil W Hoencher. Convent av, No 14, w s, 120.6 n 127th st, 20.1x55.8x22x51.10. Extension mort at increased interest from 5% to 5½%. Sept 28. Oct 14, 1908. 7:1967. nom

Lawyers Mortgage Co with Carrie Goddard. Manhattan av, No 109, w s, 73.11 n 104th st, 18x50. Extension mort. Sept 19. Oct 14, 1908. 7:1840. nom

LAWYERS TITLE INS & TRUST CO with Samuel Buckenholz. 2d av, No 1050, e s, 60.5 n 55th st, 20x63. Extension mort at increased interest from 5% to 5½%. Oct 14, 1908. 5:1348. nom

Lawyers Mortgage Co with Maedchenheim Verein. 62d st, No 217, n s, 211.6 e 3d av, 18.6x100.5. Extension mort at increased interest from 4½% to 5½%. Aug 11. Oct 14, 1908. 5:1417. nom

LAWYERS TITLE INS & TRUST CO with John Bonwit. 144th st, Nos 148 and 150, s s, 254.11 e 7th av, 40x99.11. Extension of mort for \$36,000 at interest increased from 5% to 5½%. Sept 22. Oct 14, 1908. 7:2012. nom

Lawyers Mortgage Co with John Bonwit. 144th st, Nos 144 and 146, s s, 294.11 e 7th av, 40x99.11. Extension of mort for \$36,000 at interest increased from 5% to 5½%. Sept 22. Oct 14, 1908. 7:2012. nom

LAWYERS TITLE INS & TRUST CO with Domestic Realty Co. 17th st, Nos 121 and 123, n s, 247.8 w 6th av, runs n 46.9 x e 0.6 x n 30 x e 17.2 x n 15.2 x w 66.8 x s 92 to st x e 49 to beginning. Extension of mort for \$32,000 at 6%. Oct 7. Oct 14, 1908. 3:793. nom

Lipsman, Morris to Burns Bros. Av C, No 145, n w cor 9th st, Nos 649 and 651, 23.3x83; Av C, No 147, w s, 23.3 n 9th st, 23x83. Prior mortgs \$82,000. Oct 8, demand, 5%. Oct 12, 1908. 2:392. 2,000

Lawrence, Jos J to ASTOR TRUST CO. 5th av, No 1080, n e cor 89th st, No 1, 25.2x102.2. Oct 9, 1 year, 5%. Oct 10, 1908. 5:1501. 50,000

Mahony, Francis J to U S SAVINGS BANK of City N Y. Vandewater st, No 36, s s, 106.11 n Pearl st, runs w 17.4 x s 50.2 x e 14.4 x n 21.10 x e 2.9 x n 28.2 to beginning. P M. Oct 9, 3 years, 5%. Oct 10, 1908. 1:113. 5,500

McCoy, Frank to Joseph J Day. Spring st, Nos 60 and 62, s e cor Marion st, Nos 27 to 33, 50.6x102.11x49.7x114.1; Marion st, No 25, e s, abt 114.1 s Spring st, 25.4x99.3x25.6x99.3; Bleecker st, No 149, or Carroll pl, No 10, n s, 57.3 e Thompson st, 28.6x100; 29th st, No 211, n s, 121 w 7th av, 23x98.9; 40th st, Nos 332 and 334, s s, 175 w 1st av, 50x98.9; 125th st, No 20, s s, 241.3 w 5th av, 18.9x100.11. ½ part. Oct 7, due, &c, as per bond. Oct 10, 1908. 2:481 and 537, 3:779 and 945, 6:1722. 60,000

Macdonald, Randal H individ and exr, &c, Joseph F Egan with Jacob H Schiff. Madison av, Nos 161 and 163, e s, 98.9 n 32d st, 49.4x100. Subordination agreement. Oct 1. Oct 9, 1908. 3:862. nom

Macdonald, Randal H individ and as exr Jos F Egan with Howard N Potter. Madison av, Nos 161 and 163, e s, 98.9 n 32d st, 49.4 x100. Extension mort. Oct 6. Oct 9, 1908. 3:862. nom

Mandel, Max and Jacob Finkelstein to Eliz B Lynde and ano trustees. Cherry st, No 244, n s, abt 110 w Rutgers st, 25.3x138. Oct 2, 5 years, 5%. Oct 15, 1908. 1:255. 20,000

Same and John and Hugo Jaburg with same. Same property. Subordination agreement. Sept 29. Oct 15, 1908. 1:255. nom

Moore, John A to TITLE GUARANTEE & TRUST CO. Amsterdam av, Nos 129 and 131, e s, 60.5 s 66th st, 40x80. Oct 14, due, &c, as per bond. Oct 15, 1908. 4:1137. 20,000

Mittendorf, Wm F to Wm H and Louis B Rolston trustees Rosewell G Rolston. Madison av, No 1562, w s, 24.11 n 105th st, 19x70. Oct 14, 3 years, —. Oct 15, 1908. 6:1611. 10,000

Mullee, Josephine to Madison Square Mortgage Co. 62d st, No 152, s s, 175 e Amsterdam av, 25x100.5. P M. Prior mort \$—. Oct 12, 3 years, 6%. Oct 15, 1908. 4:1133. 4,000

McKenna, Annie M to Jacob Brodie. 113th st, Nos 163 and 165 East. Assigns rents to extent of \$250. Oct 12. Oct 13, 1908. 6:1641. nom

Moseley Hotel Corpn to Kathleen A Street. Columbus av, n e cor 81st st, ——. Certificate as to chattel mort for \$10,000 on chattels in above premises. Oct 13, 1908. 4:1195.

Martin, Chas and John F Schmonsees with Mina Nordlinger. 8th av, No 2783, w s, 25 s 148th st, 25x75. Extension mort. Aug 26. Oct 13, 1908. 7:2045. nom

McGovern, Peter J to Nellie Farrell. 118th st, No 276, s s, 125 e 8th av, 25x100.11. April 1, 3 years, 5½%. Oct 14, 1908. 7:1923. 12,500

Murray, Mary McG with BANK FOR SAVINGS, N Y. Mulberry st, No 82. Extension of mort for \$8,500 at 5%. Oct 2. Oct 12, 1908. 1:200. nom

Morrell, Robert L to Charles W Coleman. Front st, No 226, n w s, abt 95 w Peck slip, 25.2x72.10x25x72.10. 1-3 right, title and interest. Oct 9, 1 year, 6%. Oct 12, 1908. 1:97. 4,000

Maryson, Katherina E with Julius Halpern. East Broadway, No 250. Subordination agreement. Oct 7. Oct 9, 1908. 1:286. nom

Marasco, Rocco M to Thomas Rosson. Bleecker st, Nos 211 to 219, on map Nos 213 to 219, n e cor Minetta st, 92.1x100, leasehold. Prior mort \$21,000. Oct 7, due Apr 23, 1911, 6%. Oct 9, 1908. 2:542. 16,000

New Era Construction Co to Lily W Beresford trustee Louis C Hamersley. 163d st, Nos 548 to 554, s s, 100 e Broadway, 2 lots, each 44.2x99.11. 2 mortgs, each \$35,000. Oct 14, 1908, 5 years, 5%. 8:2122. 70,000

New Era Construction Co to Lily W Beresford trustee Louis C Hamersley. 163d st, Nos 552 and 554, s s, 100 e Broadway, 44.2x99.11; 163d st, Nos 548 and 550, s s, 144.2 e Broadway, 44.2x99.11. Consent as to two mortgs for \$35,000 each. Oct 14, 1908. 8:2122.

Same to same. Same property. Certificate as to two mortgs for \$35,000 each. Oct 14, 1908. 8:2122.

Nealis, James to Wm W Astor, of London, Eng. 8th av, Nos 121 and 123, w s, 15.3 s 16th st, 36.4x100x27.1x100.5. P M. Sept 30, due Oct 15, 1911, 4½%. Oct 15, 1908. 3:739. 12,500

NEW NETHERLAND BANK of N Y with TITLE GUARANTEE & TRUST CO. Amsterdam av, Nos 129 and 131. Subordination of judgment to mort for \$20,000. Oct 12. Oct 15, 1908. 4:1137. nom

New Era Construction Co to Metropolitan Holding Co. 163d st, Nos 532 to 534, s s, 100 e Broadway, 6 lots, each 44.2x99.11. 6 mortgs, each \$16,142.92; 6 prior mortgs, \$35,000 each. Oct 14, 1 year, 6%. Oct 15, 1908. 8:2122. 96,857.52

Same to same. Same property. Certificate as to above mortgs. Oct 14. Oct 15, 1908. 8:2122.

New Era Construction Co to Harmon W Hendricks et al exrs Emma B Hendricks. 163d st, Nos 536 and 538, s s, 276.8 e Broadway, 44.2x99.11. Oct 12, due Nov 1, 1913, 5%. Oct 15, 1908. 8:2122. 35,000

New Era Construction Co to Edith B H Kinhead and ano trustees Adolphus Hamilton. 163d st, Nos 544 and 546, s s, 188.4 e Broadway, 44.2x99.11. Oct 14, due, &c, as per bond. Oct 15, 1908. 8:2122. 35,000

New Era Construction Co to Harmon W Hendricks et al exrs Emma B Hendricks. 163d st, Nos 540 and 542, s s, 232.6 e Broadway, 44.2x99.11. Oct 12, due Nov 1, 1913, 5%. Oct 15, 1908. 8:2122. 35,000

New Era Construction Co to Arthur P Lord et al exrs, &c, Geo W T Lord. 163d st, Nos 532 and 534, s s, 320.10 e Broadway, 44.2x99.11. Oct 14, 3 years, 5%. Oct 15, 1908. 8:2122. 35,000

New Era Construction Co to Lily W Beresford trustees Louis C Hamersley. 163d st, Nos 532 to 554, s s, 100 e Broadway, 265x99.11. Certificate as to 6 mortgs for \$35,000 each. Oct 14. Oct 15, 1908. 8:2122.

Nuoffer, Emily to Eliz J Smith. 2d av, No 534, e s, 60 s 30th st, 20x75.9. P M. Prior mort \$8,500. Oct 15, 1908, 2 years, 6%. 3:935. 4,000

Orenstein, Anna to Jennie H Morrison. 80th st, No 230, s s, 213.5 w 2d av, 26.4x102.2. Prior mort \$26,000. Oct 9, 3 years, 6%. Oct 10, 1908. 5:1525. 5,750

Same to Isidor Leipzig. 80th st, No 230, s s, 213.5 w 2d av, 26.4 x102.2. Prior mort \$31,750. Oct 9, 4 years, 6%. Oct 10, 1908. 5:1525. 5,050

Oakley, Robt H as trustee Thos F Cock with Rose and John Theurer. 134th st, No 314, s s, 200 w 8th av, ——. Extension mort. Oct 14. Oct 15, 1908. 7:1959. nom

O'Neill, Michael F with LAWYERS TITLE INS AND TRUST CO. 113th st, No 133, n s, 270 e Park av, 20x100.11. Agreement as to ownership of mortgage. July 13, 1904. Oct 13, 1908. 6:1641.

Oakley, John T to Albert Deutsch. 13th st, No 234, s w s, 235 n w 2d av, 21.5x103.3. Prior mort \$11,000. Oct 8, due Apr 8, 1909, 6%. Oct 9, 1908. 2:468. 1,000

Oussani Construction Co to Patk J Shea. Cathedral Parkway, Nos 215 to 221, n s, 250 w 7th av, 100x70.11. Prior mort \$120,000. Oct 9, 1908, due, &c, as per bond. 7:1826. 25,000

Price, Moses to Philip Hyman. 118th st, No 52, s s, 60 e Madison av, 20x100.11. Prior mort \$15,000. Oct 9, 1908, 3 years, 6%. 6:1623. 2,500

Potter, Howard N, of Harrison, N Y, to Jacob H Schiff. Madison av, Nos 161 and 163, e s, 49.4 s 33d st, 49.4x100. Oct 6, 3 years, 5%. Oct 9, 1908. 3:862. 275,000

Prescott, Edw C to John H McGurk. Madison av, No 1631, s e cor 109th st, No 54, 25.6x95. Oct 8, 1 year, 6%. Oct 9, 1908. 6:1614. 2,000

Penco Realty Co to STATE BANK. Lenox av, Nos 669 and 671, w s, 40 n 143d st, 39.11x100. Oct 1, 2 years, 6%. Oct 9, 1908. 7:2012. 10,000

Penco Realty Co to STATE BANK. Lenox av, Nos 661 and 665, n w cor 143d st, 40x100. Oct 1, 2 years, 6%. Oct 9, 1908. 7:2012. 15,000

Peerless Specialty Co to John S Ridlev and ano. Certificate as to chattel mort dated Oct 14, 1908. Oct 14. Oct 15, 1908. —

Realty Transfer Co with George Backer. 163d st, s s, 100 e Broadway, ——. Agreement as to assignment of all title, &c, to an agreement dated Jan 30, 1905. Feb 7, 1905. Oct 15, 1908. 8:2122. nom

Robinson, Mary to Louis Fooks. 114th st, No 34, s s, 334.4 w 5th av, 17.6x100.11. Prior mort \$9,000. Oct 13, demand, 6%. Oct 15, 1908. 6:1597. 1,250

