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THE LEASE recently consummated of the northeast corner of Broadway and Forty-second street by the United Cigar Stores Company is in some respects one of the most remarkable and significant ever signed in New York City. On a five per cent. basis it makes the value of the property, which contains about 12,000 square feet, equal to \$165 a square foot, but obviously a lease, assumed by a corporation of such considerable resources and secured by a building which will probably be sixteen stories high should be capitalized at a smaller percentage than five per cent. After the building is erected, the ground could certainly be sold on a four and one half per cent. basis and probably on a four per cent. basis. It really implies a capital value nearer \$200 a square foot than \$165, and this figure, considering the size of the property, is very extraordinary. Yet it has been made by the managers of a corporation that is probably the tenant of more Manhattan real estate than any other corporation in the city. The corporation in question has occupied part of the corner under a temporary lease for a good many years, and it is in the best possible situation to appraise its value. The president of the company has stated that it will be the best business corner in New York City, and if this statement is true, even \$200 a square foot would be a cheap price to pay for the property. Most assuredly the statement is plausible, in case the number of people, passing on the street in front of the corner, constitutes any accurate measure of its value. It is more accessible and is passed by more people than is the old Hotel Metropole property, or even the Times Building. Both of these other properties cannot be reached either from the east or the west without crossing crowded thoroughfares, and a casual pedestrian will not take the trouble to make the crossing unless he is obliged to do so. In the same way the north corner of the intersection should be more valuable than the south, because the whole of Long Acre Square lies to the north, and east corners should be more valuable than west corners, because a larger amount of traffic comes from the east. If the Hotel Metropole property and the plot on which the Times Building stands are more valuable per square foot, that is only because they have larger frontages on the streets in proportion to their area. The northeast corner of Broadway and Forty-second street should certainly be the best business corner in that immediate vicinity.

IT MAY BE DOUBTED, however, whether the corner which has just been leased by the United Cigar Stores Company is actually the best business corner in the central part of Manhattan. In all probability this distinction belongs to the corresponding corner of Broadway and Thirty-fourth street. The difficulty at the present time with the neighborhood of Broadway and Forty-second street is that it has remained too much of a hotel and a theatre district. There is not a single retail establishment of the first importance in that vicinity; and the only tall office building thereabouts is that occupied by the Times. On the other hand the vicinity of Thirty-fourth street and Broadway contains five of the largest department stores in the city, and two of the largest clothing stores. It can already boast of three or four office buildings, and it is likely to become a better neighborhood for this class of improvement than is its competitor farther north. A location at Forty-second street may be better for a cigar store, or a drug store,

because that district is more lively at night, but it is the money spent during the day which gives the greatest value to well-situated parcels of real estate. The neighborhood of Forty-second street and Broadway has not yet attracted the most substantial and profitable kind of business. The Record and Guide has no doubt that it will do so in the course of time; but hitherto hotels, restaurants and theatres have prevailed, and there is no indication that these will not continue to prevail. Two new hotels, one for Rector's and one for Shanley's, will soon be built. There is talk of another theatre; very little room, consequently, will be left which can be appropriated by more substantial business enterprises. It may also be remarked that in the future traffic conditions will become more favorable for Greeley Square and less favorable to Forty-second street and Broadway. At present Times Square has been much favored by the fact that the Subway turns east at Forty-second street. Greeley Square has reached its present importance without the advantage of the most approved means of transit. But it will not remain long without the best means of communication. Just where a subway will pass through this district is not determined as yet, but manifestly within the next five years subway trains will be running down either Seventh avenue or Broadway or both—an improvement, which will add considerably to the value of property thereabouts, both for business and amusement purposes, and, then, the increased traffic and business resulting from the opening of the Pennsylvania Terminal will have a similar effect. In all probability the neighborhood of Greeley Square will become more popular as a situation both for hotels and theatres. In spite, consequently, of the huge prices which are being paid for real estate at Forty-second street and Broadway, it still looks as if Greeley rather than Times Square would constitute the business centre of the Middle District.

CHAIRMAN WILLCOX has announced that the Public Service Commission is about to lay out a new subway route, which will follow the line of Hudson street and Eighth avenue, and which will supply the East Side with additional means of communication. It is difficult to understand just what the Commission is driving at in planning such a route. Is it intended as a substitute for a Seventh avenue subway or a supplement thereto? But in either event one cannot understand why such a route should be laid out at the present time. If it is intended as a substitute for a Seventh avenue subway, the answer is that it is a very inferior substitute. The first lower West Side route should run as near to the central ridge of the Island as possible. The line of densest traffic is to the west of Sixth avenue and Broadway. A Seventh avenue-Varick street subway would serve the retail shops on Sixth avenue south of Twenty-third street, and the wholesale district to the west of Broadway. Whereas a Hudson street-Eighth avenue subway would lie too far west to perform such services properly. Such a route, consequently, could not be substituted for a lower Seventh avenue subway with any advantage. On the other hand, if it were added to a Seventh avenue subway it would simply establish a partial competitor for that line, before business had been developed sufficiently to warrant competition. In all probability the Interborough Company would refuse to build a Seventh avenue tunnel in case a competitive route were immediately to be built one block to the west. The time is undoubtedly fast approaching when the construction of a Hudson street-Eighth avenue-West Side subway will be justified; but such construction should not be commenced until after a Seventh avenue subway has been in operation for a long enough period to warrant accurate estimates as to the amount of traffic it will develop. The most plausible explanation of this announcement of the Rapid Transit Commission seems to be that the Seventh avenue subway is to be entirely side-tracked. It looks, at present, as if a plan was being hatched for subway development along the following lines: The Interborough Company will bid on the Lexington avenue-Broadway route, and in case it obtains the franchise, a connection will be arranged between Forty-second street and Broadway and Fourteenth street and Broadway. In case such a connection is made it would probably follow the line recently suggested by the property-owners' association of Twenty-third street. That is, it would probably run down Seventh avenue to the Pennsylvania Terminal and then turn east to Broadway; but it might avoid Seventh avenue entirely. Then at a later date the



Hudson street-Eighth avenue-West Side subway would be constructed, also, by the Interborough Company. Of course, the foregoing is only a supposition; and it does not seem credible that the Interborough Company would lend itself to a plan of a subway development, such as the one proposed, which implies a maximum of competition with the existing subway and a minimum of additional service to the public. Neither does it seem credible that the contracting syndicate, which has proposed to bid for the Broadway-Lexington avenue subway will get out of the way without a fight. But it should be added that such a fight would be so expensive that some sort of an agreement will eventually be reached. What the agreement will be, however, remains a mystery. The situation becomes more confused every day, and the Public Service Commission is exhibiting a positive genius for adding to the confusion.

INDIRECT BUSINESS BENEFITS will accrue to the real estate and building interests from the inpouring of American citizens that we have seen this week, even if the direct fruits are not easily discernible from where one stands. Of course, whatever benefits the hotel, theatre and transportation interests benefits building and real estate also, and this is one reason why the men in these lines are filling a good citizen's part in presenting the open hand, the smiling face and the hospitable board and bed to their brothers from all over the land. Thousands of people from other States have been looking forward for months to this time, and will combine much business with their pleasure. Most Western families count on coming East at least once a year. As travelers and runabouts they outwing Eastern people far. One reason is because there is so much for them to see in the East. The first question an outsider asks on seeing New York's stupendous buildings is, "Where did 'he' find the money to build it?" The corporation method is one that the man from a small city or town has difficulty in comprehending. He is depressed by the evidences of vast wealth as invested in real estate, and by his own small financial ability in comparison. It is difficult for him to get away from the old idea of individualism, of single-handed effort and the lone-hand game that young men in small cities must rely upon in making their way. When he understands that skyscrapers are financed much after the same plan as the railroads, electric light works and trolley lines out his way, he recovers from his depression and begins to wonder if New York City real estate is not a better and a safer form of investment for his surplus than some of his Western securities. ONCE A STRANGER COMPREHENDS FUNDAMENTAL FINANCIAL METHODS IN THE METROPOLIS HE GENERALLY IS FIRED WITH THE DESIRE TO SOMEHOW PARTICIPATE IN THE BENEFITS RESULTING FROM THE RAPID GROWTH OF VALUES HERE. Thus, more and more New York is attracting investors from other cities, and if the Hudson-Fulton celebration, which begins to-day with a great marine parade, does nothing better for the real estate and allied interests of New York than to charm thrifty and ambitious men from the South and West and lead them to a better comprehension of our city, as a field of investment, it will be worth whatever it costs.

THIS IS THE WEEK for the traditional equinoctial storms and we have had them in reality. Outside building work has consequently been intermittent, and the sales of material much lessened. Besides the weather, the building trades are contending with the Hudson-Fulton celebrations, and consequently the situation must be judged, for the time being, on general principles. There is a large and very general activity, when the whole city is taken into account. In Manhattan an exception must be made for a decline in the construction of five-story non-fireproof tenements. The minimum standard of apartment house construction at the present time in Manhattan is the six-story elevator house. Why this is so is the subject of an important discussion elsewhere in this paper by the best authorities in the matter. Some extremely valuable inside facts are disclosed for the guidance of Record and Guide readers by men who KNOW. Apart from this exception, the projects on file are very large, though for a long time the filings have been running numerically low. There are some present signs of a slowing up in actual construction, "to let the real estate market catch up," but these signs may disappear when the returns from the current renting season are in. Conditions in the renting department being somewhat confused and disturbed by the Hudson-Fulton celebration, the percentage of occupancy will not be altogether plain for some weeks yet. But, looking beyond temporary circumstances, there will be found a general agreement of opinion that the city has really entered upon an era which will prove to be the grandest and most uplifting, in real estate and building, that history tells of.

—If money can be had at 3 per cent. on call and 4 per cent. on time while the crops are being moved, what will the rate be in January when the demand for that purpose is ended? Wall street looks forward to a financial freshet next Spring. —New York American.

## CONTRACT AND DAY LABOR SYSTEMS

### A Notable Report on Their Relative Merits—Where the Contractor Wins Out.

The report of Metcalf & Eddy, of Boston, Mass., consulting engineers to the Boston Finance Commission, is a document of unusual character and profoundly instructive. The economic efficiency of a municipal department is rarely the subject of a report made by engineers not connected with that department. It is instructive in a high degree because of the thoroughness of the investigation as to unit costs under the contract and the day labor systems in New England cities.

While no engineer who has had wide experience doubts that the contract system is much more economic than the day labor system, it is seldom that an array of statistics is produced to prove the fact. In a recent issue data were given from the Metcalf & Eddy report showing that the cost of sewer work in Boston done by day labor is more than double the average contract price for precisely similar work.

Of late years there has been a very marked tendency among New England cities to adopt the day labor system for municipal work. This is well brought out by the fact that of 18 cities in Massachusetts that replied to the inquiries of Metcalf & Eddy, only one was found to be doing its sewer construction by contract! This astonishing condition of affairs has doubtless come about largely because of the general freedom from political graft that has characterized New England.

Taxpayers had been taught to believe that not only could the contractors' profits be saved by day labor, but that better work could be secured. The shock that this illusion now receives is likely to cause a marked change in municipal construction practice wherever the contract system had been, or was being, exterminated. Metcalf & Eddy find that in the cities of Brookline, Portland, Providence and Somerville, the average employee of a contractor does as much sewer work in two days as the average city laborer does in three days.

In their admirable summary of the disadvantages of performing municipal work by day labor, Metcalf & Eddy emphasize the political influences that result not only in the employment of inefficient workers, but in keeping them on the payroll during winter months when out-of-door work can be done only at an excessive cost. Important as such political factors are in causing high costs where the day labor system prevails, a factor of much greater importance, in our judgment, is the lack of incentive to reduce costs and increase daily outputs when men are employed by any government at fixed salaries, or at fixed wages.

A contractor's salary is paid in the form of profits. Hence he has the strongest sort of an incentive to secure competent men and to stimulate them to the greatest activity. By the payment of bonuses, by increases in salaries, and otherwise, the contractor gives his superintendents a stimulus that "strikes them where they live"—in the pocketbook.

"Why," it may be asked, "cannot a city government do likewise? What is to prevent a city from paying bonuses to its superintendents of construction?" Graft? Conditions are bad enough now, but imagine what would follow a departure from civil service rules fixing the salaries of superintendents and foremen.—Engineering—Contracting.

When a flat is more costly than people can afford to live in, it is called an apartment. A flat in its primitive state consists of a small bathroom, almost completely surrounded by total darkness. A flat is a substitute for home, at one time a popular winter and summer resort, where traditions were allowed to grow up carelessly. Now in every well conducted flat the traditions are drawn out every morning through a tube by the pneumatic cleaning process.—Tom L. Mason in Success Magazine.

Anyone who does not like living in New York within a few minutes' ride of his place of business, near to the heart of great things, with interesting surroundings and associations, freedom of action and with plenty of ways to fill leisure hours, can, of course, move out into the country, put his capital into a fine house, spend three hours every day going to and from the city, and have the pleasure of sitting on his own piazza for a few minutes at night before going to bed in some raw and lonely inland settlement, far from any club, church, theatre or social interest, and also have the felicity of buying commutation tickets for himself and family, the cost of which added to his interest and taxes more than equals what a flat in the city once cost him.

The flat is after all only the symbol of city life—merely the means to an end, and for its inconvenience there are many compensations in city comforts, and social and business opportunities. Too often the detached dwelling represents a dreary, narrow and aimless life except for the satisfaction of having a spacious and quiet house.

GERMAN IMMIGRATION to New York City cannot be counted on any longer by New York real estate interests. Less than 20,000 Germans emigrated from the mother country last year. This is the smallest number since the German empire was founded. And by no means did all come to America. New York City's portion was probably comparatively very small. Of 12 European countries the emigration returns from Germany are now the smallest.



# CONSTRUCTION

## THE BUILDING UNIT ON MANHATTAN ISLAND

### Is the Six Story Elevator House the Minimum Standard of the Future in Speculative Residential Work?—Why Five Story Houses Are Not Being Erected at Present

SINCE no five-story tenement houses are being erected on Manhattan Island at the present time, the investing public are asking why. There are exceptions—here and there a lone five-story operation can be found—but it is the general rule at the present time for Manhattan Island construction which is under consideration here. The six-story elevator semi-fireproof house is almost the only kind now under construction.

Does this fact indicate that the six-story elevator house is to be the minimum standard of construction in the future? Does it mean that, as the normal renting rate for elevator apartments must be ten to twelve dollars a room as the minimum, families not prepared to meet this obligation must gradually find homes in the suburbs? Questions like these were put before three of the highest authorities in apartment house development, and each representing a different phase of the work. They differed in their views in some respects, but in reality conceded the general proposition, while emphasizing more or less the exceptions which seemed probable to each.

#### THE FACTS.

Hundreds of six-story houses have been finished within a comparatively recent period on Washington Heights. In one large district concessions are being made by the builders to tenants which bring the average rental rate down to nine dollars a room, and even to seven dollars a room in some houses. And there are still many vacancies in that section, but the houses are new and builders understand that it takes time to populate fully so many as have been provided there. Moreover, the Hudson-Fulton celebrations have had the effect of persuading families to postpone for a few weeks contemplated residential changes. The sales market for new apartment houses is also perceived to be in a backward condition.

But while these conditions are recognized, it is at the same time perceived that they are near an end, and that the market is soon to recover its normal brilliancy. The builder's opportunity came a little in advance of the times. He took advantage of low building costs and in due time will get his full reward. Under these surface conditions, however, are others which concern relations existing between the contractors and their principals in the smaller tenement house work. These relations and interests are now believed to be in a fair way to be harmonized, and the effect will be to further stimulate building in Manhattan Borough.

#### Exceptions Which Prove the Rule.

Charles Griffith Moses, of 141 Broadway and 1960 Amsterdam av, says the 6-sty elevator house covering a plot, 100x100, has certainly become the minimum standard of improvement for the greater part of the residential area still vacant in the Borough of Manhattan, and that there can be no doubt of it.

The speculative building of the past two years on Washington Heights and the upper West Side has proved this fact to his mind beyond peradventure. Of course, as Mr. Moses said to the Record and Guide, a general statement of this kind, affecting a large and varied territory, requires some explanation and qualification. Hence he remarked:

"ECONOMIC CONDITIONS, chiefly the laws of supply and demand, have made this situation a reasonable one. In residence sections it is safe to say that when the price of vacant lots rises above, say \$12,000 each for 2,500 sq. ft., it is necessary to improve such lots with buildings producing a greater rental than can be obtained from a non-elevator apartment house.

"THIS IS JUST the condition which prevails throughout the Borough of Manhattan, excepting at its northern and north-western extremities," continued Mr. Moses. "While it is true that there are other parts of this borough where lot values are below the \$12,000 standard, notably along the extreme East Side and in some parts of Harlem, the small number of vacant lots, as compared with the balance of Manhattan, makes these sections UNIMPORTANT FACTORS in the consideration of so comprehensive a matter.

"THESE EXCEPTIONS just mentioned include part of the lands lying along Broadway and Riverside Drive, which are most likely to be improved by fireproof apartments more pretentious and expensive than the 6-sty standard; the irregular lands on the ridge of Fort Washington and Inwood, which are best adapted for detached dwellings and Institutions, and finally the land lying north of Fort George (Dyckman and Ellwood sts) and between Broadway and Seaman av on the west, and the Harlem River on the east."

"What is to be expected from the last section you named?" Mr. Moses was asked.

#### AN INTERESTING CALCULATION FOR BUILDERS.

"In this section there are some 2,500 lots (not including plots suitable for factories, etc., along the Harlem River front east of 9th av) which can still be bought at prices which make it possible for the builder to put up five or six-story walk-up houses that can be rented with profit for \$5 or \$6 a room. Inasmuch as 2,500 lots will house 110,000 people (based on 44 persons to the lot, averaged on five and six-story walk-up houses with and without stores) and as our population increases at the rate of about 150,000 persons a year, the preponderant proportion of whom must perforce live in walk-up houses at low rents, it will not be long before the family unable to pay more than \$5 or \$6 per room rent will be forced to seek a home somewhere else than on Manhattan Island.

#### ONE OF THE EXCEPTIONS—THE DYCKMAN TRACT.

"IF THE MANNER in which a neighborhood starts to build up is any indication of its ultimate development, then this section surely has a bright future, for such high-class builders as the Coburn-Gahren Co. and the Balmford Construction Co. started to build walk-up houses this summer at 213th st and 205th st respectively, obtaining building loans from the Title Guarantee & Trust Company, and though barely under roof have been overrun with applications to rent by an exceptionally good class of tenants.

"IF LOT VALUES remain at their present level in this section, the whole territory will be improved by walk-up flats in a very short time; but taking the up-building and development of other parts of the city as a criterion, WHAT IS MOST LIKELY TO HAPPEN is this:

"After the first half dozen operations, land values will increase and cause builders to put up moderate priced 6-sty elevator houses, which, being built on land somewhat lower in cost than that farther south, can be rented for less per room than those built on more valuable land; and as that all determining factor in renting on Manhattan Island, quick, convenient transit, is the same here as two or three miles nearer 'down-town,' this part of the borough will probably build up even more rapidly than some of those sections of Washington Heights which still cause the student of Real Estate Conditions to stand in wonder and amazement at the magic of their development.

"IF THIS BE SO, then it would seem that it is no hazardous statement to say that the building unit for the greater part of unbuilt Manhattan is the Six-Story Elevator House.

#### Views of a Big Operator.

In response to the question as to whether he considered the 6-sty elevator apartment house the minimum standard of construction for speculative resident work, Mr. Elias A. Cohen, of Golde & Cohen, 171 Broadway, prominent building operators, and secretary of the new association of builders and operators, expressed the opinion that the great majority of New York residents cannot afford to pay more than \$5 or \$6 per room, per month, and therefore the problem of working out a profitable investment under these conditions absolutely precludes the possibility of elevator apartment house construction, especially at the price of Manhattan land, which would certainly not go lower in the future.

"NO 6-STY ELEVATOR APARTMENT HOUSE CAN BE BUILT ON THIS ISLAND AND BE A PROFITABLE INVESTMENT, unless the rents are at least from \$10 to \$12 per room," said Mr. Cohen emphatically. "While the buildings lately erected in the Heights seem to be filled fairly well, the rents there are higher than for similar accommodations in older portions of the West Side, and that, it seems to me, is not a permanent condition.

"For the present the 5-sty tenement or apartment house is not being built. This, however, is not due to a lack of demand, but is entirely due to the financial embarrassment of those engaged in that class of construction during the late panic; nor is IT LIKELY THEY WILL RESUME THE BUILDING OF SUCH HOUSES in the very near future, especially in view of the attitude of the contracting associations which insist that the building loan operators shall make good the losses to the individual contractor caused by the foreclosures of last year and the year before.



## ARBITRATION AGREEMENTS UNDER DISCUSSION.

"Under these circumstances, when the Supreme Court of this State is absolutely defied, and the law set at naught, none of the regular building loan operators are willing to again embark on so hazardous an enterprise. However, arbitration agreements are being discussed by various associations and by the Realty Operators and Builders' Association, and much progress is being made in some directions. Within a few months the situation will be pretty well cleared up and the ROAD WILL BE OPEN FOR A RESUMPTION OF TENEMENT HOUSE BUILDING.

"Out of the thirty-two tenements our firm has, there are only TWO PER CENT. OF VACANCIES, and the new buildings we have finished and are finishing are completely rented, almost before the paint is dry, and this condition is true of not alone on the East Side, but also on the West Side, in Harlem and in the Heights; what is more, the rents are being paid by the tenement dweller punctually, and there is every evidence that the people of New York are busily at work, and have the money with which to pay their rent.

"The portions of the Bronx easily accessible by Subway or 'L' are well populated, and new five and six-story, so-called 'walk-ups' rent as soon as completed.

"There is at present NO SELLING MARKET. That, of course, being due to the scare of the last two years, and the proverbially slow recovery of real estate in the confidence of the general buying public.

"However, as the mercantile houses are all engaging their quarters, and are doing a progressively larger business and accumulating a surplus, this money will again find, as it has in the past, an outlet for investment in the purchase of real estate.

"Tenements have held their own throughout the panic, especially in well centered locations; by which I mean neighborhoods having a distinctly local 'neighborhood' color, where people are largely of one nationality, and have their own churches, or synagogues, clubs or associations. Neighborhoods which are not so distinctly local have suffered, and have suffered severely, and people have moved from them into boarding houses, or have doubled up, as times became harder.

## A RECESSION IN SIX-STORY APARTMENTS PREDICTED.

"It appears to me that there will be a recession in the building of tenements or of 6-sty apartments in the next six or eight months, as the buildings erected in the last year have been sold in only very rare cases; the investments being made in real cash, not by speculative builders, but mostly by speculative operators, and operating companies, who, finding themselves with vacant land on their hands, and the material market in a reasonable frame of mind, decided to improve their property.

"This accounted largely for the building movement of last year which has now almost completely run its course. I do not see any possibility of a resumption in a large degree in the near future, and any forced growth beyond the normal will only tend to retard the healthy growth which is bound to come soon, and it will bring the real estate market a bigger boom than it has ever enjoyed before, in the next year or two.

## WHAT LOFT BUILDINGS MEAN TO LABOR AND REAL ESTATE.

"Every new loft building being erected in New York City means the employment of from six hundred to one thousand hands, and necessitates new housing provisions for at least 300 families.

"We New Yorkers hardly realize how rapidly we are growing and what a tremendous commercial city we are becoming. With a record of 48,000 marriages, and about 111,000 births and constant incursion of country dwellers and out of town offices to the city, we are rapidly falling behind in living accommodations, and with the passing of another year of tenement building inactivity, we will again be facing the conditions of 1904.

"The tunnels, subways, bridges, etc., have not affected the tenements of New York City. Our own experience shows that the entire city is retaining its population in spite of all the drains upon it, and IF THE BUILDING MATERIAL AND CONTRACTING INTERESTS will RETAIN THEIR SANITY and not push up prices, to the 1905 and 1906 level, merely because there happens to be some apartment house and office building construction now, the reign of easy money and a better feeling all around, things will resume their normal tendencies soon."

Mr. G. Richard Davis, secretary of A. L. Mordecai & Son (Inc.), a house long active and prominent as owners and operators in real estate, said:

"I believe that the six-story tenement of the type that exists under the present Tenement House law of the lower East Side and elsewhere, will remain as a standard type in Manhattan in tenement house districts with the exception that this class of building will eventually be built fireproof and that the courts will also be enlarged. It is possible also that the height of such buildings will be restricted to five stories.

"I believe that in all other dwelling house districts that the minimum type of residential dwelling will be the six-story elevator house, and that in the future this type will be supplanted by the fireproof building of greater height, of, say, eight to twelve stories.

"Fireproof construction is infinitely more satisfactory for builder, owner and tenant, being more substantial and reducing the risk of loss by fire to a minimum. The prevailing sentiment among speculative builders to-day tends to this form of construction and of buildings ten to twelve stories in height.

"It would appear to me that TEN DOLLARS A ROOM IS THE MINIMUM RENT that can be charged for an elevator apartment house in any reasonably good location, and to bring a reasonable return of income to the owner. There are a number of locations, however, where elevator houses have been erected where the rents are as low as \$7 a room.

"The cost of fireproof building to-day is such as to make it impossible to build a fireproof building and rent the rooms for less than \$15 per room. IF SOME OF THE RESTRICTIONS PLACED ON BUILDINGS BY THE PRESENT BUILDING CODE were removed, the cost of fireproof construction could be reduced.

"To sum up, I am in favor of fireproof construction of the permanent type for future speculative building, but it will be many years before the six-story non-fireproof building which is now typical will be eliminated, if it ever is."

## GRANDSTAND LUMBER DRAINS SUPPLY,

LUMBER dealers estimate that between 1,500,000 and 2,000,000 ft. of spruce, hemlock short leaf yellow pine and North Carolina roofing will be used in the construction of grandstands in this city.

Most of the stands are already up and over a million and a half feet have been taken. Up to yesterday morning orders continued to come in to the lumber companies, for 3x8s, 6x6s, 4x6s and 2x10s. Never before have the lumber yards had the demand that has been made upon their stocks this week, but the wholesalers and retailers were ready for it, having foreseen the contingency months ago. Even so, some second-hand lumber was used and passed by the Building Department.

All lumber used on grandstands is bought outright. As grandstand construction is speculative in character, most dealers have demanded cash at regular market quotations. Builders known to lumber firms had no trouble in getting material as long as it lasted. When the celebration is over the grandstands will be sold to wreckers as they stand. They in turn will dispose of it in the second-hand market.

Collins & Lavery and Cross, Austin & Ireland did a large part of the business in supplying material for the stands.

As the material used is in short lengths it will not find much sale for building operations of any size. Most of it is undressed or dressed only on one side. The roofers may be used for underflooring. Some of the heavier beams might be used for sheet piling and some of the selects without many nail holes may be used for concrete moulds.

## BUILDING INSPECTORS KEPT JUMPING.

The Building Department has been deluged with applications for permits and almost its entire force of inspectors is at work inspecting proposed sites, grandstands in process of construction and finished structures. While there have been occasions when there have been more applications for grandstands, it was said, never before have the operations been on such an extensive scale as in this instance. Almost the entire length of Central Park West from 110th st to 59th st has been given over to grandstand construction. This is said to be the most extensive grandstand operation ever attempted in this city.

Carpenters were at a premium. Every unemployed man who could handle a saw, hammer and nail had no trouble in finding a day's work during the week. Couriers were out in the Bowery and in the parks offering work to the idle. Unemployed men from New Jersey and Westchester county came in and found work, according to contractors, on several stands. In no cases were wages paid over the union scale, however, as skilled men were not essential.

A representative of Cross, Austin & Ireland and Collins & Lavery assured a Record and Guide man that the demand for grandstand material would not affect the lumber market, because not only have the lumber men requisitioned for more stock but because most of the lumber used, excepting roofers, was 14 and 15-ft. lengths. This is too short for spans, and therefore it is quite natural that regular business will not suffer as a result of the raid on stocks. Quick deliveries have been the demand and in consequence every kind of available vehicle that could take a load of lumber was pressed into service.

A great deal of the second-hand material will be sent to New Jersey and Long Island for distribution. Even before the stands were fully completed, Newark, Hoboken, Jersey City, Long Island City, Astoria and Bronx contractors were receiving overtures by mail and 'phone to take the material.



# THE GROSS AND NET COST OF OPERATING.

Office, Loft and Apartment Buildings, as Compared to Gross Rental Income—Calculations of High Value to Building Managers.

By CLARENCE T. COLEY, M. E.

Here are some inside figures on the cost of running or maintaining buildings in New York City. They were compiled by the supervising engineer for one of the leading firms of real estate agents, Mr. Clarence T. Coley, of Douglas Robinson, Charles S. Brown Company. Figures like these are esteemed of such high value that they are rarely obtainable for publication. These were prepared for presentation to the Convention of Building Managers and Owners at Detroit last week by Mr. Coley, and are reproduced in the Record and Guide with his special permission.

WHEN your energetic secretary, Mr. Patterson, saw fit to assign to me the subject, "The gross and net cost of operating, to gross rents, of office, loft and apartment buildings in New York City," I realized that I would have difficulty in making the subject interesting while talking to you upon it, but I hope the tabulated calculations which I have made, when they appear in print, will prove very beneficial reading and serve many interested in the subject, as permanent, reliable data, upon the cost of operating city real estate.

When I took up my present work, five years ago, with Douglas Robinson, Charles S. Brown Company, New York City, and was told that my business was to operate the buildings in their charge for management with the highest degree of efficiency, I saw that the best tool with which to accomplish the desired results would be the "deadly parallel," or comparison of figures, derived from carefully kept sub-divided accounts. Our system of bookkeeping was changed so that our accounts are subdivided under twenty different headings.

By carefully watching the operation of each building and the classification of charges, I am able to give you the following percentages of cost to gross rents, and costs per square foot, or room, of rentable area, besides interesting figures on cost of heating per season, elevator power, and repairs.

SO FAR AS I KNOW, THE INFORMATION WHICH MY FIGURES GIVE IS THE FIRST OF ITS KIND WHICH HAS EVER BEEN COMPILED, OR AT LEAST GIVEN OUT AS PUBLIC INFORMATION.

I wish to warn you against the use of my figures in estimating upon the probable cost of operating any building which may come before you. They cannot be used accurately unless the person doing so knows exactly the conditions under which they were made, and the property under consideration corresponds in detail with the original. I have had the satisfaction of estimating upon the cost of operating proposed buildings from the plans by the use of similar figures—backed up by my experience—and seeing the actual cost of operating the finished building follow my estimate very closely.

I also use such figures extensively in estimating upon the proper cost of operating old buildings which have been extravagantly run, and the results obtained after my recommendations were put into effect, proved very gratifying to the owners, as well as to myself. My success in the use of figures derived from actual economic operation of buildings is developing a new branch of business for us in the appraisal of costs of building operation.

ALL OF THE FOLLOWING FIGURES GIVEN ARE AVERAGES OF THE ACTUAL COSTS OF OPERATION DURING THE LAST THREE FISCAL YEARS, UNDER OUR MANAGEMENT. All of the buildings are over eight years old, so that all newness has worn off and the repairs are at their normal working point. No selection was made with regard to favorable results, but with regard as being typical of a class or type of building. I do not consider these as figures showing extraordinary records, but as figures obtained from the results of actual, unpretentious operation.

We will consider the subject under the three classifications, namely: (1) Office Buildings, (2) Loft Buildings and (3) Tenement or Apartment Houses.

Under the first class I have considered two distinct types: First, large, high-class, financial Office Buildings, and, second, small modern (Insurance and General) Office Buildings.

The second general class includes: High-grade Semi-fireproof Loft Buildings, and Medium-sized Non-fireproof Loft Buildings.

The third class (tenement houses) includes: Old-style non-fireproof, high-class Apartment Houses, modern semi-fireproof, medium-grade Apartments, and good grade Non-fireproof Flats.

## LARGE, HIGH CLASS, FINANCIAL.

For the first calculation take the highest type of office building in New York. There is heavy duty for elevators, as it is over twenty stories high; a very liberal supply of electric light; hot, cold and refrigerated water; a large quantity of marble and glass to polish; cement floors in offices, a complete mechanical plant; the building to be kept up to a high state of repair and reliability of operation; the tenants are bankers, stock brokers and lawyers.

## Cost of Operating a Large Financial Office Building.

|  |              |
|--|--------------|
| Rentable Area, 111,022 Square Feet. Cubical Contents, 2,600,000 Cubic Feet.        |              |
| Gross Rents .....  | \$316,841.65 |
| Vacancies and Loss of Rents.....   | 0.0          |
| Engine Room labor, repairs and supplies to gross rents                             | 6%           |
| Coal and removing ashes to gross rents.....  | 5.37%        |
| Elevator labor, repairs and supplies to gross rents.....                           | 3.1%         |
| Janitor's labor and supplies to gross rents.....                                   | 5.2%         |
| Electrician's labor and supplies to gross rents.....                               | 6.25%        |
| Supervision (Supt. and Agent's comm.) to gross rents....                           | 3.2%         |
| Building, repairs and improvements to gross rents.....                             | 5.3%         |
| Insurance, fire, boiler, accident, plate to gross rents....                        | .46%         |
| Water Tax to gross rents.....  | 7.8%         |
| City General Taxes to gross rents.....   | 18.1%        |
| Sundries to gross rents .....  | .25%         |
| Gross cost of operation to gross rents.....  | 49.33%       |
| Net cost of operation (gross taxes) to gross rents.....                            | 31.23%       |
| Engine Room repairs and supplies to coal bill.....                                 | 57%          |
| Cost of repairs and supplies per Elev. per annum.....                              | \$589.86     |
| Janitor's supplies to Janitor's labor.....   | 8.8%         |
| Electrician's labor to electrical supplies.....                                    | 33.6%        |
| Average gross rent per square foot of rentable area.....                           | \$2.85       |
| Cost of Engine Room labor, supplies and repairs per sq. ft. of rentable area ..... | \$.173       |
| Cost of coal per square foot of rentable area.....                                 | .153         |
| Cost of elevator labor, supplies and repairs, per sq. foot of rentable area .....  | .0834        |
| Cost of janitor's labor and supplies per sq. ft. of rentable area .....            | .149         |
| Cost of electrician's labor and supplies per sq. ft. of rentable area .....        | .017         |
| Cost of supervision per sq. ft. of rentable area.....                              | .093         |
| Cost of building repairs and improvements per sq. ft.....                          | .15          |
| Cost of insurance per sq. ft. of rentable area.....                                | \$.013       |
| Cost of water per sq. ft. of rentable area.....                                    | .023         |
| Cost of taxes per sq. ft. of rentable area.....                                    | .516         |
| Cost of sundries per sq. ft. of rentable area.....                                 | .008         |
| Total cost of operation per sq. ft. of rentable area.....                          | 1.382        |
| Return to owner per sq. ft. of rentable area.....                                  | 1.468        |
| Per cent. net return to book value of investment.....                              | 3.62%        |

## COST OF OPERATING TWO SMALL, MODERN OFFICE BUILDINGS.

The next table gives a financial report on two small office buildings. They have no local power plants, except that in No. 2 there is a heating equipment. All the electric elevator and light power is purchased from the street supply. They contain more than twelve stories, and under fifteen. Both have electric elevators. Building No. 1 has more people per unit area than Building No. 2, and consequently higher elevator and water costs. A medium supply of electric light is sufficient. Building No. 1 has hot and cold water all the year, and Building No. 2 has hot water in the winter only. The buildings are kept up to a good state of repair. They have wooden floors, fireproof construction, and the tenants are insurance brokers, lawyers and general business men. No superintendent's living quarters are provided.

### Small Modern Office Buildings.

|  | I.      | II.     |
|--|---------|---------|
| Rentable area in square feet.....  | 25,700  | 34,500  |
| Cubical contents in cubic feet.....                                      | 557,300 | 826,700 |
| Gross rents .....  | 47,300  | 67,200  |
| Vacancies and loss of rents to gross rents.....                          | 4.2%    | 7.4%    |
| Cost of heat, repairs, supplies, etc., to gross rents                    | 3.8%    | 1.7%    |
| Cost of elev. service (power, repairs and labor to gross rents .....     | 9.1%    | 7.2%    |
| Cost of janitors, labor and supplies to gross rents                      | 7.3%    | 6.4%    |
| Cost of electricity and supplies for light to gross rents .....          | 6.4%    | 6.3%    |
| Cost of supervision to gross rents.....                                  | 5.3%    | 4.2%    |
| Cost of building, repairs and improvements to gross rents .....          | 2.4%    | 4.3%    |
| Cost of insurance to gross rents.....                                    | .7%     | 1.6%    |
| Cost of water to gross rents.....  | .6%     | .3%     |
| Cost of taxes to gross rents .....                                       | 11.8%   | 17.2%   |
| Cost of sundries to gross rents.....                                     | .1%     | .2%     |
| Cost of operation to gross rents.....                                    | 51.7%   | 56.8%   |
| Net cost of operation (taxes and vacancies) to gross rents .....         | 35.7%   | 32.2%   |
| Average gross rent per sq. ft. rentable area...                          | \$1.84  | \$1.95  |
| Cost of heat per sq. ft. rentable area.....                              | .075    | .032    |
| Cost of elevator service per sq. ft. rentable area .....                 | .168    | .142    |
| Cost of janitor's service per sq. ft. rentable area                      | .133    | .116    |
| Cost of light per sq. ft. rentable area.....                             | .117    | .116    |
| Cost of supervision per sq. ft. rentable area...                         | .098    | .077    |
| Cost of building repairs and improvements per sq. ft. rentable area..... | .044    | .073    |
| Cost of insurance per sq. ft. rentable area....                          | .012    | .028    |
| Cost of water per sq. ft. rentable area.....                             | .012    | .006    |
| Cost of city taxes per sq. ft. rentable area....                         | .217    | .31     |
| Cost of sundries per sq. ft. rentable area....                           | .003    | .003    |
| Cost of vacancies per sq. ft. rentable area....                          | .042    | .145    |
| Total cost of operation per sq. ft. rentable area                        | \$9.21  | \$1.045 |
| Return to owner per sq. ft. rentable area....                            | .919    | .905    |
| Per cent. net return to books value of property                          | 4.5%    | 4.8%    |
| Cost of heat per 1,000 cubic ft. per season.....                         | \$3.29  | \$1.32  |
| Cost of repairs and supplies per elev. car per annum .....               | 61.00   | 157.00  |
| Cost for electric power per car per annum....                            | 955.00  | 743.00  |
| Janitor's supplies to cost of janitor's labor....                        | 6%      | 5.5%    |
| Electric supplies to electric light power.....                           | 5%      | 9.8%    |



HIGH GRADE, SEMI-FIREPROOF LOFT BUILDINGS.

Take the case of two high grade semi-fireproof loft buildings. They represent a good grade of building, and have separate freight and passenger elevator service at different entrances. Building No. 1 has both elevators electric, and Building No. 2 has passenger elevators of the electric type and freight elevators of the steam engine type. They are ten stories high, have wooden floors and large open lofts. Both buildings are in their proper business zone. No. 1 is much more expensive to operate than No. 2, because the character of the tenancy needs more attention, due to smaller size of lofts. Building No. 1 has a local low-pressure heating plant, and Building No. 2 is heated by exhaust steam from freight elevator engines and high-pressure throttled steam. The tenants are clothing manufacturers, and there are salesrooms for general merchandise.

High Grade Semi-Fireproof Loft Buildings—Freight and Passenger Elevators.

|  | I.      | II.       |
|--|---------|-----------|
| Gross rentable area in square feet.....  | 40,000  | 140,000   |
| Cubical contents in cubic feet.....  | 461,760 | 1,822,000 |
| Gross rents .....  | 21,000  | 58,538    |
| Vacancies and loss of rents to gross rents.....                                      | 2.4%    | 1.7%      |
| Cost of engine room labor, repairs and supplies to gross rents .....                 |         | 3.48%     |
| Cost of coal and removing ashes to gross rents .....                                 |         | 2.25%     |
| Cost of heat to gross rents.....   | 3.24%   |           |
| Cost of elevator labor, repairs and supplies to gross rents .....                    | 6.1%    | 4.3%      |
| Cost of elevator power to gross rents.....   | 5.2%    | 1.87%     |
| Cost of janitor's labor and supplies to gross rents .....                            | .25%    | .24%      |
| Cost of lighting and supplies to gross rents.....                                    | 1.4%    | .29%      |
| Cost of supervision to gross rents.....  | 5.82%   | 2.95%     |
| Cost of building repairs to gross rents.....   | 3.2%    | 4.00%     |
| Cost of insurance to gross rents .....   | .55%    | 1.79%     |
| Cost of water to gross rents .....   | .94%    | .57%      |
| Cost of taxes to gross rents.....  | .19%    | 15.1%     |
| Cost of sundries to gross rents .....  | .82%    |           |
| Gross cost of operation .....  | 49.92%  | 28.54%    |
| Net cost of operation .....  | 28.52%  | 11.74%    |
| Cost of heat per 1,000 cu. ft. of building volume                                    | \$1.48  |           |
| Cost of repairs and supplies per elevator per annum .....                            | 160.00  | \$68.00   |
| Cost of electric power per elevator per annum  | 544.50  | 547.00    |
| Gross rent per sq. ft. gross rental area.....  | \$.525  | \$.418    |
| Cost of vacancies per sq. ft. gross rentable area .....                              | .0125   | .0071     |
| Cost of engine room labor, repairs and supplies gross rentable area per sq. ft. .... |         | .0145     |
| Cost of coal and removing ashes gross rentable area per sq. ft. ....                 |         | .0093     |
| Cost of heat gross rentable area per sq. ft....                                      | .017    |           |
| Cost of elevator labor, repairs and supplies per sq. ft. gross rentable area.....    | \$.033  | \$.0185   |
| Cost of elevator power per sq. ft. gross rentable area.....                          | .0272   | .0078     |
| Cost of janitor's labor and supplies per sq. ft. gross rentable area .....           | .0013   | .001      |
| Cost of public lighting and supplies per sq. ft. gross rentable area .....           | .0073   | .0012     |
| Cost of supervision per sq. ft. gross rentable area .....                            | .0304   | .0123     |
| Cost of building repairs per sq. ft. gross rentable area .....                       | .0165   | .0167     |
| Cost of insurance per sq. ft. gross rentable area .....                              | .0081   | .0075     |
| Cost of water per sq. ft. gross rentable area..                                      | .0049   | .0024     |
| Cost of taxes per sq. ft. gross rentable area....                                    | .10     | .0632     |
| Gross cost of sundries per sq. ft. gross rentable area .....                         | .0043   | —         |
| Gross cost of operation per sq. ft. gross rentable area .....                        | .2616   | .1615     |
| Net return to owner per sq. ft. gross rentable area .....                            | .2634   | .2565     |
| Per cent. net return to book value of property                                       | 3.5%    | 5.26%     |

MEDIUM SIZED, NON-FIREPROOF LOFT BUILDINGS.

I will next give the record of two 6-sty non-fireproof loft buildings. They have separate freight and passenger elevators at separate entrances and are situated on corners of streets. Building No. 2 is situated in a better neighborhood for loft demand than is No. 1. Both sets of elevators are of the electric type, and the buildings are kept in good condition. The tenants are clothing manufacturers. All the power used by the tenants is purchased by themselves from the street service. Each building has a local low-pressure steam-heating plant in each.

Medium Non-Fireproof Loft Building on Corner of Street, Both Passenger and Freight Elevators, Six Stories High.

|  | I.       | II.      |
|--|----------|----------|
| Gross rental area .....                                  | 25,700   | 36,000   |
| Gross rents .....  | \$15,600 | \$22,700 |
| Vacancies and loss of rents to gross rents.....          | 19.25%   | 6.60%    |
| Cost of heat to gross rents.....                         | 4.76%    | 3.34%    |
| Cost of elevator service to gross rents.....             | 9.35%    | 7.40%    |
| Cost of public lighting, halls, &c, to gross rents ..... | .58%     | .21%     |
| Cost of supervision to gross rents.....                  | 1.68%    | 1.92%    |
| Cost of building repairs to gross rents.....             | 1.56%    | 4.13%    |
| Cost of all insurance to gross rents.....                | 2.89%    | 4.32%    |
| Cost of water to gross rents.....                        | .78%     | .31%     |
| Cost of taxes to gross rents.....                        | 14.10%   | 20.15%   |
| Cost of sundries to gross rents.....                     | .25%     | 1.10%    |
| Gross cost of operation to gross rents.....              | 55.20%   | 49.48%   |
| Net cost of operation to gross rents.....                | 21.85%   | 22.73%   |
| Cost of heat per 1,000 cu. ft. in bldg. per season       | \$1.99   | \$1.54   |
| Cost of elevator repairs per elevator per year..         | 49.50    | 190.00   |

|  |        |        |
|--|--------|--------|
| Cost of power per electric elevator per year....                   | 177.00 | 138.80 |
| Cost of engine room labor, repairs and supplies to cost coal ..... | 8.2%   | 43.4%  |
| Gross rents per sq. ft. of gross area.....                         | \$.608 | \$.632 |
| Cost of heat per sq. ft. of gross area.....                        | .0289  | .021   |
| Cost of elevator service per sq. ft. of gross area .....           | .0568  | .0468  |
| Cost of public lighting per sq. ft. of gross area .....            | .0035  | .0013  |
| Cost of supervision per sq. ft. of gross area....                  | .01    | .0120  |
| Cost of building repairs per sq. ft. of gross area .....           | .0094  | .0262  |
| Cost of all insurance per sq. ft. of gross area....                | .0175  | .0271  |
| Cost of water per sq. ft. of gross area.....                       | .0047  | .002   |
| Cost of taxes per sq. ft. of gross area.....                       | .0855  | .1271  |
| Cost of sundries per sq. ft. of gross area.....                    | .0016  | .007   |
| Cost of loss of rents and vacants per sq. ft. of gross area.....   | .1170  | .0417  |
| Total cost of oper. per sq. ft. of rentable area..                 | .3349  | .3122  |
| Net return to owner per sq. ft. of rentable area .....             | .2731  | .3198  |
| Per cent. net return to book value of property..                   | 4.4%   | 3.55%  |

OLD-LAW ELEVATOR APARTMENT HOUSES.

Take for comparison two old-style non-fireproof, high class apartment houses, each having seven stories. They are well-built brick buildings on corners. They have large well-lighted rooms with high ceilings, and are finished in birch, cherry and mahogany wood trim. The hall service is of the best grade, and there is white help throughout. The elevators in Building No. 1 are hydraulic and in No. 2 electric. (Converted from steam.) Building No. 1 has a high-pressure boiler steam in winter and electricity in summer. It furnishes power, heat, exhaust and high-pressure steam. Building No. 2 is equipped with low-pressure boiler. Both buildings are kept in the highest state of repair and the service is first-class throughout. The management and help cater to the tenants. Every reasonable wish is satisfied, and the tenants remain a long time. They are a very reliable, substantial class. The servants' rooms are all grouped together on the top floor.

Old Style Non-Fireproof High Class Apartment House.

|  | I.       | II.      |
|--|----------|----------|
| No. of rentable rooms (exclu. baths and closets).....                      | 96       | 158      |
| Cubical contents in cubic ft.....  | 337,900  | 682,700  |
| Gross rents .....  | \$17,670 | \$28,200 |
| Vacancies and loss of rent.....  | 0.0      | 1.77%    |
| Cost of heat and hot water .....   | ...      | 6.50%    |
| Cost of heat, power and mechanical repairs to gross rents .....            | 8.02%    | ...      |
| Cost of fuel for heat, power and removing ashes to gross rents .....       | 7.10%    | ...      |
| Cost of elevator service to gross rents.....                               | ...      | 4.80%    |
| Cost of elevator labor, repairs and supplies to gross rents .....          | 5.46%    | ...      |
| Cost of janitor's labor and supplies to gross rents .....                  | 3.78%    | 5.97%    |
| Cost of public lighting and supplies to gross rents .....                  | 1.23%    | 1.80%    |
| Cost of supervision to gross rents .....                                   | 3.00%    | 6.02%    |
| Cost of building repairs to gross rents.....                               | 11.80%   | 8.05%    |
| Cost of insurance to gross rents .....                                     | 1.44%    | 1.59%    |
| Cost of water to gross rents .....   | .99%     | 1.24%    |
| Cost of taxes to gross rents.....  | 9.48%    | 16.70%   |
| Cost of sundries to gross rents .....                                      | 2.89%    | 3.01%    |
| Gross cost of operation to gross rents.....                                | 55.19%   | 57.45%   |
| Net cost of operation to gross rents .....                                 | 45.71%   | 38.98%   |
| Cost of heat and hot water per 1,000 cu. ft. per season .....              | ...      | \$2.69   |
| Cost of repairs and supplies per elevator per annum .....                  | \$180.00 | 100.00   |
| Cost of janitor's supplies to janitor's labor....                          | ...      | 7.3%     |
| Cost of electric power per elevator per annum..                            | ...      | 504.00   |
| Cost of mechanical repairs and supplies to coal bill .....                 | ...      | 38%      |
| Gross rent per rentable room per annum.....                                | \$184.00 | \$178.50 |
| Cost of heat, power, repairs and supplies per r. r. r. p. a .....          | 27.80    | 11.58    |
| Cost of elevator service (labor, repair and supply) per r. r. r. p. a..... | 10.00    | 8.60     |
| Cost of janitor service per rentable room per annum .....                  | 6.95     | 10.70    |
| Cost of public lighting per rentable room per annum .....                  | \$2.26   | \$3.21   |
| Cost of supervision per rentable room per annum .....                      | 5.50     | 10.70    |
| Cost of building repairs per rentable room per annum .....                 | 21.60    | 14.40    |
| Cost of insurance per rentable room per annum .....                        | 2.66     | 2.82     |
| Cost of water per rentable room per annum.....                             | 1.83     | 2.21     |
| Cost of taxes per rentable room per annum.....                             | 15.55    | 29.80    |
| Cost of sundries per rentable room per annum..                             | 4.96     | 5.38     |
| Cost of vacancies per rentable room per annum .....                        | ...      | 3.16     |
| Gross cost of operation per rentable room per annum .....                  | 99.11    | 102.56   |
| Net return to owner per rentable room per annum .....                      | 84.89    | 75.94    |
| Per cent. net return to book value of property...                          | 3.95%    | 5.34%    |

MODERN SEMI-FIREPROOF, MEDIUM GRADE APARTMENTS.

Another class of houses I will refer to are modern semi-fireproof medium grade apartments, seven to eight stories. They have electric elevators, two baths per apartment. They have colored hall and elevator boys, and night and day service. Each building is in charge of a janitor living in the house. They are heated by low-pressure steam, and have marble and gilt entrance halls. The class of construction is such as is used for speculative purposes. Tenants are somewhat shiftless and showy, and live up to their income. They are compelled to move when business is bad. Building No. 2 is situated on the corner of a street, with an entrance on the side street, and stores on the avenue. The store rents bring up rent average per room.



Modern Medium Grade Apartments

|   | I.       | II.      |
|---|----------|----------|
| Number of rentable rooms  | 110      | 248      |
| Cubical contents of building in cubic feet                          | 345,920  | 701,000  |
| Gross rents   | \$15,800 | \$35,200 |
| Vacancies and loss of rent to gross rents                           | ...      | 14.40%   |
| Cost of heat and hot water to gross rents                           | 10.45%   | 5.02%    |
| Cost of elevator service to gross rents                             | 6.88%    | 5.94%    |
| Cost of janitor's service to gross rents                            | 2.07%    | 2.04%    |
| Cost of public lighting to gross rents                              | 2.11%    | 3.48%    |
| Cost of supervision to gross rents                                  | 2.72%    | 2.59%    |
| Cost of building repairs to gross rents                             | 10.10%   | 11.30%   |
| Cost of insurance to gross rents                                    | 1.59%    | .75%     |
| Cost of water to gross rents  | 2.44%    | 1.09%    |
| Cost of taxes to gross rents  | 9.70%    | 13.00%   |
| Gross cost of operation to gross rents                              | 48.06%   | 59.61%   |
| Net cost of operation (taxes) to gross rents                        | 38.36%   | 32.21%   |
| Cost of heat and hot water per 1,000 cu. ft. of building per season | \$4.80   | \$2.52   |
| Cost of heating repairs and supplies to cost of coal                | 37.1%    | 13%      |
| Cost of repairs and supplies per elevator per annum                 | \$155.00 | \$143.50 |
| Cost of elevator and house pump power per elevator per annum        | 330.00   | 415.00   |
| Cost of janitor's supplies to janitor's labor                       | 14.1%    | 19.7%    |
| Gross rent per rentable room per annum                              | \$143.50 | \$144.00 |
| Heat per rentable room per annum                                    | 15.05    | 7.12     |
| Elev. service per rentable room per annum                           | 9.87     | 8.42     |
| Janitor's service per rentable room per annum                       | 2.94     | 2.89     |
| Public lighting per rentable room per annum                         | 3.02     | 4.90     |
| Supervision per rentable room per annum                             | 3.90     | 3.68     |
| Cost of bldg. repairs per rentable room per annum                   | 14.46    | 14.88    |
| Cost of insurance per rentable room per annum                       | 2.83     | 1.25     |
| Cost of water per rentable room per annum                           | 3.49     | 1.16     |
| Cost of taxes per rentable room per annum                           | 13.86    | 19.60    |
| Cost of Loss of rent and vacancies per rentable room per annum      | ...      | 20.15    |
| Gross cost of operation per rentable room per annum                 | \$69.42  | \$84.05  |
| Net return to owner per rentable room per annum                     | 74.08    | 59.95    |
| Per cent. net return to book value of property                      | 6.78%    | 5.95%    |

GOOD GRADE NON-FIREPROOF FLATS.

Next we shall consider two 5-sty non-fireproof flats, of a good grade of brick construction, with baths and toilets, and cold water, but no elevator service. They have stores on the ground floors which bring up the rent average per room. There is janitor service for halls, and the buildings are kept in a good state of repair. The flats rent well to a good class of mechanics and tradesmen.

Good Grade Non-Fireproof Tenements.

|  | No. 309 | No. 719 |
|--|---------|---------|
| Number of rentable rooms, equivalent                 | 120     | 111     |
| Gross rents  | \$7,661 | \$7,000 |
| Vacancies and loss of rents to gross rents           | ...     | 7.1%    |
| Cost of janitor's service to gross rents             | 4.7%    | 6%      |
| Cost of public lighting to gross rents               | 1.9%    | 1.5%    |
| Cost of building repairs to gross rents              | 12.5%   | 14.8%   |
| Cost of insurance to gross rents                     | 1.1%    | 1.5%    |
| Cost of water to gross rents                         | 2.4%    | 2.1%    |
| Cost of taxes to gross rents                         | 15%     | 13.5%   |
| Cost of sundries to gross rents                      | 2%      | .41%    |
| Cost of supervision to gross rents                   | 5%      | 5%      |
| Gross cost of operation to gross rents               | 42.8%   | 52%     |
| Net cost of operation to gross rents                 | 27.8%   | 31.4%   |
| Gross rents per rentable room per annum              | 64.00   | \$63.10 |
| Cost of janitor service per rentable room per annum  | 3.00    | 3.78    |
| Cost of public lighting per rentable room per annum  | 1.20    | 1.00    |
| Cost of building repairs per rentable room per annum | 8.05    | 9.38    |
| Cost of insurance per rentable room per annum        | .70     | .94     |
| Cost of water per rentable room per annum            | 1.56    | 1.32    |
| Cost of taxes per rentable room per annum            | 9.60    | 8.54    |
| Cost of sundries per rentable room per annum         | .12     | .25     |
| Cost of supervision per rentable room per annum      | 3.24    | 3.14    |
| Cost of vacancies per rentable room per annum        | ...     | 4.50    |
| Gross cost of operation per rentable room per annum  | 27.47   | 32.85   |
| Net cost of operation per rentable room per annum    | 36.53   | 30.25   |
| Per cent. net return to appraised value of property  | 4.87%   | 5.15%   |

FAULTY PLANNING OF TERMINALS AND STATIONS.

Their Full Capacity Not Utilized, Though City is Hard Pressed for Transit Facilities—Express and Local Trains Could be Operated on the Same Track.

Is the City of New York getting full value from its subways, elevated roads and bridges by the present method of using them? Mr. Nils Poulson, of Brooklyn, president of the Hecla Iron Works and an expert in transportation problems, makes here a startling answer. He explains how the trains could be used much more efficiently, and calls on the Mayor to break up a certain combination.

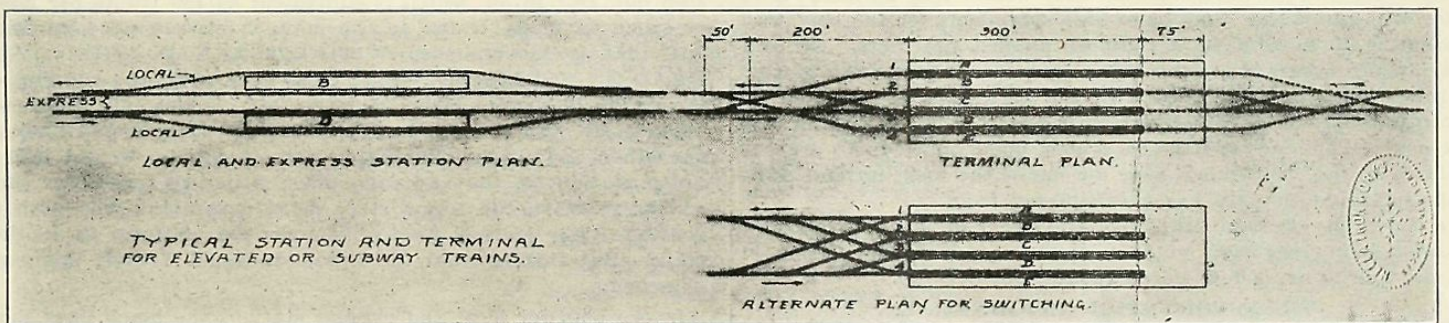
To the Editor of the Record and Guide:

FOR a number of years I have been much before the public, advocating plans for transit relief, but as I have, so to speak, come to the end of my rope, a few words on the subject might not be amiss.

During ex-Mayor Van Wyck's term a public call was made for suggestions as to how to remedy the conditions at the Manhattan end of the Brooklyn Bridge, and, as I have had much experience in transit problems, I took the matter up and gave it a thorough study. At first it seemed an almost hopeless task,

Mayor McClellan, when he was nominated for office, promised that if elected, he would remedy the difficulties. His Bridge Commissioner, like Mr. Lindenthal, pronounced the plan I proposed to be dangerous (on account of head-on collision) where the trains come and go as fast as they do on the Brooklyn Bridge; and he also said the plan would not accommodate as many trains as required. If that were true, the plan should not, of course, be considered; but it is far from true, for the fact is that with the plan proposed the danger of head-on collision is entirely eliminated, as the incoming and the outgoing trains would never meet, and the number of trains that can be accommodated is limited only by the capacity of the main track.

These are the facts in the case, but the real objection to the plan is that it admits of through traffic between the boroughs, or at least that the trains from the two boroughs can meet at opposite sides of the same platform, so that passengers who wish to continue their journey from one borough to the other,



but as soon as I found that the disagreeable conditions existing at the bridge were not caused so much by the great crowd as by the faulty planning, I made plans showing how the difficulties could be remedied, and those plans were thoroughly examined by the Manufacturers' Association and recommended by them to the city authorities for their consideration and adoption.

At that time Mr. Gustav Lindenthal was Bridge Commissioner, and, when the plans were submitted to him, he at once declared them to be dangerous, impossible and unworthy of consideration. It must be remembered, however, that Commissioner Lindenthal had his own plan to advocate and, as the plan I suggested interfered with his schemes, nothing came of it, notwithstanding the fact that ex-Mayor Low, before he took his office, promised, that if elected, the difficulties would be remedied. His Bridge Commissioner prevented him from fulfilling his promise.

need only step across the platform from one train to the other. This the Brooklyn Rapid Transit Company is utterly opposed to, and the Interborough Company is not over-anxious for.

THIS IS THE REASON WHY THE CITY HAS BEEN HELD UP SO MANY YEARS AND THE PUBLIC HAS BEEN SUBJECTED TO SUCH UNREASONABLE HARDSHIP.

