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THE recent purchase of the Night and Day Bank Building by the American Real Estate Company is referred to by one of the daily newspapers as evidence of the fact that the "investment idea is growing among realty corporations." Perhaps it is, but that is a very large inference from a very small number of corroborative transactions. The plain fact is that the investment idea is not growing among real estate corporations to such an extent as might have been anticipated. In 1901, when corporations controlling considerable amounts of capital first began to be organized for the purpose of operating in New York real estate, it looked as if huge real estate investment corporations were bound to be the result of the innovation. These companies were indeed formed to OPERATE in real estate rather than to INVEST therein; but the scale and purpose of their operations were such that they seemed bound to become investment companies. In many cases they would buy property only to resell it before or after improvement, but their speculative transactions involved so much capital that they could not expect as a rule to sell the buildings they erected to any one investor. On the other hand, they might be able to sell them to a number of investors by the indirect method of the sale of stock or debenture bonds, and that was apparently the one method, whereby they could turn over the money sunk in big building enterprises. But while this process was carried on to a certain extent it has not been carried at all as far as was anticipated. The largest of these corporations, for instance, the U. S. Realty Company, exercised for a number of years a dominant influence in the development of centrally situated Manhattan real estate. It purchased a large number of the best business sites in the Borough, a few of which it sold, but the great majority of which it improved and retained as an investment. In this way it became the owner of the Trinity Building and its half-brother, the Flat-iron Building, the Plaza Hotel, the Merchants' Realty Building on the southwest corner of Fourth avenue and 23d street, the Hippodrome and several other hotels and office buildings. But there its activity stopped. For four or five years it has almost ceased to be a purchaser of Manhattan real estate, and since 1907 it has not embarked in any large projects of improvement. The large number of new buildings in the course of erection in the middle district of Manhattan are all being put up either by individual investors or operators, or by corporations representing either individual owners or the tenants of the building. In the same way the City Investing Company has since 1907 figured in the real estate market chiefly as a seller. For the time being at least these two corporations are contributing nothing to the improvement of Manhattan or to the activity of the real estate market.

THE INACTIVITY of the two large corporations named is not likely to continue indefinitely. The time will come when they will again contribute to the real estate development of Manhattan. It remains true, however, that during the past few years the share of large corporations in the ownership of Manhattan real estate has relatively diminished; and the question may well be asked whether they will ever become as dominant an influence as was at one time expected. One would hardly dare to answer this question with any confidence; but it certainly looks as if the conditions which appeared to justify

the existence and activity of large investment companies have become more rather than less important. The ordinary building operation in the central part of Manhattan demands the expenditure every year of a larger rather than smaller amount of money. It is the big office and loft building which is most economically constructed and operated and most quickly rented. The number of individual investors who can afford to put up the large sums required to purchase apartment houses, loft and office buildings of the largest size are and must remain comparatively few. The ownership of these structures must in some way be divided or shared. The corporation that owns only one building is frequently a convenience, but it is rather a convenience to men who both own and occupy a large building than it is to an investor. The investor may want to be able to realize on this investment; and this is difficult when he shares the ownership of only one building. On the other hand if the company owns many buildings and possesses a large enough stock to justify its purchase and sale on an exchange, a machinery has been created for the conversion of the value represented by these large buildings into a realizable security. It is extremely probable, consequently that in spite of the fact that the real estate investment company has not been growing as fast as might have been anticipated, it has more of a future than it has of a past. Since its inception in 1901 business conditions have favored speculation rather than investment. Except for short periods following on a business reaction, capital has commanded a high price, and conservative investments have not had a fair chance. It remains to be seen what a period of comparatively cheap money will do. There is a good chance that such a period would improve the relative standing of real estate as an investment both in the form of individual and in the form of divided ownership. At any rate the policy which the American Real Estate Company is pursuing of buying improved rather than unimproved property is an interesting variation upon the policy pursued by other large real estate corporations; and its future development will be watched with lively interest.

IN THE LAST ISSUE of the Record & Guide Mr. Charles Griffith Moses, made an interesting argument in favor of the contention that hereafter the six-story elevator apartment house, 100x100 in size, would constitute the unit of Manhattan building. His reasoning is based upon, the fact that the five or six story "walk-up" flat is not profitable on lots costing over \$12,000; and he sees the day approaching when there will practically be no lots left in Manhattan which can be sold as cheap as that. Owing to the increase in the value of land, the elevator apartment-house has come to prevail on Washington Heights. There are some thousands of lots in the Dyckman tract that can still be bought cheap enough for improvement with non-elevator buildings; but Mr. Moses predicts that as soon as the building movement in that neighborhood obtains a fair start, prices will rise, just as they did on Washington Heights, until elevator buildings of considerable size become necessary. There can be no doubt that Mr. Moses is substantially right in making this prediction. The fact that five and six story tenements are not just at present being erected at all in Manhattan does not, of course, warrant the conclusion that they will never be erected again. The cessation of this class of building is due to temporary rather than permanent causes; but when it revives, as it will during the coming spring, the revival will be of brief duration. Land is becoming too expensive in Manhattan for non-elevator building; and families who wish to live in that class of building will be obliged in increasing numbers to journey to the Bronx or Long Island. Within a few years six-story elevator apartments will constitute the cheapest and most popular type of Manhattan building; but it must be remembered that even their day will be comparatively short. Some time within the next five or ten years, practically all the vacant sites in Manhattan available for this class of improvement will have been occupied; and in that case residential improvement in Manhattan will be narrowed down to the fire-proof apartment house, erected on the site of former private dwellings. When that time does come, some modification of the tenement house and building laws will be necessary, in order to permit the erection of eight or nine story tenements on 60 foot streets, tenements which will offer more resistance to fire than do the existing six story buildings without being thoroughly fire-proofed. The cheapening, that is, of fire-proof construction will be essential to the interest of the residents and the real estate of Manhattan.

THE announcement that the property at the southeast corner of Broadway and 43d street is to be improved with a theatre or office-building constitutes an interesting innovation in types of building in Manhattan. In Chicago, beginning with the auditorium, it has long been customary to build office buildings over theatres, while in London the space above many places of amusement has been occupied by restaurants. In New York, however, a theatre has been a theatre, an office-building an office-building, and a restaurant usually the ground floor of a hotel. A few Broadway theatres have found accommodation for one or two offices between the auditorium and the street frontage, but usually the owners of theatres have been denied even such an increase of the yield of their buildings. The trouble has been that in Manhattan the theatre and office building sections, instead of being united, as in Chicago, have been separated. The sites on which theatres were erected were not usually advantageous for office-buildings. At the present time, however, real estate on Times Square has become so valuable that the occupation of a large plot by a theatre alone would not pay. At the same time it constitutes the best location for a theatre in the whole Borough, and real estate owners are naturally tempted to try a combination of theatre and office building. There is no reason why such a combination should not be more profitable than any other use to which the land could be put. The property which Mr. Felix Isman has recently leased to the north of the Square will probably be improved by a similar building; and if these experiments are successful, the combination of theatre and office building may become a recognized type of improvement for certain locations on Broadway between 34th and 50th streets.

ALL that Fulton did, as a plain matter of fact, was to start the first steamboat line. All the essentials of the steamboat were in existence, and the idea of a regular line was not new, either. What was lacking until his time was capital with business nerve, and these Livingston and Fulton together, supplied. If they hadn't, somebody else would soon have done so. Romance has worked overtime for Fulton's fame, and in that he has an advantage over the heroes of our own time, when brainy, ingenious men do things as truly great, but which pass unnoticed. Maybe some future generation will suddenly come to a realization that some one of them was a fine achievement, and then fame will scatter her laurels upon an almost forgotten grave. Years ago the writer had the privilege of being one of the party which was taken for a sail on the first boat ever run by electricity. This was on the Hudson River. James Bigler was the Fulton of the occasion. His demonstration with electricity was in no respect different as a historical fact from Robert Fulton's demonstration with steam, except that Fulton continued his trips regularly, and Bigler did not. Some day when the Hudson River Day Line and the Central Hudson flyers have been electrically driven long enough to give occasion for a celebration, the name of James Bigler will be dug up and a replica of his electric boat will be escorted up the river by submarines and aeroplanes. Hundreds of things as grand as Fulton's 'scoop'—and that's all it was—evoke in our age merely a momentary notice—because they are so numerous. It is the extremely wonderful thing only that wins the world-wide cheer that Wilber and Orville Wright, Dr. Cook and Commander Peary are hearing. So many books are written, so many pictures painted, so many bridges built, and giant towers reared, and useful inventions patented, that many really extraordinary things are considered almost commonplace.