# MAPLEDORAM & CO.

REAL ESTATE BROKERS

## Bay Ridge Property Our Specialty

FIFTH AVE. AND 79th ST.  
BROOKLYN, N. Y.  
TELEPHONE, 724 BAY RIDGE

- Romaine, Benj F, Louis T, Girard, Julia A and Washington T with SEAMENS BANK FOR SAVINGS in City N Y. Broadway, Nos 2161 to 2169, n w cor 76th st, No 235, 105.5x61x102.2x87.2. Extension mort at increased interest from 4 to 4½%. June 3. Oct 13, 1908. 4:1168. nom
- Romaine, Benj F, Louis T, Girard and Julia A and Washington T with SEAMENS BANK FOR SAVINGS in City N Y. Columbus av, Nos 269 to 275, s e cor 73d st, Nos 46 and 48, 102.2x100. Extension mort at increased interest from 4 to 4½%. June 3. Oct 13, 1908. 4:1125. nom
- Rhineland, Matilda O to FARMERS LOAN & TRUST CO. 20th st, No 112, or Gramercy Park South, No 12, s w s, 206.8 s e 4th av, 26.8x92. P M. Oct 7, 3 years, —%. Oct 9, 1908. 3:875. 35,000
- Rubin Bros & Baron, a corpn, to N Y TRUST CO. 4th st, Nos 125 and 127, n s, 124.9 w 1st av, 50x96.2. Oct 9, 1908, 5 years, 5%. 2:446. 60,000
- Same to same. Same property. Certificate as to above mort. Oct 9, 1908. 2:446. —
- Russell, Ora M to Isaac L Kip trustee William V Brady for Cornelia B Kip. 83d st, No 43, n s, 350 e Columbus av, 18.9x102.2. Oct 12, 1908, due, &c, as per bond. 4:1197. 17,000
- Reilly, Philip to Thomas Reilly. 49th st, No 236, s s, 211 w 2d av, 19x100.5. Oct 9, 1 year, 6%. Oct 12, 1908. 5:1322. 2,000
- Reilly, Hugh, of Brielle, N J, to Henry Rousby. Bank st, No 105, n s, 75 w Greenwich st, 29x88.6x20x85.6. Prior mort \$6,000. Oct 9, 1 year, 6%. Oct 10, 1908. 2:635. 1,500
- Sanden, Albert T to TITLE GUARANTEE AND TRUST CO. 77th st, No 144, s s, 430 w Columbus av, 17x102.2. Oct 10, due, &c, as per bond. Oct 13, 1908. 4:1148. 20,000
- Schultz, Philip and Joseph Harris to Martha L Lind. 98th st, No 118, s s, 175 e Park av, 25x100.11. Prior mort \$ —. Oct 12, 3 years, 6%. Oct 13, 1908. 6:1625. 3,000
- Sigrist, Anna M to Cornelia G Chapin. 1st av, No 550, e s, 19.9 s 32d st, 26.6x100. Oct 12, 3 years, 5½%. Oct 13, 1908. 3:963. 20,000
- Sigrist, Edw O and Clara A Ludwig to Cornelia G Chapin. 1st av, No 548, e s, 46.3 s 32d st, 26.6x100. Oct 12, 3 years, 5½%. Oct 13, 1908. 3:963. 20,000
- Shea (J S) Co, a corpn, with James J Martin. 8th av, Nos 2746 and 2748, s e cor 146th st, No 260, 40x100. Agreement modifying mortgage. Oct 12, 1908. 7:2031. 100
- Scala, Geo to John Libretto. Minetta lane, Nos 23 and 25, s s, 45.3 e Carmine st, runs s abt 50.10 x s e abt 58 x n 80.10 to st or lane, x w 50 to beginning. Oct 12, due, &c, as per bond. Oct 13, 1908. 2:542. 8,000
- Silverman-Jones Construction Co to CENTRAL TRUST CO of N Y. 69th st, n s, 265 w Amsterdam av, 80x100.5. Oct 10, 1908, 5 years, 5%. 4:1161. 113,500
- Same to same. Same property. Certificate as to above mort. Oct 10, 1908. 4:1161. —
- Stanton, Elizabeth H widow to Eliz H Stanton extrx and trustee Geo H Belcher dec'd and Geo C Holt trustee under said will. 61st st, No 108, s s, 306 w Lexington av, 19x100.5. Oct 6, 3 years, 5%. Oct 12, 1908. 5:1395. 28,500
- Stursberg, Hedwig with SEAMENS BANK FOR SAVINGS, N Y. 67th st, No 18 East. Extension to mort for \$35,000 at 4½%. Oct 9. Oct 12, 1908. 5:1381. nom
- Smith (Thomas) Construction Co to TITLE GUARANTEE & TRUST CO. St Nicholas av, n w cor 181st st, 100x50. Oct 12, 1908, due, &c, as per bond. 8:2165. 80,000
- Same to same. Same property. Certificate as to above mort. Oct 10. Oct 12, 1908. 8:2165. —
- Sire, Albert I with UNION DIME SAVINGS INSTN, Myron Sulzberger and Wm F Donnelly. 7th av, Nos 311 to 315. Extension mort and consent to same. Oct 9, 1908. 3:803. nom
- Spiegel, Henriette to Louis Conay. 9th av, No 454, e s, 49.3 n 35th st, 24.10x100. Oct 7, 33 months, 6%. Oct 9, 1908. 3:759. notes, 8,000
- Stoller, Sophie to Bernard Liebman. Water st, No 614, n s, abt 75 w Gouverneur st, 26.2x64.5x26.3x65.6; Water st, No 616, n s, abt 55 w Gouverneur st, 20.6x65.11x19.10x65.6. Prior mort \$25,000. Sept 1, 3 years, 6%. Oct 15, 1908. 1:259. 6,500
- Segal, Millie to Mary White trustee of Thomas White. Baxter st, No 83, e s, abt 150 n Bayard st, 25x100; Baxter st, No 85, e s, abt 175 n Bayard st, 25x100. P M. Sept 22, due Oct 14, 1911, 4½%. Oct 14, 1908. 1:199. 27,958.09
- Segal, Millie to Thos White et al. Baxter st, No 83, e s, abt 150 n Bayard st, 25x100; Baxter st, No 85, e s, abt 175 n Bayard st, 25x100. P M. Prior mort \$27,958.09. Sept 22, 3 years, 4½%. Oct 14, 1908. 1:199. 10,541.91
- Sands, Letitia S and ano trustees John Campbell for benefit Martha H Campbell with Jacob P Roth. Convent av, No 413, e s, 60.3 s 148th st, 20x75. Extension mort. Mar 30. Oct 15, 1908. 7:2062. nom
- Transit Realty Co to ALBANY SAVINGS BANK. Riverside Drive, s e cor 138th st, 100.7x58.1x99.11x70. Oct 9, 5 years, 5%. Oct 12, 1908. 7:2086. 108,000
- Same to same. Same property. Certificate as to above mort. Oct 12, 1908. 7:2086. —
- Tarsus Realty Co to LAWYERS TITLE INS & TRUST CO. Attorney st, No 35, w s, 150 n Grand st, 25x100x24.9x100. Oct 8, 5 years, 5%. Oct 9, 1908. 2:346. 22,000
- Same to same. Same property. Certificate as to above mort. Oct 8. Oct 9, 1908. 2:346. —
- Same and Mary A Henshaw trustee for estate Jeannette M Hecker et al with same. Subordination agreement. Sept 14. Oct 9, 1908. 2:346. nom
- Tarrytown Building Co to John Holl. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Prior mort \$162,550. Oct 7, demand, —%. Oct 9, 1908. 3:804. 9,500
- Tuska, Virginia to Mabelle S Soich as committee Caroline A Wood. Grand st, No 66, n s, abt 48 w Wooster st, 25x100. Oct 9, 1908, due Nov 1, 1913, 5%. 2:475. 30,000
- TITLE GUARANTEE AND TRUST CO to Henrietta De Vries. 79th st, No 237, n s, 450 e 3d av, runs e 25 x n 86.6 x n w 31.5 x s 105.7 to beginning. Extension mort. Mar 21, 1907. Oct 12, 1908. 5:1525. nom
- Tuchfeld, Samuel and Henry Henig to Max Wachsmann. Rivington st, No 232, n s, 24.10 w Willett st, 24.10x100. Prior mort \$ —. Oct 7, 2 years, 6%. Oct 13, 1908. 2:339. 3,000
- Twenty-Nine Union Square Co to Bond & Mortgage Guarantee Co. Union sq, s w cor 16th st, 32.6x141.10. Certificate as to mort for \$12,000. Oct 13. Oct 15, 1908. 3:843. —
- Thal, Harry to TITLE GUARANTEE & TRUST CO. 162d st, No 523, n s, 458 e Broadway, 18x99.11. Oct 14, due, &c, as per bond. Oct 15, 1908. 8:2122. 10,000
- Taneser, Sarah to David Barnett. 118th st, No 56, s s, 100 e Madison av, 20x100.11. Oct 8, due, &c, as per bond. Oct 14, 1908. 6:1623. 16,000
- Taneser, Sarah wife of and Lazar to Aaron Dreeben. 118th st, No 56, s s, 100 e Madison av, 20x100.11. Prior mort \$16,000. Oct 12, 2 years, 6%. Oct 14, 1908. 6:1623. 2,000
- Twenty-Nine Union Square Co to Bond and Mortgage Guarantee Co. Union square, No 29, s w cor 16th st, 32.6x141.10x32.6x141.10. Oct 13, due, &c, as per bond. Oct 14, 1908. 3:843. 12,000
- Uhlig, Caroline to Packard & Co. Lenox av, No 22, e s, 33.11 n 111th st, 33.6x100. Assign rents to secure \$1,100. Oct 14, 1908. 6:1598. 1,100
- Vorbach, Conrad with Wilhelmina Farmer et al. Morningside av East, No 18, e s, 26.4 s 116th st, 30x93.3x28x104.3. Extension mort. June 16. Oct 14, 1908. 7:1849. nom
- Van Siclen, Arthur, of Whitestone, L I, to Monash Eisig. 8th av, No 349, w s, 49 n 27th st, 25x81; 27th st, No 305, n s, 62 w 8th av, 19x49. ½ part. Oct 14, 1 year, 6%. Oct 15, 1908. 3:751. 2,500
- West Side Construction Co to E Matilda Ziegler et al exrs, &c, Wm Ziegler. 143d st, No 511, n s, 454.2 e Broadway, 70.10x99.11. Oct 14, 1908, due Jan 1, 1914, 5%. 7:2075. 85,000
- Weiss, Max with Caroline Mascher. Amsterdam av, No 32, w s, 60.5 s 61st st, 20x80. Extension mort. Oct 1. Oct 13, 1908. 4:1152. nom
- Winch, Chas A, of Pelham, N Y, to TITLE GUARANTEE & TRUST CO. 24th st, Nos 159 and 161, n s, 79.2 e 7th av, 41.8x98.9. Oct 12, 1908, due, &c, as per bond. 3:800. 60,000
- Wood, Henry R with Franklin L Groff. 28th st, Nos 151 and 153, n s, 101.1 e 7th av, 48.5x98.9. Extension mort at increased interest from 5% to 6%. July 12. Oct 10, 1908. 3:804. nom
- Wimpfheimer, Henrietta with Bertha wife of and Abraham Harris. Columbia st, No 120, e s, 68.3 n Stanton st, 21.8x100x irreg x75.4. Extension mort. Oct 8. Oct 9, 1908. 2:335. nom
- West Side Construction Co to E Matilda Ziegler et al exrs, &c, Wm Ziegler. 143d st, No 511, n s, 454.2 e Broadway, 70.10x99.11. Certificate as to mort for \$85,000. Oct 15, 1908. 7:2075. —
- Wheeler, Dunham & Candace to Chas G Moller. 27th st, No 124, s w s, 125 w Lexington av, 25x98.9. Prior mort \$ —. Oct 14, 1 year, 6%. Oct 15, 1908. 3:882. 3,000
- Wiltzoo, Michael H to Agnes Young. Barclay st, No 7, n s, abt 200 e Church st, 25x75. Leasehold. Oct 2, due Nov 1, 1910, 6%. Oct 15, 1908. 1:123. 12,000
- West Side Construction Co to LAWYERS TITLE INS & TRUST CO. 143d st, Nos 513 and 515, n s, 383.4 e Broadway, 70.10x99.11. Oct 9, 1908, 5 years, 5%. 7:2075. 85,000
- Same to same. Same property. Certificate as to above mort. Oct 9, 1908. 7:2075. —
- Whitestone, Louis with Joseph Lessler. 121st st, No 234 West. Agreement as to guaranty for payment of \$2,200 on June 29, 1910, at 6%. Oct 6. Oct 13, 1908. 7:1926. nom
- Ward, Althea R to NIAGARA FIRE INS CO. Broadway, Nos 2310 to 2318, s e cor 84th st, No 222, 101.8x38.5x101.5x37.5. Oct 13, 1908, 3 years, 5%. 4:1231. 100,000
- Yule, John to Lawyers Realty Co. 170th st, n s, 100 w Audubon av, 75x100. Building loan. Oct 12, 1 year, 6%, until building is completed and 5% thereafter. Oct 13, 1908. 8:2127. 90,000
- Zieherman, Bernat to Henry Freiburger. 65th st, No 220, s s, 280 w 2d av, 25x100.5. Prior mort \$18,000. Oct 9, due Mar 1, 1911, 6%. Oct 13, 1908. 5:1419. 3,000

### BOROUGH OF THE BRONX.

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

- \*Arnold, Chas W H, of Poughkeepsie, N Y, to Marcus Nathan. 7th st, s s, 130 w Av C, 25x108. Unionport. P M. Prior mort \$3,300. Oct 15, 1908, due Apr 15, 1910, 6%. 1,045
- \*Same to same. 12th st, s s, 130 e Av B, 25x80. Unionport. P M. Prior mort \$3,000. Oct 15, 1908, due Apr 15, 1910, 6%. 1,046
- Same to same. 7th st, s s, 155 w Av C, 25x108. Unionport. P M. Prior mort \$3,300. Oct 18, due Apr 15, 1910, 6%. Oct 15, 1908. 1,045
- Black, Margt J to Anton Kotzun. Mapes av, No 2078, e s, 93.2 s 180th st, 25x100, except part for av. P M. Prior mort \$4,000. Oct 15, 1908, due Oct 1, 1910, 6%. 11:3108. 1,475
- Buchbinder, Abraham to Gussie Louis. 135th st, No 525, n s, 235.4 e Brook av, 27.4x100. Prior mort \$17,000. Oct 14, due Apr 15, 1910, 6%. Oct 15, 1908. 9:2263. 1,000
- Benson, John A and Ehrich Peterson to Josephine Mulholland. Valentine av, w s, 179.8 s 183d st, 50x200. Oct 14, 3 yrs, 5½%. Oct 15, 1908. 11:3150. 20,000
- Bull, Chas H to Wm C Bergen. Hewitt pl, e s, 275 n 156th st, four lots, each 18.9x99.10. Four mortgages, each \$5,500. Oct 13, due, &c, as per bond. Oct 14, 1908. 10:2695. 22,000
- Same to same. Hewitt pl, e s, 368.8 n 156th st, three lots, each 18.9x99.11. Three mortgages, each \$5,500. Oct 13, due, &c, as per bond. Oct 14, 1908. 10:2695. 16,500
- Same to same. Hewitt pl, e s, 350 n 156th st, 18.9x99.11x18.9x99.10. Oct 13, due, &c, as per bond. Oct 14, 1908. 10:2695. 5,500
- Binzen, Edw O to Gustav A Geiger. Morris av, No 1817, w s, 175 s 176th st, 25x120. P M. Prior mort \$4,000. Oct 10, due Oct 15, 1909, 6%. Oct 12, 1908. 11:2826. 1,500
- Baker, Kate to Stena Fowler. Trinity av, e s, 320.6 s 165th st, 16.8x100. Prior mort \$4,000. Oct 9, 1 year, 6%. Oct 12, 1908. 10:2639. 800
- Bohn, Anna to William and Robert Berk. Washington av, No 950, e s, 167.10 n 163d st, old line, 25x80.8x25x80.7. Prior mort \$11,000. Oct 5, due, &c, as per bond. Oct 12, 1908. 9:2368. 2,000
- Bancroft, Lincoln to TITLE GUARANTEE & TRUST CO. Grand av, No 2449, begins Grand av, late Edenwood av, c l, 145 n Fordham road, late Fordham Landing road, old lines, runs n 75.8 x w 132.1 x s 75.8 x e 132.1 to beginning, except part for Grand av. Oct 12, 1908, due, &c, as per bond. 11:3213. 6,000
- Begrish-Schorn Realty and Construction Co to Caroline S Hartwig extrx Ferdinand Hartwig. 175th st, s s, 20 e Prospect av, 20x95. Oct 9, 5 years, 5½%. Oct 10, 1908. 11:2952. 10,000

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Same to same. Same property. Certificate as to above mort. Oct 9, 1908, 11:2952.

Budelmann, Louise to James G Wentz. Hughes av, n e cor 182d st, 45x70x62x72. Building loan. Oct 12, demand, 6%. Oct 13, 1908. 11:3086.

\*Baxter, Chas R and Geo J to Commercial Finance Co. Country Club av, w s, 125 n John st, 25x100. Prior mort \$2,500. Oct 15, 1908, 1 year, 6%. 1,000

\*Carlson, Chas M and Chas J to Marcus Nathan. North Chestnut Drive, n s, and being lot 87 amended map Bronxwood Park. P M. Oct 12, 1 year, 5%. Oct 15, 1908. 1,900

Cole, Theodore to Louisa S Cole. 163d st, s s, 79.9 e Tinton av, 20.6x94.8. Oct 14, 3 years, 5%. Oct 15, 1908. 10:2668. 3,000

\*Chapman, Chas J to Eleanor A English. Pelham lane, w s, at n s, Pelham Bay Park, runs w 817.11 x n e 107 x n e 63.7 x n e 136.9 x n e 205 x n e 199.6 to lane, x s e 61.7 and 6 and 206 and 95.11, contains 3 239-1,000 acres. Oct 12, 5 years, 6%. Oct 13, 1908. 7,500

\*Cahill, Edward J to T Emory Clocke. Columbus av, n s, 230 w Bronxdale av, 25x100. Oct 12, 3 years, 5½%. Oct 13, 1908. 4,000

Carpenter, Francis O to Geo B Lowerre exr and trustee Theresa M Lowerre. Valentine av, w s, 81.4 n 184th st, runs s 50 to point 31.4 n 184th st x w 185.7 to n s 184th st x n w 1.11 to n e cor of 184th st and Ryer av x n 50 x e 187.5 to beginning, except part for av. Oct 12, 1908, 5 years, 5½%. 11:3152. 7,000

Same to Carolyn B Wright. Same property. Prior mort \$7,000. Oct 12, 1908, due, &c, as per bond. 11:3152. 1,500

Cilento, Domenico and Gaetano and Eugene Savarese to Raffaello Coppola. Bathgate av, Nos 2104 and 2106, e s, 46.9 n 180th st, 39.11x41.8x39.1x33.9. Prior mort \$—. Oct 12, 3 years, 5½%. Oct 14, 1908. 11:3047. 6,000

Cheney Realty Corporation to Patrick J Toye. Vyse av, w s, 171.4 n Home st, 20x100. Prior mort \$7,500. Oct 8, due Feb 1, 1910, 6%. Oct 10, 1908. 11:2986. 2,000

Same to same. Same property. Certificate as to above mort. Oct 6, Oct 10, 1908. 11:2986.

Edmondson, Geo W to Excelsior Mortgage Co. Walton av, n e cor 175th st, 100x95. Oct 9, due Apr 9, 1909, 6%. Oct 12, 1908. 11:2825. 15,000

Edmondson, Geo W to American Mortgage Co. Webb av (Tee Taw av), e s, 250 n Devoe Terrace (Park View pl), 2 lots, each 25x 100x15x100. 2 morts, each \$3,000. Oct 8, 3 years, 5½% and 6%. Oct 12, 1908. 11:3219. 6,000

Edmondson, Geo W and Louis Eickworth with American Mortgage Co. Webb av, e s, 250 n Park View pl, 50x—. Subordination agreement. Oct 8. Oct 12, 1908. 11:3219. nom

Same with same. Webb av, e s, 250 n Park View pl, 2 lots, each 25x—. Subordination of 2 morts. Oct 8. Oct 12, 1908. 11:3219. nom

Engel, Henry to James C McCarthy. Hoe av, No 1218, e s, 200 s Freeman st, 25x100. P M. Prior mort \$8,000. Oct 9, 1908, 2 years, 6%. 11:2986. 1,000

\*Elder, Robert D, Jr, of East Orange, N J, to Geo P Shirmer. Chestnut st, e s, 300 s Syracuse av, 100x200 to Ash st; Chestnut st, e s, 400 s Syracuse av, 100x100. Prior mort \$1,005. July 27, due, &c, as per bond. Oct 15, 1908. 1,327.60

Eustis, Anthony W to John E Eustis. Parkview pl, w s, 130 s 190th st, 62.3x102.2x15x82.9. Oct 12, 5 years, 5½%. Oct 13, 1908. 11:3219. 6,000

Edmondson, Geo W to Henry Seib. 235th st, n s, 200 e Kepler av, 25x100. Oct 14, due Jan 1, 1912, 6%. Oct 15, 1908. 12:3376. 3,000

Same and Louis Eickwort with same. Same property. Subordination agreement. Oct 14. Oct 15, 1908. 12:3376. nom

Flank, Michl L with Julia Brunhild. Morris av, n e cor 167th st, runs e 298.9 to w s College av x n 325.11 to s s 168th st x w 185 to e s Morris av x s 92.2 to beginning. Extension mort. Oct 13. Oct 14, 1908. 9:2439. nom

Fioravanti, Germano, of Yonkers, N Y, to TITLE INS CO of N Y. 184th st, n s, 138 w Grand av, runs n 100 x w 6.11 to Old Croton Aqueduct, x s 101.3 to 184th st, x e 23 to beginning. Oct 14, 1908, 3 years, 5½%. 11:3212. 7,500

\*Gass, Frank to Geo Wenner. 13th st, s s, 105 w Av C, 50x103, Unionport. Oct 14, 1908, due Jan 1, 1911, 6%. 1,200

Grummon, Gertrude I wife of and Josiah D to Joseph R Greenfield. 138th st, No 417, n s, 151.3 e Willis av, 16.3x100; Willis av, No 370, e s, 130 n 142d st, 20x100. Prior mort \$12,000. Oct 12, due April 12, 1909, 6%. Oct 14, 1908. 9:2283 and 2289. 1,500

\*Gamache, Joseph to George Doerr. Taylor st, e s, 425 s Columbus av, 25x100, except part for st. Oct 9, 3 years, 5½%. Oct 12, 1908. 4,000

Goepfert, Frederick to Frieda A Shinar. 3d av, e s, abt 130 n 164th st, 16.8x96 to Boston road, No 999, x16.8x102, mort reads 46.10 s from n w cor of sub division 2 of lot No 149, runs s 16.8 x e 9.6 to new w s Boston road, No 999, x n 16.8 x w 102 to beginning, being part of lot 149 map Morrisania. Prior mort \$3,000. Oct 8, due, &c, as per bond. Oct 12, 1908. 10:2607. 1,900

\*Grossman, Benj J to Arthur J Mace and ano exrs Malinda G Mace. Tilden av, e s, 50 s 214th st, 50x100, Laconia Park. P M. Oct 3, 3 years, 6%. Oct 13, 1908. 450

Ginsburger, Emil to Lillie B Lillenthal. 183d st, n s, 53.4 e Beaumont av, 17.8x75. Oct 8, 3 years, 6%. Oct 9, 1908. 11:3103. 3,500

Same to Mary A Kaufman. Beaumont av, n e cor 183d st, 75x71. Oct 8, 2 years, 6%. Oct 9, 1908. 11:3103. 2,500

German Construction Co to Fredk A Southworth trustee John Southworth. Waterloo pl, w s, 126.11 n 175th st, 25x70. Aug 13, due, &c, as per bond. Oct 9, 1908. 11:2958. 4,000

Same to same. Same property. Certificate as to above mort. Aug 10. Oct 9, 1908. 11:2958.

Gravenhart, Ann E to Marcus C Woodruff. 261st st, late Cuthbert av, n e cor Fieldston road, late Ketchum av, 47.1x112.1x46x 101.9, and being lots 53 and 54 map 339 lots at Riverdale and Mosholu, 24th Ward property of F P and H A Forster. Oct 12, due, &c, as per bond. Oct 13, 1908. 13:3423. 2,000

Gross, August and Charles Herman to Gross & Herbener. Stebbins av, s e s, 250 n 169th st, runs s 131.4 x e 71.6 x n 135.4 x w 71.5 to beginning. P M. Prior mort \$9,000. Oct 15, 1908, due, &c, as per bond. 11:2973. 2,500

Harlem Swedish Evangelical Lutheran Church to Frederick Lese. 136th st, Nos 532 to 536, s s, 175.3 e Lincoln av, runs e 49.9 x s 100 x w 50 x n 71.11 x e 0.1 x n 28.1 to beginning. P M. Prior morts \$8,500. Sept 25, 2 years, 6%. Oct 12, 1908. 9:2311. 1,500

Halsey, John H to HARLEM SAVINGS BANK. Bush st, No 202, s s, 216.1 w Anthony av, 25x90. Oct 14, 1908, due, &c, as per bond. 11:2812. 1,000

\*Holmes, Wm A to Thomas L Reynolds Co. Ivy st, w s, 200 n Albany av, and being plot 355 map No 1106 Westchester Co of Arden property, 100x100. P M. Oct 9, 5 yrs, 6%. Oct 14, 1908. 3,290

Irving Construction Co, a corpn, to LAWYERS TITLE INS & TRUST CO. Ryer av, e s, 25 n 180th st, 50x103, being lots 19 and 20 map 62 lots at Mt Hope, Tremont. 2 morts, each \$5,500. Oct 10, 5 years, 5½%. Oct 12, 1908. 11:3144 and 3149. 11,000

Same to same. Certificate as to above morts. Oct 10. Oct 12, 1908. 11:3144 and 3149.