I have, for years, spent a great deal of time and money to get the truth of this matter to the surface, and together with others, I have spent a great deal of time and energy to get Mayor McClellan to give this matter his personal attention, especially as he has promised to give relief. About two years ago he personally investigated the matter, and at his request I appeared before him with plans and models, which I explained. His Bridge Commissioner had to admit, before the Board of Estimate, that the plan which they had adopted for permanent relief was MY PLAN IN A MODIFIED FORM! The only reason he could give for this modification was that the plan as pro-



# Mr. Real Estate Man and Messrs. Architect-Owner-Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

## PIPED FOR GAS



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posed by me would not accommodate as many trains as required, and this is not true.

After that investigation was over the Mayor was kind enough to write me a letter saying that as my plan was to be included in the permanent alteration of the terminal, he wished to thank me in behalf of the city for the assistance I had given them; this was very nice, but rather unsatisfactory. The plan adopted for the permanent improvement is a wicked plan, as it shuts off all chance of through service between the two boroughs, it imposes even more stair-climbing and hardship on the passengers than they have now, and, altogether, it is a piece of deviltry and the real promoter of it knows it.

For the last two years I have asked the Mayor, over and over again, to allow me to meet his Bridge Commissioner and his Chief Engineer in his presence, and, within five minutes' time they will admit that they have been mistaken; for the best way to nail a lie is to bring it right up against the facts. Off and on, for two years, the Mayor has promised to take the matter up, but has always postponed it, and as I have about given up hope that he will do something in the matter, I am making this exposure. The Mayor has lost a good opportunity to do a great service to the city by breaking up one of the most hurtful combinations that the city has ever suffered from.

I hope this exposure will have the effect of bringing about a thorough investigation of this matter, and, in conclusion, I would like to say a few words about

### TRANSPORTATION IN GENERAL.

None of our elevated railroads or subways is used to more than one-half its capacity, because of the faulty planning of the stations and terminals. When the stations and terminals are correctly planned, the roads can be used to their full capacity, and express and local service can be operated on the same track, and as the city is so hard pressed for transit facilities, many of the stations can easily be altered, thereby increasing their capacity. IN BROOKLYN IT WOULD BE A COMPARATIVELY SMALL MATTER TO MAKE THESE ALTERATIONS, and the result would be that the present capacity would be doubled, long-distance or express riders would be separated from short-distance or local riders, and the former would arrive at their destination in about half the time they do now. Furthermore, as the city is about to spend many millions of dollars in new roads, the stations and terminals should be so planned that the roads can be used to their full capacity.

It is such a simple problem that when the difference between a correctly-planned station and an incorrectly-planned station is pointed out, anyone with ordinary common sense can see and judge for himself. I have, therefore, prepared a diagram showing the present system and the proposed system.

The black lines on the terminal plan show a terminal as now used and, as a train moves about 300 ft. in 20 seconds, it takes a train 20 seconds to move out of its pocket and an additional 20 seconds to pass the cross-over; a train coming in takes as long as one going out, so two trains can exchange places in 1 min. 20 sec., which is equivalent to 45 trains per hour; but THERE IS A CONSTANT DANGER OF HEAD-ON COLLISION between the incoming and the outgoing trains, and, where the trains come and go as fast as they do at the Brooklyn Bridge, it is quite an element of danger.

To make a perfect terminal, all that it is necessary to do is to put in an additional cross-over, as shown by the dotted lines; then, as train No. 4 enters its pocket train No. 3 starts to leave; but the two trains do not meet, and, as No. 3 goes in, No. 2 goes out, and so on, which is equivalent to 180 trains per hour, or twice as many trains as the main track can accommodate, and that is accomplished WITHOUT ANY DANGER OF A HEAD-ON COLLISION. That cross-over, with the running of the trains in routine (from right to left), is the only difference between an imperfect and a perfect plan. The dotted lines at the other end of the plan show how it can be turned into a union station for the two companies, with two tracks for each company; when the trains stop, those passengers who wish to continue their journey need only cross the platform to another train. But that is what the Brooklyn Rapid Transit Company objects to.

In the plan for local and express stations the black lines show an ordinary elevated station as they are all over the city where the trains stop to unload and load, and then go on again, and the capacity is 30 trains per hour. If, however, the dotted lines are added, forming sidings, the trains alternate; that is, one train stops at one side and the next train stops on the opposite side. It doubles the capacity to sixty trains per hour. Again, if the straight tracks are used for express trains only, and the dotted line for local trains, thirty local and sixty express trains can be operated per hour, and the two do not interfere with each other, as each has its own track and no switching is required, as the local will take the siding of its own account, and the express will go straight through. If a local is ahead of an express train, the motorman of the express train will know that the local will disappear at the next station of its own accord.

That, in a few words, is the only difference between the present and the proposed systems, and where stations and terminals are planned as here shown the roads can be used to their full capacity, whatever that might be. Yours truly,

N. POULSON.



# WHERE BUILDING MATERIALS ARE NEEDED

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

## AN AID TO ALL SALES DEPARTMENTS

### PROJECTED BUILDINGS.

#### Manhattan.

##### Apartments, Flats and Tenements.

HAVEN AV, s e cor 181st st, 6-sty brick and stone apartment house, 114.4x101.11, plastic slate roof; cost, \$180,000; owner, Fort View Const. Co., 320 5th av; architect, Max G. Heidelberg, 320 5th av. Plan No. 705.

Robert E. Chamberlain, 5 West 31st st, president; John V. Schafer, 5 West 31st st, secretary; M. G. Heidelberg, treasurer. J. V. Schaefer & Co. have contract.

ST. NICHOLAS AV, n w 174th st, 6-sty brick tenement, 100x114.8; cost, \$150,000; owner, Henry Gutman Co., 127 West 24th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 703.

RIVERSIDE DRIVE, e s, 107.6 n 116th st, two 12-sty brick and stone apartments, 58.9x99.1, slag roof; cost, \$600,000; owners, Paterno Bros., Inc., 510 West 114th st; architects, Schwartz & Gross, 347 5th av. Plan No. 710.

Joseph Paterno, president; Charles V. Paterno, secretary and treasurer; owners, build.

##### Stores, Offices and Lofts.

17TH ST, No. 43 West, 6-sty brick and stone loft and restaurant building, 25x92, slag and plastic slate roof; cost, \$20,000; owner, Samuel P. Tull, Allenhurst, N. J.; architect, Ernest A. Arend, 170 5th av. Plan No. 700.

Alexander Brown, Jr., 33 East 20th st, has contract.

93D ST, Nos. 417-419 East, 6-sty brick and stone loft, 50x90, tar and gravel roof; cost, \$40,000; owner, Theodore Riehl Const. Co., 408 East 93d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 702.

Theodore Riehl Const. Co., 408 East 93d st, has contract.

##### Dwellings.

65TH ST, No. 41 East, 6-sty brick and stone dwelling, 28x82; slate and gravel roof; cost, \$60,000; owner, Benson B. Sloan, 141 East 36th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 701.

TERRACE VIEW AV, s s, 211.79 w Jansen av, 2-sty and attic frame and stone dwelling, 20x36; cost, \$4,500; owner, Max Polsenski, 5568 Broadway; architect, John Brandt, 271 West 125th st. Plan No. 708.

##### Miscellaneous.

41ST ST, s s, 200 w 8th av, 3-sty and basement brick and stone convertor station, 50x98.9, Griffen notile roofing; cost, \$115,000; owner, Henry J. Hemmens, 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 707.

##### Stables and Garages.

BROOME ST, No. 23, 7-sty brick and stone stable, 25x75, slate roof; cost, \$25,000; owner, L. Rooney, 23 Broome st; architect, Thomas W. Lamb, 224 5th av. Plan No. 709.

1ST AV, No. 1108, 2-sty brick and stone stable, 25x100, slag roof; cost, \$6,500; owner, Julius Levy, 1046 2d av; architect, Geo. Werner, 657 Vanderbilt st, Brooklyn. Plan No. 706.

Fleischmann Bros. Co., 507 5th av, have contract.

### Theatres.

99TH ST, n s, 100 w Columbus av, 1-sty brick and stone theatre, 55x90, plastic slate roof; cost, \$25,000; owners, Wm. Mumbrauer & Bro., 238 West 116th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 704.

### MANHATTAN ALTERATIONS.

BROOME ST, Nos. 453-455, erect tank to 6-sty brick store and loft; cost, \$950; owner, C. K. Billings, New Haven, Conn.; architect and builder, The Rusling Co., 39 Cortland st. Plan No. 2129.

CHURCH ST, No. 50, erect sign to 24-sty brick and stone office building; cost, \$475; owner, Hudson & Manhattan Ry. Co., 50 Church st; architect and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2142.

CHURCH ST, No. 30, erect sign to 24-sty brick office building; cost, \$475; owner, Hudson & Manhattan Ry. Co., 50 Church st; architects and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2144.

GRAND ST, No. 203, alter store fronts, partitions, windows, to 7-sty brick tenement; cost, \$1,200; owner, Michael Del Papa, on premises; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2133.

GRAND ST, No. 449, partitions, windows, fire-escapes, to 4-sty brick and stone tenement; cost, \$500; owner, John Overbeck, 441 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 2116.

HOUSTON ST, No. 158 West, partitions, show windows, windows, to 4-sty brick tenement; cost, \$158; owner, Estate N. Low, 208 Bleecker st; architect, J. McDonough, 47 Morton st. Plan No. 2125.

HOUSTON ST, Nos. 105-107 West, show windows to 5-sty brick tenement; cost, \$250; owner, Estate L. F. Von Ohlsen, 1511 3d av; architect, O. Reissmann, 30 1st st. Plan No. 2138.

MONROE ST, No. 259, windows to 5-sty brick store and tenement; cost, \$700; owner, Abraham Lefkowitz, 25 Bayard st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2137.

STANTON ST, No. 124, partitions, toilets, windows, piers, to 4-sty brick tenement; cost, \$1,500; owner, A. Waxenbaum, 124 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 2114.

THOMAS ST, No. 83, partition, windows, fire-escapes, to 5-sty brick store and tenement; cost, \$700; owners, Mary E. McKimmin and Caroline Graham, 230 West 76th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2123.

WATER ST, Nos. 352-354, erect tank to 5-sty brick store; cost, \$650; owner, Ogden Golet Estate, 9 West 17th st; architect and builder, The Rusling Co., 39 Cortland st. Plan No. 2130.

3D ST, No. 244 East, partitions, toilets, windows, to two 6-sty brick and stone tenement; cost, \$2,500; owner, Magdaline Sieke, Jamaica, L. I.; architect, C. W. Dietrich, 25 West 42d st. Plan No. 2140.

5TH ST, No. 619 East, partitions, toilets, windows, to two 3 and 4-sty brick stores and tenements; cost, \$1,000; owner, A. Lieb, 619 East 5th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2145.

6TH ST, No. 237 East, partitions, windows, to 5-sty brick tenement; cost, \$1,200; owner, Lillie Adolphi, 217 2d av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2135.

10TH ST, No. 261 East, shaft, partitions, windows, to 5-sty brick tenement; cost, \$1,200; owner, J. T. Hilderbrandt, 131 West 69th st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2146.

12TH ST, No. 629 East, skylight, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$1,000; owner, Margaret Dorsey, 629 East 12th st; architect, E. Rossbach, 2010 Broadway. Plan No. 2149.

18TH ST, Nos. 224-230 West, partitions, toilets, windows, to four 5-sty brick tenement; cost, \$5,000; owner, Daniel R. Kendall, 1 East 60th st; architect, W. J. Conway, 400 Union st, Brooklyn. Plan No. 2132.

25TH ST, Nos. 18-20 West, fireproof floors, roof, to 12-sty brick and stone hotel; cost, \$5,000; owner, Grace Denis Litchfield, 44 Wall st; architect, Thomas W. Lamb, 224 5th av. Plan No. 2136.

25TH ST, No. 241 East, partitions to 5-sty brick tenement; cost, \$25; owner, Thomas Rothman, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 2131.

27TH ST, No. 138 East, partitions to 3-sty brick lodge rooms; cost, \$200; owner, John Martin, 473 West 145th st; architect, A. H. Davenport Co., 150 Madison av. Plan No. 2139.

39TH ST, No. 146 East, partitions to 5-sty brick and stone tenement; cost, \$150; owner, Wm. B. Nesbet, 146 East 39th st; architect, T. C. Visscher, 425 5th av. Plan No. 2152.

40TH ST, No. 134 East, partitions, dum-waiter, to 3-sty brick dwelling; cost, \$2,000; owner, Mrs. Mary L. Tonetti, 135 East 40th st; architect, T. C. Visscher, 425 5th av. Plan No. 2153.

40TH ST, No. 28 East, alter partitions, beams, to 3-sty brick stable; cost, \$1,000; owner, Mrs. Joseph Milbank, 27 East 41st st; architect, A. W. Hartman, 123 East 23d st. Plan No. 2117.

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

41ST ST, Nos. 220-224 West, alter walls to 2 and 3-sty brick garage; cost, \$1,500; owner, S. A. Ludin, care architect; architect, E. Rossbach, 2010 Broadway. Plan No. 2147.

44TH ST, No. 354 West, toilets, partitions, windows, to 4-sty brick tenement; cost, \$5,000; owner, Jacob Schmalhauben, 294 Prospect av, Bronx; architect, James W. Cole, 403 West 51st st. Plan No. 2118.

46TH ST, No. 451 West, toilets, windows, to 5-sty brick tenement; cost, \$2,000; owner and architect, Joseph Bos-song, 429 80th st, Brooklyn. Plan No. 2126.

52D ST, No. 556 West, 1-sty brick and stone rear extension, 50x15.5, elevator shaft, to 5-sty brick and stone factory; cost, \$2,000; owner, Robert Wick, 556 West 52d st; architect, Theodore C. Visscher, 425 5th av. Plan No. 2119.

54TH ST, No. 347 West, toilets, bathrooms, columns, to 3-sty brick tenement; cost, \$1,500; owner, Thomas F. Murtha, care J. H. Scheier, 344 Madison av; archi-



fects, Thain & Thain, 4 East 42d st. Plan No. 2124.

John H. Scheier, 314 Madison av, lessee. 55TH ST, No. 210 West, erect sign to 12-sty brick and stone hotel; cost, \$600; owner, Henry Smith, on premises; architects and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2143.

76TH ST, No. 46 East, 1-sty brick rear extension, 15x6.6, partitions, stairs, to 4-sty brick dwelling; cost, \$4,500; owner, Joseph Loewi, 46 East 76th st; architects, Taylor & Levi, 24 East 23d st. Plan No. 2148.

77TH ST, No. 339 East, skylight to 4-sty brick tenement; cost, \$50; owner, H. Grossman, 20 Av C; architect, Harry Zlot, 1400 5th av. Plan No. 2150.

83D ST, Nos. 317-321 West, partitions, toilets, to 6-sty brick tenement; cost, \$150; owner, Rachel Kohn, 344 West 72d st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 2127.

AV D, s e cor 14th st, 2-sty brick side extension, 12x24.6, chimney, to 2-sty brick dwelling and office; cost, \$800; owner, J. Rheinfrank Coal Co., 800 East 14th st; architect, J. E. Nitchie, 150 Nassau st. Plan No. 2120.

BOWERY, No. 16, alter store front, floors, to 4-sty brick store and loft; cost, \$800; owner, S. Kutinsky, 32 Henry st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2151.

LEXINGTON AV, Nos. 657-659, partitions, alter elevator, to 8-sty brick and stone hospital; cost, \$10,000; owner, Babies Hospital of the City of New York, Lexington av and 55th st; architects, York & Sawyer, 156 5th av. Plan No. 2115.

W. L. Crow Const. Co., 289 4th av, has contract.

1ST AV, No. 2016, partition, windows, to 4-sty brick stores and tenements; cost, \$250; owner, A. H. Levine, 20 Wooster st; architect, Frank Straub, 122 Bowery. Plan No. 2141.

2D AV, s w cor 79th st, partitions, alter show windows, to 2-sty brick and stone moving picture show and shop; cost, \$250; owner, Louis Kardos, care L. Levine, 1758 Lexington av; architect, L. Levine, 1758 Lexington av. Plan No. 2122.

2D AV, No. 203, partitions, skylights, alter walls, to 4-sty and basement brick and stone dwelling; cost, \$15,000; owner, The Peoples Hospital, 402 East 136th st; architect, A. Balschun, 402 East 136th st. Plan No. 2121.

Wm. L. McElreavy, 255 West 57th st, has plumbing.

2D AV, No. 853, bake shop to 5-sty brick tenement; cost, \$300; owner, S. Koch, 781 East 176th st; architect, A. E. Nast, 147 4th av. Plan No. 2128.

3D AV, No. 31, partitions, windows, stairs, skylight, to 3 and 4-sty brick hotel; cost, \$5,000; owner, Wm. J. Morris, 303 East 9th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2134.

Geo. Ringler & Co., 203 East 92d st, is lessee.

## PROJECTED BUILDINGS.

### Bronx.

#### Dwellings.

BALCOM AV, e s, 50 n Marrin st, five 2-sty brick dwellings, tin roof, 20x48; total cost, \$25,000; owner, Wm. A. Mallett, Westchester; architect, B. Ebeling, 1136 Walker av. Plan No. 1028.

MANIDA ST, w s, 232.7 s Spoffard av, two 2-sty brick dwellings, tin roof, 20x52; total cost, \$12,000; owner, John B. Dosso, Adams st and Morris Park av; architect, B. Ebeling, 1136 Walker av. Plan No. 1029.

OAKLY ST, e s, 275 n Fish av, 2-sty frame dwelling, tin roof, 21x50; cost, \$5,000; owners, Pellegrino & Celli, 556 Morris av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 1030.

MANIDA ST, w s, 300 s Spoffard av, two 2-sty brick dwellings, tin roof, 20x52; total cost, \$10,000; owner and architect, A. Rezzano, 41 Adams av. Plan No. 1032.

181ST ST, n s, 41.2 e Belmont av, two 2-sty brick dwellings, tin roof, 20.6x53; total cost, \$12,000; owner, John Violante, 33 Hyatt av, Yonkers; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1024.

GLOVER ST, n s, 142.4 w Westchester av, three 2-sty brick dwellings, tin roof, 20x55; total cost, \$18,000; owners, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, president; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 1023.

232D ST, s s, 400 w 7th st or av, 2-sty frame dwelling, tin roof, 20x46.6; cost, \$4,000; owner, Rose Knobloch, 4111 Gunther av; architect, Robt. Hehner Scarsdale. Plan No. 1026.

MULINER AV, e s, 261 s Neil av, 2½-sty brick dwelling, slate roof, 20x35; cost, \$5,000; owner, Racheal Bailey, Van Nest av; architect, T. J. Kelly, 685 Morris Park av. Plan No. 1041.

INTERVALE AV, e s, 92 s Freeman st, 1-sty frame store and dwelling, tin roof, 30.7x25.68; cost, \$3,500; owner, Robt. J. Rooney, 1245 Simpson st; architect, Chas. A. Hunter, 1445 Boston road. Plan No. 1037.

BARNES AV, e s, 165 n Briggs av, three 2-sty frame dwellings, tin roof, 20x50; total cost, \$10,500; owners, Germansky Con. Co.; architect, John J. Zuelch, Williamsbridge. Plan No. 1036.

Max Germansky, No. 261 Broadway, is president.

WATERBURY AV, n s, 105 e Crosby av, 2-sty frame dwelling, tin roof, irregular size; cost, \$4,500; owner, Miss Grace Goodbody, 474 East 134th st; architect, B. Ebeling, 1136 Walker av. Plan No. 1039.

#### Apartments, Flats and Tenements.

187TH ST, n s, 100 w Bathgate av, two 3-sty brick tenements, tin roof, 20x55; total cost, \$25,000; owners, Mountain Const. Co.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1027.

Jacob Frankel, Bathgate av and 188th st, is president.

HOME ST, n s, 61 w Prospect av, 5-sty brick tenement, plastic slate roof, size, irregular; cost, \$35,000; owners, Ittner Realty Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1022.

LORILLARD PL, s w cor 187th st, three 4-sty brick tenements, plastic slate roof, 41.10x78.11, 41.11x81; total cost, \$108,000; owner, Richard Furlong, Orchard pl, New Rochelle; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1025.

BATHGATE AV, s e cor 187th st, four 4-sty brick tenements, tin roof, 38.8¼x79.81, 38.6x79.81; total cost, \$143,000; owner, Richard Furlong, Orchard pl, New Rochelle; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1034.

FULTON AV, w s, 93 s 175th st, 5-sty brick tenement, tin roof, 41x88; cost, \$35,000; owner and architect, J. H. La Velli, 795 East 176th st. Plan No. 1035.

FRANKLIN AV, n e cor 168th st, 5-sty brick tenement, 35x90, slag roof; cost, \$30,000; owners, Moorehead Realty & Con. Co., 415 East 140th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1040.

MARION AV, n e cor 189th st, 5-sty brk tenement, plastic slate roof, 50.3x87.5; cost, \$45,000; owner, Stephen McBride, 2079 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1043.

152D ST, No. 378, 5-sty brick tenement, tin or plastic slate roof, 25x103.1; cost, \$25,000; owners, Tannebaum Const. Co.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1044.

S. Tannebaum, 116 University pl, president.

#### Stores, Offices and Lofts.

AQUEDUCT AV, e s, 103.2 s Fordham road, 1-sty brick store, tar and slag roof, 27x86.10; cost, \$2,500; owner, Frederick Lunstedt, 570 West 183d st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1031.

BOSTON ROAD, w s, 232.11 n 169th st, 1-sty brick stores and garage, tar and gravel roof, 142.7x200.6; cost, \$50,000; owners, Boston Road Realty & Garage Co.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1033.

G. H. Hill, 1073 Union av, president. HULL AV, w s, 101 n Woodlawn road, 1-sty frame store, tin roof, 35x25; cost, \$600; owners, Riley & Loughney, 3280 Perry av; architect, John C. W. Ruhl, 3012 Woodlawn road. Plan No. 1045.

#### Miscellaneous.

WASHINGTON AV, e s, 161 s 164th st, 5-sty brick club house, plastic slate and tile roof, 59.4x172.10; cost, \$200,000; owners, Workingmen's Education Assoc., Inc.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1038.

Joseph Feured, No. 3668 Park av, is president.

#### Stables and Garages.

161ST ST, No. 288, 1-sty frame garage, tin roof, 18x20; cost, \$250; owner, Joseph Henschel, on premises; architect, Emil Ginsburger, 2272 Prospect av. Plan No. 1042.

#### BRONX ALTERATIONS.

DELAFIELD LANE, s s, 1,110 w Riverdale av, two 2-sty brick extension, 35.8x41.4, 24x23.4, to 2½-sty brick dwelling; cost, \$25,000; owner, C. H. Dodge, Riverdale; architects, Paris & Schroeder, 12 West 31st st. Plan No. 412.

THOMAS ST, s w cor West Farms road, move 2½-sty frame dwelling and office; cost, \$600; owner, T. B. Watson, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 411.

148TH ST, No. 225, 1-sty frame extension, 20x15, to 2½-sty frame dwelling and storage; cost, \$300; owner and architect, Frederick A. Brusius, 308 Willis av. Plan No. 410.

150TH ST, s w cor Tinton av, move 2-sty frame dwelling; cost, \$200; owner, E. M. Lignori, on premises; architect, E. M. Glasser, 70 Manhattan st. Plan No. 415.

155TH ST, No. 394, new windows, etc., to 3-sty frame tenement; cost, \$100; owner, Jos. Hoetzel, 297 East 156th st; architect, Fred Hammond, on premises. Plan No. 406.

169TH ST, No. 31, 3-sty frame extension, 12x18, to 2-sty frame dwelling; cost, \$1,200; owner, Eugene Rabbeitt, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 414.

194TH ST, No. 351, add ½-sty to 1½-sty frame dwelling; cost, \$1,000; owner, W. T. B. Whitten, on premises; architect, Fred Hammond, 396 East 155th st. Plan No. 409.

BAINBRIDGE AV, e s, 132.3 n 194th st, add 1-sty to 1-sty frame shed; cost, \$200; owner, Osvaldo Ros, 2564 Bainbridge av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 419.

BLONDELL AV, n s, 250 e Evadna st, move 2½-sty frame dwelling; cost, \$300; owner, Jos. Polchinski, Willett av; architect, J. Melville Lawrence, Pleasantville, N. Y. Plan No. 407.

BROOK AV, No. 1062, new partitions, etc., to 3-sty brick store and dwelling; cost, \$100; owner, Mrs. May Wellbrook, on premises; architect, Louis Falk, 2756 3d av. Plan No. 418.

BLONDELL AV, n s, 282 e Evadna st, move 2½-sty frame dwelling; cost, \$300; owner, Jos. Polchinski, Willett av; architect, J. Melville Lawrence, Pleasantville, N. Y. Plan No. 408.

CRESTON AV, w s, 325 s 198th st, 1-sty frame extension, 12x6, to 1½-sty



frame garage; cost, \$150; owner and architect, Henry H. Plough, 2805 Creston av. Plan No. 421.

UNION AV, e s, 75 n Ritter pl, ½-sty added, move and new partitions, etc., to 2½-sty frame dwelling; cost, \$3,000; owner, Jos. Hollerith Const. Co., 1181 Fulton av; architect, Louis Falk, 2756 3d av. Plan No. 417.

UNION AV, No. 726, new door, new window, etc., to 2-sty frame dwelling; cost, \$250; owner, Lizzie Cohn, on premises; architect, Michael J. Garvin, 3307 3d av. Plan No. 422.

WALKER AV, s s, 83 e Commonwealth av, raise to grade two 2-sty frame dwellings and storage; cost, \$1,500; owner, Herman Kuhl, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 423.

WALKER AV, s s, 55.4 e Commonwealth av, raise to grade 2½-sty frame store and dwelling; cost, \$1,000; owner, Carl Stelzner, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 416.

WASHINGTON AV, e s, 41.10 s 176th st, new partitions to 1-sty brick school; cost, \$1,500; owners, St. Joseph R. C. Church; architect, John E. Kerby, 481 5th av. Plan No. 413.

Rev. Peter Farrell, No. 1852 Washington av, is pastor.

3D AV, w s, 200 s 169th st, 1-sty frame extension, 10x13.6, to 3-sty brick shop; cost, \$100; owners, The Eichler Brew Co., 169th st and 3d av; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 420.

## ADVANCE REPORTS.

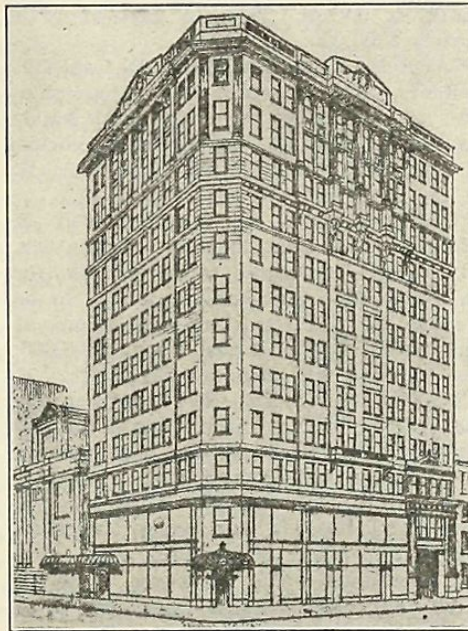
### Henry Corn to Put Up a Skyscraper on the Clarendon Hotel Site.

4TH AV.—The old Clarendon Hotel, located at the southeast corner of 4th av and 18th st, purchased about a year ago by Henry Corn, of 341 5th av, is to be torn down and immediately replaced with a 20-sty high-class office building of the best modern type. The site takes in a large plot fronting 78 ft. on 4th av and 175 ft. in East 18th st. The upper stories of the structure will be divided into offices, while the lower floors will be left open and later partitioned to suit tenants. There will be, in all, seven high-speed electric passenger elevators of generous proportions. The contract for furnishing the structural steel has already been awarded to the Hay Foundry & Iron Works, 114 East 28th st. No other contract has yet been awarded. The estimated cost of the building, not including the cost of the land, is approximated at between \$1,200,000 and \$1,500,000. Messrs. Maynicke & Franke, 298 5th av, are making the plans. The old Clarendon was erected about the year 1850, and is the only remaining hotel left in the group at this point, being one of the oldest landmarks of the City of New York. The premises are situated directly opposite the old Florence House site, about to be improved with a 12-sty office and loft building by the "Pocono" Building Co., from plans by R. H. Robertson & Son, and is diagonally opposite the site of the old Belvedere House, now being replaced with a 12-sty loft and office building by Klejn & Jackson, from plans by William L. Rouse, Oddie & Stafford, 30 Church st, being the general contractors. The estimated cost of building operations on the three corners alone totals in the neighborhood of \$4,000,000.

### Improvements at Broadway and 43d St. Long Under Contemplation, Assured.

BROADWAY.—The Forty-Third Street Building Co., to be organized at once, under the laws of the State, with a capital of \$1,200,000, it is announced, will begin within the next sixty days the erection of a 12-sty office building and theatre on the

Fitzgerald holdings at the southeast corner of Broadway and 43d st. The syndicate that will erect the building consists of Frank R. Tate, theatrical manager of St. Louis, Mo., associated with clients of Herbert T. Jennings, of 204 Broadway, this city. Plans have been prepared by George Keister, architect, of 12 West 31st st, for a building with two tiers below the level of the street, covering the entire Broadway frontage and extending back about 90 feet in 43d st. A theatre building will occupy the rear of the plot in 43d st, fronting in that street. The design for the exterior will be classic Renaissance. The business and office structure on Broadway will have three stories of white granite and limestone, and above that will be semi-glazed, tool-faced and white terra cotta. The theatre front will be of the same materials as the Broadway front, with a similar facade, crowned with a classic cornice and balustrade. The main entrance to both theatre and office



building will be at the southerly end on Broadway, with a spacious entrance vestibule to both, and a separate lobby for each.

The lessees have let the contract for the construction of the building to the C. L. Gray Construction Co., of 42 Broadway. The cost is estimated approximately at \$1,050,000. The architectural treatment of the interior of the theatre will be of the richest and most elaborate kind, with heavy plastic relief ornamentation and modeling.

It will be recalled that plans were prepared about a year ago for a similar improvement on this site for Harry Levey, through Architect V. Hugo Koehler, but building contracts were withheld, and later the idea was abandoned. (See issue of March 21, 1908.)

### Improvements on Beverly Road.

BROOKLYN.—The Abels Gold Realty Co., 44 Court st, Brooklyn, will begin, within a few days, the erection of two 4-sty high-class apartment houses at the northwest corner of Beverly rd and East 21st st, Brooklyn. The facades will be designed in an Elizabethian style of architecture, trimmed with blue Indiana limestone and a Hanover red brick background, laid in a Flemish bond, with one-half white raked joints. The entrance court from Beverly rd will be richly ornamented with a fountain, flowers and shrubbery. Each floor will be arranged for four families, having modern improvements, such as steam heat, water supply, electric and gas combination, telephone service, garbage and refrigerator closets. The rooms will be trimmed with hardwood and parquette floors. Shampan & Shampan, 772 Broadway, Brooklyn, are the architects.

### F. M. Andrews & Co. to Plan New Haven Hotel.

NEW HAVEN, CONN.—At New Haven it is announced that Frank M. Andrews & Co., architects, of the Waldorf-Astoria, N. Y., will prepare plans for the proposed \$800,000 hotel to be erected on the site of the present New Haven House at New Haven, and that preliminary plans will be submitted to the board of directors in two weeks. The general contract will be given to V. J. Hedden & Sons Co., of Manhattan, who will award the sub-contracts to local contractors as far as it is possible to do so. Charles P. Taft, of New Haven, is interested in the project and the hotel will be called Hotel Taft.

### Particulars of Big Broadway Apartment.

BROADWAY.—Plans are now nearing completion for the 12-sty fireproof elevator apartment house which George F. Johnson & Sons, Westchester and Prospect avs, Bronx, are to erect at the northwest corner of Broadway and 113th st, to cost in the neighborhood of \$1,500,000. The building will measure 175x125 ft., containing apartments for 48 families. The owners will have charge of all contracts, awarding all the work. P. R. Moses, 45 West 34th st, will be the steam and electrical engineer. George and Edward Blum, 505 5th av, are the architects. (See issue Aug. 14, 1909.)

### Plans for Gillette Razor Factory.

NEWARK, N. J.—Howes & Morse, architects, 19 West 38th st, Manhattan, are completing plans for the new factory building which the Gillette Safety Razor Co., 18 Tremont st, Boston, Mass., is soon to erect at Evergreen and Frelinghuysen avs, Newark, to cost between \$100,000 and \$200,000. There will be several buildings, measuring 200x50 feet, brick, fireproof, 1-sty. The site has a ground area of 1000x900 feet. Leonard Walde, 49 Wall st, Manhattan, is engineer. No contracts have yet been issued. Grading is now under way.

### E. E. Paul Co's. Long Island Contract.

LONG ISLAND CITY.—The general contract for the fireproof 5-sty brick and limestone office building, 75x100 feet, which Stuard Hirschmann, 200 Broadway, Manhattan, is to erect on Court Square, Long Island City, has been awarded to the E. E. Paul Co., of 289 4th av, Manhattan. The building is to cost approximately \$125,000, and has been leased by the City of New York as the tax headquarters of Queens County. Floyd Y. Parsons, 1135 Broadway, prepared the plans.

### \$500,000 Hospital at Woodhaven, L. I.

WOODHAVEN, L. I.—A new hospital, costing \$500,000, is to be erected by the Sisters of the Poor of St. Francis, a religious corporation controlling several hospitals, including St. Peter's, of Brooklyn, St. Elizabeth's, of Manhattan, and St. Joseph's, of the Bronx. The building will be erected at Woodhaven av and Fulton st, Woodhaven, where the sisters own eight acres. No contracts have yet been placed.

### Seven Two-Family Dwellings.

235TH ST.—Messrs Moore & Landsiedel, architects, 3d av and 148th st, state that they will complete plans in about a week for a row of seven 2-sty 2-family brick and limestone dwellings, 20x55 ft. each, to be erected at the northeast corner of 235th st and Vierev av, Bronx, to cost in the neighborhood of \$7,000 each. P. Auletta & Co., 2777 Webster av, are the owners and will do the building.



**Ten-Story House for Broadway.**

**BROADWAY**—The Escallon Company, 2050 Amsterdam av, has plans under way for the improvement of the southeast corner of Broadway and 165th st, with a 10-story high-class elevator apartment house to measure 110.11x90.4 ft. Messrs. Neville & Bagge, 217 West 125th st, are preparing the plans. The cost is approximated at about \$425,000.

**Apartments, Flats and Tenements.**

**TREMONT AV.**—At the northeast corner of Tremont and Mapes avs, Bronx, John W. Comish, of 466 East 138th st, will erect four 5-sty flats, 50x90 ft. Total cost, \$175,000. Harry T. Howell, 3d av and 149th st, has plans.

**BASSFORD AV.**—Martin Tully, 565 Walton av, will build a 5-sty tenement at the northeast corner of Bassford av and 184th st, 55x81 ft., all improvements, to cost \$50,000. Harry T. Howell, 3d av and 149th st, has prepared plans.

**ST. ANN'S AV.**—Edward J. Byrne, 3029 3d av, is preparing plans for the erection of four 5-sty flat buildings for the Moorehead Realty and Construction Co., to be erected at the southwest corner of St. Ann's av and 149th st, on plot 150x85 ft.

**EDGEcombe AV.**—Harry T. Howell, 3d av and 149th st, has plans for a 6-sty tenement, with stores, to be erected on the west side of Edgcombe av, 202.7 ft. north of 141st st, for Jacob Hirsch, of 1665 Park av. Size, 31x96.10. Cost, \$40,000.

**BROOKLYN**—C. B. Meyers, 1 Union sq, Manhattan, has plans for a 6-sty flat, 80x87 ft., for the Fein-Ball Realty & Const. Co., 862 Flushing av, to be erected on the west side of Clinton av, 54 ft. north of Fulton st, Brooklyn, to cost \$80,000.

**167TH ST.**—Isaac Brown, 829 East 167th st, owner and builder, will erect two 5-sty brick tenements, 37.6x99 ft., in the south side of 167th st, 113 ft. west of Hall pl, Bronx, to cost \$40,000 each. Moore & Landsiedel, 3d av and 148th st, will have plans ready in one week.

**SOUTHERN BOULEVARD.**—At the southwest corner of Southern Boulevard and Av St. Johns, Picone & Aliva, 343 East 118th st, owners and builders, will erect a 5-sty brick tenement, 30x95 ft., to cost \$35,000. Moore & Landsiedel, 3d av and 148th st, have completed plans.

**180TH ST.**—Plans are being prepared by Albert Morris, architect, 103 Park av, for four 5-sty flat houses to be erected on and adjacent to the southeast corner of 180th st and Clinton av, for the Brook Construction Co. The houses will have a frontage of 259 ft. and will cost about \$150,000.

**139TH ST.**—Young & Gronenberg, 1328 Broadway, have prepared plans for a 6-sty flat building, 125x86.11 ft., for the One Hundred and Thirty-ninth Street Realty Co., 685 Willoughby av, Brooklyn, to be erected in the north side of 139th st, 175 ft. west of Broadway, to cost \$175,000.

**MORTON PL.**—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 4-sty brick tenement, 25x88 ft., for the Teichman Engineering & Construction Co., 148th st and 3d av, owner and builder, to be erected at the northwest corner of Morton pl and Harrison av, Bronx, to cost \$25,000.

**SOUTHERN BOULEVARD.**—Picone & Aliva, 343 East 118th st, owner and builder, will erect two 5-sty brick tenements, 35x93 ft., on the west side of the Southern Boulevard, 30 ft. south of Av St. Johns, Bronx, to cost together \$60,000. Moore & Landsiedel, 3d av and 148th st, have completed plans.

**EAST ORANGE, N. J.**—Peter Brodereson, of East Orange, is getting estimates on a 3-sty brick building to be erected at

304 and 306 Central av, at a cost of between \$15,000 and \$20,000. It will have dimensions of 42x70 ft., and afford room for two stores on the ground floor and three apartments above.

**FOX ST.**—Albert Morris, architect, 103 Park av, is preparing plans for the Aqueduct Construction Co. for a 5-sty apartment house to be erected on the triangular plot in the north side of Fox st, 122.94 ft. east of Prospect av. The building will have a frontage of 77 ft. and an average depth of about 40 ft. and will cost \$50,000.

**Banks.**

**BLOOMFIELD, N. J.**—John F. Capen, architect, Newark, N. J., has plans for a 1-sty bank, 25x55 ft., for the Bloomfield Savings Institution, Bloomfield, to cost \$20,000.

**AKRON, OHIO.**—Geo. B. Post & Sons, 347 5th av, Manhattan, have been commissioned to prepare plans for a bank and office building for the Second National Bank at Akron, Ohio, to cost approximately \$300,000.

**CAPE MAY, N. J.**—The H. B. Deal Co., builders, 1112 Chestnut st, Philadelphia, Pa., are estimating on a new bank building, to be built at the northwest corner of Main and Mechanic sts, Cape May, N. J., for the First National Bank.

**CHARLESTON, S. C.**—Thompson & Frohling, 114 East 28th st, Manhattan, will receive estimates until Oct. 11, for an 8-sty office and bank building, to be erected by the Bank of Charleston, at Charleston, S. C., to cost about \$300,000. The building will measure 75x120 ft.

**NORWICH, CONN.**—The contract for the erection of a banking house for the Thames National Bank has been awarded to Angus McDonald & Co., of Boston, who will award all the sub-contracts. The plans show a handsome structure, 112x50 ft., 1-sty, of granite, with marble trimmings. The structure is to be fitted up with marble counters, hard wood, cork and terrazzo floorings, interior telephone system, electric lights and bells; heated by steam. The cost will be about \$100,000. Rowe & Keyes, 161 Devonshire st, Boston, are the architects.

**Churches.**

**NEW BRUNSWICK, N. J.**—The Presbytery of New Brunswick is contemplating the erection of a new church. Rev. W. W. Knox is pastor.

**HADDON HEIGHTS, N. J.**—Clyde S. Adams, architect, 1233 Arch st, Philadelphia, Pa., has plans on boards for a 1-sty frame church, to be built at Haddon Heights, N. J., to cost about \$5,000, for St. Mary's Protestant Episcopal congregation.

**CORTLAND, N. Y.**—St. Mary's R. C. Church (Rev. Father Donohoe, pastor) will receive bids about Nov. 1 for a church at Cortland, 66x160, granite, from plans of Wm. P. Ginter, Akron, Ohio. Estimated cost, \$100,000. Bids for foundation have already been taken.

**BUFFALO, N. Y.**—At a meeting of the building committee of the Moderate Reformed Jewish Church progress has been made for the construction of a new edifice. Plans for the new church, to cost \$100,000, have been considered by the committee. The new temple will be ready before next year.

**BUFFALO, N. Y.**—Members of the parish of St. Stephen's Evangelical Church, Peckham and Adam sts, are preparing plans and raising funds for the erection of a new edifice on the site of the present structure, which has been standing for 56 years. Work will be started within a short time. Rev. Gustave Rueckert is pastor.

**ROCHESTER, N. Y.**—A. Friedrichs & Sons Co., 106 Mill st, Rochester, has re-

ceived the general contract to erect a stone and brick 1-sty and basement synagogue and assembly hall, 80x120 ft., at Rochester, for the Temple Berith Kodesh, to cost about \$65,000. Leon Stern, 1017 Chamber of Commerce Bldg., Rochester, is the architect. Rev. Dr. Max Landsberg, rabbi.

**SPRINGFIELD, MASS.**—B. Hammett Seabury, of Springfield, has completed plans for a new church to be erected at Union and Hancock sts for St. John's Congregational Church, Rev. Wm. N. De Berry, pastor. It will be of frame construction, about 60 ft. square, with a stone tower. There will be steam heat, electric lights and all conveniences. Work will probably not be started until next spring.

**JAMESTOWN, N. Y.**—Action has been taken by the Grace United Brethren Congregation to erect a modern brick structure, twice the size of the present edifice. It was decided to leave the construction in the hands of a building committee consisting of the trustees, O. H. Swanson, F. B. Smith and Lee Trimm, and two members of the congregation, Byron Bartlett and B. S. Howe. It is expected that work will be started this fall. Rev. Oliver E. Williams, pastor.

**MERIDEN, CONN.**—Architect David Bloomfield, of Meriden, has been commissioned to prepare plans for extensive changes and additions to the First Baptist Church, Broad st, of which Rev. Robert A. Ashworth is pastor. An addition, 65x68 ft., will be erected. Many improvements will also be made in the church, including a copper baptistry and robing rooms, art glass windows and a new pipe organ. The heating will be by steam. About \$25,000 has been pledged for the improvements.

**Competitions.**

**FLEMINGTON, N. J.**—The Board of Village Trustees will receive competitive plans for a new library building. Address C. S. Alester, Flemington, N. J.

**ELKINS, W. VA.**—Competitive plans will be received by the county court of Randolph County until Oct. 12 for a jail building and jailer's residence. The building is to be fireproof and to provide for 48 prisoners, and the cost is not to exceed \$30,000. Information furnished on application to S. A. Rowan, clerk, Elkins, W. Va.

**Court Houses.**

**HACKENSACK, N. J.**—Bids will be received until Sept. 30, for the 4-sty court house, 200x135 ft., at Hackensack, from plans by James Riely Gordon, 402 5th av, Manhattan. Estimated cost, \$300,000.

**WATERBURY, CONN.**—Griggs & Hunt, of Waterbury, have received bids for alterations to the Waterbury court house. There will be a 1-sty addition, 60x83 ft.; an addition on the rear, 24x60 ft., and an addition of 1-sty on the whole building. There will be a new asphalt roof, terra cotta trim, new plunger elevator, steam heat.

**Dwellings.**

**BAYSIDE PARK, L. I.**—Carl P. Johnson, 8 East 42d st, Manhattan, has completed plans for a frame residence, 32x22 ft., for C. A. Hollberg, 146 East 34th st, at Bayside, L. I.

**SHORT HILLS, N. J.**—Wm. K. Benedict, 1133 Broadway, Manhattan, has taken bids for a 2½-sty tile and stucco residence, 27x46 ft., for Wm. Nesbit, at Short Hills, to cost \$8,000.

**ORANGE, N. J.**—At Orange, P. T. MacLagan, architect, of Newark, is engaged on plans for five 2-sty 2-family dwellings, measuring 24x40 ft., to be built on Glenwood av, for P. J. Bowers & Co.

**HALL AV.**—E. J. Byrne, architect, 3029 3d av, has completed plans for four 2-sty



frame dwellings (two family), 20x55 ft., for the Fairmount Const Co., 1353 Boston road, to be erected on the west side of Hall av, 266 ft. south of 205th st, Bronx.

65TH ST.—Wm. Crawford, 5 East 42d st, has the general contract and the E. & J. Marrin Co., 520 East 18th st, the excavating for the new residence, 5 stys, 28x100 ft., to be erected at 41 East 65th st, for B. B. Sloan, of 38 Wall st, to cost \$70,000. Messrs. Trowbridge & Livingston, 527 5th av, Manhattan, are the architects.

NEW ROCHELLE, N. Y.—S. S. Calafati & Co., 38 1st st, New Rochelle, have received the general contract to erect a 2½-sty frame and stucco residence, 33x60 ft., at the southeast corner of Webster and Winyah avs, to cost \$15,000. L. S. Madure, Drake av and Pelham road, New Rochelle, is the owner, and Chas. Luppran, 180 Main st, is architect.

#### Factories and Warehouses.

BUFFALO, N. Y.—The Cataract Refining Co., No. 916 Mutual Life Building, Buffalo, will erect a 1-sty and basement addition to its oil and grease refinery at Gilbert and Manitoba sts, 45x170 ft. The structure will be of brick with stone trimmings.

ILION, N. Y.—The Remington Typewriter Co., 325 Broadway, Manhattan, is arranging for an extensive addition to its factory at Iliion, N. Y. The machinery requirements will include an additional power unit of a capacity not yet decided upon and machine tool equipment which will amount to about \$50,000. The details are in the hands of the factory superintendent.

BUFFALO, N. Y.—The Pierce Arrow Motor Car Co., Buffalo, N. Y., has placed a contract for three additional buildings in its manufacturing plant with the Aberthaw Construction Co., of Boston, Mass. The buildings, as are all the other buildings of this plant, will be of reinforced concrete of high class, fireproof factory construction. They are to be completed this fall, and will enable the company to increase its output of cars. The Pierce Arrow plant is located on the old Exposition grounds, and the new buildings for which the Aberthaw Construction Co. has the contract, will be located on the site of the old Midway.

#### Halls and Clubs.

WEST HAVEN, CONN.—In competition the plans of Architects Foote & Townsend have been accepted for the proposed new building to be erected in Center st, West Haven, for Annawon Lodge, F. A. & A. M., of which John Wilkinson is secretary. Brick, 2-stys, 38x52 ft. Details have not been fully decided.

NEWARK.—The building committee of the Newark branch of the Young Women's Christian Association, of which Miss Annie M. Grinnell, of 183 Mt. Prospect av, Newark, is chairman, reports encouraging progress in the work of raising \$350,000 for plot, building and equipment for the new headquarters of the association in that city. The 7-sty structure will stand at 562 Broad st, directly opposite Washington pl. No contracts have been let. Address Miss C. M. Adams, general secretary, 14 East Park st, or Miss Grinnell at above address. The committee makes no announcement as to the amount of money so far collected.

#### Miscellaneous.

HOMER, N. Y.—The Public Service Conn. at Albany has granted permission to the Homer & Cortland Gas Light Co. to issue a \$250,000 mortgage. Improvements and additions are to be made to the plant and distributing system.

ORANGE, N. J.—Wells Fargo & Co. are planning to build a \$6,000 brick stable in

South Jefferson st, Orange, and a small frame and concrete office building at the West Orange station of the Erie Railroad. The latter will cost \$2,500.

NEWARK, N. J.—The Grand Amusement Co., 71-73 16th av, Newark, has taken bids for the 3-sty and basement amusement hall, 47x100 ft., containing a cafe, moving picture theatre, meeting rooms, dance hall, to be erected at Nos. 83-85 16th av, Newark, at a cost of about \$25,000. Wm. E. Lehman, 738 Broad st, Newark, is the architect.

MIDDLETOWN, CONN.—W. D. Johnson, Inc., architect, of Hartford, Conn., are preparing plans for the nurses' home to be erected for the insane in Middletown. It will be about 34x175 ft., 3-stys, fireproof, with brownstone and limestone trim, slate roof and steam heat. There will be 68 rooms, besides parlor and reception room. The appropriation is \$75,000.

#### Municipal Work.

MANHATTAN.—Estimates will be received by the Commissioner of Bridges, Park Row Building, Wednesday, Sept. 29, for the construction of drip pans under the Manhattan approach of the Williamsburgh Bridge.

WAVERLEY, N. Y.—Williams, Proctor & Potts, 17 Battery pl, Manhattan, have prepared plans for a sewage disposal plant and system of sewers for this town; total estimated cost, \$150,000. Project to be submitted to vote this month.

OTISVILLE, N. Y.—Bids will be received by the Board of Health, 6th av and 55th st, Manhattan, Friday, Oct. 1, for installing steam heating apparatus in certain buildings at the tuberculosis sanatorium at Otisville, Orange County, N. Y.

MANHATTAN.—Bids will be received by the Commissioner of Street Cleaning, Tuesday, Oct. 5, for furnishing and installing a rubbish conveyor at the West 47th st incinerating plant of the Department of Street Cleaning, and also for there installing a baling press.

BROOKLYN.—On Tuesday, Sept. 28, the Department of Public Charities will open bids for the erection and completion of annex on west side of main building, Kings County Hospital, Brooklyn. Also for the erection and entire completion of new Bradford St. Hospital, Brooklyn.

MANHATTAN.—Until Sept. 29, the Department of Public Charities will receive bids for the erection of an addition to the laundry at the New York City Home for the Aged and Infirm, Blackwell's Island. Also for the complete remodeling of the building No. 124 East 59th st, Manhattan.

MANHATTAN.—Estimates will be received by the Commissioner of Docks, Wednesday, Sept. 29, for preparing for and laying granite and iron slag block pavement on portions of the marginal street between Whitehall and Broad sts, East River, under Class 1, and granite block pavement between Albany and Liberty sts, North River, under class 2, and between West 30th and West 33d sts, North River; and for laying a granite crosswalk along the southerly line of West 22d st, North River.

#### Office and Loft Buildings.

3D AV.—E. I. Shire and L. R. Kaufman, architects, 110 East 23d st, are taking bids this week for the 4-sty brick store and loft building, 30x78 ft., which Sanders Gutman, 452 Broadway, will erect at 2174 3d av, at a cost of \$30,000.

SARATOGA, N. Y.—Mark P. Wells, builder, Witherspoon Building, Philadelphia, Pa., has been awarded the contract to erect a marble and granite post office building, 70x100 ft., at Saratoga, N. Y., to cost \$80,000.

CAMDEN, N. J.—James A. Bradin, 2036 Sansom st, Philadelphia, Pa., has obtained the contract to build a 3-sty brick store and office building, 50x51 ft., at 6th and Federal sts, Camden, N. J., for Thomas S. Wilson. Plans are by Thomas Bennett, of Philadelphia.

NORWICH, CONN.—Work will soon be started on the annex to the new Shannon building in Main st. The structure will

OUR engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

### RAYMOND CONCRETE PILE COMPANY

NEW YORK, . . . 140 Cedar Street  
CHICAGO, . . . 135 Adams Street  
PITTSBURGH, Union Bank Building  
PHILADELPHIA, Land Title Building  
BALTIMORE, Pratt and Concord Sts.  
ST. LOUIS, . . . 620 Chestnut Street  
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|--|--|

## HALF THE WORRY OF A CONTRACTOR

IS IN WAITING FOR LUMBER AND MATERIALS  
15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK  
SAW, PLANING AND MOULDING MILLS

F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J

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We make a specialty of hurry work for fire jobs. Odd sizes made up at short notice.

Complete line of T. H. D. Law Supplies. Prices right.

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246-248 Canal Street

WINDOW FRAMES, SASH, DOORS, TRIM, ETC.



be 4-stys, of brick, steel and concrete, and will be arranged for stores and offices. The Concrete Steel Co., 29 Broadway, Manhattan, will have the contract. C. H. Preston, of Norwich, is the architect.

#### Schools and Colleges.

LYNBROOK, L. I.—Wm. H. Spaulding, of Jamaica, has been engaged to prepare plans for a \$35,000 high school, brick, to contain 8 rooms.

OAKLYN, N. J.—The H. B. Deal Co., 1112 Chestnut st, Philadelphia, Pa., have prepared plans for a new school building, to be erected at Oaklyn, N. J.

NEW BRUNSWICK, N. J.—The Board of Education has decided to erect a new \$40,000 school in the First Ward, to replace the wornout Carman Street School.

BLOOMFIELD, N. J.—Chas. G. Jones, 280 Broadway, Manhattan, has taken bids for a 3-sty school, 67x97 ft., for the Board of Education, Bloomfield, N. J., to cost \$35,000.

EAST RUTHERFORD, N. J.—Ernest Sibley, Grantwood, N. J., is making plans for a 12-room brick school for the Board of Education, at East Rutherford, to cost approximately \$70,000.

BINGHAMTON, N. Y.—Squires & Wynkoop, 44 Cortland st, Manhattan, are preparing plans for a 3-sty brick and stone school, 200x200 ft., to accommodate 1,400, for the Board of Education, Binghamton.

NEW BEDFORD, MASS.—Plans will be ready to figure about Oct. 1 for a school in North End Bowditch st, New Bedford. Brick, cost, \$125,000. Louis E. Desremps, Masonic Building, New Bedford, architect.

PEEKSKILL, N. Y.—The Sisters of St. Mary are having plans prepared by Cram, Goodhue & Ferguson, 170 5th av, Manhattan, for a school building. Asbury Barker, Peekskill, N. Y., will superintend construction.

OCCUM, CONN.—It is probable that plans for the new school to be erected by the town of Occum will be ready for estimates in about a week. The structure will contain eight rooms. C. H. Preston, of Norwich, is preparing plans.

HACKENSACK, N. J.—It developed at a meeting of the Hackensack Board of Education this week that the proposed new High School will probably cost \$250,000, exclusive of land. Wm. Shepherd Lowndes, 15 West 38th st, Manhattan, is the architect.

PLAINFIELD, N. J.—James G. Rogers, architect, 11 East 24th st, Manhattan, is preparing sketches and will receive estimates about Oct. 1 for a 2-sty brick and concrete fireproof school, 8 rooms, 62x100 ft., for the Board of Education at Plainfield, to cost about \$45,000.

MOUNT MORRIS, N. Y.—Gordon & Madden, 300 Sibley Building, Rochester, N. Y., have been selected to prepare plans for a 2-sty parochial school, 42x100 ft., for St. Patrick's Roman Catholic Church, to be erected at Murray and Stanley sts, Mount Morris, N. Y. M. C. Mahoney, Mt. Morris, will be in charge of the work. Rev. Father A. E. Breen is pastor.

RIDGEWOOD, N. J.—At Ridgewood the Board of Education are ready for figures for the erection of a 2-sty reinforced concrete school, 50x142 ft., to seat about 800. Herman Fritz, News Building, Passaic, N. J., is the architect. Estimated cost, \$50,000. J. W. Pearsall is president, and E. A. Lane, secretary, of the board. George Knowlton, Everett Zabriskie and C. P. Courter, of Ridgewood, compose the building committee.

SOUTH ORANGE, N. J.—Taylor & Mosley, 1 Nassau st, Manhattan, are preparing plans for a 3-sty fireproof school, brick and limestone, 120x120 ft., 8 class rooms, auditorium to seat 650, to be erected in Academy st, from 1st st to Irvington av, South Orange, at a cost of

\$120,000. Frank Sutton, 91 Wall st, Manhattan, is steam and electrical engineer. Bids will be taken about October 15. W. B. Yereance, 418 Centre st, South Orange, is chairman building committee.

#### Bids Opened.

WASHINGTON, D. C.—Bids were received Sept. 20 by the Commissioners of the District of Columbia for the construction of a 12-room school building, No. 156, at the southwest corner of 12th and L sts, N. W., Washington. R. T. Humphrey, Washington, \$109,000, low bid. Other bidders were: W. H. McCray, Burgess & Parsons, John MacGregor, Milton C. Davis, of Baltimore; George E. Wyne.

WASHINGTON, D. C.—At Washington, D. C., bids were received by the Secretary of the Interior for the construction of the science hall, Howard University, at Washington. The Boyle-Robertson Const. Co., of Washington, \$95,983, was lowest bidder. Other bidders were: Frank L. Wagner, Newman & Smith, Thomas H. Melton, Thompson-Starrett Co., William H. McCray, Page Construction Co., Gormley Pointing Co., all of Washington, D. C.

The Board of Education opened bids on Monday, Sept 20, for installing electric equipment in vocational school at P. S. 100, Manhattan. Griffin & Co., \$3,807 (low bid). Other bidders were: T. Frederick Jackson, Inc., Reis & O'Donovan, Inc., Cowden & DeYoung, Inc. No. 2. For wardrobes at Stuyvesant High School, Manhattan. Gustave Thomerson, \$2,760 (low bid). No. 3. For manual training equipment of vocational school for boys at P. S. 100, Manhattan. All bids were laid over.

#### Contracts Awarded.

43D ST.—P. F. Kenny Co., 2291 Broadway, has received the plumbing work on the new 12-sty Elks club house, Nos. 108 to 116 West 43d st, from plans by James Riely Gordon, 402 5th av.

WHITE PLAINS, N. Y.—The Carlin Construction Co., 16 East 23d st, Manhattan. (Continued on page 592.)

#### Brief and Personal.

Mr. Frank H. Sheppard, formerly with Hildreth & Co., is now connected with the Detroit Graphite Company, paint makers, 135 Broadway, New York.

Frederick C. Zobel, the architect, has removed to "The 28th Street Arcade," 118 East 28th st, the new office building recently erected from plans drawn by him.

The offices of the Ansonia Manufacturing Company, makers of sewage ejectors and controls, have been moved to offices in the Terminal Building, No. 30 Church st.

The United Revolving Door Co., Trenton, N. J., manufacturers of several types of revolving doors, has recently issued an illustrated pamphlet which can be had on request.

Watch the Gothamite swell with pride as he sees the multitude of visitors admire his city! But who did it? The real estate man and builder. They're the living heroes of the day.

The Otis Elevator Company is moving its inspection and repair shop to 11th av and 26th st, where it is in a position to answer both night and day calls for general repair work.

Two million strangers! This is a first-rate chance for the New Yorker to get an idea of the difficulties of handling traffic in this city a quarter of a century hence. That's why we need more subways, and need them now.

The Hedden Construction Co. has the steel skeleton of the Prudential Insurance Company's annex, Newark, up to the seventh floor. The Whitney-Steen Co. is receiving steel for the New Firemen's Insurance Company's building across Broad st in the same city.

After it is all over, what? Back, back to the grind, but with a greater appreciation of our own city. We're too busy, ordinarily, to admire it, but when we do we do it on a scale that makes the world admire it too! It's the generations of grind, grind, grind that has done it.

The Edison Portland Cement Co., 1133 Broadway, has issued a very pretty program of the Hudson-Fulton Celebration, in a shape suitable for the pocket and for handy reference. It is for distribution among its customers and friends. No doubt Mr. Marsh would be pleased to send you one in answer to a postal card.

The International Association for Testing Materials has voted to hold its next congress in the United States with Dr. Charles B. Dudley as president, probably in 1912. The United States has more representatives on the list of members of the Association than any other country with the single exception of Germany.

Mr. David Cowlin, formerly with the Charles Lehman Company, layers of artificial stone for sidewalks, yards and cellars, has opened a yard at 524 West 130th st, with an office at 214 West 133d st. Mr. Cowlin is well known in the building trades, and all contracts entrusted to his care receive his personal supervision.