BUSINESS was more or less interfered with, or quite upset, by the celebrations of the week and the several half-holidays, especially in the outdoor building trades. It was difficult to keep at work amid so many distractions. After a busy summer, which had seen a large measure of revival of normal business conditions, the holidays were welcome and were greatly enjoyed. We have rarely seen people enjoy themselves so thoroughly and sanely. Certainly the crowds in the streets were unprecedented for size. Fundamentals in the building trades are reported to be on a good basis. Some of the anticipations for the present Fall season will not be realized; there has not yet been a full resumption in all lines, but the total quantity of work is still large, and in all the trades employment continues to be termed "fair" to "good." After making due allowances for the celebrations, there remains indications of a slowing-down in apartment house construction, which is not entirely offset by the new work on commercial buildings. The later class of work is, however, steadily increasing and will continue far into or quite through the winter. "The real boom in building construction will come next Spring," is a general opinion; but it must be said that the times the builders are having now are far from being unsatisfactory, though for speculative work the sales market has not been as favorable as could be desired, and there is a disposition to wait for the market to catch up.

THE HUDSON MONUMENT at Spuyten Duyvil will cost \$100,000. A bronze statue of the explorer will surmount a gran-

ite shaft 100 ft. high. There will be a beautiful approach, with steps, of granite, and stone pedestals for eight electric lamps, with standards set around the base of the shaft. The corner stone was laid on Tuesday, Sept. 28. Gov. Hughes delivered the principal address. With the assistance of four white-robed little girls, the Misses Hope Johnson, Dorothy Radley, Helena Cox and Jane McKelvey, who held the trowels and mallets for him, Gov. Hughes then spread the mortar under the big granite rock, which all this time had been suspended over the brick foundation by a pulley. The pulley was released and the corner stone was let down into place. The sculptors are Karl Bitter and Henry M. Schraday and the architect Walter Cook. The site is at the northerly approach of the projected Hudson Memorial Bridge, 200 ft. above tidewater. It will be one of the tangible souvenirs of the present celebration. The replicas of the "Half Moon" and "Clermont" will be the other lasting souvenirs.

FULTON AND THE ENGINEERS.—In the rooms of the American Society of Mechanical Engineers at 29 West 39th st there is an exhibition peculiarly appropriate to the present time. It illustrates the connection between Fulton and the mechanical engineers of our time. The exhibit includes the "Clermont"; the "Phoenix," built by John Stevens, and one of John Fitch's early types. Original drawings by Fulton, an oil portrait of Fulton painted by himself, Fulton's dining table, oil portraits and bronze bust of John Ericsson, models of the Monitor, all owned by the Society, and Ericsson's personal exhibit at the Centennial Exposition, are also exhibited. Through the courtesy of the Hamburg-American line, a beautiful model of the "Deutschland" shows the highest type of the development of steam navigation.

A SOLUTION FOR THE SUBWAY PROBLEM.

To the Editor of the Record and Guide:

So many suggestions have been made regarding subways that I presume the following plan has been considered and rejected, but I have not seen a mention of it:

Continue the present subway down 7th av and Hudson st, for express trains only below 42d st, sending the local trains to the Grand Central and down 4th av. Continue the present subway up Madison or Lexington av from 42d st, for express and local service on the East Side.

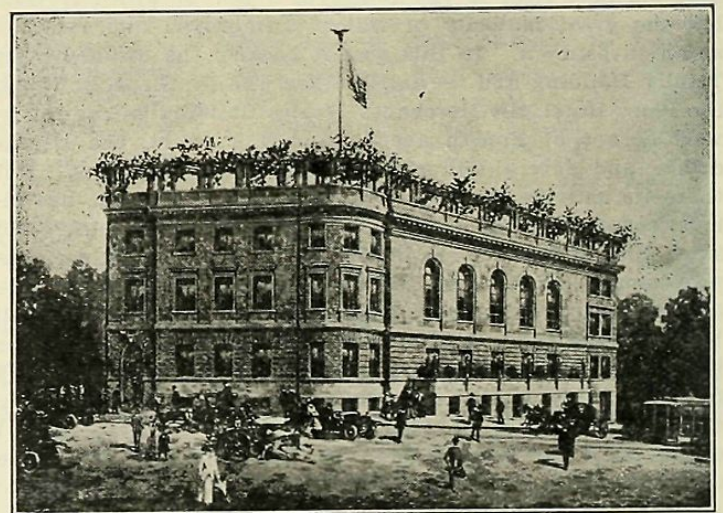
Then the West Side would have express service in an almost direct line down the West Side, the East Side would have express and local service in a direct line down the East Side, and both would connect for local service, thus connecting the East and West sides better than they are at present.

Sept. 25, 1909.

WILLIAM FLOYD.

NEW BUILDING STARTED ON THE GRAND CONCOURSE.

The new club house that has been planned for a site at the Concourse and Burnside av, by the Bronx Order of Elks, will have a facade of Italian Renaissance, with limestone below and light colored brick and stone trimmings above the first story. As planned by Architect James Riely Gordon, 402 5th av, the building will be very attractive, and something on the



BRONX ELKS CLUB HOUSE.

Concourse and Burnside av. James Riely Gordon, Architect.

style of a similar club house recently completed in Queens Borough. It will have three stories and a sub-story, exclusive of a roof-garden and pergola.

In the sub-story will be bowling alleys, a rathskeller and the necessary equipment, with billiard and poolrooms, lounging room, library and secretary's office, on the first story. On the second floor will be a large lodge room, with gallery, occupying a height of two stories. At the rear will be a foyer and on either side a restaurant or cafe. The seating capacity will be about 670, including foyer and gallery. William H. Fissell & Co., 1133 Broadway, have the general contract, and the construction work has just been started. The estimated cost is about \$50,000.



CONSTRUCTION



CANONS OF TASTE IN STREET ARCHITECTURE.

The Rights of Property and the Beauty and Effectiveness of Buildings, as Viewed by Hon. James Bryce—American, French and British Thoroughfares Compared.

THE Right Hon. James Bryce, British Ambassador at Washington, who is not only a distinguished publicist and man of letters, but has also a very pretty taste in the arts, was invited to address a convention of the National Academy of Art at Washington, and a portion of his speech dealt in a very interesting way with certain points of architectural interest. Mr. Bryce said:

I was asked, some days ago, to tell you what has been done in Great Britain in the way of bringing general canons of architectural taste to bear upon public buildings, and especially what statutes, or local regulations, existed preventing the unfortunate results which arise from erecting side by side buildings in different styles and of different heights, each marring the effect of the other. There was very little time to ascertain what our laws in Great Britain were on the subject.

However, I wrote at once to a friend there, and I received, by cable, the answer which I expected, namely, that we have not got those statutes and regulations. This is very melancholy, because I should have been in a very strong position if I had been able to come before you and tell you what we had done in England, holding it up as a model for you! It would have been a beautiful thing for the old country, which claims to have done something in originating institutions which have been developed further in this country, if it had been able to pose as a leader and standard-bearer in the cultivation of art in its public aspects and in the bringing of legal weight to bear upon the artistic growth of cities. Unfortunately, that is not so.

I will tell you, Mr. President, as far as my recollection goes, what are the only ways in which we do incidentally prevent the disfiguring of cities by improper buildings, but meantime, let me tell you that those who love art and taste in England, and in particular the organizations of architects themselves, have for a long time past been endeavoring to obtain some public regulation of streets and buildings. So far they have failed.

They have failed for an obvious reason, which no doubt would be operative here also. They have supposed that regulations by public authority would infringe what are called the sacred rights of property. Now, property is a very good thing in its way, but property sometimes carries its demands a little too far, and that, because the right of ownership of a piece of land is vested in an individual he should therefore have the right to put up buildings, which may not only destroy the general beauty of a street or square, but may also destroy the beauty and effectiveness of buildings directly adjoining them which some man of better taste and higher public spirit has erected, with a view to the public enjoyment, as well as his own, would seem to be going a little too far.

You may recall the words of Madame Roland at the time of the French Revolution, who said, "O, Liberty, what crimes are committed in thy name!" And I feel sometimes inclined, when I see the extravagant demands that are made in the name of property, to say, "O property, what atrocities are justified in thy name!"

It seems unlikely that for some time to come we can, at any rate by public authority, secure that which we may call the censorship or supervision of the erection, style, design and size of buildings to be erected in streets and squares, which I understand the members of this association desire. But one must not despair of the future. After all, there is some progress marked by this mere fact that many more people desire the thing now than desired it formerly.

There is, furthermore, this consolation, which we may apply to our minds, when we regret the absence of legal regulation—that if legal regulation had existed in former times we might have had things done which we should now regret. We might have had the whole lines of streets, of large squares and circles built in styles which we should now think uninteresting and monotonous, merely because they represent the particular dominant taste and tendency of a particular time.

Note, for instance, what was done by Baron Haussmann when he built so large a part of the great thoroughfares of Paris in the day of Louis Napoleon. Most of us would now feel that those long lines of boulevards are monotonous and, indeed, many people would call them dull and soulless. Certainly there is far too much of that sort of thing in Paris.