Ingram, Wm N and Moses and Nathan J Packard with Edward J Collins. 241st st, n s, 150 e Katonah av, 25x100; 241st st, n s, 200 e Katonah av, 25x100; 241st st, n s, 250 e Katonah av, 25x 100; 241st st, n s, 300 e Katonah av, 50x100, and being lots 1029, 1031, 1033, 1035 and 1036 map (No 164) at Woodlawn Heights. Subordination agreement. Oct 12. Oct 13, 1908. 12:3390. nom

Jarmulowsky, Ida to American Real Estate Co of Rhode Island. Faile st, No 1013, w s, 509.6 s Bancroft st, 20x100. P M. Prior mort \$8,500. Oct 12, 1908, installs, 6%. 10:2749. 3,000

Same to same. Same property. P M. Oct 12, 1908, due Nov 2, 1913, 5½%. 10:2749. 8,500

Kriete, John to Jonathan B Currey. Arthur av, No 2117, w s, 159.7 n 180th st, 25x95. Oct 1, 5 years, 6%. Oct 15, 1908. 11:3062. 2,500

\*Kavanagh, Mary E to Margt Neill. 13th st, s s, 180 w Av C, 25x108, Unionport. Oct 12, 3 years, 5½%. Oct 14, 1908. 2,000

Kaestner, Emilie and Lena to Jacques Lobel. 183d st, s s, 132.9 e Beaumont av, 30.8x95x27.4x95. Prior mort \$—. Oct 13, 1 year, 6%. Oct 14, 1908. 11:3101. 500

Kramer, Bertha to Solon B Liliestern. Southern Boulevard, No 2232, e s, 275 n 167th st, 37.2x100. Prior mort \$8,000. Oct 12, 2 years, 6%. Oct 14, 1908. 10:2745. 3,500

Kirchner, Charlotte to William Fink. Clinton av, e s, 100 n Tremont av, 25x100x25.4x100. Oct 10, 1908, 5 years, 5%. 11:3093. 5,000

Kessler, William to Charles Kessler. Courtlandt av, No 836, e s, 73 s 160th st, runs e 92 x s 25.6 x w 25.7 x n 0.4 x w — x n 25.2 to beginning. Oct 8, due, &c, as per bond. Oct 9, 1908. 9:2406. 1,000

\*Kaplan, Morris with Charles Weber. Taylor st, e s, 200 n Columbus av, 25x100. Extension of mort for \$3,500. Oct 9. Oct 12, 1908. 400

\*Krauss, Charles to Susette Krauss. Cleveland av, n s, abt 125 w 2d st, and being w ½ lot 108 map Penfield property, South Mt Vernon, 25x103.6x25.8x97.9. Oct 12, 3 years, 6%. Oct 13, 1908. 400

Lent, Wm D with Gustav A Geiger. Morris av, w s, 200 s 176th st, 25x95. Extension of mort for \$4,000 at 5%. Sept 16. Oct 12, 1908. 11:2826. nom

LAWYERS TITLE INS & TRUST CO with Fanny Long. 156th st, s s, 122 w Elton av, 23x100. Extension of mort for \$3,000 at 5%. Sept 21. Oct 14, 1908. 9:2377. nom

Lawrence Kronenberger Construction Co, a corpn, to TITLE GUARANTEE & TRUST CO. Seabury pl, e s, 312.6 s 172d st, 37.6x100, secures advances. Oct 14, 1 year, 6%. Oct 15, 1908. 11:2977. 12,500

Same to same. Same property. Certificate as to above building loan. Oct 8. Oct 15, 1908. 11:2977.

Munday, Peter to HARLEM SAVINGS BANK. Napier av, n e cor 233d st, runs n e 101.1 x n 300.3 x n w 100.5 to av x s 328.2 to beginning, except part for st. Prior mort \$7,400. Oct 7, due, &c, as per bond. Oct 9, 1908. 12:3365. 2,600

\*McEvoy, Joseph to Hudson P Rose Co. Rhineland av, s s, abt 334.10 w Stillwell av, 25x100. P M. Sept 26, 3 years, 5½%. Oct 10, 1908. 375

McAdam, Ronald to Richd Fensterer. 198th st, n s, 111.7 e Jerome av, 25.11x138.9x44.5x108.8. July 14, 1 year, 6%. Oct 13, 1908. 12:3319. 1,200

\*Murray, Michael to Manhattan Mortgage Co. Taylor st, w s, 275 s Columbus av, 25x100. Oct 15, due Nov 1, 1911, 6%, until May 1, 1909, and 5½% thereafter. Oct 15, 1908. 4,500

Mercury Realty Co to North American Mortgage Co. Prospect av, e s, 155.6 n Fox st, runs n 81.10 x e 100 x s 12.1 x w 12.7 x s 17.6 x s 48.1 x w 100 to beginning. Prior mort \$22,000. Oct 13, 1908, 1 year, 6%. 10:2684. 50,000

Same to same. Same property. Certificate as to above mort. Oct 12. Oct 13, 1908. 10:2684.

Same to same. Same property. P M. Oct 13, 1908, 1 year, 6%. 10:2684. 22,000

\*McGarry, Frank to Mary J Archer. Morris st, s s, 96.4 w Eliott av and being lots 24 and 25 blk A map Lester Park, 53.3 x111x50x—. Prior mort \$—. Oct 7, 3 years, 5½%. Oct 13, 1908. 2,500

McLaren, Fredk F to Thornton Bros Co. 169th st, No 352, s s, 20 e Findlay av, 20x90. P M. Oct 12, 1908, due, &c, as per bond. 9:2436. 2,100

\*McSorley, Patrick to Edward C Hess, Borough of Queens. 223d st, n s, 179.7 e Olinville av, 25x114, Wakefield. Feb 1, due Oct 1, 1910, 6%. Oct 12, 1908. 1,500

McCann, Christopher to HARLEM SAVINGS BANK. 135th st, s s, 188.6 e St Anns av, 18x100. Oct 14, 1908, due, &c, as per bond. 10:2547. 1,000

\*Nelson, Augusta to Annie Anderson. Seton av, e s, 100 s Randall av, 50x100, Edenwald. P M. Oct 8, 5 years, 5%. Oct 9, 1908. 850

O'Brien, John J to Patrick J Owens. Cauldwell av, e s, 156.2 n 161st st, 18.9x100. Oct 10, 1 year, 5%. Oct 12, 1908. 10:2631. 1,000

Packer, Anna M and John Rendall with Frank Dudensing. Irvine st, w s, 129.4 s Garrison av, 100x50. Subordination agreement. Oct 5. Oct 10, 1908. 10:2761. nom

Phelan, Wm L and Harry C Benline to Harry W Davis. Creston av, n w s, 149.2 n e 181st st, 52.5x122.9 to e s Av A, or Old Morris av, 50x106.9. P M. Oct 10, due, &c, as per bond. Oct 12, 1908. 11:3170. 3,000



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Same to same. Same property. Oct 10, due, &c, as per bond. Oct 12, 1908. 11:3170. 6,000
Packer, Anna M wife of and Konrad O to Frank Dudensing. Irvine st, w s, 129.4 s Garrison av, 100x50, mort reads plot begins on w s of a proposed st, 50 ft wide lying between Hunts Point av and (proposed) Faile st, distant 129.4 s Garrison av, 100x50. Building loan. Oct 9, due July 1, 1909, 6%. Oct 10, 1908. 10:-2761. 22,500
Paul, Eliz to TITLE GUARANTEE & TRUST CO. 157th st, Nos 290 to 296, s w s, abt 115 e Park av, 100x229x100x333.8. Oct 14, due, &c, as per bond. Oct 15, 1908. 9:2416. 15,000
\*Reiss, George to Arthur Weyers. White Plains road, n w cor Bronx Park pl, runs w along Bronx Park pl 242.11 to Bronx Park x n 205.6 to Lucy pl x e 202.1 to road x s 204.8 to beginning; White Plains road, n w cor Lucy pl, runs w 205.5 to Bronx Park x n 102.9 x e 213 to road x s 107.10 to beginning. Prior mort \$10,000. Oct 8, 2 years, 6%. Oct 9, 1908. 5,000
Roth, Caroline and Josephine to Hibbert B Roach. Perry av, s s, 120.5 e 205th st, 25x100. Oct 14, 2 years, 6%. Oct 15, 1908. 12:3346. 700
Rafferty, Timothy J to J George Flammer. Clinton av, s e cor 178th st, 24.8x100. Oct 12, demand, 6%. Oct 13, 1908. 11:-3093. 3,000
Richter, Gustave and Frank to H Louisa Mulford. Sedgwick av, w s, 100 s 171st st, 25x95. Building loan. Oct 12, due May 1, 1909, 6%. Oct 13, 1908. 9:2541. 6,500
Roco Realty and Construction Co to Harris Roseff. Webster av, s w cor 179th st, 100.7x99.4x99.9x102.8. July 29, 1907, due Dec 31, 1908, 6%. Oct 14, 1908. 11:2815. 50,000
Same to same. Same property. Certificate as to above mort. July 29, 1907. Oct 14, 1908. 11:2815.
Schussler, William to Ronald McAdam. 198th st, No 17, n s, 137.6 e Jerome av, 25.11x165.4x41.7x138.9. P M. Prior mort \$6,000. Oct 12, 1908, installs, 6%. 12:3319. 1,900
\*Spanier, Lillie to Kath Lurch. Av C, s e cor 8th st, 33x105. Unionport. Oct 1, 3 years, 6%. Oct 9, 1908. 2,000
Steffens, John D to Dora Steffens. Robbins av, w s, 175 s 147th st, 25x161x25x162. July 2, 5 years, 5%. Oct 9, 1908. 10:2557. 2,000
\*Stadler, Tillie M wife of and Henry A, Jr, to Wm F Rutherford. 174th st, e s, 163 s Westchester av, 25x100. P M. Oct 8, 1 year, 5 1/2%. Oct 10, 1908. 900
Schwenk, Gustave A to Adolph G Hupfel. St Anns av, No 620, e s, 124.7 s Westchester av, 25.5x81.3x25.1x77.5. Sept 24, 5 years, 6%. Oct 13, 1908. 10:2616. 6,000
Schwartz, Lena with Wolf Burland. Hughes av, No 2138, e s, 152.10 n 181st st, 16.11x86.3x16.11x86.1. Extension of mort for \$1,000 at 6%. July 11. Oct 12, 1908. 11:3082. nom
Schwartz, Lena with Wolf Burland. Hughes av, No 2136, e s, 136.11 n 181st st, 16.8x85.11x16.8x86.1; Hughes av, No 2140, e s, 169.9 n 181st st, 16.9x86.3x16.9x86.6. Extension mort. Sept 8. Oct 12, 1908. 11:3082. nom
\*Siedliche, Joseph and Josephine A his wife to Margaretha Neumann. 222d st, late 8th st, n s, 380 w 4th av, 25x114, Wakefield. Oct 8, 3 years, 6%. Oct 12, 1908. 2,500
\*Spada, Nicola to Henrietta Beck. White Plains road, w s, abt 340 n 239th st, 26.3x189.6x26.3x101.6 n s, except part for road, Washingtonville. Prior mort \$2,600. Oct 14, due, &c, as per bond. Oct 15, 1908. 650
Selje, Fritz to Mary A D Lange. Gerard av, w s, 234.7 s 167th st, 30x125. Extension mort. June 17, 1907. Oct 15, 1908. 9:2489. nom
Schmitt, Charles to Chas P Hallock. Mapes av, n w s, 75 s 179th st, 33x150. Oct 15, 1908, 1 year, 6%. 11:3106. 500
Turner, Phoebe and Margt A Holme to Sarah A McElhinney. 175th st, s s, 171.7 w Macombs road, 25x100. Oct 10, 3 years, 5%. Oct 12, 1908. 11:2876. 9,000
Toelberg, John, of East Hampton, L I, to Wm Lohr. Fox st, w s, 145.4 s Intervale av, 25x59x26.3x50.11. Prior mort \$6,000. Oct 10, due, &c, as per bond. Oct 14, 1908. 11:2974. 2,000
Turner, Geo C to Max A Weiler. Prospect av, e s, 400 n 187th st, runs e 95 x n 94 x n e 6.5 x w 98.5 to av, x s 100 to beginning. Prior mort \$31,500. Oct 13, demand, 6%. Oct 14, 1908. 11:3115. 5,400
\*Taugher, Sabina E, Michael, John and Martin to Hester J Morrison. Grace av, e s, 75 n St Raymond av, 50x100. Oct 9, 3 years, 6%. Oct 10, 1908. 1,650
TITLE INS CO of N Y with Chas J Ulrici. 151st st, s s, 350 w Courtlandt av, 25x118.6. Extension of mort for \$3,000 at 5% and 5 1/2%. Oct 8. Oct 12, 1908. 9:2410. nom
Vollmer, Louis to Chas Liede and ano. Prospect av, s w cor 179th st, 20x100. Prior mort \$—. Oct 8, 2 years, 6%. Oct 10, 1908. 11:3093. 1,500
\*Vernon Park Realty Co to William Mehler. Av C, n e cor 12th st, 33x105, Unionport. Prior mort \$9,000. Oct 12, 1908, 2 yrs, 6%. 3,000
\*Same to same. Same property. Certificate as to above mort. Oct 1. Oct 12, 1908.
Voepel, Louisa and John F Ernst to Begrisch-Schorn Realty & Construction Co. Plot begins 100 w Intervale av and 125.8 n Freeman st, runs n 220.6 x w 92.2 x s 82.4 x s w 126 x s e 100.9 to beginning. P M. Oct 15, 1908, due, &c, as per bond. 11:2965. 3,000
Weiner, Cath A wife of and Alphons to Richard Friedlander. Southern Boulevard, s s, 30.7 w Bainbridge av proposed, 50x100. Oct 12, due April 12, 1909, 6%. Oct 13, 1908. 12:3297. 2,000
Weiss, George to Edw J Ware guardian Edw R Ware et al. Burnside av, n s, 39.2 w Anthony av, 18.8x81.9x18.3x87.8. Oct 15, 1908, 5 years, 5%. 11:3156 and 3161. 3,800
\*Zuelch, George to Edwin Downing. Barker av, e s, 133 n Julianna st, 33x125. Oct 9, 1908, installs, 6%. 500

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 8.
Jerome av, w s, 404.11 n Gerard av, 25x125. David S Bingham agt Robert L Buddin et al; Action No 1; Tallmadge W Foster, att'y; Edward Browne, ref. (Amt due, \$5,269.45.)
Inwood av, e s, 404.11 n Gerard av, 25x100. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$3,179.67.)
111th st, s s, 25 w Lexington av, 40x100.11. Lincoln Trust Co agt David Cohen; Bowers & Sands, att'ys; Julius J Lyons, ref. (Amt due, \$16,400.)
Madison av, s w cor 79th st, runs w 60 x s 102.2 x w 40 x s 49.2 x e 100 x n 151.4 to beg. Mutual Life Ins Co agt J C Lyons Building & Operating Co; James McKeen, att'y; Isidor Wels, ref. (Amt due, \$406,284.05.)
Fox st, e s, 180 n 156th st, 40x100. Anna M Miller agt Bronx Borough Realty & Construction Co et al; Action No 1; John H Rogan, att'y; Eugene L Parodi, ref. (Amt due, \$28,101.25.)
Fox st, e s, 220 n 156th st, 40x100. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$28,101.25.)
Oct. 9.
Ferris av, w s, adj lands of St Joseph's Institute for Deaf Mutes, runs s 303.5 x s w 1104.6 x n w 234.1 x n e 627.10 x n e 147.6 x n e 138.5 x n e 271.11 to beg. Elbert L Lowenstein agt James C S Henderson; Edw V Thornall, att'y; Louis B Hasbrouck, ref. (Amt due, \$23,142.81.)
158th st, n s, 375 w Amsterdam av, 50x99.11. Mutual Life Ins Co agt Isaac Helfer et al; James McKeen, att'y; Frederick P James, ref. (Amt due, \$14,744.72.)
Oct. 10.
68th st, Nos 32, 38 and 40 West. Jules S Bache agt Julia Curtis; Wm C Orr, att'y; Arthur J Cohen, ref. (Amt due, \$9,093.)
Oct. 12.
New or Edgecombe av, w s, 150 s 155th st, 125 x100. Dora Grasmuck agt William Rosenzweig; Grasmuck & Ostrander, att'ys; Frank Hendrick, ref. (Amt due, \$48,204.09.)
Southern Boulevard, s e s, interes s s 136th st, runs e 70.10 x s 25 x w 85.3 x n e 28.10 to beg. Rosalie A Oakley agt Franklin A Thurston et al; R Floyd Clarke, att'y; Sylvester L H Ward, ref. (Amt due, \$13,725.83.)
2d st, s s, 1st st, n s, Av A, e s, lots 374, 474, 475 and gore H, map of Unionport. John B Harrison agt Wm J Hyland; Eugene Berry, att'y; Joseph D Baker, ref. (Amt due, \$16,544.70.)
Oct. 13.
111th st, No 115 East. Peter Diamond agt Dora Dubinsky et al; Simeon Goodelman, att'y; Roy M Robinson, ref. (Amt due, \$5,772.50.)

101st st, No 64 East. Bessie Wischanski agt Susan Strauss; Jehial M Roeder, att'y, Frank Cochrane, ref. (Amt due, \$2,020.66.) Oct. 14.
Beach st, No 10. Geo A Neumann agt Charlton Contract Co; Bowers & Sands, att'ys; Abraham L Jacobs, ref. (Amt due, \$9,193.56.)
West st, No 127; Chas E Appleby agt Louisa Suzzarini; Cannon & Cannon, att'ys; Henry J Goldsmith, ref. (Amt due, \$21,924.46.)

LIS PENDENS.