With the steelwork being assembled as fast as delivered by Post & McCord, the erection of the Fidelity and Casualty Company's annex at Liberty st and Temple pl is being further hastened by the deliveries of the 400,000 buff pressed brick by the Harbison-Walker Refractories Company. Brick has been laid up to the fourth story.

The structural steel work is now going ahead for the new Belvidere Building, which Klein & Jackson (lawyers), of 36 Wall st, are erecting at the northwest corner of 4th av and 18th st, to cost \$400,000. William A. Rouse, 12 West 32d st, is architect. Oddie & Stafford, 30 Church st, have the general contract. The ground floor tier of beams are about in place.

S. C. Jackson, of Seattle, Wash., is in this city, stopping at the Imperial, en route to London, where he expects to complete transactions relating to the purchase by the Northern Canadian Lumber Company of 2,000,000,000 ft. of timber, or about 60,000 acres of land in the Northwest. He expects to be back in this city on October 15. In London he will stop at the Savoye.

H. Hope & Sons, Ltd., in co-operation with the Winslow Brothers Co., of Chicago, have opened an office in the Terminal Building, 103 Park av, Manhattan, where a complete line of samples of metal casements made by them may be seen. They invite inspection by architects and builders, and will send on request a recently published illustrated pamphlet fully describing their line.

Mr. T. J. Steen, vice-president of the Whitney-Steen Co., engineers, contractors and builders, of 135 Broadway, returned to this city this week from the West, where his company has a number of important building contracts. He has been away since June 28, during part of which time he has been on the Pacific Coast, Salt Lake City, Colorado Springs and other cities. A more detailed account of this company's activities will appear hereafter.

General Smith, head of the Candee, Smith & Howland Company, masons' materials, qualified as "distinguished expert" (the highest grade of marksmanship in a single string) at the Coldenham range recently. Colonel E. E. Austen, of the Eighth Artillery, Major Alfred H. Avell, Inspector General on General Smith's staff, and Major George Hallock, engineer of General Smith's staff, were shooting at the same time, and were General Smith's guests at luncheon, as we note in the Hudson River papers.



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Small Sales Feature, Weak Market.

The building material market was weak and nervous during the last five days. Sales were unimportant excepting that brick dealers showed a disposition to cover to avoid delays of incoming cargoes attendant upon the Hudson-Fulton Celebration. Pig iron was active, important inquiries being in hand. There were some sales of large tonnages. Structural shapes and sheets moved slowly. Following the recent advance in price, sales were not as numerous nor in such large quantities as a fortnight ago. Lumber forged ahead with a demand for rough 2-inch material for grand stands for the river and land fete that begins to-day. Stone was dull. Slate moved strong, showing that the recent advance is well sustained. Cement had another uneventful week. Lime and plaster continue in good demand, and sales were somewhat above normal. The most important feature of the week was the announcement that iron importations had been resumed, the specific contract being for 100,000 tons, with indications of more foreign ore being placed. This is coming in for something like \$17.50, duty paid. The demand for quick basic is increasing. The attitude of building material men was that of regret that the Hudson-Fulton Celebration had come at this time when business was getting on its feet after a dull summer. The brick people, particularly, were mournful. A public demonstration of the magnitude of that which begins to-day, always upsets business more or less for a week or more, and the situation was further complicated by the proximity of the equinoctial. While the prospects of a busy October are fairly good, the celebration is not likely to help it any.

### Brick Dealers Covering.

The fact that at the first of this week there were only ten holdover cargoes of brick at West 52d st, as compared with 19 on Monday, Sept. 13, showed that sales were somewhat better and seemed to indicate that most of the dealers intended to provide for celebration delays.

Thirty-four cargoes came in on Monday of this week. Tuesday there were three, and on Wednesday seven came in. These were being taken up rapidly as the week wore on. This was because a good many contractors informed the dealers that they would continue work as usual next week, and in some instances even to-day. Those jobs that lie in sections of the city where it is not necessary to truck across 8th or 5th avs were loading heavily, as a precaution in case enough men report for duty to warrant continuing work. Jobs in the Bronx and in the lower section of the city and on the extreme east or west side of the city probably will not halt.

### PRICES DROP A HALF.

Prices for Hudson River commons dropped early in the week, and yesterday were quoted at \$5 to \$5.50. Some selects went at \$5.75, but such sales were straggling and exceptional. The same might be said for the \$5 figures, most of the sales being between a quarter and three-eighths. Raritan Rivers sold for \$5.25 to \$5.75, with \$5.50 ruling. While the Hudson River yards are running under difficulties, with a scarcity of help, the Raritan River yards are not experiencing this trouble, using all its regular Summer complement to meet the remarkable market it has had this Fall. Transactions for Hudson Rivers for the week

ending Sept. 18 follow: Holdovers, Sept. 11, 19; arrivals, 73; sales, 82; holdovers, Sept. 20, 10.

### INCOMING BRICK SITUATION DUBIOUS.

The agents are more concerned than the dealers regarding the possibility of a hold-up in brick deliveries from the yards to this city next week. Some of the agents are going to try to run, it was hinted; one of the largest firms intimating that it would get brick to this city during the celebration, if it was a possible thing.

Another company announced that it would send a tow up the river, distributing barges to its various yards, and that it expected to bring down a loaded tow.

There is a dearth of barges up river, all the available ones having been sent down loaded within the last week or two. It has been suggested to one or two agents that if the Cornell Towing Company did not run its tugs, that private tugs be engaged for this purpose. The agents' reply to this was that there was too much risk attendant upon sending a tow down by a captain unfamiliar with handling brick tows.

The attitude of the Cornell Towing Co. is: "Don't expect tows; but we'll bring some down if it is a possible thing." There was nothing more definite than that up to the hour of going to press.

### DEALERS NOT WORRIED OVER SITUATION.

As a rule the dealers are taking things easy, and do not tremble at the fear of a brick famine. Many of them have been sending out letters to contractors seeking information as to whether work on jobs will be continued. One big company, which makes and deals in Hudson commons, believes that the situation will equalize itself, that consumption will be light, and this company is working toward the solution of the present problem on that hypothesis.

### BRICK. (Cargo quotations at the wharf.)\*

|                                  | Per M.  | Per M. |
|----------------------------------|---------|--------|
| Hudson River, Common.....        | \$5.00@ | \$5.50 |
| Hudson River, Light Hard.....    | 3.75    | 4.00   |
| Raritan River, Hard.....         | 5.25    | 5.75   |
| Croton Point—Brown, f. o. b..... | 12.50   | ....   |
| Croton Point—Dark and red.....   | 12.50   | ....   |

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

### Fronts: (Delivered at buildings.)

|   |       |       |
|---|-------|-------|
| Bufs, No. 1.....                        | 22.00 | 28.00 |
| Bufs, No. 1 (delivered at bldgs.).....  | 22.00 | 28.00 |
| Greys, various shades & speckled.....   | 27.00 | 31.00 |
| White No. 1.....                        | 26.00 | 35.00 |
| White No. 2.....                        | 25.00 | 31.00 |
| Old Gold.....                           | 26.00 | 32.00 |
| Trenton or Philadelphia Red Fronts..... | ....  | 21.00 |

### Enameled:

|                    |       |       |
|--------------------|-------|-------|
| English size.....  | 70.00 | 75.00 |
| American size..... | 62.00 | 68.00 |
| Seconds, etc.....  | 40.00 | 45.00 |

### LIME.

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

|  |         |      |
|--|---------|------|
| State common, cargo rate, per bbl.....   | @\$0.75 | .... |
| Rockland-Rockport, Com., per bbl.....    | ....    | .92  |
| Rockland-Rockport, L., per bbl.....      | ....    | 1.02 |
| Rockland-Rockport, special, 320 lbs..... | ....    | 1.37 |
| Select finish, per 350 lbs., net.....    | ....    | 1.60 |

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

|   |      |
|---|------|
| West Stockbridge, finishing, 325 lbs..... | 1.40 |
| New Milford Lime.....                     | 1.30 |
| New Milford (small barrel).....           | 1.00 |

### PLASTER PARIS.

|  |              |
|--|--------------|
| Calcined, ordinary city, in barrels      |              |
| 250 lbs.....                             | 1.25         |
| In barrels, 320 lbs.....                 | 1.60         |
| In bags, per ton.....                    | \$8.50 10.00 |
| Calcined, city casting, in barrels,      |              |
| 250 lbs.....                             | 1.45         |
| In barrels, 320 lbs.....                 | 1.65         |
| Neat wall plaster, in bags, per ton..... | 0.25         |
| Wall plaster, with sand, per ton.....    | 5.25         |
| Browning, in bags, per ton.....          | 4.25         |
| Scratch, in bags, per ton.....           | ....         |

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

### SAND, GRAVEL, GRIT.

|                                |                |
|--------------------------------|----------------|
| Dock, New York.                |                |
| Screened Cow Bay sand.....     | \$0.30 cu. yd. |
| Screened Cow Bay gravel.....   | .50 cu. yd.    |
| White quartz roofing grit..... | 1.50 cu. yd.   |

### Cement Interests Optimistic.

The situation as regards prices and terms in the cement field remains unchanged. Prices current remain at \$1.43 to \$1.53, with a thirty-day limit as to shipments. An official of one of the big companies made the statement this week that he believed that October would bring better business than any other month this Summer. The demand is getting better and steadier all the time, he said. Some big sales have been made of late for local jobs, and there is an encouraging suburban business.

### CEMENT.

|   |        |
|---|--------|
| Portland, Domestic, in cloth*.....  | \$1.43 |
| Rosendale or Natural, per bbl.....  | .80    |
| panies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.) |        |

### Manufacturers' Quotations:

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

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

### Importing Pig Iron Now.

With a demand sufficient to stand continued advances in prices of from a quarter to a half a dollar a ton, conditions have reached such a pass that importations have been resorted to to make a sufficient supply available. A cargo went to New England at \$17.50 duty paid. The cargo is consigned from a British market. This is not the only instance, for during the week German scrap steel was engaged and German Bessemer was in demand. Early week contracts aggregated 100,000 tons of a foreign ore for shipment over the remainder of this year and the first part of next. The ocean freight market has advanced, and in consequence there have been some delays.

Eastern Pennsylvania pig iron went up 70 cents this week, the biggest jump of the year, and yet the demand did not diminish. There is a big call for quick basic in the Eastern territory. Because the supply is scarce it has resulted in redoubled efforts in some quarters to get enough heavy steel melting scrap. There are between 10,000 and 15,000 tons of basic iron still available for this year's deliveries at Eastern furnaces, at \$18.25 delivered. The buying of foundry iron continues active in all Eastern markets. A manufacturer of plumbers' supplies in New Jersey took 2,000 tons. A large portion of the sales early in the week to New England and New Jersey at \$16 to \$16.50 were from Buffalo furnaces.

### BIG NON-COMPETITIVE CONTRACTS.

Several fabricating contracts were closed in this city this week without calling for competitive bidding. Notable among these were two to the Hay Foundry and Iron Co., of Newark. One was for furnishing the fabricated steel for the Brander, to be erected at the site of the Sinclair Hotel, at 4th av and 24th st, and the Korn Building, on 5th av, which contracts together embody about 9,000 tons. The local dock department has asked for tenders for about 2,000 tons for Pier 53, South Brooklyn. The American Bridge Co. shipped over 40,000 tons during August, and during this month expects to send out 48,000 tons. It expects to send out 55,000 tons in October, and keep up that record for the remainder of the season.



Structural steel held its own well this week, as did sheets. Copper was strong, local consumers placing orders for October, November and December, but a large majority of this was for electrolytic.

Table with columns for Northern and Southern products, including No. 1 x Jersey City, No. 2 Foundry x Jersey City, No. 2 plain, No. 1 Foundry, steamship dock, No. 2 foundry, spot, No. 3 foundry.

Table for STRUCTURAL STEEL, listing nominal prices for beams and channels, angles, tees, and zees.

Table for BAR IRON FROM STORE (National Classification), listing round and square iron in various sizes.

Table for FLAT IRON, listing prices for various sizes of iron sheets.

Table for SOFT STEEL SHEETS, listing prices for various grades and thicknesses.

Table for RUSSIA, PLANISHED, ETC., listing prices for genuine Russia, patent planished, and metal laths.

Table for GALVANIZED STEEL, listing prices for various grades and thicknesses.

Table for GENUINE IRON SHEETS.—Galvanized, listing prices for various grades.

Table for FABRICATED SLAB REINFORCEMENT, listing prices for triangle mesh.

Table for TERNE PLATES, listing prices for various grades and thicknesses.

Table for PIG LEAD, listing prices for ton lots and less.

Table for ZINC, listing prices for sheet and oask lots.

Table for COPPER, listing prices for sheet copper in various grades and thicknesses.

Nearly All Lumber Moving Up. Nearly all grades of lumber are moving up. Within the last month spruce has advanced from ten to fifteen per cent. Hemlock from 50 cents to \$1 in randoms, and in some cases \$3, according to lengths and sizes. North Carolina pine has moved ahead from five to ten per cent, and poplar, chestnut and oak has led hardwoods in jumps from 10 to 15 per cent. White pine in upper grades is high and scarce.

The lower grades have not advanced. Further advances are not unlikely.

General business conditions continue good, and carpenters this and last week have been exceptionally well employed, owing to grand stand construction for the celebration. There does not seem to be any let-up in the Fall activity in the principal lumber yards.

LUMBER. These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

Table for SPRUCE (Eastern; Random Cargoes), listing prices for 2 inch cargoes, 6 to 9 inch cargoes, and 10 to 12 inch cargoes.

Table for LATH, listing prices for 1 1/2 in. round wood lath and Eastern spruce slab.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$20.50 per M. West Virginia Hemlock, base price, \$20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

Table for WHITE PINE (Rough or dressed), listing prices for Good Uppers, Selects, Shelving, and Cutting up.

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

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except 3/8-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

NO. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades. Standard thickness 13/16-in., commonly called 3/4. Standard widths of face, 2, 2 1/4 and 2 1/2 ins.

Table for PRICES, listing prices for Clear quarter sawn White Oak, Clear quarter sawn Red Oak, Select quarter sawn Red and White Oak, Clear plain sawn White Oak, Clear plain sawn Red Oak, Select grade Red and White Oak, No. 1 Common Red and White Oak, No. 2 Common or Factory Red and White Oak.

MAPLE FLOORING. STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3 1/2 ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades. Standard thickness, 13/16-in., commonly called 3/4. Standard widths, 2, 2 1/4 and 3 1/4 ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2 1/4-in. face is counted 1 x 3-in. To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37 1/2%; 2 1/2-in. face, 30%; 2 3/4-in. face, 33 1/3%; 3 1/4-in. face, 25%.

Table for Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2 1/4-in. face.

Table for QUARTER SAWN, listing prices for 4/4 1st and 2ds, 5/4, 4/4 No. 1 common, and 5/4.

Table for PLAIN SAWN, listing prices for 4/4 1st and 2ds, 5/4, 4/4 No. 1 common, 5/4 No. 1 common, 4/4 No. 2 common, and 5/4 No. 2 common.

Table for SHINGLES (New York Lighterage Limits), listing prices for 6 x 18 No. 1 Heart Cypress, 6 x 18 No. 1 Primes for A's, 'Perfection' 18 in. Red Cedar, 'Eureka' Red Cedar, and Extra Clears, 4-in. Count.

Table for HARDWOOD, listing prices for various types of wood including Ash, Basswood, Birch, Chestnut, Cherry, Cypress, Gum, Maple, Oak, Poplar, and Walnut.

Stone Had Dull Week. While the week in stone was dull, as regards new contracts of importance, there was considerable activity in the suburbs. Slate moved strong, in nearly all grades, showing that the recent advance is being well sustained. Structural slate fell away, but as the week wore on the demand seemed to pick up somewhat. Marble is somewhat more active. The majority of orders are for interior work, most of the exterior contracts at present being in the suburbs. Speaking of the latter the Rutland Florence Marble Co. has the contract for the Union County Trust Company's new building in Elizabeth, N. J., the home of Congressman Charles N. Fowler, president of the marble company; the Vermont Marble Co. got the contract for the First National Bank at New Brunswick, N. J., and Poletto Bros., of Brooklyn, the interior marble for the same structure, while B. A. & G. N. Williams will supply granite and marble for the new Montclair Trust Company's building, at Montclair, N. J. Save for the New Brunswick job no contracts for interior marble have been let so far. Further details of these operations will be found elsewhere in this issue.

STONE MEN ALL AT SEA. One of the few joys of being a stone man is found in the courtesies extended to that fraternity every once in a while by the Merritt-Chapman Wrecking Company. The latest evidence of that company's thoughtfulness was the receipt by wholesalers and dealers a few days ago of invitations to be guests of the company on one of its fine ships, during the naval parade to-day. The guests, probably a couple of hundred of them, for the invitation includes the "silent partners" of the stone men, will be entertained from noon until the close of the evening fireworks display.

Table for STONE.—Wholesale rates, delivered at New York, listing prices for Ohio freestone, Longmeadow freestone, Brownstone, Portland, Conn., Scotch redstone, Lake Superior redstone, Granite, Maine, Granite, grey, Granite, black, Granite, Milford pink, Granite, Picton Island red, Granite, Picton Island pink, Granite, Westerly, red, Granite, Westerly, blue, Limestone, buff and blue, Kentucky limestone, Caen, Portage or Warsaw stone, Vermont white building marble, South Dover building marble, Bennington building marble, Georgia building marble, Tennessee marble, Wyoming bluestone, Hudson River bluestone (promiscuous sizes, per cu. ft.).

The Fraser Lock Bar Pipe Co. has recently incorporated in New Jersey with a capitalization of \$500,000. The company proposes to manufacture lock-bar pipe. It has headquarters at Room 1774, 50 Church st, Manhattan.



**Demurrage and Receiver's Rights.**

A suit at law involving the right of the Erie Railroad Company or any other to levy and force payment of demurrage, pending adjustment of differences as to whether the charge is rightfully and legally made, is in the New Jersey courts and probably will be carried higher as a result of a jury verdict recently handed down in Newark in favor of Bailey & Alling, Clay and Ogden sts, Newark, lumber dealers, members of the New Jersey Lumber Dealers' Association. The application of the ultimate ruling of the court of last resort will be equally applicable to brick, stone, cement and other building material interests who ship or receive goods on any railroad having membership in the New York and New Jersey Car Demurrage Bureau of 143 Liberty st, or, as it was until recently called, "the N. Y. & N. J. Car Service Association."

This bureau is composed of the following named railroads: The Baltimore & Ohio, Central Railroad of N. J., Delaware, Lackawanna & Western, Erie, Hoboken Manufacturers' Railroad Co., Lehigh Valley, Lehigh & Hudson River Railroad Co., Lehigh & New England Railroad Co., Morristown & Erie, New York & Greenwood Lake, New York, Susquehanna & Western, New York Central & Hudson River Railroad, New York & Long Branch Railroad, New York, Ontario & Western, New Jersey & New York Railroad, Pennsylvania, Philadelphia & Reading, Rahway Valley Railroad, Staten Island Rapid Transit Co., South Brooklyn R. R., West Shore Railroad and the Wallkill Valley Railroad.

The present contract had its origin several years ago when the New Jersey Lumber Dealers' Association obtained the passage of a bill in the Legislature at Trenton, which extended the time of free use of freight cars from 48 to 72 hours. The railroad interests made a pretense of a fight against the measure.

When it came time to enforce the law, it was found that the measure contained a joker which practically nullified the new legislation. The railroads fell back on the Interstate Commerce Commission by filing its rules which, the railroad claimed, immediately became law permitting the new legislation to become operative only on freight from points within New Jersey, as is the case here.

The present suit originated out of the holding of a car over the prescribed time and the levying upon it demurrage for two days amounting to \$2 or \$1 a day. The car was consigned to Messrs. Bailey & Alling and contained kiln-dried sash. The day it arrived and the day afterward were rainy. It was therefore impossible to unload. The following day was fair and in two days the car was empty.

When the demurrage bill came in it was protested, the lumber firm holding that the N. Y. & N. J. Car Demurrage Bureau had no right to levy on them when the weather barred unloading.

The Bureau's reply was that it was not responsible for the rain, that it needed its cars. The lumber firm said that it was not able to control weather conditions and that to have moved the cargo would have meant a loss. The Car Demurrage Bureau demanded payment. Bailey & Alling refused to pay.

The contention of the Demurrage Bureau was that the lumber company should have paid the \$2 and settled the points at issue later. Then if the claim was allowed by the manager of the Bureau a rebate would be made. Bailey & Alling aver that the Bureau has no right to compel payment until after the protest has been met and decided. The railroad sued.

A jury in the First District Court of Newark last week awarded the defendants a favorable verdict, but owing to the principles involved further court action may be taken.

**"Stepping Stones" for Cement.**

In the new book of the Lawrence ("Dragon") Portland Cement Company there is given an interesting compilation of the chronology of cement production, which represents an extended research by somebody. It is one of the things a builder wants for his scrapbook.

- Ancient: Egyptians, Mexicans, Peruvians and the Greek colonists in Italy, used lime, more or less hydraulic in nature in much of their work.
- 500 B. C. Traces of Roman works using cementing materials, lime and puzzolona.
- 27 B. C. Dome of Pantheon, 142 feet in diameter, built by Agrippa, is of concrete, using lime and puzzolona.
- 1100 A. D. Foundations of Salisbury Cathedral built of concrete, using lime and other cementing materials.
- 1485 Alberti describes mortar.
- 1568 Phillibert de L'Orme describes use of lime with river sand.
- 1570 Palladio describes uses of forms, cement, etc.
- 1756 Smeaton used hydraulic lime in building the Eddystone Lighthouse.
- 1791-6 Patents granted Parker in England for "Roman Cement," (a highly limed natural cement).
- 1796 The manufacture of natural cement commenced in England.
- 1802 Natural cement produced in small quantities in France.
- 1810 Patent granted Dobbs in England for Roman cement.
- 1813 Vicat commenced extensive manufacture from clayey limestone of artificial hydraulic cement in France.
- 1818 Discovery in United States of suitable rock for making natural cement during construction of Erie Canal. This was manufactured by White and sold for 20 cents a bushel.
- 1821-1829 Discovery at Siegfried's Bridge, Northampton County, Pa., of suitable rock for making natural cement.
- 1822 Frost commenced manufacture of artificial hydraulic cement in England.
- 1825 Cement rock discovered in Ulster County, New York, and natural cement manufactured there during the next year.
- 1828 Thames tunnel constructed using Portland cement.
- 1828 A cement mill was built at Rosendale, New York.
- 1829 Rock discovered near Louisville, Ky., and almost immediately thereafter manufacture commenced.
- 1832 The Lawrence Cement Company commenced producing natural cement at Creek Locks in a converted grist mill.
- 1845 About this date manufacture of cement established on a scientific basis.
- 1846 Discovery at Boulogne-sur-Mer of natural rock suitable for cement.
- 1850 Cement manufactured at Siegfried's Bridge.
- 1852 Mill for manufacture of Portland cement erected at Stettin, Germany.
- 1866 Saylor commenced manufacture of cement at Coplay, Pa., near Siegfried's Bridge, and commenced experimenting on methods of improving the quality of the output.
- 1872 Portland cement manufactured from marl and clay near Kalamazoo, Michigan.
- 1875 First true Portland cement produced in Lehigh District, United States, by Saylor.
- 1875 A mill started at Washington, Pa., to use limestone and clay.
- 1887 Manufacture of "Dragon" Portland cement commenced.
- 1899 Over 100 cement plants producing in Germany.
- 1902 Establishment of the Association of American Portland Cement Manufacturers.

**Western Electric Reflects the Industrial Improvement.**

While there has been no great expansive movement in the electric business, this branch of industrial activity has kept well abreast with the gains shown in other industrial lines. The Western Electric Co. has shown considerable and steady growth during the nine months of its fiscal year which have elapsed, and which will go to make the year 1908-9, ending November 30, loom large in comparison with the preceding fiscal year.

Returns for August show that the month ran 60 per cent. ahead of August, 1908; also showing a gain of about 5 per cent. over July. August, 1909, was 10 per cent. ahead of August, 1907, the year in which the Western Electric's sales reached \$53,000,000, the second largest total in the history of the corporation. At the rate of the August increase the business for the current year would run in excess of \$53,000,000.

The three quarters of the fiscal year which have elapsed indicate gross sales for the year of about \$47,000,000. While this figure is far below the \$69,000,000 total for 1906, and the \$53,000,000 for 1907, it is eminently satisfactory, as com-

pared with last year, representing, as it does, a gain of \$14,000,000, or 42 per cent. over the total gross sales in 1907-8 of approximately \$33,000,000.

In the United States, outside of the Bell system, there are about sixteen thousand so-called independent telephone companies. Of the "outside" operating companies, 6,000, or 37½ per cent., are customers of the Western Electric Co., although the company has followed the policy of selling to outside companies not longer than two years. The company's business with the Bell companies is reported as showing a satisfactory rate of increase. In discussing the situation for the Wall Street Journal an officer of the Western Electric Co. said:

"Affairs are running normally and in a satisfactory manner. There is no 'boom,' but there has been a decided stimulus to industrial conditions. There is much greater interest and activity on the part of purchasers, and much new work is already under way, or projected. The fact that a boom is not now in full swing is largely due, in my opinion, to two causes; first, to the success the stock market has attained in attracting capital for speculative purposes, and secondly, the damper which recent crop reports have placed upon those who are inclined to be over-optimistic. It is perhaps as well that the country has not progressed too rapidly, since a slower but more certain progress is, in the long run, far more stable and satisfactory."

The year to date has been marked by especially good sales in cable, electric machinery, and general electric light supplies and in these lines many records of other years have been broken.

**Canadian Cement Industry.**

In reporting upon the development of the cement industry in Canada, Consul James M. Shepard, of Hamilton, states that from a government bulletin it appears that the use of domestic-made cement has increased from 600,000 barrels in 1903 to 2,600,000 barrels in 1908. Previous to 1904 the imports of Portland cement were larger than the total Canadian production. For 1909 they are estimated at 14 per cent. of the total consumption. Hamilton has some 150 miles of sidewalk and several fine buildings constructed of American cement, which when supplied was of better quality and lower in price than Canadian manufacturers were willing to offer. This year the city's need has been small and American competition less earnest, so that a contract for 12,000 barrels, of 350 pounds each, was awarded to a Canadian company at \$1.23½ per barrel.

In 1908, 23 cement plants were in operation in Canada, with a total daily capacity of 27,500 barrels, or an annual output of some 8,250,000 barrels if all were running full time. The price of cement was considerably lower in 1908 than in 1907; sales were greater, but cash returns less. The value of cement sold in 1908 was \$3,709,139; average price per barrel, \$1.39; wages paid, \$1,275,638; number of men employed, 3,029.

**Window Glass in Argentina.**

In answer to an inquiry, Consul-General R. M. Bartleman, of Buenos Aires, reports that there is but one glass factory in Argentina, which turns out floor and skylight glass, and that there is a favorable opportunity for the introduction into that market of American glass products. The imports of glass in 1908 were as follows: Glass and flat crystal, \$1,273,230; floor and skylight glass, \$119,139. Most of the imported glass is from England, France, Belgium and Germany. A list of Buenos Aires window-glass importers is on file in the Bureau of Manufacturers.



# OF INTEREST TO PROPERTY OWNERS.

## Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

### MUNICIPAL IMPROVEMENTS

#### HEARINGS FOR COMING WEEK AT 90-92 WEST BROADWAY. MONDAY, SEPT. 27, 1909.

Morris av.—Closing, from the N. Y. & H. R. R. to the Grand Boulevard and Concourse; 12 m.  
Teller av.—Opening, from East 170th st to Morris av; 11 a. m.  
Gun Hill road.—Opening, from Jerome av to Mosholu Park North; 12 m.  
Chittenden av.—Opening, from Northern av to Riverside Drive and the Branch st leading to Northern av near Fort Washington av; 11 a. m.  
Depew pl.—Closing, bet 42d st and 43d st; 10 a. m.  
Austin pl.—Opening, from St. Joseph st to 149th st; 10 a. m.  
The Triangular Area.—Opening, bounded by Lafontaine av and Quarry road and the south side of Oak Tree pl; 12 m.  
West Farms road.—Opening, from Bronx River to Westchester Creek; 3 p. m.  
East 180th st.—Assessments for opening, from Bronx River to West Farms road; 3 p. m.  
St Nicholas Park.—Opening, from West 128th st to 130th st; 12 a. m.

#### TUESDAY, SEPT. 28, 1909.

East 214th st.—Opening, from White Plains road to 4th av, now Barnes av; 11 a. m.  
Sewer Easement.—At the foot of Elizabeth st, Richmond; 1 p. m.

#### THURSDAY, SEPT. 30, 1909.

Unnamed St.—Opening, located about 1,500 ft. north of West 181st st, extending from Fort Washington av to Northern av; 11 a. m.  
Tremont av.—Opening, from Eastern Boulevard to Fort Schuyler road; 2 p. m.

#### FRIDAY, OCT. 1, 1909.

East 161st st.—Opening, from 3d av to Brook av; 1 p. m.

#### BOARD OF ASSESSORS.

The following assessments have been completed and deposited with the Board of Assessors for examination. Objections must be presented at the office of the board, 320 Broadway, on or before October 19.

#### REGULATING AND GRADING.

148th st, from point 225.7 w of Broadway to easterly side of Riverside Drive.  
177th st, from Sedgwick av to easterly line of Cedar av.

#### SEWERS.

Mohegan av, from 176th st to 175th st.

#### RECEIVING BASINS.

Walton av, at southeast and northeast corners of 169th st.  
142d st, northeast, southeast, northwest and southwest corners of Robbins av.

#### ASSESSMENTS DUE AND PAYABLE.

Assessments for the following work are payable to the Bureau for the Collection of Assessments and Arrears, 280 Broadway, on or before November 19:

#### RESTORING PAVEMENT.

Baxter st, Nos 83 and 85, in front of.  
86th st, No 232 East, in front of.

### CITY BUDGET FOR NEXT YEAR.

The Board of Estimate announced this week the dates for the first of the hearings on the tentative budget for next year. The requests from the various city departments have all been submitted, totaling something over \$184,000,000. It is now the duty of the board to take up the several items and after suitable consideration make such reductions as it sees fit. Last year's tentative budget was cut to \$156,000,000.

The hearings will be held at 10.30 A. M. in the Council Chamber at City Hall, the appropriations for the different departments being taken up on the days named:

Monday, Oct. 4.—Aldermen, City Clerk, Mayoralty, Law Department, Department of Bridges, Department of Water Supply, Gas and

Electricity, Department of Parks, (Park Board); Department of Parks, Manhattan and Richmond; Department of Parks, Brooklyn and Queens; Department of Parks, the Bronx; Department of Public Charities, Bellevue and Allied Hospitals, Department of Correction, and Board of Parole.

Wednesday, Oct. 6.—Department of Health, Tenement House Department, Department of Taxes and Assessments, Board of Assessors, Police Department and Board of Elections.

Thursday, Oct. 7.—Department of Street Cleaning, Fire Department, Municipal Explosives Commission, Department of Docks and Ferries, Armory Board, National Guard, Department of Education, City College, and Normal College.

Friday, Oct. 8.—Coroners, Manhattan, the Bronx, Brooklyn, Queens and Richmond, Commissioners of Accounts, Commissioner of Licenses, Civil Service Commission, Board of City Record, Examining Board of Plumbers, Building Examiners, United States Volunteer Life Saving Corps, Inspectors of Weights and Measures, Staten Island Association of Arts and Sciences.

Monday, Oct. 11.—Public Library, Brooklyn Public Library, Queens Library, Brooklyn Disciplinary Training School, Art Commission, Sheriffs of New York, Kings, Queens, and Richmond Counties, Registers of New York and Kings Counties, Public Administrators, County Clerks, District Attorneys, Commissioners of Jurors and Records, City Court, Municipal Courts, Special Sessions, Children's Court, Magistrates' Courts, Supreme Court, General Sessions, Surrogates' Courts, County Court, Kings; Supreme and County Court, Queens, and County Court and Surrogate's Court, Richmond.

Wednesday, Oct. 13.—Presidents of Manhattan, Brooklyn, the Bronx, Queens, and Richmond, Department of Finance, City Chamberlain, Bonded Indebtedness, State Taxes, Rents, Charitable Institutions, Miscellaneous, and all other public offices.

### PLANS FOR LARGE MORTGAGE COMPANY COMPLETED.

THE special committee of the New Jersey-New York Real Estate Exchange in charge of the preparation of a plan for facilitating the loaning of money for New Jersey real estate operations held a prolonged session during the past week, and practically agreed upon a plan of action. Assurances of financial support were received from responsible sources, so that the committee feels that in recommending the formation of a new corporation with a half million capitalization, they are acting conservatively. The following report concerning the subject of their deliberations was adopted:

To the Board of Governors of the New Jersey-New York Real Estate Exchange: On behalf of the Special Committee entrusted with the consideration of the problem of providing ways and means for better loaning facilities in the interest of New Jersey real estate operations, we beg leave to make the following report, supplementary to our report of September 15th, submitted to the convention held on "Real Estate Men's Day" in the Hudson Terminal Building:

1. Your committee is strongly of the opinion that to provide adequately for the rapidly-growing population of the Counties of Bergen, Essex, Hudson, Passaic and Union, a much larger amount of capital must be procured for mortgage and building loans, than the existing financial institutions of those counties will be able to supply, or will be willing to exert extra effort to obtain.

2. That the prevailing business customs with respect to the granting of mortgage loans in New Jersey are antiquated and illiberal, and that a more generous policy of appraisal than is now generally practiced would be justified in view of the steadily rising real estate values in Northern New Jersey.

3. That unless measures are promptly taken to meet the urgent needs of the real estate business, the opportunities produced by the Hudson Tunnel System for the growth and prosperity of the counties aforementioned, will be materially reduced and wasted.

For the reasons stated, your committee favors the immediate formation of a mortgage investment corporation, as a measure of self-protection prompted by existing conditions. Your committee believes that while such an organization must of necessity be of the nature of a private business concern, yet in view of the obvious need of relieving the present situation, upon the New Jersey-New York Real Estate Exchange rests the duty of aiding in the preliminary steps required towards the consummation of the project herein proposed. Your committee therefore, recommends that it be continued, with power to effect the incorporation of a mortgage company with a capitalization of at least \$500,000, and that a special meeting of the Board of Governors be called for the purpose of acting on this report.

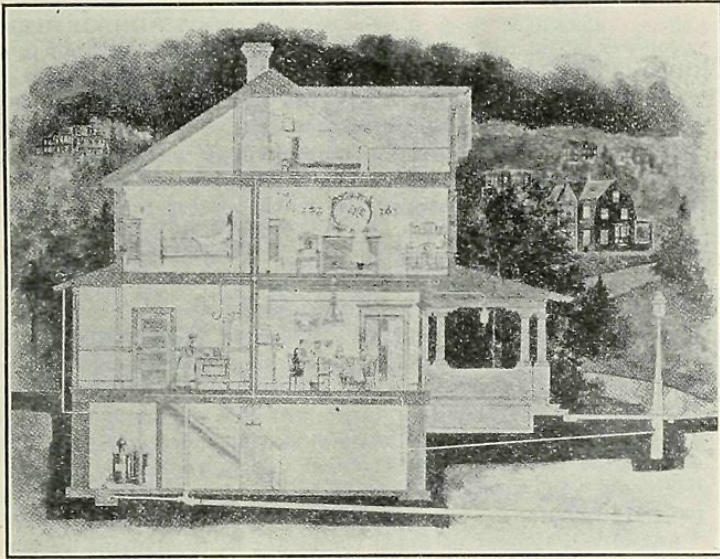


## PIPING FOR GAS.

There are many sections of the outlying districts through which the service pipes of the gas companies have not yet been laid. Owners of property in these parts frequently complain of the inconvenience caused by the absence of this necessary improvement, and advance the argument that it is difficult to market their holdings under such conditions. There is a way out of the dilemma, however, for modern lighting service with the convenience of gas for cooking is now possible for buildings of all kinds, new and old, no matter where located, through the medium of calcium carbide, from which acetylene gas is manufactured.

Comparatively few persons are acquainted with calcium carbide, a product which has been known since 1862, and which has been manufactured on a commercial scale since 1892. Today millions of dollars are invested in producing this material, and it is one of the important and rapidly growing industries of our country. Calcium carbide is made by melting together in an electric furnace, under intense heat, ordinary lime and coke. After cooling, the carbide is crushed in heavy machines to the proper size for use in a generator. The pieces of crushed carbide are usually about the size of a pea. The substance is hard and dry, resembling crushed granite. Until brought into contact with water it is absolutely actionless. It cannot explode or be exploded, and due to the fact that it will not burn is the safest lighting material known.

The cost of calcium carbide generally, freight included, in most sections of the United States, is \$4 per 100 pounds. One hundred pounds of carbide makes from 400 to 500 cubic feet of gas, equal in illuminating value to 4,000 and 5,000 cubic feet



SECTION PLAN, SHOWING PIPING.

of the best city gas. By means of acetylene gas light, with all its advantages in increased safety to property and life, its advantages in healthfulness (and in a place lighted by kerosene), its great value as a labor saver, does not entail increased lighting cost, for acetylene light by a reliable generator costs less than would equal illumination from oil.

The value of an improved property, although remotely situated, can always be enhanced by the introduction of gas. Moreover, where gas is used for illuminating there is less likelihood of loss by fire. In respect to the latter insurance statistics prove lighting by lamps the less safe of any form of lighting save candles. The same statistics also show that gas lighting is much safer than a system of wires charged with electricity. Gas is at all times under control of the user's intelligence.

The piping for acetylene is the same as for ordinary gas. The only instructions necessary to a competent gas fitter are: "Pipe building on regular city gas schedule." The only difference between piping for city gas and for acetylene is that acetylene burners are used in place of the ordinary gas tips in use with city gas service. Then you must purchase a generator of some approved type. Such a plant as the one referred to may be placed in the cellar or at any convenient point. The user of an acetylene outfit has only three things to do when refilling his producer with carbide and water: (1) Open the flushout gate and let the used water run out; (2) fill with fresh water; (3) fill the carbide holder with carbide. The rest is accomplished automatically.

The National Board of Fire Underwriters permit the use of generators installed in the cellar of a building. This generally is the easiest and handiest location. To conform to insurance rules, the generator should be placed 15 feet from the furnace or heater and 10 feet distance from the nearest gas jet. Should the generator be installed where water may freeze, it should be protected. Frequently the generator can be placed in a corner of a shed or barn, or in a small gas house or in a dug out.

It may truly be said that in difference between the price of public lighting service, which in several ways is less desirable and service from a good acetylene generator, the latter pays for itself. And after it pays for itself, the dividends it earns

because of producing light at actual cost are clear gain to the owner.

The generator now on the market has four principal parts, viz.: Generator tank and carbide holder, gasometer tank, with its upper or movable portion, known as gasometer bell, and the filter. Both tanks are nearly full of water. The gas is made in the generator tank and passes into the gasometer through the large pipe. The pressure is low—but  $1\frac{1}{4}$  ounces to the square inch. When gas is taken out by use of same at the jets, the upper or movable part of the gasometer (known as the gasometer bell) descends. This descent of the gasometer bell pulls down the connecting lever, and at the other end of the lever the valve or stopper of the feed mechanism inside the carbide holder is lifted up allowing carbide to drop into the water beneath. This makes gas, which, as described, passes into the generator tank and causes the upper or movable portion to rise, shutting off the feeding of carbide. The operation of the generator is based upon the unfailing and natural law of gravitation or gravity. The valve or stopper, above mentioned, operates also upon this positive law. The positive operation and reliability of the generator because of gravity accomplishes: First, an absolutely simple generator; second, the making of gas in exact proportion to the use of light, i. e., the gas is made as used—no more, no less; third, due to the reliability of action, and the simplicity—all of which result from the employment of the gravity principle—each and every part of the generator is heavy and strong. The whole is so easily looked after that the service can be kept up by any intelligent boy, or by any man who can shovel coal into a furnace.

## CITY MAY CLAIM WATERFRONT LAND.

According to the old records of the city it is shown that made lands on the river front were once municipal property. Assistant Corporation Counsel George L. Sterling confirmed recently the report that New York City, through its Law Department, is examining the titles of real estate on the East and North River water fronts, to find out whether much of this land, now worth millions of dollars, does not belong to the city. The old Dutch and English records in this country and in England and Holland are being searched, as are also all the deeds referring to the land that are still in existence in this country.

The land in Manhattan, the ownership of which is being investigated, is the made land between the southern end of Pearl st and the East River, and the land, also made, between Greenwich st and the North River. All this land may be proved to be the rightful property of those in whose names it is recorded now, and no assertion is made now that any of it is the property of the city. But under the old charters all of the land in question belonged to the city, and the present investigation is to learn whether any of it may still belong to the city.

Some of the most prominent realty owners in the city are represented among the property holders in the sections affected by the investigation, among them being the Rhinelanders, the Elys, the Gerrys, the Goelets, the De Forests, the Gallatins, the Chesebroughs, the Sons of the American Revolution, the Sailors' Snug Harbor Corporation, Trinity Corporation, the Lorillards, the Spencers, the Roosevelts, the Arbuckles, and the Schermerhorns.

The investigation of the deeds and the original grants has been quietly in progress for several years, and Mr. Sterling said that thousands of dollars had been expended. Some of the old maps and deeds that figure in the search were found in Europe and others in various parts of this country, particularly in Washington. Some valuable material was also found in an old book store in this city.

## PROPERTY OWNERS' MEETINGS.

The first regular monthly meeting of the North Side Board of Trade for the season 1909-10 was held in the board rooms, Carr Building, 138th st and 3d av, Wednesday evening, Sept. 22, at 8 o'clock. President John F. Steeves spoke on the coming Hudson-Fulton celebration. He appealed to the residents of the Bronx to decorate their residences and places of business, and to participate in the military and civic parade to be held on Wednesday, Sept. 29. He also requested the members to attend the Bronx dinner to be held at Ebling's Casino on Tuesday evening, Sept. 28, at which Governor Hughes, Mayor McClellan, Hon. Herman Ridder and other prominent speakers will make addresses. Congressman Joseph A. Goulden on behalf of Congress presented a silver life saving medal to Mr. James Owens, a hero of the Slocum disaster.

The question of sending a delegation of five members to the State Waterway Convention to be held at Albany, Oct. 28, was approved, and the following were appointed delegates: Hon. James L. Wells, Hon. Joseph A. Goulden, Chas. E. Reid, John F. Steeves and George Amory. A resolution was adopted asking the Board of Education to allow school children to be dismissed at 10.30 a. m., so that they can attend the different parades. The board went on record as favoring the granting of an additional \$3,000,000 for increasing the salary of women school teachers. The second resolution to co-operate with the Taxpayers' Alliance of Highbridge to abate the smoke nuisance was carried. The board also approved the extension of the 3d av elevated road up to and through White Plains av and Gun Hill road to the city line.



The regular monthly meeting of Greenwich Village Public Service Committee was held at 276 West 11th st. on Wednesday evening, Sept. 22, at 8 p. m. President Edwin Zimmerman presided. A committee of seven was delegated to call upon Mayor McClellan and lay before him the extension of 7th av, from West 11th st to Varick st. This matter was brought before the Board of Estimate and Apportionment in July, and was laid over until October, when it will be passed upon. President Zimmerman says that Borough President Ahern and Comptroller Metz are both in favor of this improvement. A committee was appointed to call upon the Public Service Commission and request them to compel the traction companies to remove railway tracks that are not in use. A committee will also call upon the Dock Commissioner and demand that this section of the city be given at least one public dock. There is not at the present time an open dock between Canal and 30th st.

The annual election of the Harlem Property Owners' Association was held on Thursday evening, Sept. 23, at 147 East 125th st. The following officers were elected: President, Dr. Abraham Korn; First Vice-President, Mortimer C. Foster; Second Vice-President, Dr. Bernard Gordon; Treasurer, C. Schildwachter; Secretary, S. L. Kahn. This is the seventh term that Dr. Korn has been elected as president of this organization. A committee was appointed to attend the budget hearing before the Board of Estimate and Apportionment and to oppose the increasing of the salaries of any city official or employee.

## BUILDING MANAGERS AND OWNERS.

### Notes from the Detroit Convention—New Yorkers Say It Was Worth the While.

**M**Y, but the office building tenants in Chicago are a lot of unappreciative people. Other large cities also have a great many of the same class of people and they are so unappreciative that they open their office water faucets and allow several gallons of ice water to run to waste before they take their drink.

And that's why the managers of large office buildings in Chicago have shut off the ice water system.

This developed from a talk given before the Building Managers' convention in the Cadillac Hotel at Detroit last week, by J. E. Randall, of Chicago, discussing "Systematic Office Management."

"Do the Detroit tenants appreciate it? You bet they do," said Albert Kern, of Detroit, discussing Randall's talk. "You see here we have to cater to our tenants. There, they have a waiting list. See the difference? Moreover, the building managers in Chicago charge the ice companies for delivering ice in the building for the individual tenants. Some of them are also interested in water supply companies. From those sources they have a substantial revenue of several thousand dollars a year. Do you see now why the tenants in those cities don't 'appreciate' ice water service?"

Another interesting point brought up at the convention was how to take care of sick or disabled janitors, engineers, janitresses or other building employees.

One speaker declared it was a shame that men should be employed for years, men who give faithful service, and should then be turned out without warning. Speakers also deprecated the fact that when sickness overtakes some employees, their families suffer because their wages stop, even though the employee becomes ill in the service. Others pointed out that courts are maintained at an expense of thousands each year to try damage suits, and not a cent of those thousands goes to the injured and disabled.

All sorts of regrets were expressed for the poor building employee and then the convention passed on to the next subject.

#### FOR THE AMALGAMATION OF BUILDING MANAGERS.

A strong argument for the amalgamation of the building managers with the National Association of Real Estate Exchanges was made by W. W. Hannan, president of the real estate organization.

Mr. Hannan pointed out that building managers could join the larger body and still maintain their identity under the name of building managers' section of the National Association of Real Estate Exchanges. He argued that this should be done because many of its objects are similar to those of the real estate body, and because there are men in both organizations who could thus attend both conventions each year, where-as they are forced to cut out one now.

Albert Kern, a Detroit manager, delivered a paper on "Efficiency and Cost of Janitor Service." He presented statistics from 17 cities, showing a preference for janitresses over janitors, while in Chicago the preference is just the opposite. A committee was appointed to consider the matter.

Mr. C. T. Coley, with Douglas Robinson, Charles S. Brown Company, New York City, delivered an address on "The Relation of Operating Expenses to Gross and Net Income of Office, Loft and Apartment Buildings."

On Tuesday afternoon the members of the convention were taken on an excursion on the steamer Sappho. Luncheon was served on the boat and dinner at the casino on Belle Isle in the evening.

The New York men in attendance at the convention were Clarence T. Coley, supervising engineer for Douglas Robinson,

Charles S. Brown Company; Mr. Fedler, manager for the Produce Exchange Building; William T. Ropes, of Horace S. Ely's office; Mr. C. M. Ripley, of the Engineering Supervision Company; Joseph F. Hines, of the Cruickshank Company; Reginald P. Bolton, C. E., and Mr. Knight of the Metropolitan Life Building. Mr. Thomas of the Prudential Life Building at Newark was also present. They say that the meeting was a very interesting and profitable one.

Next meeting will be at Washington next September. It is understood that the Detroit building managers contributed \$3,000 toward the expenses of the convention. The object of the conferences might be stated as an attempt to standardize building management, so as to find the best way of doing the things required of building owners.

There is no organization of building managers in New York City, but there are some in other cities. One of its benefits is that it operates to protect owners against tenants who do not make good when the rent is due.

## LAW DEPARTMENT

### INSURANCE COMPANY CAN COLLECT.

To the Editor of the Record and Guide:

Will you kindly let me know through your Law Department Column if a title insurance company can collect their charges in full in a case where deed cannot be received for property in question? The case is this: The buyer gave contract to insurance company to search and guarantee policy. At time appointed seller cannot give deed. Title company is not asked to guarantee policy, but claim full charges.

A SUBSCRIBER.

Answer.—The title company was employed by you and is entitled to its fee for searching the title. This you are in turn able to collect from the seller, if the title offered you was not up to the requirements of the contract of sale.

In everyday occurrence, the title company will await your recovering this charge, together with your binding-money, or, as often arranged, take care of the whole matter for you.—Ed.

### MORTGAGE NOT PAID.

To the Editor of the Record and Guide:

In 1875 my husband bought two lots in Westchester County. He paid the taxes until 1883. In making an exchange of property he gave a mortgage on the lots. What I would like to know is if I pay the back taxes will the mortgage still be on file against it, as it is 26 years since the mortgage was given, or will the paying of taxes cancel this mortgage?

Hoping you will answer this in the Law Column of your paper, I remain,

A WIDOW.

Answer.—Payment of taxes would not be a payment by which the presumed payment of the mortgage from lapse of time would be changed.—Ed.

### RESTRICTIONS.

To the Editor of the Record and Guide:

A owns a city block of land. He conveys to B twenty lots, restricting them to a single-family dwelling on each lot. Seven such dwellings are erected. B sells the remaining thirteen lots to C with same restrictions. Query: Should C convey one lot to D, could C have the restrictions removed from the balance of the lots, allowing a subsequent buyer to erect apartment houses thereon, provided he obtained consent from both A and B?

Answer.—No; unless the restrictions were in the nature of conditions rather than covenants.

To the Editor of the Record and Guide:

Will you kindly advise me what rules govern the repair of line fences in yards. Are the adjoining owners compelled to share the cost, or is it a matter to be arranged between them?

Answer.—Various statutes have been passed providing for municipal ordinances on the subject, but we know of no actual operative legal control exercised or to which resort may be had. The subject is most always regulated as you hint, by agreement between the parties, or by a fence built on his own side of the line by any property owner desiring it.

To the Editor of the Record and Guide:

Dear Sir—Kindly inform me in next Saturday's Record and Guide, "whether an owner can make a tenant move who has a ten (10) year lease, and who has not had same recorded and had occupied the premises for over three (3) years?"

(Signed) F.

P. S.—Also, whether a lease for over three years must be recorded.

Answer.—1. Not if he has performed his part of the lease. 2. Only to save some purchaser of the land buying the land free from notice of the existence of the lease, and thus being able to ignore its existence if he so desire.—Ed.



# 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 of 1908 and 1909.

### MANHATTAN AND THE BRONX.

| CONVEYANCES.  |                     | 1909.   |                     | 1908.                |  |
|---|---------------------|---|---------------------|----------------------|--|
|   |                     | Sept. 17 to 23, inc.                                      |                     | Sept. 18 to 24, inc. |  |
| Total No. for Manhattan                                   | 128                 | Total No. for Manhattan                                   | 141                 |                      |  |
| No. with consideration                                    | 4                   | No. with consideration                                    | 11                  |                      |  |
| Amount involved   | \$256,500           | Amount involved   | \$374,250           |                      |  |
| Number nominal  | 124                 | Number nominal  | 130                 |                      |  |
|   |                     | 1909.   | 1908.               |                      |  |
| Total No. Manhattan, Jan. 1 to date                       | 8,049               | Total No. Manhattan, Jan. 1 to date                       | 7,029               |                      |  |
| No. with consideration, Manhattan, Jan. 1 to date         | 658                 | No. with consideration, Manhattan, Jan. 1 to date         | 492                 |                      |  |
| Total Amt. Manhattan, Jan. 1 to date                      | \$37,852,671        | Total Amt. Manhattan, Jan. 1 to date                      | \$27,429,842        |                      |  |
|   |                     | 1909.   | 1908.               |                      |  |
| Total No. for the Bronx                                   | 107                 | Total No. for the Bronx                                   | 122                 |                      |  |
| No. with consideration                                    | 11                  | No. with consideration                                    | 5                   |                      |  |
| Amount involved   | \$144,625           | Amount involved   | \$30,525            |                      |  |
| Number nominal  | 96                  | Number nominal  | 117                 |                      |  |
|   |                     | 1909.   | 1908.               |                      |  |
| Total No., The Bronx, Jan. 1 to date                      | 5,317               | Total No., The Bronx, Jan. 1 to date                      | 5,668               |                      |  |
| Total Amt., The Bronx, Jan. 1 to date                     | \$3,022,963         | Total Amt., The Bronx, Jan. 1 to date                     | \$4,057,601         |                      |  |
| <b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>  | <b>13,426</b>       | <b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>  | <b>12,697</b>       |                      |  |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$40,875,634</b> | <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$31,487,443</b> |                      |  |

### Assessed Value Manhattan.

| 1909.                                       |               | 1908.                                       |               |
|---|---------------|---|---------------|
| Sept. 17 to 23, inc.                        |               | Sept. 18 to 24, inc.                        |               |
| Total No. with consideration                | 4             | Total No. with consideration                | 11            |
| Amount involved                             | \$256,500     | Amount involved                             | \$374,250     |
| Assessed value                              | \$250,500     | Assessed value                              | \$361,500     |
| Total No. nominal                           | 124           | Total No. nominal                           | 130           |
| Assessed value                              | \$5,547,000   | Assessed value                              | \$6,553,200   |
| Total No. with consid., from Jan. 1 to date | 653           | Total No. with consid., from Jan. 1 to date | 492           |
| Amount involved                             | \$37,852,671  | Amount involved                             | \$27,429,842  |
| Assessed value                              | \$30,526,200  | Assessed value                              | \$21,744,100  |
| Total No. nominal                           | 7,486         | Total No. nominal                           | 5,537         |
| Assessed value                              | \$403,751,220 | Assessed value                              | \$333,678,400 |

### MORTGAGES.

| 1909.   |                      | 1908.   |                      |
|---|----------------------|---|----------------------|
| Sept. 17 to 23, inc.                                      |                      | Sept. 18 to 24, inc.                                      |                      |
| Total number  | 128                  | Total number  | 189                  |
| Amount involved   | \$3,555,419          | Amount involved   | \$4,778,827          |
| No. at 6%   | 44                   | No. at 6%   | 59                   |
| Amount involved   | \$503,364            | Amount involved   | \$1,109,097          |
| No. at 5½%  | 3                    | No. at 5½%  | 12                   |
| Amount involved   | \$23,500             | Amount involved   | \$195,810            |
| No. at 5%   | 22                   | No. at 5%   | 36                   |
| Amount involved   | \$571,000            | Amount involved   | \$1,088,000          |
| No. at 4¾%  | 1                    | No. at 4¾%  | 28                   |
| Amount involved   | \$4,000              | Amount involved   | \$162,517            |
| No. at 4½%  | 26                   | No. at 4½%  | 4                    |
| Amount involved   | \$873,000            | Amount involved   | \$2,047,000          |
| No. at 4%   | 1                    | No. at 4%   | 1                    |
| Amount involved   | 1                    | Amount involved   | \$3,850              |
| No. with interest not given                               | 32                   | No. with interest not given                               | 28                   |
| Amount involved   | \$1,580,555          | Amount involved   | \$229,250            |
| No. above to Bank, Trust and Insurance Companies          | 42                   | No. above to Bank, Trust and Insurance Companies          | 17                   |
| Amount involved   | \$1,801,000          | Amount involved   | \$205,900            |
|   |                      | 1909.   | 1908.                |
| Total No., Manhattan, Jan. 1 to date                      | 6,977                | Total No., Manhattan, Jan. 1 to date                      | 6,342                |
| Total Amt., Manhattan, Jan. 1 to date                     | \$234,185,910        | Total Amt., Manhattan, Jan. 1 to date                     | \$212,565,023        |
| Total No., The Bronx, Jan. 1 to date                      | 5,845                | Total No., The Bronx, Jan. 1 to date                      | 5,224                |
| Total Amt., The Bronx, Jan. 1 to date                     | \$48,227,711         | Total Amt., The Bronx, Jan. 1 to date                     | \$28,144,828         |
| <b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> | <b>12,622</b>        | <b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> | <b>11,566</b>        |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$282,413,621</b> | <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$240,709,851</b> |

### EXTENDED MORTGAGES.

| 1909.   |                     | 1908.   |                     |
|---|---------------------|---|---------------------|
| Sept. 17 to 23, inc.                                      |                     | Sept. 18 to 24, inc.                                      |                     |
| Total number  | 27                  | Total number  | 4                   |
| Amount involved   | \$528,750           | Amount involved   | \$34,750            |
| No. at 6%   | 3                   | No. at 6%   | 1                   |
| Amount involved   | \$17,250            | Amount involved   | \$10,000            |
| No. at 5½%  | 12                  | No. at 5½%  | 3                   |
| Amount involved   | \$259,500           | Amount involved   | \$30,750            |
| No. at 4¾%  | 11                  | No. at 4¾%  | 1                   |
| Amount involved   | \$242,000           | Amount involved   | \$10,000            |
| No. at 4½%  | 1                   | No. at 4½%  | 1                   |
| Amount involved   | 1                   | Amount involved   | 1                   |
| No. with interest not given                               | 1                   | No. with interest not given                               | 1                   |
| Amount involved   | \$10,000            | Amount involved   | \$4,000             |
| No. above to Bank, Trust and Insurance Companies          | 9                   | No. above to Bank, Trust and Insurance Companies          | 1                   |
| Amount involved   | \$206,000           | Amount involved   | \$5,750             |
|   |                     | 1909  | 1908                |
| Total No., Manhattan, Jan. 1 to date                      | 1,343               | Total No., Manhattan, Jan. 1 to date                      | 1,343               |
| Total Amt., Manhattan, Jan. 1 to date                     | \$64,694,357        | Total Amt., Manhattan, Jan. 1 to date                     | \$64,694,357        |
| Total No., The Bronx, Jan. 1 to date                      | 415                 | Total No., The Bronx, Jan. 1 to date                      | 415                 |
| Total Amt., The Bronx, Jan. 1 to date                     | \$3,361,685         | Total Amt., The Bronx, Jan. 1 to date                     | \$3,361,685         |
| <b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> | <b>1,758</b>        | <b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> | <b>1,758</b>        |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$68,056,042</b> | <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> | <b>\$68,056,042</b> |

### PROJECTED BUILDINGS.

| 1909.                              |                      | 1908.                              |                     |
|------------------------------------|----------------------|------------------------------------|---------------------|
| Sept. 18 to 24, inc.               |                      | Sept. 19 to 25, inc.               |                     |
| Total No. New Buildings:           |                      | Total No. New Buildings:           |                     |
| Manhattan                          | 12                   | Manhattan                          | 13                  |
| The Bronx                          | 39                   | The Bronx                          | 41                  |
| <b>Grand total</b>                 | <b>51</b>            | <b>Grand total</b>                 | <b>54</b>           |
| Total Amt. New Buildings:          |                      | Total Amt. New Buildings:          |                     |
| Manhattan                          | \$1,226,000          | Manhattan                          | \$1,607,700         |
| The Bronx                          | 812,850              | The Bronx                          | 328,875             |
| <b>Grand total</b>                 | <b>\$2,038,850</b>   | <b>Grand total</b>                 | <b>\$1,936,575</b>  |
| Total Amt. Alterations:            |                      | Total Amt. Alterations:            |                     |
| Manhattan                          | \$77,633             | Manhattan                          | \$130,825           |
| The Bronx                          | 54,800               | The Bronx                          | 5,300               |
| <b>Grand total</b>                 | <b>\$132,433</b>     | <b>Grand total</b>                 | <b>\$136,125</b>    |
| Total No. of New Buildings:        |                      | Total No. of New Buildings:        |                     |
| Manhattan, Jan. 1 to date          | 799                  | Manhattan, Jan. 1 to date          | 469                 |
| The Bronx, Jan. 1 to date          | 1,812                | The Bronx, Jan. 1 to date          | 1,242               |
| <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>2,611</b>         | <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>1,711</b>        |
| Total Amt. New Buildings:          |                      | Total Amt. New Buildings:          |                     |
| Manhattan, Jan. 1 to date          | \$104,453,297        | Manhattan, Jan. 1 to date          | \$58,605,521        |
| The Bronx, Jan. 1 to date          | 29,185,435           | The Bronx, Jan. 1 to date          | 11,544,150          |
| <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>\$133,638,732</b> | <b>Mhhtn-Bronx, Jan. 1 to date</b> | <b>\$70,149,671</b> |
| Total Amt. Alterations:            |                      | Total Amt. Alterations:            |                     |
| Mhhtn-Bronx, Jan. 1 to date        | \$10,030,062         | Mhhtn-Bronx, Jan. 1 to date        | \$9,043,592         |

### BROOKLYN.

#### CONVEYANCES.

| 1909.  |                     | 1908.  |                     |
|--|---------------------|--|---------------------|
| Sept. 16 to 22, inc.                               |                     | Sept. 17 to 23, inc.                               |                     |
| Total number                                       | 485                 | Total number                                       | 513                 |
| No. with consideration                             | 16                  | No. with consideration                             | 27                  |
| Amount involved                                    | \$150,234           | Amount involved                                    | \$300,041           |
| Number nominal                                     | 449                 | Number nominal                                     | 486                 |
| <b>Total number of conveyances, Jan. 1 to date</b> | <b>20,038</b>       | <b>Total number of conveyances, Jan. 1 to date</b> | <b>19,596</b>       |
| <b>Total amount of conveyances, Jan. 1 to date</b> | <b>\$10,074,307</b> | <b>Total amount of conveyances, Jan. 1 to date</b> | <b>\$13,936,771</b> |

#### MORTGAGES.

|  |                     |  |                     |
|--|---------------------|--|---------------------|
| Total number                                     | 474                 | Total number                                     | 464                 |
| Amount involved                                  | \$1,632,145         | Amount involved                                  | \$1,761,846         |
| No. at 6%  | 267                 | No. at 6%  | 317                 |
| Amount involved                                  | \$778,155           | Amount involved                                  | \$925,593           |
| No. at 5¾%                                       | 1                   | No. at 5¾%                                       | 1                   |
| Amount involved                                  | 1                   | Amount involved                                  | 1                   |
| No. at 5½%                                       | 48                  | No. at 5½%                                       | 115                 |
| Amount involved                                  | \$201,375           | Amount involved                                  | \$746,491           |
| No. at 5¼%                                       | 1                   | No. at 5¼%                                       | 1                   |
| Amount involved                                  | 1                   | Amount involved                                  | 1                   |
| No. at 5%  | 138                 | No. at 5%  | 22                  |
| Amount involved                                  | \$601,930           | Amount involved                                  | \$71,192            |
| No. at 4¾%                                       | 1                   | No. at 4¾%                                       | 1                   |
| Amount involved                                  | \$2,400             | Amount involved                                  | \$2,400             |
| No. at 4½%                                       | 1                   | No. at 4½%                                       | 1                   |
| Amount involved                                  | 1                   | Amount involved                                  | 1                   |
| No. at 3%  | 1                   | No. at 3%  | 1                   |
| Amount involved                                  | \$1,000             | Amount involved                                  | \$1,000             |
| No. with interest not given                      | 18                  | No. with interest not given                      | 10                  |
| Amount involved                                  | \$45,285            | Amount involved                                  | \$18,570            |
| <b>Total number of Mortgages, Jan. 1 to date</b> | <b>19,592</b>       | <b>Total number of Mortgages, Jan. 1 to date</b> | <b>18,763</b>       |
| <b>Total amount of Mortgages, Jan. 1 to date</b> | <b>\$78,414,821</b> | <b>Total amount of Mortgages, Jan. 1 to date</b> | <b>\$69,331,896</b> |

#### PROJECTED BUILDINGS.

|  |                     |  |                     |
|--|---------------------|--|---------------------|
| No. of New Buildings                               | 357                 | No. of New Buildings                               | 243                 |
| Estimated cost                                     | \$1,873,075         | Estimated cost                                     | \$1,588,725         |
| Total Amount of Alterations                        | \$86,838            | Total Amount of Alterations                        | \$300,626           |
| <b>Total No. of New Buildings, Jan. 1 to date</b>  | <b>8,000</b>        | <b>Total No. of New Buildings, Jan. 1 to date</b>  | <b>3,977</b>        |
| <b>Total Amt. of New Buildings, Jan. 1 to date</b> | <b>\$43,529,866</b> | <b>Total Amt. of New Buildings, Jan. 1 to date</b> | <b>\$24,106,608</b> |
| <b>Total Amount of Alterations, Jan. 1 to date</b> | <b>\$3,471,366</b>  | <b>Total Amount of Alterations, Jan. 1 to date</b> | <b>\$4,440,703</b>  |

### QUEENS.

#### PROJECTED BUILDINGS

| 1909   |                     | 1908   |                     |
|--|---------------------|--|---------------------|
| Sept. 17 to 23, inc.                               |                     | Sept. 18 to 24, inc.                               |                     |
| No. of New Buildings                               | 88                  | No. of New Buildings                               | 92                  |
| Estimated cost                                     | \$483,345           | Estimated cost                                     | \$350,100           |
| Total Amount of Alterations                        | \$23,675            | Total Amount of Alterations                        | \$13,495            |
| <b>Total No. of New Buildings, Jan. 1 to date</b>  | <b>3,449</b>        | <b>Total No. of New Buildings, Jan. 1 to date</b>  | <b>3,449</b>        |
| <b>Total Amt. of New Buildings, Jan. 1 to date</b> | <b>\$12,536,380</b> | <b>Total Amt. of New Buildings, Jan. 1 to date</b> | <b>\$12,536,380</b> |
| <b>Total Amount of Alterations, Jan. 1 to date</b> | <b>\$564,346</b>    | <b>Total Amount of Alterations, Jan. 1 to date</b> | <b>\$564,346</b>    |

## THE WEEK.

THE proposal of the Interborough Company, submitted this week to the Public Service Commission, for a subway under Madison av, leaving the Broadway-Lexington av route for a new system, brings us much nearer to additional transit facilities and cannot help but benefit real estate in the whole section north of 42d st and east of the Park.