That was the style of the time. Haussmann was able to carry out the ideas which he, or somebody else for him, en-

deavored to apply, and the consequence was that the picturesqueness and charm of old Paris vanished. A great many of its quaint, winding streets, which carried one back to the days of the Renaissance, and which we would gladly have preserved, then made way for the tame and conventionally ornate, but essentially wearisome, style which Haussmann applied to those great Parisian thoroughfares.

We cannot be too sure that something of the same kind would not happen again; and, therefore, perhaps, we must not too much lament the unchartered freedom, the unqualified and absolute license which is now enjoyed, because it, at any rate, does preserve a certain measure of variety. And when taste grows better it may be that every one putting up a building in a street will think a little more than he has hitherto thought of its harmony with the adjoining buildings.

As you know, there is one difference between the condition in London and the condition here. In your American cities, as a rule, the man owns his own land and puts his own house upon it; or even if the builder builds the house upon speculation and afterwards sells it, it is generally not done in large stretches of houses.

In London, on the other hand, the existence of large estates, each owned by a great landlord, has led to the erection of long stretches of houses, sometimes perhaps half a quarter of a mile or even a quarter of a mile, all upon some uniform plan. The architect of the estate controls the whole affair, and what is erected follows the designs he suggests or approves.

You have not that here, and therefore you see the results in the fact that in London many of the streets belonging to these large estates are exceedingly monotonous, and such streets as Gower st or Harley st, for instance, are as dull as can be. Here, and in Washington, in particular, on the other hand, you have the very opposite extreme. Everybody does what is right in his own eyes. He builds his own house in his own way, and you very often have the most incongruous styles or sizes close together. At the same time you have a certain amount of variety, which, on the whole, is better than dreary uniformity.

A BUILDER'S OPINION.

Why High Grade Apartments Pay in Manhattan—Considered Preferable to Maintaining a Private House.

FEW houses of the 5-sty apartment type are being erected on Manhattan Island at the present time, and the real estate world is waiting to see if operations in this line are only temporarily suspended, or have permanently ceased, particularly in the sections yet unimproved.

Mr. Bernard Crystal, of the firm of B. Crystal & Son, builders, who are prominent in the splendid development of Broadway, Washington Heights, is of the opinion that for future speculative building, for residential purposes on Manhattan Island, the 6-sty elevator apartment houses will be the minimum standard of construction:

"I am of the opinion that the future speculative market will be, principally, if not almost entirely, the 6-sty to the 12-sty elevator apartment dwellings, equipped with the most advanced accommodations," said Mr. Crystal. "In part the explanation of this is to be found in the rapid and steady increase of land values arising from the growth of population, and in part because of the tremendous improvement in our transit facilities.

"The present subway and tunnel arteries, connecting not only different counties of the city, but also the neighboring State of New Jersey, have diverted and is diverting the stream of migration of the middle class away from Manhattan Island.

"Long Island and New Jersey will most likely be the future homes of the great masses, leaving the island of Manhattan for business and high-class residential purposes.

"The inconvenience incident to the maintaining of a private dwelling house have created great demands for apartments of the very highest grade, for which rent to almost any amount can be obtained."

—The building operations that have been going on in Jersey City during the Summer have been little less than remarkable, and the fact that the total thus far is over a million and a half dollars above last year shows plainly that all records may be beaten if the increase keeps on.

ARTISTIC BRICKWORK.

Fiske & Company, of New York and Boston, have done a fine thing for the brick trade in publishing a book on brickwork, for a publication possessing the new interest and quality of this one exerts an influence which cannot be entirely localized. The general title is "Tapestry Brickwork." The printing is in colors on coated paper, tinted; and the volume contains 40 quarto pages.

While it must be considered as a business publication, it is yet a work having a high literary quality, and is printed in a beautiful and costly style. It contains, besides numerous engravings of photographs taken expressly for the book, six pages of pictures illuminated in colors, in order to show the precise colors of the brick in the houses and buildings that are the subject of the illustrations. The headings to the chapters are on plates expressly engraved.

The contents comprises chapters entitled "Artistic Brickwork, Its Achievements and Possibilities," by Claude Bragdon, F. A. I. A.; "The Cost and Advantages of Using Brick"; "Bonds and Mortar Joints," and "Tapestry Brick in Buildings of Monumental Character." The book is copyrighted by J. Parker B. Fiske, S. B., who was the editor.

In his efforts for more beautiful brickwork Mr. Fiske has performed not only a public service but has also seen his reward in the very general interest which the architects and owners of the country is now taking in the subject. A fine improvement in city architecture is resulting. For many years his firm has labored to improve the art of clay-working and to make bricks, tiles, terra cotta and other clay products that would be more beautiful. One of their products is "Tapestry Brick," the colors of which are soft and rich. Starting with Indian red they run through coppers, olive greens, and purple browns to deep blue. With another clay they produce a light brownish gray, running into cream and coffee shades, deep russets and even tobacco brown, giving in mass the effect of old ivory. From still another clay they burn a series of rich old buffs, ranging from a soft delicate chamois color to a deep golden brown.

Besides its rare colors, "Tapestry Brick" has a peculiar rough texture. Its reflecting power is slight. The play of sunlight upon it does not develop the high lights which mar the conventional brick wall. It is to ordinary brick what Arts and Crafts furniture is to the gilt and velvet of the last century; what burlap and bookbinder's linen are to a shiny wall paper.

As good brickwork largely depends on good workmanship, the bonds and mortar joints must correspond with the nature and quality of the bricks themselves. By simple changes from the conventional running bond with narrow joints the whole appearance of a wall can be transformed. For example, the mere rearrangement of the stretchers which the Dutch employ throws continuous diagonal lines across the face of the wall, producing a diaper pattern, the strength of which is dependent upon the width and color of the mortar joint and, without adding a penny to the cost, gives just that touch of art which is so necessary to the relief of the blank wall spaces.

Mr. Fiske says it is refreshing to notice that the brick-designers of our country are availing themselves of this simple and delightful means of decorating wall surfaces which otherwise would lack beauty and interest, and that they are accomplishing these results by a legitimate use of the constructive material itself without the injection of any material the only function of which is decorative.

THE BRICKWORK IN THE NEW LOTOS CLUB.

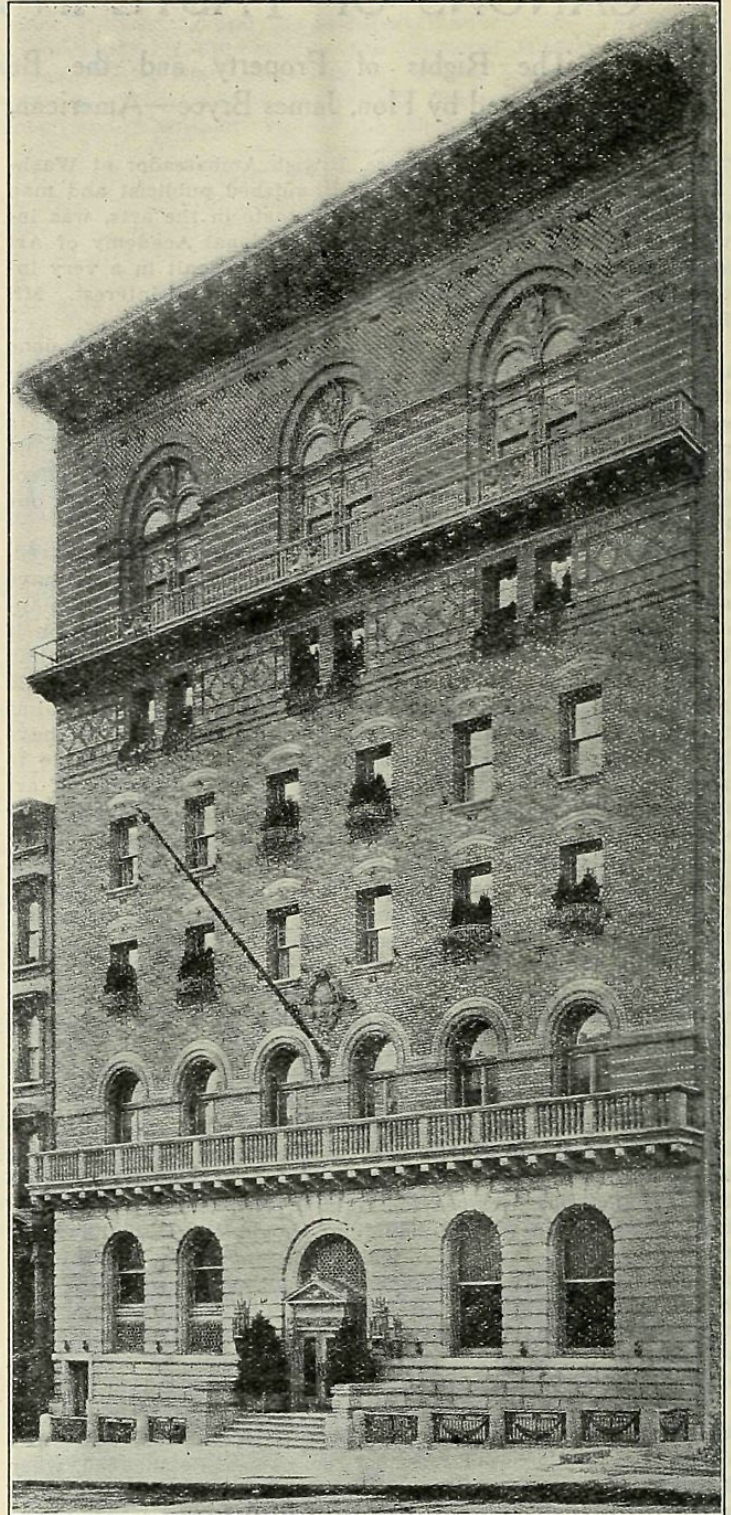
The Lotos Club Building at 110 West 57th st, is an interesting study in brickwork and of ornamental masonry generally.