Oct. 10.
145th st, n s, 140 e 7th av, 80x99.11. Fort Washington av, e s, 98.11 n 162d st, runs e 187.10 x s 68.9 to 162d st, x w 164.10 x n 98.11 to beg.
Av A, w s, 40.5 n 66th st, 40x100.
145th st, n s, 100 e 7th av, 40x—.
Times Realty & Construction Co agt Title Guarantee & Trust Co et al; action to compel reconvey, to cancel mortgage, to reassign mortgage, &c; att'y, J C Weschler.
Oct. 12.
Houston st, s e cor Cannon st, 50x100. Av D, n w s, map of property of Samuel Fickett, 23.5x93, 1/2 part.
Av D, n w s, map of property of Robert M Mitchell, 23.5x53, 1/2 part.
H B Clafin Co agt Abraham Michelson; notice of attachment; att'ys, Myers & Goldsmith.
Oct. 13.
Post av, n s, 100 e Dyckman st, 100x155. Lewis Smith agt Gustave Drobegg et al; action to foreclose mechanics' lien; att'y, W H Flitner.
Elsmere pl, n s, 140 w So Boulevard, 175x100. J L Mott Iron Works agt Plunkett Plumbing & Heating Co et al; action to foreclose mechanics' lien; att'y, J J Gleason.
Broadway, Nos 1539 to 1549.
46th st, Nos 202 and 204 West.
T A S Sheridan Co agt Saveiro Nappi et al; action to foreclose mechanics' lien; att'ys, Wetherhorn & Link.
177th st, n s, 100 w Amsterdam av, 170x101.10. Lewis Smith agt Portland Realty Co et al; action to foreclose mechanics' lien; att'y, W H Flitner.
Oct. 14.
Elsmere pl, n s, 140 w So Boulevard, 175x100. J L Mott Iron Works agt Heyman Pincus; action to foreclose mechanics' lien; att'y, J J Gleason.
Oct. 15.
Cherry st, No 408. Ethel Kamen agt Michael Forman et al; partition; att'ys, Goldfogle, Cohn & Lind.
5th av, e s, at c l of block between 96th and 97th sts, 25.2x100. Wm G Park agt Algernon S Bell et al; amended partition; att'y, P S Dean.

Oct. 16.
Carter av, w s, 105.9 s 175th st, 125x72.10x130.4x 108.9. Geo J Kuhn agt Arcade Realty Co; action to foreclose mechanics lien; att'ys, Meisel & Belles.
Eldridge st, No 205. Barnett Miller agt Solomon Blinder; action to declare lien; att'ys, Klein & Kaiser.

FORECLOSURE SUITS.

Oct. 10.
47th st, No 330 East. Mary E Robert agt Moses Reeves et al; att'ys, Bowers & Sands.
Shiel st, n s, 75.11 e 4th st, 33x105.6. Bronx. Frank M Patterson agt Emilia Tofano et al; att'y, J J Gorman.
3d av, No 3802. Oscar Dobroczynski agt Philip Zuckerman et al; att'ys, Freiman & Dobroczynski.
Intervale av, No 1234. Union Exchange Bank agt Joseph Roberts et al; att'ys, S H Herman.
Madison av, Nos 1772 and 1774; two actions.
Elias Lipson agt Benjamin Natkins et al; att'y, I Cohn.
Fox st, Nos 760 and 762. Victor A Rotholz agt Bronx Borough Realty & Construction Co et al; att'ys, Hays & Hershfield.
33d st, n s, 69.10 w 7th av, 15x98.9. Lewis Phillips et al exrs agt John D Murphy et al; amended; att'y, M H Regensburger.
Central Park West, s w cor 65th st, 100.5x125. Geo W Dunn et al exrs agt Haines Realty Corporation; att'y, W Arrowsmith.
Oct. 12.
Rights, franchises, etc., to the street surface railroad upon 1st and 2d avs, from Harlem through various streets to Peck Slip.
Rights, franchises, etc., of Railroad Co. to use and operate a railroad extending from 8th av on the west through transverse road Number Three in Central Park, thence through and along 85th st, from e s of Central Park and connecting with tracks of N Y & Harlem R R Co laid in Madison av.
Also all right, title, interest, etc., which the R R Co own and possess to use the railroad tracks, routes and franchises of other railroad corporations in the City of N Y; also 2d av, s w cor 127th st, 99.11x230.
1st av, 96th st, 2d av and 97th st, whole block. Guaranty Trust Co of N Y as trustee agt the Second Avenue Railroad Co in the City of N Y; att'ys, Davies, Stone & Auerbach.
Belmont av, w s, 270.5 n Pelham av, 25x87.6. Thomas Foy agt Margaret Lyons et al; att'y, G Squires.
99th st, n s, 275 e Columbus av, 25x100.11. Albert Lewinson agt Adolf Mayer et al; att'y, B Lewinson.
136th st, s s, 384 e St Ann's av, 341x100. Chas S McLoughlin agt Lorenz Weiler et al; att'y, V M Stilwell.



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111th st, s s, 140 w 2d av, 40x100.11. Max Lipman et al agt Charles Geiger et al; att'ys, Lachman & Goldsmith.  
Mott st, Nos 124 and 126. Jacob Gordon et al agt Catherine Florie et al; att'y, J Gordon.  
Kelly st, e s, 325 n 156th st, 25x100. Geo F Johnson agt George Backer et al; att'ys, Ferriss & Roesser.  
Kepler av, n e cor 238th st, runs n 80 x e 100 x n 20 x e 40 x s 100 x w 140 to beg. Alfred R Loweth agt Almira A Harned et al; att'y, C P Hallock.  
Eagle av, w s, 30.3 s Westchester av, 19.9x100. Bowery Savings Bank agt Geo A Riehl et al; att'ys, Strong & Cadwalader.  
3d av, e s, Lot 86, map of Village of Morrisania, Bronx, 25x200. Max Hirshkind agt Cecillia Benson et al; att'y, L Wertheimer.  
**Oct. 13.**  
Broome st, s w cor Norfolk st, 25x75. Wm L Cahn agt Maurice Frankel et al; amended; att'ys, Leventritt, Cook & Nathan.  
101st st, Nos 310 and 312 East. Morris Freundlich et al agt Albert Peiser et al; att'y, L S Marx.  
135th st, No 5 East. Julius M Cohen agt Elston M French et al; att'y, A L Davis.  
**Oct. 14.**  
18th st, No 340 West. N Y Life Ins & Trust Co et al agt George Monk et al; att'y, W T Emmet.  
**Oct. 15.**  
Park av, s w cor 179th st, 101.2x100x100x115.2. Park av, w s, 131.6 s 179th st, 105.3x128x86.7x 125.4. August Limbert, trustee, agt Charles Lowe et al; att'ys, Bowers & Sands.  
42d st, No 237 East. Max Greenberger agt Michele Marraffino et al; att'ys, Morrison & Schiff.  
Washington av, Nos 1647 and 1651. Century Holding Co agt Derick Lane et al; att'ys, Lee & Fleischmann.  
**Oct. 16.**  
9th av, n s, lot 457, map of Village of Wakefield, Bronx, 25x100. Sarah O Mason agt Elizabeth Smithson et al; att'y, W C Arnold.  
136th st, s s, 91.8 w Lenox av, 16.8x99.11. Jennie Weill agt Lena Simon et al; att'ys, Kantrowitz & Esberg.  
72d st, n s, 150 w Av A, 25x102.2. Philip Correll trustee agt Armin Stark et al; att'y, J Patterson.  
Lewis st, w s, 150 n Delancey st, 25x50. Bessie Schack agt Max F Blau et al; att'y, S Schack.

13 Burns, Martin A—I Mosson et al....115.40  
13 Bryan, John H & Louis C Gasteiger—B J Maccabe .....542.15  
14 Bedford, Edw W—I E Raymond.....48.15  
14 Berger, Simon—W Nierenberg.....29.01  
14 Bierman, Moses—J G Pheil et al.....82.96  
14 Bierman, Julie—the same .....47.06  
14 Breschel, Sophia—M Loeb .....114.96  
14 Blaney, Chas P—J C R Johnson....2,043.55  
14 Burchard, Lewis S—F Hooper.....304.53  
14 Bernhard, Jacob—H J Potter.....176.91  
14 Bruns, Annie—R B Potter.....621.49  
14 Benedick, Howard G & Carl H Pierce—W G Salomon .....26.48  
14 Boyle, Mary—C Weis .....53.26  
15 Billings, Wm E—Block Light Co.....158.17  
15 Berxon, Joseph B—United Electric Light & Power Co.....49.66  
15 Blackwell, Katherine—the same .....46.31  
15 Baxter, Dennison E—J Hurwitz .....556.62  
15 Brucker, John—P Gurry .....76.41  
15 Birnbaum, Samuel—I Greenman et al....42.05  
15 Berenson, Bennie & David Cominsky—A H Arons .....189.13  
15 Brooker, Marshall O—Griffin Roofing Co.....497.28  
15 Bieler, Meyer & Charles Schumacher—M Greenspan .....1,634.88  
16 Bevins, Max S—F M Wilson et al.....15.54  
16 Borstein, Rosa—N Y Edison Co.....19.31  
16 Bart, Mary E—J Marks .....163.81  
16 Bowman, Jaf H F—H T Purdy.....89.56  
16 Breitzer, Cinstantine—W R Ostrander & Co.....50.54  
16 Bass, Joseph—D Shuldiner .....162.53  
16 Baccari, Antonio & Michael Gallo—S Spectator .....31.15  
16 Birmingham, John R—S F Bowser & Co Inc .....545.33  
16 Barber, Jennie R—City of N Y .....costs, 107.10  
16 Benson, Patrick D—Trust Co of America.....32.31  
16 Byrne, John B Jr—G L Stimmel.....73.75  
16 Bartholow, Paul—O Grimmer .....842.01  
16 Cohen, Jacob—City of N Y .....39.41  
16 Cohen, Louis—the same .....49.59  
16 Calieni, Salvatore & Antonio Barbera—People, &c .....500.00  
16 Cohen, Adolph—J Preiss et al.....1,426.96  
16 Cohn, Nathan, Nicholas Goldman, John V McEvily Co, John V McEvily and Raymond Van Praag Supply Co—C G Cornell Jr.....479.30  
16 Caspary, Howard—M M Caum .....293.24  
16 Capparelli, Vincenzo—M Kleinberg.....99.65  
16 Clark, Bessie C & Frank A—Holland Electric Pump & Engineering Co.....402.16  
16 Caulett, John J—Strauss & Co Inc.....4,115.99  
16 Cowen, Bernard—C Cohen .....687.03  
16 Cloke, Peter V—H M Storms Co.....161.95  
16 Carroll, Wm J—J T Smith .....214.11  
16 Conenman, Alter—S Gilman .....105.27  
16 Crocchia, Antonio—T C Miller.....29.41  
16 Cary, Geo W—E A Owen.....43.07  
16 Cheevers, Thomas J—W A Manheimer.....74.41  
16 Cohen, Heyman—H Jaffe .....121.71  
16 Cokolakis, Leon, Elias J & Keryeacos—M Biondi .....115.82  
16 Carton, Andrew B—Simpson-Crawford Co.....90.15  
16 Cohen, Fannie—Esther Gutherz .....27.77  
16 Colon, George—C Mosier et al.....18,233.67  
16 Cohen, Lippman—H Cohen .....31.02  
16 Colcord, Melville V—W O Badger et al,2,581.30  
16 Crimmins, John J, tr'sr—M J Joyce et al.....306.41  
16 Chiurazzi, Arestide—A T Bristow.....179.40  
16 Cardinal, George—H F Kaufman.....50.55  
16 Cassese, Biagio—N Y Edison Co.....49.11  
16 Cochran, Asa M—Goodfield Realty Co.....220.51  
16 Cipes, Jacob—H A Weingarten.....1,447.82  
16 Clark, Bernard—N Y Edison Co.....78.21  
16 Cohen, Wolf—Zahn & Bowly Co.....70.12  
16 Clarke, Wm H C—N D Stern .....173.83  
16 Cregan, Michael J—J J Moore.....264.41  
16 Clug, Simon & Leo Loewenthal—M H Rogers .....218.76  
16 Christensen, Peter—Thompson-Starrett Co.....costs, 108.18  
16 Clemens, August J—K Jacobs costs, 68.23  
16 Catty, James W—Mansell-Hunt-Catty Co.....1,232.22  
16 Dows, Joseph H—H G Lewis .....237.21  
16 Dolan, Thomas—C Kohlenberger .....17.59  
16 Damast, Morris—H Steiner et al .....73.41  
16 Dean, Harry W—E F Croeniger et al, 357.12  
16 De Long, Jacob—City of N Y.....56.00  
16 Damon, Chas E—the same .....110.61  
16 Dunn, Bartholomew, exr—Union Trust Co.....11,277.55  
16 Dabo, L Scott—Frank Presbyre Co.....218.65  
16 de Pataky, Ladislaus—N Ottinger .....264.41  
16 Duggan, Wm Jr & Arthur W Wall—Curtis Blaisdell Co.....93.91  
16 Duffy, Wm L Jr—V Louletto gdn.....59.67  
16 Delenne, Ferdinand—R M Kendall .....224.74  
16 Doelger, Peter—M J Conrady .....375.00  
16 De Luca, Nicola—L Rubin .....138.45  
16 Dennehy, Thomas J—T J Kirwan .....208.85  
16 Deutsch, Edward—M Sternback et al.....17.41  
16 Dickinson, Grace G—W I Seaman.....119.05  
16 Dimartino, Domenico—F Chapman,10,132.03  
16 Di Maio, Joseph—H Herschkowitz .....costs, 109.45  
16 Doll, Anita L—C H De Maris Jr.....242.15  
16 Deitsch, David & Samuel Schwartz—B Aronow et al .....28.77  
16 Dubrin, Jacob—J Miller .....61.45  
16 De Fio, Eugene—A Zagarigo .....69.47  
16 Downing, Geo H—H M Seely.....112.91  
16 De Lorenzo, Vincent—J Danzig .....41.39  
16 Donowick, Joseph—B Muhlendorf et al, 71.28  
16 Durand, Wm P—R Kaegeli .....39.77  
16 Diamond, James—P Goldman .....31.41  
16 DeWitt, Orville—G Spaeth .....81.11  
16 Darrah, James & Mary—I Samuels.....64.65  
16 Dunne, Nicholas J—E N Sierk.....130.64

15 De Paulis, Antoinetta—N Y City Ry Co.....costs, 107.88  
15 Davidson, Isaac—L Davidow .....costs, 122.32  
15 Davidson, Henry—the same .....costs, 122.32  
15 Dudgey, John, Bohemian United Society & Albert V Wuytack—M Solari .....339.51  
15 Davis, Geo H—Susquehanna Valley Electric Co.....146.50  
16 Diskin, Julius—Robert Dix Shoe Mfg Co.....39.96  
16 Dunlap, Chas A—J M Muenchenberg.....75.34  
16 Drubroff, Morris—A J E Bates et al...341.49  
16 Dean, Harry W—M Hallanan.....41.91  
16 Deering, James—J Leidinger .....42.43  
16 Dunn, Wm S—Thomas G Knight Co.....628.95  
16 Dennison, Felicia M—W W Bruce.....15.31  
16 Degutz, Isidor & Abraham F—I Cohn.....38.51  
16 Danner, Louis—P Engel .....68.63  
16 Erdenbrecher, C H Jacob—City of N Y, 67.02  
16 Esquivar, Robert—the same .....1,568.33  
16 Edwards, Gus—J G Young et al.....250.53  
16 Englander, Beethoven—L Dommerich et al.....1,897.80  
12 Engelman, Morris—Farmers' National Bank of Boyertown, Pa.....434.75  
13 Elster, Joseph—C P Kenison et al, costs, 32.31  
13 Englander, Beethoven B—Saks & Co.....64.28  
14 Englander, Beethoven—Jaffray Realty Co.....170.31  
14 Ernst, Gustave—H B Chase.....406.96  
14 Evans, Willis J—B W Langman.....97.41  
14 Edleston, Paul M & David Goldner—S Rose.....81.15  
15 Eisenstein, Peter—J F Menke .....114.31  
15 Eiseman, Jesse B—A A Anderson .....184.63  
15 Eintracht, Samuel & Frank S Sternberg—C Cohen .....468.52  
15 Erickson, Albert H & Effie A—Carnegie Trust Co.....3,010.09  
16 Edwards, Minna H—M Blanck .....243.64  
16 Entwistle, Thomas—A M Clegg.....27.41  
16 Elfin, Selig—N Y Edison Co .....141.59  
16 Ehler, James—J H Jackson .....226.89  
16 Fritzel, William & George—Beadleston & Woerz .....298.61  
16 Fritzel, Adolph—Beadleston & Woerz,104.56  
16 Frankel, Minnie—M Simiansky .....147.15  
16 Fox, Frank—M Wortmann .....84.52  
16 Ficklen, William—A Clancy .....250.88  
16 Frindel, Benjamin—St Dunstan Society,301.41  
12 Feigensohn, David—J H Light et al.....324.71  
12 Friedenberg, John—W G Wylie.....298.44  
12 Feinberg, Jacob & Joseph Rosenberg—C A Meyer.....55.19  
13 Fox, Edw W—Review of Reviews Co.....33.16  
13 Faatz, Elizabeth J—E Jeanlet.....510.41  
13 Francke, Pedro F—D Tenny.....136.22  
13 Fleischman, Henry—City of N Y,1,471.88  
13 Fleischman, Joseph—the same.....1,471.88  
13 Fleischig, Albert—A Lopez .....46.71  
13 Fufaro, Luigi—J Carner et al.....49.55  
13 Fritzel, Geo L—C Renzland .....84.41  
13 Farrell, Patrick S—P W Engg & Sons,218.65  
13 Friedman, Leo & Robert Sanderson—A Sanderson .....275.00  
14 Fechter, Adolph—American Blank Book Co.....82.99  
14 Freund, Alfred—J Beck et al.....612.66  
14 Froehlich, Theo H—G B Wood .....500.81  
15 Flynn, Charles—Metropolitan Tobacco Co.....124.71  
15 Fritzel, Geo L—Lawyers Title Ins & Trust Co.....91.91  
15 Fay, Joseph L—A McConell.....292.07  
15 Fosgreen, Andrew W—H DeLoenthal,287.19  
15 Fuchs, Charles—Siegal Plumbing Co.,125.30  
15 Fusco, Vito—Canavan Bros Co.,costs, 23.08  
15 Finn, Wm E—R Connor .....17,162.13  
15 Fernandes, Paulino D—S M Teeter.....244.41  
16 Fein, Samuel—Barlow Mfg Co.....60.22  
16 Fuchs, Joseph—Neal & Brinker Co.....305.82  
16 Frank, George—M Spectro .....225.50  
16 Freedman, Abraham & Nathan Kropp—H Levin .....98.68  
16 Fleming, William—I S Ottenberg.....68.61  
16 Fitzgerald, Edward—P Engel .....78.05  
16 Friedman, L—A Novotny .....33.66  
16 Gately, Mary & Joseph M O'Neill—People, &c.....100.00  
16 Golden, Alfred T—M F Noble .....6,334.40  
16 Gibson, Frank B—Scarsdale Pub Co and The Colonial Press .....147.17  
16 Goosby, James, Pres, Arthur G Derrick, Henry H Dennis, Joseph A Paige and George Sparrow—J E Taylor .....905.28  
16 Gillman, Chas F—A Yondorf .....30.81  
16 Gates, Jesse G—A C Bedell .....73.46  
16 Graf, Albert—G B Hayes .....367.92  
12 Gooderson, Frederick W Jr—T Eppig,519.40  
12 Gordon, Isaac & Abraham Stein—M K Kiliavicz .....80.40  
12 Greenfield, Hayman & Samuel & Jacob Bernstein—S Shevin .....279.50  
12 Greenberg, Jacob—J C Bauer .....162.78  
12 Goldstein, Robert—G Cowen .....492.81  
12 Griffing, Theo M & Columbus F—G F Pen-tecost Jr.....59.41  
12 Greenblatt, Philip & Harry J Feinberg—Bridgeport Wood Finishing Co.....52.22  
12 Goodstein, Chas S & Israel Schwartz—M Gutman .....costs, 37.65  
12 Goodstein, Johanna—F S Myers .....313.39  
13 Goldspiner, Jacob—L Gross .....773.50  
13 Grady, Edw I—City of N Y .....787.40  
13 Gerrie, George—Phoenix Soapstone Co.,540.66  
13 Goldfarb, Philip—W S Bartley .....33.40  
13 Goldmuns, Herman & Louis—D W Lewis et al .....235.55  
13 Granberg, Geo P—N Y Kerosene Oil Engine Co.....199.61  
13 Gasteiger, Louis C & John H Bryan—E J Maccabe .....542.15  
13 Garland, Joseph A—P Schoenfelder.....60.08  
13 Groben, Charles—Swift & Co.....167.04  
13 Ginsberg, Joey & Heyman Rudin—H Cohen.....15.75  
14 Gogay, Henry R—Herman Kienzler Co.,27.61

## JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

**Oct.**  
10 Altschuler, Ray—A H Mittlemann....\$239.81  
10 April, Israel—S Schaifer .....61.91  
12 Albrecht, Schage—A L Kass .....25.65  
13 Applebaum, William & Morris W Brown—Rice Realty & Construction Co.....86.82  
13 Ajello, Enrico—City of N Y.....210.80  
13 Astheimer, Henry E & Johanna C—L Kaplan .....121.06  
13 Alfieri, Giovanni—G Di Santo.....113.39  
13 Alexander, Emanuel & Sarah Grosky—N Levitch .....517.99  
13 the same—the same .....519.45  
13 Auerbach, China & David Lancet—B Sunshine .....65.31  
14 Aldred, Frederick H—J R Smith & Nessle Co .....62.66  
15 Ackerman, Harry—C G Thompson .....519.36  
15 Alexander, Focsanenau—J J Plonsky Realty Co.....27.41  
15 Ackerman, Henry—W Mayer et al.....95.84  
16 Abrams, Betsy—J Feigensohn .....489.72  
16 the same—H Abrams .....489.72  
16 Acritelli, Peter P—H Hartfield.....4,784.47  
16 Adams, Ralph R—F V Strauss & Co.,423.42  
16 Barish, William—City of N Y.....43.29  
16 Bliss, Chas M—Amsterdam Holding Co,39.31  
10 Bruce, Benjamin & Magdalena—Conron Bros Co.....350.76  
10 Burnett, Wm E—Improved Property Holding Co of N Y.....873.12  
10 Bender, Frederick W—M Meyer .....779.18  
10 Brink, Alfred D—C Vanderbilt .....426.06  
12 Browner, Samuel—American Woodworking Machinery Co.....31.45  
12 Brown, Wm V—Lord & Taylor .....31.91  
12 Bash, William—A L Witt.....111.91  
12 Branson, Louis—N Y Bottlers Supply Mfg Co.....188.42  
12 Bernstein, Hyman—M O Taubin.....32.75  
12 Breen, Thomas F—Raymond Van Praag Supply Co.....68.40  
12 Berbenich, Henry—F W Whelehan.....17.41  
13 Besner, George—H Cohn .....17.22  
13 Barton, Theodore V—S B Balcom.....94.41  
13 Bernstein, Hyman—M Halkin et al.....46.41  
13 Bodker, David—S Phillips .....94.65  
13 Birmingham, Stirling—City of N Y.....57.03  
13 Bergstrom, Oscar B—the same .....499.10  
13 Barlow, Catherine—the same .....595.20  
13 Bernhart, Julius—the same .....306.90  
13 Brown, Wm R—Aeolian Co.....184.79  
13 Behrman, Henry H—Swift & Co.....41.33

<p><b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs</p> <h1 style="margin: 0;">ALSEN</h1> <p>"THE ABSOLUTELY SAFE CEMENT"</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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<p>14 Gerdes, Wm H—Consumers Brewing Co of N Y Ltd.....1,674.24 14 Green, John—M Harley .....46.65 14 Goodwin, Wm J—V E Freeman.....costs, 44.09 14 Gutman, Henry—P Lesser et al.....45.36 14 Grillo, Paul—G Rosenberg .....404.65 14 Green, Minnie—F Westheimer et al.....135.62 14 Guterma, Louis H—B Lasker .....61.41 15 Godney, Josephine S—R S Brown.....251.21 15 Gates, Henry L—Broadway Building Co.....790.29 15 Goodman, Samuel—City of N Y.....67.02 15 Gordon, Louis—the same .....210.80 15 Gordon, Frederick &amp; Jacob Harris—People, &amp;c.....500.00 15 Goulden, Henry A—L J Nittelstaedt.....284.42 15 Greenberg, Jacob &amp; Harry—J Weiner.....44.53 15 Greig, Carlisle N—G H Middlebrook.....232.42 16 Gunn, Robert A—Walker Brooks &amp; Yorkville Realty Co.....203.91 16 Geoghegan, Elizabeth &amp; Robert D Donohue—M J Packard et al.....331.16 16 Goldwasser, Morris—J Yanover et al.....698.65 16 Ganss, Herman—J M Guffey Petroleum Co.....costs, 291.32 16 Guttentien, Henry—G L Kaufman .....230.41 16 Gallo, Michele—Borough Bank of Brooklyn.....215.65 16 Griffin, Chas E—I Bleiman .....28.31 16 Gallaher, Edw B—M Price et al .....76.95 16 Halley, Benjamin R—O I Stephens, Inc.....28.02 10 Herzog, Dorette S &amp; George—M Lowenstein.....4,783.83 10 Heldt, Elizabeth—J F Bicak .....costs, 75.26 12 Hart, Milton—T Rasmus .....112.91 12 Halpern, Maurice J—Singer Sewing Machine Co.....114.24 12 Hodgman, Chas G—A F Hartman.....843.60 12 Hirschfeld, Joseph—A Hasset et al.....26.31 12 Hill, Isidor L—A M Sampter.....47.91 12 Hennessy, Ronald B—Madison Press.....157.24 13 Hertz, H Jay—Corn Exchange Bank.....59.88 13 Hasbrouck, Henrietta L—H Gottlieb.....82.41 13 Hasbrouck, Eugenia—the same .....158.91 13 Hill, Geo L—Swift &amp; Co.....8.33 13 Haertt, John E—Lawyers Advertising Co.....222.33 13 Husted, Anson—Barker &amp; Co.....418.56 13 Hillman, Alexander &amp; Alexander H Russin—Funk &amp; Wagnalls Co.....90.83 13 Hansel, Max J—Sidney M Israel et al.....33.71 14 Heitzner, Frank—G Cowen .....63.21 14 Hughes, Albert—Burns Bros .....180.29 14 Hall, Joseph—People, &amp;c.....200.00 14 Harris, Ezekiel A—A Jackson.....2,078.30 15 Horowitz, Joseph—F A Rose .....184.91 15 Henderson, Chas A—J Whalen .....103.92 15 Hines, Dixie—American Loose Leaf Mfg Co.....30.49 15 Hoffman, Isidore—S Reichel .....296.72 15 Held, William—M Smith .....421.23 15 Hance, Hiram O—W G Hamilton et al.....166.77 16 Herzfeld, Jacob—N Y Edison Co.....30.83 16 Heinzelman, John P—W Zick .....69.75 16 Huber, Bertha—B Bloch .....61.72 16 Horowitz, Samuel—G Jaffe .....388.30 16 Harris Herman H &amp; Samuel I Siegel—Allegro &amp; Spallone Construction Co.....450.36 16 Horowitz, Isaac R—S Brenner .....850.77 16 Hall, Wm A—W Goemann .....592.63 16 Ingerman, Jacob &amp; Morris Wekselblatt—People, &amp;c.....300.00 10 Isaacs, Joseph &amp; Harris Kahn—Roof Maintenance Co.....145.22 12 Isaacs, George—A Stein .....35.72 14 Ilg, Michael—M N Clement.....costs, 41.35 14 Israel, Alfred D—J Fuchs.....350.00 15 Ivins, Edw W—H C Fuller et al.....206.40 10 Johnston, Robert W—Colonial Development Corp .....69.67 10 Joline, Adrian H &amp; Douglas Robinson recvrs—B Szoba .....500.00 10 the same—N Gavith .....500.00 10 the same—A McAuley .....1,000.00 10 the same—T McAuley .....500.00 12 Joline, Adrian H &amp; Douglas Robinson recvrs—A Weaver .....500.00 12 the same—C R Weaver .....100.00 12 the same—C H Simpson .....5,275.00 12 James, John D—S E Smnsonson.....163.82 12 Johnson, Alfred—Scarsdale Pub Co, The Colonial Press.....115.17 12 Joline, Adrian H &amp; Douglas Robinson recvrs—J W Fehling .....119.65 12 Jetter, Frederick—J M Doppel .....58.46 13 Joline, Adrian H &amp; Douglas Robinson, recvrs—J J Mathies .....1,000.00 14 Janson, Mary C—I Hentel et al.....42.07 15 Jackson, Samuel—H Kalkstein .....1,411.56 15 Jackson, Henry—H Fulton Jr.....96.71 15 Jaffen, Benjamin—A Cuneco .....43.72 10 Johnston, Frank K—J Watson .....107.00 15 Jones, Frank B—City of N Y.....51.52 10 Karp, Isaac &amp; Nathan—S Lindenborn.....541.91 10 Klein, Isidore—H H Silver .....34.31 10 Katz, Beny—A Smith .....104.65 10 Kastel, Solomon—J Shevell.....costs, 69.25 10 Katzman, Moses &amp; John Traub—N Shatsky .....31.62 10 Kriebel, Fred L—D Danehy .....2,623.06 10 Klein, John &amp; Gustave—M N Clement.....200.00 10 Kowensky, Isaac &amp; Isaac Koplan—Magee &amp; Crobie Co.....185.29 12 Klemmer, Otto—J J Paulsen .....112.22 12 Kleinfeld, Morris &amp; Henry Newhoff—W Scheinberg .....62.50 12 Kaufman, Etta—Consolidated Chandelier Co.....146.47 12 Kranz, Jacob, Irving &amp; Jennie &amp; Abraham Zweifash—L R Frank .....539.61 13 Karmar, Robert &amp; Benjamin A Levine—Candee &amp; Kreckler Co.....59.41 13 Kane, Martin J—Mayer Lane Co.....48.12 13 Kennedy, David E—Colwell Lead Co.....519.41 13 Kosower, Abraham—Crane Glass &amp; Mfg Co.....139.27</p>	<p>13 Klein, Louis—J Hert et al.....70.41 13 Kaplan, Annie &amp; George, also Christopher Holst &amp; John Bunz—F Hering.....96.56 14 Krimmert, Herman—J G Pheil et al.....61.06 14 Kramer, Chas P &amp; Jacob Friesner—L Cohen.....711.83 14 Koronsky, Benjamin &amp; Joseph—Morgan Coal Co.....888.78 14 Kompfe, Karl G—O Ullman.....136.91 14 Kilmer, Harriet N, admx—E F Hutton et al.....costs, 129.53 14 Kuhl, Clara G—Harper Paper Co.....31.41 14 Knopman, Morris &amp; Hannah—A Freedman.....128.65 15 Kahn, Samuel—E C Potter et al.....2,672.68 15 Knorr, John A—E Meyer .....94.72 15 Klingman, Frederick—L Carlier .....178.17 15 Klingman, Edw G &amp; Delia C—H Estes.....200.50 15 Kugler, Harry &amp; Benjamin I Schaffer—Loeb &amp; Schoenfeld Co.....405.43 15 Kurdlandzik, Ida &amp; Max Alpert—J Edises.....439.01 15 Kennedy, Arthur L—City of N Y.....47.66 15 Kaufman, Sam &amp; Hyman Shapiro—People, &amp;c.....1,000.00 15 King, Vincent—A P Knapp .....203.73 16 Kriebel, Fred L—National Alumni.....307.33 16 King, Samuel J—J S Morgan.....523.41 16 Kosower, Abraham—A Pawel .....139.23 16 Kalkstein, Abraham &amp; Samuel, Louis Meyer &amp; Henry Spiegel—J Goldowitz .....167.63 16 Kellard, John E—Metropolitan Printing Co.....242.58 16 Kubler, Eugene—C V Halley Jr.....29.72 16 Keenan, Frank—W C Jordan .....1,573.07 16 Kraemer, Albert—Donigan &amp; Nielson (Inc.).....207.65 16 Koener, Jacob—R Blerman .....185.76 16 Klathaar, John P—H Herrmann Lumber Co.....199.84 10 Leizerkowitz, Philip—Murtha &amp; Schmol Co.....328.04 10 Latson, Wm R C—H Harris .....340.73 12 Lusk, Frank—J D Fowler .....29.01 12 Liebson, Rudolph—B Griffin .....47.07 12 Lyman, William—J J Kirby .....374.27 12 Lamberti, Antony &amp; Zeltner Brewing Co—L Meyer .....115.52 12 Levin, Abraham N—F E Rosen et al.....89.65 12 Levy, Isaac—M Nathan .....140.66 12 Levin, Hyman—H S Cook.....221.48 12 Leinkram, Michael &amp; Bernard Lowenthal—M Handin et al.....61.22 12 Lambert, Henry P—E Rosenstein.....18.00 12 Lian, Abraham &amp; Roger—Swift &amp; Co.....11.56 12 Loeb, William—J Epstein et al.....224.41 13 Lancet, David &amp; Chaina Auerbach—B Shine .....65.31 13 Loesser, William—M Van Wezel et al.....costs, 117.05 14 Lewisheim, Leopold—B Kahn .....561.53 14 Lentin, David—I Haft .....215.74 14 Levy, Achille L—J J Paulsen.....29.72 15 Lyons, Edward—Interborough Rapid Transit Co.....costs, 107.88 15 Lentz, Tobias—N Y Edison Co.....140.68 15 Lubitz, David—E F Logan .....93.83 15 La Bue, Guisepp—P Giordano.....84.72 15 Leizerkowitz, Philip—Greenpoint Fire Brick Co.....221.43 15 Lillibridge, Ray D—P A Smith .....143.62 15 Lucatcher, Max—C C David.....costs, 138.93 15 Lowndes, Fred—T Mayer .....106.80 16 Lancs, Samuel—H Koehler &amp; Co.....289.72 16 Larney, Wm A—N Y Edison Co.....129.94 16 Londis, James or Peter—Malone Dairy Co.....196.90 16 Leer, Henry—J M Gans et al.....21.75 16 Lord, Theo H—E S Irish .....57.39 16 Loeb, Herman—A Salomon et al.....costs, 118.75 16 Leizerkowitz, Philip—L Hurwitz et al.....1,125.39 10 Melville, Frank—W S Van Clief.....424.69 10 Mandel, Philip—City of N Y.....210.80 10 Moerck, Ludwig—the same .....114.70 10 Mason, Morris M—Waldorf Astoria Hotel Co.....243.66 10 Murphy, Joseph—N Frisch et al.....141.66 10 Meryash, Louis—L Johnston et al.....1,600.00 10*Mausing, Katie—International Provision Co.....107.79 10*Mirsky, Morris—Magee &amp; Crobie Co.....185.29 10 McAdam, John J—City of N Y.....787.40 12 Maddus, Ingo—Colonial Development Corp .....359.67 12 Mayer, Lawrence J—E Tribelhorn Inc.....273.40 12 Micher, Oscar A—L R Harris .....118.20 13 Manahan, J Archibald—C H Ditson &amp; Co.....71.96 13 Melville, Frank—W Shapiro .....170.90 13 Martin, Arthur A—Oliver Typewriter Co.....102.82 13 Mallouf, Hannah G—C B Overton.....128.10 13 Market, Michael—State Bank .....93.86 13 Moore, Wm J—B L Ford .....177.26 13 MacLeod, Roderick D—S Tucker .....389.51 13 Mendelsohn, Louis—H Cohen .....142.22 13 Mulligan, Thomas T—E Deegan et al.....65.13 13 Malek, Frank—G Valyka .....2,129.18 13 Maher, James S &amp; Minnie L—J J Molloy.....333.23 14 Miller, Baruch—A P Bliss .....294.86 14 Marsh, James H—D Tim .....319.93 14 McCormack, Henry E—L Silverman.....39.41 14 Mullen, Bernard F—I Isaacson.....163.64 14 Martin, Arthur A &amp; Mary A—W J Salomon.....288.62 14 McCarthy, Thomas J—J Plunkett et al.....87.47 15 Marisch, Alfred A—City of N Y.....63.14 15 Mongan, Daniel J—the same .....43.77 15 Magnus, Max—the same .....47.66 15 Menzer, Conrad—the same .....105.77 15 Markowitz, Isidor—the same .....251.06 15 MacHenry, Chas A—the same .....45.71</p>	<p>15 Mendel, Bernhard—A Rahaeuser .....128.04 15 Meyerowich, Isaac—Metropolitan Engineering Co.....140.66 15 Minor, Gilbert W—Lawyers Appeal Printing Co.....70.10 15 