Sales in this whole district have been few and far between in the past two years, and now that the Central's improvement is nearing completion and there is a reasonable certainty of East Side transit improvement, a resumption of activity may be confidentially looked forward to.

The leasing of the Fitzgerald property at the southeast corner of Broadway and 43d st for twenty-one years for improve-



ment with a 12-sty theatre and office building removes one of the few remaining large plots in the Times square district from the market.

Announcement was made this week of an apartment house to be built at St. Nicholas av and 190th st, opposite to the subway station, now in course of construction. Considering the fact that the new houses between 164th and 181st sts are not well rented, it might be wise for builders to go slowly in the northern end of the Washington Heights section.

## THE AUCTION MARKET

THIS week's auction offerings consisted of twenty-four sales by orders of the court and two voluntary offerings, one of these being acreage plots at Oakdale, L. I., offered by Bryan L. Kennelly, and disposed of as follows:

Along Oakland boulevard prices averaged from \$60 to \$200, the last named being paid by William J. Howard for a plot near the railroad station.

In Oakland road nine plots were sold, a corner one bringing \$135 and inside prices from \$60 to \$100. The northeast and northwest corners of Waterford and Oakland roads brought \$254 and \$126, respectively. The buyers included E. Wolff, Julius Goldberg, W. M. Burrows, James S. Hubbard, I. Driscoll, J. F. Navotony, F. Terle, John H. Allen and Henry Kelly.

For the coming week there are two voluntary offerings by Joseph P. Day, one a 4-sty tenement at 541 West 29th st and the other a plot, 75x155, with frame building, at the northwest corner of Eastern boulevard and Middleton road.

## SUBWAY LINE FOR MADISON AVENUE.

The Interborough Company on Wednesday submitted to the Public Service Commission a proposition for a line under Madison av. The commission thus retains control of Lexington av for a new system, and is assured of the extension of the present lines.

Theodore P. Shonts, in a letter to the commission, made known the decision of the Interborough Company to relinquish Lexington av and build a line in Madison av. Mr. Shonts wrote:

"While a renewed consideration of the subject persuades us that the construction of the subways up Lexington and 3d avs best combines the advantages of the public and the Interborough Company, our further calculations now show us that the advantage to the company is not so great that it cannot be surrendered in view of our fixed purpose to meet, as far as due regard to the interests of the Interborough Company will permit us, the suggestions of your board.

"We, therefore, modify the proposition submitted to your board in our letter of June 30, by eliminating therefrom the construction of subways upon Lexington and 3d avs and by substituting, in lieu thereof, a four-track subway upon Madison av, with spurs to develop new territory in the Bronx, such as you suggest in your letter of August 27 may be desirable, pursuing the following route:

"Starting from the present subway at or about 38th st, running as a four-track subway under public streets and private property to Madison av at 45th st; thence up Madison av to the Harlem River at about 138th st; across the Harlem River to 146th st; dividing, with two tracks to a connection with the West Farms Division of the subway at or about 149th st and Girard av, and two tracks from about 146th st up River av to a connection with the proposed Macomb's Dam extension of the 6th av elevated railway modified to meet this connection at about 161st st and River av, the said proposed elevated extension to continue the line up River and Jerome avs to 194th st as a three-track elevated road.

"This route will give the desired local and express service to the section of Manhattan between Lexington and 5th avs; it will increase the service to the Lenox av section; it will tap the very areas of the Bronx that have already occurred to your board as desirable sections to reach; and, so far as we are able to perceive, meets with your own views of a logical, practicable and systematic development of the rapid transit facilities.

"We invite your attention, moreover, to an additional circumstance of considerable importance, so far as the undeveloped sections of the Bronx are concerned. Should our proposition to extend the 6th av line of the Manhattan Elevated Railway, from 149th st, across Macomb's Dam Bridge, via River and Jerome avs, to 194th st, as herein proposed, be accepted, and should our proposal to third-track the 2d and 3d avs elevated lines be approved and covered by appropriate franchises, it would lie within our power to give rapid transit service in connection with the 6th av elevated line from the Jerome Park Reservoir section to lower Manhattan, and in connection with the existing subway and the 2d and 3d av elevated lines, from Pelham Bay Park to lower Manhattan, pending the actual opening of the new Madison av subway, and within a considerably shorter time than would be possible under any other project."

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

GREENWICH ST.—Horace S. Ely & Co. have sold for J. Pierpont Morgan as trustee 176 Greenwich st, adjoining the southwest cor of Dey st, a 5-sty building on lot 24.6x64x irregular.

17TH ST.—Herman Wronkow has bought from Catherine S. Farr 110 East 17th st, a 4-sty and basement dwelling, on lot 24x92. Mr. Wronkow recently purchased the Fanwood apartment adjoining, and now controls a plot 74x92 bet Union sq and Irving pl.

18TH ST.—Philip Jeselson has sold for Mrs. Dina Maier 316 East 18th st, a 3-sty and basement high stoop brownstone front dwelling, on lot 20x78. The purchaser will occupy the house.

37TH ST.—I. Randolph Jacobs has purchased from various owners 251 to 255 West 37th st, three 3-sty and basement dwellings on plot 48.8x98.9, about 180 ft. east of 8th av.

39TH ST.—Lizzie T. Marion has sold 262 West 39th st, a 3-sty and basement dwelling on lot 20.6x98.9, near 8th av.

47TH ST.—Jacob J. Tabolt has sold for John B. Ross of Madison, Ind., the 3-sty frame dwelling 506 West 47th st, on lot 15.4x100. This property has been in the hands of the seller for more than 20 years.

### A Bowery Hotel Sold.

BOWERY.—Jacob Finkelstein has sold for the Segal Realty Co. to the Lewis Realty & Investing Co. the 10-sty fireproof hotel in course of construction at 223½ and 225 Bowery, on plot 38x184. The same broker recently leased the property to a Chicago hotel concern. The price involved in the sale is reported by the broker as about \$275,000.

### Becar Estate Sells.

BROADWAY.—According to a report published this week, the 5-sty building at 185 and 187 Broadway, 25.6x100, owned by the Becar estate, has been sold. From a representative of the estate neither confirmation nor denial of the report could be obtained. The property adjoins the City Investing Co.'s holdings, at the southwest cor of Broadway and Dey st, formerly owned by the Mercantile National Bank. It contains 2,543 sq. ft. and was purchased by the bank in 1899 for \$350,000, being at the rate of \$137.63 a sq. ft.

MADISON AV.—Horace Barnard has resold to Geo. H. Shaffer, proprietor of the Bridgeport Market, the 4-sty dwelling at 673 Madison av, northeast cor of 61st st, on lot 25x85. The buyer will remove his business from 472 4th av to the Madison av house, which is to be altered for this purpose.

### New Theatre on Broadway.

A Syndicate of St. Louis real estate men, composed of the C. L. Gray Construction Co., Frank R. Tait and Moses Underwood, Jr., has taken a long term lease of the southeast cor of Broadway and 43d st and has had plans drawn by Geo. W. Keister for a 12-sty theatre and office building to be erected there at a cost of nearly \$1,000,000. The proposed building will front 103 ft. on Broadway and will run back 193 ft. on 43d st. The Broadway frontage of the plot is now encumbered with four 1-sty "taxpayers," surmounted by lofty advertising signs. A row of old fashioned brownstone houses occupies the street frontage. The lease is for a period of 21 years, with renewal privileges, which raise the full term to 105 years. The rental is graduated. For the first year the syndicate will pay \$50,000; for the second year, \$70,000, and for the ensuing 19 years \$100,000 a year. For the second period of 21 years a yearly rental of \$115,000 will be demanded. For the remainder of the term the rent is to be based upon a yearly 4 per cent. valuation of the realty. Mrs. Mary E. Fitzgerald, who owns the land to be occupied by the new building, is now in Paris. The lease was closed during her absence by Winthrop E. Dwight, as attorney, and the papers were sent to Mrs. Fitzgerald yesterday for her signature. The Douglas Robinson, Chas. S. Brown Co. represented the St. Louis syndicate.

### NORTH OF 59TH STREET.

80TH ST.—J. Levy & Co. have sold 176 and 178 East 80th st, two 4-sty flats on plot 44x102.2.

90TH ST.—L. J. Phillips & Co. have sold for Mrs. Oscar M. Arnold to Mrs. L. W. Wise 23 West 90th st, a 5-sty American basement dwelling, on lot 16.5x100.8.

95TH ST.—Mrs. Emily L. Landon has sold 39 West 95th st, a 3-sty dwelling on lot 16.6x100.8.

107TH ST.—Shaw & Co. have sold for Emile Utard 8 and 10 East 107th st, a 6-sty triple apartment, 42x100.

115TH ST.—Enrico V. Pescia & Co. have sold for a client to S. Savenio the 5-sty double flat 63 East 115th st, on plot 25x100.

135TH ST.—Manheimer Bros., in conjunction with John M. Royall, have sold to a client for the Solmax Realty Co. the 6-sty apartment house 65 and 67 West 135th st, on plot 37.6x99.11.

142D ST.—C. F. Heitmann has sold for Mrs. Annie Reckhart 212 West 142d st, a 3-sty and basement dwelling, on lot 17x99.11.

148TH ST.—Du Bois & Taylor have sold for Annie E. and Harrett J. Neidinger to a client for occupancy the 3-sty and basement brownstone trimmed dwelling 517 West 148th st, on lot 18x99.11.

153D ST.—Robert Levers has sold for J. W. Brandt to L. McCord 269 West 153d st, adjoining the northeast cor of 8th av, a 5-sty new law plot, on plot 37.6x99.11.

LEXINGTON AV.—Philip Jeselson has sold for Anthony F. Koelble 1943 to 1947 Lexington av, and 143 to 147 East 120th st, a group of four 3-sty buildings on plot 100.11x50, at the northeast cor of Lexington av and 120th st. The purchaser will improve the plot with a 6-sty apartment house with stores.

PARK AV.—Herbert A. Sherman, in conjunction with Douglas Robinson, Chas. S. Brown & Co., has sold for the estate of Austin Corbin to Geo. W. Perkins, of J. P. Morgan & Co., 76 Park av, bet 38th and 39th sts, a 5-sty American basement dwelling, on lot 25x100. Mr. Sherman sold the lot on which the house was built to the Corbin estate in 1891.

ST NICHOLAS AV.—The Braude-Papae Co. has sold for a client to the Dakota Realty Co. the plot, 33.6x100, at the northwest cor of St. Nicholas av and 190th st. This plot is located immediately at the subway station now in course of construction.



WADSWORTH AV.—Philip Jeselson sold for John Volz to a client for investment 143 and 145 Wadsworth av, bet 180th and 181st sts, two 5-sty apartment houses, each on plot 37.6x100.

STH AV.—C. F. Heitmann has sold for Frank Tozzi 2443 8th av, a 5-sty flat, on lot 26.4x100.

### BRONX.

GARDEN ST.—Irving Construction Co. sold the 2-sty frame 2-family house 781 Garden st, 265 ft. west of Southern Boulevard, on a lot 25x100. Edward Polak was the broker.

GROTE ST.—John A. Steinmetz sold for Michael Roos estate to a client a plot of 8 lots, 100 ft., fronting on Grote st, running through to Garden st, 6 ft. west of Prospect av, with a 1-family dwelling thereon.

149TH ST.—Smith & Phelps have sold for Louis Grimm the vacant plot, 150x85, situate at the southwest cor of 149th st and St. Anns av. The seller takes in part payment from the Moorehead Realty & Construction Co. the plot 45x79 with a 2-sty frame house at the northwest cor of 147th st and Concord av; also the 4-sty double flat, size 33x56x67, on the west side of Minford pl, 34 ft. north of 172d st, and the 4-sty double flat, size 33x56x100, on the north side of 172d st, 67 ft. west of Minford pl. The total amount involved in the transaction is \$120,000.

173D ST.—Edward Polak sold 509 East 173d st, 100 ft. east of 3d av, a 4-sty double flat, on a lot 28x75.

ARTHUR AV.—The McQuade estate is reported to have sold the northeast cor of Arthur av and 175th st, a plot 90x125x irregular.

CROTONA AV.—F. J. Wood sold for a client to a builder the plot 50x100 on the east side of Crotona av, 50 ft. north of 178th st.

EASTERN BOULEVARD.—John R. Peterson sold through Edward Polak lot No 5, Waring estate, on Eastern Boulevard.

OGDEN AV.—Philip Jeselson has sold for Anthony F. Koelble to a builder for improvement a plot 43.9x95 on the west side of Ogden av, 112.5 ft. south of 166th st; also the same buyer a plot 43.9x95 on the east side of Summit av, 112.5 ft. south of 166th st.

SEABURY PL.—Barry Bros. bought from a Mr. Wilners a plot on the east side of Seabury pl, 200 ft. south of 172d st. The buyers now control a plot 225x100, which will be improved immediately by them.

TOPPING AV.—Edward Polak sold for Henry C. Gerhards 1665 Topping av, 115 ft. south of 173d st, a 3-sty brick 2-family dwelling, on a lot 20x100.

VYSE AV.—Jas. J. Haggerty sold for S. B. Steinmetz Co. to Chas. Bohan the 2-sty and basement 2-family brick dwelling on lot 25x100, on the west side of Vyse av, 225 ft. north of 172d st, and known as 1545 Vyse av.

WHITE PLAINS ROAD.—Cahn & Cahn have sold for A. Enslin 4436 and 4438 White Plains road, two 3-family houses, on plot 50x83, to Geo. H. Taylor. The property was given in part payment for the Happy farm, consisting of 85 acres and buildings at Coldbrook, Ulster Co., N. Y.

### LEASES.

Philip Jeselson leased for Louis Auerbach for a term of years to August Wenzel the 4-sty building 20 East 13th st.

Folsom Bros. have leased for Jerome Alexandre the fully furnished dwelling 44 East 61st st, to William B. Spader.

Senior & Stout have leased for Auguste Rosenberg the 4-sty dwelling 122 West 58th st to Annie L. Henning for a term of years.

Willard S. Burrows Co. have leased for the Shole Hotel Co. the store 954 Broadway in the Hotel Bartholdi building to Julius Krainin of this city.

Folsom Bros. have leased in conjunction with Horace S. Ely & Co. for the Stokes estate the private dwelling 64 West 12th st to a client for a term of years.

S. B. Goodale & Son have leased for a term of years for Francis Glover to the United States School of Music 39 East 30th st, to be used as a conservatory of music.

Louis Becker leased for a term of years for James Rahill 561 West 169th st, on a lot 25x100, to Mrs. Rose M. Tobin, who will occupy the same as her residence.

J. B. English has leased for B. Merrihew the 4-sty dwelling 103 West 69th st, for Beatrice Lawrence the 4-sty dwelling 230 West 48th st, for J. Liebler 110 West 44th st.

Robt. S. Smith, Saml. W. Steel and Albert Smith have leased the 6-sty building 46 West 14th st to Morrison Bros. for a long term of years for use as a dry goods store.

Manheimer Bros. have leased for the Two Twenty-four West Thirty-fourth St. Co. the property at that address, and for Mrs. Rebecca Creagen the building 243 West 34th st.

Walter E. Maynard has leased the property at 431 5th av, for 21 years, at \$20,000 per year net. It is a 5-sty building on lot 21.10x100, and \$20,000 will be spent by the owner in alterations. Pease & Elliman were the brokers.

Daniel H. Renton & Son have leased for Agnes A. McGirr to Wm. E. Power the 3-sty private dwelling 510 West 143d st; and for Caroline J. Wells to Alfred K. Barker, the 4-sty dwelling 451 Convent av.

The Realty Holding Co. has leased through M. & L. Hess the 7 upper lofts, 35,000 sq. ft., in its building at 22 and 24 West 27th st; also through Frederick Fox & Co. the 3 upper lofts in 40 and 42 West 27th st, containing 13,500 sq. ft.

The Gross & Gross Co. have leased for Otto Strack to the O. R. Weiss Realty Co. the 8-sty building to be erected on plot 60x100 at 351-5 West 52d st, for a term of years. The aggregate rental amounts to \$250,000. The lessees have sublet, from the plans, 6 out of 8 floors.

The Chas. F. Noyes Co. has leased the building 119 West 43d st to B. M. Hotten; the store 337 Water st for W. C. Storey to M. Hanshaft, and floors in 232 Fulton st to the Weeks-Numan Co., 245 Pearl st to Wolf Liebers; 59 Ann st to the Franklin Co. and in 130-132 Worth st to T. S. Coale.

Duross Co. have leased for Conron Bros. Co. the store and basement at 451 West 13th st, to Alfred Buggeln for a term of years. Also leased for Mrs. Lahey the 3-sty and basement dwelling 63 Barrow st to Mary Voorher, and the 3-sty and basement dwelling 227 West 12th st to Thomas Bunsain.

Denzer Bros. have sub-leased for S. Steinfeld & Co. to L. Loewy & Son the entire 5-sty and basement building at 447-449 Broadway, through to 50-52 Mercer st, containing 60,000 sq. ft., for a term of years, at an aggregate rental of about \$150,000, and have succeeded in having the Rhinelander Real Estate Co.

William McDonald has sold his lease on the property at the southwest cor of 6th av and 32d st, 3 and 4-sty buildings, fronting 49.5 ft. on the av and 75 ft. on the st. Mr. McDonald is said to have received a figure close to \$100,000 for his lease, which has 14 years more to run. The lease also contains the privilege of two renewals of 21 years each, which virtually makes it a 55-year lease. Mr. McDonald pays on an average \$12,500 a year for the property and sub-leases it to various tenants at an average of \$18,000 a year. It is not known definitely who purchased the lease, but it is the opinion of many that the Hoffman estate, which owns the fee of the property, are the buyers. The property is directly opposite the site on which Gimbel Bros. are erecting their store, and is one block east of the new Pennsylvania depot.

### SUBURBAN.

Joseph Maloy purchased of A. Bailleys through Cornelius G. Kolff the cor lot 100x100 on the southeast cor of Greenleaf av and Post av, West New Brighton.

Maurice B. and Daniel W. Blumenthal report the sale of 5 lots at Rockaway Park, bet Ocean av and Washington av, for Mrs. Josephine Zimmermann to Emma Wolper.

The Lewis H. May Co. has sold for Henry Hart his two corner properties at Arverne, L. I., fronting 206 ft. on Ocean av and 100 ft. on Meredith and Ameriman avs, to Max Gold, who will erect 2-family brick dwellings.

Auctioneer Geo. W. Bard's auction sale of 74 lots at Mt. Vernon, near the Columbus av station of the New Haven road, was largely attended. All the lots were sold for a total of \$46,425. Prices ranged from \$360 to \$475 a lot.

Pease & Elliman have sold for Frank H. Keen his country place at the cor of Glenville road and Brookside drive, in the Rock Ridge section of Greenwich, Conn., to C. W. Post. The property contains about 2½ acres, a dwelling and a stable.

Charles Goldsmith has sold for Daniel W. Blumenthal 3 lots on 20th st, bet 3d av and Av C, College Point, L. I., to H. Webb. Ernest Turner has sold for Mr. Blumenthal 10 lots on Av C, bet 22d and 23d sts, to a new company, as a site for a button factory. Mr. Blumenthal's property adjoins that of the Auto Press Co.

The Columbia Investment & Real Estate Co. held a successful sale on Saturday of lots in the Highland av addition to Grantwood, on the Palisades. One hundred and five lots were sold for \$75,990. The satisfactory results of the offering are attributed largely to the amount of money expended by the company in opening up and improving this section.

### Acreeage Sale at Yorktown.

Mrs. C. L. Francisco, widow of the former superintendent of the Grand Central station, sold to O. E. Wader, representative of the Standard Oil Co. in Germany, a large house with 115 acres in Yorktown, Westchester Co. Mr. Wader will make his summer home there. The consideration is said to have been about \$25,000.

### New Owners for Jamaica Sites.

The Wm. P. Rae Co. reports the following sales at Hillcrest of Jamaica: A plot 60x100 on Union av, 40 ft. east of Inglee av, to Gerhard Fuerste and Otto Cramer; a plot 40x100 on Inglee av, south of Union av, to Chas. J. Thornton; a plot 40x100 on Moritz av, south of Van Sicken st, to Jos. J. Hart; and a plot 40x100 on Ackroyd av, south of Union av, to Jas. F. Harvey.

Moore & Wyckoff have sold Windymore, the homestead of the Field family, of Stockbridge, Mass., which has been occupied by the Field family for several generations, to Miss King, of this city. Lady Jeanie Lucinda Musgrave, of East Grimstead, Sussex Co., Eng., was the owner of Windymore, having purchased it in June of this year from a relative, Mrs. Frances Dwight Field. Lady Musgrave is the daughter of the late David Dudley Field, of Stockbridge.

The New York & Westchester Town Site Co., Jacob Leitner, president, is about to subdivide the Clark-Davis farm in North av, New Rochelle. The property contains about 175 acres and has a frontage of more than one-half mile in North av. At the st the property lies about 15 ft. above the curb and slopes gradually to a height of approximately 50 ft., at a distance of 200 ft. from North av. The development has been called Bonniecree. Engineers are also at work on a tract of land containing about 200 acres located in Quaker Ridge road and Palmer av, owned by the same company. Each of these developments will have a station of the New York & Westchester and Boston Railroad on the property.

### Hoboken Factory Brings \$300,000.

Chas. W. Trembley, a specialist in water front properties, of 171 Broadway, has sold for the Colls Realty Co., of Cleveland, O., a 5-sty brick semi-fireproof 150x90 ft. factory at 8th and Grand sts, Hoboken, to the W. H. Miner Coffee & Chocolate Co. of San Francisco. The property brought \$300,000. It is considered a desirable industrial building. It was only recently constructed, and contains an expensive sprinkler system. The company will probably begin operations on Feb. 1, in the meantime importing its machinery equipment from Germany. The company was incorporated under the laws of New Jersey for \$1,350,000 last week. W. H. Miner is president, and Wm. C. Sherwood, secretary. McDermott & Fisk, Jersey City, are counsel.

### COMPARISON OF SALES AND MORTGAGES.

The total number of mortgages recorded for Manhattan this week was 128, as against 137 last week, and in the Bronx 132, as against 115 last week. The total amount involved is \$4,583,319, as against \$5,149,887 last week.

The amount involved in the auction sales this week was \$535,082, and since January 1, \$48,259,216. Last year the total for the week was \$812,566, and from January 1, \$43,125,698.



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## CORPORATION TAX LAW ASSAILED.

In an address before the International Tax Conference, held at Louisville, Ky., on Wednesday, Mr. Lawson Purdy attacked the federal corporation tax as unworkable. He called the levy a disguised income tax.

At a conference between several of the leading delegates to the International Tax Conference it was decided to offer a resolution calling for the repeal of the corporation tax law and express the disapproval of the conference with President Taft's views of this law.

Mr. Purdy, in his address, in part said:

"While the tax based on corporation income is called an 'excise tax' in the apparent hope that the phrase will disguise it when it is presented to the Supreme Court, it is in reality a partial income tax, Congress has endeavored to follow the latest decisions of the Supreme Court, and in so doing has enacted a law which has all the defects of the most poorly devised income tax and other defects peculiar to itself.

"The form of this tax on corporation income renders necessary a most inquisitorial procedure. The States have the power to tax corporations without prying into their business secrets, and some of them do this now with marked success, so far as revenue is concerned.

"It has been suggested that the power to tax incomes should be reserved to the States. This suggestion must be made in derision or in profound ignorance. Several States have tried to impose income taxes and failed utterly, as they must fail. The only income tax law which has a chance of success must be patterned after the British income tax, which taxes all incomes and uses corporations as tax collectors. This requires nationwide jurisdiction.

"From whatever point of view the federal corporation tax is studied, it is unworkable and unjust; it encroaches upon the powers of the States; it is not productive of revenue; it is needlessly inquisitorial; the publicity required is rash and dangerous in the extreme. Its name is a subterfuge, it is an income tax and not an excise tax. It has the vices of income taxes without the merits of an income tax law scientifically framed.

"The States cannot frame income tax laws that are workable because they lack jurisdiction of the sources of income and incomes must be reached at source to be taxed effectively. If incomes are to be taxed the United States must tax them. In any event, the United States should have the power."

Professor E. R. A. Seligman, of Columbia University, New York, and James W. Noel, of Indianapolis, also spoke.

## REAL ESTATE NOTES

The fifth and sixth lofts, each 50x100, of the Hollander Building, 550 and 552 5th av, are for rent. Ernestus Gulick Company, 334 5th av, are the agents.

The Allene Construction Co. has made a building loan of \$75,000 to Julius Weinstein on the property, 200x99.11, on the south side of 157th st, 275 ft. east of Broadway.

The Munden Construction Co. has secured a building loan of \$109,000 from the North American Mortgage Co. on the southeast corner of Audubon av and 176th st, 101.1x95.

Charles T. Mehlretter, real estate broker of 703 Tremont av, near Crotona av, has succeeded to the firm of Mehlretter & Karges. The business will be continued at the same location, and all the late firm's obligations will be assumed by him.

Wm. A. White & Sons have negotiated for the Rutgers Construction Company two loans of \$210,000 each at 4½ per cent. for five years on two 6-sty elevator apartment houses, with stores, comprising the block front on the east side of Lenox av, between 113th and 114th sts. The buildings are now in course of construction, and will be finished in about six weeks.

St. John the Baptist Foundation has been granted leave by Justice Amend of the Supreme Court to sell 311 East 4th st, a 3-sty dwelling, on lot 21.5x96, to Simon Ehrlich for \$17,500. The proceeds of the sale will be applied toward the construction of the building known as the St. Marguerite Home, Mendham, N. J.



THE TITLE INSURANCE CO., OF NEW YORK

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

EDGAR J. LEVEY President JOHN D. CRIMMINS, CLINTON R. JAMES, Vice-Presidents. CYRIL H. BURDETT, Secretary OWAIN A. BAYLES, WILLIAM N. HART, Treasurer Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. Sept. 25.

No Legal Sales advertised for this day.

Sept. 27.

135th st, No 592, s s, 250 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. Sidney W Allen agt Chas L Ullman exr et al; Miller & Bretzfelder, att'ys; Warren Leslie, ref. (Amt due, \$5,594.75; taxes, &c, \$252.69.) Mort recorded April 14, 1902. By Joseph P Day.

135th st, No 594, s s, 266.8 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. William Moeller et al, trustees, agt Chas L Ullman exr et al; action No 2; Miller & Bretzfelder, att'ys; Robert W Maloney, ref. (Amt due, \$5,580.14; taxes, &c, \$258.03.) Mort recorded Dec 10, 1900. By Joseph P Day.

135th st, No 596, s s, 283.4 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. Same agt same; action No 3; same att'ys; same ref. (Amt due, \$5,580.14; taxes, &c, \$341.75.) Mort recorded Dec 10, 1900. By Joseph P Day.

150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. Chas E Sands et al, trustees, agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas W Dayton, Jr, ref. (Amt due, \$24,826.13; taxes, &c, \$1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. Same agt David Weingarten et al; same att'ys; Geo S Mittendorf, ref. (Amt due, \$24,826.13; taxes, &c, \$1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

113th st, No 73, n s, 197.1 e Madison av, 26.3x100.11, 5-sty brk tenement and store. Esther G Solomon agt Abraham Jacobs et al; Cooper & Baer, att'ys, 20 Vesey st; Frank Moss, ref. (Amt due, \$3,084.64; taxes, &c, \$100; sub to a prior mort of \$19,000.) Mort recorded July 17, 1906. By Joseph P Day.

Sept. 28.

29th st, No 210, s s, 151.5 w 7th av, 24.10x98.9, 3-sty brk tenement and store and 2-sty brk tenement in rear. Sophia Beer agt Joseph Orthaus et al; Samuel Widder, att'y, 221 Havemeyer st, Brooklyn; Philip Carpenter, ref. (Partition.) By Herbert A Sherman.

202d st, n s, 964.3 w Williamsbridge rd, 25 Summit av, 1x100, 2-sty frame dwelling. James A Woolf agt Edna J Klinder et al; James A Deering, att'y, 135 Broadway; James T Brady, ref. (Amt due, \$6,618.97; taxes, &c, \$86.08.) Mort recorded Nov 3, 1905. By Joseph P Day.

55th st, No 157, n s, 95 w 3d av, 20x100.5, 3-sty and basement stone front dwelling. Amy A C Montague agt Anna M Groge et al; Earle & Russell, att'ys, 1 Nassau st; Chas L Denks, ref. (Amt due, \$2,912.47; taxes, &c, \$10; sub to a first mort of \$13,000.) Mort recorded Sept 11, 1908. By Joseph P Day.

Sept. 29.

No Legal Sales advertised for this day.

Sept. 30.

60th st, No 251, n s, 100 e 11th av, 25x100.5, 4-sty brk tenement. James P Clarendon exr agt Moss Realty Co et al; Chas E Lydecker, att'y, 2 Rector st; Lowen E Ginn, ref. (Amt due, \$8,535.85; taxes, &c, \$382.47.) Mort recorded Nov 18, 1905. By Joseph P Day.

Oct. 1.

Convent av, No 311, e s, 419.6 n 141st st, 20x100, 3 and 4-sty brk dwelling. Anne D Thomson agt Mamie R Cottrell et al; Robinson, Bidle & Benedict, att'ys, 79 Wall st; John T Dooling, ref. (Amt due, \$14,997.70; taxes, &c, \$13.) Mort recorded April 20, 1906. By Joseph P Day.

Lorillard av, n w cor Central av, 50x98x-110. Central av | Baychester av, n e cor Central av, 50x80. Central av | Seaview av, s w cor Central av, runs w 50 x s Central av | 200 to Agnes av, x e 25 x n 100 x Agnes av | e 25 x n 100.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 24, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

- \*Pinehurst av (proposed) | s w cor 181st st, 20.6x-26.1, vacant, gore. 181st st | (Partition.) Fort Washington Syndicate. \$6,000 Oliver st, No 42, e s, 58.8 s Madison st, 30.1x72.2x29.9x75, 5-sty brk tenement and store. (Amt due, \$1,209.80; taxes, &c, \$500; sub to prior mortg aggregating \$28,000.) A A Silberberg .....30,500 152d st, No 759, n s, 100 w Wales av, 25x100.10x28.9x86.7, 4-sty brk tenement. (Amt due, \$4,708.07; taxes, &c, \$350; sub to a mort of \$10,500.) Jacob B Kaplan .....15,859 129th st, No 70, s s, 48.6 w Park av, 17.3x99.11x irreg, 3-sty dwelling (voluntary). Thomas Collins .....8,850 133d st, No 54, s s, 277 e Lenox av, 16x98.9, 3-sty and basement brk dwelling. (Amt due, \$6,754.51; taxes, &c, \$316.25.) I L Carbonell, 7,400 \*2d av, No 1848, e s, 75.8 s 96th st, 25.1x99.10x25.5x99.10, 5-sty brk tenement and store. (Amt due, \$9,226.09; taxes, &c, \$47.25; sub to prior mort of \$20,000.) Bernard Mayer .....26,354 \*2d av, No 1850, e s, 50.8 s 96th st, 25x100, 5-sty brk tenement and store. (Amt due, \$9,233.59; taxes, &c, \$47.25; sub to prior mort of \$20,000.) Bernard Mayer .....26,354 \*132d st, Nos 52 to 60, s s, 297.6 e Lenox av, 87.6x99.11, five 3-sty frame dwellings. (Amt due, \$5,627.49; taxes, &c, \$1,350.35; sub to prior mort of \$31,000.) Hugo E Distelhurst .....33,503 \*Lafontaine av, w s, 97.6 s 179th st, 75x100, vacant. (Amt due, \$8,626.29; taxes, &c, \$418.24.) Mutual Life Ins Co. ....9,250

- 148th st, No 519, n s, 261 w Amsterdam av, 15.6x99.11, 3-sty and basement brk dwelling. (Amt due, \$9,679.50; taxes, &c, \$8.) Alexander McCann .....10,750 Longfellow av, n e cor 172d st, 300x100, vacant. (Amt due, \$1,891.24; 172d st | taxes, &c, \$4,776.50; sub to a mort of \$20,900.) Gertrude Hottel .....25,200 \*Clinton av, No 1392, s e cor 170th st, 31.6x100.2x42.6x95, 5-sty brk tenement. (Amt due, \$10,064.43; taxes, &c, \$0.27; sub to a first mort of \$36,000.) Marie L Worch .....44,605

BRYAN L. KENNELLY.

- Willett av, w s, 100 s 216th st, 200x100, Wakefield. (Amt due, \$7,636.04; taxes, &c, \$365.60.) James B Kilshheimer .....8,300 Bank st, No 130, s s, 67.1 e Washington st, 17.10x94.7x17.10x94.6, 2-sty brk dwelling (voluntary). Bid in at \$9,100. 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. (Amt due, \$13,483.37; taxes, &c, \$736.64.) Albert Hinz .....15,000 \*138th st, No 628, s s, 214.6 w Cypress av, 37.6x100, 6-sty brk tenement and store. (Amt due, \$9,449.66; taxes, &c, \$940; sub to prior mort of \$28,000.) Theresa Kummel .....34,770 CHAS. A. BERRIAN. \*72d st, No 265, n s, 75 e West End av, 25x100, 4-sty and basement brk dwelling. (Amt due, \$9,720.13; taxes, &c, \$—; sub to a first mort of \$62,000.) Henry T Carey .....70,000 SAMUEL MARX. \*61st st, No 241, n s, 200 e West End av, 25x100.5, 5-sty stone front tenement. (Amt due, \$2,579.99; taxes, &c, \$154.35; sub to a prior mort of \$12,000.) Jacob Low et al .....13,683 \*Broome st, No 35 | s w cor Goerck st, 25.2x100x25.3x100, 5-sty brk Goerck st, Nos 13 to 19 | tenement and stores. (Amt due, \$15,958.95; taxes, &c, \$—; sub to a first mort of \$25,000.) Hannah Straus et al. ....39,150

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

RECEIVERS' SALE.

The undersigned, Receivers of the property of the Bartlett Brick Company, will, on the 9th day of October, 1909, at 12 o'clock noon, sell at the front door of the Court House, in the City of Newburgh, N. Y., the following property of said corporation:

Brick Yard at Hudson, N. Y., known as the "Bartlett Brick Works," containing 75 acres of land, together with docks, filling, sheds, all buildings thereon situated, engines and all yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

Also lease of yard at Roseton, N. Y., from D. H. & J. W. Armstrong, Lessors, for term ending 1921. This yard contains about 244 acres of land, together with docks, filling, sheds and all buildings thereon situated. Also all engines and yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

TERMS OF SALE:—10 per cent. of purchase price at time of sale and balance on or before the 9th day of November, 1909.

Further particulars furnished on application. EDWARD J. COLLINS, SEWARD U. ROUND, Receivers.

C. L. WARING, Attorney for Receivers, Newburgh, N. Y. W. B. CASSEDY, Attorney for certain stockholders, Newburgh, N. Y.

PUBLIC NOTICES.

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

BOROUGH OF MANHATTAN.

List 382, No. 1. Reregulating, regrading, recurbing and reflagging West One Hundred and Forty-eighth street, from a point 225.7 feet west of Broadway to the easterly line of the Riverside drive; together with a list of awards for damages caused by a change of grade.

BOROUGH OF THE BRONX.

List 632, No. 2. Sewers and appurtenances in Mohegan avenue, from East One Hundred and Seventy-sixth street to East One Hundred and Seventy-fifth street.

List 634, No. 3. Receiving basins at the northeast and southeast corners of Walton avenue and East One Hundred and Sixty-ninth street.

List 633, No. 4. Receiving basins and appurtenances at the northeast, southeast, northwest and southwest corners of East One Hundred and Forty-second street and Robbins avenue.

List 9543, No. 5. Regulating, grading, curbing, erecting fences and constructing steps and drains in West One Hundred and Seventy-seventh street, from Sedgwick avenue to the easterly line of Cedar avenue, and paving between Cedar avenue and a point about 160 feet easterly therefrom.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 19, 1909, at 11 A. M., at which time and place the said objections will be heard, and testimony received in reference thereto.

For full particulars see City Record.

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

William H. Jasper, Secretary, No. 320 Broadway, City of New York, Borough of Manhattan, September 17, 1909. (13363)



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

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

Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty brk loft and store build- Allen st ing. (Amt due, \$8,109.04; taxes, &c, \$40.) Withdrawn.— \*3d av, No 4070, e s, 464.10 n 174th st, 25x100, 4-sty brk tenement and store. (Amt due, \$5,381.26; taxes, &c, \$416.39; sub to a mort of \$12,000.) Max Cohen 17,560 \*13th st, Nos 346 & 348, s s, 128 w 1st av, 42x103.3, 6-sty brk tenement and stores. (Amt due, \$16,434.29; taxes, &c, \$3,634.83; sub to a first mort of \$47,000.) Caroline Gottlieb 52,938 HERBERT A. SHERMAN. \*185th st, No 469, n s, 101 w Washington av, 16.8x100, 2-sty frame dwell- ing. (Amt due, \$2,271.03; taxes, &c, \$1,043.60.) Maggie F Tucker 3,400

\*Brook av, No 373, w s, 50 s 143d st, 25x90, 4-sty brk tenement and store., (Amt due, \$6,584.27; taxes, &c, \$556.71; sub to a first mort of \$12,000.) Wm A Weber 16,566 \*Manhattan st, No 5, w s, 92.5 n Houston st, 25.1x62, 5-sty brk tene- ment. (Amt due, \$18,080.96; taxes, &c, \$398.81.) Pauline Neustaedter 19,000 Total 535,082 Corresponding week, 1908 812,566 Jan. 1st, 1909, to date 48,259,216 Corresponding period, 1908 43,125,698

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty. 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. 6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10. 7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed. 8th.—A \$20,000—\$30,000 indicates the assessed value of the prop- erty, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909. 9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Sept. 17, 18, 20, 21, 22 and 23. (No. 91.)

BOROUGH OF MANHATTAN.

Bleecker st, Nos 317 to 321 n e cor Grove st, runs e 117.9 x n 47 Grove st, Nos 49 to 53 1/2 x w 36.7 x n e 29.4 x w 88.6 to e s Bleecker st x s 73.4 to beginning, three 6-sty brk tenements and stores. FORECLOS, Sept 8, 1909. Joseph R Truesdale refer- ee to Rosalie Hyams and Isidore Hammerslough. Sept 13. Sept 20, 1909. 2:591—40 and 42. A \$74,500—\$150,000. 10,000 Beekman st, No 59 s s, 23.9 w Gold st, 23.9x109.7 to n s Ann st Ann st, No 89 x23.2x103.9, 5-sty stone front loft and store building. Lawrence Foot of Canton, Miss, to Katharine Foot. 1-3 of 1/4 part. B & S. Sept 7. Sept 17, 1909. 1:93—35. A \$45,000—\$65,000. nom Same property. Same to Euphemia Whittredge of Summit, N J. 1-3 of 1/4 part. B & S. Sept 7. Sept 17, 1909. 1:93. nom Bedford st, Nos 14 and 16, e s, 58.10 s Downing st, runs e 75.1 x s 17.6 x e 24.1 x s 13.3 x w 99.8 to Bedford st x n 38.11 to begin- ning, 6-sty brk tenement and stores. Antonio Ferrara to Mari- etta Bagarozzy. B & S. Aug 25. Sept 17, 1909. 2:527—7. A \$15,000—\$41,000. other consid and 100 Broome st, No 35 s w cor Goerck st, 25.2x100x25.3x100, 5- sty brk tenement and stores. FORE- CLOS, Sept 23, 1909. Patrick J Dobson, ref, to Hannah Straus, Bernhard, Ferdinand, Samuel and Fanny Rosenstock. Mort \$25,000 and all liens. Sept 23, 1909. 2:326—47. A \$20,000— \$45,000. 14,000 over and above first mort for \$25,000 Chrystie st, Nos 195 and 197, w s, 100 s Stanton st, 50x196, one 3 and one 5-sty brk loft and store buildings. Martin Engel to Max D Steuer. 1-6 part. Sept 17. Sept 18, 1909. 2:426—29 and 30. A \$56,000—\$70,000. nom Chrystie st, No 54, e s, 99.2 n Canal st, 25x100, 6-sty brk tene- ment and store and 6-sty brk tenement in rear. Wm H Car- penter of Mamaroneck, N Y, to Rebecca G Carpenter of Mama- roneck, N Y. Mort \$20,000. Sept 14, 1905. Sept 20, 1909. 1:302—4. A \$23,000—\$38,000. nom Downing st, No 23, n s, 125 e Bedford st, 18x70, 3-sty frame (brk front) tenement. Giovanni B Sarti to J W Moyer of Pottsville, Pa. Mort \$7,200. July 28. Sept 21, 1909. 2:527—89. A \$6,500—\$9,000. nom Elizabeth st, No 192, e s, 114 n Spring st, 25x98, 2-sty brk stable and 5-sty brk tenement in rear. Antonio Ferrara to Marietta Bagarozzy. B & S. Aug 25. Sept 17, 1909. 2:492—2. A \$17,500—\$20,000. other consid and 100 Elizabeth st, No 90, e s, 130 s Grand st, 25x100, 6-sty brk tene- ment and store. FORECLOS, Aug 26, 1909. Cambridge Liv- ingston referee to Antonio Ferrara. Mort \$32,000. Sept 21, 1909. 1:239—11. A \$19,000—\$39,000. 3,200 Grand st, Nos 444 and 446 n e cor Ridge st, 43.10x100, 6-sty brk Ridge st, Nos 16 to 20 tenement and stores. FORECLOS, Sept 10, 1909. Edmund J Tinsdale referee to J William Nath- anson. Sept 20, 1909. 2:341—67. A \$70,000—\$125,000. 28,200 over and above 1st mort of 72,000 Hamilton st, No 13, n s, 151.4 e Catherine st, 25x31, 5-sty brk tenement and store. Carlo Molinelli to Gaspare and Enrico Moli- nelli. 1-3 part. Mort \$7,000. Sept 22. Sept 23, 1909. 1:253— 70. A \$5,000—\$10,000. nom Hester st, Nos 197 and 199, n s, 100 e Baxter st, 50x100, 6-sty brk tenement and stores. Frank Pittelli to John Oliva. All liens. Aug 20. Sept 17, 1909. 1:236—33. A \$36,000—\$85,000. nom Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87, 2-sty brk tenement and store. Release judgment. Edouard, a corpn, to Thos H Baskerville as referee in partition suit of Jenkins vs Pearsall. Sept 20. Sept 23, 1909. 1:298—24. A \$15,000— \$17,000. nom Madison st, No 227, n e cor Jefferson st, 23.10x80, 3-sty brk tene- Jefferson st, No 33, ment and 2-sty brk tenement. Nathan Dietz to The Louis Shulsky Company. Morts \$25,000. Sept 20. Sept 22, 1909. 1:270—32. A \$23,000—\$27,000. other consid and 100

Monroe st, No 218, s s, 25 w Scammel st, 25x71.6x25x73.3, 5-sty brk tenement and store. John and Patrick McKigney to Eliza- beth Casey. B & S and C a G. Aug 5. Sept 18, 1909. 1:261— 71. A \$14,000—\$23,000. other consid and 100 Mott st, Nos 123 and 125, w s, 49.10 n Hester st, 50x62.8x49.9x 62.8, 6-sty brk tenement and stores. Marshall Realty Co to Herman B Goodstein. All title. Mort \$57,000. Sept 18. Sept 20, 1909. 1:237—28. A \$28,000—\$65,000 and 238; 2:470. nom Oak st, No 49, s s, 53.10 e Oliver st, 24.3x53.5x24.5x53.7, 5-sty brk tenement and store. Frank Pittelli to John Oliva. Aug 20. Sept 17, 1909. 1:252—62. A \$10,000—\$14,000. nom Oak st, Nos 45 and 47 s e cor Oliver st, 53.10x53.10x51.3x54.2, Oliver st, Nos 60 and 62, 6-sty brk tenement and store. Frank Pittelli to John Oliva. Aug 20. Sept 17, 1909. 1:252—63. A \$35,000—\$65,000. nom Oak st, No 29, s s, abt 105 e New Chambers st, 25.6x62, 3-sty frame tenement and store. Morris Barron to Daniel Sand. 1-3 part. All liens. Sept 10. Sept 23, 1909. 1:111—48. A \$9,000— \$11,000. nom Oliver st, No 13 1/2, s s, 142.3 e Bowery, 17.2x40, 4-sty brk tene- ment and store. Howard H Henry EXR &c James H Strong to James H W Strong of Babylon, L I. 1-3 part. Sept 16. Sept 17, 1909. 1:279—12. A \$4,500—\$7,000. 4,000 Same property. Same to Silvie L Post of Babylon, L I. 2-3 parts. Sept 16. Sept 17, 1909. 1:279. 8,000 Prospect pl, No 45 n e cor 42d st, 17.1x58, 4-sty stone front tene- 42d st, No 349 ment and store. Stephen H Jackson to Harry Schlessinger. Mort \$17,100. Sept 7. Sept 21, 1909. 5:1335—22. A \$7,000—\$13,000. other consid and 100 Sheriff st, No 58, e s, 200 n Delancey st, 25x100, 4-sty brk tene- ment and store and 3-sty brk tenement in rear. Jennie Cypress to Samuel Greenwald of Brooklyn. Undivided interest. Q C. All liens. Sept 1. Sept 21, 1909. 2:333—6. A \$18,000—\$22,000. nom Water st, No 428, n s, abt 70 w Market slip, 20x60, 5-sty brk tenement and store. Morris Barron to Daniel Sand. 1/4 part. All liens. Sept 10. Sept 23, 1909. 1:250—59. A \$4,000— \$9,000. nom 3d st E, No 11, n s, 300 w 2d av, 25x83.9, 5-sty brk tenement and store. Mayer Reiss to Stephen Barker. Mort \$33,000. Sept 18. Sept 22, 1909. 2:459—44. A \$17,000—\$30,000. nom 3d st E, No 13, n s, 275 w 2d av, 25x87.6, 5-sty brk tenement and store. Jennie Alexander to Stephen Barker. Morts \$33,000. Sept 18. Sept 22, 1909. 2:459—43. A \$17,000—\$30,000. nom 8th st E, No 315, n s, 280.4 e Av B, 20.7x69.10, 4-sty brk tenement and store. Charles Schimmer to Morris Simon. Mort \$11,000. Sept 1. Sept 23, 1909. 2:391—52. A \$11,000—\$13,000. other consid and 100 8th st E, No 317, n s, 301 e Av B, 20.7x69.10, 4-sty brk tenement and store. Charles Schimmer to Cong Leches Iasher Bnei Horo- witz, a corpn. Mort \$11,000. Sept 1. Sept 23, 1909. 2:391—51. A \$11,000—\$13,000. other consid and 100 12th st E, No 528, the business. Power of attorney. Minnie Reich- man to Fred Weinberg. Aug 16. Sept 22, 1909. P A. 14th st W, Nos 344 and 346, s s, 550 w 8th av, runs w 50 x s 46.1 x e 0.3/4 x s — x w 0.1 1/4 x s — x e 50 x n 103.1 1/2 to beginning, 6-sty brk tenement and stores. Rebecca Rosenthal to Ig Roth, Inc, a corpn. Morts \$84,000. Sept 22, 1909. 2:629—13. A \$40,000—\$90,000. other consid and 100 16th st E, No 108, s s, 171 e 4th av or Union sq E, 33x103.3, 6-sty brk loft building. Rudolph E Schirmer et al HEIRS, &c, Gustav Schirmer to Ristori Leerburger and Daisy C Metz- ler. Mort \$50,000. Sept 20, 1909. 3:871—78. A \$33,000— \$80,000. other consid and 100 17th st W, No 228, s s, 337 w 7th av, 25x84, 5-sty brk tenement. Emile Latil to Anna Jackson. Sept 20, 1909. 3:766—60. A \$11,000—\$23,500. other consid and 100 19th st W, No 37, n s, 545 w 5th av, 25x92, 7-sty brk loft and store building. Louie D Barnewall et al to Mevon Realty Co. Mort \$60,000. Sept 16. Sept 17, 1909. 3:821—19. A \$52,500—\$78,000. other consid and 100 25th st W, No 253, n s, 539.2 w 7th av, 20.6x98.9, 4-sty brk dwell- ing. Mort \$7,500.