The ground story is of limestone, treated with arched openings in a rusticated field, and surrounded with a stone balcony. Heavy groups of metal lanterns flank the entrance and an outer vestibule of ornamental cast iron leads to the main doorway. The facade above the ground floor is built up of very rough Tapestry brick. These brick are $12\frac{1}{2}$ ins. long by $2\frac{3}{8}$ ins. thick and 4 ins. deep. The surface is rough and varies in color from a creamish white to a light brown, the general color effect being a light tan. The texture of the brick, being rough, absorbs the light and gives a soft and beautiful tone.

The mortar is made of a coarse gravel, Portland cement and a small quantity of lime, giving a warm gray tone. The joints are five-eighths of an inch wide. The headers forming the diagonal lines throughout the main facade measure four inches by two and five-eighths inches, and are of cream white, standing out in a brownish gray field with considerable distinctness without making too great a contrast.

At the intersection of the white lines thus formed is a Greek cross, made by four square bricks and a yellow tile in the centre, each square brick of the brownish background having a white lotos flower cast upon it in low relief. The brick pattern-work panels forming a frieze underneath the sixth floor balcony have a color combination of brownish gray, straw colored cream and white brick. The spandrels of the arched panels are enriched with colored terra cotta and gray and white brick mosaics.

Above the sixth-floor balcony, which is of wrought iron, the picture gallery wall is enriched in treatment by three large arched panels. The impost courses of these arches consist of a distinctly brownish red brick laid in a chain work pattern, with light brownish gray used in the field. The field above these arched panels is made up all of headers, in which a lotos flower alternates with the brownish gray of the field, and with single and double crosses in darker reddish color, as shown in the photograph of the exterior.



From "The Brick Builder."

THE NEW LOTOS CLUB.

110 West 57th Street.

Donn Barber, Architect.

This facade is beautiful for its brickwork, having an attractive color scheme with a design that is modestly adapted to it.

Altogether there are SIXTEEN DIFFERENT KINDS OF BRICK in the facade, but the drawings were so worked out that no cutting or grinding of the brick was necessary. The brick joints of the wall surface have been treated variously, in some portions being raked out and in other portions being flush. The joints of certain patterns are picked out in different colored mortar.

REMOVING OLD PAINT.—The ordinary process of scraping old paint, or burning it off, is hardly expedient and is also laborious. Soda and quicklime are far more thorough, and the paint is more quickly removed. The solution of half soda and half quicklime is thus made: The soda is dissolved in water, the lime is then added, and the solution can be applied with a brush to the old paint. A few minutes is sufficient to remove the coat of paint, which may be washed off with hot water. Afterwards a coating of vinegar or acid should be used to cleanse the surface before repainting.

BANKS ARCHITECTURAL LEADERS IN NEW JERSEY.

With Building Money Tight, Fiduciary Institutions Are Spending Over \$3,000,000 for Business Palaces.

A GREAT deal is heard nowadays about the development of Northern New Jersey in building and investment circles, yet there is some influence that is apparently acting as a damper upon the development in that territory. Whether it is timidity on the part of the investor, reluctance on the part of banks to loan money in the large sums asked for, or over-optimism on the part of the developer that causes other landowners to hold back in expectation of reaping some fabulous profit from his holdings, is hard to determine.

But whatever the cause, real estate promoters have perfected plans for organizing a mortgage or trust company to more fully serve these interests in conducting building operations. The New York-New Jersey Real Estate Exchange has endorsed the project.

In spite of these existing conditions, it is interesting to note that the banks of Northern New Jersey are the leaders in building operations, at least so far as architecture is concerned. Furthermore, we find the latest achievements in art in bank building construction in three of the counties where construction capital has been tightest—in Essex, Union and Middlesex counties.

Over \$400,000 is represented in bank building construction in these three counties alone, and almost twice that amount is to be expended by the Union Trust Co. of Jersey City and a Hoboken institution. If the two insurance buildings in Newark, the Prudential Life and the Firemen's, are included as bank

& Sons Co., Newark; and the roofing and sheet metal, Jacob Ringle & Son. No interior contracts have been awarded yet. The building will be completed June 1. The columns seen in front will be of 3 ft. drums. The interior height will be 35 ft., with mezzanine floor and gallery. A skylight will be the sole means of natural illumination. Between the columns will be copper facia and mullions containing stained glass. The front will be smooth finished pilasters and columns.

THE UNION COUNTY TRUST.

The Hedden Construction Co., of No. 1 Madison av, is general contractor for the Union County Trust Co., of which Charles H. K. Halsey is president. This structure will cost \$125,000 and will be ready for occupancy within ten months. Jacob Gordon, of Elizabeth, is now tearing down the company's 4-sty former home and a building adjoining, to give the new structure a frontage of 50 ft. and a depth of 120. The sub-contractors as far as awards have been made are: Exterior marble, Rutland Florence Marble Co., 30 West st, Manhattan; granite, John Hynes, Brooklyn; plumbing, George J. Tobin, Plainfield, N. J.; waterproofing, H. A. Davis Co., Manhattan; heating, the Read Co., of Newark; elevators, sidewalk lift and interior electric passenger, Otis Elevator Co.; kalamein doors and windows, John W. Rapp, No. 1 Madison av, Manhattan.

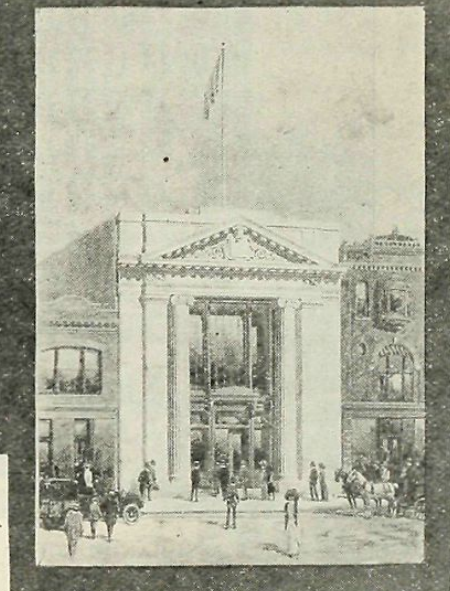
The building will be one story high in front and for about three-quarters of its depth. In the rear, facing on West Grand



THE FIRST NATIONAL BANK, NEW BRUNSWICK, N. J. E. T. Nesbit & Co., New York, General Contractors.



THE UNION COUNTY TRUST CO., ELIZABETH, N. J. The Hedden Construction Co., General Contractors.



THE MONTCLAIR TRUST CO., MONTCLAIR, N. J. The E. M. Waldron Co., Newark, General Contractors.

buildings, almost \$3,000,000 is being expended in this kind of development in New Jersey at present. This is unusual in that the bank usually grows up to the town, while in these cases it might be said that banks are setting the architectural pace for the future commercial development of the cities in which they are located.

The big operations in Newark have been fully described. Architecturally they are much like our local bank and office buildings. It is the architecture of the new bank buildings in the smaller towns that concerns this article. The classic designs of these institutions were in each case planned by Mowbray & Uffinger, architects, specializing in bank construction, at 56 Liberty st.

THE MONTCLAIR TRUST.

The Montclair Trust Co. building offers an example of Greek while that of the Union County Trust Co. follows the straight Greek Ionic lines. On the other hand, the First National Bank of New Jersey at New Brunswick suggests the Renaissance. In each case every modern improvement suitable for bank buildings will be installed.