Mayer, Robert—Howard &amp; Childs Co.....509.41 15 Miller, Ed B—M Levin .....109.48 15 Martin, John—H G Silleck, Jr.....49.76 15 Melchers, John S—S B Wells.....2,361.15 16 Muller, Paul—N Y Edison Co.....86.41 16 Miller, Alfred—C H Childs et al.....33.82 16 Maraisson, Samuel—J H Kleigl et al.....59.99 16 MacEvoy, Thaddeus—W B Bird et al.....536.56 16 Miller, Jacob—N Y C &amp; H R R R Co.....costs, 120.75 16 Matz, Herman—G H Rosenblatt .....28.91 16 Murphy, Hugh C—Chemical Engraving Co.....332.42 16 Monsee, Jacob—V Hatemer .....82.42 16 Martin, Thomas L—A H Smith et al.....costs, 123.90 16 Mandracchia, Gueseppe—M Malawista.....265.21 16 McCovey, Joseph—B Lowenstein .....37.81 16 McMillan, Samuel—I Stern et al.....2,546.62 10 Newton, Millard H—Colonial Development Corp .....122.17 10 Nowack, Moses &amp; Abraham Yarczower—Adams Mfg Co.....71.81 12 Noonan, Eli—J Miller .....30.15 13 Nield, Jacob—S Fleck .....188.81 13 Neubert, John—M Daub .....102.65 13 Nutt, Samuel D—R L Nutt.....128.23 14 Nielson, Peter C—A C Wueh .....355.11 15 Nye, Albert F—Hudson Automobile Co.....39.39 12 Oishei, Achille J—Borden's Condensed Milk Co.....costs, 109.08 13 O'Toole, John L—Consolidated Telegraph &amp; Electrical Subway Co.....costs, 108.30 14 O'Brien, Patrick J—Ragus Tea &amp; Coffee Co.....466.96 14 Olsen, Martin—J Bloch .....240.71 16 Orr, Frank—E B Seamon &amp; Son.....62.55 12 Pettet, Isabella—Rea Property Leasing Co.....140.43 12 Pasimir, Peter—C Cosinos .....107.22 13 Pollock, Harry—J Dreicer et al.....180.72 13 Price, Moses—O Reissman .....49.65 13 Pomeranz, Jacob—E Rosenstein .....88.32 13 Pembroke, Geo H—L C Freeman.....53.81 13 Pagan, Henry G—W Ward Damm.....400.00 13 Pinkiert, Peter—B L McDermott.....1,164.52 13 the same—the same .....costs, 100.00 13 Poris, Jacob—W Welinsky .....1,135.23 14 Patrey, David M—A V Barnes et al.....240.60 14 Press, Jacob—Van Zandt, Jacobs &amp; Co.....85.51 14 Palmer, Washington—Occidental Realty Co.....costs, 135.42 15 Perry, John W—J Gordon .....77.76 15 Price, Joseph—Wyoming Apartment Co.....708.96 15 Pyne, Alfred E—B Rosenstein .....146.52 15 Pearse, Frederick M P Trus &amp;—H Frost, .....costs, 12.85 16 Pierson, Willis G—E A Palmer .....81.47 16 Poll, George—D Shuldiner .....40.87 16 Perkins, John J Jr—W E Green et al.....26.41 16 Palewsky, Philip—M L Malawista .....286.39 16 Petzold, Bernhard—H Mindlin et al.....383.64 16 Pike, Montague J—F Lauer .....276.45 16 Quinn, James B—W Rode .....147.55 16 Ricelli, Guisepp—F Savarese .....175.19 10 Rudner, Samuel &amp; Peter Roth and Jacob Jablow—German Exchange Bank.....145.91 10 Roberts, Joseph—O J Stephens Inc.....115.32 10 Reiser, Frank, William Klein, Henry Schmith and Henry Gurin—H Danzig.....232.17 12 Robinson, Douglas &amp; Adrian H Joline recvrs—O Haas .....77.65 12 the same—J C Franks .....117.65 12 Reed, Nathan E—J L Hammett Co.....433.14 12 Roche, Walter L—Pettersson Export Co.....328.55 12 Russell, Leopold—N Y Zeitung Printing &amp; Pub Co.....25.71 12 Rawson, John B—Consolidated Dental Mfg Co.....401.33 12 Risnicoff, Meyer A &amp; Morris and The Progressive Amusement Co—M A Stone.....219.41 12 Rosenthal, Barnet &amp; Nathan Katz—A Freedman .....113.45 12 Ross, Wm E—J Paradies .....34.41 12 Raphael, Samuel H—L Werdenschlag.....172.13 12 Rowe, Wm H Jr—Athens Knitting Co.....830.30 12 Reynolds, James R—Dimock &amp; Fink Co.....290.79 12 Reynal, Nathaniel C—J J Gibbons.....655.56 13 Rodgers, Harry A—J Stewart .....50.65 13 Rudin, Hyman &amp; Joel Ginsberg—H Cohen.....15.75 13 Ruehl, Adolph—V Neustadth .....99.01 13 Rogers, Emery M—P Ottman.....1,070.22 13 Rosenthal, Max—I Jacobson .....397.65 14 Ragaglia, Andrea—Italian Swiss Colony.....2,085.75 14 Rex, Wilson A—A F Holly .....98.62 14 Reynolds, Wm H—W Norris .....5,822.59 15 Reader, Ella R &amp; Athole B R—Bank of Metropolitan .....5,624.57 15 Rosenfeld, Julius—S Cohen.....335.71 15 Reich, David &amp; Henry L—F W Miller.....168.81 15 Rhodis, Alfred A—F E Swain .....40.42 15 Root, Wm G—Van Courtlandt Realty Co.....539.30 15 Rosenberg, Ignatz—A P Sherman.....32.41 15 Rechnitz, Mary &amp; Jacob—G H Gerard Son &amp; Co.....3,504.36 16 Rowley, William—N Y C &amp; H R R R Co.....costs, 10.00 16 Rowe, Alfred T—D S Gordon et al.....42.41 16 Romm, Fanny—J Kroop et al.....201.08 16 Rendle, Arthur E—W McInerney.....109.24 16 Reid, Geo W—H M Dawes.....52.71 16 Robinson, Douglas &amp; Adrian H Joline recvrs—M Spina .....200.00 16 Reiber, Wm M—J Sottile .....108.41 16 Rausch, Oscar—K Smapek .....2,021.89 10 Scepka, Joseph &amp; Teres—F Brodsky et al.....77.21</p>
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# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- 10 Siegel, Joseph & Nathan Rosenberg—M M Goodman . . . . .123.50
- 10 Sharpe, Joseph H—Scarsdale Pub Co, Colonial Press . . . . .377.17
- 10 Sampsell, James L—D S Green . . . . .160.91
- 10 Sperry, Dora M C—Gorham Co. . . . .36.27
- 10 Schneider, Magdoliena—International Provision Co. . . . .107.79
- 10 Sutcliff, Walter—American Malting Co. . . . .costs, 22.41
- 10 Scholnick, Samuel—S Schmidt & Co. . . . .28.31
- 10 Smidt, Allan L—E Charles . . . . .224.27
- 12 Swann, Horace C—F S Murray et al. . . . .1,240.00
- 12 the same—W Murray . . . . .costs, 68.03
- 12 the same—F S Murray . . . . .costs, 72.38
- 12 Shapiro, Harris—H Eising et al . . . . .458.70
- 12 Schefer, Carl—T R Ball . . . . .costs, 109.35
- 12 Schwartz, Celia, admrx—R Kurzrok . . . . .costs, 22.85
- 12 the same—A Kurzrok . . . . .costs, 22.85
- 12 Schlieder, Albert H gdn—H J Dexter . . . . .costs, 108.35
- 12 Steig, Samuel—Fibre Mfg Co. . . . .39.51
- 12 Schneider, Louis—W E Gore . . . . .44.41
- 12 Swinburne, Arthur H—F Kiernan . . . . .113.25
- 12 Smith, Annie S—H K Howard . . . . .39.44
- 12 Stein, Louis—M L Hiller & Sons . . . . .83.97
- 12 Siebert, Julius H—B L M Bates . . . . .4,823.15
- 13 Schneider, David & Herman Harris—J Knur-ner . . . . .44.15
- 13 Seiffert, Isadore—F A Davis Co. . . . .43.62
- 13 Stern, Alex—City of N Y . . . . .48.62
- 13 Sauer, Anthony—the same . . . . .270.44
- 13 Strachman, Robert W Jr—the same . . . . .41.84
- 13 Saltzman, Louis H—Rooney Electric Lamp Co . . . . .45.97
- 13 Silberman, Herman—City of N Y . . . . .47.66
- 13 Spare, Geo E—F F Von Wilmsowsky . . . . .29.41
- 13 Solinsky, Moses—H Steinbock . . . . .63.51
- 13 Serling, Joseph L—Grand Security Co. . . . .29.24
- 13 Schwartz, Gerson—W W Taub . . . . .47.85
- 13 Story, Herbert—Isabella D Caven . . . . .189.41
- 13 Simonson, Dorothy A—I M Dobson . . . . .194.15
- 13 Sullivan, Daniel E—H R Shares . . . . .73.79
- 13 Selig, Gabriel—E J Pelham . . . . .97.73
- 13 Schoppaul, John H—J & M Haffen Brewing Co . . . . .1,687.24
- 13 Shobinsky, Benjamin—K Siegel et al. . . . .113.24
- 13 Sondheim, Eugene—Auto Renting Co. . . . .162.26
- 14 Schlesinger, Adolph—A Messer . . . . .275.98
- 14 Spielberger, Wm J—N Burkan et al. . . . .20.61
- 14 Schoenhauser, Julius & Benjamin Rabbach—Mutual Milk & Cream Co. . . . .32.87
- 14 Sauer, Chas L—M A Goodwin . . . . .129.04
- 14 Stiefert, Friedrich—People, & Co. . . . .50.00
- 14 Shaw, G Edward—Hartford Suspension Co. . . . .52.78
- 14 Sheffield, George—L E La Fetra . . . . .656.33
- 14 Susskind, Rose—North Side Bank . . . . .111.05
- 14 Sheldon, Delos D—J W Bickford . . . . .443.86
- 15 Schwartz, Henry—D Weinberg et al. . . . .99.25
- 15 Stiles, Isaac J—B E Willis . . . . .125.97
- 15 Spero, Frank M—W C Roberts . . . . .87.48
- 15 Schneider, Louis—E D Depew et al. . . . .81.08
- 15 Sill, William & Francis—Hexter Stable Co. . . . .49.91
- 15 Spiro, Leon W—J Rosdal . . . . .360.26
- 15 Stiebel, Samuel J—Dovilton Corp . . . . .891.43
- 15 Seigel, John—Benoit Paint Material Co. . . . .32.91
- 15 Schneider, Louis—M Graboski . . . . .179.39
- 15 Southack, Emily L—A E Brown . . . . .196.75
- 15 Smith, G Franklin & Jason W Root—P F Collier et al . . . . .190.78
- 16 Saxon, Walter A & Elliott Realty Co—J Litwark . . . . .187.25
- 16 Schmel, Harry—C Goodfarb . . . . .494.95
- 16 Sanders, Joseph B—N Y Edison Co. . . . .18.96
- 16 Stafford, James E—the same . . . . .61.45
- 16 Sternberger, Herman S & Minna M—H Phipps . . . . .527.15
- 16 the same—the same . . . . .519.72
- 16 Scott, Chas T—Michelsin Products Selling Co. . . . .204.68
- 16 Shapiro, Isaac—S Abramowitz . . . . .126.78
- 16 Schappmann, August—Columbia Phonograph Co Gnl . . . . .33.60
- 16 Strauss, Barnet & Harry—S Sapushink. . . . .187.15
- 16 Schenck, Peter H—Starkweather & Shep-ley Inc . . . . .232.52
- 16 Stein, Abe—C Harft . . . . .49.41
- 16 Shapiro, Abraham—M Marcus . . . . .141.29
- 16 Speeden, William—J F Webber . . . . .45.72
- 16 Siegel, Chas M—H Strenger et al. . . . .813.40
- 10 Tompkins, Harry & Albert Schultz—People, & Co. . . . .300.00
- 10 Trenner, Elsie—M Rosenzweig et al. . . . .153.75
- 10 Traub, John & Moses Katzman—N Shatsky . . . . .31.62
- 10 Thompson, John M—M Bregny et al. . . . .181.06
- 10 Tarbox, Chas W—Olin J Stephens Inc. . . . .162.02
- 12 Tripler, John H—W Puck . . . . .62.74
- 12 Tepper, Zachariah—M Herman . . . . .45.36
- 13 Taylor, Alfred C, Harry Zaslovsky, Samuel Bikoff & Barnett E Salkind—National Folding Box & Paper Co. . . . .651.27
- 15 Tonking, Chas H—City of N Y . . . . .49.18
- 15 Thalheimer, Abe & Jeannette—D Keppler . . . . .59.41
- 15 Toole, John C gdn—F Neff . . . . .costs, 124.32
- 15 Thompson, Harry F—J E Frey et al. . . . .279.40
- 16 Trotta, Pasquale—C O Hammerich . . . . .46.48
- 14 Ushkow, David E—F Governale . . . . .96.21
- 15 Uskerman, William—City of N Y . . . . .241.37
- 15 Ullman, Adolph & Samuel—F Schneider . . . . .603.57
- 12 Viel, Walter G—S S Powell . . . . .41.27
- 12 Vigorito, Jack—D Pellettieri . . . . .47.22
- 12 Veitl, Adolf—S L Reiss . . . . .229.56
- 13 the same—Crandell Godley Co. . . . .165.93
- 13 Valentini, Frank—M Hasbrouck et al. . . . .66.58
- 14 Vaughn, Emilie—I V Brokaw . . . . .3,204.65
- 15 Van Wort, Joseph—H Freed . . . . .32.41
- 10 Waner, John J—E C Hazard & Co. . . . .269.46
- 10 the same—H Koster . . . . .145.24
- 10 the same—T C Estee . . . . .81.75
- 10 the same—Bennett, Sloan & Co. . . . .51.94
- 10 Wesstrum, Chas F—Colonial Development Corp . . . . .192.17
- 12 Wolff, Edmund & Jules—C Manzella et al. . . . .252.40
- 12 Weissman, Joseph—L Seiler . . . . .75.53
- 12 Wilinski, Jacob—H Koehler & Co. . . . .1,314.16
- 12 Waner, John J—R Butler . . . . .275.12
- 12 Wattenberg, F Alex—W Rafel . . . . .603.30
- 13 Woods, Edward—F A Haus et al. . . . .41.36
- 13 Whalen, Bridget—N Y City Ry Co. . . . .costs, 107.88
- 13 Wood, Mary H—Scarsdale Pub Co, Colonial Press . . . . .46.67
- 13 Wilinski, Jacob—H Koehler & Co. . . . .206.02
- 13 Waner, John J—D R James Jr. . . . .138.39
- 13 the same—C H Keys et al. . . . .73.96
- 13 Wood, Howard B—D W D Cook . . . . .1,973.59
- 13 Weinhold, L Lee—City of N Y . . . . .210.80
- 13 Winter, Edw D—the same . . . . .41.84
- 13 Weed, Herbert E & Louis A—National Veal Co . . . . .390.77
- 13 the same—the same . . . . .348.46
- 14 Wallace, Pierce J—F Wertheimer et al. . . . .210.91
- 14 Wormley, James C—K L Wormley . . . . .costs, 446.50
- 14 Whitcomb, James A—O Wagner . . . . .594.96
- 14 Weschler, Leon—Wm B Harris Co. . . . .79.23
- 14 Weir, Levi C, prst—J Crowley . . . . .1,658.40
- 15 Wissman, Charles—City of N Y . . . . .52.49
- 15 Weinberg, Samuel—Carnegie Trust Co. . . . .1,000.52
- 15 Whitehead, Oothout Z—City of N Y . . . . .89.29
- 15 Wolff, Gustav—E Weber . . . . .costs, 17.65
- 16 Willer, Samuel—P Nagel . . . . .494.65
- 16 Walsh, J Irving—W J Roome . . . . .costs, 17.65
- 16 Weiner, Hyman—B Shapiro . . . . .41.71
- 16 Weisman, David—S Shapiro . . . . .69.31
- 12 Yondelman, Himan—Standard Scale & Sup- ply Co. . . . .62.66
- 10 Zintl, George & Catherine—People, & Co. . . . .100.00
- 12 Ziegfeld, Florenz—L Schubert . . . . .1,299.27
- 13 Ziegler, Julia K—Corn Exchange Bank. . . . .270.92