DENNIS G. BRUSSEL
ELECTRIC WIRING AND APPARATUS FOR
LIGHT HEAT POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering
Engines and Generators Installed
Also Telephones, Pumps, Motors
15 West 29th St., New York

Also property in Queens Co, N Y.
Mary J O'Brien to Alfred L Brown. Sept 16. Sept 17, 1909.
3:775-12. A \$11,000-\$14,000. other consid and 100
31st st W, Nos 450 to 454, s s, 141.8 e 10th av, 50x104.3x50.2x
108.8, three 4-sty brk tenements. Samuel Blumenstock to Anna
Blumenstock. Mort \$23,000. June 12. Sept 20, 1909. 3:728-
64 to 66. A \$16,500-\$25,500. other consid and 100
35th st E, No 103, n s, 80 e Park av, 25x98.9, 4-sty stone front
dwelling. Edward H Ladd Jr et al EXRS Theo P Nichols to Ed-
ward F Whitney. May 15. Sept 21, 1909. 3:891-5. A \$42,-
000-\$51,000. 80,800
37th st W, No 5, n s, 195 w 5th av, 24.6x98.9. Power of attorney.
Cornelia G Chapin to John H Judge. May 27. Sept 22, 1909.
37th st W, No 5, n s, 195 w 5th av, 24.6x98.9, 4-sty stone front
dwelling. Cornelia G Chapin to Henry Corn. C a G. All liens.
Sept 20. Sept 22, 1909. 3:839-36. A \$79,500-\$89,500. nom
37th st W, Nos 7 and 9, n s, 219.6 w 5th av, 50.6x98.9, two 4-sty
stone front dwellings. Geo C Clark to Henry Corn. All liens.
Sept 20. Sept 22, 1909. 3:839-34 and 35. A \$164,000-\$190,-
500. nom
37th st W, Nos 5 to 9, n s, 195 w 5th av, 75x98.9, three 4-sty stone
front dwellings. Henry Corn to Samuel K Jacobs. Mort \$290,-
000. Sept 20. Sept 22, 1909. 3:839-34 to 36. A \$243,500-
\$280,000. 100
Same property. Saml K Jacobs to Wesley Thorn of Plainfield,
N J. Mort \$290,000. Sept 21. Sept 22, 1909. 3:839.
other consid and 100
37th st W, Nos 5 to 9, n s, 195 w 5th av, 75x98.9, three 4-sty
stone front dwellings. Wesley Thorn to James Carlew. Mort
\$345,000. Sept 21. Sept 22, 1909. 3:839-34 to 36. A \$243,-
500-\$280,000. other consid and 100
37th st W, No 437, n s, 300 e 10th av, 25x98.9, 3-sty brk tenement
and store and 2-sty brk tenement in rear. Charles Dinkel to
George Kern. Mort \$12,000. Sept 15. Sept 20, 1909. 3:735-
14. A \$9,000-\$11,000. nom
38th st W, No 19, n s, 335 w 5th av, 25x98.9, 5-sty brk and stone
building and store. John E Parmly to Dalton Parmly of Oceanic,
N J. All title. B & S. Aug 16. Sept 18, 1909. 3:840-30. A
\$80,000-\$100,000. nom
Same property. Dalton Parmly to Eleazar Parmly, Borough of
Rumson, Monmouth Co, N J. 1/2 part of all title. B & S. Sept
9. Sept 18, 1909. 3:840. nom
40th st E, No 40, s s, 80 w Park av, 25x98.9, 4 and 5-sty brk
dwelling. James O'Conor to Emery L Ferris. Oct 12, 1908.
Sept 21, 1909. 3:869-45. A \$52,000-\$100,000. nom
42d st W, No 533, n s, 325 e 11th av, 25x100.5, 4-sty brk tenement
and store and 4-sty brk tenement in rear. Caroline L Foley to
Mary A Willis of Baldwin, L I. Mort \$15,000. Sept 14. Sept
17, 1909. 4:1071-14. A \$14,000-\$17,000. nom
44th st W, No 443, n s, 260 e 10th av, 20x100.4, 4-sty brk dwell-
ing. Benjamin Crum to Henry B Riecke. Sept 20. Sept 21,
1909. 4:1054-11 1/2. A \$10,000-\$12,000. other consid and 100
47th st W, Nos 114 and 116, s s, 193.9 w 6th av, 37.6x100.5, 5-sty
brk tenement.
Bond st, No 33, s w s, abt 195 e Lafayette st, 25x114.2x25.5x119.1
n w s, 3-sty brk loft and store building.
Cath Taylor to Bridget M Connell of Jersey City, N J. All liens.
Sept 16. Sept 17, 1909. 4:999-41. A \$65,000-\$80,000; 2:529-
26. A \$29,000-\$33,000. nom
49th st W, No 114, s s, 207 w 6th av, 21.4x100, 4-sty stone front
dwelling. Richard A Henriquez et al HEIRS, EXRS & Louis N
Henriquez to Saml K Jacobs. Mort \$35,000. Aug 18. Sept 21,
1909. 4:1001-41 1/2. A \$27,500-\$32,000. nom
57th st W, No 358, s s, 100 e 9th av, 17.2x100.5, 4-sty and base-
ment stone front dwelling. Eliz F MacArthur to Ida M Haslett.
Mort \$10,000. Sept 20, 1909. 4:1047-60. A \$14,000-\$21,000.
other consid and 100
58th st E, No 445, n s, 126.5 w Av A, 20x100.6x20x100.4, 4-sty and
basement stone front tenement. Charles Cohen to Maurice B
Rich. Mort \$10,500. Apr 21. Sept 22, 1909. 5:1370-19. A
\$7,000-\$11,500. nom
58th st E, No 445, n s, 126.5 w Av A, 20x100.6x20x100.4, 4-sty and
basement stone front tenement. Maurice B Rich to James A Dal-
ton. Mort \$10,500. Sept 22, 1909. 5:1370-19. A \$7,000-
\$11,500. nom
65th st W, No 236, s s, 350 e West End av, 25x100.5, 4-sty brk
tenement and 1-sty frame tenement in rear. Julia E Shotland to
Peter Docherty. B & S. Mort \$6,500. Sept 21, 1909. 4:1156-
50. A \$7,000-\$11,000. other consid and 100
66th st W, No 245, n s, 150 e West End av, 25x100.5, 5-sty brk
tenement. Robert Greenberg to Bernard Gordon. Mort \$13,-
000. Sept 21, 1909. 4:1158-7. A \$7,000-\$17,000.
other consid and 100
70th st W, No 340, s s, 443.6 w West End av, 21x100.5, 2-sty brk
loft building. Eliza W Edson and ano TRUSTEES under deed
of trust to Marmont Edson. July 1. Sept 18, 1909. 4:1181-
51. A \$8,500-\$16,000. nom
71st st W, No 114, s s, 136.1 w Columbus av, 19x100.5, 4-sty and
basement stone front dwelling. Annie McGimpsey of Jersey
City, N J, to Chas W Crozier of New Jersey. Mort \$25,000.
Sept 20. Sept 21, 1909. 4:1142-38. A \$14,500-\$27,000. nom
72d st E, No 136, s s, 40 w Lexington av, 20x84.2, 4-sty and base-
ment brk dwelling. Thos E Crimmins Real Estate & Construc-
tion Co to Lyttleton Fox. Mort \$35,000. Sept 15. Sept 18,
1909. 5:1406-60. A \$32,000-\$40,000. other consid and 100
73d st W, Nos 302 and 304, s s, 95 w West End av, runs s 24.4
x w 20 x s 77.10 x w 20 x n 102.2 to st x e 40 to beginning, two
4-sty and basement stone front dwellings. John Townshend to
Mary T Rennard. B & S. June 21, 1898. Sept 22, 1909. 4:1184-
21. A \$32,000-\$50,000. nom
81st st E, No 416, s s, 181.6 e 1st av, 25x102.2, 5-sty brk tene-
ment. Tillie Heicklen to Morris Peckar. Mort \$17,500. Sept
13. Sept 23, 1909. 5:1560-41. A \$8,500-\$18,000.
other consid and 100
81st st E, Nos 507 and 509, n s, 123 e Av A, 50x102.2, two 5-sty
brk tenements and stores. Ida Machiz to Sophia Mayer. Mort
\$30,500. July 15. Sept 23, 1909. 5:1578-6 and 7. A \$16,000-
\$38,000. other consid and 100
82d st W, Nos 103 and 105, n s, 50 w Columbus av, 50x25.8, 4-sty
brk bath. Monmouth Realty Co to Gardiner S Dresser. Mort
\$20,000. Sept 17, 1909. 4:1213-28 1/4. A \$16,000-\$25,000.
nom

82d st W, No 11, n s, 198 w Central Park West, 23x102.2, 4-sty
and basement stone front dwelling. Joseph Kaufmann et al
EXRS & Abraham Kaufmann to Julius Janowitz. Mort \$24,-
000. Sept 14. Sept 20, 1909. 4:1196-24. A \$16,000-\$29,500.
36,500
85th st W, No 45, n s, 412 w Central Park West, 20x102.2, 5-sty
stone front dwelling. Emma C Linson to Helen Reichenbach.
Mort \$35,000. Sept 22, 1909. 4:1199-16. A \$15,000-\$40,-
000. other consid and 100
85th st E, No 347, n s, 125 w 1st av, 25x102.2, 4-sty brk tene-
ment and 2-sty brk tenement in rear. Cath J Leonard et al to
Herbert J Dahn. Sept 23, 1909. 5:1548-21. A \$9,000-\$
14,500. 100
85th st E, No 347, n s, 125 w 1st av, 25x102.2, 4-sty brk tenement
and 2-sty brk tenement in rear. Herbert J Dahn to John F
Gerken. Sept 23, 1909. 5:1548-21. A \$9,000-\$14,500. 100
86th st W, No 50, s s, 100 e Columbus av, 25x102.2, 4-sty and
basement stone front dwelling. Release mort. Hyman and
Henry Sonn to Sarah Harris. Sept 20. Sept 22, 1909. 4:1199-
60. A \$25,000-\$48,000. other consid and 100
88th st E, No 437, n s, 235 w Av A, 22x100.8, 3-sty brk tenement.
Frank Schmitt to John Hasselberger. Mort \$6,000. Sept 17,
1909. 5:1568-15. A \$7,500-\$10,000. other consid and 100
92d st W, No 64, s s, 204.4 e Columbus av, 20.4x100.8, 3-sty and
basement brk dwelling. Henry L Herbert and Susanne C his
wife to Emma L Hebert. Mort \$17,000. Sept 16. Sept 20, 1909.
4:1205-56. A \$11,500-\$19,000. nom
92d st W, No 64, s s, 204.4 e Columbus av, 20.4x100.8, 3-sty and
basement brk dwelling. Release judgment. James Thedford to
Henry L Herbert. Sept 17. Sept 21, 1909. 4:1205-56. A
\$11,500-\$19,000. nom
95th st E, Nos 233 and 235, n s, 100 w 2d av, 50x100.8, two 5-sty
brk tenements and stores. Herman Klein et al to Leah K Ray.
Aug 31. Sept 17, 1909. 5:1541-19 and 20. A \$18,000-\$37,000.
nom
101st st E, Nos 326 and 328, s s, 200 w 1st av, 39.1x100.11, 6-sty
brk tenement and stores. Feny Herbst to Mollie Priefer. All
liens. Sept 21. Sept 22, 1909. 6:1672-35. A \$12,000-\$43,000.
other consid and 100
103d st W, No 305, n s, 120 w West End av, 20x100.11, 3-sty and
basement stone front dwelling. Jessie D Blake to Rosa wife
Michl Hyman. Sept 14. Sept 20, 1909. 7:1890-51 1/2. A
\$13,600-\$26,000. other consid and 100
105th st E, Nos 161 and 163, n s, 145 e Lexington av, 36.6x100.11,
two 4-sty brk tenements. Osias Kestenbaum to Annie wife
Osias Kestenbaum. Mort \$16,000. Sept 11. Sept 20, 1909.
6:1633-26 and 27. A \$15,000-\$25,000. other consid and 100
107th st E, Nos 12 and 14, s s, 141.2 w Madison av, 41.1x100.11,
6-sty brk tenement. Jacob Weintraub to Louis Lefkowitz. Mort
\$50,500. Sept 20. Sept 21, 1909. 6:1612-62. A \$21,500-
\$56,000. other consid and 100
113th st W, Nos 502 to 508, s s, abt 88 w Amsterdam av, —x—,
two 6-sty brk tenements. Thos F Taylor to Mary S Taylor.
Mort \$182,000. June 17, 1908. Sept 21, 1909. 7:1884-39 and
40. A \$56,000-\$190,000. nom
114th st W, No 34, s s, 334.4 w 5th av, 17.6x100, 4-sty and base-
ment brk tenement and store. Eliz G Frooks to Edward L Mont-
gomery Jr. Sept 15. Sept 17, 1909. 6:1597-49. A \$9,000-
\$12,500. nom
115th st E, n s, 160 e Madison av, strip, 0 1/2 x 100.11. Release mort.
Emil E Gabler to Sundel Hyman. Sept 3. Sept 20, 1909.
6:1621. nom
118th st E, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty
brk tenement. Irving S Dorf to Henrietta Dorf. Mort \$41,000.
Sept 18, 1909. 6:1645-59. A \$16,000-\$48,000. nom
118th st W, No 19, n s, 560 e Lenox av, 25x100.11, 5-sty brk
tenement. Gustav Cohen to Irene Parker. Mort \$28,000. Sept
21. Sept 22, 1909. 6:1717-24. A \$14,000-\$31,000.
other consid and 100
119th st E, No 512, s s, 188 e Pleasant av, 20x100.10, 4-sty stone
front tenement. Catharine Rowley widow to Elizabeth S Harvie
of Jersey City, N J. Mort \$4,500. Sept 17, 1909. 6:1815-
45. A \$4,500-\$10,000. nom
121st st W, No 107, n s, 132.6 w Lenox av, 17.6x100.11, 3-sty and
basement stone front dwelling. John A Peck EXR Janie B Peck
to Wm H Peck. Sept 17. Sept 21, 1909. 7:1906-26. A \$8,400-
\$17,000. other consid and 100
Same property. John A Peck and Agnes E his wife to same. B & S.
Sept 17. Sept 21, 1909. 7:1906. nom
123d st W, No 215, n s, 184.3 w 7th av, 15.9x100, with all title to
strip in rear, 15.9x0.11, 3-sty and basement stone front dwelling.
Ada L Haviland to John H Springer Realty Co. Mort \$9,000.
Sept 10. Sept 21, 1909. 7:1929-24. A \$7,500-\$10,000. nom
125th st, Nos 451 to 455 | n s, 100 e Amsterdam av, runs n 59.2
Manhattan st, No 50 | x s w 6.1 x n e 81.1 to s s Manhattan
x s e 25 x s w 81.4 x s e 68.5 x s w 15.9 to n s 125th st x w
79 to beginning, 5-sty brk loft building and store. Thomas F
Cushing and Teresa A his wife to Teresa Realty Co. Mort \$35,-
000. Sept 14. Sept 20, 1909. 7:1966-5. A \$24,000-\$50,000.
nom
125th st W, No 549, n s, 100 e Broadway, 25x99.11, 5-sty brk
tenement and store. Thos J Costello to James J Costello. Mort
\$21,000. Sept 22, 1909. 7:1980-6. A \$11,000-\$23,000.
other consid and 100
131st st W, No 145, n s, 285 e 7th av, 20x99.11, 3-sty and base-
ment stone front dwelling. Rebecca Steinfeld to Enrico Casa-
bianca, of Brooklyn. Mort \$10,000. Sept 23, 1909. 7:1916-
13 1/2. A \$8,800-\$15,000. nom
132d st W, Nos 52 to 60, s s, 297.6 e Lenox av, 87.6x99.11, five
3-sty frame dwellings. FORECLOS, Sept 22, 1909. Moses R
Ryttenberg, ref, to Hugo E Distelhurst, of Bklyn. Sept 23, 1909.
6:1729-57 to 60. A \$34,500-\$42,000.
1,000 over and above all liens
132d st W, No 202, s s, 75 w 7th av, 16.8x99.11, 3-sty and base-
ment stone front dwelling. Madeleine E Claussen to Paul Meyer.
Mort \$9,000. Sept 20. Sept 21, 1909. 7:1937-37. A \$7,300-
\$11,000. nom
133d st W, No 310, s s, 125 w 8th av, 25x75.4x—x56.6, 2-sty brk
shop. Annie Bambay to Gustave G Baer. 1/2 part. All title.
B & S. Sept 16. Sept 20, 1909. 7:1958-36. A \$10,000-\$12,-
000. other consid and 100





# WATER-FRONT PROPERTIES

## FACTORIES, FACTORY SITES

### FLOYD S. CORBIN, 10 Wall St.

Telephone 1094 Rector

135th st W, Nos 65 and 67, n s, 147.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. FORECLOS, Sept 3, 1909. Henry J Goldsmith to Solmax Realty Co. Mort \$35,000. Sept 3, 1909. 6:1733-8. A \$18,500-\$50,000. 11,000

141st st W, No 475, n s, 35 e Amsterdam av, 17x99.11, 4-sty brk dwelling. Leo M Klein et al to 192d St & Aqueduct Co, a corpn. Mort \$20,000. Mar 30. Sept 22, 1909. 7:2058-2. A \$4,400-\$14,000. nom

142d st W, No 528, s s, 295 e Broadway, 20x99.11, 3-sty and basement stone front dwelling. Louise Ruprecht to Josephine M Carney. Mort \$9,000. Aug 20. Sept 22, 1909. 7:2073-51. A \$6,800-\$14,500. other consid and 100

142d st W, No 524, s s, 330 e Broadway, old line, 15x99.11, 3-sty and basement stone front dwelling. Frank H Kirmayer to May R O'Connell. Mort \$10,000. Sept 20. Sept 21, 1909. 7:2073-50. A \$5,000-\$12,000. other consid and 100

143d st W, No 114 and 116, s s, 225 w Lenox av, 41.8x99.11, 6-sty brk tenement. Matilda Epstein widow to Cora B Foster. Mort \$52,000. Sept 17, 1909. 7:2011-43. A \$15,000-\$48,000. other consid and 100

144th st W, s s, 375 e Broadway, 87.6x99.11, 6-sty brk tenement. Release mort. Colored Orphan Asylum & Assoc for the Benefit of Colored Children in City of N Y to Young Realty & Construction Co. Sept 17. Sept 20, 1909. 7:2075-part lot 39. A \$-\$. 27,500

146th st W, Nos 234 to 240, s s, 287.6 e 8th av, 75x99.11, two 6-sty brk tenements and stores. Henry Adler et al to Edward D MacMannus. Mort \$64,000. Sept 15. Sept 22, 1909. 7:2031-51 and 53. A \$24,000-\$81,000. other consid and 100

Same property. Edward D MacMannus to Chas W and Geo H Schumann. Mort \$84,000. Sept 20. Sept 22, 1909. 7:2031. other consid and 100

148th st W, No 413, n s, 155 e Convent av, 20x99.11, 3-sty and basement stone front dwelling. Harriet B wife Herbert G Squiers to Herbert G Squiers. Mort \$10,000. Sept 21, 1909. 7:2063-24. A \$5,600-\$17,000. nom

158th st W | n s, 150 w Broadway, runs n 115 x w 75  
Riverside Drive, No S10 | x s 97.7 to e s Riverside Drive x s 23.3  
to n s 158th st x e 59.7 to beginning, vacant. Arnold H E Schramm to James J Molloy. Mort \$45,500. Sept 18. Sept 20, 1909. 8:2136-part lot 7. A \$-\$. other consid and 100

Same property. James J Molloy to Annie Brown. Mort \$45,500. Sept 18. Sept 20, 1909. 8:2136. nom

180th st W, Nos 708 and 710, s s, 169 e Fort Washington av, 116.8x100, two 5-sty brk tenements. Release mort. New York Trust Co to Ferguson Bros & Forshay, a corpn. Sept 23, 1909. 8:2176-part lot 39. A \$-\$. 70,900

188th st W, s s, 100 w Amsterdam av, 175x95, vacant. Charles Brogan to Cabot Investing Co. All liens. June 21. Sept 17, 1909. 8:2159-9 and 11. A \$35,000-\$35,000. nom

Same property. Cabot Investing Co to Charles Brogan, Inc. All liens. Sept 2. Sept 17, 1909. 8:2159. nom

Av A, No 1444, e s, 52 s 77th st, 25.1x98, 5-sty stone front tenement and store. Bessie Schweitzer to Harry Switzer. Mort \$24,150. Sept 17. Sept 21, 1909. 5:1488-51. A \$8,000-\$23,000. other consid and 100

Av A, No 109. | s w cor 7th st, 22.11x100, 7-sty brk loft  
7th st, Nos 130 and 132. | and store building. Max J Kramer Co to  
Yatty Kramer. Q C. Mort \$70,000. Sept 23, 1909. 2:434-29. A \$34,000-P \$36,000. other consid and 100

Av A, No 1325, w s, 20.4 s 71st st, 25x87, 5-sty brk tenement and store. Eleanor Tobiesen to Anton Schuster, B of Q. Sept 23, 1909. 5:1465-27. A \$7,000-\$20,000. 100

Av B, No 287, e s, 42 s 17th st, 20x68, 5-sty brk tenement and store. Henrietta Biloon to Thos J Keane. Mort \$10,000. Sept 20. Sept 21, 1909. 3:984-58. A \$7,000-\$10,500. other consid and 100

Av B, No 24, w s, 67.1 n 2d st, 24.2x80, 5-sty brk tenement and store. David Strausz to Mollie Strausz. Mort \$33,500. Sept 21. Sept 22, 1909. 2:398-35. A \$20,000-\$35,000. nom

Av C, No 210, e s, 29 s 13th st, 25x62.3, 4-sty brk tenement and stores. Fannie Lefkowitz to Dora Pressman. Mort \$21,500 on this and other property. Sept 20. Sept 22, 1909. 2:382-7. A \$10,500-\$14,000. other consid and 100

Broadway, No 595 | n w s, 152 s w Houston st, 25x200 to e s Mer-  
Mercer st, No 168 | cer st, 5-sty brk loft and store building.  
Simon Uhfelder et al to Van Schaick Realty Co. Mort \$145,000 and all liens. Sept 14. Sept 20, 1909. 2:512-14. A \$125,000-\$135,000. other consid and 100

East End av, No 91 | e s, 51.4 s 84th st, 25.4x89, 4-sty brk tene-  
Av B, No 1625 | ment and store. Charles Tobaben to Chas  
Hellmann. Mort \$10,000. Sept 21. Sept 22, 1909. 5:1590-41. A \$8,500-\$15,000. other consid and 100

Lenox av, No 511, w s, 99.5 n 135th st, runs w 56 x n 0.6 x w 19 x n 25 x e 75 to av x s 25.6 to beginning, 5-sty brk tenement and store. Charles Tschannett to Henry Benjamin. Mort \$19,000. Aug 30. Sept 21, 1909. 7:1920-33. A \$15,000-\$25,000. other consid and 100

Lenox av, Nos 162 to 168, e s, 25.2 n 118th st, 75.9x85, 6-sty brk tenement and stores. Release dower. Ida Doernberg to Poughkeepsie Savings Bank. Sept 20. Sept 23, 1909. 6:1717-2. A \$60,000-\$153,000. nom

Lexington av, No 1645 | s e cor 104th st, 25.11x95, 4-sty stone front  
104th st, No 162 | tenement and store.  
Lexington av, No 1643, e s, 25.11 s 104th st, 25x95, 4-sty stone front tenement.  
Moritz Jurkowitz to Jakob Herskovitz. Mort \$40,000. Sept 15, Sept 21, 1909. 6:1631-50 and 51. A \$29,000-\$43,000. other consid and 500

Lexington av, No 1998, w s, 50.11 s 122d st, 16.8x81.8, 3-sty brk dwelling. Walter E Thompson EXR Hannah Brooks to Martha A Viele, Chas F and John B Brown. Mort \$5,500. Sept 21, 1909. 6:1770-57. A \$7,000-\$10,500. 5,500

Same property. Amanda M Tompkins et al HEIRS & Hannah Brooks to same. C A G. Mort \$5,500. July 9. Sept 21, 1909. 6:1770. 5,500

Lexington av, No 2131 | n e cor 128th st, 99.11x30, 5-sty brk  
128th st, Nos 143 and 145 | tenement and stores. Morris L and  
Carl Ernst to Ignatz Margaretten. Mort \$46,000. June 30, 1905. Rerecorded from July 22, 1905. Sept 22, 1909. 6:1777-21. A \$22,000-\$50,000. other consid and 100

Madison av, No 1881 | s e cor 122d st, 19x100, 3-sty stone front  
122d st, No 50 | dwelling. Robert Greenberg to Bernard  
Gordon. Mort \$18,000. Sept 21, 1909. 6:1747-72. A \$20,000-\$26,000. other consid and 100

Madison av | s e cor 96th st, runs e 100 x s 100.8 x w 20 x n 25  
96th st, No 50 | x w 80 to e s Madison av x n 75.8 to beginning,  
6-sty brk tenement. Van Schaick Realty Co to Simon Uhfelder  
and Abraham Weinberg. Mort \$201,500. Sept 20, 1909. 5:1507-50. A \$110,000-\$195,000. nom

Park av, No 1132, w s, 25.2 s 91st st, 25.2x82.2, 5-sty brk tenement and store. William Dietz to Jas P Pierson. Mort \$10,000. Oct 9, 1908. Sept 21, 1909. 5:1502-39. A \$19,000-\$27,500. other consid and 1,000

Park av, Nos 1697 and 1699. | n e cor 119th st, 75.7x36, 6-sty brk  
119th st, Nos 101 and 103. | tenement and stores. Israel Lewis  
to David Lewis. 1/2 part. All liens. Sept 22. Sept 23, 1909. 6:1768-1. A \$16,000-\$45,000. other consid and 100

Riverside Drive's w cor 161st st, 100.9x109.5x100x100, vacant. 161st st

161st st, s s, 100 w Riverside Drive, 168.5 to e s land N Y C & H R R Co x101.6x150.9x100, vacant.

Riverside Drive'n w cor 161st st, 106.1x169.5x100x135, vacant. 161st st

161st st, n s, 185 w Riverside Drive, 100 to e s land N Y C & H R R Co x101x114.4x100, vacant.

Plot begins at point where s s 162d st, if extended would intersect e s N Y C & H R R Co, runs e along s s 162d st if extended 100 x s 34.11 x s w - to point 100 n 161st st x w - to said railroad x n - to beginning, probable error as to beginning line, vacant.

Leo M Klein et al to 161st St & Riverside Co, a corpn. Mort \$180,000. Mar 30. Sept 22, 1909. 8:2135-96 and 116 and part lot 120. A \$-\$. nom

Riverside Drive, e s, 165 n 116th st, 60x134.7 to c 1 Old Bloomingdale road x61.11x123.9, vacant. Edward Early EXR Owen McCorken to Paterno Bros, a corpn. Mort \$10,000. Aug 2. Sept 22, 1909. 7:1990-64. A \$60,000-\$60,000. 100

Riverside Drive, No 413, e s, 52.7 n 113th st, 51x111.9x50x98.7, 2-sty and attic stone front dwelling. FORECLOS, Sept 7, 1909. Henry A Braun referee to Augustus L Hayes. Mort \$40,000. Sept 20. Sept 21, 1909. 7:1895-41. A \$52,000-\$52,000. 15,400

Riverside Drive, No 140 | n e cor 86th st, 26.5x100, 5-sty brk and  
86th st, No 353 | stone dwelling. Jessie E Koewing to  
Josephine M Brown. Mort \$100,000. Sept 15. Sept 21, 1909. 4:1248-1. A \$50,000-\$105,000. other consid and 100

Same property. Josephine M Brown to Wm H Cooper. Mort \$100,000. Sept 16. Sept 21, 1909. 4:1248. nom

Riverside Drive, e s, 125 s 122d st, 100x100, vacant. Clinton W Kinsella to Kinsella Construction Co. Mort \$161,000. Sept 7. Sept 17, 1909. 7:1991-37 to 40. A \$92,000-\$92,000. other consid and 100

Riverside Drive, e s, 175 s 122d st, 50x100, vacant. Release mort. Wm S Patten to Kinsella Construction Co. Sept 8. Sept 17, 1909. 7:1991-39 and 40. A \$46,000-\$46,000. nom

St Nicholas av'n e cor 181st st, Station of Manhattan-Bronx 181 st | Rapid Transit R. R. Agreement modifying  
agreement as to easements for elevators, entrances, &c, dated  
Apr 21, 1909. Leo M Klein and Samuel Jackson with City of  
N Y and Interborough Rapid Transit Co. Aug 3. Sept 17, 1909. 8:2154. nom

St Nicholas av, Nos 1420 to 1426 | n e cor 181st st, 100x175, 1 and  
181st st, No 565 | 2-sty brk store. Leo M Klein  
et al to 181st St & St Nicholas Co. Mort \$165,000. Mar 24. Sept 22, 1909. 8:2154-1 and 28. A \$94,000-\$-. nom

2d av, No 2413, w s, 25.5 s 124th st, 25.2x90, 5-sty brk tenement and store. FORECLOS, Sept 15, 1909. Frank Moss referee to The Oestreicher Realty Co. Mort \$18,000. Sept 15. Sept 22, 1909. 6:1788-28. A \$10,500-\$25,000. 2,500

2d av, No 327 | n w s, at s w s 19th st, 28x75, 4-sty brk dwelling.  
19th st, No 248 |  
19th st E, No 246, s w s, 75 n w 2d av, 25x28, 4-sty brk dwelling.  
Bridget C Duffy to Cath E McKenna. July 7. Sept 22, 1909. 3:899-32 and 33. A \$35,000-\$43,000. nom

2d av, No 2154, e s, 75.5 s 111th st, 25x100. Release claims, &c, for station platform extension. Max Obshtein to the Interborough Rapid Transit Co et al. June 24. Sept 21, 1909. 6:1682-500

5th av, No 1321 | n e cor 111th st, 25.2x100, 5-sty brk tenement.  
111th st, No 1 | John H Boschen to Jacob Horowitz. Mort  
\$35,000. Sept 16. Sept 20, 1909. 6:1617-1. A \$27,000-\$42,000. other consid and 100

5th av, e s, 82.2 n 78th st, 20x100, vacant. Release mort. Elihu Root and ano as TRUSTEES Henry H Cook to James B Duke. Sept 10. Sept 23, 1909. 5:1393-part lot 1. A \$-\$. 85,000

9th av, No 750, e s, 75.5 s 51st st, 25x100. Release claims, &c, for station platform extension. Herman A Prum to Interborough Rapid Transit Co et al. June 14. Sept 21, 1909. 4:1041. 300

10th av, No 508, e s, 98.9 s 39th st, 24.8x100, 5-sty brk tenement and store. Samuel Blumenstock to Anna Blumenstock. Mort \$28,000. June 12. Sept 20, 1909. 3:736-4. A \$15,000-\$23,500. other consid and 100

11th av, No 557, w s, 40.9 n 42d st, 19.9x70, 4-sty brk tenement and store. Margaretha C Muller to Harry Hirschfeld and Morris Beck firm Hirschfeld & Beck. Mort \$9,000. Sept 18. Sept 20, 1909. 4:1090-30 1/2. A \$6,500-\$8,500. 100

Interior strip at c 1 blk bet 152d and 153d sts, 250 w Broadway, runs s 75.5 x w 0.6 x n 75.5 x e 0.6 to beginning. James F McGarry to Celia Uhfelder and Emma Weinberg. All liens. Aug 20. Sept 23, 1909. 7:2099. other consid and 100

### MISCELLANEOUS.

Certified copy of last will of Bruno Webber. July 26, 1900. Sept 23, 1909. Wills also in 5:1414 and 1434.

Power of attorney. Harry P A Clausen to Wm H Schmidt. May 28. Sept 20, 1909.

Power of attorney. Helen M Schramm to Arnold O Schramm. June 19, 1908. Sept 20, 1909.

Power of attorney. Raffaele Celentano to Angelo A Pinto. May 15, 1908. Sept 18, 1909. P A.

Power of attorney. Irma Schoenberg to Mark I Schoenberg. May 12. Sept 18, 1909. P A.



# DEEP WATER FRONT

## FREE LIGHTERAGE AND RAIL

### FACTORIES, FACTORY SITES, WATER POWERS

Tel. 5307 CORT. **CHARLES W. TREMBLEY, 171 Broadway, New York**

### BOROUGH OF THE BRONX.

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

\*Byron st, e s, 225 n Kossuth av, 25x98.11x25x100.5, South Mt Vernon. James F Moore to Andrew F Lilly. Mort \$3,750. Sept 17, 1909. other consid and 100

Beck st | s e cor Intervale av, 137x—.  
Intervale av |

Beck st, e s, adj above on south.  
Party wall agreement. Winnie Realty & Construction Co with Moritz L and Carl Ernst. Aug 18. Sept 21, 1909. 10:2709.

Buchanan pl. | n s, 100 w Grand av, 50x200 to s s 183d st, vacant.  
183d st | Asher Simon Realty Co to Chas S Carrington, of Brooklyn. Mort \$9,550. Aug 23. Sept 23, 1909. 11:3208.  
other consid and 100

\*Cedar st, e s, 133 n Boston Post road and being lots 100 to 105 revised map of Seneca Park, 150x90. Amand Durieux to Joseph McCrain. Sept 22. Sept 23, 1909. other consid and 100

Chisholm st, No 1304 | e s, 113.11 n Stebbins av, 28 to Free-Freeman st, Nos 854 and 856 | man st, x55.7, 3-sty frame tenement and store and 1-sty frame store. Frederick Meyer and Christiane Meyer his wife to The Christiane Realty & Construction Co. Sept 21. Sept 22, 1909. 11:2972.

Crotona Park East, n s, 125 w Southern Boulevard, 45.2x100, vacant. Frederick Meyer and Christiane his wife to the Christiane Realty & Construction Co. Sept 21. Sept 22, 1909. 11:2942.

Elm pl, No 2488, e s, 189.11 s Kingsbridge road, 25.5x81.1x25x81.11, 2-sty frame dwelling. Antonia Morgan to Heinrich Amos. Mort \$4,000. Sept 1. Sept 21, 1909. 11:3023-3026.  
other consid and 100

\*Elm st. | n w cor Beech av, two lots, each 25x100, Laconia Park.  
Beech av. | Arthur J Mace and ano, EXRS Malinda G Mace to Melrose Realty Co. Mort \$450. Sept 22. Sept 23, 1909. 968.14

Fox st, w s, 125 n 163d st, 120x106.8x120x107.11, owned by party 2d part.

Fox st, w s, adj above on north, owned by party 1st part.  
Party wall agreement. American Real Estate Co with Bates & Oesting Jr Co. Sept 16. Sept 20, 1909. 10:2714.

Grote st, No 998. | s s, 6 w Prospect av, deed reads Fordham to Garden st. West Farms road, s w s, lots 81, 82 and 103 map South Belmont, 120.9x196.3 to n e s Garden st or av x100x128, except part for Grote st, with all title to land bet old line of said road and new line of Grote st, 2-sty frame dwelling and vacant. John G Roos, EXR Michael Roos to Okke Jacobs. Mort \$4,000. Sept 1. Sept 22, 1909. 11:3100. 16,500

Same property. John G Roos et al to same. B & S. Mort \$4,000. Sept 1. Sept 22, 1909. 11:3100. other consid and 100

Kelly st, w s, 186.11 n Westchester av, 25x100, vacant. Stephen J Reagan to William Nelson. Sept —, 1909. Sept 21, 1909. 10:2704.

\*Lincoln st, w s, 309.8 n West Farms road, 16.11x100. Elda E Shaffer to Margt A and Mary J Healy. Mort \$500. Sept 22. Sept 23, 1909. other consid and 100

\*Lincoln st, e s, 13.2 n e from s w s lot 53, runs n w 13.2 x s e 5.10 x s w 11.10 to beginning, being part lot 53 map (No 1097 in Westchester County) of Lott G Hunt Estate near Van Nest. Louisa S Van Winkle to Emily A Scott. B & S. June 19. Sept 23, 1909.

\*Marvin pl, s w s, 125 n w 4th st, and being lot 31 map 37 lots of Nellie Marvin at Westchester, 25x75x22.7x75. Frank E Field to Wm H Field of Portchester, N Y. Mort \$2,500. Sept 16. Sept 21, 1909. other consid and 100

\*Poplar st, n s, 113 e Bear Swamp road, 50x100, and being lot 7 map (No 286) of Wells and ano vs Storer et al. Jay A McCarrick to John Wholey. Sept 22. Sept 23, 1909.

\*Prospect st, n s, 140 w Main st, 35x110, City Island. John F Boland to Samuel S Miller. Mort \$1,000. July 15. Sept 20, 1909.

Rogers pl, No 967, w s, 508.10 n Westchester av, 17.5x70.10x17.6 | 71, 3-sty frame tenement.

Rogers pl, No 969, w s, 526.3 n Westchester av, 17x70.9x17.7x | 70.10, 3-sty frame tenement.  
FORECLOS, Sept 8, 1909. Wallace S Fraser, ref, to Victorine Curnick. Sept 20. Sept 22, 1909. 10:2698. 4,000

\*Rose st, w s, 100 s Columbus av, —x—, and being lot 391 map portion Hunt Estate. Katharina Ackermann to Teasdale Realty Co and Lena Ernst. Mort \$1,200. Sept 20. Sept 22, 1909. other consid and 100

\*St Ouens pl, s w cor of a lane running from St Ouens pl to Bronx pl, 150x100, being lots 41 to 45 map No 1 of South Vernon Park. Wm W Penfield to Chas A Lieb. Mort \$6,000. Sept 3. Sept 17, 1909.

\*St Ouens pl, s s, lots 40 and 41 map No 1 of South Vernon Park, South Mt Vernon, 50x100. Wm A Langdon to Wm W Penfield. All liens. July 20, 1906. Sept 18, 1909. other consid and 100

\*St Ouens pl, s s, lots 42 to 45 same map, 100x100. Chas A Lieb to Wm W Penfield. B & S. All liens. Aug 25, 1909. Sept 18, 1909.

\*Seminole st, s s, 140.9 e Eastchester road, and being lot 153 map (No 1130) of 327 lots of Hunter estate, 25x100. Michael Murray to Mary Wimsey. All liens. Sept 15. Sept 17, 1909.

Tiffany st, w s, at e s Burnet pl, 104.6x92x75.6.

Tiffany st, w s, 129.6 n Burnet pl, 149.5x7x—x4 and being part lots 218 and 224 to 230 map (No 601 in Westchester Co) of Edward T Young at Springhurst, except parts for Burnett pl and Tiffany st, vacant.  
York Realty Co to Helen Hartmann, of Brooklyn. Mort \$1,500 and all liens. Sept 14. Sept 21, 1909. 10:2737.

\*Van Buren st, w s, 80 n Columbus av, 23.6x100. Robert Adelman to Joshua A Best. Mort \$3,800. Sept 21. Sept 22, 1909. other consid and 100

\*3d st, s s, 149 w Av C, 25x103, Unionport. Release mort. Regent Realty Co to David L Gluck. Sept 9. Sept 20, 1909. 83

\*Same property. David L Gluck to Patrick Condon. Sept 13. Sept 20, 1909. other consid and 100

135th st, No 444, s s, 450 e Willis av, 16.6x100, 3-sty and basement brk dwelling. John E McParlan and ano EXRS Thomas McParlan to Max Mayer. Sept 22, 1909. 9:2279. 6,500

137th st, s s, 850 w Home av and 501.11 w Cypress av, 50x100, vacant. Benjamin and Maurice Levy to Isidore Kauffmann. 1-3 part. All liens. Sept 15, 1908. Sept 23, 1909. 10:2549.

138th st, Nos 602 and 604 (874), s s, 476.11 w Cypress av, 37.6x100, 5-sty brk tenement and stores.

138th st, Nos 606 and 608 (876), s s, 439.5 w Cypress av, 37.6x100, 5-sty brk tenement and stores.  
Sylvain Werdenschlag to Martin H Cohen. Morts \$79,000. Nov 27, 1908. Sept 20, 1909. 10:2550. other consid and 100

138th st, No 628, s s, 214.5 w Cypress av, 37.6x100, 6-sty brk tenement and stores. FORECLOS, Sept 20, 1909. Alexander Brough referee to Victor Zeman. Sept 21, 1909. 10:2550.

142d st, No 434, s s, 320 e Willis av, 15x100, 2-sty and basement brk dwelling. Minnie Mazziotta to Hyman Spindel. Mort \$4,000. Sept 18. Sept 21, 1909. 9:2286. other consid and 100

143d st, Nos 482 and 486, s w s, 140 n w Brook av, 50x99.10, 1-sty frame dwelling, 2-sty frame dwelling and 2-sty frame dwelling in rear. Belwood Realty Co to The City of N Y. Sept 20. Sept 21, 1909. 9:2287. 14,000

156th st, No 859, or Leggett av, n s, 125 e Prospect av, 25x164.11, 3-sty frame tenement and store and 2-sty frame building in rear. Albion Realty Co to Carrie Lazar. Mort \$11,000. Mar 3. Sept 21, 1909. 10:2688 and 2695. other consid and 100

159th st, No 388, s s, 375 e Courtlandt av, 25x100, except part for st, 2-sty frame dwelling. FORECLOS, June 23, 1909. Daniel E Seybel, ref to Jessie M Onderdonk. July 23. Sept 23, 1909. 9:2405. 5,100

159th st, No 388, s s, 375 e Courtlandt av, 25x100, except part for st, 2-sty frame dwelling. Jessie M Onderdonk to Jacob Cohen. Mort \$4,500. Sept 22. Sept 23, 1909.

161st st, No 764, s s, 148.6 e Forrest av, 24.3x101.2x24.3x101.2, 3-sty frame tenement and store. Harry Overington to Bronx Development Co. Mort \$6,000. Aug 1. Sept 22, 1909. 10:2657. 100

167th st, s s, 113.3 w Hall pl, runs s 145.2 x w 25 x s 21.5 x w 25 x n 18.8 x w 25 x n 146.11 to st x e 75 to beginning, vacant. Irvine Realty Co to Isaac Brown. Mort \$8,500. Sept 20. Sept 21, 1909. 10:2691. other consid and 100

168th st, No 800 s w cor Union av, —x—. Release assign rents. Union av | Moses S Shill to Anniren Realty Co. Sept 7. Sept 21, 1909. 10:2672.

173d st, No 509, n s, 87.6 e Bathgate av, 28x75, 4-sty brk tenement. Benjamin Polak to Henry C Gerhards. Mort \$12,000. Sept 15. Sept 20, 1909. 11:2921. other consid and 100

177th st, No 45 West/begins Tremont av, e s, at e s West 177th Tremont av | st, runs s along e s 177th st on curve 80.4 x e 45 x n 49 x w 104.5, 4-sty brk dwelling. Release mort. Irving W Dimelow to John Massimino. Aug 5. Sept 18, 1909. 11:2862.

Same property. John Massimino Co to Emma R Ball. Mort \$10,000. Sept 17. Sept 18, 1909. 11:2862. other consid and 100

180th st, No 779, n s, 97.2 w Mapes av, 24x117.2, 4-sty brk tenement and store. Christiane Meyer to The Christiane Realty & Construction Co. Sept 21. Sept 22, 1909. 11:3110.

183d st, No 741 (1017), n s, 71 w Prospect av, 24x75, 2-sty frame dwelling. Jacques Pollatschek to Frieda wife Jacques Pollatschek. Mort \$3,800. Sept 20. Sept 21, 1909. 11:3102. other consid and 100

\*205th st, n e cor Timpson av, 100x100. Release mort. Emily A Hall to David G and John J O'Hara. Sept 11. Sept 22, 1909. 1,500

\*215th st (1st st), s s, 300 w 6th av, and being lot 630 map Laconia Park, 25x100. Raffaello Giaffoni and Madelina M his wife to Francesco Giaffoni. Aug 4. Sept 20, 1909.

\*222d st, s s, 155 w Barnes av, 50x89. Christiane Meyer to The Christiane Realty & Construction Co. Sept 21. Sept 22, 1909.

\*224th st, s s, 291.7 e Paulding av, 25x109.6, and being lot 282 map (No 1114A) of 329 lots part Schieffelin estate. Release mort. Robert N Quinn to The Brownhill Co. July 10. Sept 17, 1909. 437.50

\*227th st, s s, about 115 w Laconia av, 75x109.6.  
Bronxwood av, e s, 85 n 225th st, 25x121.7.  
Helen A Dexter to Solomon Cohen. Morts \$3,047.50 and all liens. Sept 21. Sept 22, 1909.

\*229th st, late 15th av, n s, 255 e 2d st and being east 1/2 of lot 984 map Wakefield, 50x114. Laura C Phelan to Phelan Bros Construction Co. Mort \$2,000. Aug 23. Sept 23, 1909. 100

231st st or Park Drive, n s, 150.9 from tangent point in n s 231st st near n w cor said st and Independence av, runs n 105 x e 164.7 to w s Independence av x s on curve 104.8 and 17.1 to st x — 150.9 to beginning, contains 17,267.90 sq ft, vacant. Along the Hudson Co to Frank D Wilsey. Mort \$15,000. Sept 1. Sept 18, 1909. 13:3411. other consid and 100

\*239th st. | s w cor Fulton st, 150x100, South Washingtonville.  
Fulton st. | Clara Hillebrand to Herman Menaker. All liens. Sept 21. Sept 23, 1909. 100

241st st, n s, 135 e Katonah av, 25x100.

241st st, n s, 185 e Katonah av, 25x100.

241st st, n s, 235 e Katonah av, 25x100.

241st st, n s, 285 e Katonah av, 50x100.  
five 2-sty frame dwellings.  
FORECLOS, Sept 14, 1909. William Klein, ref, to Howard L Bell, of Brooklyn. All liens. Sept 21. Sept 22, 1909. 12:3390. 19,500

Anthony av, No 1756, e s, 75 s Prospect pl, 25x99.5x25x100, 2-sty frame dwelling. Louisa B Diener to Jessie C and Christina A Bussey. Mort \$5,500. Sept 1. Sept 22, 1909. 11:2890. other consid and 100

Aqueduct av | e s, 150 n 190th st, 497.9 to s s 192d st, x 228.9 to 192d st | w s old Croton Aqueduct x497.9x225.6, 1 and 2-sty stone front dwelling and vacant. Zachariah Zacharias to 192d Street & Aqueduct Company, a corpn. Mort \$75,000. Mar 30. Sept 22, 1909. 11:3214.

Bainbridge av, No 3040, e s, 333.2 s Woodlawn road, 16.10x100, 2-sty brk dwelling. Release mort. William Hodgson to Annie M J Muller and Annie Sponheimer. Sept 17. Sept 20, 1909. 12:3334.

\*Beech av, n s, 50 w Elm st and being lots 142 and 143 map Laconia Park, 50x100. Arthur J Mace and ano, EXRS Malinda G Mace to Melrose Realty Co. Mort \$450. Sept 23, 1909. 957.57



# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze

AND

# IRON WORK

\*Barker av s e cor Bridge st, runs s e along Bridge st 349 to Bridge st Elliott av x s 285 to Union st x w 287 to Barker Union st av x n 284 to beginning, Westchester. Bessie Elliott av Schweitzer to Harry Shwitzer. 1/2 part. All liens. Sept 17, 1909. other consid and 100

\*Beach av, w s, 40.4 s Randall av, runs s 59.8' x w 67.3 x n e 89.11 to beginning.

Randall av, n s, 75.9 e Beach av, runs n e 32.4 x s 21.5 to av x w 24.2 to beginning, Classons Point.

Clarence W Beach to The Classon Realty Co, a corpn. Sept 21, 1909.

\*Bronx and Pelham Parkway, s s, 75 e Matthews av, 50x152.11x50x150.

Bronx and Pelham Parkway s w cor Muliner av, 25x155.10x25x Muliner av 157.4.

Fidelity Development Co to Harold B Weaver, of New Rochelle, N Y. Sept 3. Sept 21, 1909. 100

\*Bogart av, w s, 322.5 s Bronx and Pelham Parkway, 75x100.

Bogart av, w s, 222.5 s Bronx and Pelham Parkway, 50x100.

Fidelity Development Co to Theodore Werner. Sept 3. Sept 21, 1909. 100

\*Bogart av, w s, 397.5 s Bronx and Pelham Parkway, 50x100.

Fidelity Development Co to Theodore Werner. Sept 3. Sept 21, 1909. 100

Brook av, No 1512, e s, 75 n 171st st, 25x100.10, 4-sty brk tenement. Louis and Samuel Aronowitz to Solomon Reiner. 2-3 parts. All title. Sept 18, Sept 20, 1909. 11:2895. 100

\*Classons Point road, s w s, 51.5 n w Taylor av, runs s w 100.10 x n 78.6 x e 69.1 to road x s e 13.3 to beginning.

Interior lot at c 1 blk bet St Lawrence and Beach av and 128.11 s Randall av, runs n 28.11 x e 32.8 x s w 43.8 to beginning, Classons Point.

Release mort. Wooster Beach et al to The Classon Realty Co, a corpn. Sept 21, Sept 23, 1909.

\*Cedar av, s s, and being lot 267 map (No 981 in Westchester Co) of Laconia Park. Release mort. Sound Realty Co to Giovanni De Blasio. Sept 13, Sept 23, 1909. 250

\*Commonwealth av s w cor Mansion st, 75x100. Henry De Vivo to Mansion st Church of St Anthony, Van Nest, New York City. B & S. Sept 17, 1909. other consid and 100

Clinton av, e s, 38.10 n 175th st, strip, 0.6x90.2x-x90.2. Release mort. Lawyers Title Ins & Trust Co to Holyoke Realty & Construction Co. Q C. Sept 17, 1909. 11:2949. nom

Cambreng av e s, 125 n e 188th st, late Bayard st, 25x152.8 to late Pyne st Beaumont av x25x151.1, except part for Beaumont av, vacant.

Cambreng av e s, 150 n e 188th st, late Bayard st, 25x154.2 to Beaumont av Beaumont av x25x152.8, except part for Beaumont av, vacant.

Cambreng av, late Pyne st, e s, 175 n e 188th st, late Bayard st, 25x155.10 to Beaumont av x25.1x154.2, except part for Beaumont av, vacant.

Charles Brogan to Cabot Investing Co. June 21. Sept 17, 1909. 11:3090. nom

Same property. Cabot Investing Co to Charles Brogan, Inc. Sept 2. Sept 17, 1909. 11:3090. nom

\*Clasons Point road, s w s, 51.5 n w Taylor av, 13.3x69.1x78.6x100.10.

Plot begins at c 1 blk bet St Lawrence and Beach av, at point 128.11 s Randall av, runs n 28.11 x e 32.8 x s w 43.8 to beginning, Classons Point.

The Classon Realty Co to Clarence W Beach. Sept 16. Sept 20, 1909. nom

Creston av, Nos 2270 and 2272, e s, 93 s 183d st, 33.4x89.6, two 2-sty brk dwellings. Eureka Realty Co to Hannah Lynch. Mort \$10,000. Sept 15. Sept 22, 1909. 11:3163. 100

Daly av or e s, 166.8 n 176th st, 85.11x150.11x95.7x Woodruff pl, Nos 1 to 4 152.7, four 2-sty frame dwellings. Release mort. David Daly to John R Peterson. Sept 16. Sept 17, 1909. 11:2992. nom

\*Duncomb av, e s, 300 s 208th st, 100x125, Olinville. Christiane Meyer to The Christiane Realty & Construction Co. Sept 21, Sept 22, 1909. nom

\*Ellis av (13th st), s s, 380 w Castle Hill av (Av C), 25x103. Geo Costar to James Freeman. Mort \$4,700. Sept 15. Sept 17, 1909. other consid and 100

\*Eastchester road, e s, abt 555 s Saratoga av, and being lot 7 map (No 1130) of 327 lots Hunter estate, 25x122.6x25x123. Hudson P Rose Co to Maria D Sabatino. All liens. Sept 15. Sept 21, 1909. nom

Fulton av, No 1555, w s, 42.9 n Wendover av, 39x100, 5-sty brk tenement. Jacob Harris to Isaac H Feinberg. Mort \$32,500. Sept 13. Sept 20, 1909. 11:2929. other consid and 100

Garrison av, s s, 28.7 e Faile st, and being lots 101 and 102 map (No 1273) of 369 lots of Hunts Point Realty Co, 57.2x145.2x50x117.1, vacant. Albion Realty Co to Leopold Lowy. Mort \$6,250. May 29. Sept 21, 1909. 10:2761. other consid and 100

Grand av, w s, 128.3 s Tremont av, 192.10x83x190x75, vacant.

Tremont av, e s, at s w s 177th st, runs s w along Tremont av — to e s Grand av, x — to c 1 176th st, x e — to point 103.3 w Jerome av, x n 694.11 to s s 177th st, x w — to beginning, 2-sty frame dwelling and vacant.

Leo M Klein to Tremont-Grand Company, a corpn. Mort \$86,100. Apr 7. Sept 22, 1909. 11:2861, 2862, 2867. nom

Grand av, No 2621, w s, 300 n 192d st, 50x106 to e s old Croton Aqueduct, 2-sty frame dwelling. John E Eustis to John R Eustis. June 23. Sept 23, 1909. 11:3215. other consid and 1,000

Marmion av. s e cor 176th st, 100x35.6x100x35, 2-sty frame 176th st, No 840. dwelling. Blanche S Durell to Elvire C Durell. Sept 21. Sept 23, 1909. 11:2958. nom

Heath av, e s, — n 230th st, also 283.1 n land Tecca N Reed, 125x100.7. James T Doyle to Leah K Ray. Mort \$9,000. Sept 20. Sept 22, 1909. 12:3256. other consid and 100

Same property. Leah K Ray to Alexander Anderson. Mort \$9,000. Sept 21. Sept 22, 1909. 12:3256. other consid and 100

Hoe av or st, w s, 37.3 s Home st, 30x68.5x30x71.11, vacant.

Nathan Passman to Berkeley Estates, a corpn. Mort \$4,300. Sept 7. Sept 20, 1909. 10:2745. nom

Jerome av, e s, 194.1 n 165th st, runs n 214.4 x e 198.11 x s e 51 x s 163.10 x w 198.9 to beginning, 1 and 2-sty frame buildings and vacant.

Cromwell av, w s, 357.9 n 165th st, runs n 51 x e 3 to av x s — to beginning, vacant.

Frank Pittelli to John Oliva. Aug 20. Sept 17, 1909. 9:2503. nom

\*Kossuth av n w cor Matilda st, 25x100, and being e 1/2 of lot 59 Matilda st map South Washingtonville. PARTITION, June 29, 1909. Algernon S Norton referee to Jos L O'Brien. July 16. Sept 21, 1909. 1,600

\*Same property. Chas F Terhune to same. Q C. Sept 20. Sept 21, 1909. nom

\*Same property. Release dower. Margaret wife Michael Collins to same. All title. Q C. Sept 4. Sept 21, 1909. nom

\*Kossuth av, n s, 25 w Matilda st, and being west 1/2 of lot 59 same map, 25x100. Chas F Terhune to Patrick O'Rourke. Q C. Sept 20. Sept 21, 1909. nom

\*Same property. Release dower. Margaret wife Michael Collins to same. All title. Q C. Sept 4. Sept 21, 1909. nom

Kingsbridge av, No 3724, w s, 228 n 234th st, 50x100, 2-sty frame dwelling. Mary Smith to Esther Davis. Mort \$3,500. Sept 21. Sept 22, 1909. 13:3406. other consid and 100

Lafontaine av, w s, 150 n 178th st, 75x100, vacant. Release mort. Emanuel Arnstein et al to Francesca La Sala and John and Peter La Spina. Sept 7. Sept 17, 1909. 11:3061. nom

\*Lydig av n e cor Muliner av, 200 to Bogart av, x150. Fidelity Muliner av Development Co to Thos F Murphy. Sept 3. Sept 21, 1909. 100

\*Matthews av, w s, 150 s Lydig av, 50x100. Fidelity Development Co to Alice M Cade, of Galilee, Wayne Co, Pa. Sept 17. Sept 21, 1909. 100

Melrose av, No 620 n e cor 151st st, 114.6x20x114.5x20, except 151st st, No 401 strip on e s, —x—, two 3-sty frame tenements and stores. Ettie Goldberg to Manuel Goldberg. 1/2 part. All liens. June 15. Sept 20, 1909. 9:2374. other consid and 100

\*Paulding av, w s, 59.6 s 225th st, 25x106.11x25x108.3, and being lot 250 map 329 lots part Schieffelin estate. Melrose Realty Co to Michele Vetere. Mort \$1,500 on this and other premises. Sept 17. Sept 21, 1909. other consid and 100

\*Paulding av, w s, 84.6 s 225th st, 25x105.7x25x106.11, and being lot 251 same map. Same to Antonio Salzone. Mort \$1,500 on this and other premises. Sept 17. Sept 21, 1909. other consid and 100

Park av, e s, bet 178th and 179th sts, —x—. Party wall agreement. Henry Cleland with Noble & Gauss Construction Co. Feb 2, 1909. Sept 21, 1909. 11:3035. nom

\*Post av, e s, 100 s 205th st, 350x100.

Post av, w s, 100 s 205th st, 350x100.

Frederick Meyer and Christiane his wife to The Christiane Realty & Construction Co. All liens. Sept 21. Sept 22, 1909. nom

Ryer av, w s, 144 s 183d st, 75.5x75.6x75x66.8, four 3-sty frame dwellings. FORECLOS, Aug 19, 1909. Augustine R McMahon, ref, to Fairmount Realty Co. Sept 20. Sept 22, 1909. 11:3163. 1,600

Riverdale av, No 5900 n e cor 259th st, 20x100, except part for 259th st st, 3-sty frame tenement and store. Mary V Sheridan to John K Collins. Sept 21, 1909. 13:3423. nom

Ryer av, e s, — n 181st st, and being part lot 198 map Prospect Hill estate at Fordham, begins at n s lot 199 and 130 e Ryer av, late Av C, runs e 145 x n 25.1 x w 147.5 x s 25 to beginning. Amelia Q Landsiedel to Kate S Murphy. 1/2 right, title and interest. B & S. Sept 22. Sept 23, 1909. 11:3157. other consid and 100

\*St Peters av, n s, 248.4 e Walker av, 75x98x75x97.1, Westchester. John A Zambetti to Walter Hallahan. Sept 21. Sept 23, 1909. nom

Southern Boulevard, No 520, s e s, 195 s w 149th st, 50x100, 2-sty frame stable and vacant. Release dower. Minnie Greilsheimer widow to Julius Greilsheimer, N Y, and Heinrich and Therese Greilsheimer, of Friesenheim, Germany. Sept 21. Sept 23, 1909. 10:2600. 1,059.52

Spofford av s s, extends from e s Coster st to w s Faile st, 200x Coster st 200, vacant. Hunts Point Estates to The City of Faile st N Y. July 27. Sept 17, 1909. 10:2764. 37,500

Southern Boulevard, No 553, n s, 500 w Av St John, 50x115, 6-sty brk tenement and stores. Charles Hauk et al to Julius Walenstein. All liens. June 14. Sept 21, 1909. 10:2683. other consid and 100

\*Tremont av s e cor Taylor av, and being lots 137 to 139 map 370 Taylor av lots McGraw estate, 85.6x35 to McGraw av x75x McGraw av 76.2, except part for av. Katharina Tipple to Anton Landgrebe. All liens. Sept 16. Sept 17, 1909. other consid and 100

Topping av, No 1655, w s, 115 s 173d st, 20x95, 3-sty brk dwelling. Minnie M Gerhards to Benj Polak. Mort \$6,500. Sept 15. Sept 21, 1909. 11:2791. other consid and 100

\*Unionport road, w s, 110 s Walker av, late road from Westchester to West Farms, 51.11x129.8x50x115.5.

Also release lot 31 blk A on map of Park Versailles, Westchester, as to covenants of restriction.

John S Mapes et al to Pauline A wife William Mackay. B & S and correction deed. All liens. Aug 9. Sept 21, 1909. nom

\*Unionport road, w s, 110 s Walker av, late road from Westchester to West Farms road, 25.11x122.7x25x115.5. Release mort. Ella M Mapes to Pauline A Mackay of Brooklyn. Aug 9. Sept 21, 1909. nom

Valentine av, Nos 2104 to 2110, e s, 225 n 180th st, runs e 93.10 x n 2.10 x w 5 x n 68.8 x w 98.2 to av x s 74.10 to beginning, four 2-sty frame dwellings. Henry Benjamin to Charles Tschanett. Mort \$13,600. Aug 30. Sept 21, 1909. 11:3144. other consid and 100

Valentine av, No 2856 s e s at n e s 198th st, 105.9x24.5x-x—, 3-198th st sty frame tenement. Francesco La Sala to John and Peter La Spina. 1/2 part. Mort \$9,000. Sept 20. Sept 22, 1909. 12:3302. nom

Vyse av, No 1149, w s, 280 n 167th st, 20x100, 3-sty brk dwelling. FORECLOS, Aug 25, 1909. Louis F Doyle referee to Alice Powell. Sept 16. Sept 17, 1909. 10:2752. 8,000

Walton av, No 2153, w s, 19.8 n 181st st, 19x75, 2-sty brk dwelling. Release mort. Cameron Realty Co to Camton Construction Co. Sept 17, 1909. 11:3185. 2,000

Same property. Camton Construction Co to Julia Krausman. Mort \$4,800. Sept 16. Sept 17, 1909. 11:3185. other consid and 100



HAND POWER ELEVATORS suitable for STORES, WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

OTIS ELEVATOR COMPANY 17 BATTERY PLACE, NEW YORK

Washington av, No 1521, w s, 100 n 171st st, 25x145, 4-sty brk tenement. Adam E Majewski to Anthony Majewski. All title. Mort \$13,500. Sept 22. Sept 23, 1909. 11:2903. nom
Webb av, No 2470, late Tee Taw av, e s, 297.8 s 190th st, 24.11x 91.11x24.8x84.10, 2-sty frame dwelling. Release 2 morts. Wm D Cameron and Henry D Patton to Edna A Patton. Sept 16. Sept 17, 1909. 11:3219. nom
Same property. Release 2 morts. Henry D Patton to same. Sept 16. Sept 17, 1909. 11:3219. nom
Webster av, No 1357, w s, 286.5 s 170th st, 25x90, 4-sty brk tenement and stores. Wm F Schneider and Lisetta his wife to Sophia Schneider. Mort \$8,000. Sept 18. Sept 20, 1909. 11:2887. 100
\*West Farms road s e cor Bronx Park av, 106.5x143.2 to 178th st Bronx Park av x100x104, and being lots 16 to 19 map Neill 178th st estate. Charles Brogan to Cabot Investing Co. 1-3 part. All liens. June 21. Sept 17, 1909. nom
\*Same property. Cabot Investing Co to Charles Brogan, Inc. All liens. Sept 2. Sept 17, 1909. nom
Westchester av or in front of lot 35 on tax map. Release title to Intervale av roadway and consent to construction of railroad station, &c. Geo F Johnson to The City of N Y. Q C. May 27. Sept 17, 1909. 10:2697. nom
Westchester av, in front of, lots 1, 4, 5, 6, 7, 8, 9, 10 and 62 to 65 on tax map. Release as above. Title Guarantee & Trust Co mortgagee to same. Q C. June 14. Sept 17, 1909. 10:2699. nom
Westchester av, in front of, lots 4 and 62 to 65 on tax map. Release as above. Geo F Johnson et al to same. Q C. May 27. Sept 17, 1909. 10:2699. nom
Westchester av, No 929, in front of. Release as above. Jacob Ruppert to same. Q C. June 7. Sept 17, 1909. 10:2699. nom
Westchester av, No 927, in front of. Release as above. Mary K Norz to same. Q C. June 9. Sept 17, 1909. 10:2699. nom
Westchester av or in front of lot 33 blk 2703 and lot 38 blk 2697. Intervale av Release as above. Broadway & Cathedral Parkway Co to same. Q C. June 7. Sept 17, 1909. 10:2703. nom
Westchester av, No 1255, in front of. Release as above. Bernard Risse and ano to same. Q C. June 4. Sept 17, 1909. 10:2704. nom
Same property. Release as above. Bernardina F E Hoke and ano to same. Q C. July 8. Sept 17, 1909. 10:2704. nom
Westchester av, Nos 953 to 959, in front of. Release as above. Ira H Brainerd TRUSTEE James White to same. Q C. June 4. Sept 17, 1909. 10:2704. nom
Westchester av, in front of, lot 4 tax map. Release as above. Henry Morgenthau Co to same. Q C. June 4. Sept 17, 1909. 10:2704. nom
Westchester av, in front of lot 1 tax map. Release as above. Same to same. Q C. May 26. Sept 17, 1909. 10:2704. nom
Westchester av, in front of lots 39 and 41 on tax map. Release as above. Same to same. Q C. Sept 17, 1909. 10:2704. nom
Westchester av, in front of lots 42 and 43 tax map. Release as above. Phillipina Zinsmeister to same. Q C. Sept 17, 1909. 10:2704. nom
Westchester av, in front of lot 1 tax map. Release as above. Bertha Reinig mortgagee to same. Q C. June 22. Sept 17, 1909. 10:2704. nom
\*Westchester av s w cor Main st, and being lots 6 to West Farms road (Main st) 9, partition map heirs Capt Cornell Ferris at Westchester, except parts for sts. Wm H Field to Frank E Field. Mort \$6,000. Sept 11. Sept 21, 1909. other consid and 100
\*White Plains road, e s, 43.9 s 1st st, 25x66.3x25x64.3, Williams-bridge. Catherina Heinrich widow to Katherine Loerwald. Mort \$1,500 and all liens. Sept 21, 1909. nom
Woodycrest av, No 1019, w s, 251.11 n 164th st, late Kemp pl, 25.2 x79.2x25.2x78.2, 3-sty frame tenement. Louis Meckes to Lena Crowley. Mort \$5,000. Sept 20. Sept 21, 1909. 9:2512. other consid and 100
3d av e s, 77.11 s 136th st, 51.3x128.10 to w s Lincoln av x50 Lincoln av x117.3, vacant. Thos J Keane to Leo Schafran. Morts \$20,000 and all liens. Sept 20. Sept 21, 1909. 9:2318. other consid and 100
3d av, No 3106, e s, 74.11 s 159th st, 25x156x24.9x151.11, 5-sty brk tenement and store. Hannah Lynch to Eureka Realty Co. Mort \$34,000. Sept 14. Sept 22, 1909. 9:2364. other consid and 100
3d av, No 4070, e s, 464.10 n 174th st, 25x100, 4-sty brk tenement and store. FORECLOS, Sept 21, 1909. Jos D Edelson, ref. to Max Cohen. Mort \$12,000. Sept 21. Sept 22, 1909. 11:2930. 5,500
\*N 1/2 of s 1/2 of plot No 9. Plot 20. N 1/2 of plot 26. Plot 28. W 1/2 plot 40. S 1/4 of plot 48 map Arden property, Westchester. Release mort. Annie V Taylor to Walter W Taylor. Sept 23, 1909. nom
\*Plot begins 490 e White Plains road at point 1209.2 n along same from Morris Park av, runs n 77.11 x e 5.10 x n 34.6 x e 81.1 x s 102.1 x w 102.1 to beginning and being w 1/2 of plot 370 map Bronxwood Park. Edward W Bowne to Emily A Scott. Mar 18, 1907. Sept 23, 1909. other consid and 100
\*Release of any strips within bounds of lots 1 to 4 and to the n line separating said lots from lot 31 on map of Park Versailles, Westchester. William Mackay and Pauline A his wife to Park Versailles Realty Co. All title. Q C. Aug 9. Sept 21, 1909. nom

MISCELLANEOUS.