The E. M. Waldron Co., of 84 South 6th st, Newark, is general contractor for the Montclair Trust Co.'s new building, which will cost \$100,000. B. A. & G. N. Williams will supply the white marble for exterior and marble base; steam heat, the Fentzloff Heating & Plumbing Co., of New York; furring and lathing, The C. A. Burr Co., New York; painting, staining and varnishing, Braun & Chamberlain, of East Orange; waterproofing, R. Hampton & Co.; the plumbing and gas fitting, W. P. Dunn, Inc.; bluestone, The Newark Bluestone Company; electric wiring, The Browe Co., of Newark; steel and iron, V. J. Hedden

street, will be three stories, containing offices, to accommodate former tenants in the old building and to provide for growth should the present quarters prove too small in the future. No contracts for the interior have been awarded.

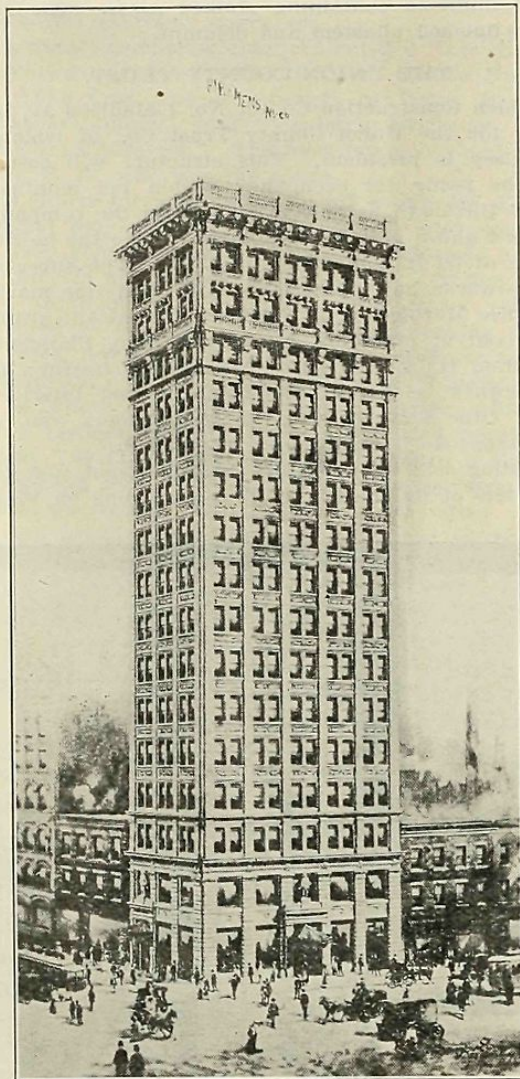
THE NEW BRUNSWICK BANK.

E. T. Nesbit & Co., of 116 Nassau st, are general contractors for the \$200,000 new 8-sty bank and office building of the First National Bank at New Brunswick. The sub-contractors follow: Steel and iron, Receivers of Passaic Steel Co.; terra cotta partitions and floors, Great Eastern Clay Co.; architectural terra cotta, South Amboy Terra Cotta Co.; excavating and back filling, P. J. Moran, New Brunswick, N. J.; granite, Booth Bros.; ornamental iron, Irving Iron Works, Long Island City; metal window frames, John W. Rapp, New York; tiling, the E. Bradley Currier Co., 119 West 23d st, Manhattan; roofing and sheet metal work, Jacob Ringle & Son, 83 Newark av, Jersey City; plumbing and gas fitting, Charles H. Darmstadt, New York; plain and ornamental plastering, P. J. Durcan, New York; metal furring and lathing, National Metal Bead Co.; steam heating, the Stehlin Miller Co., New York; marble, the Vermont Marble Co., New York; hoisting apparatus, Clarkson Hoisting Co., Brooklyn; trap rock, James Hughes, New Brunswick, N. J.; lumber, the Howell Lumber Co., New Brunswick, N. J.; interior marble Poletto Bros., Brooklyn. Other contracts have not yet been awarded.

In all these buildings the latest safe deposit devices are being installed. Heretofore only the largest banking institutions in the country have been able to install the round door steel vaults. These will go into these buildings and will have mechanical raising and lowering stages.

THE INVENTOR AND MODERN BUILDING PROBLEMS.

THE important part that the inventor plays in modern building construction could not better be illustrated than by citing some of the problems that have confronted the Whitney-Steen Company, engineers, constructors and builders, of 135 Broadway, this city, in the erection of the Firemen's Insurance Company's 16-sty office building in Newark, the plans for which were drawn by Marvin, Davis & Turton, architects, of 1133 Broadway. The average person frequently forgets the engineer in his laudation of the creator and perfecter of new ideas and methods and overlooks the fact that without scientific applica-



THE FIREMEN'S INSURANCE COMPANY'S BUILDING.

Newark, N. J. Marvin, Davis & Turton, New York, Architects.
The Whitney-Steen Co., General Contractors and Builders.

tion of the inventor's appliances, they would count for naught. After a struggle that has lasted practically all summer, the Whitney-Steen Company has got the upper hand of conditions and within a few weeks the steel tiers will begin to rise above the street level to an altitude higher than any other structure in New Jersey.

The northeast corner of Broad and Market st, where this building will stand, is within a few blocks of the Passaic River. The ground stratas are of great variety, first coming consecutively layers of earth, sand, clay, quicksand, then "Bull's Liver," or a kind of clayey quicksand heavier and with far greater sucking qualities than ordinary quicksand; gravel, containing bowlders, and finally rock. Through this material caissons had to be sunk deeper than any that had hitherto been sunk in Newark, so that advantage could be taken of the splendid layer of hardpan that lies from 30 to 40 feet below the surface. It can therefore be seen that the excavation presented unusual difficulties, inasmuch as open caissons were used.

Three types of steel sheath piling were utilized, the Wemlinger, the United States and the Freestock, according to different locations and conditions. Extra heavy sheaths had to be used, because of the layer of gravel and large bowlders it contained, the whole lying just above hardpan. This layer had to be penetrated before excavation, and to accomplish this unusually heavy work steam hammers were employed. One was a 1,250-lb. Arnett, two were 2,200-lb. Arnett, one a 4,000-lb. Arnett and another was a 3,000-lb. Hamilton-Pierce. The repair bills for hammers were large, but, according to a representative of the engineering company, the sheathing passed through the bowlders containing as much as three cubic feet of rock.

Once the caisson was driven a tremendous head of water, that rose and fell with the tide, one to two feet either way, had to be figured with. In some cases the water was fifteen feet deep, while in others it was considerably more than that. Even under these conditions the Whitney-Steen Co. has made wonderful

headway and expects to have the building ready for occupancy by May 1.

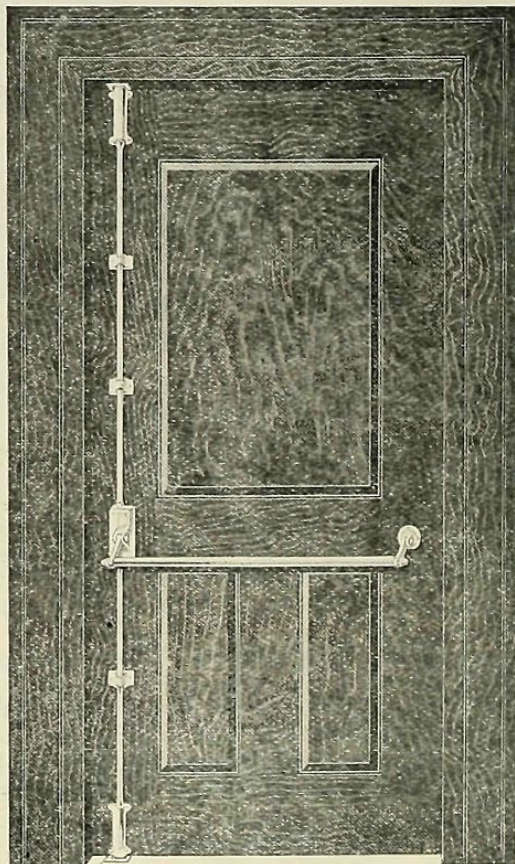
The building will have a basement and sub-basement, the latter being four feet below water level. The entire sidewalk area will be built under for vaults in both basements. The facades will be of South Dover marble, which will be supplied by J. J. Spurr, as sub-contractor, and architectural terra cotta, which will be supplied by the South Amboy Terra Cotta Co. Terrazzo floors will be used and the elevators will be of the Standard Plunger type. The total cost of this building will be about \$500,000. Not all of the contracts have been awarded yet.