### CORPORATIONS.

- 10 City of N Y—D Hysler . . . . .1,320.84
- 10 the same—R W Ennist . . . . .1,971.84
- 10 the same—M J Carson . . . . .8,055.84
- 10 Atlas Motor Co—Havoline Oil Co. . . . .145.70
- 10 Douglass Mercantile Agency—City of N Y . . . . .67.02
- 10 Cairo Cigarette Co—the same . . . . .163.88
- 10 Eastern Trade Co—the same . . . . .86.39
- 10 New York Trim Co—G S Briggs . . . . .116.90
- 10 Snow Flake Mfg Co—Kiesling Bros . . . . .134.53
- 10 Levenson Wrecking Co & Morris Levenson—P Sauer et al . . . . .331.02
- 10 the same—the same . . . . .329.72
- 10 Waldorf Pound Cake Co—S Stutman. . . . .124.61
- 10 Pain Mfg Co—W L Johnson . . . . .70.10
- 10 Old Hundred Mining Co—Power & Mining Machinery Co. . . . .717.53
- 12 Grannis Press—W McCarthy . . . . .404.93
- 12 Import & Export Oil Co—J B Balabanoglu et al . . . . .533.96
- 12 Interborough Rapid Transit Co—G Glennon . . . . .3,132.76
- 12 A R Keller & Co Inc—J F Tapley Co. . . . .3,250.05
- 12 J E Laheney Co—Robert Graves Co. . . . .69.41
- 12 Lenox Sprayer Co—National Nurseryman Pub Co. . . . .52.41
- 12 Park Brewery—J Schwartzwalder & Son . . . . .108.22
- 12 S & R Construction Co—W H Roberts . . . . .161.91
- 12 Maja Co Ltd—Federal Ins Co. . . . .192.57
- 12 N Y City Ry Co—J McGrath . . . . .1,500.00
- 12 Bank of America—Seaboard National Bank . . . . .costs, 115.53
- 12 Vans Auto Tire Co—Pennsylvania Rubber Co of N Y . . . . .326.23
- 13 Colonial Hotel Co—L Hoorbeck . . . . .149.41
- 13 Stewart & Co—Wall St Exchange Building Ass'n . . . . .934.17
- 13 Concourse Realty Co—O W Humphrey. . . . .171.91
- 13 City of N Y—C Sagendorf . . . . .1,112.49
- 13 Roselle Realty & Construction Co & Simon Rosenzweig—J Newmark . . . . .323.01
- 13 Roselle Realty & Construction Co, Herman Cohen & Simon Rosenzweig—the same . . . . .369.12
- 13 American Bridge Co of N Y—J Mehrle. . . . .534.67
- 13 Alphons Custodis Chimney Construction Co—P Devine . . . . .4,325.60
- 13 Robert B Bain Co—City of N Y . . . . .55.59
- 13 Fulton National Oil & Refining Co—City of N Y . . . . .2,633.78
- 13 Ideal Electric Contract Co—City of N Y. . . . .48.46
- 13 Imperial Registration Co—the same . . . . .86.04
- 13 Korona Light & Heat Co—the same . . . . .54.92
- 13 Massaena Electric Steel Co—the same. . . . .210.80
- 13 North American Gypsum & Selenite Co—the same . . . . .114.70
- 13 N Y Vending Machine Co—Curtis & Son Co. . . . .184.61
- 13 N Y City Ry Co—M Milne . . . . .1,000.00
- 13 People's Amusement Co—G P Kemp . . . . .costs, 25.40
- 13 Safety Coat Hat Umbrella Hanger—City of N Y . . . . .86.39
- 13 Scalesolvent Co—the same . . . . .86.39
- 13 L G Schroeder Co—the same . . . . .80.57
- 13 Safety Third Rail Co—the same . . . . .67.02
- 13 Sommers Samuels Amusement Co—the same . . . . .67.02
- 13 Clarke Construction Co—G C Stetson et al . . . . .501.76
- 13 Drug Novelty Co—S H Wetmore Co. . . . .63.21
- 13 Union Store Corp—City of N Y . . . . .60.41
- 13 Norwood Hill Realty Co & Franklin A Thurstun—F L Smith et al. . . . .240.93
- 13 Elgin Realty Co—Brooklyn Daily Eagle Ass'n . . . . .79.65
- 14 Belgravia Hotel Co—T L Jaques et al. . . . .440.87
- 14 Financial Inquirer Co—Gardiner Binding & Mailing Co . . . . .88.70
- 14 First Fluster Max Gang Lodge—A Gronich . . . . .34.41
- 14 Newman Jewelry Co—W A Sherkwitz. . . . .29.31
- 14 Silk Textile Waterproofing Co—A A MacLaren . . . . .375.73
- 14 Gerald R Wadsworth Co—Improved Prop-erty Holding Co of N Y . . . . .162.15
- 14 Theodore Westing Co—W A Rogers et al. . . . .49.91
- 14 Joseph Fuchs Co—Manhattan Desk Co. . . . .60.13
- 14 Herts Bros—Pease & Elliman . . . . .12,625.10
- 14 O'Gorman Co—J Wiener . . . . .1,115.20
- 14 President & Directors of the Ins Co of North America—J Battle . . . . .475.00
- 14 Alaska Mercantile Co & John Rosene—New Netherland Bank of N Y . . . . .7,651.84
- 14 John Klein Wagon Works—G Raft et al. . . . .130.64
- 14 John Pirkel Iron Works—E Koehn . . . . .285.81
- 14 John Klein Wagon Works—I S Cought et al. . . . .152.48
- 14 Realty Agency—A A Weeks Hoskins Co. . . . .351.86
- 14 Buzzini Equipment & Construction Co—Hotel Register Co. . . . .144.52
- 14 Frank M Guinan Co—Cedarcliff Stone Co. . . . .327.77
- 14 Lentini-Rubin Co—T Lenane . . . . .1,186.99
- 14 N Y City Ry Co—T Shea Jr. . . . .1,750.00
- 14 American Life Saving Society—Manhattan Desk Co . . . . .24.57
- 14 Westchester Fire Ins Co—H Rich . . . . .1,217.52
- 15 Art Engraving Co—City of N Y . . . . .50.56
- 15 Alert Advertising Agency—the same. . . . .67.02
- 15 Amsterdam Construction Co—the same . . . . .114.70
- 15 Atlas Engineering Co—G H Schrock et al. . . . .14.87
- 15 Borough Iron Works—Valcan Rail & Con-struction Co. . . . .192.31
- 15 East Side Vaudeville Co—United Electric Light & Power Co. . . . .383.57
- 15 Fitzgibbon Boiler Co—Manhasset Realty Corp . . . . .costs, 90.00
- 15 Kaminetz Podolian Co—Operative Assn—City of N Y . . . . .57.03
- 15 Long Acre Hotel Co—the same . . . . .163.88
- 15 Charles Mill Supply Co—the same . . . . .163.11
- 15 Manhattan Terrace Improvement Co—the same . . . . .55.22
- 15 Mutual Alliance Realty & Trading Co—the same . . . . .163.88
- 15 Mutual Woodworking Co—Olney & Warrin . . . . .429.89
- 15 National Woodworking & Lumber Co—the same . . . . .280.12
- 15 Powers Message Appliance & Bag Mfg Co—the same . . . . .210.80
- 15 Schelling, Krakauer Co—the same . . . . .86.39
- 15 Pose & Davis Co—Lasher & Lathrop Inc. . . . .200.91
- 15 the same—Berlin & Jones Envelope Co. . . . .164.79
- 15 Avenue A Amusement Co—M Punch . . . . .328.39
- 15 United Schappe Agencies—City of N Y. . . . .105.79
- 15 Van Maasdyk Kahn Co—the same . . . . .125.13
- 15 American Architects Bronze Co—R A Brown . . . . .1,538.70
- 15 Crouch & Fitzgerald—W Fishbourne et al. . . . .91.91
- 15 Dandricide Chemical Co, Frank E Sincere & Silk Textile Waterproofing Co—A Dou-glas . . . . .1,542.94
- 15 Electric Vibrotator Co—C F Lumsden Jr. . . . .102.46
- 15 Hotel Gotham Co—N Y Telephone Co. . . . .1,314.61
- 15 Italian-American Trading Co—F E M Bul-owa . . . . .136.91
- 15 McClintic-Marshall Construction Co—A Deon . . . . .274.41
- 15 Orgyle Co—M L Harrison . . . . .161.73
- 15 A Shatzkin & Sons Inc—R Alsatro et al . . . . .55.72
- 15 John R Lee Co—First National Bank . . . . .2,118.49
- 15 Longshoremen's Union Protective Assn of the Port of N Y—T Whalen . . . . .costs, 27.70
- 15 Fidelity Funding Co—Reliance Life Ins Co. . . . .17,761.20
- 15 Mellow & Co, a Corp—J Brown . . . . .79.10
- 15 Union Ry Co of N Y City—E W Bierbach . . . . .3,650.00
- 16 Board of Education of the City of N Y & City of N Y—G A Walton . . . . .435.00
- 16 Fidelity Funding Co—James B Clow & Sons . . . . .1,085.10
- 16 Manhattan Auto Car Co—Frank Presbrey Co. . . . .69.67
- 16 Atlantic Telephone Co—R Walker . . . . .792.07
- 16 Board of Education of the City of N Y & City of N Y—H Abrams . . . . .489.72
- 16 Clarke Construction Co—Nicholas Gas Fix-ure Mfg Co. . . . .1,149.99
- 16 Fidelity Funding Co—Henry Fire Proof Wire Co. . . . .5,013.77
- 16 NY Produce Exchange Bank—J E Street-ter . . . . .435.17
- 16 Osborn Pharmacies—J Meyer . . . . .costs, 27.72
- 16 Robbins Chemical Co—Standard Oil Co. . . . .40.41
- 16 Tarrytown Building Co—J T Meeker . . . . .1,338.11
- 16 City of N Y—W J Kinsley . . . . .2,060.13
- 16 the same—A E Bogert . . . . .1,845.28

# KING'S WINDSOR CEMENT

For Plastering Walls and Ceilings

Elastic in its nature, can be applied with 25 per cent. less labor and has 12 1/2 per cent. more covering capacity than any other similar material.

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

**SATISFIED JUDGMENTS.**

Oct. 10, 12, 13, 14, 15 and 16.

<sup>1</sup>Asmus, Adolph E—E Asmus. 1908....4,420.96  
 Bachman, Rosa or Rosa Mauser—David Mayer Brewing Co. 1905.....169.41  
 Berkelman, Harris & Hyman Schwartz—L Markel. 1908.....350.36  
 Same—same. 1908.....616.71  
 Berkelman, Harris, Rose Berkelman & Hyman Schwartz—L Markel. 1908.....400.21  
 Bergman, Henry—G Papia et al. 1908.....49.20  
 Bierwirth, Richard—E L Goodman. 1908.....84.41  
 Braker, Henry J—J Wegmann. 1908.....199.72  
 Bleekman, John E—J H Scoville. 1906..8,361.76  
 Banagur, Vincent—F E Eckenroth et al. 1901.....61.22  
 Chesler, Solomon—A Thompson. 1908.....277.91  
 Clark, Francis A—J F Schroeder et al. 1903.....651.85  
 Same—K Faerber. 1902.....73.31  
 Clark, Francis A & Federal Rubber Co—J W Buckley. 1902.....74.32  
 Clark, Francis A & Louis Herbold—A Prince. 1902.....113.92  
 Coombs, John B—I B Cochran. 1908.....321.19  
 Cohen, Lippman—A Gougoul. 1907.....61.72  
 Dininny, Ferrol C—Reed & Barton Co. 1908.....285.01  
<sup>1</sup>Darcy, Philip J—City of N Y. 1908.....218.35  
 Ernst, Gustave—H B Chase. 1908.....406.96  
 Ehrhart, Geo H D Lizzie W Ehrhart & William A Mallett—Northern Bank of N Y. 1908.....1,045.22  
<sup>1</sup>France, Willard H—E Dwight. 1908.....287.78  
 Friedland, Bertha—Wilkes Barre Deposit & Savings Bank. 1908.....207.02  
<sup>6</sup>Fischman, Joseph—H Eisenbach et al. 1899.....884.51  
 Graul, Wm L—F O Smith et al. 1901.....93.09  
 Galiani, Giosue—D Kraus. 1908.....329.31  
 Griffin, Elizabeth—U S Title Guarantee & Indemnity Co. 1907.....105.08  
 Hollister, Harry M—J F Webber. 1908.....249.72  
 Hyams, Walter—Stikeman & Co. 1908.....133.12  
 Harde, Richard I—Caesar Misch Inc. 1907...20.31  
 Hurwitz, Meyer & Morris Soroky—D Pincus. 1908.....88.24  
 Haggins, J Ben Alim—Sherry Casino Co. 1908.....394.79  
 Jaffe, Morris & Benjamin—P Bernstein. 1908.....170.94  
 Jaffe, Moses—S E A Stern et al. 1908.....119.59  
 Jaffe, Moses & Benjamin—J Ossen et al. 1908.....435.41  
 Jacoves, Louis J—F Leschinsky. 1907.....287.99  
 Kalman, David—J Sachs. 1908.....352.55  
 Kuhn, Frank & Whitelaw Connors—People, & C. 1903.....1,000.00  
 Kaplan, Samuel or Hyman—J B Kaplan. 1902.....187.62  
<sup>1</sup>Krakower, Nancy—City of N Y. 1908.....118.44  
 Krulewitch, Lewis—G A Meyer. 1908.....229.36  
 Katz, Charles—Twelfth Ward Bank. 1907.464.40  
 Lawless, Thomas P & Denis Quinn, ex'rs, Wm W Astor, Rebecca T Kilpatrick, Walter Lawless & Richard Lawless—E B McClure. 1908.....211.75  
 Lipke, Abraham—Burns Bros. 1908.....51.01  
 McConnell, Francis J—W F Jones. 1908.1,031.05  
<sup>1</sup>Meyer, Arthur L—J A Duffy. 1908.....381.48  
 McCone, Alexander C—E T Hawlans. 1891.132.35  
 Same—N Y Lumber & Wood Working Co. 1890.....519.73  
<sup>6</sup>Same—J Haffin et al. 1899.....1,451.60  
 Masten, Richard P—City of N Y. 1908.....37.81  
<sup>4</sup>May, Lewis A, Alexander McElwee & Eugene F Enslin—J M Birnbaum. 1900.....511.97  
 Nassauer, Gustav—E Neufang. 1906.....285.61  
 Nadler, Wolf—P Duff. 1907.....28.00  
 Same—same. 1907.....66.90  
 Orr, Frank—Gorham Co. 1906.....120.72  
 Paull, Samuel & Dora—J Reisler. 1908.....392.31  
 Penfield, Wm W—O I Mayer. 1908.....2,121.33  
 Potter, Howard N & Ethel—R H Macdonald. 1908.....85.10  
 Peterson, Geo H—City of N Y. 1906.....16.25  
<sup>6</sup>Rosen, Abraham J—I Kashare et al. 1908.121.81  
<sup>6</sup>Roddy, John S—N Y Institution for the Instruction of the Deaf & Dumb. 1901...1,414.58  
<sup>6</sup>Same—J S Brown Jr. 1901.....1,420.70  
 Rein, Oscar—M Distler. 1907.....79.41  
<sup>1</sup>Robinson, Horace G—F L Crocker. 1908.1,542.03  
 Sandberg, Frank—D Bragman. 1907.....2,134.37  
 Salvin, Paul—Edison Electric Illuminating Co of Brooklyn. 1899.....450.09  
 Siebert, Dora & Emma Hammel—Syracuse Stove Works. 1908.....378.40  
<sup>6</sup>Streifer, Jacob, Peter & Laura—I Vrasda. 1898.....412.65  
 Stetson, John—A L Woarms et al. 1908.....89.89  
<sup>1</sup>Salvin, Paul—M H Arnot. 1908.....233.55  
<sup>1</sup>Strulovich, Herold—J Bernstein. 1908.....269.35  
 Searles, Geo A—C F Atherton. 1908.....2,373.43  
 Schwartz, Hyman—L Markel. 1908.....346.36  
 Stokes, Wm E Dodge—Phelps Mission et al. 1908.....costs, 139.03  
<sup>1</sup>Simmons, James A—M B Field. 1908.....547.86  
<sup>1</sup>Salvin, Paul—F Struham. 1901.....176.66  
<sup>6</sup>Same—A Mayer. 1905.....113.42  
<sup>6</sup>Same—Ludwig Baumann & Co. 1904.....26.67  
 Snowber, M Francis—J A Farley. 1900.....89.53  
 Tenzer, Philip, Samuel Lampert & Louis Lampert—H King et al. 1908.....4,455.69

**CORPORATIONS.**

Carlin F W Construction Co—J K Larkin et al. 1908.....379.59  
 Frey, John A & A Feldman Construction Co—A Klein. 1907.....180.61  
 Lochinvar Realty Co—Northern Bank of N Y. 1908.....947.76  
 Metropolitan Surety Co—I Abramowitz et al. 1908.....1,618.97  
 Same—same. 1908.....costs, 106.28  
 Wabash Railroad Co—I L Stern. 1905..4,821.35  
 Actograph Co (Inc)—C E Frest. 1908.....31.41

Buckman & Vanderpool Co—Indiana Glass Co. 1908.....157.84  
 Empire State Garage Co—D Grieme Coal Co. 1908.....140.29  
 Frank Netschert Co—H L Gebhardt. 1908.301.92  
 Tobacco Growers Society of the Antilles—J Davis. 1908.....161.65  
 Fountain Inn Mfg Co—E A Walsh. 1908.5,219.94  
<sup>1</sup>State Bank—B Schwartz. 1908.....256.04  
<sup>3</sup>Title Guarantee & Trust Co—Pennsylvania Steel Co. 1907.....131.24  
 Savage Mfg Co—J Seibert. 1907.....2,381.96  
 United States Title Guarante & Indemnity Co—E Griffin. 1906.....67.35  
 Same—Same. 1907.....105.05

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied on appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

**MECHANICS' LIENS**

Oct. 3.

11—135th st, Nos 40 to 44 West. Herman Rohrberger agt Aaron Coleman.....140.00  
 12—Same property. Morris Wolf agt same. (Corrects error in last issue when amount of lien was \$22.75.).....2,875.00

Oct. 10.

61—Willis av, No 371. Lorenzo Rasario agt Joseph P Harris and St John Issing....380.00  
 62—7th st, Nos 213 and 213 1/2 East. Abraham Sapir agt Mary Kraskoff and Moritz Leibowitz.....95.00  
 63—Rivington st, No 187. Gustave G Gaertner agt Charles Boettigheimer and Frederick Burghard.....404.00  
 64—44th st, No 110 West. Leopold Heffner et al agt Ignace Gruber, Joseph Kornhauser and Gruber & Kornhauser.....175.00  
 65—7th st, Nos 213 and 213 1/2 East. Nathan Pickett agt Mary Krasnoff and Moritz Leibowitz.....480.00  
 66—Beach st, No 10. Annett & McConnell agt Charlton Contract Co.....398.00  
 67—7th st, Nos 213 and 213 1/2 East. Jacob Portman agt Mary Krasnoff and Morris Leibowitz.....610.00  
 68—Willis av, No 371. Nathan E Clark agt Celeste Levy, Joseph R Harris and St John Issing.....215.00

Oct. 12.

69—Greenwich st, n e cor Vandam st, 30x75. Annett & McConnell agt Charlton Contract Co.....368.00  
 70—2d av, No 126. Murray Hill Sheet Metal Works agt Orpheum Concert Garden.....305.00  
 71—178th st, n s, 58.2 e Bryant av, 38x89. Giovanni Vista & Co agt Minnie Buonagur and Vincenzo Buonagur.....2,948.00  
 72—26th st, No 117 West. William Miller agt Philip Willemann and George Ellis.....135.00  
 73—9th av, No 517. Louis Pinals agt Amelia Bloch, Revolving Picture & Amusement Co and Joseph Fuchs.....340.00  
 74—7th st, Nos 213 and 213 1/2 East. Domenico Bravia agt Mary Krasnoff and Moritz Leibowitz.....210.00  
 75—Same property. Morris Jaffe et al agt same.....175.00  
 76—Riverside Drive, n e cor 138th st, 100x125. United Metal Covered Door & Sash Co agt Hensle Realty Co.....545.25  
 77—20th st, No 122 West. Isidor Katz agt Rebecca Haimes, Harry Schenker and Joseph Reichman.....250.00

Oct. 13.

78—Madison av, n e cor 66th st, 100.5x100. Dryer Mfg Co agt Park View Co.....760.00  
 79—164th st, s s, 50 w St Nicholas av, 200x100. Laffin & Rand Powder Co agt Maurice J Bernstein and Antonio Altieri.....(R) 547.66  
 80—Roosevelt st, Nos 119 to 125. Water st, No 319. Moses Seskin agt Isaac Nacht, Nathan Rabinowitz and Jonas Kantrowitz.....275.00  
 81—143d st, No 523 West. Louisville Lumber Co agt J H Davis and James McBride & Co.....1,770.00  
 82—Same property. Alfred Struck Lumber Co agt same.....1,770.00  
 83—116th st, No 306 East. Manhattan Tin Roofing Co agt Joseph Weiss.....30.00  
 84—Jefferson st, n w cor Monroe st, 25x104.4. Brown Supply Co agt Jennie Flatto and Harris Cohen.....85.00  
 85—48th st, No 438 West. Pasquale Agreste agt James Clary and Robert Guyer.....32.10  
 86—3d av, No 3782. Morris Goldenberg agt Bertha Frank, Sophie Frank, Rebecca Boehm, Felix Berke and Greater N Y Builders & Contractors Co.....158.00  
 87—137th st, Nos 285 and 287 East. Pneumatic Whitewash Co agt Chas J, August G, John F and Frieda J Klein.....67.00  
 88—114th st, No 81 East. Jacob Sauder et al agt George Seifert and Samuel Hyams.....157.00  
 89—Belmont av, n w cor 189th st, 15x87.6. Herman Schmidth agt Louis Noschese.....881.78

Oct. 14.

90—151st st, No 792 East. Van Nest Wood Working Co agt George & Elizabeth Crispin, Adam Scherer and John Scharles.....70.00  
 91—124th st, No 19 West. George Kitt agt Anna Lacroix.....293.00  
 92—Terrace View av, s s, 445.3 w Adrian av, 25x100. William Dunker agt Emil M Sutting and E H Watson & Co.....260.00  
 93—Belmont av, n w cor 189th st, 15x87.6. James Martinelli agt Louis Moscheseo.1,076.00  
 94—Perry av, e s, 125 s 209th st, 25x100. G B Raymond & Co agt Helene Poppelan and John A Miller.....(R) 74.85

95—Hester st, No 192. William Rosenbaum & Bro agt David Volpe and Ike Lorde & Co...111.32  
 96—Essex st, No 167. Meyer Grillhas agt Israel Wolfish.....1,500.00  
 97—S6th st, No 513 East. Theodore Hageman agt Elizabeth Bornhoef and George I Bornhoef.....440.00  
 98—7th st, Nos 213 and 213 1/2 East. Jacob Solomon agt Mary Krasnoff and Moritz Leibowitz.....35.00  
 99—Dorothy pl, n e cor Marion av, 50x98. Geo P Morell agt Hugh I Young and Calumite Construction Co.....900.00  
 100—Hester st, No 192. Louis Herman et al agt John Doe and Jacob Abramowitz.....32.00  
 101—Roosevelt st, Nos 119 to 125. Water st, No 319. Jonas Kantrowitz & Nathan Rabinowitz agt Isaac Nacht.....1,095.00  
 102—Broadway, No 874. S Jones et al agt E McIntyre and Hugh J Keenan.....50.00

Oct. 15.