Certified copy of power of attorney recorded in Kings Co June 22, 1909. Henry Moeller to Henry Weismann. May 17. Sept 21, 1909. 10:2717.

LEASES

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

Sept. 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Baxter st, No 44. Surrender lease. Giuseppe Rinaldi and ano to Alessandro Simonetti. All title. Sept 20. Sept 23, 1909. 1:166. nom
Baxter st, No 46. Surrender lease. Same to same. All title. Sept 20. Sept 23, 1909. 1:166. nom
Chrystie st, No 216, south store and basement. Orazio La Cagnina as agent to Salvatore Miceli; 4 years from Apr 1, 1909. Sept 23, 1909. 2:422. 600 and 660
Division st, No 97, 2 west and south stores and rooms on 1st floor above south store. Sophie Maas to Herman Gertner; 6 years, from May 1, 1909. Sept 21, 1909. 1:282. 2,160 and 2,400
Houston st, No 128 West. Assign amendment of lease, rent reduced from \$8,000 to \$7,500. Raffaele Gianninoto to Nicola Iscro. Sept 20. Sept 21, 1909. 2:526. nom
Same property. Consent to above. Cristina wife of and Carmine Minetti to same. Sept 20. Sept 21, 1909. 2:526. nom
Monroe st, No 117, n w cor store and basement. Hyman Spek-Rutgers st, No 50, torksky to Michael Kuku; 5 years from May 1, 1910. Sept 23, 1909. 1:272. for term 8,220
Pearl st, Nos 462 and 464 stores, &c. Frank Lewis to Sadie Capipark Row, Nos 165 to 169 tano; 5 years, from Oct 1, 1908. Sept 22, 1909. 1:118. 3,020 and 3,500
St Marks pl, Nos 115 to 119, all. Meyer H Wolf to David L Falig and Hyman Siegal; 3 years, from Sept 1, 1909. Sept 21, 1909. 2:436. 10,414
Suffolk st, No 104, basement. Silver Realty Co to Yettie Zweben; 5 years, from Aug 15, 1909. Sept 20, 1909. 2:348. 1,020
11th st, No 64 West, all. Helen A Mowbray to Paul Paglieri; 5 years, from Oct 1, 1909. Sept 21, 1909. 2:574. 1,500
12th st, No 528 East, east store. Asher Shapiro et al to Fred Weinberg; 5 years, from Apr 1, 1910. Sept 21, 1909. 2:405. 456 and 480
20th st, No 212 West, all. Patrick Hart and ano to Gottfried Radke; 3 years, from May 1, 1909. Sept 22, 1909. 3:769. 1,200
26th st, No 36 West, all. Paul Shotland to Edgar Lehman; 21 years, from Feb 1, 1910. Sept 22, 1909. 3:827. 3,250 and 3,500
37th st, No 406 West. Surrender lease. Frederick Schaefer to William Sauter. Sept 10. Sept 21, 1909. 3:734. nom
42d st, No 118 1/2 East, store. Patrick J Flannery to Bertha Altman; 4 10-12 years, from Oct 1, 1909. Sept 21, 1909. 5:1296. 2,500
46th st, No 1 W n w cor 5th av, Consent to lease. Harper Silliman HEIR Jos W Harper to Charles Thorley, a corpn. July 12. Sept 18, 1909. 5:1262. nom
Same property. Consent to lease. Henry S Harper HEIR as above to same. July 30. Sept 18, 1909. 5:1262. nom
Same property. Consent to lease. Josephine H Fiske HEIR as above to same. Sept 2. Sept 18, 1909. 5:1262. nom
Same property. Consent to lease. Wm A Harper HEIR as above to same. June 30. Sept 18, 1909. 5:1262. nom
48th st, No 153 West, all. Edw G Glennon to Nora Sullivan; 2 years, from Oct 1, 1909. Sept 22, 1909. 4:1001. 2,250
50th st, No 70 West, all. Ernest M Schaffner and ano TRUSTEES of estate P J Schaffner to Mary A Daw; 5 years, from Sept 1, 1909. Sept 17, 1909. 5:1265. 3,000
50th st, No 530 West, store, &c. Loewer Realty Co to Joseph Schmitzberger; 5 years, from July 1, 1909. Sept 21, 1909. 4:1078. 420
51st st, No 348 West, all. J Emile Ergers to Chas W Lynn; 3 yrs, from May 1, 1909. Sept 21, 1909. 4:1041. 1,000
52d st, Nos 351 to 355, n s, 245 e 9th av, 60x100.5, all. Otto Strack to O R Weiss Realty Co; 21 years, from Feb 1, 1910. Sept 20, 1909. 4:1043. taxes, &c, and gold 10,000
57th st, No 150 West, all. Eberhard L Pupke and ano EXRS, &c, John F Pupke to Patk T Wall and Nellie H Wall; 5 years, from Nov 1, 1909. Sept 20, 1909. 4:1109. 3,000 to 5,000
69th st, No 70 West, all. Alice J Murray to Max Adler; 5 yrs, from Oct 1, 1909. Sept 20, 1909. 4:1121. 2,400
96th st, No 50 East, 4th floor. Van Schaijk Realty Co to Isaac Harris; 2 years, from Oct 1, 1909. Sept 20, 1909. 5:1507. 900
102d st, No 100, s e cor Park av, assign lease. John McDonald to John D Haase. Mort \$3,000. Sept 23, 1909. 6:1629. nom
102d st, No 100 East, s e cor Park av, store. Louis Harris and ano to John McDonald; 4 7-12 years from Oct 1, 1909. Sept 23, 1909. 6:1629. 660
108th st, Nos 103 to 107 West, all. Abraham P Krakaur to Richard H Fenker and Oscar Hausen; 5 years, from Dec 1, 1909, with 5 years renewal at \$3,800. Sept 21, 1909. 7:1863. 2,800 and 3,000
145th st, No 507 West, store and hall. Martha B Mosher to H Rosenbloom; 5 years, from Oct 1, 1909. Sept 20, 1909. 7:2077. for term, 5,460
Av B, No 40, store, &c. Fannie Frankel to Max Marcus; 5 7-12 years, from Oct 1, 1909. Sept 22, 1909. 2:399. 2,400
Amsterdam av, s w cor 126th st, x-x-. Assign lease. Patrick J and John Kennedy to Wm B Cunningham. All title. Sept 13. Sept 22, 1909. 7:1980. nom
Same property. Assign lease. Wm B Cunningham to Arthur Jost. Sept 13. Sept 22, 1909. 7:1980. nom
Amsterdam av, No 1018, s w cor Cathedral Parkway, store, &c. Commonwealth Holding Co to I Newton Dallin; 10 5-12 yrs, from Dec 1, 1909. Sept 17, 1909. 7:1881. for term, 23,250
Amsterdam av, No 61, n e cor 62d st, store, &c. Louis Schortmeier to M Grohs Sons, a corpn; 5 years, from May 1, 1910. Sept 17, 1909. 4:1134. 2,700



# THE GEORGE A. JUST CO. | IRON WORK

## 239 VERNON AVENUE | FOR BUILDINGS

### LONG ISLAND CITY | NEW YORK

Broadway n w cor 97th st, 25x100, all. Eliz C Stillgebauer to 97th st | Gustav Stillgebauer; 8 2-12 years and 15 days, from Feb 15, 1909. Sept 17, 1909. 7:1869. Taxes in excess of year 1909 and ..... 7,000 to 8,500

Broadway s w cor 46th st, —x—. Assign lease. James Churchill 46th st | to Frank J Gerety and Wm F La Hiff. Sept 9. Sept 18, 1909. 4:1917..... nom

Broadway, No 3766, store No 3. Gross & Herbener, Inc, to August D Ritterhoff; 5 years, from Oct 1, 1909. Sept 20, 1909. 8:2115. .... 2,000

Broadway, n w cor 97th st, "Unter Den Linden," all. Gustav Stillgebauer to Alfred Nickel; 8 2-12 years and 15 days, from Feb 15, 1909. Sept 21, 1909. 7:1869. Taxes in excess of 984 and ..... 7,000

Same property. Assign lease. Alfred Nickel to Gustav Stillgebauer. Feb 15. Sept 21, 1909. 7:1869..... other consid and 100

Broadway, No 3161, store, &c. Florence N Silverman to Albert Kraus; 5 years, from Sept 1, 1909. Sept 22, 1909. 7:1993. 1,200

Broadway, No 1553, assign lease. James Churchill to Geo Rector Co. Aug 14. Sept 23, 1909. 4:1018..... other consid and 100

Broadway n w cor 46th st, 103.3x23.3x94.7x23.10. Assign lease. 46th st | James Churchill to Geo Rector Co. Aug 14. Sept 23, 1909. 4:1018..... other consid and 100

Lexington av, No 1669, all. Herman Hoyns to Carl F Weidig; 10 years, from Sept 1, 1909. Sept 20, 1909. 6:1632... 780 and 900

Madison av, No 1695, n e cor 112th st. Assign lease. Louis Baron to John D Haase. Sept 20, 1909. 6:1618..... nom

Madison av, No 1695, all. Michael L Flank to Louis Baron; 5 years, from Oct 1, 1909. Sept 20, 1909. 6:1618... 3,000 to 3,400

Madison av, No 1695, n e cor 112th st, Reassign lease. John D Haase to Louis Baron. Mort \$2,000. Sept 21, 1909. 6:1618. nom

Madison av, No 1695, n e cor 112th st. Assignment of money to become due on surrender of lease. Louis Baron to Bernheimer & Schwartz Pilsener Brewing Co. Sept 20. Sept 22, 1909. 6:1618 ..... nom

Madison av, No 1458, s w cor 100th st, store and cellar. Charles Laue to Morris Singer; 5 years from Dec 1, 1909. Sept 23, 1909. 6:1605 ..... 900 to 1,200

Park Row, Nos 165 to 169. Re-assign lease. John D Haase to Pearl st, Nos 462 and 464. | Sadie Capitano. All title. Mort \$2,850. Sept 23, 1909. 1:118..... nom

Park Row, Nos 165 to 169. Assign lease. Sadie Capitano to John Pearl st, Nos 462 and 464 | D Haase. Mort \$2,850. Sept 22, 1909. 1:118 ..... nom

Park av, No 1234, s w cor 96th st, cor store, &c. Lambert S Quackenbush to Isidor Streiffer; 3 years, from Oct 1, 1909. Sept 20, 1909. 5:1507..... 1,500

1st av, No 2251, store, &c. Vito Farrelli to Peter Kombis; 5 years, from Sept 1, 1908. Sept 20, 1909. 6:1687... 600 and 720

1st av, No 2386, store floor. Amelia F Berg to Henry Wiegand; 8 5-12 years, from Dec 1, 1908. Sept 21, 1909. 6:1810..... 780

Same property. Assign lease. Henry Wiegand to The Ebling Brewing Co. Sept 14. Sept 21, 1909. 6:1810..... nom

1st av, No 131, store, &c. Joseph Greenwald to Bernhard Borchardt; 1 year, from Oct 1, 1909. Sept 20, 1909. 2:449..... 1,500 and 1,620

1st av, No 934, store, &c. Ignatz Krawiec to Bertha Stephan; 10 years, from Oct 1, 1909. Sept 20, 1909. 5:1363..... 1,200 to 1,320

1st av, No 1474, store and basement. Rosa Haft et al to Fisher Backer; 3 3-12 years, from Oct 1, 1909. Sept 20, 1909. 5:1469. .... 2,100

1st av, No 145, s w cor 9th st, store, &c. Bridget Hare to Jacob Goodman; 5 years, from May 1, 1909. Sept 20, 1909. 2:450... 1,500

1st av, No 178, all. Margt Murphy to Thomas Cassese; 5 years, from May 1, 1908. Sept 17, 1909. 2:438..... 1,500

1st av, No 1347, store and basement. John G Gillig to Sigmund G Schwabach and ano; 3 years, from May 1, 1910. Sept 18, 1909. 5:1447..... 1,320

1st av, No 58, store and basement. Louis Geissler to Jacob Hauben; 3 years from May 1, 1909. Sept 23, 1909. 2:431... 1,224

Same property. Assign lease. Jacob Hauben to The Ebling Brewing Co. Sept 18. Sept 23, 1909. 2:431..... nom

2d av, No 1735, assign lease. Otto T Haas to Valentine Fries. Sept 23, 1909. 5:1535..... nom

2d av, No 869, 1st and 2d floors. John J Frielingsdorf to Timothy O'Keefe; 4 11-12 years, from June 1, 1909. Sept 20, 1909. 5:1320..... 1,500 and 1,800

2d av, No 869. Assign lease. Jere J Meade and ano to Wm Zoll. Mort \$1,000. Sept 20, 1909. 5:1320..... nom

2d av, No 869. Reassign lease. William Zoll to Jere J Meade and ano. All title. Mort \$1,000. Sept 21, 1909. 5:1320..... nom

3d av, Nos 705 and 707. Subordination of lease to mort for \$26,000. J Edgar Leaycraft & Co and Edward V Kraus with Lawyers Title Ins & Trust Co. Aug 21. Sept 23, 1909. 5:1318. .... nom

4th av, No 370. Assign lease. John G Nugent to James Everards Breweries. Sept 14. Sept 22, 1909. 3:882..... nom

4th av, No 379, all. Eliz A Cuskley and ano to John G Nugent; 10 years, from Aug 1, 1909. Sept 22, 1909. 3:882..... taxes, &c, and 4,200

5th av n w cor 46th st, —x—. Consent to lease. Harper Silliman 46th st | HEIR Joseph W Harper to Charles Thorley, a corpn. July 12. Sept 18, 1909. 5:1262..... nom

Same property. Consent to lease. Henry S Harper HEIR as above to same. July 30. Sept 18, 1909. 5:1262..... nom

Same property. Consent to lease. Josephine H Fiske HEIR as above to same. Sept 2. Sept 18, 1909. 5:1262..... nom

Same property. Consent to lease. Wm A Harper HEIR as above to same. June 30. Sept 18, 1909. 5:1262..... nom

5th av, No 527, cor 44th st, 1st floor and basement. Forty-fourth Street and Fifth Avenue Building Corporation to The Night and Day Bank; 5 years from May 1, 1906, with renewals at \$40,000 to May 1, 1932. Sept 23, 1909. 5:1278..... 25,000 to 40,000

7th av, No 1964, south store. S B Heine to Louis M Goldsmith; 5 years from Jan 1, 1908. Sept 23, 1909. 7:1924..... 744

7th av, w s, 49.4 s 42d st, 49.4x100. Subordination of lease to mort. Aug 11, 1909. Sept 23, 1909. 4:1013..... nom

8th av, No 364, n e cor 28th st, all. Catherine Aspell et al EXRS & Mary R Brennan to George and Frank Sievers; 5 years, from May 1, 1910. Sept 20, 1909. 3:778..... 2,500

8th av, No 630, all. Adolph Altman to Arthur Razzetti and ano; from Sept 18, 1909, to Aug 15, 1914. Sept 21, 1909. 4:1012. .... 4,200 and 5,000

8th av, No 791, n w cor 48th st. Assign lease and certificate as to payment of 60 notes, &c. Joseph Wannop to Andrew Finnegan. All title. Sept 20. Sept 22, 1909. 4:1039..... nom

#### BOROUGH OF THE BRONX.

Arthur av, No 2331, store, &c. Felice Sergio to Pasquale Manfredi; 5 years, from Aug 1, 1909. Sept 22, 1909. 11:3065. .... 420 and 480

Arthur av, No 2352, store, &c. Mariangela Morelli et al to Isaac Hellman; 3 8-12 years, from Sept 1, 1909. Sept 21, 1909. 11:3073. .... 420

Brook av, s e cor 136th st, —x—. Assign lease. Carl Hochstein to August Reiner. Sept 20. Sept 21, 1909. 9:2263..... nom

Courtlandt av, No 669. Assign lease. Louis Sauter and ano to The Ebling Brewing Co. Sept 17. Sept 21, 1909. 9:2413..... nom

Morris av, s e cor 153d st, —x—. Assign lease. Luigi Fusco to Frank Giordano. Sept 10. Sept 18, 1909. 9:2412..... nom

Prospect av, cor Westchester av. Consent to assign or transfer of lease dated Apr 30, 1905. Pabst Brewing Co with Emil Singer and Louis Fleischmann. Dec 29, 1908. Sept 22, 1909. 10:2666. .... nom

Southern Boulevard, No 1015, south store. The Gaines-Roberts Co to Anton Engel; 3 years, from Aug 1, 1909. Sept 21, 1909. 10:2725..... 900 to 1,020

\*Westchester sq or West Farms road, property formerly of Jas T Lane, 3-sty brk building, and plot 59.6x84.8 on s s, 4 ft in rear and 82.5 on n s. Emma A Lane to Wm Krumsek; 10 years, from Nov 1, 1909. Sept 20, 1909. .... 1,200 to 2,400

Westchester av, No 777, store. Francis X Kelly to Charles Freeman; 7 months from Oct 1, 1909 (with 2 years renewal at 660). Sept 23, 1909. 10:2655 ..... per annum 600

## MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Sept. 17, 18, 20, 21, 22 and 23.

#### BOROUGH OF MANHATTAN.

Acker, Emma B wife of and Franklin, of Rutherford, N J, to UNION SQ SAVINGS BANK. 77th st, No 151, n s, 506 w Columbus av, 20.8x102.3x15.11x102.2. Prior mort \$13,500. Sept 21, 1909, 1 year, 4½%. 4:1149. .... 4,000

Ahearn, Catharine and Mary Conaghan to EMIGRANT INDUSTRIAL SAVINGS BANK. 153d st, No 459, n s, 175 e Amsterdam av, 19x99.11. Sept 21, 1909, 3 years, 4½%. 7:2068. .... 2,000

Alexander, Emma C, of Brooklyn to Chas M Davidson, of Brooklyn. Attorney st, w s, 250 s Houston st, 50x100. ¼ part. Sept 18, 1 year, 6%. Sept 23, 1909. 2:345. .... 500

Astor, John J et al exrs Caroline W Astor with Jos J Mackey. 78th st, No 151, n s, 250.2 e Amsterdam av, 19.9x102.2x19.10x102.2. Extension of \$16,000 mort until Oct 1, 1914, at 4½%. Sept 23, 1909. 4:1150. .... nom

Astor, John J et al exrs Caroline W Astor with Leontine, Edw L and William Platky exrs Adolph Platky. 92d st, No 46, s s, 400 e Columbus av, 18x100.8. Extension of \$16,000 mort until July 1, 1914, 4½%. Sept 14. Sept 23, 1909. 4:1205. .... nom

Blake & Williams, a corpn to GREENWICH SAVINGS BANK. Barrow st, No 24, n s, abt 75 e Bleecker st, 25x90. Sept 23, 1909, due, &c, as per bond. 2:591. .... 25,000

Same to same. Same property. Consent to above mortgage. Sept 23, 1909. 2:591. ....

Same to same. Same property. Certificate as to above mortgage. Sept 23, 1909. 2:591. ....

Birnbaum, Saml to Max Moskowitz. Madison st, No 328, s w cor Scammel st, Nos 25 and 27, 25x89x24.11x90.5; Madison st, No 352, s s, 240.2 e Scammel st, 23.3x94.10x23.3x95.1. Prior mort \$—. Sept 22, 3 years, 6%. Sept 23, 1909. 1:266. .... 5,000

Brazier, Thos J heir Thomas Brazier to Jacob Baum. Barrow st, No 27, s s, abt 115 e Bleecker st, 37.6x80. 1-5 right, title and interest. Prior mort \$—. Sept 22, 1909, 1 year, 6%. 2:590. .... 750

Brazier, Amos T heir Thomas Brazier to Jacob Baum. Barrow st, No 27, s s, abt 115 e Bleecker st, 37.6x80. 1-5 right, title and interest. Prior mort \$—. Sept 22, 1909, 1 year, 6%. 2:590. .... 425

Bleiman, Mary to Saml Frankenheim et al exrs &c Max Frankenheim. Greenwich st, No 132, w s, abt 25 s Cedar st, 25.6x59x25.10x59. Sept 20, 2 years, 4¾%. Sept 21, 1909. 1:54. .... 4,000

Bishop, Hutchens Co to FARMERS LOAN & TRUST CO. 134th st, Nos 210 to 214, s s, 153 w 7th av, 54x99.11; 133d st, Nos 213 to 217, n s, 160 w 7th av, 60.2x99.11. Sept 18, 3 years, interest as per bond. Sept 21, 1909. 7:1939. .... 32,000

Benjamin, Henry to Charles Tschannett. Lenox av, No 511, w s, 99.5 n 135th st, runs w 56 x n 0.6 x w 19 x n 25 x e 75 to Lenox av x s 25.6 to beginning. P. M. Prior mort \$19,000. Aug 30, due May 1, 1914, 6%. Sept 21, 1909. 7:1920. .... 8,600



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|---|--|
| Burke, Honora A wife of and Thomas to EMIGRANT INDUSTRIAL SAVINGS BANK. 48th st, No 310, s s, 133.4 w 8th av, 16.8x100.5. Sept 17, 1909, 3 years, 4½%. 4:1038. 10,000   | Dobroczyński, Oscar with Gerald R Brown and ano, trustee Hannah M Corbin. 6th st, No 415, n s, 178.7 e 1st av, 21.10x90.10. Extension of \$10,000 mort until Oct 1, 1914, at —%. Sept 22, 1909. 2:434. nom                                   |
| Brown, Josephine M to Jessie E Koewing. Riverside Drive, No 140, n e cor 86th st, No 353, 26.5x100. Prior mort \$70,000. Sept 15, installs, 6%. Sept 17, 1909. 4:1248. 30,000   | Equitable Realty Co to Myron I and Sidney C Borg exrs & c Simon Borg. 14th st, No 231, n s, 261 w 2d av, 26x103.3. Certificate as to mort for \$23,500. Sept 10. Sept 22, 1909. 3:896. —   |
| Broun, Demetria S wife of Dr Le Roy Broun to Helen N wife J Mortimer Townley of Elizabeth, N J. 77th st, No 148, s s, 464 w Columbus av, 18x102.2. Sept 17, 1909, 5 years, 6%. 4:1148. 12,000   | Equitable Realty Co to Myron I Borg and ano exrs & c Simon Borg. 14th st, No 231, n e s, 261 n w 2d av, 26x103.3. Sept 14, 5 years, 5%. Sept 22, 1909. 3:896. 23,500   |
| Briganti, Michele to Bronx Investment Co. Lafayette st, No 176, w s, 125 n Grand st, 25.1x100.6. Sept 17, 3 years, 5%. Sept 18, 1909. 2:473. 30,000   | Esskreis, Jacob and David Rothbaum and Sam Gottesman to Marcy M Plum. 119th st, No 64, s s, 222.6 w Park av, 27.6x100.11. Prior mort \$—. Sept 23, 1909, 5 years, 5%. 6:1745. 25,000   |
| Same and Frank Capobianco with same. Same property. Subordination agreement. Sept 16. Sept 18, 1909. 2:473. nom   | Farrell, Katherine G and Mary A O'Brien to N Y SAVINGS BANK. 8th av, Nos 764 and 766, s e cor 47th st, Nos 264 and 266, 50.5x100. Sept 10, due & c as per bond. Sept 22, 1909. 4:1018. 95,000  |
| Briganti, Michele and Max L Schallek et al with Bronx Investment Co. Lafayette st, No 176. Subordination agreement. Sept 17. Sept 18, 1909. 2:473. nom  | Same to Leah Cohn. Same property. Prior mort \$95,000. Sept 16, 2 years, 6%. Sept 22, 1909. 4:1018. 5,000  |
| Bagarozny, Marietta to Nellie Morgan. Elizabeth st, No 192, e s, 114 n Spring st, 25x98. Prior mort \$20,000. Sept 14, due Apr 1, 1910, —%. Sept 20, 1909. 2:492. 500   | Friend, Banned with Rebecca Davis. 99th st, No 65 East. Extension of \$3,000 mort until Sept 7, 1914, at 6%. Sept 7. Sept 21, 1909. 6:1605. nom  |
| Buckley, James P of Yonkers, N Y, and Catherine and Annie Buckley of N Y heirs & c Jeremiah Buckley dec'd to WESTCHESTER TRUST CO. 49th st, No 529, n s, 400 w 10th av, 25x100.5. Sept 18, due Oct 1, 1912, 5½%. Sept 20, 1909. 4:1078. 2,500                                 | Friedlander, Jacob H to August Zinsser. 164th st, Nos 442-444, s s, 225 e Amsterdam av, 50x112.4. Sept 21, 1909, 5 years, 5%. 8:2110. 50,000   |
| Braun, Henry to TITLE GUARANTEE & TRUST CO. 1st av, No 1548, e s, 101.7 s 81st st, 25x106.6. Sept 20, 1909, due & c as per bond. 5:1560. 24,000   | Flagg, Ernest of Borough of Richmond, N Y, to MUTUAL LIFE INS CO of N Y. 10th av, Nos 561 and 563, w s, 43.3 n 41st st, 37x100. Sept 13, due & c as per bond. Sept 17, 1909. 4:1070. 15,000  |
| Baldwin (L D & A J) Co, a corpn, to Jos D Carroll. 5th av, Nos 35 and 37, n e cor 10th st, 80.8x100. Prior mort \$340,000. Sept 15, 1 year, 6%. Sept 20, 1909. 2:568. 100,000   | Ferguson Bros & Forshay, a corpn to Mary U Strong. 180th st, No 710, s s, 169 e Fort Washington av, 58.4x100. Sept 23, 1909, 5 years, 5%. 8:2176. 55,000   |
| Budke, Josephine A of Clarkstown, N Y, to N Y SAVINGS BANK. Charles st, or Van Nest pl, No 9, n s, 222.1 e Bleecker st, 20x94.9 x20x94.10. Sept 13, due & c as per bond. Sept 15, 1909. 2:621. Corrects error in last issue as to property, which was Charles st, No 9. 9,000 | Same to same. Same property. Certificate as to above mortgage. Sept 23, 1909. 8:2176. —  |
| Corn, Henry to Cornelia G Chapin. 37th st, No 5, n s, 195 w 5th av, 24.6x98.9. P M. Sept 2, 3 years, 4½%. Sept 22, 1909. 3:839. 90,000  | Ferguson Bros & Forshay, a corpn to Agnes Carpenter. 180th st, No 718, s s, 227.4 e Fort Washington av, 58.4x100. Sept 25, 5 years, 5%. Sept 23, 1909. 8:2176. 55,000  |
| Corn, Henry to Geo L Clark. 37th st, Nos 7 and 9, n s, 219.6 w 5th av, 50.6x98.9. P M. Sept 20, due & c as per bond. Sept 22, 1909. 3:839. 200,000  | Same to same. Same property. Certificate as to above mortgage. Sept 23, 1909. 8:2176. —  |
| Cohen, Louis to Sadie Wiener. Madison st, s s, 138 e Market st, 25x100, except part taken by City of N Y. Prior mort \$—. Sept 22, 1 year, 6%. Sept 22, 1909. 1:274. 3,000  | Goodstein, Harris N to EMIGRANT INDUSTRIAL SAVINGS BANK. East Broadway, No 52, n s, abt 245 w Market st, 25x81.10x25x81.11, w s. Sept 23, 1909, 5 years, 4½%. 1:281. 16,000  |
| Cohen, Ray and Minnie Siegel to Ray Levy and ano. 2d av, No 1565, w s, 42.2 n 81st st, 20x60. Prior mort \$12,000. Sept 23, 1909, 3 years, 6%. 5:1527. 1,500  | Gerety, Frank J and Wm F La Hiff to Lion Brewery. Broadway, s w cor 46th st, Saloon lease. Sept 9, demand, 6%. Sept 18, 1909. 4:1017. 5,000  |
| Caggiano, Antonio to Lion Brewery of N Y City. 107th st, No 324, s s, 275 w 1st av, 25x100.11. Sept 22, demand, 6%. Sept 23, 1909. 6:1678. 3,550  | Gluck, Isidore and Louis E to THE METROPOLITAN SAVINGS BANK. 7th st, No 191, n s, 173 s e Av B, 20x57.5x21.5x49.7. Sept 20, 1909, 5 years, 5%. 2:390. 8,000  |
| Childs Real Estate Co to GUARDIAN TRUST CO of N Y as trustee. Certificate as to deed of trust dated Sept 1, 1909. Sept 23, 1909. General morts. —   | Goetze, Theodor with Kark Hildenbrand. 107th st, Nos 10 and 12, West. Extension of 2 morts for \$25,000 each until Nov 1, 1915, at 4½%. Sept 15. Sept 20, 1909. 7:1842. nom  |
| Cong Leches Iasher Bnei Horowitz, a corpn to Chas Schimmer. 8th st, No 317, n s, 301 e Av B, 20.7x69.10x20.7x69.10. P M. Sept 1, 2 years, 6%. Sept 23, 1909. 2:391. 2,200   | Hasselberger, John to EMIGRANT INDUSTRIAL SAVINGS BANK. 88th st, No 437, n s, 235 w Av A, 22x100.8. P M. Sept 17, 1909, 3 years, 4½%. 5:1568. 6,000  |
| Cowen (Charles A) & Co to GREENWICH SAVINGS BANK. 7th av, Nos 592 and 594, w s, 49.4 s 42d st, 49.4x100. Sept 23, 1909, due, & c, as per bond. 4:1013. 375,000  | Harnett, Wm F to Andrew Sheridan. 45th st, No 236, s s, 172 w 2d av, runs w 22 x s 70.3 x s e 25 x n 80.2 to beginning. Sept 17, 1909, due & c as per bond. 5:1318. 1,500  |
| Same to same. Same property. Consent to above mortgage. Sept 23, 1909. 4:1013. —  | Hastorf, William with Charlotte Hastorf. Av D, Nos 29 and 31. Subordination agreement. Sept 20. Sept 23, 1909. nom   |
| Same to same. Same property. Certificate as to above mortgage. Sept 23, 1909. 4:1013. —   | Helene Realty & Construction Co to Leon Tuchman. 170th st, No 507 West. Certificate as to mort for \$7,500. Sept 7. Sept 20, 1909. 8:2127. —   |
| Carney, Josephine M to Louise Ruprecht. 142d st, No 528, s s, 295 e Broadway, 20x99.11. P M. Prior mort \$9,000. Sept 21, due, & c, as per bond. Sept 22, 1909. 7:2073. 5,000   | Helene Realty & Construction Co to Leon Tuchman. 170th st, No 503 West. Certificate as to mort for \$7,500. Sept 7. Sept 20, 1909. 8:2127. —   |
| Capo, Sabato to CENTRAL TRUST CO of N Y. 99th st, No 171, n s, 100 w 3d av, 25x100.11. Sept 20, 5 years, 5%. Sept 21, 1909. 6:1627. 16,000  | Hirsch, Robt B et al trustees Adolphe Openhym with Harrison A Searle. 131st st, No 163, n s, 125 e 7th av, 16x99.11. Extension of \$9,000 mort until June 30, 1914, at 5%. July 3. Sept 23, 1909. 7:1916. nom                                |
| Same and De Witt Bailey as exr Saml Schendel with same. Same property. Subordination agreement. Sept 20. Sept 21, 1909. 6:1627. nom   | Hoag, Lena K to Thomas F Mulligan. 43d st, Nos 6 and 8, s s, 158 e 5th av, 41x100.5. Prior mort \$185,000. Sept 21, 1909, 1 year, 6%. 5:1277. 35,000   |
| Cronson, Harriet to TITLE GUARANTEE & TRUST CO. 116th st, No 225, n s, 310 w 2d av, 20x100.10. Sept 17, 1909, due, & c, as per bond. 6:1666. 7,500  | Hess, John H and Peter Wm to TITLE GUARANTEE & TRUST CO. 10th av, No 565, w s, 80.3 n 41st st, 18.6x100. Sept 21, 1909, due & c as per bond. 4:1070. 13,000  |
| Cedarhurst Park Land & Impt Co to Josephine W Drexel Emmet. Consent to mort for \$67,500 covering land in Nassau Co, N Y. Aug 28. Sept 17, 1909. —  | Herzfeld, Abraham and Samuel Wiener to Samuel Rosenberg. Rivington st, No 186, n e s, 77 s e Attorney st, 26x100. Prior mort \$22,000. Sept 21, due June 15, 1912, 6%. Sept 22, 1909. 2:344. 3,000   |
| Day, Arthur M to DRY DOCK SAVINGS INSTN. 68th st, No 243, n s, 475 w Amsterdam av, 25x100.5. Sept 16, due & c as per bond. Sept 17, 1909. 4:1160. 11,000  | Same and Lean Wiener with same. Same property. Subordination agreement. Sept 21. Sept 22, 1909. 2:344. nom   |
| Denner, Leonhard to EMIGRANT INDUSTRIAL SAVINGS BANK. 52d st, No 366, s s, 100 e 9th av, 25x100.5. Sept 17, 1909, 5 years, 4½%. 4:1042. 20,000  | Harris, Sarah to Alfred M Heinsheimer et al trustees Louis A Heinsheimer for benefit of Alfred M Heinsheimer and remaindermen. 86th st, No 50, s s, 100 e Columbus av, 25x102.2. Sept 15, due & c as per bond. Sept 22, 1909. 4:1199. 48,000 |
| Dreyfoos, Amalia with TITLE GUARANTEE & TRUST CO. 1st av, No 1548, e s, 101.7 s 81st st, 25x106.6. Subordination agreement. Sept 20, 1909. 5:1560. nom  | Hellmann, Charles to Charles Tobaben. East End av, No 91, or 1625 Av B, e s, 51.4 s 84th st, 25.4x89. P M. Sept 21, 5 years, 4½%. Sept 22, 1909. 5:1590. 10,000  |
| Davis, Annie wife Albert J of Spring Lake, N J, to Albert J Davis of Spring Lake, N J. 2d av, No 1901, n w cor 98th st, 26x75; Cherry st, No 376, n e cor Gouverneur st, 23.8x51.7x23.7x53.3. Prior morts \$—. Sept 20, 1909, 1 year, 6%. 1:261, 6:1648. 3,200                | Isaacs, Reuben to LAWYERS TITLE INS & TRUST CO. 11th st, No 63, n s, 248.9 w Broadway, 27x103.3. Sept 21, 1909, 3 years, 4½%. 2:563. 40,000  |
| Dowsey, Jennie A wife of and Frederic A of Manhasset, N Y, to Almy C Casey. Bowery, Nos 85 and 85½, on map No 85, e s, abt 105 s Hester st, 25x112; Bowery, No 83, e s, abt 130 s Hester st, 25x112.10. All title. Sept 15, 1 year, 5%. Sept 20, 1909. 1:303. 500             | Jacobs, Saml K to Richard A Henriquez et al. 49th st, No 114, s s, 207 w 6th av, 21.4x100. P M. Prior mort \$—. Aug 18, due Sept 21, 1910, 5½%. Sept 21, 1909. 4:1001. 18,000  |
| Docherty, Peter to Alexander Henderson. 65th st, No 236, s s, 350 e West End av, 25x100.5. P M. Prior mort \$6,500. Sept 21, 1909, 2 years, 5½%. 4:1156. 3,000  | Jackson, Anna to Harriet A Boyd. 17th st, No 228, s s, 337 w 7th av, 25x84. Prior mort \$20,000. Sept 20, 1909, due & c as per bond. 3:766. 3,000  |
| De Voti, Ceserina, Mary Annunziata, John Dondero, Anthony Dondero, Catarina Dondero widow and Julia Dondero to TITLE GUARANTEE & TRUST CO. James st, Nos 31 and 33, w s, 35.8 n Madison st, 43.11x24.9. Sept 20, due & c as per bond. Sept 21, 1909. 1:116. 10,000            | Jackson, Anna to Stephen Duncan. 17th st, No 228, s s, 337 w 7th av, 25x84. P M. Sept 20, 1909, due Oct 10, 1914, 4½%. 3:766. 20,000   |
| Deutsch, Lottie to TITLE GUARANTEE & TRUST CO. 2d av, No 953, w s, 80.5 s 51st st, 20x80. Sept 22, 1909, due & c as per bond. 5:1324. 12,000  | Klein, Amelia to TITLE INS CO of N Y. 71st st, No 528, s s, 423 e Av A, 25x100.4. Sept 17, 1909, 5 years, 5%. 5:1482. 4,000  |
| Dahn, Herbert J to Cordt H Helmers and ano, exrs Lender F Von Ohlsen. 85th st, No 347, n s, 125 w 1st av, 25x102.2. P M. Sept 23, 1909, 5 years, 5%. 5:1548. 12,000   | Keane, Thos J to Henrietta Biloon. Av B, No 287, e s, 42 s 17th st, 20x68. P M. Prior mort \$—. Sept 30, 1 year, 6%. Sept 21, 1909. 3:984. 500   |
|   | Krumwiede, Johannah wife of and Charles to FRANKLIN SAVINGS BANK. Columbus av, No 790, w s, 50.11 s 99th st, 25x75. Sept 21, 1909, 5 years, 4½%. 7:1853. 15,000  |
|   | Kanzer, Esther to David Neuburger. Eldridge st, No 116, e s, 87.6 s Broome st, 25x87.6. Prior mort \$21,000. Sept 22, 1909, 5 years, 6%. 2:413. 5,500  |



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**BANK WORK A SPECIALTY**

- Kinsella Construction Co to GERMANIA LIFE INS CO. Riverside Drive, e s, 125 s 122d st, 100x100. Sept 16, due &c as per bond. Sept 17, 1909. 7:1991. 375,000
- Same to same. Same property. Certificate as to above mort. Sept 8. Sept 17, 1909. 7:1991.
- Kuku, Michael to H Koehler & Co. Rutgers st, No 50, and Monroe st, No 117. Saloon lease. Sept 22, demand, 6%. Sept 23, 1909. 1:272. 3,834.30
- Krellman, Max to Alfred Hahn. Grand st, No 379 (old Nos 353, 353½ and 379 and 379½), s s, 50 e Norfolk st, 25x100. Prior mort \$—-. Sept 21, 3 years, 6%. Sept 23, 1909. 1:312. 4,000
- Laufer, Julia A widow to Sarah Gans. Greenwich st, No 68, w s, 299.6 s w Rector st, 25.1x100.5x25.3x100. Sept 20, 5 years, 5%. Sept 22, 1909. 1:18. 1,000
- Liberti, Vitaliano to CITIZENS SAVINGS BANK. Mulberry st, No 126, e s, 50 s Hester st, 16x50. Sept 22, 1909, due Nov 15, 1914, 5%. 1:205. 13,000
- Same and Faust D Malzone with CITIZENS SAVINGS BANK. Subordination agreement. Sept 22, 1909. nom
- Leaycraft (J Edgar) & Co to LAWYERS TITLE INS & TRUST CO. 3d av, Nos 705 and 707, e s, 20.1 n 4th st, 40.2x80. Sept 22, 1909, 5 years, 4½%. 5:1318. 26,000
- Same to same. Same property. Certificate as to above mort. Sept 22, 1909. 5:1318.
- Linder, Charles to Central Brewing Co. 8th av, No 2785, s w cor 148th st, No 300, 25x75. Prior mort \$20,000. Sept 20, demand, 6%. Sept 21, 1909. 7:2045. 5,000
- Lesster, Josephine E to Walter O Beaton. 52d st, Nos 230 and 232, s s, 370 e 8th av, runs s 118 x e 60 x n 17.7 x w 30 x n 100.5 to st x w 30 to beginning. Prior mort \$—-. Sept 15, due Sept 1, 1911, 6%. Sept 20, 1909. 4:1023. 10,000
- Lawyers Mortgage Co with John Lowden and ano. 93d st, Nos 300 and 302, s e cor 2d av, No 1780, 100x26. Extension of \$19,000 mort until Aug 2, 1914, at 5%. 5:1555. nom
- Lawyers Mortgage Co with James B Smith. Hamilton Terrace, No 18, w s, 238 n 141st st, 16x100. Extension of mort for \$8,000 to June 30, 1914, at 4½%. Aug 21. Sept 17, 1909. 7:2050. nom
- Lawyers Mortgage Co with John C West. Hudson st, No 580, e s, 75.9 s Bank st, 25.6x61.1x22.11x56.2. Extension of mort for \$6,500 to Aug 11, 1910, at 5%. July 26. Sept 17, 1909. 2:623. nom
- LAWYERS TITLE INS & TRUST CO with Leo M Klein, Samuel Jackson and Interborough Rapid Transit Co and City of N Y. St Nicholas av, Nos 1420 to 1426, n e cor 181st st, No 565, 100 x175. Subordination of mort to easement agreement. Sept 14, Sept 20, 1909. 8:2154. nom
- LAWYERS TITLE INS & TRUST CO with Berry B Simons. 150th st, No 287, n s, 495.5 w 7th av, 40.10x99.11. Extension of mort for \$30,000 to Jan 1, 1915, at 5%. Sept 10. Sept 18, 1909. 7:2036. nom
- LAWYERS TITLE INS & TRUST CO with Martha J Goerlitz. 99th st, No 251, n s, 150 w Broadway, 14x100.11. Extension of \$14,000 mort until Oct 31, 1912, at 5%. Sept 14. Sept 23, 1909. 7:1871. nom
- LAWYERS TITLE INS & TRUST CO with Jacob Loewer. 87th st, No 163, n s, 270 e Amsterdam av, 17x100.8. Extension of \$16,000 mort until Sept 30, 1912, at 4½%. Aug 4. Sept 23, 1909. 4:1218. nom
- LAWYERS TITLE INS & TRUST CO with Martha Wolfman. 5th st, No 220, s s, 328.10 w 2d av, 21.2x92.1. Extension of \$13,500 mort until Sept 6, 1914, at 5%. Aug 4. Sept 23, 1909. 2:460. nom
- Lowe, William to BOWERY SAVINGS BANK. 70th st, Nos 523 to 533, n s, 373 e Av A, 150x100.4. Sept 20, 1909, 5 years, 4½%. 5:1482. 33,000
- Leerburger, Ristori and Daisy C Metzler to EQUITABLE LIFE ASSUR SOC of the U S. Houston st, No 69, s s, 50 w Wooster st, 25x95. Sept 17, 1909, 5 years, 4½%. 2:515. 35,000
- Lesk Realty Co to Libman Contracting Co. Madison av, No 413, n e cor 48th st, 22x100. Leasehold. July 15, 3 years, 6%. Sept 23, 1909. 5:1284. 7,000
- Same to same. Same property. Certificate as to above mortgage. Sept 20. Sept 23, 1909. 5:1284.
- Lynch, Margaret M to THE ROYAL BANK. 42d st, No 350 East. Assignment of rents for \$1,080. Sept 20, 4 months, —. Sept 23, 1909. 5:1134. nom
- MERCANTILE TRUST CO, trustee Oliver S Carter with James B Dickson. 54th st, No 15 West. Extension of \$100,000 mort until Sept 30, 1912, at 4½%. Sept 22. Sept 23, 1909. 5:1270. nom
- Merchants Distributing Co to Wm Crawford. Certificate as to chattel mort for \$8,600. Sept 22. Sept 23, 1909. Genl mort.
- Morewood Realty Holding Co to GUARDIAN TRUST CO of N Y. 211th st, n e cor Broadway, 139.3x99.11x50x99.11; 10th av, n w cor 211th st, 99.11x500. Certificate as to mort for \$85,000. Sept 17. Sept 23, 1909. 8:2229.
- Mevon Realty Co to Louie D Barnewall et al. 19th st, No 37, n s, 545 w 5th av, 25x92. P M. Prior mort \$60,000. Sept 16, due &c as per bond. Sept 17, 1909. 3:821. 15,000
- Malone, Peter to TITLE GUARANTEE & TRUST CO. 42d st, No 414, s s, 175 w 9th av, 24.9x98.9. Sept 17, 1909, due &c as per bond. 4:1051. 25,000
- Murray, Alice J to BOWERY SAVINGS BANK. 69th st, No 70, s s, 100 e Columbus av, 20x100.5. Sept 17, 1909, 1 year, 4½%. 4:1121. 10,000
- Molloy, Jas J to Arnold H E Schramm. 158th st, n s, 150 w Broadway, runs n 115 x w 75 x s 97.7 to e s Riverside Drive, No 810, x s 23.3 to st x e 59.7 to beginning. P M. Sept 18, 2 years, 4½%. Sept 20, 1909. 8:2136. 45,500
- Margaretten, Ignatz to EXCELSIOR SAVINGS BANK of City N Y. Lexington av, No 2131, n e cor 128th st, Nos 143 and 145, 99.11 x30. Sept 14, 5 years, 5%. Sept 20, 1909. 6:1777. 38,000
- Same and Lillian L Doelger with same. Same property. Subordination agreement. Sept 18. Sept 20, 1909. 6:1777. nom
- Michelson, Abraham, of Coytesville, N J, to General Theological Seminary of the Protestant Episcopal Church in U S. 127th st, Nos 78 and 80, s s, 75 w Park av, 40x99.11. Sept 20, 5 years, 4½%. Sept 21, 1909. 6:1751. 40,000
- Michelson, Abraham of Coytesville, N J, to Isaac Michelson. 127th st, Nos 78 and 80, s s, 75 w Park av, 40x99.11. Prior mort \$40,000. Sept 20, due Sept 20, 1914, 6%. Sept 21, 1909. 6:1751. 8,000
- Morewood Realty Holding Co to GUARDIAN TRUST CO of N Y. Broadway, n e cor 211th st, 133.11x50x99.11x139.3; 10th av, n w cor 211th st, 99.11x500. Sept 17, due &c as per bond. Sept 21, 1909. 8:2229. 85,000
- Mehaffey, Sarah E to Geo M Ehr Gott (who assigned his interest on Sept 20, 1909, to Packard & Co as security of notes for \$400). West End av, No 195. Assignment of rents of \$925 to pay interest on 1st mort. July 20. Sept 21, 1909. 4:1180. nom
- Munden Construction Co to North American Mortgage Co. Audubon av, e s, 98.9 n 175th st, 100 to 176th st, x95x110.1x95.5. Building loan. Sept 21, 1909, 1 year, 6%. 8:2132. 109,000
- Same to same. Same property. Certificate as to above mort. Sept 21, 1909. 8:2132.
- Same and Fleischmann Realty & Construction Co with same. Same property. Subordination agreement. Sept 21, 1909. 8:2132. nom
- Mitow Realty Co to George Isaacs. Broadway, No 3101, w s, 221.10 n 122d st, 80.5x78.11 to e 1 Old Bloomingdale road x s 2.3 x w — to point 100 w Broadway x s 78.2 x e 100 to beginning. Prior mort \$140,000. Sept 20, due Dec 20, 1909, 6%. Sept 21, 1909. 7:1993. 3,420
- Same to same. Same property. Certificate as to above mort. Sept 20. Sept 21, 1909. 7:1993.
- Mitow Realty Co to George Isaacs. Broadway, No 3101, w s, 221.10 n 122d st, —x—. Consent to mort for \$3,420. Sept 20. Sept 21, 1909. 7:1993.
- McManus, Chas E to E Matilda Ziegler et al exrs &c William Ziegler. 85th st, Nos 353 and 355, n s, 125 e Riverside Drive, 75x102.2. Sept 16, due July 1, 1914, 4½%. Sept 22, 1909. 4:1247. 200,000
- MacMannus, Edward D to Asher Holzman. 146th st, Nos 234 to 240, s s, 287.6 e 8th av, 2 plots each 37.6x99.11. 2 P M mort, each \$10,000; prior mort \$32,000 on each. Sept 15, 3 years, 6%. Sept 22, 1909. 7:2031. 20,000
- MUTUAL LIFE INS CO of N Y with Amanda M Tompkins, Emma J Velders and Anna M Thompson individ and Walter E Thompson exr &c Hannah Brooks. Lexington av, No 1998, w s, 50.11 s 122d st, 16.8x81.8. Extension of mort for \$5,500 to Sept 1, 1910, at 5%. Dec 11, 1907. Sept 21, 1909. 6:1770. nom
- New Netherlands Theatre Co to John P Shafer. 48th st, Nos 139 and 143, n s, 400 w 6th av, 80x100.10. Sept 16, 1 year, 6%. Sept 17, 1909. 4:1001. 1,000
- N Y LIFE INS CO with Anne Bergin. 176th st, No 506, s s, 144 w Amsterdam av, 43.6x99.11. Participation agreement. Aug 24. Sept 18, 1909. 8:2132. nom
- Pressman, Dora and Louis J Lefkowitz to Eliz Sippelius admrx George Heinrich. Av C, No 210, e s, 29 s 13th st, 25x62.3. Subordination agreement. Sept 21. Sept 22, 1909. 2:382. nom
- Pressman, Dora to Eliz Sippelius admrx Geo A Heinrich. Av C, No 210, e s, 29 s 13th st, 25x62.3. Sept 21, 5 years, 5%. Sept 22, 1909. 2:382. 13,000
- Prudential Real Estate Corporation to Caroline M Child and Eliz G Wheelwright trustees Benj F Wheelwright. 29th st, No 237, n s, abt 350 e 8th av, 22.5x98.9. Sept 22, 1909, due Nov 1, 1914, 5%. 3:779. 17,500
- Post, Lena wife Franklin Post to American Mortgage Co. 113th st, No 544, s s, 268.9 e Broadway, 18.9x100.11. Sept 21, 1909, 5 years, 5%. 7:1884. 18,000
- Perriere, Emile to Frederic R Couderet and ano. 97th st, No 173, n s, 154 e Amsterdam av, 14x100.11. Aug 14, due &c as per bond. Sept 20, 1909. 7:1852. 1,000
- Parlato, Raffaella to Salvatore Imperato. 112th st, No 311, n s, 150 e 2d av, 25x100.11. Prior mort \$15,000. Sept 16, 3 years, 6%. Sept 18, 1909. 6:1684. 1,500
- Peet, Walter B, of Yonkers, N Y, to Five Boroughs Realty Co. Hawthorne st, n e s, 125 n w Broadway, 75x100. Sept 16, due &c as per bond. Sept 17, 1909. 8:2241. 3,000
- Park Av Realty Co to Anna M Hoes. Lexington av, No 787, e s, 40.5 n 61st st, 20x80. Prior mort \$15,000. Sept 17, 1909, due Mar 17, 1912, 6%. 5:1396. 5,000
- Same to Ernest P Hoes. Same property. Prior mort \$20,000. Sept 17, 1909, due Mar 17, 1912, 6%. 5:1396. 3,785
- Same to Anna M Hoes and ano. Same property. Certificate as to 2 mort for \$5,000 and \$3,750 respectively. Sept 17, 1909. 5:1396.
- Punchard, Henry of State of N J to Henry T Nichols and ano. Leroy st or St Luke's pl, No 16, n s, 340.5 e Hudson st, runs n 100 x e 18.10 x s e 13.10 x s 86.6 to Leroy st x w 22.1 to beginning. Prior mort \$7,000. Sept 1, 1 year, 5%. Sept 23, 1909. 2:583. 5,000
- Realty Co of America to Franklin Pettit. Wadsworth av, n e cor 177th st, 89.10x100. Prior mort \$40,000. Feb 25, due, &c, as per bond. Sept 23, 1909. 8:2144. 8,500
- Rosenblum, Jacob with American Mortgage Co. 65th st, No 29, n s, 293.9 e Columbus av, 31.3x100.5. Subordination agreement. Sept 23, 1909. 4:1118. nom
- Rosenblum, Rachel to American Mortgage Co. 65th st, No 29, n s, 293.9 e Columbus av, 31.3x100.5. Sept 23, 1909, 5 years, 4½%. 4:1118. 32,000
- Rindlaub, Conrad to LAWYERS TITLE INS & TRUST CO. 37th st, No 311, n s, 167 e 2d av, 25x98.9. Sept 21, 3 years, 4½%. Sept 23, 1909. 3:943. 8,000
- Rupp, August to UNION DIME SAVINGS BANK. Hamilton terrace, No 14, w s, 206 n 141st st, 16x100. Sept 21, due &c as per bond. Sept 22, 1909. 7:2050. 10,000
- Rector, &c, of Church of the Ascension in City N Y. Hamilton terrace, No 10, w s, 174 n 141st st, 16x100. Extension of \$9,000 mort until June 30, 1912, at 4½%. July 30. Sept 23, 1909. 7:2050. nom
- Republic of Panama with Morris Shapiro. Av D, Nos 107 and 109, s w cor 8th st, 60x50. Extension of \$48,000 mort until Oct 12, 1912, at 5%. Sept 23, 1909. 2:377. nom
- Ruff, August and Moses Hochster with Frieda Hart. Houston st, No 119 East, and Chrystie st, No 232. Certificate as to payment of \$4,500 on account of mort. Sept 10. Sept 21, 1909. 2:422.



# QUICK DELIVERY ANY QUANTITY

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# EDISON Portland CEMENT

UNIFORMLY 10% FINEST GROUND IN THE WORLD

This warehouse is built with concrete piers, platform and floor, and steel frame and roof. It has a capacity of 10,000 to 15,000 barrels and is situated advantageously for

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It was constructed for the express accommodation of customers wanting quick service, and we are prepared to give it to them—small orders or large.