The Whitney-Steen Co. will this month complete the 16-sty Cameron Building, at 34th st and Madison av, which cost about \$400,000, and the 9-sty Exchange National Bank at Colorado Springs, which cost about \$300,000. The 6-sty Vermont Building, at Salt Lake City, costing \$175,000, will also be finished this month. The 8-sty concrete floor and frame building that this company is erecting for Clinton & Russell, the architects, in Watertown, N. Y., will be ready for occupancy by December, and the 6-sty steel frame Felt Building, in Salt Lake City, is rapidly nearing completion. The company finished the 6-sty Kohler & Campbell piano factory at 51st st and 11th av last month. Among the new contracts recently taken was one for the construction of the residence of Arthur Curtiss James, Esq., at Newport, which, when completed, promises to be one of the show places of that city.

A PANIC EXIT.

The Russwin Panic-Exit Bolt, as the name implies, is intended for use on school house, theatre, assembly hall and public building entrance and exit doors. The construction of this bolt is such that the slightest touch on the bar, which extends horizontally across the face of the door, cannot fail to release the bolting members and open the door. In the various types of locking mechanism now ordinarily in use on entrance and exit doors, the pressure against the door by a panic-stricken crowd will almost invariably produce a binding of bolts which makes it impossible to release them and open the way to safety. With the Russwin Panic-Exit Bolt any pressure upon the door only accelerates the unlocking action.

This device is sensitive in action yet most substantial in construction, all parts being built of solid bronze metal castings,



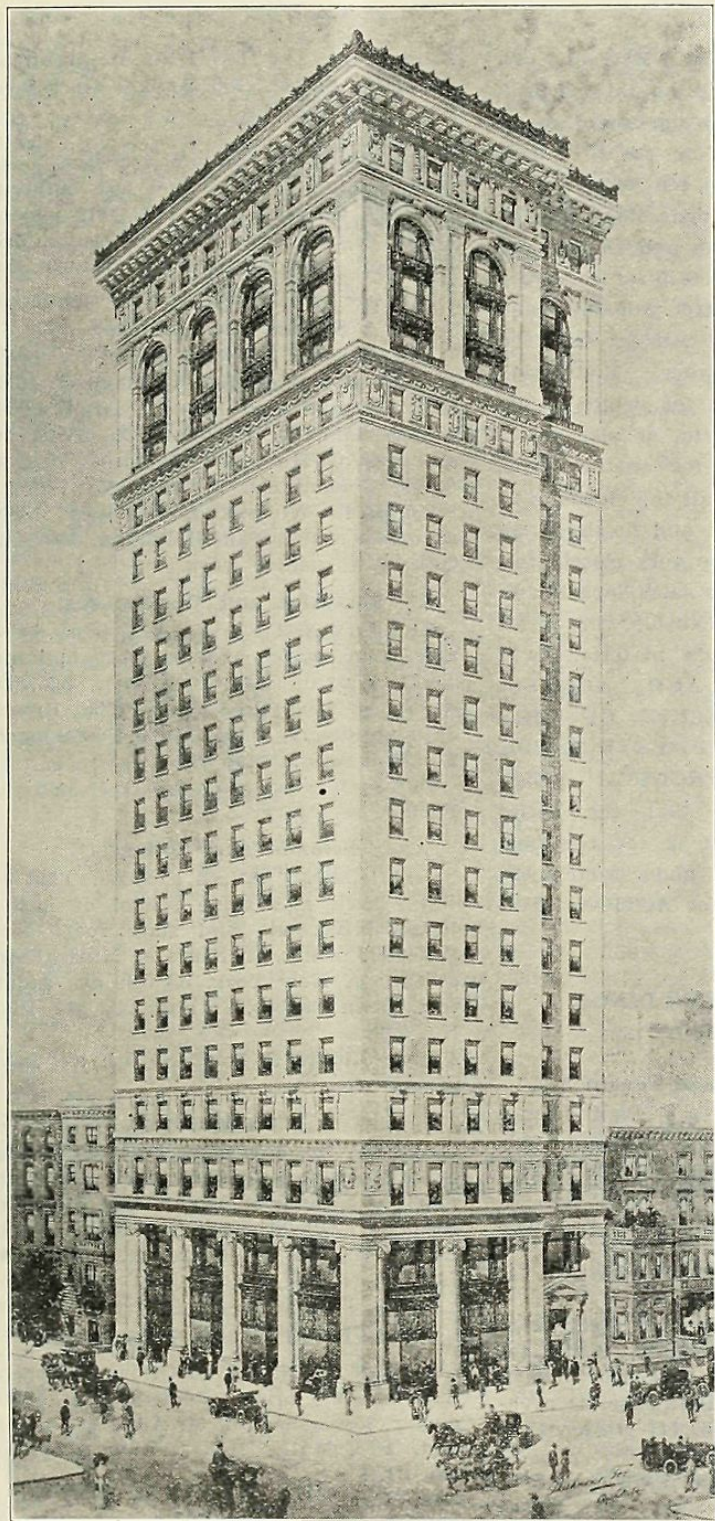
THIS BOLT FOR A PANIC.

with the exception of the bolt heads, which are hardened steel, and each part is machined and carefully fitted.

Various types of this bolt are made to meet various requirements. For fire exits a bolt allowing exit at all times but permitting no entrance. For double entrance doors the bolting mechanism on the dummy half of the door and a Russwin Unit Lock set on the active half; in case of necessity both doors are thrown open by pressure upon the bar extending across the face of the dummy half. For class room or entrance doors the bolt has a side latching mechanism operated from the outside by a knob, inside by the usual bar across the face of the door. All types while operating in different ways accomplish one purpose—the instant releasing and opening of the door. Delay or failure to act is impossible; instant action may be depended upon.

FIRST OFFICE BUILDING FOR MADISON AV.

Madison av, at the northwest corner, and 38th st will soon be a corner of building activity, the site having been made ready for the new 20-story office and loft building which Frederick Johnson, of 165 Broadway, is to erect from plans by Messrs. Buchman & Fox, 11 East 59th st, costing between \$650,000 and \$700,000. As seen by the perspective herewith, the building will be one of the highest type for business use in this city. The exterior will be ornamental, with the four lower stories of stone, above this a special faced brick, and the upper five stories of ornamental terra cotta and architectural iron-



MADISON AVENUE BUILDING.

Buchman & Fox, Architects. Brown-Ketcham Co., Steel; Clarence L. Smith Co., Excavating; Frederick Johnson, Owner.

work. The group of large columns at the entrance will be of solid granite. The interior equipment will include a sub-basement, boiler and engineer rooms, five electric high-speed elevators, and two sidewalk lifts, mail chutes, electric lights and toilet rooms. There will be two entrances in both streets. The only contract on the building so far awarded is that for the structural steel to the Brown-Ketcham Company. The Clarence L. Smith Co. did the excavating. The architects will receive figures on all branches of material and construction.

A RIVERSIDE DRIVE CHANGE.—The James C. McGuire Company, engineering and contracting, is clearing the site for a 12-story apartment house at the south corner of 103d st and Riverside Drive, where for twenty years has stood the Deering mansion which shares with the Foster residence the whole block front. Both have lawns around them and belong to a

type of residential improvement of which but a few examples remain on Manhattan Island. The Deering house was built of red pressed brick, with brownstone trimmings, and vines climbed up its southern walls. To-day it is being torn down, and by next week not a vestige of it will remain. Riverside Drive was once dominated by private mansions, but the high-grade apartment house is now invading its choicest precincts. The James C. McGuire Company, which has offices at 50 Church st, has just completed a large apartment house on the Drive north of 116th st. Mr. McGuire was a member of the last Building Code Commission.

YONKERS BUILDING APARTMENTS.

While thinking of Long Island and New Jersey, don't neglect Westchester County. Nor lose sight of the probability that around and north of Van Courtland Park and along the Hudson River and the Sound, New York in time is certain to have its finest residential suburbs. Westchester County will be another Brooklyn, but more modern and more artistic; and, as Brooklyn becomes more city-like and congested, Westchester will seem the more interesting in comparison.

Apartment house construction has commenced in Yonkers. At least ten apartment buildings, accommodating ten families each, have been erected this season in Lawrence st. New apartments have also been built on Broadway, near Ashburton av, containing suites of seven large rooms and bath.

Edward Gerbereux's firm is building an elevator apartment house at Post st and Hamilton av, and recently completed some three-family apartments of a very desirable type, having only one family on a floor. They have also completed two two-family houses. Their development is near the city line.

REMOVES MANY BATH TUB ANNOYANCES.

Here is a single device that removes half a dozen objectionable features in connection with the bath tub. First and most important, it prevents scalding because with one combination control it gives cold, warm or hot water as desired. One twist brings the former, two brings warm water and three, hot. The overflow vent is in the water control, and avoids possibility of leak where the vent pipe formerly pierced the end wall of the tub. A curve in the water discharge directs the stream against the end wall of the tub, thus permitting water to be drawn silently and making splashing and consequent scalding of bather impossible. No part of the nickelplated piping is visible, yet it is all exposed. This part is hidden by the roll of the tub. The device is neat and compact, has no sharp corners or points, is easily installed and cannot get out of order, as there is no rubber ball within to work loose. This novelty should prove of especial merit in an apartment house where water being drawn in a tub in the apartment above is frequently heard by those below. If this be at night or when there is sickness in an adjoining suite, it is sometimes annoying.