103—10th av, No 851. Gerald Cahill agt Julius Fischl and Annie M Devery.....251.00  
 104—Grand av, w s, 250 n Burnside av, 40x100. Bernard Greenhal agt John La Spina.....77.00  
 105—66th st, Nos 42 to 46 West. Annie Wersan et al agt Jacob Schattman and St Clair Smith.....231.00  
 106—Hughes av, No 2498. Max Barufke et al agt Gaetano Ambriola.....500.00  
 107—Central Park South, or West 59th st, No 50 W. 58th st, No 53 West. Frederick W Heinzer agt N Y Athletic Club, Gillies & Campbell, Harris H Uris and B Holl & Co.....189.00  
 108—William st, Nos 165 and 167. Chas H Peckworth agt Robert R Reed, trustee.....8,000.00

Oct. 16.

109—96th st, Nos 320 and 328 West. Bernhard Schildhaus agt Arnold Realty Co.....70.00  
 110—127th st, No 409 West. Same agt same.....48.00  
 111—181st st, s s, 100 w Audubon av, 125x119. E Bradley Currier Co agt Wm H Bingham Plumbing & Contracting Co (renewal).1,500.00  
 112—Rivington st, No 182. Morris Rosenfeld agt John Beer, John Weinstock, John Katz and Beer, Weinstock & Katz.....110.00  
 113—Union av, s w cor 158th st, 36.3x irreg. Max L Rohman agt Max H Newman (renewal).....1,820.00  
 114—Madison st, s s, 119.10 e Scammel st, 24.2 x96. Max Psaty et al agt Dora Levine (renewal).....836.00  
 115—Park pl, No 15. Hudson Structural Steel Co agt American News Co, George Vassar's Son & Co and Louis Hershheim.....717.29

**BUILDING LOAN CONTRACTS.**

Oct. 10.

Creston av, n w s, 149.3 n e 181st st, 52.6x 122.8x irreg. Harry W Davis loans Wm L Phelan and Harry C Benline to erect a — sty building; — payments.....\$6,000  
 Irvine st, w s, 129.4 s Garrison av, 100x50. Frank Dudensing loans Anna M Pacher to erect a — sty building; — payments...22,500

Oct. 12.

222d st, No 741 East. Margaretha Neumann loans Joseph & Agnes Stedliche to erect a — sty building; — payments.....25,000  
 Sedgwick av, w s, 100 s 171st st, 25x95. H Louisa Mulford loans Frank, Gustave and Sophia Richter to erect a 3-sty dwelling; 4 payments.....6,500  
 Walton av, n e cor 175th st, 100x95. Excelsior Mortgage Co loans Geo W Edmondson to erect four 2-sty dwellings; 5 payments.....15,000

Oct. 13.

Columbus av, n s, 230 w Bronxdale av, 25x 100. T Emory Clocke loans Edw J Cahill to erect a 2-sty dwelling; — payments.....4,000  
 170th st, n s, 100 w Audubon av, 75x100. Lawyers Realty Co loans John Yule to erect a 6-sty apartment; 5 payments.....90,000  
 Prospect av, e s, 155.6 n Fox st, 81.0x100x irreg. North American Mortgage Co loans Mercury Realty Co to erect two 5-sty apartments; 15 payments.....50,000

Oct. 14.

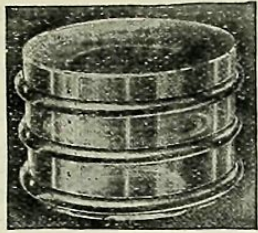
122d st, s s, 100 e Amsterdam av, 100.1x90.2x 100x90.10. North American Mortgage Co loans Krulewitch Realty Co to erect a 6-sty apartment; 15 payments.....110,000

Oct. 15.

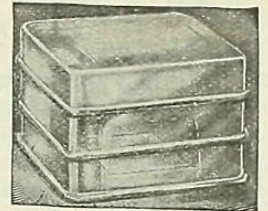
Valentine av, w s, 179.7 s 183d st, 50.1x200 to Ryer av. Josephine Mulholland loans John A Benson & Ehrich Peterson to erect a — sty building; — payments.....20,000

Oct. 16.

180th st, n s, 229.5 e Ft Washington av, 50x 110. Title Guarantee & Trust Co loans Degendhardt Construction Co to erect a 5-sty apartment; 6 payments.....35,000  
 180th st, n s, 379.5 e Ft Washington av, 50x 110. Same loans same to erect a 5-sty apartment; 6 payments.....35,000  
 Seabury pl, e s, 312.6 s 172d st, 37.6x100. Same loans Lawrence Kronenberger Construction Co to erect a 4-sty flat; 6 payments.....12,500  
 Broadway, n e cor 177th st, 91.2x100.2. State Realty & Mortgage Co loans Emanuel M Krulewitch to erect a — sty building; 13 payments.....92,500  
 Clay av, n e cor 168th st, 155.3x80. City Mortgage Co loans A J Schwarzler Co to erect four 5-sty flats; 10 payments.....68,000



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Kelly st, w s, 186 n Longwood av, 80x100. Same loans Kellwood Realty Co to erect two 5-sty flats; 13 payments .....45,000  
 Fulton av, n w cor 174th st, 96.11x90.2. Same loans Crotona Construction Co to erect a 5-sty apartment; 13 payments .....45,000  
 137th st, s s, 900 e Home av, 50 x100. Title Ins Co of N Y loans Mutual Construction Co, to erect a 6-sty bldg; 3 payments .....30,000  
 Av St Nicholas, e s 508.9 s 145th st, 50x100. Realty Mortgage Co loans Gracehull Realty Co, to erect a 6-sty apartment; 10 payments. ....35,000

**SATISFIED MECHANICS' LIENS.**

Oct. 10.

Broadway, w s, 94 n 190th st. Standard Damp Proofing & Roofing Co agt Henry C Naumann. (July 30, 1908) .....\$200.00  
 Same property. Same agt same .....125.00  
 Broadway, Nos 149 to 163, and Liberty st, Nos 79 to 93. Patterson-Sargent Co agt Singer Sewing Machine Co et al. (Nov 8, 1907) .....1,301.64  
 Hughes av, e s, 36.1 n 181st st. Joseph Cavanagh agt Magdalena Marx et al. (Sept 22, 1908) .....176.90

Oct. 12.

136th st, No 626 West. Wm E Mason agt D La Sala et al. (Feb 25, 1908) .....142.47

Oct. 13.

61st st, No 210 West. Philip Silverman agt John J Bowers et al. (Sept 19, 1908).....22.50  
 2d av, No 65. Morris Lash et al agt Cong Wisdom Men of Plonsk, N Y. (Oct 2, 1908). ....225.50  
 10th st, No 28 East. Belden J Rogers et al agt Garfield Building Co et al. (July 8, 1908). ....208.31  
 2Riverside Drive, n e cor 94th st. Robert Rossman & Co agt Joseph Freedman et al. (Sept 25, 1908).....1,295.55  
 Amsterdam av, s w cor 148th st. Pittsburgh Plate Glass Co agt Estate of Fred Heinstock et al. (May 9, 1908).....285.00

Oct. 14.

Spring st, No 182 and 184. Nicola Leo agt Caroline E Marshall et al. (Sept 29, 1908). ....104.92

Oct. 15.

28th st, No 117 West. Griffin Roofing Co agt Eaton & Co et al. (Sept 23, 1908).30.00  
 135th st, n s, 322 w Walnut av; Northampton Portland Cement Co agt N Y, N H & H R R Co et al. (Aug 20, 1908) .....1,130.00  
 2Riverside Drive, n e cor 94th st. A Des-cianno agt Joseph Freedman. (Nov 8, 1907) .....31.07  
 200th st, Nos 379 to 385 East. Mary E Sullivan agt Kingston & Smyth Contracting Co et al. (June 16, 1908) .....50.00  
 2Water st, s e cor Roosevelt st. Jonas Kantrowitz et al agt Isaac Nacht et al. (Sept 16, 1908) .....2,525.00

Oct. 16.

Grand st, Nos 374 1/2 to 378. George Brown & Co agt State Bank. (Dec 23, 1907) ..12,415.00  
 Norfolk st, Nos 52 & 54. Grand st, Nos 374 1/2 to 378. Michael Larkin et al agt Same. (Dec 21, 1907) .....2,632.35  
 Same property. Candee, Smith & Howland agt same. (Dec 23, 1907) .....1,383.98  
 Same property. Emil W Klappert agt same. (Dec 21, 1907) .....16,590.00  
 Same property. E Bradley Currier Co agt same. (Dec 23, 1907) .....2,555.00  
 Same property. Michael Larkin et al agt same. (Dec 21, 1907) .....1,189.00  
 Same property. H C Clausen Iron Works agt same. (Dec 21, 1907) .....20,561.00  
 Same property. John J Roberts agt same. (Dec 23, 1907) .....1,021.50  
 Same property. Canavan Bros Co agt same. (Dec 23, 1907) .....2,330.00

1Discharged by deposit.  
 2Discharged by bond.  
 3Discharged by order of Court.

**ATTACHMENTS.**

Oct. 5.

Norfolk Cold Storage & Ice Co; Barrett Mfg Co; \$569.92; E E Merulis.  
 Townsend, Chas De Kay; Blaize L Harsell; \$2,000; R B Honeyman.

Oct. 7.

Gray, Eben H & Joseph W Jackson; Adelbert L Reynolds; \$1,216.67; Marsh, Wever & Wemple.

Oct. 9.

Cendoya, Julian & Arthur E Lee; Am West Africa Trading Co; \$4,752.64; Hirsch, Scheurman & Limburg.  
 Ragaglia, Andrea; Martino Scatena et al; \$733.01; H Hoelljes.

Oct. 12.

Michelson, Abraham; H B Claffin Co; \$621.08; Meyers & Co.  
 Powers Realty Construction & Cement Co.; George Brown et al; \$63,000; Rose & P.  
 F C Gooding & Co; Austin Nichols & Co; \$4,000; Hotchkiss, B & M.

Oct. 13.

McDonald, Alexander; Henry S Strause; \$61,700; S H Guggenheimer.

Oct. 14.

Wheeler, James H Jr, Edwin B Jones & Wheeler & Jones Corp; Eugene C Worden; \$11,894.40; McLaughlin, Russell, Coe & Sprague.

**CHATEL MORTGAGES.**

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

AFFECTING REAL ESTATE.

Apfalberg, A. 56-58. W 125th..New York G F Co. Gas Fixtures. \$71  
 Foley, J J. Lind av 83 ft w of 167th st.. Abendroth Bros. Ranges. 147  
 Galliger & Shapiro. 119 E 14th..Albert G F Co. Gas Fixtures. 414  
 Grossman & Sundelewich. Stanton and Allen sts..I A Sheppard & Co. Ranges. 645  
 Grossman & Sundelewich. 74-76 Stanton..W Messer Co. Plumbing Fixtures. 4,200  
 Lane C Co. 241st st bet Martha and Katonah avs..E J Collins. Plumbing Fixtures. 2,450  
 Messenger, Hy. 244 E 75th..Maintenance Co. Elevator. 1,500  
 Stone, B. 47 E 100th..Abendroth Bros. Ranges. 42  
 Wolk, S. 114th st and Amsterdam av..Silverstein & Silver. Mantles. 1,132

**TREE PLANTING IN NEW ENGLAND ON ABANDONED FARMS.**

CORPORATIONS and private citizens throughout New England are beginning to realize the opportunities which that region offers for profitable forest planting. This year about 2,500 acres have been planted in the six New England States by private citizens. In addition, a number of water companies have adopted a forest policy. The largest plantation of this character, which comprises over 1,000 acres, belongs to the Metropolitan Water and Sewerage Board, of Clinton, Mass.

One of the most important phases of reforestation in New England is that of planting abandoned farms and other waste land, which at present is bringing no income. In Massachusetts this waste land amounts to ten per cent. of the total area of the State, while the latest reports in Rhode Island show 228 abandoned farms. It is this type of land which is now being planted. Wealthy men see a good investment, and a number of them have planted tracts of at least 50 acres each this year, with the intention of increasing the size of the plantations annually. One owner in Massachusetts, who started a white pine plantation of 63 acres this year, expects to plant 50 acres annually for the next ten years, while others intend to plant tracts of various sizes ranging upwards to 200 acres apiece next spring.

White pine is, of course, the species most generally planted, but other species which make excellent growth and are being used more and more are Norway spruce, for timber and pulpwood; chestnut, for telegraph poles, posts, ties and lumber; red oak, for piles and ties; black locust, for fence posts, and sugar maple for a variety of products.

It is not only on these tracts of waste land that planting is beginning to play such an important part. The practical farmer in this region now realizes that the cheapest and best way to get the special wood products which he needs on his farm, is by planting the trees.

—Since the last annual meeting of the American Society for Testing Materials at Atlantic City in June, the membership has increased by 56, making the present total 1,069.

**HOW RUSSIA OBTAINS NAVAL STORES.**

A GLANCE at the way in which naval stores are obtained in Russia serves to show what is likely to happen in this country when the longleaf pine forests, from which our naval stores industry derives the raw material for turpentine, rosin, tar and pitch, have been depleted.

Red pine, called by the botanists *Pinus sylvestris*, is the tree which the Russians exploit for resin, as the longleaf pine of the Southern States is exploited in this country. In securing the resin the Russians chip the trees much as we do, but a far smaller yield is secured.

Each year's chipping extends about three feet vertically, and all the way around the tree except for a strip of bark about two inches wide, just sufficient to keep the tree alive. After five years' chipping this strip of bark is also cut and the tree soon dies.

On account of the coldness of the climate where the red pine grows, the resin does not flow readily, but hardens soon after it exudes from the tree. It is necessary, therefore, to expose a large surface in order to get a sufficient yield. Nor does the resin flow far enough to be caught in liquid form in "boxes" or cups, as it does in this country. Therefore it has to be scraped off after it hardens. The whole product, which amounts to only about two ounces a year from each tree, is comparable with the "scrape" which forms only a small part of the yield obtained in warmer climates.

Spirits of turpentine and rosin are prepared from this crude resin by distillation with steam in the usual manner. The tree is utilized further than this, however. The outside slabs with scarred surfaces, to which some resin still adheres, are treated either in the old-fashioned pit kiln or in closed iron retorts for the production of tar, charcoal and wood turpentine. The rest of the tree is used for fuel and for making the barrels in which the products are shipped.

It is possible that after our Southern turpentine pine becomes commercially extinct, some of the resinous trees of the colder parts of the United States may be utilized like the red pine of Russia as a source of naval stores, although the yield may be small and the process tedious.

### Report of Lumber Production of the Lake States.

WASHINGTON, D. C., June.—The Lake States, one of the greatest forest regions that ever contributed to the lumbering activities of any country, are rapidly falling behind in timber production, according to a preliminary statement just issued by the Bureau of the Census.

Statistics concerning the annual output of forest products, collected by the Bureau of the Census, in co-operation with the United States Forest Service, from more than 2,100 saw-mill operators in Michigan, Wisconsin and Minnesota—the big three—have shown that the cut last year was only five and a half million feet of lumber, a big pile, yet 12 per cent. less than the cut of the preceding year.

The heavy inroads made in the exploitation of the timber resources of the large lumber States on the Great Lakes have been too much for the great forests, and the amount available for cutting is getting lower each year. The decadence of the lumbering industry in this region is forcefully illustrated in the drop in the white pine cut during the past ten years. Michigan's forests of this valuable tree were the richest in the world and were often said to be inexhaustible. The folly of such a statement is shown by the report that the cut of white pine in Michigan last year was only one-fourth of what it was in 1899, only eight years before.

In lumbering the forests, no thought was given to anything but immediate money returns, and consequently the countless fires running over the land, after the timber was stripped, have killed young growth over wide areas and greatly impoverished the soil. Now, 6,000,000 acres, or nearly one-sixth of the State of Michigan, known as the "pine barrens," have been thrown on the delinquent tax list and are a burden to the people. Under proper forest management this land would have been producing timber to-day. Between 1899 and last year the white pine production fell off nearly as much in Wisconsin as in Michigan. In Minnesota, the State which now contains the largest amount of virgin white pine, the

decrease in the same period was nearly one-third.

Taking the three States together, pine constituted nearly forty-six per cent. of the total lumber production in 1907, hemlock a little more than twenty-seven per cent., and maple ten per cent., the balance being made up mostly of basswood, birch, tamarack, elm, beech, oak, spruce, ash and cedar, in the order given. The pine is mostly white and Norway, which are grouped together under the general trade term of "northern pines." Pine made up over nine-tenths of the lumber produced in Minnesota, one-third of that produced in Wisconsin, and less than two-fifths of the total cut of Michigan.

Along with this great decrease in pine, there have been relatively as heavy decreases in the most valuable of the hardwoods—oak, elm and ash. Little more than one-fifth as much oak was cut in the Lake States last year, for instance, as in 1899, while the cut of elm and ash was but half of that of eight years earlier. As is always the case, the decreasing supplies of the more valuable woods have caused those once considered of little or no value to be drawn upon heavily. This has been particularly true with hemlock, so that now more hemlock than pine lumber is manufactured in Wisconsin, and twice as much hemlock as pine is cut in Michigan. There have been heavy increases in the use of maple, birch and beech within the past few years, but the maximum cut of these species is probably near at hand; and taking all of the hardwoods together, there has been a slight falling off since 1899.

#### Sand and Gravel.

The production of sand and gravel in the United States in 1907 amounted to 41,851,918 short tons, valued at \$14,492,000, according to Ernest F. Burchard of the United States Geological Survey whose report on the condition of the industry has just appeared as an advance chapter from "Mineral Resources of the United States, Calendar Year 1907." Compared with the production in 1906, which

amounted to 32,932,002 short tons, valued at \$12,698,208, the output of 1907 shows an increase of 8,919,916 short tons in quantity and of \$1,793,861 in value.

The large increase in quantity, as compared with the increase in value, was due, according to Mr. Burchard, to the inclusion in the figures of large quantities of sand and gravel used as ballast and for filling on the lines of railroads. This material is taken out by the railroads themselves, and the value as reported ranges from 8 cents to 20 cents per cubic yard.

Glass sand and molding sand command the highest prices, the average prices per ton in 1907 being \$1.53 for glass sand and 67 cents for molding sand. Building sand, including sand used for concrete, mortar and all structural purposes, had an average value of 32 cents per ton in 1907.

The price of sand varies so, with the treatment of the material after it is taken from the mine or pit, that a statement of average price can hardly be taken as representing the market conditions. Much of the sand, especially the building sand, is dredged from the Ohio, Tennessee, Mississippi, Missouri, Potomac and Delaware rivers, the shores of the Great Lakes, and from the sea beaches of Long Island. Some of this sand is sold as dredged and represents the lowest reported value to the producer. Sand washed, dried, screened and then loaded for shipment commands a higher price. Sand crushed from stone has a higher value than natural sand, and glass-making sand, which must be particularly pure, has the greatest value of all.

Pennsylvania leads the States in value of sand and gravel production, and New York, Ohio, Illinois and New Jersey follow in the order named, but practically every State in the Union contributes to the output.

Mr. Burchard's report gives detailed statistics of the production of sand and gravel of all kinds in 1907, and, for purposes of comparison, the quantities and values of the same products in 1906. Copies of the report may be obtained by applying to the Director of the Survey at Washington, D. C.

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