# EDISON PORTLAND CEMENT CO., 935 ST. JAMES BUILDING NEW YORK

- Republic of Panama with Abraham Levenstein and Mark Tarshes. Carmine st, Nos 54 to 58, s e cor Bedford st, No 28, 45x80. Extension of \$50,000 mort until May 26, 1914, 5%. May 11. Sept 23, 1909. 2:527. nom
- Reich, Max K R of Berlin, Germany, to MUTUAL LIFE INS CO of N Y. Lenox av, Nos 348 and 350, e s, 49.11 s 128th st, 50x100, with right of way over alley 4 ft wide in rear. Sept 8, due &c as per bond. Sept 22, 1909. 6:1725. 54,000
- R & M Realty Co to Carrie Weil. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Prior mort \$37,500. Sept 21, demand, 6%. Sept 22, 1909. 7:2011. 3,000
- Same to same. Same property. Certificate as to above mort. Sept 21. Sept 22, 1909. 7:2011. —
- Rubinger, Charles to Joseph L Bittenwieser. 25th st, Nos 244 to 248, s s, 405 w 7th av, runs s 78.9 x s 20 x w 30 x n 98.9 to st x e 45 to beginning. Prior mort \$—. Sept 4, due Aug 1, 1910, 6%. Sept 21, 1909. 3:774. 10,000
- Riecke, Henry B to Fredk Doscher. 44th st, No 443, n s, 260 e 10th av, 20x100.4. P M. Sept 20, 4 years, 5%. Sept 21, 1909. 4:1054. 9,000
- Rauch, Israel and Benj Brettler to METROPOLITAN SAVINGS BANK. 48th st, No 307, n s, 100 e 2d av, 25x100.5. Sept 13, 5 years, % as per bond. Sept 21, 1909. 5:1341. 11,000
- Rosenthal, Joseph and Jacob Grotta to Mary McMahon et al trustees William McMahon. 135th st, No 602, s s, 100 w Broadway, 38.7x99.11. Sept 20, due &c as per bond. Sept 21, 1909. 7:2001. 42,000
- Rosenthal, Joseph and Jacob Grotta to Mary McMahon et al trustees William McMahon. 135th st, No 608, s s, 215.10 w Broadway, 38.7x99.11. Sept 20, due &c as per bond. Sept 21, 1909. 7:2001. 42,000
- Richter, Fredk W of Larkfield, N Y, to GERMAN SAVINGS BANK in City of N Y. Amsterdam av, No 848, w s, 75.11 n 101st st, 25x93.1x25x93.3. Sept 21, 1909, 3 years, 4½%. 7:1873. 14,000
- Rosenblum, Rachel to Jacob Rosenblum. 65th st, No 29, n s, 293.9 e Columbus av, 31.3x100.5. Prior mort \$—. Sept 1, 2 years, 6%. Sept 21, 1909. 4:1118. 7,000
- Sayer, Charles to BANK FOR SAVINGS in City N Y. 88th st, No 515 East. Extension of \$10,000 mort until Sept 16, 1914, at 4½%. Sept 21, 1909. 5:1585. nom
- Stacey, J Lewis to William O'Hanlon. Front st, No 41, s e cor Coenties slip, No 20, 25x50; Coenties slip, No 12, n e s, 87.8 e Front st, 20.4x51x20.9x51. 1-8 part. Sept 9, 1 year, 6%. Sept 21, 1909. 1:34. 500
- Squires, Harriet B wife Herbert G to Chas G Koss. 148th st, No 413, n s, 155 e Convent av, 20x99.11. Sept 21, 1909, 3 years, 5%. 7:2063. 10,000
- Smith, Chas H with William Moller. Amsterdam av, No 2192. Extension of \$45,000 mort until Nov 1, 1912, at 5%. Sept 21, 1909. 8:2125. nom
- Schlessinger, Harry to Stephen H Jackson. 50th st, No 554, s s, 100 e 11th av, 28.2x93.6. Prior mort \$20,000. Sept 14, 2 yrs, 6%. Sept 21, 1909. 4:1078. 6,500
- Simon, Morris to Chas Schimmer. 8th st, No 315, n s, 280.4 e Av B, 20.7x69.10. P M. Sept 1, due July 1, 1911, 6%. Sept 23, 1909. 2:391. 2,000
- Sferra, Gennaro and Bernardo to EMIGRANT INDUSTRIAL SAVINGS BANK. Macdougall st, No 52, e s, abt 240 s Houston st, 25x100. Sept 13, 4 years, 4½%. Sept 23, 1909. 2:518. 20,000
- Same and Maria D or Mamie Sferra with same. Same property. Subordination agreement. Sept 13. Sept 23, 1909. 2:518. nom
- Schneller, Bernhard with METROPOLITAN LIFE INS CO. 114th st, n s, 200 e Amsterdam av, 100x100.11. Subordination agreement. Sept 16. Sept 23, 1909. 7:1867. nom
- Sinnott, Frank J to A Gertrude Cutter. 60th st, No 223, n s, 275 e 3d av, 20x100.5. Sept 22, 1909, 5 years, 4½%. 5:1415. 15,000
- Shine, Thos J to EMIGRANT INDUSTRIAL SAVINGS BANK. 81st st, No 240, s s, 80 w 2d av, 24x76.7. Sept 22, 1909, 3 years, 4½%. 5:1526. 2,000
- Salinitro, Fannie to Peter Kombis. 1st av, No 2251, store lease. Sept 15, 20 notes as per chattel mort, —%. Sept 20, 1909. 6:1687. 555
- Shulsky (Louis) Co to Nathan Deitz and ano. Madison st, No 227, n e cor Jefferson st, No 33, 23.10x80. P M. Prior mort \$20,000. Sept 20, 5 years, 6%. Sept 22, 1909. 1:270. 5,000
- Segelbohm, Louis to Charlotte Hastorf. Av D, Nos 29 and 31, w s, 70.4 s 4th st, runs w 81 x s 17.7 x w 19 x s 22 x e 100 to Av D x n 39.7 to beginning. Sept 20, 5 years, 5%. Sept 22, 1909. 2:373. 42,500
- TITLE GUARANTEE & TRUST CO with Barbara Flettner individ and as extrxz Jacob H Flettner and Barbara M, Rudolph, Henry J and Anna M Flettner. Columbia st, No 128. Extension of \$7,000 mort until May 21, 1912, at 4½%. May 8. Sept 22, 1909. 2:335. nom
- Thorn, Wesley of Plainfield, N J, to Saml K Jacobs. 37th st, No 5, n s, 195 w 5th av, 24.6x98.9; 37th st, Nos 7 and 9, n s, 219.6 w 5th av, 50.6x98.9. P M. Prior mort \$290,000. Sept 21, 1 year, 6%. Sept 22, 1909. 3:839. 55,000
- Trevor, Henry G of Southampton, L I, to TITLE GUARANTEE & TRUST CO. 77th st, No 325, n s, 263 w West End av, 19x102.2. Sept 21, due &c as per bond. Sept 22, 1909. 4:1186. 20,000
- Timer, Katie to Emil Lazansky. 80th st, No 171 East; 78th st, No 179 East, and 3d av, No 1096. All title. Sept 21, 1909, 3 years, 6%. 5:1509-1413 and 1399. 2,500
- Timme, Edward F as trustee with John Lowden. 2d av, No 1772, e s, 101 s 93d st, 25.5x100. Extension of \$14,000 mort until Aug 2, 1912, at 5%. Aug 3. Sept 23, 1909. 5:1555. nom
- Tripler, Caroline to Chas R Blundell. 5th st, No 402, s s, 67.2 e 1st av, 20.9x65. Prior mort \$11,000. Sept 20, 1909, 3 years, 6%. 2:432. 2,600
- Same and Nellie Cawley with same. Same property. Subordination agreement. Sept 20, 1909. 2:432. nom
- Tombacher, Israel J and Louis Eisenberg to TITLE GUARANTEE & TRUST CO. 111th st, No 116, s s, 138.4 e Park av, 16.8x100.11. Sept 22, due, &c, as per bond. Sept 23, 1909. 6:1638. 11,000
- UNION SQUARE SAVINGS BANK with Emma B wife of and Franklin Acker. 77th st, No 151 West. Extension of \$10,000 mort until Sept 21, 1910, at 4½%. Sept 21. Sept 22, 1909. 4:1149. nom
- Vogel, Leo W with John Rollmann. Amsterdam av, Nos 1529 and 1535. Extension of \$6,250 mort until Nov 1, 1911, at 6%. Aug 17. Sept 21, 1909. 7:1972. nom
- Volz, Frank to FRANKLIN SAVINGS BANK in City N Y. Audubon av, No 255, e s, 41.10 s 178th st, 40x100.2x46.5x100. Sept 23, 1909, 5 years, 4½%. 8:2132. 35,000
- Wilkenfeld, Hirsch to Jacob Blauner. 94th st, No 219, n s, 275 e 3d av, runs n 98.8 x s e 10.6 x n 12 x e 14.9 x s 100.8 to st x w 24.9 to beginning. Prior mort \$18,000. Sept 20, 3 years, 6%. Sept 21, 1909. 5:1540. 3,000
- Watt, Thomas L with Fredk F Brueck, Saml H Wilson, William Hoegg and Richard Cole. 7th av, Nos 711 to 715, and 48th st, Nos 168 to 176. Agreement modifying covenant in mort. Aug 31. Sept 21, 1909. 4:1000. nom
- Werner, Julius with Louis Oppenheim and Theo J Jacobus. 9th av, Nos 855 and 857, w s, 55.5 s 56th st, 45x100. Extension of \$8,000 mort until Aug 1, 1911, at 6%. Sept 2. Sept 20, 1909. 4:1065. nom
- Weingart, Samuel and Ida Doernberg exrs &c Julius Doernberg to POUGHKEEPSIE SAVINGS BANK. Lenox av, Nos 162 to 168, e s, 25.2 n 118th st, 75.9x85. Sept 20, 5 years, 4½%. Sept 22, 1909. 6:1717. 125,000
- Young Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 144th st, s s, 312.6 w Hamilton pl, 87.6x99.11. Sept 20, 1909, 5 years, 5%. 7:2075. 125,000
- Same to same. Same property. Certificate as to above mort. Sept 20, 1909. 7:2075. —
- Ziegel, Beatrice S B with Eliz and John Kuck. 117th st, No 546, s s, 456.2 e Pleasant av or Av A, 16.10x100.11. Extension of \$5,000 mort until Sept 5, 1912, at 5%. Sept 8. Sept 21, 1909. 6:1715. nom

## BOROUGH OF THE BRONX.

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

- Ahrens, Sophie K to TITLE GUARANTEE & TRUST CO. Anthony av, No 2088, e s, 101.3 n 180th st, 24.8x97.1x24.5x95.11. Sept 16, due &c as per bond. Sept 17, 1909. 11:3156. 3,800
- AMSTERDAM SAVINGS BANK with Eliz M O'Reilly. Lincoln av, s e cor 138th st, 25x100. Extension of \$20,000 mort until Sept 5, 1914, at 5%. Aug 31. Sept 17, 1909. 9:2313. nom
- Amos, Heinrich to Antonia Morgan. Elm pl, No 2488, e s, 189.11 s Kingsbridge road, 25.5x81.1x25x81.11. P M. Sept 1, 3 years, 6%. Sept 21, 1909. 11:3023 and 3026. 1,800
- Anniere Realty Co to Louis Stern. Union av, s w cor 168th st, 41x91.1. Aug 31, 5 years, 5%. Sept 21, 1909. 10:2672. 38,000
- Same to same. Same property. Certificate as to above mortgage. Aug 31. Sept 21, 1909. 10:2672. —
- Same and Chas Flaum and Moses S Shill with same. Same property. Subordination agreement. Aug 31. Sept 21, 1909. 10:2672. nom
- Anniere Realty Co and VAN NORDEN TRUST CO with same. Same property. Subordination agreement. Sept 7. Sept 21, 1909. 10:2672. nom
- Anderson, Alex to Leah K Ray. Heath av, e s, — n 230th st, also 283.1 n lands now formerly Tecca N Reed, 125x100.7. P M. Sept 21, 1 year, 6%. Sept 22, 1909. 12:3256. 5,000
- Bussey, Jessie C and Christina A Bussey to Christiana E Bussey. Anthony av, e s, 75 s Prospect pl, 25x99.5x25x100. Prior mort \$5,500. Sept 23, 1909, due, &c, as per bond. 11:2890. 2,000
- Bird, Constant M with Jos Bird. Nelson av, e s, 150.5 n 164th st, —x—. Agreement as to share ownership in mort. Sept 20. Sept 23, 1909. 9:2512. nom
- Brown, Isaac to Greenwood Cemetery. Prospect av, n w cor 167th st, 50x100. Sept 20, due Oct 1, 1914, 5%. Sept 23, 1909. 10:2680. 60,000



# KING'S WINDSOR CEMENT

For PLASTERING WALLS AND CEILINGS

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

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- \*Boland, John F to Emma B Corsa. Prospect st, n s, 140 w Main st, 35x110, City Island. June 3, 5 years, 6%. Sept 20, 1909. 1,000
- \*Best, Joshua A to Robt Adelmann. Van Buren st, w s, 80 n Columbus av, 23.6x100. P M. Prior mort \$3,800. Sept 21, installs, 6%. Sept 22, 1909. 1,200
- Bell, Howard L, of Brooklyn, to Marie L and Joseph Hall exrs Thos H Hall. 241st st, n s, 135 e Katonah av, 25x100; 241st st, n s, 185 e Katonah av, 25x100; 241st st, n s, 235 e Katonah av, 25x100; 241st st, n s, 285 e Katonah av, 50x100. Five mortgs, each \$4,000. Sept 21, 3 years, interest as per bond. Sept 22, 1909. 12:3390. 20,000
- Bell, Howard Le Roy to Bronx Heights Land Co. 241st st, n s, 150 e Katonah av, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 1,250
- Same to same. 241st st, n s, 200 e Katonah av, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 1,250
- Same to same. 241st st, n s, 250 e Katonah av, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 1,250
- Same to same. 241st st, n s, 300 e Katonah av, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 1,250
- Same to same. 5th av, n s, 325 e 2d st, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 1,250
- \*Bennardo, Pietro to Melrose Realty Co (Inc). 216th st, s s, 250 w Tilden av, 25x100. Sept 4, due May 28, 1910, without interest. Sept 21, 1909. 200
- Brown, Isaac to Irvine Realty Co. 167th st, s s, 113.3 w Hall pl, runs s 145.2 x w 25 x s 21.5 x w 25 x n 18.8 x w 25 x n 146.11 to st, x e 75 to beginning. P M. Prior mort \$8,500. Sept 20, due, &c, as per bond. Sept 21, 1909. 10:2691. 2,700
- Bowe, John J to Frederick Meyer and ano exrs John C Engel. Jennings st, No 748 (1048), s s, 58.11 e Prospect av, runs s 78.2 x e 9.4 x n 6 x e 11.1 x n 75 to st x w 21 to beginning. Sept 15, due &c as per bond. Sept 17, 1909. 11:2971. 7,000
- Same to Charles Spieller. Same property. Prior mort \$7,000. Sept 15, due &c as per bond. Sept 17, 1909. 11:2971. 1,000
- \*Buckley, Daniel to Pierre W Wildey. Amethyst av, e s, 100 n Morris Park av, 15x100. Sept 15, due Oct 22, 1910, 6%. Sept 17, 1909. 1,000
- Carucci, Checchina to American Mortgage Co. Hughes av, s e cor 181st st, 127.9x50x115x51.7. Building loan. Sept 17, 1909, 1 year, 5½%. 11:3081. 36,000
- Cioffi, Carmine and C W H Arnold with POUGHKEEPSIE TRUST CO. Vyse av, w s, 143.9 s 173d st, 3 lots, each 18.9x100. Subordination agreement. Sept 16. Sept 17, 1909. 11:2989. nom
- Cioffi, Carmine and C W H Arnold with Commercial Finance Co of Poughkeepsie, N Y. Vyse av, w s, 143.9 s 173d st, 3 lots, each 18.9x100. Subordination of 3 mortgs. Sept 16. Sept 17, 1909. 11:2989. nom
- Cioffi, Carmine to POUGHKEEPSIE TRUST CO. Vyse av, w s, 143.9 s 173d st, 3 lots, each 18.9x100. 3 building loan mortgs, each \$7,500. Sept 16, 3 years, 5%. Sept 17, 1909. 11:2989. 22,500
- Same to Commercial Finance Co of Poughkeepsie, N Y. Same property. 3 building loan mortgs, each \$2,000. 3 prior mortgs, each \$7,500. Sept 16, 3 years, 6%. Sept 17, 1909. 11:2989. 6,000
- Crawford, Robert to John L Sauervein. Webster av, s e s, at s w s Woodlawn road, late Scott av, 25x100. Mar 10, given to secure performance of lease covering 882 8th av, —%. Sept 17, 1909. 12:3380. 1,000
- Cohen and Eckman Corporation with DOLLAR SAVINGS BANK, N Y. Brook av, w s, 50 n 170th st, 37.6x90; Brook av, w s, 87.6 n 170th st, 37.6x90. Agreement apportioning of \$50,000 mortgage so that \$25,000 will be on each parcel and extension of same to Dec 1, 1912, and interest reduced from 6% to 5%. Sept 21, 1909. 11:2896. nom
- Collins, John K to Mary V Sheridan. Riverdale av, No 5900, n e cor 259th st, 20x100. P M. Sept 21, 1909, 3 years, 5%. 13-3423. 4,200
- Cioffi, Carmine and C W H Arnold with POUGHKEEPSIE TRUST CO. Vyse av, w s, 143.9 s 173d st, 18.9x100; Vyse av, w s, 162.6 s 173d st, 18.9x100; Vyse av, w s, 181.3 s 173d st, 18.9x100. Subordination agreement. Sept 16. Sept 21, 1909. 11:2989. nom
- Same with Commercial Finance Co. Same property. Subordination agreement. Sept 16. Sept 21, 1909. 11:2989. nom
- Cohen, Jacob to Jessie M Onderdonk. 159th st, s s, 375 e Courtlandt av, 25x100, except part for st. P M. Sept 22, 1909, 3 years, 5%. 9:2405. 4,500
- \*Cade, Alice M, of Galilee, Pa, to Fidelity Development Co. Matthews av, w s, 150 s Lydig av, 50x100. P M. Sept 17, 3 years, % as per bond. Sept 21, 1909. 2,520
- \*Chester Improvement Co to Frank Gass. 217th st, late 3d av, n s, 205 e 4th av, and being lot 363 map Wakefield, 100x114. Sept 18, 3 years, 6%. Sept 22, 1909. 2,500
- \*D'Arrigo, Giuseppe to Hudson P Rose Co. Cheriot st, e s, 43.5 n Meadow Drive, 25x100. P M. Aug 18, 3 years, 5½%. Sept 23, 1909. 165
- Damm, Emma T to TITLE GUARANTEE & TRUST CO. Chisholm st, No 1340, e s, 58.4 s Jennings st, 16.8x75. Sept 17, 1909, due, &c, as per bond. 11:2972. 2,750
- Eureka Realty Co with Hannah Lynch. Creston av, Nos 2270 and 2272. Agreement as to release from any liability for any deficiency judgment. Sept 15. Sept 22, 1909. 11:3163. nom
- Ekwanok Realty Co and Vincenzo Conforti with Lizzie Van Riper. Anthony av, Nos 1733 and 1735, w s, 90.4 n 174th st, —x—. 2 subordination agreements. Sept 9. Sept 10, 1909. 11:2890 and 2891. nom
- Same with same. Anthony av, No 1727, n w cor 174th st, —x—. Subordination agreement. Sept 9. Sept 10, 1909. 11:2890 and 2891. Corrects error in last issue, when property in 2d parcel was Anthony av, No 1727, n e cor 174th st. nom
- Eckstein, Frank to TITLE GUARANTEE & TRUST CO. Union av, No 1054, e s, 274 n 165th st, late Wall st, 50x175, except part for av. Sept 17, 1909, due &c as per bond. 10:2679. 5,000
- \*Freeman, James to George Costar. Ellis av (13th st), s s, 380 w Castle Hill av (Av C), 25x103. P M. Prior mort \$3,500. Sept 15, 2 years, 6%. Sept 17, 1909. 1,200
- Ford, Thos J with Dora M Schrenkeisen. Perry av, No 3259, w s, 50 s Holt pl, 25x—. Agreement modifying terms of mort. July 22. Sept 17, 1909. 12:3343. nom
- Flatiron Realty Co to Constant M Bird. Nelson av, e s, 150.5 n 164th st, runs e 67 x n 25.2 x w 68.3 to av, x s 25 to beginning. Sept 20, due, &c, as per bond. Sept 21, 1909. 9:2512. 5,500
- Same to same. Same property. Certificate as to above mortgage. Sept 20. Sept 21, 1909. 9:2512.
- \*Fetyk, Charles to Martha A Arnow. Cottage Grove av, e s, 271.5 s Guerlin pl, 25x110. Sept 20, 3 years, 6%. Sept 22, 1909. 2,000
- Fleischmann, Martha L wife of and Clarence E and Sigmund J Spiehler to DOLLAR SAVINGS BANK of City N Y. Courtlandt av, No 770, e s, 48.6 s 157th st, 25x100. Sept 20, due June 1, 1910, 5%. Sept 22 1909. 9:2403. 4,300
- Ford-Webster Construction Co to GERMAN SAVINGS BANK. Park av, s w cor 178th st, 41.6x79.10. Sept 22, 1909, 5 years, 5%. 11:3027. 25,000
- Same to same. Same property. Certificate as to above mortgage. Sept 22, 1909. 11:3027.
- \*Fischer, Geo N to Oswald Uhlmann. Bronxdale av, n e s, 26.10 s e of a 17.2 st and being lot 10 blk 48 map (No 1138) of Morris Park, 26.10x132.4x25x122.6. July 1, 3 years, 5½%. Sept 22, 1909. 500
- Freund, Adolph to Edgar S Appleby and ano, trustee. Webster av, e s, 138.7 n Tremont av, 75x158.11. Sept 22, 5 years, 5%. Sept 23, 1909. 11:3027. 27,500
- Goff, Patrick F with Philip J Dunn. Agreement as to probate of heirship of party 1st part as heir Mary A Peterson, decd, and to make arrangements to negotiate a mort on property of party 1st part, etc. June 1. Sept 18, 1909. 11:2839. for services 3,000
- Gaines-Roberts Company to DRY DOCK SAVINGS INSTITUTION. Southern Boulevard, w s, 523 s Westchester av, 40x132.7x40x131.1. Sept 23, 1909, due, &c, as per bond. 10:2725. 30,000
- Same to same. Southern Boulevard, w s, 563 s Westchester av, 40x134.1x40x132.7. Sept 23, 1909, due, &c, as per bond. 10:2725. 30,000
- Same to same. Southern Boulevard, w s, 523 s Westchester av, 40x132.7x40x131.1; Southern Boulevard, w s, 563 s Westchester av, 40x134.1x40x132.7. Certificate as to two mortgs for \$30,000 each. Sept 23, 1909. 10:2725.
- Same to Fredk K Keller. Southern Boulevard, w s, 603 s Westchester av, runs w 134.1 x s 39.8 x e 8.5 and 127.1 to st x n 40 to beginning. Sept 23, 1909, 3 years, 5%. 10:2725. 30,000
- Same to same. Southern Boulevard, w s, 483 s Westchester av, 40 x131.1x40x129.8. Sept 23, 1909, 5 years, 5%. 10:2725. 30,000
- Same to same. Certificate as to above two mortgs for \$30,000 each. Sept 23, 1909. 10:2725.
- \*Gleason, James F to Harriet M Cokeley. Oak st, e s, 100 s Kingston av, 100x100, and being lot 116 map No 1106 of Arden property, 100x100. Sept 21, 1909, 3 years, 6%. 1,000
- \*Gamache, Joseph to Wm Peters. Bronxdale av, w s, 285 n Morris Park av, 50x99. Prior mort \$2,000. Sept 18, due Mar 18, 1910, 6%. Sept 21, 1909. 1,000
- Gerhards, Henry C to Benj Polak. 173d st, No 509, n s, 87.6 e Bathgate av, 28x75. P M. Prior mort \$12,000. Sept 15, 2 years, 6%. Sept 21, 1909. 11:2921. 2,000
- \*Giaffoni, Francesco to Mary Bahrenburg. 215th (1st) st, s s, 300 w 6th av, and being lot 630 map Laconia Park, 25x100. Aug 30, 3 years, 6%. Sept 20, 1909. 1,000
- Giugliano, Antonetta wife of and Francesco to John Haffen and ano. Villa av, n e cor 204th st, 82.6x50x81.7x50. Sept 14, 1 year, 6%. Sept 18, 1909. 12:3311. 15,000
- Guggolz (William) Construction Co to Manhattan Mortgage Co. Park av, e s, 150 s 182d st, 50x141. Prior mort \$—. Sept 16, due &c as per bond. Sept 17, 1909. 11:3037. 28,000
- Same to same. Same property. Certificate as to above mort. Sept 16. Sept 17, 1909. 11:3037.
- Holyoke Realty & Construction Co to Ella H Holgate. Clinton av, n e cor 175th st, 19.5x90.2. Sept 15, 3 years, 5%. Sept 17, 1909. 11:2949. 14,000
- Same to same. Same property. Consent to above mort. Sept 15. Sept 17, 1909. 11:2949.
- Same to same. Same property. Certificate as to above mort. Sept 15. Sept 17, 1909. 11:2949.
- Same and Morris and Pincus Shalita and Jacob Spielberg with same. Same property. Subordination agreement. Sept 15. Sept 17, 1909. 11:2949. nom
- Holyoke Realty & Construction Co to same. Clinton av, e s, 19.5 n 175th st, 19.5x90.2. Sept 15, 3 years, 5%. Sept 17, 1909. 11:2949. 8,500
- Same to same. Same property. Consent to above mort. Sept 15. Sept 17, 1909. 11:2949.
- Same to same. Same property. Certificate as to above mort. Sept 15. Sept 17, 1909. 11:2949.
- Same and Morris and Pincus Shalita and Jacob Spielberg with same. Subordination agreement. Sept 15. Sept 17, 1909. 11:2949. nom
- Hunneke, Henry to Gustav F Amthor. Boston road, s e s, 3.4 s w Vyse av, 117.3x62.5 to Vyse av x116.4x1.11. Sept 20, 1909, 3 years, 5%. 11:2991. 8,000
- Hein, Loretta H L to NORTH SIDE SAVINGS BANK. Southern Boulevard, w s, 318.11 n 187th st, 18.8x80.11x18.6x83.10. Sept 20, 1 year, 5%. Sept 21, 1909. 11:3115. 6,000
- \*Horan, Helen M to Eliz G Hailey. Broadway, w s, 265.7 n Tremont road, 29.6x87.6x25x103.2, Tremont Terrace. Sept 9, 3 years, 6%. Sept 22, 1909. 500
- Hartmann, Helen to York Realty Co. Tiffany st, w s, at e s Burnet pl, 104.6x92x75.6 and being lot 218 map No 601 Westchester Co Prop of Edw T Young, Springhurst, N Y, except part for Burnett pl and Tiffany st. Sept 14, 3 years, 6%. Sept 21, 1909. 10:2737. 1,500
- Haase, Martin and Geo J Lippmann and Abram Bachrach with Ferdinand G Kneer. Brook av, Nos 282 and 284. Subordination agreement. Sept 22. Sept 23, 1909. 9:2267. nom
- Haase-Lippman Construction Co to Annie L Kneer. Brook av, e s, 25.1 n 139th st, 37.8x103.7x37.6x100. Prior mort \$32,000. Sept 22, 4 years, 6%. Sept 23, 1909. 9:2267. 7,500
- Same to same. Same property. Certificate as to above mortgage. Sept 22. Sept 23, 1909. 9:2267.
- Same to Ferdinand G Kneer. Brook av, e s, 62.9 n 139th st, 37.8x107.2x37.6x103.7. Prior mort \$32,000. Sept 22, 4 years, 6%. Sept 23, 1909. 9:2267. 7,500
- Same to same. Same property. Certificate as to above mortgage. Sept 22. Sept 23, 1909. 9:2267.





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- \*Hallanan, Walter to John Zambetti. St Peters av, n s, 248.4 e Walker av, 75x98x75x97.1. P M. Sept 21, due, &c, as per bond. Sept 23, 1909. 4,000
- Kelly St Construction Co to TITLE GUARANTEE & TRUST CO. Kelly st, w s, 180.3 n 165th st, 100x100. Building loan. Sept 22, demand, 6%. Sept 23, 1909. 10:2705. 36,000
- Same to same. Same property. Certificate as to above mortgage. Sept 22. Sept 23, 1909. 10:2705. nom
- Krumdieck, Wm F and Fredk C Jr to EMIGRANT INDUSTRIAL SAVINGS BANK. Fox st, n w cor 165th st, runs w 50.2 x n 89.9 x w 43.8 x n 25 x e 100 to Fox st, x s 111 to beginning. Sept 21, 1909, 3 years, 4½%. 10:2717. 7,000
- Same to Geo W Kraatz. Same property. Prior mort \$42,000. Sept 21, 1909, 5 years, 6%. 10:2717. 7,500
- Kaplan, Israel with James W B Rockwell exr Wm B Rockwell. 146th st, No 681, n s, 225 e Willis av, 25x100. Extension of \$5,000 mort until Jan 1, 1913, at 5%. Sept 21, 1909. 9:2291. nom
- Karl, John to TITLE INS CO of N Y. Road leading from High-bridge to Fordham, e s, at n s Croton Aqueduct Appropriation, runs n e 80.9 x s e 211.2 x s w 66 x — x n w 70 to road x n e 201.10 to beginning, contains 1 4-100 acres, except part for Sedgwick av, Undercliff av, Lind av and Aqueduct av; Aqueduct av, w s, 300 s land formerly Mrs Wheeler, runs w 199.1 to e s Undercliff av, thence on angle 164 thence on angle to left 205.6 to Aqueduct av x n 114.2 to beginning, contains 611-1,000 acres, except part for Sedgwick, Undercliff, Lind and Aqueduct avs. Sept 20, 1909, 3 years, 5½%. 9:2533. 8,000
- Luke, Jos C to Rowena M Southworth. Prospect av, w s, 84 n Oakland pl, 19.9x100x22.9x100. Sept 10, due &c as per bond. Sept 17, 1909. 11:3094. 4,500
- \*Landgrebe, Anton to Katharina Tipple. Tremont av, s e cor Taylor av, and being lots 137 to 139 map 370 lots McGraw estate, 85.6x35 to McGraw av x75x76.2, except part for av. P M. Sept 16, 3 years, 5½%. Sept 17, 1909. 1,800
- Lee, Wm R to Chas J Lane. 166th st, No 834, s s, 31.6 e Frank- lin av, 37.6x100.3. Sept 17, due &c as per bond. Sept 18, 1909. 10:2609. 4,000
- \*Langdon, Mina with Augusta A Jefferis. Lots 44 and 45 map No 1 South Vernon Park, Cranford property. Subordination agreement. Sept 7. Sept 18, 1909. nom
- \*Lilly, Andrew F to James F Moore. Byron st, e s, 225 n Kossuth av, 25x98.11x25x100.5. P M. Prior mort \$3,750. Sept 18, 2 years, 6%. Sept 21, 1909. 750
- LAWYERS TITLE INS & TRUST CO with Steinmetz Construction Co. Vyse av, w s, 225 n 172d st, 25x100. Extension of \$5,750 mort until Aug 20, 1912, at 5%. Aug 20. Sept 20, 1909. 11:2989. nom
- Lynch, Hannah to Eureka Realty Co. Creston av, No 2272, e s, 93 s 183d st, 16.8x89.6. P M. Prior mort \$—. Sept 15, 3 years, 5%. Sept 22, 1909. 11:3163. 1,500
- Same to same. Creston av, No 2270, e s, 109.8 s 183d st, 16.8x 89.6. P M. Prior mort \$—. Sept 15, 3 years, 5%. Sept 22, 1909. 11:3163. 1,500
- Mosholu Realty Co to Jas B Kilsheimer Jr. 168th st, n s, 95 w Grand Boulevard and Concourse, 100x124x101x138. Aug 10, 2 years, % as per bond. Sept 17, 1909. 9:2466. 1,000
- Same to same. Same property. Consent as to above mort. Aug 10. Sept 17, 1909. 9:2466. —
- Same to same. Same property. Certificate as to above mort. Aug 10. Sept 17, 1909. 9:2466. —
- Same to same. Same property. Secretaries certificate as to above mort. Aug 10. Sept 17, 1909. 9:2466. —
- Mountain Construction Co to Mary S Croxson. College av, s e cor 165th st, runs e 192.11 to Findlay av x s 90.5 x w 191.5 to Col- lege av x n 77.3 to beginning. Sept 15, 1 year, 6%. Sept 17, 1909. 9:2432. 45,500
- Same to same. Same property. Consent to above mort. Sept 15. Sept 17, 1909. 9:2432. —
- Same to same. Same property. Certificate as to above mort. Sept 15. Sept 17, 1909. 9:2432. —
- Malcolm (Thomas D) Construction Co to Annie Malcolm. Woody- crest av, s e cor 166th st, 50x100x62.6x100.9. Sept 17, 1909, 2 years, 6%. 9:2509. 6,000
- \*Murphy, Thos F to Fidelity Development Co. Lydig av, n e cor Muliner av, 200 to Bogart av x150. P M. Sept 3, 3 years, in- terest as per bond. Sept 18, 1909. 19,200
- \*McGregor, James R of Boston, Mass, to Pierre W Wildey. 173d st, e s, 225 n Gleason av, 25x100. Sept 3, 3 years, 6%. Sept 17, 1909. 1,000
- \*Melrose Realty Co to Arthur J Mace and ano, exrs Malinda G Mace. Elm st, n w cor Beech av, 50x100, Laconia Park. P M. Sept 22, 3 years, 6%. Sept 23, 1909. 450
- \*Same to same. Beech av, n s, lots 142 and 143 map Laconia Park, 50x100. P M. Sept 22, 3 years, 6%. Sept 23, 1909. 450
- \*McCrain, Joseph to Amand Durieux. Cedar st, e s, 133 n Boston Post road and being lots 100 to 105 revised map Seneca Park, 150x90. P M. Sept 22, 3 years, 5½%. Sept 23, 1909. 1,500
- Miller, Stephen and Chas and Henry G Uhlig and Wm and August E Busing and Emil J Fuhrman with LAWYERS TITLE INS & TRUST CO. Alexander av, No 223. Subordination agreement. Sept 16. Sept 18, 1909. 9:2313. nom
- Miller, Stephen to LAWYERS TITLE INS & TRUST CO. Alex- ander av, No 223, w s, 20 n 137th st, 26.8x75. Sept 15, 5 years, 5%. Sept 18, 1909. 9:2313. 11,000
- Malcolm (Thos D) Construction Co to Annie Malcolm. Woody- crest av, s e cor 166th st, 50x100.9. Certificate as to above mort. Sept 17. Sept 18, 1909. 9:2509. —
- \*Mackay, Pauline A, of Brooklyn, to Kath L Butler. Unionport road, late road to Unionport, w s, 110 s Walker av, late road from Westchester to West Farms, runs w 115.6 x s 25 x e 122.7 to road, x n 25.11 to beginning. Sept 20, 5 years, 6%. Sept 21, 1909. 2,000
- Mayer, Max to LAWYERS TITLE INS & TRUST CO. 135th st, No 444, s s, 450 e Willis av, 16.6x100. Sept 22, 1909, 5 years, 5%. 9:2279. 4,000
- Mountain Construction Co to Fredk N Du Bois and ano. 188th (Bayard) st, s s, 32 w Bathgate av, 20x89.6, except strip 0.1½. Prior mort \$—. Sept 3, 3 years, 6%. Sept 22, 1909. 11:3057. 3,000
- Same to same. 188th st, s s, 52 w Bathgate av, 20x89.6, ex- cept strip 0.1½. Prior mort \$—. Sept 3, 3 years, 6%. Sept 22, 1909. 11:3057. 3,000
- Muller, Annie M J to Gabriel Fensterer. Bainbridge av, No 3040, e s, 333.2 s Woodlawn road, 16.10x100. Sept 18, 3 years, 5%. Sept 20, 1909. 12:3334. 4,500
- Manfredo, Pasquale to Henry Elias Brewing Co. Arthur av, No 2331. Saloon lease. Sept 17, demand, 6%. Sept 22, 1909. 11:3065. 500
- \*MOUNT VERNON TRUST CO and Adelaide Burlando with Good- win Brown as committee Madeline Nilles. Barnes av, w s, 127.5 s 215th st, 25.6x53.2x25x48.3. Subordination agreement. Sept 10. Sept 22, 1909. nom
- \*Same with same as committee Annie Kearns. Barnes av, w s, 152.11 s 215th st, 34.6x60.3x27.3x53.2. Subordination agree- ment. Sept 10. Sept 22, 1909. nom
- \*Murphy, Thos F to Fidelity Development Co. Lydig av, n e cor Muliner av, 200 to Bogart av, x150. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 19,200
- \*Noack, Ernst to Jacob Rust. Columbus av, s s, 424 w Bronxdale av, 36.2x41.10x39.7x47.6. Sept 15, due July 1, 1910, 5%. Sept 20, 1909. 250
- \*O'Hara, David G and John J to Julia L Gerding. 205th st, n e cor Timpson st, 100x100, Adeo Park. Sept 22, 1909, 3 years, 6%. 3,500
- \*Penfield, Wm W to Augusta A Jefferis. St Ouens pl, s s, at w s lane running from St Ouens pl to Bronx pl, 100x100; St Ouens pl, s s, lots 40 and 41 map No 1 South Vernon Park, Cranford property, 50x100. Sept 1, 3 years, 5½%. Sept 18, 1909. 6,000
- \*Same to Mina Langdon. St Ouens pl, s s, lots 40 to 43 same map. 100x100. Prior mort \$6,000. Sept 7, due Oct 1, 1910, 6%. Sept 18, 1909. 2,300
- \*Penfield, Wm W to Phebe Crawford and ano, admrs Mary E Van Zandt. Marian st, w s, 217 n 241st st, lots 308 and 309 map Washingtonville, 100x100, except part for sts. Sept 20, due July 1, 1912, 5%. Sept 23, 1909. 2,500
- \*Same to Sarah A Wright, 241st st, s s, 50 w Mathilda st and being lot 203 same map, 50x100. July 1, 3 years, 6%. Sept 23, 1909. 1,500
- Peterson, John R to TITLE GUARANTEE & TRUST CO. Daly av, e s, 200 n 176th st, 25.3x150.11. Sept 16, due &c as per bond. Sept 17, 1909. 11:2992. 7,000
- Same to same. Daly av, e s, 225.3 n 176th st, 25.4x150.11. Sept 16, due &c as per bond. Sept 17, 1909. 11:2992. 7,000
- Peterson, John R to TITLE GUARANTEE & TRUST CO. Daly av, e s, 166.8 n 176th st, 33.4x150.11x43x152.7. Sept 16, due &c as per bond. Sept 17, 1909. 11:2992. 8,000
- Patton, Edna A to Wm J Hoe. Tee Taw now Webb av, e s, 297.8 s 190th st, 24.11x91.11x24.7x84.10. Sept 16, 3 years, 5%. Sept 17, 1909. 11:3219. 5,000
- Quinlan, Ellen M to Kath D Arnold. Austin pl, n w s, 231.2 s w 147th st, 100x100. Sept 17, 3 years, 5½%. Sept 23, 1909. 10:2600. 2,000
- Rosenwasser, Harry and Morris to TITLE INS CO of N Y. Jack- son av, No 1155, n w cor Home st, 27.6x89.5 to Boston road x29.11x101.5. Sept 20, 1909, 5 years, 4½%. 10:2652. 25,000
- \*Reiner, Nathan to Louis L Kahn. Plot begins 490 e White Plains road at point 375 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Sept 20, 1909, 3 years, 6%. 500
- Rosenberg, Ike to Isaac H Rosenberg. Wendover av, No 778, s s, 137.6 e 3d av, 37.6x131x37.6x131.9. Sept 17, 3 years, 5%. Sept 18, 1909. 11:2928. 33,000
- Same to same. Wendover av, No 776, s s, 100 e 3d av, 37.6x 131.9x37.6x132.5. Sept 17, 3 years, 5%. Sept 18, 1909. 11:2928. 33,000
- Roos, John G, Annie A Bucknam and Lillie D Krummell, Sophie F Young and Sophia Roos with Emily Roos. Grote st, No 998, s w s, abt 6 w Prospect av, 120.9x196.3 to n e s Garden st or av, x100x128, except part for Grote st. Extension of \$4,000 mort until Sept 22, 1914, at % as per bond. Sept 22, 1909. 11:3100. nom
- Schneider, Sophia to Wm F Schneider. Webster av, No 1357, w s, 286.5 s 170th st, 25x90, and being lot 54 map property of Wm E M Zborowski. P M. Prior mort \$8,000. Sept 18, 3 years, 6%. Sept 20, 1909. 11:2887. 5,000
- Stransky, Maurice to DOLLAR SAVINGS BANK. Walton av, e s, 117.1 s Burnside av, 75x100. Sept 20, due Dec 1, 1912, 5½%. Sept 23, 1909. 11:2829. 5,000
- Streeter (Chas T) Construction Co to Greenwich Mortgage Co. 182d st, n s, 100 e Park av, late Railroad av, 100x100. Cer- tificate as to mort for \$32,450. Sept 10. Sept 18, 1909. 11:3038. —
- Sheridan, Frank J to AMERICAN SAVINGS BANK. Sedgwick av, n w s, 490.1 e Perot st, runs n w 80.1 x n e 25.7 x n e 49 x s e 50.4 x s 14 to av x s w 37.11 to beginning. Sept 17, 5 years, 5%. Sept 18, 1909. 12:3254. 5,000
- Steinmetz Construction Co to John Pagadorn. Vyse av, No 1547, w s, 250 n 172d st, 25x100. Sept 16, 2 years, 6%. Sept 17, 1909. 11:2989. 1,500
- Simon, Mary to Edgar S and John S Appleby as trustees. Pelham (Union) av, n e cor Hughes av (Frederick st), runs n 232.5 x e 87.6 x s 75 x e 12.6 x s 137.7 to n s of av x w 101.10 to begin- ning. Sept 20, 1909, 3 years, 5½%. 12:3273. 20,000
- Spindel, Hyman to Minnie Mazziotta. 142d st, No 434, s s, 320 e Willis av, 15x100. P M. Prior mort \$4,000. Sept 18, installs, 6%. Sept 21, 1909. 9:2286. 1,000
- \*Sabatino, Maria D to Hudson P Rose Co. Eastchester road, e s, about 555 s Saratoga av, 25x122.6x25x123, and being lot 7 map (No 1130) of 327 lots of Hunter Estate. P M. Sept 15, 3 years, 5½%. Sept 21, 1909. 735
- Smith, Mary to Andrew J Provost, exr, &c, John Hillyard. Kings- bridge av, No 3724, w s, 228 n 234th st, 50x100. Sept 18, due, &c, as per bond. Sept 22, 1909. 13:3406. 3,500
- Thorn, Thomas H to James H Grace. Grand av, n e cor 192d st, 50x100. Sept 23, 1909, due, &c, as per bond. 11:3205. 10,000
- Tulare Realty Co to Oliver E Davis. Intervale av, e s, 212.5 n Freeman st, 50x88.9x50x100.3. Sept 21, due, &c, as per bond. Sept 22, 1909. 11:2976. 1,500
- Same to same. Same property. Certificate as to above mortgage. Sept 21. Sept 22, 1909. 11:2976. —



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| <p><b>GERMAN AND AMERICAN</b><br/>Sales Offices<br/>45 B'way, N. Y. City</p> <p>WORKS<br/>HARRISBURG GERMANTOWN<br/>ALSEN ON HUDSON RIVER, N. Y.</p> | <p>ANNUAL CAPACITY 3,000,000 BBLS<br/>"THE ABSOLUTELY SAFE CEMENT"</p> | <p><b>ALSEN</b></p> <p>SEE PAGE 132 IN "SWEETS"<br/>FOR FULL PARTICULARS</p> | <p><b>This Brand</b><br/>of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p> |
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\*Taylor, Fanchon wife of Wm H. of Brooklyn, N Y, to Howard O Wood. Road leading to Sillicks Landing, — s at stone marked "E," running along road to Eastchester Creek x — to stone marked "A" x s — to beginning, contains 21 acres, except part taken for proposed improvement of Eastchester Creek, contains 1 1-10 acres. Sept 21, 3 years, 6%. Sept 22, 1909. 7,500

Winnie Realty & Construction Co to Jacob Leitner. Fox st, w cor Intervale av, 33.3x70.3x65x74.9. Certificate as to mort for \$25,000. Sept 15. Sept 22, 1909. 10:2709.

Same to same. Intervale av, s s, 74.9 w Fox st, 40.3x123.6x irreg x70.3. Certificate as to mort for \$19,000. Sept 20. Sept 22, 1909. 10:2709.

Winnie Realty & Construction Co to Abraham Jacobi. Fox st, s w cor Intervale av, 33.3x65x70.3x74.9. Sept 15, 5 years, 5%. Sept 22, 1909. 10:2709. 25,000

Same to same. Intervale av, s s, 74.9 w Fox st, runs w 40.3 x s 123.6 x e 7 x n 33.4 x e 28 x n 70.3 to beginning. Sept 21, 5 years, 5%. Sept 22, 1909. 10:2709. 19,000

\*Werner, Theo to Fidelity Development Co. Bogart av, w s, 322.5 s Bronx and Pelham Parkway, 75x100. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 5,000

\*Same to same. Bogart av, w s, 397.5 s Bronx and Pelham Parkway, 50x100. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 2,650

Same to same. Bogart av, w s, 222.5 s Bronx and Pelham Parkway, 50x100. P M. Sept 3, 3 years, % as per bond. Sept 21, 1909. 3,500

\*Weaver, Harold B. of New Rochelle, N Y, to Fidelity Development Co. Bronx and Pelham Parkway, s s, 75 e Matthews av, 50x152.11x50x150. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 8,000

\*Same to same. Bronx and Pelham Parkway, s w cor Muliner av, 25x155.10x25x157.4. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 5,500

\*Warwick Realty & Construction Co to Alexandrina Robertson. Odell av, w s, 100 s 205th st, 25x100. July 9, due Jan 9, 1910, 6%. Sept 20, 1909. 500

Weinberg, Fanny to Myron Sulzberger. 134th st, No 370, s s, 206.6 w Willis av, 25x100. Prior mort \$6,250. Sept 15, due Dec 18, 1909, 6%. Sept 20, 1909. 9:2296. 500

\*Weaver, Harold B of New Rochelle, N Y, to Fidelity Development Co. Bronx and Pelham Parkway, s w cor Muliner av, 25x155.10x25x157.4. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 5,500

\*Same to same. Bronx and Pelham Parkway, s s, 75 e Matthews av, 50x152.11x50x150. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 8,000

\*Werner, Theodore to Fidelity Development Co. Bogart av, w s, 222.5 s Bronx and Pelham Parkway, 50x100. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 3,500

\*Same to same. Bogart av, w s, 322.5 s Bronx and Pelham Parkway, 75x100. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 5,000

\*Same to same. Bogart av, w s, 397.5 s Bronx and Pelham Parkway, 50x100. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 2,650

White, Eliz M to Wm F Mattes. Valentine av, e s, 34.11 s 184th st, 28x90, with all title to land in Clark st in front of above. Prior mort \$—. Aug 27, 3 years, 6%. Sept 17, 1909. 11:3146. 1,000

Wendover Hall Co to John S Appleby. Wendover av, s s, 26 e Brook av, 75x104.3x75x104.8. Prior mort \$32,500. Sept 16, due Nov 6, 1914, 5½%. Sept 17, 1909. 11:2895. 5,000

Same to same. Same property. Certificate as to above mort. Sept 16. Sept 17, 1909. 11:2895.

\*Zuelch, George to Goodwin Brown as committee Madeline Nilles. Barnes av, w s, 127.5 s 215th st, 25.5x53.2x25x48.3, Wakefield. Sept 17, 1909, due &c as per bond. 2,880

\*Same to same as committee Annie Kearns. Barnes av, w s, 152.11 s 215th st, 34.6x60.3x27.3x53.2. Sept 17, 1909, due &c as per bond. 3,000

**JUDGMENTS IN FORECLOSURE SUITS.**

Sept. 16.  
113th st, No 310 West. Mary J Kissam agt Annie Fay; Gannon, Seibert & Riggs, att'ys; Alexander Brough, ref. (Amt due, \$7,806.21.)  
Pearl st, Nos 187 & 189. Mabel R Cushing agt Julia D Martin; W Irving Taylor, att'y; Percival H Gregory, ref. (Amt due, \$13,208.02.)  
Sept. 17.  
No Judgments in Foreclosure Suits filed this day.  
Sept. 18.  
158th st, n s, 375 w Amsterdam av, 50x99.11. Johanna Seft agt Jennie Lyman; Spiro & Waservogel, att'ys; Noah A Stancliffe, ref. (Amt due, \$5,514.72.)  
Sept. 20.  
Mangin st, No 29. Annie Koplik agt Isaac Levy; Max Silverstein, att'y; Edw D Dowling, ref. (Amt due, \$14,363.48.)  
Morris av, w s, 250 s 184th st, 75x204.5 to Walton av, x75x203.9. Samuel A Archibald agt Michael E Foody; Henry D Patton, att'y; Vincent Millaney, ref. (Amt due, \$3,032.50.)  
Brook av, Nos 1102 & 1104. Catherine E Neher agt Nicolaus Blum; Wm H Seibrecht, Jr, att'y; James Kearney, ref. (Amt due, \$1,593.81.)  
Same property. Same agt Jacob Blum; same att'y; same ref. (Amt due, \$2,097.25.)  
Grant av, n s, 205 w Unionport rd, 25x100. Michael Policastro agt Giovanni Puppo et al; Adolph & Henry Bloch, att'ys; John C Hoenninger, ref. (Amt due, \$2,464.55.)  
97th st, No 329 East. Henry L Goldin agt Abram Spanner et al; Simon & Asher, att'ys; Adolph Stern, ref. (Amt due, \$2,407.73.)  
St Anns av, No 427. Bernard Vogel agt Simon Nachemson; Strasbourger, Eschwege & Schallek, att'ys; Edw L Parris, ref. (Amt due, \$11,232.05.)  
Sept. 21.  
Lots 79 to 83, map of Village of Williamsbridge. Title Guarantee & Trust Co agt Sound View Realty Co; Harold Swain, att'y; Stephen Callaghan, ref. (Amt due, \$9,143.17.)  
Sept. 22.  
148th st, n s, 100 e Courtlandt av, 25x105.3. Wm W Moore agt Wm M Small; Scharps & Scharps, att'ys; Morris Koenig, ref. (Amt due, \$1,537.)  
106th st, No 311 East. Gertrude K Brenner agt Michele Lasala et al; Alfred L Bullova, att'y; James Kearney, ref. (Amt due, \$4,583.60.)

**LIS PENDENS.**

Sept. 18 and 20.  
No Lis Pendens filed these days.  
Sept. 22.  
Christie st, No 232.  
Houston st, No 119 East.  
Orazio La Cagnina agt Max Hart et al; action to foreclose mechanics lien; att'ys, Frankenthaler & Sapinsky.  
63d st, No 105 East. Eugene Glucksman agt Emma B Lyman et al; action to foreclose mechanics lien; att'y, J Friedman.  
Sept. 23.  
62d st, s s, 100 w 3d av, 20x100.5.  
Topping st, e s, lot 94, map of Village of Mount Hope, Bronx.  
Samuel E A Stern et al agt Emma J Lichtenberg et al; partition; att'y, H B Singer.

156th st, n s, 200 e Broadway, 275x95.11. Nathan Reisler et al agt Louis Meryash et al; action to foreclose mechanics lien; att'ys, Wilkenfeld & Abrams.  
14th st, No 250 West. John Potterfield agt Victoria E Manzenedo et al; action to foreclose mechanics lien; att'y, W R Hill.  
35th st, Nos 247 & 249 East.  
100th st, No 156 East.  
Mark J Kalashen agt Max M Pullman et al; action to set aside deed; att'ys, Bogart & Bogart.  
Sept. 24.  
20th st, No 321 East.  
6th st, — s Lot 49, map of Estate of Nicholas J Stuyvesant, Bronx.  
3d av, w s, 25 s 16th st, 52x100.  
20th st, s s, 119.6 e 1st av, 80x92.  
87th st, No 341 West.  
Joseph S Woodhouse et al agt Claiborne O Woodhouse, Jr, et al; partition; att'y, I B Stewart.  
Mapes av, s w cor 179th st, 75x145. Minor O Russ agt John B Westervelt; specific performance; att'y, S Mork.  
18th st, n s, 188 e Av B, 25x95 and property in Kings County. Sigmund Semmel agt Mendel Pollack et al; action to set aside deed; att'y, J Gans.

**FORECLOSURE SUITS.**

Sept. 18.  
123d st, No 425 East. Annie Draper agt Annie Friedman et al; att'ys, Wesselman & Kraus.  
3d av, No 807. National Academy of Design agt Frank B Morehouse et al; amended; att'ys, Phelps, Evans & East.  
Sept. 20.  
100th st, n s, 137.6 w 1st av, 37.6x100.11. State Bank agt Samuel Kadin et al; att'y, J A Kohn.  
Stanton st, s s, 82.11 e Chrystie st, 17.9x75.1x 17.9x75.3. Karl M Wallach agt Chain W Dicker et al; amended; att'y, S J Liebskind.  
149th st, No 400 West. Germania Life Ins Co agt John F Cockerill et al; att'ys, Dulon & Roe.  
Mott st, Nos 302 & 304. Lawyers Mortgage Co agt Michael Brigante Co et al; att'y, G Cary.  
Sept. 22.  
124th st, n s, 80.6 w 2d av, 28x100.11. Lillie B Lillenthal agt Mary A Costello et al; att'y, S Wechsler.  
39th st, No 56 West. Warren McConihe agt Benjamin B Davenport et al; att'y, W McConihe.  
133d st, n s, 550 e Cypress av, 100x103.6. Michael Trenberger agt Louis Bornstein et al; att'y, F Schaeffer.  
Av St Nicholas, Nos 945 to 949. Empire City Savings Bank agt Edw R Cohn Realty Operating Co et al; att'y, C W Dayton, Jr.  
12th st, s s, 180 s e 2d av, 22x103.3.  
12th st, s s, 210 s e 2d av, 33x103.3.  
12th st, s s, 243 s e 2d av, 33x103.3.  
12th st, s s, 276 s e 2d av, 17.9x94.  
12th st, Nos 310 to 316 East.  
Catharina Ernst et al agt Simon Uhfelder et al; att'y, M C Gross.  
102d st, No 60 East. Leo H Klughers admr agt Moritz Adler et al; att'ys, Strouse & Strauss.  
Brook av, w s, 75 s 144th st, 50x90.  
Brook av, w s, 125 s 144th st, 25x90.  
Julia McLaughlin agt Hugh Colwell et al; att'ys, Earley & Carstarphen.  
103d st, No 231 East. State Bank agt Barbara Tischler et al; att'y, W T Kohn.  
137th st, No 610 East. Max Schrier agt Doctor Herzl Assn; att'y, H Kuntz.

185th st, n s, w ½ of lot 59, map of Bassford Estate, Bronx. Stephen J Twogh agt Olga M Herrmann et al; att'y, E F Moran.  
182d st, s s, 156.3 e Washington av, 18x89.5x irreg. Eva Bschaider agt Hillside Realty & Construction Co et al; att'y, R C Schaider.  
127th st, No 307 West. Rachel Newman agt Joseph Ettlinger et al; amended; att'ys, Aaronstamm & Chorosh.  
Sept. 23.  
Park av, No 1691. Rosalie J Kumpf agt Katie M Soles et al; att'y, T W Butts.  
185th st, s s, 150 e Amsterdam av, 50x79.11. Seitz Realty Co agt Harry L Hill et al; att'y, M H Hayman.  
Cherry st, No 222. Jacob Scheer et al agt Max Wolfer et al; att'y, L A Jaffer.  
Cannon st, e s, 75 s Stanton st, 34.4x100. Gustav Lange agt Max Friedman et al; att'y, G Lange, Jr.  
Main st, e s, adj land of William Cooper, 29.7x 185. Max Aronson et al agt Geo H Ehr Gott et al; att'y, H G Loew.  
Sept. 24.  
127th st, No 70 East. Edw D McManus et al agt Simon Wolk et al; att'y, W B Marx.  
121st st, s s, 100 e 1st av, 25x100.11. Thomas F Marks et al agt Jacob Boss; att'ys, Wells & Snedeker.  
Lispensard st, Nos 23 & 25. Chas E Manierre agt Chas F Linde et al; att'y, H Swain.  
Washington av, n e cor 188th st, runs n 352.11 to 189th st, x e 230 x s 352.11 x w 230 to beg. City Real Estate Co agt Archibald J McFarland et al; amended; att'y, H Swain.  
Madison st, No 239. Louis Pades agt Sarah Krieger et al; att'y, S N Freedman.  
133d st, No 171 West. Daniel Houlihan agt Mirror Realty Co; amended; att'y, W E Morris.  
Mulberry st, Nos 280 & 282. Lawyers Mortgage Co agt Michael Brigante Co et al; att'y, G Cary.  
Henry st, Nos 287 & 289. Jacob Fischel agt Isidore Cuba et al; att'y, H M Plateau.  
Lots 158 & 159, map of part of Schieffelin Estate, Bronx. Robert N Quinn agt Helen A Dexter et al; att'y, E Sweeney.  
Lots 98 to 100, 105 to 107, map of a part of Schieffelin Estate, Bronx. Robert N Quinn agt Louis Weinstock; att'y, E Sweeney.  
Lots 190, 183, 68, 153 & 154, map of part of Schieffelin Estate, Bronx; five actions. Robert N Quinn agt A Shatzkin & Sons, Inc; att'y, E Sweeney.  
Lots 117 & 118, map of property of Sisters of Charity on So Boulevard opposite Country Club, Bronx. Chas V Gabriel agt Jacob Kamholz et al; att'y, B E Rabell.  
138th st, No 613 East. Henry H Jackson agt Esther Schein; att'y, S H Jackson.