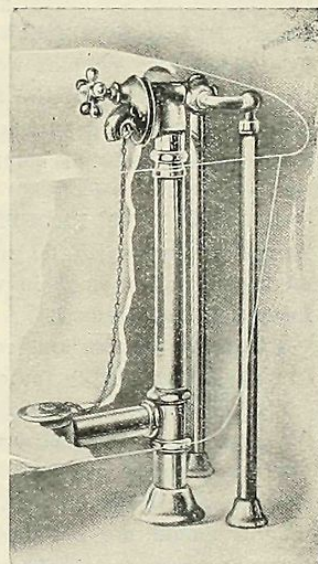


FIG. 1.

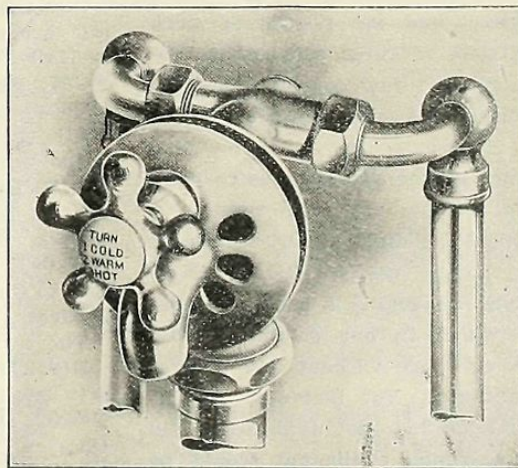


FIG. 2.

The working parts are removable through the stuffing box opening. Fig. 1 shows the pipes in places and illustrates method of making them invisible, and Fig. 2 shows the device in detail.

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

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing \$35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problem-

atic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. **THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS.** Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

ST. NICHOLAS AV, e s, 308.9 s 145th st, 6-sty brick and stone tenement, 120x87, tin roof; cost, \$150,000; owner, Kirby Const. Co., 299 Broadway; architect, B. W. Levitan, 20 West 31st st. Plan No. 713.

Charles Weschler, 299 Broadway, is president of company.

LAFAYETTE ST, No. 218, 6-sty brick and stone store and tenement, 25x91, tar and gravel roof; cost, \$25,000; owner, Michael Briganti, 184 Lafayette st; architect, Charles M. Straub, 147 4th av. Plan No. 714.

CONVENT AV, s e corner 149th st, 6-sty brick and stone apartment house, 94.11x90, slag roof; cost, \$200,000; owner, E. M. Kruelewitz, 695 St. Nicholas av; architects, Neville & Bagge, 217 West 125th st. Plan No. 715.

The owner builds.

RIVERSIDE DRIVE, e s, 100 s 119th st, two 12-sty brick and stone apartment houses, 62.6x81, slate roof; total cost, \$360,000; owner, M. E. Paterno Realty Co., 15 Claremont av; architects, Schwartz & Gross, 347 5th av. Plan No. 717.

The owner builds.

BROADWAY, s e corner 77th st, 12-sty brick and stone apartment house, 160x92, slate roof; cost, \$650,000; owner, Charter Construction Co., 198 Broadway; architects, Janes & Leo., 124 West 45th st. Plan No. 712.

Stores, Offices and Lofts.

LUDLOW ST, No. 19, 6-sty brick and stone loft and store building, 19x80.6, tar and gravel roof; cost, \$25,000; owner,

Kate Frank, 114 East 118th st; architect, Abraham Berres, 136 Amboy st, Brooklyn. Plan No. 711.

Owner builds.

HOUSTON ST, Nos. 139-145 East, 7-sty brick and stone store and loft building, 100.2x94, tin roof; cost, \$100,000; owners, Louis Minsky and Martin Engel, 236 Eldridge st; architect, F. A. Minuth, 425 5th av. Plan No. 721.

Stables and Garages.

AV A, Nos. 316-322, two 3-sty brick and stone stables and warehouses, 46.6x90.6, felt and gravel roof; cost, \$24,000; owner, John A. Bookman, 88 Wall st; architect, G. Howard Chamberlin, 10 Getty sq, Yonkers, N. Y. Plan No. 716.

Frank L. Wheatland, 511 West 138th st, mason work; Paul Hellmann, 160 East 66th st, carpenter work.

Factories and Warehouses.

GREENWICH ST, No. 547, 6-sty brick and stone warehouse and loft building, 25x71, plastic slate roof; cost, \$25,000; owner, Becker Realty Co., 206 Broadway; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 720.

Julius Becker, president; Martin D. Becker, secretary.

Schools and Colleges.

CLAREMONT AV, n e corner 122d st, 4-sty brick and stone school of music, 100x50.9x100, tile and slate roof; cost, \$225,000; owner, Institute of Musical Art of City of New York, 53 5th av; architect, Donn Barber, 24 East 23d st. Plan No. 719.

Marc Eidlitz & Son, 489 5th av, have general contract.

Miscellaneous.

22D ST, No. 314 West, 3-sty brick and stone store and dwelling, 16.10x83.10, tin roof; cost, \$10,500; owner, Mrs. Mary M. Burchell, 210 8th av; architect, H. O. Litchfield, 161 West 62d st. Plan No. 718.

MANHATTAN ALTERATIONS.

ALLEN ST, No. 24, partitions, cut openings, to 5-sty brick tenement; cost, \$100; owner, Louis Sackin, 35 Allen st; architect, Max Muller, 115 Nassau st. Plan No. 2179.

DIVISION ST, Nos. 62-68, 1-sty brick rear extension, 32x19.5, skylights, toilets, partitions, to 6-sty brick store and tenement; cost, \$20,000; owner, Eliza A. Pease, 61 West 74th st; architect, Max Muller, 115 Nassau st. Plan No. 2159.

EXTRA PL, No. 5, fireproof shaft, windows, tank, piers, to 5-sty brick tenement; cost, \$2,500; owner, Estate J. Weeks Cornwell, 59 Cedar st; architect, O. Reissmann, 30 1st st. Plan No. 2154.

EXTRA PLACE, No. 7, fireproof shaft, toilets, partitions, windows, to 6-sty brick tenement; cost, \$2,500; owner, Estate J. Weeks Cornwell, 59 Cedar st; architect, O. Reissmann, 30 1st st. Plan No. 2168.

GRAND ST, No. 205, partitions, fire-escapes, windows, to 5-sty brick and stone store and tenement; cost, \$1,000; owner, Mary J. Allan, 1 West 81st st; architect, Richard Rohl, 128 Bible House. Plan No. 2166.

GREENWICH ST, Nos. 534-536, 1-sty brick rear extension, 42.8x38.2, partitions,

stairways, to two 3-sty brick tenements; cost, \$6,500; owner, Peter M. Ohmeis, 538 Greenwich st; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 2192.

GREENWICH ST, No. 426, windows to 4-sty brick tenement; cost, \$700; owner, Louis Kennard, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 2180.

HENRY ST, No. 267, 1-sty basement brick rear extension, 18x11, to 3-sty brick Settlement Club; cost, \$1,275; owner, Henry Street Settlement, 267 Henry st; architect, John H. Duncan, 208 5th av. Plan No. 2189.

HESTER ST, Nos. 126-128, toilets, alter windows to two 6-sty brick tenements; cost, \$800; owner, F. Southack, Broadway and Walker st; architect, J. S. Glaser, 102 Woodruff av, Brooklyn. Plan No. 2196.

J. S. Glaser, 102 Woodruff av, Brooklyn, has contract.

ORCHARD ST, No. 23, partitions, toilets, windows, to two 5-sty brick tenements; cost, \$2,000; owner, I. D. Schlachetsky, 37 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2163.

VARICK ST, No. 18, toilets, partitions, windows, skylights, to 4-sty brick tenement; cost, \$500; owner, Estate John H. Miller, 205 Hewes st, Brooklyn; architect, Charles H. Richter, 68 Broad st. Plan No. 2171.

WATER ST, No. 325, partitions, windows, to 5-sty brick tenement; cost, \$5,000; owner, Charles R. Faruolo, 45 East Houston st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2169.

1ST ST, No. 72, partitions, show windows, to 5-sty brick tenement; cost, \$800; owner, Louis Rathowit, 165 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 2194.

2D ST, No. 282, 1-sty brick rear extension, 22.3x50, to 3-sty brick dwelling and store; cost, \$6,000; owner, Wyckoff Estate, Broadway and 17th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2164.

7TH ST, No. 237 East, dumbwaiter shaft, stairs, to 3-sty brick dwelling; cost, \$800; owner, Samuel S. Hoenig, on premises; architect, E. Rossbach, 2010 Broadway. Plan No. 2158.