**JUDGMENTS**

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Sept.  
21 Altschuler, Simon J et al—L Schneider. 3,620.62  
21 Abate, Annie et al—C Jacobs 192.41  
22 Arlitz, Oscar C—Ben Spier Co. 64.66



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

|   |          |   |          |  |          |
|---|----------|---|----------|--|----------|
| 23 Arnstein, Max C—A Levy et al.....                        | 52.91    | 21 Essig, Geo J—German Grobb & Son....                                      | 77.41    | 18 Jeantet, Edward—L Levussove .....                           | 141.77   |
| 23 Arendt, Frederick J—Frederick Hollender & Co .....       | 265.21   | 22 Entine, Samuel & Jacob—J Brand et al.....                                | 142.67   | 20 Jelski, Julius—C L Orbach .....                             | 116.41   |
| 23 Arthur, David—Brown Green Co.....                        | 13.58    | 23 Eaton, Geo F—Crown Ribbon & Carbon Mfg Co .....                          | 66.12    | 20 Johnson, Nils—International Heater Co.....                  | 388.77   |
| 23 Alexander, Louis—the same .....                          | 10.31    | 23 Eysler, Jacob—A Levy et al.....  | 33.18    | 22 Johnson, Wm H et al—J G Baker .....                         | 324.60   |
| 24 Arthur, David Jr—Edward Thompson Co.....                 | 337.58   | 24 Ernst, Walter J—M Speiser.....   | 39.49    | 22 the same—the same .....                                     | 625.19   |
| 18 Bachrach, William—Press Pub Co.....                      | \$35.59  | 24 Euell, Geo R—D Brown .....   | 60.31    | 23 Jones, Cyrus P. F Zittel .....                              | 581.83   |
| 18 Bennett, Harry W—M Maas .....                            | 366.91   | 24 Eppley, Francis M—Edward Thompson Co.....                                | 129.98   | 23 Jolin, Jacob et al—M Goodman et al.....                     | 122.78   |
| 18 Banker, Pansy D & Albert A—M E Cooke.....                | 454.42   | 24*Etherington, et al—Cross, Austin & Ireland Lumber Co.....                | 495.65   | 24 Jaffe, Benjamin—P Meynen et al.....                         | 294.17   |
| 20 Boyes, Wm H—D A Schulte .....                            | 74.65    | 20 Falke, Herbert—Mann Bros Jewelry Mfg Co.....                             | 149.06   | 20 Kaufman, Mildred—John Wanamaker, N Y .....                  | 73.13    |
| 20 Brown, Wm W—Nathan & Hurst Co, Inc.....                  | 92.01    | 20*Fauth, Alfred et al—Henry Glass & Co.....                                | 408.33   | 20 Korten, Walter—G Ferrando .....                             | 46.66    |
| 20 Becker, Joseph et al—Manhattan Rolling Mill .....        | 214.74   | 20 Fraser, Thomas H et al—Peoples Trust Co.....                             | 617.51   | 20*Klein, Berthold et al—Union Bank of Bklyn .....             | 97.68    |
| 20 Baker, Benjamin I—F H Brown et al.....                   | 31.11    | 20 the same—the same .....  | 626.21   | 20 Kahn, Felix—M B Beals .....                                 | 117.56   |
| 20 Borden, Glenworth D—Barnes & Smits.....                  | 46.00    | 20 Feinstein, Jennie—M Rose et al.....                                      | 204.94   | 20 Keating, James—F H Brown et al.....                         | 86.72    |
| 20 Blum, Henry—J Well .....                                 | 60.58    | 20 Fitzpatrick, William—W J Quinlan.....                                    | 75.82    | 20 Kenny, Patrick F—D Fraser et al.....                        | 64.67    |
| 20 Berger, Emil—J Fleischer .....                           | 902.00   | 21 Freedman, Jacob S—Press Pub Co.....                                      | 17.56    | 20 Kahansky, Julius & Annie—Union Bank of Brooklyn .....       | 1,288.61 |
| 20 Braun, Herman E—H Kramer et al.....                      | 83.14    | 23 Friedman, Benie—J Maryanov .....   | 83.07    | 20 Katzoff, Rudolph & Rebecca—P Gordon.....                    | 265.16   |
| 20 Bilon, Louis et al—R Raskin et al.....                   | 169.84   | 23 Farret, Helga D—T J Maxwell.....   | 2,172.41 | 21 Katz, Maurice J—Title Guarantee & Trust Co.....             | 278.24   |
| 21 Braaf, Morris—D J Allen Co.....                          | 115.81   | 23 Fein, Littman* & Meyer* et al—H Simon et al.....                         | 65.40    | 21 Kremer, Samuel A—B Davis .....                              | 200.06   |
| 21 Bassinger, Bella—G K Moore .....                         | 347.91   | 23 Field, Lemuel E—A P Smith.....   | 155.35   | 21 Kohler, John H—Howard & Childs Co.....                      | 103.91   |
| 21 Barnard, Oliver H—McCready Beals Co.....                 | 91.81    | 23*Federico, Baldassare et al—N Rao.....                                    | 62.81    | 21 Koransky, Aaron S, Anna & Lena—Jefferson Bank .....         | 306.47   |
| 21 Borgenski, Leon J—R Meyer.....                           | 126.86   | 24 Fellows, Sarah L—G Hinrichs .....  | 89.81    | 21 Kaplan, Morris—B Rosenbohm et al.....                       | 140.24   |
| 21 Burgoyne, Henry D—R W Bernard.....                       | 89.91    | 24 Freese, John H—Edward Thompson Co.....                                   | 99.58    | 21 Kurzrok, Annie—United Cornice & Skylight Works .....        | 140.15   |
| 21 Braun, Nettie et al—Thornton Bros Co.....                | 61.91    | 24 Finger, Samuel—W Karp et al.....   | 84.56    | 21 Kytinsky, Samuel—S Monday & Sons.....                       | 34.10    |
| 22 Bible, Harry W—Landay Bros .....                         | 46.27    | 18 Graf, Benne* & Charles—T M McCarthy et al.....                           | 36.71    | 21 Kennedy, Joseph—I Blyn & Sons.....                          | 26.95    |
| 22 Bell, Robert P—W J Kinsley.....                          | 59.41    | 18 Griesemar, John A—H J Mason.....   | 236.46   | 22 Kassower, Abraham et al—F Braun.....                        | 161.91   |
| 22 Blitman, Max—M Zimmerman Co.....                         | 123.49   | 18 Gray, Edw F—Columbia College Dramatic Society .....                      | 312.52   | 22 Kalman, Ida & James—H Freeman .....                         | 437.33   |
| 22 the same—the same .....                                  | 483.79   | 20*Goldman, Abraham & Louis—P I Farber.....                                 | 147.87   | 23 Knopf, Heinrich—Dresdner Bank.....                          | 256.60   |
| 22 Ball, Sarah—J Sebel .....                                | 40.10    | 20 Giffan, Abraham—B Burgheimer et al.....                                  | 72.62    | 23 Kaplan, Isidore—H N Goodstein.....                          | 70.33    |
| 22*Beach, Edw A et al—A Phylfe .....                        | 172.71   | 20 Goldberg, Louis—Manhattan Rolling Mill.....                              | 214.74   | 23 Korten, Walter—Standard Plumbing Supply Co .....            | 615.31   |
| 22 Brittingham, Beverly M—C Weinberg et al.....             | 68.68    | 20 Gaertner, Jacob or Gartnet—W F Clemmons .....                            | 66.08    | 23 Keenan, John—J Kraus .....                                  | 36.21    |
| 22 Beihoff, George—L B Meyer .....                          | 78.41    | 20*Grether, Wm W et al—Henry Glass & Co.....                                | 408.33   | 23 Kraus, David—S Jacobs .....                                 | 66.41    |
| 22 Balch, Howard K—Burnham & Phillips.....                  | 79.41    | 20 Glendenning, Georgianna—H G Khouri.....                                  | 202.84   | 24 Kinaidis, Gus et al—B Weiss.....                            | 99.67    |
| 22 Barry, Richard—B F Mundy.....                            | 231.07   | 20 Gubitosi, James—A Marcus.....  | 39.64    | 24 Kaplan, Moses et al—Bronx Borough Bank .....                | 3,801.80 |
| 23*Berkowitz, Harry et al—S Kaplan.....                     | 169.65   | 20 Guttesen, Louis—J M Gans et al.....                                      | 39.91    | 24 Kroonfeld, Samuel—D J Allen Co.....                         | 67.31    |
| 23 Barrett, Wm J—S Hellingner.....                          | 84.96    | 20 Gomzales, Ricardo et al—L Loos et al.....                                | 113.21   | 24 Kaplan, Herman M et al—N N Finkelstein .....                | 29.51    |
| 23 Berriman, Nathan E—Robert Reis & Co.....                 | 176.41   | 21 Galbreth, Alfred—J Knoll .....   | 62.08    | 24 Koehler, Henry W—E E Beardsley.....                         | 162.91   |
| 23*Brainin, Harry et al—S Wasinsky.....                     | 26.15    | 21 Greff, Harry et al—L Schneider.....                                      | 3,620.62 | 18 Lubin, Charles et al—G Alborg.....                          | 146.40   |
| 23 Barone, Antonio—H B Rosenson.....                        | 117.32   | 21 Goldman, Sarah et al—D London.....                                       | 1,860.80 | 18 Levinson, Joseph—Liberman Dairy Co.....                     | 202.91   |
| 23 Boyle, Agnes G* & James T—Judkins & McCormick Co .....   | 183.17   | 21 Gallagher, Margaret J—Gerstendorfer Bros.....                            | 148.81   | 20 Lamberger, Oscar I—W Weil .....                             | 44.41    |
| 23 Berel, Arthur—S Post .....                               | 532.97   | 22 Gilroy, Eugene C—Acker, Merrill & Condit Co.....                         | 240.87   | 20*Lesser, Louis et al—Henry Glass & Co.....                   | 408.33   |
| 24 Barnett, Louis—J E Bates et al.....                      | 133.16   | 22 Ginsberg, Samuel—S Berman et al.....                                     | 123.81   | 20 Levinton, Lena—M J Meyer et al.....                         | 381.02   |
| 24 Beerman, Daniel C—Edward Thompson Co.....                | 174.32   | 22 Geduldiger, Richard—S G Salomon.....                                     | 687.91   | 20 Lewis, Isaac, Joseph D & Henry et al—Peoples Trust Co ..... | 617.51   |
| 24 Boeck, Alfred A—J J Weiss et al.....                     | 64.72    | 22 Gutterman, Abraham—R Reichenthal.....                                    | 269.71   | 20 the same—the same .....                                     | 626.21   |
| 24 Boegli, Gottlieb—Frank Richards Laundry & Supply Co..... | 64.24    | 22 Goldstein, Chas et al—S E Ackerman.....                                  | 60.52    | 21 Loving, John—C H Nolte et al.....                           | 318.77   |
| 24 Braisted, Samuel V—F Ohmes.....                          | 146.82   | 23 Geiser, Chas J—Hirsch Lumber Co.....                                     | 540.17   | 21 Lieberman, Louis et al—D London.....                        | 1,860.86 |
| 24 Barnett, Abraham M—M Oppenheimer et al.....              | 24.31    | 23 Granville, Chas N—C Bookman et al.....                                   | 31.66    | 21 Le Presto, Antonia et al—C Jacobs.....                      | 192.41   |
| 24 Blum, Eugene et al—F N Du Bois et al.....                | 211.02   | 23 Goldstein, Abraham et al—H Simon et al.....                              | 65.40    | 21 Links, Susan A—M I Kaughan.....                             | 112.15   |
| 18 Carington, Henry O—N McBride.....                        | 110.59   | 23 Calgano, Nicholas or Nicola—F Barnes.....                                | 295.10   | 21 Lampel, Jennie et al—Thornton Bros Co.....                  | 61.91    |
| 18 Churchill, Chas E—A M Goodwin.....                       | 172.43   | 23*Guzzard, Joseph—R W Hebbard.....   | 34.72    | 22 Lenihan, Wm J—S Wollhaim.....                               | 22.41    |
| 20*Clark, Chas A et al—S C Deckinson.....                   | 140.40   | 23 Greenberg, Jacob—C N Halsey.....   | 134.44   | 22 Louis, Alexander—L Marks .....                              | 52.31    |
| 20 Cohen, Aaron—H Kramer et al.....                         | 127.75   | 23 Gasparino, Frank—P Gascone et al.....                                    | 20.45    | 22 Lupo, Ignazio—T Kummel .....                                | 3,638.00 |
| 21 Conti, Thomas O et al—J N Francolini.....                | 65.87    | 24 Graw, Herman J—Amsterdam Rubber Co.....                                  | 89.61    | 22 Lexander, Gustave A et al—Max Stiner & Co.....              | 363.75   |
| 21 Chegnay, Arthur T—A Tischer.....                         | 65.90    | 24 Gerakes, Angelus et al—B Weiss .....                                     | 99.67    | 22 Lund, Martin J et al—the same .....                         | 363.75   |
| 21 Campagna, Louis—M Reader et al.....                      | 249.84   | 24 Gorham, John M—Edward Thompson Co.....                                   | 248.73   | 22 Linden, Jacob W, Jr—Stercks Press, Inc.....                 | 140.75   |
| 21 Caird, Jennie L—G Evans .....                            | 130.15   | 24 Giesler, John C—the same .....   | 133.39   | 22 Lee, Geo A—H R Wilson.....                                  | 615.69   |
| 21 Clarke, Chas L—P Hano .....                              | 195.47   | 24 Gainsburg, Isidor et al—the same .....                                   | 216.52   | 23 Lynch, Chas C—Curtis Blaisdell Co.....                      | 41.18    |
| 21 Cascio, Salvatore—G B D'Alessio et al.....               | 280.51   | 24 Glassberg, Otto A—the same .....   | 306.45   | 23 Lash, Joseph—T C Hoffman.....                               | 157.23   |
| 21 Cooper, James—G Yoerser .....                            | 193.40   | 24 Greenwald, Morris M—J H Siebold et al.....                               | 30.87    | 23 Laurino, Chas A—E Livingston.....                           | 92.21    |
| 21 Cohen, Kopple—Schwarzschild & Sulzberger Co.....         | 34.72    | 24 Grammas, George—Hess Bros, Inc.....                                      | 44.56    | 23 Liphkowitz, A—Endicott Johnson Co.....                      | 182.46   |
| 21 Cohn, Bessie—L Goldberg .....                            | 401.89   | 24 Gronet, Isaac et al—I Weiss .....  | 39.40    | 24 Lichtenstein, Solomon et al—Bronx Borough Bank .....        | 3,801.80 |
| 21 Cornish, Geo H—Chas W Aschenback Co.....                 | 60.39    | 24 Greenbaum, Samuel—Manhattan Collecting Co.....                           | 154.96   | 24 Lissner, Sigmund—H Tischler .....                           | 49.91    |
| 22 Cohen, Samuel et al—I Lickumovitz.....                   | 71.61    | 24 Greenstien, Simon et al—H Pomerantz.....                                 | 126.61   | 24 Levy, Abraham L—Edward Thompson Co.....                     | 200.23   |
| 22 Cooperman, Philip S—H Talansky.....                      | 92.65    | 18 Haines, Lida—S J Brown .....   | 386.16   | 24 Lawrence, Benjamin B—Parkington & Slaughter.....            | 32.36    |
| 22 Cohn, Abraham—E K Brown.....                             | 86.71    | 18 Honig, Benjamin—Wachusett Shirt Co.....                                  | 56.83    | 24 Levy, Herman H—Metropolitan Electric Protective Co.....     | 75.58    |
| 22 Cohen, Max—M F Clemmons.....                             | 60.72    | 20 Hollander, Herman & David—Patterson Gottfried & Hunter, Ltd .....        | 95.75    | 24 Le Piemme, Louise C—G Hahn .....                            | 199.40   |
| 22 Cady, James C & John C Jr—M Goldstein.....               | 99.48    | 20 Heumann, Geo M—W Kellner .....   | 46.23    | 24 Langman, Myer—H B Grossman.....                             | 155.43   |
| 22 Cary, Harry L—Burnham & Phillips.....                    | 59.66    | 20 Hansen, Andrew P—C J Kraener et al.....                                  | 66.72    | 24 Lichter, Berie et al—H Pomerantz .....                      | 126.61   |
| 23 Conrie, Arthur J—Adelphia Silver Co.....                 | 191.01   | 20 Horowitz, Bernard—A Druckman .....                                       | 161.07   | 18 Morgan, Wm J—Standard Plumbing Supply Co.....               | 248.90   |
| 23 Cunningham, Symphorian—A Hausen .....                    | 38.67    | 20 Herdenheimer, Louis—E Hunter .....                                       | 38.37    | 20 Mandel, Philip—L Newman .....                               | 1,323.86 |
| 23 Coe, Wm H—H M Blackmer .....                             | 2,288.93 | 21 Hallen, James D—Brentanos .....  | 64.22    | 20 Madigan, Thomas P—Eagan & Leake.....                        | 132.09   |
| 23 Cortelyou, Chas F—W J King.....                          | 44.65    | 21 Heineman, Henry—M C Meyer et al.....                                     | 456.91   | 20 the same—the same .....                                     | 77.67    |
| 23 Chanavas, Paul J & Paul E—S H Baer.....                  | 292.62   | 21 Henderson, Chas A—Park & Tilford.....                                    | 305.97   | 20 Matthews, Louis P—H Lindewurth et al.....                   | 40.39    |
| 24 Cascone, Carolina—G Perazzo.....                         | 106.41   | 21 Hurley, Bartholomew J—I Heineman.....                                    | 260.10   | 20 Marx, Paul—C J Kraemer et al.....                           | 37.61    |
| 24*Cullison, Webster et al—A F Wainwright.....              | 1,115.10 | 22 Hannigan, Elizabeth et al—D J Allen Co.....                              | 101.31   | 20*McClure, Robert W & Anna T—L G MacDermott .....             | 248.01   |
| 24 Cothorn, Frank H—Edward Thompson Co.....                 | 94.03    | 22 Heyman, Albert & Ida et al—I Lickumovitz .....                           | 71.61    | 21 Masor, Barnet et al—Beaver National Bank .....              | 680.03   |
| 24 Cohen, Louis—M Swirsky.....                              | 87.91    | 22 Haas, Julius H—A Link .....  | 1,349.21 | 21 Miller, E Bernhard—A Metzger .....                          | 41.12    |
| 18 Diosy, Helene—Electrical Accessories Co.....             | 31.41    | 22 Haas, Harry L—J A Stevenson.....   | 61.41    | 21 Muir, Joseph—Monolith Realty Co.....                        | 833.14   |
| 18 Dempewolf, Augustus F—G L Bieger.....                    | 103.60   | 22*Harris, Sam et al—S E Ackerman.....                                      | 60.52    | 21 Mallery, Winslow—J Fitzpatrick et al.....                   | 1,131.70 |
| 20 Duncan, Henry S et al—S C Dickinson.....                 | 140.14   | 22 Hare, Louis—H Lavers .....   | 37.81    | 21 Mosher, Arthur A—Addressograph Co.....                      | 81.61    |
| 20 Dellon, George—A Palmer .....                            | 256.11   | 23 Hinrichs, Wm J—N Hutkoff.....  | 208.86   | 21 McGivney, Owen—D W C Flanagan et al.....                    | 139.71   |
| 20 Duran, Fernando et al—L Loos et al.....                  | 113.21   | 23 Hoffman, Barnet et al—S Kaplan.....                                      | 169.65   | 22 Martin, Cary W—American Bridge Co of N Y .....              | 2,832.65 |
| 20 Doyne, Simon et al—R Raskin et al.....                   | 169.84   | 23 Hacker, Max et al—J Bayer.....   | 127.15   | 22 Middleton, Virginia F—C H Hackett et al.....                | 63.25    |
| 21 Doe, John et al—Beaver National Bank.....                | 680.03   | 23 Hayes, Wm A—Brown Green Co.....  | 18.11    | 22 McCarthy, Wm T—Chasmar Co.....                              | 367.89   |
| 21 Downing, Chas J—Seamless Rubber Co.....                  | 217.58   | 23 Holzapfel, Wm H—J Palmer.....  | 287.65   | 22 Messner, Tobias—L Gerber .....                              | 29.40    |
| 22 Doggers, Alice L et al—A Phylfe .....                    | 172.71   | 23 Heyman, Henry M, Louis M & John B—Francis H Leggett & Co.....            | 192.35   | 23 Meltser, Rachael—Plainfield Woolen Co.....                  | 297.72   |
| 22 Delaney, James—N Brogen .....                            | 42.65    | 23 Himrod, Edw H et al—H L Sandford et al.....                              | 204.27   | 23 Marx, Catherine A—L Bader.....                              | 115.40   |
| 22*De Giers, Francis J et al—J G Baker.....                 | 324.60   | 23 Horton, Thomas R—Acker, Merrill & Condit Co.....                         | 153.34   | 23 Martin, Chas H—A C Prentice.....                            | 84.51    |
| 22 the same—the same .....                                  | 625.19   | 23 Hausmann, William—S Nachtigall.....                                      | 29.63    | 23 McMahon, Mrs Joseph—P Duff .....                            | 41.61    |
| 22 Domenico, Mariano—Lorenzo G Bozzo & Co.....              | 53.21    | 23 Husch, Alfred—D Bossak et al.....  | 266.35   | 23 McBride, John T—M N Clement.....                            | 1,820.97 |
| 23 Dunlop, Mrs Hilda L—F I Kunkelman et al.....             | 219.91   | 24 Hudson, Percival L—A Kahn et al.....                                     | 199.04   | 23 McGinniss, John J—Brown Green Co.....                       | 11.71    |
| 23*Daus, Adolph et al—George F Moore, Inc.....              | 239.83   | 24 Hollister, Percival L—A Kahn et al.....                                  | 199.04   | 24 Miller, Samuel—D Davidovitz.....                            | 132.67   |
| 23 Docktor, Benjamin—S Strauss .....                        | 57.64    | 24 Haughey, Theodore P & Marie H—Corporation of the Fine Arts Building..... | 353.86   | 24 Muir, Joseph—Underwood Typewriter Co.....                   | 49.20    |
| 24 Davidson, Mattie—S Leavitt.....                          | 93.11    | 23 Igelhart, Asa S—B D Thomer et al.....                                    | 126.90   | 24 Mayer, Hyman et al—I Weiss .....                            | 39.40    |
| 24*Doer, John et al—N N Finkelstein.....                    | 29.51    | 23 Imperiate, Salvatore et al—R W Hebbard.....                              | 32.72    | 24*Mulloney, Richard et al—S G Salomon et al.....              | 45.90    |
| 24 Dresser, D Le Roy—L C Weinstock.....                     | 440.17   | 18 Jenkins, Elizabeth P & Wm T—C H Ohly.....                                | 2,550.29 | 24 McCue, Wm J—R Holmgren.....                                 | 36.92    |
| 24 De Carlo, Filomena—G Squires .....                       | 169.45   |   |          | 24 Mihalakos, Perciles—M N Clement.....                        | 1,000.00 |
| 24 Duncan, Walter J—A Powell et al.....                     | 57.56    |   |          | 24 Mitchell, John et al—A F Wainwright.....                    | 1,115.10 |
| 18 Eichner, Nathan—M A Lawson.....                          | 692.85   |   |          | 24 McCormick, James H—M E McCormack.....                       | 686.07   |
| 20 Earl, Joseph D—F H Brown et al.....                      | 86.47    |   |          |  |          |
| 20 Eagone, Frank & Cornelia—L S Gotthelf.....               | 161.91   |   |          |  |          |
| 20 Eisenberg, Isidor et al—D J Allen Co.....                | 27.56    |   |          |  |          |



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## RECORD AND GUIDE

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|   |           |   |          |   |              |
|---|-----------|---|----------|---|--------------|
| 20 Newell, Edw J—J H Neville .....                              | 587.52    | 20 Robinson, Wm J—E Branden.....                                | 78.39    | 21 Salmanowitz, Harry—Eaton Crane & Pike Co.....                      | 22.71        |
| 20 Nichols, Alfred B—H Westerman.....                           | 44.19     | 20 Rosenheim, Gerald B—J J Lazarus et al.....                   | 37.79    | 21 Sprague, Sylvanus F—Alexander Fraser Co.....                       | 791.28       |
| 20 Nielson, Placide—L Nordstrom.....                            | 451.67    | 20 Rothschild, David—C A Nordine.....                           | 523.21   | 21 Schwarz, Morris—Schwarzschild & Sulzberger Co.....                 | 512.56       |
| 22 Nova, Algernon J—West Pub Co.....                            | 205.73    | 20 Rudnick, Herman—J Rosenberg et al.....                       | 161.81   | 22 Shea, John F—H Heins .....   | 622.79       |
| 23 Nagler, Charles et al—J Bayer.....                           | 127.15    | 21 Reiner, Judin et al—H Meyer et al.....                       | 126.44   | 22 Schllessinger, Leo—P Sullivan .....                                | 2,019.98     |
| 23 Neilson, Charles—Laird .....                                 | 76.03     | 21 Risola, Guiseppo—V Mellini.....                              | 43.49    | 22 Sadler, Katherine—J B Hyman et al.....                             | 121.91       |
| 23 Nordlicht, Moses—H Wittner .....                             | 98.91     | 21 Rainer, Max—Allen Advertising Agency.....                    | 469.54   | 22 Sparling, Chester F—J H Ferster .....                              | 70.66        |
| 23 Nugent, Chas F—I Bier .....                                  | 59.41     | 22 Riegel, A G—R E Doolittle .....                              | 67.45    | 22 Smoot, Chas H—W S Mills .....                                      | 44.31        |
| 24 Newman, Samuel, Philip & Isidore—A Storms .....              | 90.31     | 23 Ruddock, Wm F* & Mary R or E—A C Weaver .....                | 63.21    | 22 Shipman, Geo A—James Butler, Inc.....                              | 336.81       |
| 24 Noonan, John & Thomas—F N DuBois et al .....                 | 737.90    | 23 Raftery, Timothy J—J Kraus .....                             | 106.41   | 22 Stratton, Edward Jr—H A Murphy.....                                | 3,814.58     |
| 24*Nussbaum, Adolph et al—J Gold.....                           | 13.91     | 23 Rubinstein, Louis et al—S Wasinsky.....                      | 26.15    | 22 Schwartz, Edward—C T Haeger.....                                   | 97.60        |
| 20 O'Brien, Arthur P—P Boettger.....                            | 113.66    | 23 Russell, Everett W—Encyclopaedia Britannica Co .....         | 60.29    | 22 Storm, Walter H et al—L S Beer .....                               | 118.98       |
| 20 O'Dell, Anna—C H Halper .....                                | 34.66     | 23 Rosenthal, Max—Van Schaick Realty Co.....                    | 227.51   | 22 Sullivan, Michael—Slingerland & Co.....                            | 253.60       |
| 20 Odinetz, Joe—M Baer et al .....                              | 62.21     | 23 Roses, Jacob—Etzel Son Coal Co.....                          | 351.47   | 22 Sachs, Emanuel—G Cohen .....                                       | 25.41        |
| 21 O'Reilly, Daniel—Remington Typewriter Co.....                | 106.91    | 23 Reinhardt, Maurice—E B Hyde.....                             | 101.50   | 22*Smith, Minnie A et al—D J Allen Co.....                            | 101.31       |
| 21 O'Connell, Daniel—J Friedman .....                           | 79.51     | 24 Rose, Jacob or Jack—E Walter.....                            | 828.09   | 22 Sands, Philip—Greater New York & Suburban Transportation Co.....   | 67.15        |
| 22 O'Connor, Nicholas R—E R Mesick.....                         | 170.76    | 24 Robins, or Price, Harriet L—J L Hoagland .....               | 573.27   | 23 Scarpato, Frank—J Hahn et al.....                                  | 121.52       |
| 23 Owens, Chas W—L E Muller .....                               | 172.91    | 24 Rassner, Jacob—William Dixon, Inc.....                       | 44.64    | 23 Samuel, Leo et al—George F Moore, Inc.....                         | 239.83       |
| 23 O'Brien, John H—L P Morton.....                              | 390.88    | 24 Ross, Hary H et al—Cross, Austin & Ireland Lumber Co.....    | 495.65   | 23 Simon, Herman et al—N Rao.....                                     | 622.81       |
| 24 O'Connor, Cornelius—Edward Thompson Co.....                  | 110.54    | 24 Rowan, Joseph exr—Genesee Valley Milk Products Co.....       | 1,029.42 | 23 Saunders, William—H G Lane.....                                    | 86.92        |
| 18 Petrizzi, Dominick E—F H Hobbs.....                          | 95.76     | 18 Simoni, Louis et al—G Alborg .....                           | 143.40   | 23 Strand, Anto & Frida M*—H Herrmann Lumber Co .....                 | 173.66       |
| 20 Plotz, Hyman or Herman—J Mendelsohn et al .....              | 162.28    | 18 Sandberg, Gustav F—W M Sullivan.....                         | 32.72    | 23 Suchar, Abraham J—C L Smith.....                                   | 540.94       |
| 20 Pearl, Victor et al—D J Allen Co.....                        | 37.55     | 18 Strasbourger, Harry et al—J M Gearty.....                    | 135.35   | 23 Schiff, Hoskel, Israel & Herman—W J Amend .....                    | 2,068.64     |
| 20 Puvogel, Henry & Mary—C Ahlers.....                          | 70.83     | 18 Sholl, Edw P—W & J Sloane.....                               | 49.28    | 23 Spectorsky, Rachel—Kupeler Realty & Personality Commercial Co..... | 1,692.32     |
| 20 Pinkney, Chas N—E Oppenheimer.....                           | 114.42    | 18 Skillman, George—Clover Farms Co.....                        | 32.80    | 24 Shukties, John A—Waverly Construction Co.....                      | 24.72        |
| 21 Phillips, Chas J—Ronalds & Johnson.....                      | 149.56    | 18 Sprague, Stowell—W Friedlander .....                         | 52.41    | 24 Southard, Morton—W E Rastindike.....                               | 98.12        |
| 21 Pernetie, Maria G—E Satora.....                              | 35.01     | 18 Sjogren, Christine—M Gross .....                             | 289.99   | 24 Spinelli, Bernardino—C Novello.....                                | 214.41       |
| 21 Palumbo, Charles—D J Allen Co.....                           | 31.06     | 20 Spitz, Anton—A L Adams.....                                  | 32.65    | 24 Sverdin, Harry—R Newman.....                                       | 64.94        |
| 21 Perez, Elisardo & Katie or Katherine—C Vogt, Jr, et al ..... | 1,079.26  | 20 Steele, David H et al—Henry Glass & Co.....                  | 408.31   | 24 Solomon, Mortimer et al—Edward Thompson Co.....                    | 216.52       |
| 22 Palen, Frank A—A M Barrett.....                              | 76,596.35 | 20 Stevens, John M—E L Hubbard et al.....                       | 29.51    | 24 Schindler, Jacob et al—Bronx Borough Bank .....                    | 3,801.80     |
| 22 Pariser, Abraham M—Manhattan Collecting Co.....              | 42.10     | 20 Staahlgren, Karl A—Third National Bank of Philadelphia ..... | 6,205.64 | 24 Stegman, Fred C—Oscar Schlegel Mfg Co.....                         | 111.91       |
| 22 Pinsuti, Giuseppe—C D McGiehan .....                         | 94.65     | 20 Shrive, William—L C Howell.....                              | 173.49   | 24 Schiff, Samuel & Barnet—A T William Pilgrim et al .....            | 75.72        |
| 22 Price, Pauline—M I Eisfeldt .....                            | 280.67    | 20 Sciortina, Joseph—A Druckman.....                            | 45.75    | 24 Smag, D Palmer—S Wolbarst, et al.....                              | 103.76       |
| 22 Pottern, Albert—W Ruff .....                                 | 27.41     | 20 Steinberg, Harry—H Kramer et al.....                         | 76.03    | 24 Sincere, Frank E—D B Falter et al.....                             | costs, 22.60 |
| 23 Pasternack, Isidore et al—M Goodman et al.....               | 122.78    | 20 Smith, Harper—Harold Realty Co.....                          | 99.41    | 24 Smith, Frank W—J Spencer Turner Co.....                            | 29.11        |
| 23 Penka, Louis—John A Roebblings Sons Co of N Y .....          | 66.26     | 21 Sanford, Joseph—Manhattan Rubber Mfg Co et al .....          | 119.58   | 24 Srtuass, Isaac et al—J Gold .....                                  | 13.11        |
| 23 Pandich, Anna C—G Barrett.....                               | 346.69    | 21 Schattman, Jacob—S M Sugerman.....                           | 218.31   | 24 Schnitzler, Benjamin—Royal Liquor Co.....                          | 354.11       |
| 24 Parks, Louis—M J Meyer et al.....                            | 24.04     | 21 Saladino, Anthony et al—J N Francolini.....                  | 65.87    | 20 Thyll, Lillian M—E C Fisher .....                                  | 287.16       |
| 24 Price, Harriet I or Robins—J L Hoagland.....                 | 573.27    | 21*Schiff, Max et al—H Meyer et al.....                         | 126.44   |   |              |
| 24 Pierson, Walter G—M & M Mfg Co.....                          | 71.58     | 21 Slocum, Mary—C Segall .....                                  | 36.11    |   |              |
| 24 Patterson, James D et al—M N Clement.....                    | 1,000.00  | 21 Squires, Thomas F—M A Rowan .....                            | 113.89   |   |              |
| 18 Rosenberg, Charles et al—J M Gearty.....                     | 135.35    | 21 Siris, Harris et al—D London .....                           | 1,860.86 |   |              |
|   |           | 21 Scheier, John H—Lord & Taylor.....                           | 48.24    |   |              |

### ADVANCE REPORTS.

(Continued from page 566.)

#### Contracts Awarded.

tan, has received the contract for constructing a sub-station at White Plains for the New York Central & Hudson River R. R. Co.

WHITLOCK AV.—George L. Hiltl Co., 1 Madison av, Manhattan, has received the general contract to erect the 4-sty brick factory, 40x100 ft., on the west side of Whitlock av, 100 ft. north of 156th st, Bronx, for Henry Keller, 141 Rider av, to cost about \$25,000. A. Mertin, 33 Union sq, has prepared plans.

COLD SPRING HARBOR, L. I.—F. G. Stewart, 103 Park av, Manhattan, has awarded to J. Odell Whitenack, 231 West 18th st, Manhattan, the general contract to erect a 2 1/2-sty fireproof residence, brick and stone, 100x40 ft., at Cold Spring Harbor, L. I., for A. W. Stewart, of 45 Wall st, Manhattan, to cost \$50,000.

LONG ISLAND CITY.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received contracts for waterproofing and roof work on the new Brewster Carriage Co.'s factory, Long Island City, Borden's Condensed Milk Co.'s new stable, Long Island City, and roofing and sheet metal work on the Packard Motor Car building, Long Island City.

4TH AV.—The Hay Foundry & Iron Works have received contracts for 9,000 tons of steel material required for the new office and loft building which Philip

Braender, owner and builder, is to erect at the southeast corner of 4th av and 24th st, on the site of the old Ashland House, from plans by Wm. C. Frohne, 38 East 21st st, and for the new Corn Building to be erected on the site of the Clarendon Hotel, 4th av, southeast corner 18th st, from plans by Maynicke & Franke, 298 5th av.

KENT AV, BROOKLYN.—The Hennebique Construction Co., 1170 Broadway, has received the general contract for the construction of an 11-sty power and office building for the Kent Building Co., of 2 Wall st, to be situated in South 11th st, corner Kent av, Brooklyn. The building will have ground dimensions of 125x130 ft. and the estimated cost is \$250,000. Dodge & Day, of Philadelphia, are the architects. Mr. L. H. Wood, of Kirby & Wood, of 2 Wall st, represents the owners. The building will be constructed of reinforced concrete throughout.

#### Government Work.

The contract for installing two electric elevators and one hydraulic freight lift in the U. S. public building at Grand Rapids, Mich., has been awarded to the Otis Elevator Co., 17 Battery pl, Manhattan, at \$9,784.

The contract for furnishing one 1,000 K. W. and two 1,500 K. W. turbo alternators for the New York, Philadelphia and Boston navy yards has been awarded to the Westinghouse Machine Co., 165 Broadway, Manhattan, at \$64,750.

FT. SLOCUM, N. Y.—Office of the Constructing Q. M., Recruit Depot, Fort Slocum, N. Y.—Sealed proposals will be received Oct. 10 for installing window and door screens in additions to post hospital, isolation hospital, and hospital corps sergeants' quarters at this post.

WASHINGTON, D. C.—Department of the Interior, Washington, D. C.—Sealed proposals will be received until Monday, Oct. 4, for the construction of an additional wing to the Freedmen's Hospital at Washington, D. C. Address Frank Pierce, Acting Secretary, Washington, D. C.

FT. TERRY, N. Y.—Office of the Constructing Q. M., New London, Conn.—Sealed proposals for constructing a garbage crematory complete at Fort Terry, N. Y., will be received Oct. 8. Plans may be seen at the office of Chief Q. M., Department of the East, Governors Island, N. Y.—Address Constructing Q. M., New London, Conn.

WASHINGTON, D. C.—Department of the Interior, Washington, D. C.—Sealed proposals will be received until Wednesday, Oct. 6, for the construction of an addition to the boiler house of the central heating power plant at the Government Hospital for the Insane, Washington, D. C. Address, Frank Pierce, Acting Secretary, Washington, D. C.

HINGHAM, MASS.—Sealed proposals, for Barracks, will be received at the Bureau of Yards and Docks, Washington, Oct. 16 for a marine barracks at the naval magazine, Hingham, Mass. Plans and



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| 20 Tanner, Henry I—F H Brown et al. . . . . \$1.07  | 21 Pulvola Chemical Co—Lakeside Pub Co.117.09    | Carstens, William et al—City of New York.             |
| 20 Taus, Josef S—S Pusch et al. . . . . 33.91       | 21 Barclay Construction Co—Hydraulic Press       | 1907 . . . . . 126.05                                 |
| 20 Tillack, J L Theodore—W Hanson et al.            | Brick Co. . . . . 236.31                         | Cohen, Hymann—Title Guarantee & Trust Co.             |
| 30.00   | 21 Throggs Neck Building & Construction Co.      | 1907 . . . . . 380.81                                 |
| 22 Tryon, Frank C—J P Leo . . . . . 121.81          | —A Zeman et al . . . . . 271.77                  | Cooley, Henrietta—Lawyers Title Ins & Trust           |
| 23 Theison, John B—Spear Wine Co. . . . . 179.94    | 21 American Protection Roofing Co—A White.       | Co. 1909 . . . . . 87.60                              |
| 23 Taylor, Annie E—T Ward. . . . . 43.62            | 21 Prospect Investing Co—M B Crook et al.        | Diognardi, Joseph et al—L W Harburger.                |
| 20 Underhill, Edward—M V Blomerth. . . . . 268.84   | costs, 57.30                                     | 1909 . . . . . 39.65                                  |
| 20 the same—the same . . . . . 267.55               | 21 Most Famous Pub Co—Addressograph Co.          | Dowd, James—K Foley, 1908. . . . . 103.70             |
| 22 Ulrich, Wm B—A Dryfoos et al. . . . . 373.68     | 129.47   | Diognardi, Charles et al—L W Harburger.               |
| 20 Von Schlemmer, Richard—G A Beston.               | 21 Perry Realty & Construction Co—J Mac-         | 1909 . . . . . 39.65                                  |
| 1,982.97  | Donald . . . . . 166.91                          | Dunn, Catherine et al—City of N Y. 1907.136.50        |
| 20 Vermilye, Thomas E—Goodyear Rubber               | 22 Fidelity Electric Contracting Co—F A Poor.    | Engeman, Wm A et al—A L Aste. 1909. . . . . 463.47    |
| Co. . . . . 24.56                                   | 84.92  | Elting, Isador—J Rabinowitz. 1909. . . . . 985.27     |
| 23 Vlahakes, John—F W Fey. . . . . 84.72            | 22 Alexander McBride Construction Co—Press       | Engeman, Wm A et al—C R Fischmann. 1909.              |
| 24 Vidaver, Nathan—Edward Thompson Co.              | Pub Co. . . . . 157.41                           | 806.90  |
| 81.70   | 22 Alaska Mine Securities Co—G R Lewis.          | Everall, George—City of N Y. 1908. . . . . 740.00     |
| 18 Whisten, Stephen A—Russell & Erwin Mig           | 22 Northwestern Realty Co—Sanitary Fire          | Esskies, Jacob et al—H Cohn. 1909. . . . . 154.86     |
| Co of N Y. . . . . 264.87                           | Proofing Contracting Co. . . . . 339.65          | Farrell, Thomas J—Beadleston & Woerz. 1906.           |
| 20*Walker, Robert M et al—Henry Glass &             | 22 Clasm Engineering Co—A Frankenheim et         | 433.66  |
| Co. . . . . 408.33                                  | al. . . . . 68.08                                | Farrell, Thomas I—M Rosenfield et al. 1906.           |
| 20 Wechsler, David H—M Nirenberg et al.108.37       | 22 Empire Post Card & Novelty Co—Chromo          | 145.34  |
| 20 Wallner, Joseph & Annie—K Postman. 346.91        | Co. . . . . 28.11                                | Fischer, Fannie M—United States Exchange              |
| 20 Weiss, Albert et al—Union Bank of                | 22 Dean Holding Co et al—F Brann. . . . . 161.91 | Bank. 1909 . . . . . 112.63                           |
| Brooklyn . . . . . 97.86                            | 22 Walter H Storm, Inc, et al—L S Beers.118.98   | Frankel, Louis—F Savarese. 1908. . . . . 1,389.17     |
| 21 Wolf, Louis—A J Mace et al. . . . . 104.89       | 22 Sanitary Bottle Seal Co—B Keenan et al.       | Friedman, Albert—J L Reynolds. 1907. . . . . 143.98   |
| 21 Weiss, Annie—J Gottlieb . . . . . 83.21          | 167.16   | Goldstein, Isaac—M Schaar. 1906. . . . . 238.36       |
| 21 Ward, Beverly—E Mayer . . . . . 27.21            | 23 Authors & Newspaper Ass'n—Perkins Good-       | Green, John—I Conklin, 1909 . . . . . 4,434.23        |
| 21 Willis, Geo W—R Meyer . . . . . 71.91            | win Co . . . . . 388.72                          | Same—I Conklin. 1909 . . . . . 5,271.44               |
| 21 Waring, Lillian H—Hotel Cumberland. 585.38       | 23 Fulton Contracting Co—Rochester & Pitts-      | Gottesman, Samuel et al—H Cohn. 1909. . . . . 154.86  |
| 21 Walters, Fred G—D S Alpaugh et al. 352.44        | burgh Coal & Iron Co. . . . . 2,180.26           | Hanf, Henry—C F Farrell. 1909. . . . . 65.11          |
| 22 Weintraub, Benjamin—J Narzisenfeld. 214.20       | 23 Theodore Westing Co—Brooklyn Vault Light      | Hedden, Edw H—O Bowski. 1898. . . . . 170.03          |
| 22 Williams, Sidney—W Pause . . . . . 200.52        | Co . . . . . 181.84                              | Hauptman, Louis H—J Martin. 1906. . . . . 59.72       |
| 22 Wettje, Geo F—A Lerch . . . . . 32.72            | 23 Manhattan United Laundry Co—E G Rieser.       | Hayes, Alice B—Bennett, Sloan & Co. 1909.95.21        |
| 22 Wynne, James—A Wolff et al. . . . . 25.01        | 207.00   | Herbert, Henry L—M Mendelsohn et al. 1902.            |
| 22 Worem, Chas—W S Dugan . . . . . 372.54           | 23 Riccadonna Hotel Co et al—Francis H Leg-      | 336.60  |
| 22*Walters, John et al—S Ackerman. . . . . 60.52    | gett & Co. . . . . 192.35                        | Hughes, Nicholas J—S L Smith. 1909. . . . . 653.22    |
| 23 Weissler, Joseph et al—J Bayer. . . . . 127.15   | 23 New York & Bridgeport Transportation Co       | Kidder, Joseph—Broadway & Seventy-eighth              |
| 23 Wright, Harold—P Weinberg . . . . . 75.41        | —Standard Paint Co . . . . . 41.22               | Street Realty Co. 1909. . . . . 34.41                 |
| 23 Wittpenn, John N—J Steinwender et al.            | 24 Darley Engineering Co—Keystone National       | Knapp, Mark I—A Schlesinger. 1909. . . . . 124.85     |
| 1,363.21  | Bank of Pittsburg . . . . . 630.99               | Keil, Leonard—R White. 1909. . . . . 194.41           |
| 23 Ward, Chas M—J R Schloss. . . . . 61.42          | 24 Shapiro Portman & Henry Inc—F Zanmbetti       | Loewenstein, Henry B—Samuel Gans Co. 1909.            |
| 24 Walthew, Francis A—L Monnay . . . . . 622.61     | 517.72   | 163.54  |
| 24 Williams, Herbert M—C F Splittdorf. 37.12        | 24 Daniel Speer & Co et al—F N DuBois et al.     | Levitan, Wolf—P Simberg et al. 1909. . . . . 1,129.21 |
| 24 Williams, Ernest F et al—S G Salomon et          | 211.02   | Leward, Chas J et al—C M Durland et al. 1909.         |
| al. . . . . 45.90                                   | 24 Roberts Chemical Co—Eastman Kodak Co.         | 107.85  |
| 24 Welford, Chas J—J Greenberg. . . . . 341.46      | 31.43  | Lord, Hessie P extrx—M J Bogert et al. 1909.          |
| 24 Washburn, Irving—M C Wright. . . . . 347.76      | 24 E I Wilson, Corp—F F Lisiecki. . . . . 73.08  | 112.52  |
| 22 Yappelly, Joseph L—Isley Held Co. . . . . 112.95 | 24 Phipps Munds Realty Co—B Friedman.224.73      | Mahr, Latilda et al—City of N Y. 1907. . . . . 136.05 |
| 20 Zauderer, Sophia—R Hyams et al. 48,918.98        | 24 Rose & Snyder Co—S Langsdorf et al. 68.28     | Monahan, Martin—E Glocker. 1909. . . . . 16.32        |
| 20 Zitterman, Abraham—M Schumer et al.              | 24 Young Men's Democratic Club of Harlem         | McGrath, John H—Knickerbocker Trust Co.               |
| costs, 12.65  | —D J Fox . . . . . 164.03                        | 1909 . . . . . 59.81                                  |
| 22 Zolty, Bernard—S R Gancher . . . . . 45.68       |  | Morris, Chas B et al—C M Durland et al. 1909.         |
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| 94.55   |  | Morgan, Terance F—M N Clement. 1909.1,824.47          |

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| 18 William H Bingham Plumbing & Contract-         |  |
| ing Co—J Kelly . . . . . 326.72                   |  |
| 18 M & C Waist Co—F Kalb et al. . . . . 96.28     |  |
| 18 Hardt Electric Co—J Wilches Co. . . . . 108.75 |  |
| 18 Material Supply Co—M F Whalen. . . . . 108.19  |  |
| 20 Silberberg & Saul, Inc—A Powell.1,303.40       |  |
| 20 Cremer Weber Candy Co—Cumberland               |  |
| Glass Mfg Co. . . . . 317.91                      |  |
| 20 F C Arnold Co—C Engels . . . . . 171.96        |  |
| 20 Imperial Paper Co—A A Weiss. . . . . 38.29     |  |
| 20 Bliss-Griffiths Construction Co—J H            |  |
| Schmuck et al . . . . . 2,180.40                  |  |
| 20 Bituminous Coal Co of America—Barclay          |  |
| Realty Co. . . . . 1,454.50                       |  |
| 20 Leeds & Catlin Co—Sackett & Wilhelms Co.       |  |
| 1,033.39  |  |
| 20 New York & Bridgeport Transportation Co—       |  |
| F W Devoe & C T Reynolds Co. . . . . 35.88        |  |
| 20 Noble Music Co—J Dietrich, Inc. . . . . 32.31  |  |
| 21 White Star Transfer Co, Inc—W J Moran.         |  |
| 41.50   |  |
| 21 Riccadonna Hotel Co—E E Alley . . . . . 424.34 |  |

SATISFIED JUDGMENTS.

Sept. 18, 20, 21, 22, 23, and 24.

|   |
|---|
| Ahearn, James—E Danielson. 1908. . . . . 1,896.40 |
| Brittan, Thomas T—N J Packard et al. 1909.        |
| 1,285.45  |
| Bachman, Johanna, Neumann & Alfred C et           |
| al—City of N Y. 1907 . . . . . 136.05             |
| Berger, Bernard & Samuel—W J Diamond.             |
| 1909 . . . . . 6,072.84                           |
| Blauner, Julius & Isidor—M Rosen et al.           |
| 1908 . . . . . 48.44                              |
| Brandt, Frederick & William—B Gruber. 1909.       |
| 84.43   |
| Briggs, James M—B A Van Brunt. 1908. 416.17       |
| Bernikow, Abraham et al—A R Bass et al.           |
| 1907 . . . . . 227.46                             |
| Buonsinor, Domenico et al—L W Harburger.          |
| 1909 . . . . . 39.65                              |
| Bankers Surety Co et al—M N Clement. 1909.        |
| 1,880.47  |
| Carley, Patrick H et al—M N Clement. 1909.        |
| 1,880.47  |

specifications can be obtained on application to the bureau or to the commandant of the navy yard, Boston, Mass. Wm. M. Smith, Acting Chief of Bureau.

HOBOKEN, N. J.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received the 21st day of October for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at Hoboken, N. J. James Knox Taylor, Supervising Architect.

PITTSFIELD, MASS.—Sealed proposals will be received on the 25th day of October for all the labor and materials required for the construction of the U. S. Post Office at Pittsfield, Mass., in accordance with the drawings and specifications, copies of which may be had at the office of the postmaster at Pittsfield, Mass., or at the office of James Knox Taylor, Supervising Architect, Washington, D. C.

Foreign Trade Opportunities.

(Inquiries in which addresses are omitted are on file at Bureau of Manufacturers. In applying for addresses refer to file number.)

No. 3831. Cold-storage Plant.—An American consul in Latin America reports that the Government of the country in which he is located has entered into a contract with a local business man for the establishment of a plant for the prepara-

tion of meats in cold storage and their exportation. Work must be commenced on the plant before April 1, 1910, and after its completion the concessionaries may establish like plants at other parts of the Republic. The Government concedes to the parties free importation of all material necessary for the construction of warehouses, abattoirs, etc., cloth, oiled paper, etc., for wrapping meats, hoops and staves for barrels, chemicals for producing cold air, and all other supplies required.

No. 3833. Electric Supplies.—A Canadian street railway company, which furnishes electric light for a certain city, has at present 228 direct-current motors with an average of 5 h. p. each, according to the report of an American consul in that country. He also states that this company is contemplating the installation within a few months of alternating currents and abandoning direct-current transmission.

Wall Radiators.

Wall radiation is superseding pipe coils for heating churches, schools, stores, factories and all buildings requiring extended heating surfaces and where floor space is valuable. The principle as followed in the Fowler & Wolfe system is applicable to either one or two-pipe steam or hot-water system.

It can be assembled in units to provide

for distribution of heat at special locations in a manner which is claimed to be more economical, more convenient and effective than coils. It is equally desirable installed upon side walls, between windows, about columns or hung from ceiling. Its durability, as against wrought iron or steel pipes, is said to be about as 5 is to 1. It is more rigid, withstands pressure better, avoids water hammer and telephoning of noise.

A new catalogue from the Fowler & Wolfe Mfg. Co., 668-672 Bourse Building, Philadelphia, wall radiator specialists, contains much information for architects and builders. It is freely illustrated with both photographs and diagrams.

Window Glass Prices Higher.

Twenty window glass manufacturers of the United States in conference at Columbus, O., have decided on a 10 per cent. increase in price, to take effect immediately.

This action was made necessary, said Myron L. Case, chairman, by an eight per cent increase in wages and increase in the prices of materials. Discounts on single strength glass were changed from 90 and 40 per cent. to 90 and 30 per cent. and on double strength from 90 and 46 per cent. to 90 and 35. Manufacturers present represented glass industries in Ohio, Kansas, West Virginia and Pennsylvania.

(Continued on page 594.)



# Luxfer

The saving in light bills will usually pay all the cost of an equipment of Luxfer prisms within one year.

AMERICAN LUXFER PRISM CO.

Tel. 8257  
Spring 8258 507-509 West Broadway N.Y.



Shapiro, David et al—City of N Y. 1907. 136.05  
 Starr, Frederick—P Reddy. 1909. 22.31  
 Straus, Isidor & Nathan—American Publishers Assn. 1908. 84.87  
 Shatzkin, Abraham—M Michaelson. 1909. 22.72  
 Sullivan, John J—J M Leonhardt. 1906. 43.09  
 Talcott, James—Wabash R R Co. 1904. 1,296.03  
 Same—same, 1907. 117.71  
 Same—same, 1906. 138.00  
 Voccali, Michael—J A McCarthy. 1909. 508.09  
 Wallach, William—F H Lockwood et al. 1909. 80.96  
 Wendel, Pauline, Louis, Nicholas et al—City of N Y. 1907. 136.05  
 Weisler, Max et al—I Loshiasky et al. 1901. 131.40  
 Xiques, Julian—J H H Van Hoven. 1909. 95.51  
 Zibelli, Gaetano & Guiseppa—H M Toch et al. 1909. 100.94  
 Zita, Michili—B Perneti. 1902. 27.50

### CORPORATIONS.

Brighton Beach Racing Assn et al—A L Aste. 1909. 463.47  
 N Y Edison Co—C Levy. 1909. 10.91  
 Prospect Investing Co—M Rosenzweig et al. 1909. 57.30  
 Rubin, Blankfort Co—J Rubin. 1909. 937.75  
 San Domingo Improvement Co of N Y—C S Chittenden. 1909. 35,000.00  
 Muss, Faris & Walker Co—N Edelman. 1909. 67.71  
 E Weingreen & Co—E N Elmore. 1908. 38.92  
 Broadway Safe Deposit Co—City of N Y. 1908. 585.00  
 Brighton Beach Racing Assn et al—C R Fischmann. 1909. 806.90

<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

Sept. 18.

112—181st st, s s, 100 w Audubon av, 25x119. Rudolf Gersmann agt William H Bingham Plumbing & Contracting Co and Wm H Bingham (renewal). \$1,415.45  
 113—Broadway, No 3130. Smith, Schellhaas Co agt Peter Doelger & G Uhlig. 22.50  
 114—Satisfied.  
 115—Irving pl, n e cor 14th st, 100x150. Arthur C Jacobson & Sons agt Italian Grand Opera Co & John Fraser. 99.77  
 116—Grand Boulevard & Concourse, s e cor 178th st, 100x100. Jas McBride Co agt Hageman Construction Co. 410.00

Sept. 20.

117—Park av, No 1563. Modern Fireproofing & Reconstruction Co agt Max Woldowsky. 485.00  
 118—Eastburn av, e s, 150 n 174th st, 50x100. Isidore Samet et al agt Solomon David and Abraham Gordon. 100.00  
 119—Satisfied.

Sept. 21.

120—Clinton av, Nos 1810 to 1828. Max Goldstein agt Holyoke Contracting & Realty Co & Louis Holzberg. 108.36  
 121—156th st, Nos 531 to 545 West. John Morton agt Louis Meryash (renewal). 4,750.00  
 122—Crescent av, No 2785. August Van L Hohenstein agt John & Margaret Quinn & Robert O Trainor. 51.00  
 123—2d av, No 2124. Sam Fruchster agt Mary Siragusa & Vincenzo Siragusa. 30.00  
 124—143d st, No 237 West. Max Josman agt Leonard Frazin & Albert S Meyer. 90.00  
 125—Broadway, Nos 3099 & 4001. Isidore Horn agt Mitow Realty Co. 400.00  
 126—Audubon av, s e cor 176th st, 100x100. Isidore W Horn agt Mitow Realty Co & Barnard Hamburger. 1,600.00  
 127—114th st, No 307 West. Joseph Steigerwald agt Harriet Wolbach & Leopold M Wolbach. 85.00  
 128—158th st, Nos 437 East. Same agt same. 16.00  
 129—Anthony av, n w cor 174th st, 135.7x59.5. G Schaile & Son agt Ekwanok Realty Co. 60.00  
 130—145th st, s s, 200 e 8th av, 75x99.11. Tager & Katz agt Henry Morgenthau Co & Martin Meyer. 6,687.00  
 131—189th st, s s, whole front between Belmont and Hughes avs, 175x100. John Bell Co agt Erst 189th Street Building & Construction Co. 2,596.00

Sept. 22.

132—Southern Boulevard, w s, 225 s Penfold av, 42.4x128.8. Joseph Cooke agt Emil S Levi, John B Devlin & Chas W O'Shea. 192.12  
 133—189th st, s s, whole front between Belmont and Hughes avs, 175x100. Church E Gates & Co agt East 189th Street Building & Construction Co. 1,040.57  
 134—Clinton av, Nos 1810 to 1828. Max Goldstein agt Holyoke Contracting & Realty Co and Louis Holzberg. 108.36  
 135—81st st, No 231 East. David Mark agt Isaac Kahn & Philip Berman. 28.00  
 136—122d st, No 231 East. David Mark agt same. 49.00  
 137—28th st, Nos 146 and 148 West. Kruly & Co agt Quin & Smith. 300.00  
 138—Crosby st, No 49. Otis Elevator Co agt Estate of Robert Gibson & Henry Holding, exr. 30.95

Sept. 23.

139—Broadway, Nos 1874 to 1880. Belden J Rogers et al agt Mary E A, Rebecca A D & Ella V V E Wendel and Thos T Finn (R) 179.13  
 140—61st st, No 110 West. Same agt Anna T Duross and John T Finn. (R) 62.15  
 141—Broadway, w s, 221 n 122d st, 80x95. Geo H Storm agt Mitow Realty Co. 1,363.85  
 142—Madison av, No 777. Sanitary Devices Mfg Co agt Parkview Co. (R) 1,250.00  
 143—188th st, s s, Bathgate av & Willman pl, 195x87.11. Thos B Bowne & Son Co agt Mountain Construction Co. 870.75  
 144—17th st, No 111 West. John F Cronin agt Osterweis Bros and Salkin & Slepian. 139.96  
 145—Broadway, w s, 42 n 122d st, 80x96. Geo H Storm et al agt Mitow Realty Co. 1,363.85  
 146—Grand Boulevard & Concourse, s e cor 178th st, 100x100. Geo A Kuhner agt Hagerman Construction Co. 240.00

Sept. 24.

147—Charles st, s w cor Washington st, extending to West 10th st. Same agt Beadleston & Woerz and Betts & Betts. 675.00  
 148—Amsterdam av, No 90. Reid, King & Co agt William Stewart & John Winterling. 190.00  
 149—217th st, n s, 100 w Paulding av, 25x114. Henry G Silleck, Jr, agt Louis & Marie Berninger and Charles Peterson. 428.92  
 150—17th st, No 111 West. Charles Appel agt Osterweass Bros and Salkin & Slepian. 114.45  
 151—2d av, No 2166. Jacob Plotkin et al agt Vito Fortannascere or Fortunato. 175.00  
 152—Lexington av, No 1639. Marion J Ross et al agt Maria Uffenheimer & Albert M Baumann and George Sellheim & Sons. 95.00  
 153—181st st, s s, 100 w Audubon av, 125x119. Standard Plumbing Supply Co agt Wm H Bingham Plumbing & Construction Co and Wm H Bingham. 2,798.67  
 154—134th st, No 539 East. Elias Neiberg agt John Doe & Richard Roe, Morris Zimmerman, Louis Singer & Herman Knepper. 1,350.00  
 155—Hudson st, s w cor Van Dam st, 107.9x 199.10. G & W Mfg Co agt Henry Deide and Betts & Betts. 655.00  
 156—217th st, s s, 100 s Paulding av, 25x 114. George Lanardi agt Louis Berninger & Mary Berninger and Charles Peterson. 144.00

September 22, 1909.

Editor Record & Guide:  
 Indelli & Conforti Co., who are named as contractors in the lien filed by Isaac Lipschitz on Sept 14th, 1909, affecting property at the northwest corner of 174th st and Anthony av, desire to state that they have no connection with said building either as owner or contractor.  
 Respectfully,  
 FREYER & HYMAN.

### BUILDING LOAN CONTRACTS.

Sept. 18.

No Building Loan Contracts filed this day.

Sept. 20.

215th st, s s, 300 w Paulding av.—x—. Marv Bahrenburg loans Carmela & Francesco Biffonni to erect a one-family dwelling; 2 payments. \$1,200

Sept. 21.

157th st, s s, 275 e Broadway, 200x199.11. Allenel Construction Co loans Julius Weinstein to erect a — sty building; — payments. 75,000  
 Audubon av, s e cor 176th st, 101.1x95. North American Mortgage Co loans Munden Construction Co to erect a 6-sty apartment; 17 payments. 109,000

Sept. 24.

Norfolk st, e s, 225.11 s Rivington av, 75.3x 100.3. Delia G Levy loans Max J Kramer Co to erect a — sty building; — payments. 30,000  
 182d st, n s, 102 w 3d av, 40x140. James G Wentz loans Di Benedetto Realty Co to erect a 5-sty apartment; 9 payments. 28,000  
 Kelly st, w s, 180.3 n 165th st, 100x100. Title Guarantee & Trust Co loans Kelly Street Construction Co to erect three 4-sty flats; 6 payments. 36,000  
 Elm st, w s, 125 n Locust av, 25x—. Anne P Kirk loans Corti Building Co to erect a — sty building; — payments. 4,500  
 240th st, n s, 100 e Martha av, 75x100. Central Mortgage Co loans Ernst Keller to erect a — sty building; — payments. 12,000  
 Heath av, e s, 175 s 230th st.—x—. Emanuel Glauber loans Alexander Anderson to erect six 3-sty buildings; 9 payments. 26,100

### SATISFIED MECHANICS' LIENS.

Sept. 18.

Kingsbridge Terrace, w s, 225 n Mendham pl. Anthony Morelli agt Henry L C Recorden et al. (Sept 9, 1909). \$391.33  
 Kingsbridge Terrace, w s, 150 n Mendham pl. Same agt Henry Kroener et al. (Sept 9, 1909). 479.27  
 East Houston st, No 119. Chrystie st, No 232. Orazio La Cagnina agt Frieda Hart et al. (July 8, 1909). 1,218.70  
<sup>2</sup>Same property. Isaac Silverman agt same. (July 10, 1909). 240.00

Sept. 20.

Quimby st, n s, 130 w Olmstead av. Thos B Bowne & Son agt Emma Uhl et al. (July 14, 1909). 245.87  
 Bathgate av, s w cor 188th st. Houghtaling & Wittpen agt Mountain Construction Co et al. (Sept 18, 1909). 215.00

<sup>2</sup>Kingsbridge Terrace, No 2749. Geo B Tyndall agt Harold E Vreeland Building Co et al. (Sept 1, 1909). 209.00  
 Kingsbridge Terrace, No 2743. Gustavus M Roden agt Henry Koerner et al. (Sept 11, 1909). 124.50  
 Parker av, w s, 100 n Westchester av. Unionport Lumber & Mfg Co agt Henry Nerenberg et al. (March 18, 1909). 525.20  
 Kingsbridge Terrace, No 2749. Gustavus M Roden agt Henry L C Recorden et al. (Sept 8, 1909). 728.75  
 Same property. Same agt same. (Sept 14, 1909). 133.53  
 147th st, Nos 536 & 538 East. Louis Schemitz et al agt Herman Heidenreich et al. (June 2, 1909). 19.01  
<sup>2</sup>Houston st, No 119 East. Chrystie st, No 232. James M Sulpaugh agt Frieda Hart et al. (July 14, 1909). 473.58

Sept. 21.

<sup>1</sup>177th st, n s, whole front between Tremont and Davidson avs. D H McLaury Marble Co agt Long & Trenholm Co et al. (Sept 1, 1909). 561.90  
 20th st, No 508 West. Rheinfrank House Wrecking Co agt Frederick S Myers et al. (Aug 12, 1909). 257.04  
 8th av, No 2707. Michael Brady agt Henry Steger et al. (July 13, 1909). 75.00  
 Bronxdale av, n s, 250 w Matthews av. Michael Eanuzelli agt Anthony Fischer et al. (Aug 12, 1909). 9.75  
<sup>2</sup>Nelson av, e s, 44 n Boscobel av. James Lista agt George Hansen et al. (May 3, 1909). 328.78  
<sup>2</sup>Same property. James Lista et al agt same. (May 3, 1909). 325.00  
<sup>2</sup>Reservoir pl, e s, 57 n Reservoir Oval. A Marx agt Jacob Cohen et al. (Sept 10, 1909). 108.16

Sept. 22.

61st st, No 106 West. Arthur Prinz agt Agnes T Adams et al. (July 24, 1908). 98.70  
 5th av, s e cor 39th st. Chas F Albert agt William Knabe & Co et al. (Sept 17, 1909). 282.00  
 135th st, Nos 41 & 43 West. William Baily agt David Angerman et al. (Sept 14, 1909). 45.15

Sept. 23.

36th st, No 23 West. Simons & Mayer agt Albert Friedlander et al. (Nov 1, 1907). 1,631.85  
 Same property. Kertscher & Co agt same. (Nov 1, 1907). 820.00  
 Same property. Cosgrove Bros agt same. (Oct 31, 1907). 431.00  
 Same property. Thomas C Edmonds & Co agt same. (Nov 2, 1907). 395.00  
 Same property. Samuel S Palmer agt same. (Nov 1, 1907). 420.00  
 55th st, No 125 East. Wm M White agt Mrs M H Cunningham et al. (March 8, 1909). 206.86  
 86th st, No 50 West. Benson & Carlson agt Sarah Harris et al. (April 27, 1908). 214.50  
 40th st, No 317 East. Andrew O'Neill agt Wm J Whitaker et al. (April 8, 1909). 250.00  
 Same property. Dominick Guarino agt same. (June 12, 1909). 165.00  
 Same property. Harry Rakofsky agt same. (June 9, 1909). 130.05  
 Same property. Louis Pennsick agt same. (July 17, 1909). 448.00  
 Same property. Aeolian Plastic Slate & Roofing Co agt same. (July 12, 1909). 110.00  
 Same property. Harris Hainken agt Gaffney's Express Co et al. (May 2, 1909). 78.00  
 Broadway, w s, — n 190th st. Aaron Schanberger agt Henry C Naumann et al. (June 10, 1909). 150.00  
 36th st, No 23 West. Aldhous Construction Co agt Elizabeth D Robbins et al. (Jan 6, 1908). 7,427.00  
 Same property. Henry H Meise agt Elizabeth D Robbins et al. 390.00  
 Marion av, No 2512. Adolph Weisz et al agt Church of Our Lady of Mercy et al. (Aug 27, 1909). 500.00

Sept. 24.

110th st, Nos 509 to 515 West. John Steron Co agt Carlyle Realty Co et al. (Sept 20, 1909). 180.00

### ATTACHMENTS.

Sept. 16 and 17.

No Attachments filed these days.

Sept. 18.

Elverson, James; Franklin H Kalbfleisch; \$1,000; Bergen & Prindergast.  
 Malba Land Co; International Contract Co; \$5,000; Beard & Paret.

Sept. 20.

No Attachments filed this day.

Sept. 21.

Kline Bros & Co; Robert R Singer; \$5,428.80; Townsend & Wynn.

Sept. 22.

Riese, Geo H; John H St Hilens; \$334.04; Files & Reese.

### CHATTEL MORTGAGES.

Sept. 17, 18, 20, 21, 22 and 23.

AFFECTING REAL ESTATE.

Ament, I. S Cohen. Boiler, &c. \$200  
 Chester Const Co. 3025 3d av. New England M & T Co. Mantels. 150