26TH ST, Nos. 217-225 West, alter floors, walls, to 4-sty brick and stone printing plant; cost, \$1,600; owner, Metropolitan Printing Co., 213 West 26th st; architect, H. H. Rice, 150 Nassau st. Plan No. 2190.

27TH ST, 238 West, toilets, partitions, windows, to 4-sty brick and stone store and dwelling; cost, \$1,045; owner, Henry Schriever, 236 West 27th st; architect, F. L. Fraser, 255 West 29th st. Plan No. 2186.

28TH ST, No. 34 East, 2 and 4-sty front and rear extension, partitions, stairs, floors, plumbing fixtures, to 4-sty brick and stone dwelling; cost, \$5,500; owners, Leo & Abraham Schwab, 13 West 24th st; architects, Gross & Kleinberger, Bible House. Plan No. 2170.

39TH ST, No. 69 West, partitions, windows, store fronts, toilets, to 4-sty brick and stone dwelling and store; cost, \$1,300; owner, T. J. Shine, 71 West 36th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2183.

42D ST, No. 30 East, 41st st, Nos. 41-43 East, 6-sty brick rear extension, 29.9x69.2, to 5-sty brick and stone hotel; cost, \$80,000; owner, Athens Hotel Co., 30 East 42d st; architect, N. C. Mellen, 45 West 34th st. Plan No. 2195.

Demeter Polymero, president; Apollo Ringo, treasurer; T. Delmage Trimble, of Greenwich, Conn., secretary. No contract has yet been issued.

43D ST, No. 351 West, alter windows, partitions, toilets, to two 3 and 4-sty brick stores and tenements; cost, \$700; owners, Peter & Martin A. Talor, 150 East 70th

st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2162.

47TH ST, No. 216 East, partitions, toilets, windows, to 5-sty brick tenement; cost, \$1,000; owner, Emma R. Harbough, 571 Park av; architect, P. F. Brogan, 119 East 23d st. Plan No. 2187.

47TH ST, No. 218 East, bathrooms, fire-escapes, partitions, to 5-sty brick tenement; cost, \$2,000; owner, Emma P. Harbough, 571 Park av; architect, P. F. Brogan, 119 East 23d st. Plan No. 2188.

54TH ST, Nos. 318-324 East, partitions, plumbing, windows, to four 5-sty brick stores and tenements; cost, \$5,000; owner, Estate Richard Riker, 778 Madison av; architect, Frank Straub, 122 Bowery. Plan No. 2167.

89TH ST, No. 4 East, erect pent house to 5-sty dwelling; cost, \$800; owner, Mrs. Harry S. Bower, 4 East 89th st; architect, Thomas W. Lamb, 224 5th av. Plan No. 2157.

90TH ST, No. 2 West, elevator shaft, steam-heating plant, to 6-sty brick stable; cost, \$4,000; owner, Carnegie Hall Livery & Motor Co., 2 West 90th st; architect, Henry Fulle, 495 East 173d st. Plan No. 2174.

98TH ST, No. 105 West, shafts, windows, fire-escapes, to 5-sty brick tenement; cost, \$1,500; owner, Mrs. Mary Rosenberg, 112 Prince st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2173.

103D ST, No. 210 East, 5-sty brick rear extension, 10.4x8, toilets, partitions, to 5-sty brick store and tenement; cost, \$2,500; owner, D. C. Moynihan, 121 East 126th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2191.

108TH ST, No. 220 East, partitions, windows, to 4-sty brick tenement; cost, \$1,200; owner, Filippo Pippo, 220 East 108th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2182.

135TH ST, Nos. 249-251 West, 1-sty brick rear extension, 23.6x4, to two 6-sty brick tenements; cost, \$500; owner, S. E. Bernheimer, 2339 7th av; architect, Anthony Zink, 304 West 109th st. Plan No. 2185.

Aldhouse & Co., 2339 8th av, have contract.

BROADWAY, No. 2546, partitions, windows, to 1-sty brick and frame dwelling and store; cost, \$500; owner, Weber Bunkz, Lane Coal Co., on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2176.

BROADWAY, w s, 47.8 n 46th st, 1-sty brick rear extension, 23.3x3.5, floors, metal cornice, to 4-sty brick store and tenement; cost, \$10,500; owner, The Dillingham Theatre Co., 1402 Broadway; architects, Carrere & Hastings, 225 5th av. Plan No. 2175.

PARK AV, n w corner 100th st, toilets, plumbing, to 5-sty brick tenement; cost, \$100; owner, Albert J. Schwarzler, 1340 Brook av; architect, Charles Schaefer, Jr., 461 Tremont av. Plan No. 2165.

WEST END AV, No. 880, partitions, windows, toilets, to 4-sty brick and stone dwelling; cost, \$5,500; owner, Margaret F. Smith, on premises; architect, J. H. Freedlander, 244 5th av. Plan No. 2177.

1ST AV, No. 2403, partitions, toilets, windows, doors, to 4-sty brick store and tenement; cost, \$2,500; owner, Adam Boettiger, on premises; architect, J. Hoffmann, 318 West 121st st. Plan No. 2178.

Andrew Brose, 1 Madison av, has contract.

1ST AV, s e corner 7th st, alter toilets to 4-sty brick hotel and saloon; cost, \$300; owner, Gebhardt Zeller, on premises; architect, O. Reissmann, 30 1st st. Plan No. 2160.

2D AV, No. 1442, alter piers, windows, to 5-sty brick tenements and stores; cost, \$1,000; owner, Solomon Schwartz, 165 East 64th st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2161.

3D AV, s w corner 55th st, partitions, moving picture show, to 4-sty brick and stone hall and dwelling; cost, \$1,500; owner, Allen Leyow, 262 West 40th st; architect, Charles Richter, 68 Broad st. Plan No. 2172.

5TH AV, No. 503, alter windows, front walls, to 5½-sty brick and stone store and office building; cost, \$200; owner, Levi P. Morton, 503 5th av; architects, Hedman & Schoen, 25 West 42d st. Plan No. 2181.

503 Fifth Avenue Company, 17 West 42d st, is lessee.

6TH AV, No. 670, alter store fronts to 1-sty brick store and tenement; cost, \$500; owner, Anna M. Wright, Boston, Mass; architect, A. H. Zacharius, 402 Columbus av. Plan No. 2184.

6TH AV, n w cor 52d st, cut doors, windows, to 5-sty brick store and tenement; cost, \$500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2156.

7TH AV, s w cor 50th st, partitions, windows, stairways, to 5-sty brick hotel and restaurant; cost, \$8,000; owner, Chelsea Hotel Co., 202 West 50th st; architects, S. B. Eisendrath & B. Horwitz, 500 5th av. Plan No. 2155.

Potter & Foubister, 103 Park av, has contract.

10TH AV, No. 415, toilets, windows, to 4-sty brick tenement; cost, \$1,500; owner, Joseph Wenner, 353 West 46th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2193.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

231ST ST, n s, 240 w Independence av, 2½-sty brick dwelling, tile roof, 42.2x26.4; cost, \$9,000; owner, Chas. A. Ayres, 27 William st; architect, Robt. W. Gardiner, 122 West 29th st. Plan No. 1047.

EDGE HILL AV, w s, 242 s 230th st, 2-sty brick dwelling, tin roof, 24x27.8; cost, \$4,000; owners, Edgehill Terrace Co., 84 William st; architects, Tiffany & Bartoo, Spuyten Duyvil. Plan No. 1051.

POWELL AV, n s, 355 w Av B, two 2-sty brick dwellings, tin roof, 20x55; cost, \$12,000; owner, Edw. A. Schill, 860 Van Nest av; architect, B. Ebeling, 1136 Walker av. Plan No. 1052.

218TH ST, 200 w Bronxwood av, 2-sty brick dwelling, Barreto 5-ply gravel roof, 21x50; cost, \$8,000; owners, Coletto & De Polo, 3767 White Plains av; architect, Louis Falk, 2756 3d av. Plan No. 1053.

CROSBY AV, w s, 105 s Schuyler av, 2-sty frame dwelling, tin roof, 20x44; cost, \$5,500; owner, Dominico Breglio, 421 East 116th st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1062.

242D ST, n s, 200 w Carpenter av, two 2-sty frame dwellings, tin roof, 16.6x60; total cost, \$5,000; owner, Fred W. Horne, Matilda st; architect, M. Hirdhaugh, 60 Pearl st, Mt. Vernon. Plan No. 1063.

WALKER AV, n s, 100 w Chauncey st, two 2-sty frame dwellings, tin roof, 25x56; total cost, \$12,000; owner, Philip Krauech, 1427 Bryant st; architect, B. Ebeling, 1136 Walker av. Plan No. 1064.

LANE AV, w s, 160 s Frisby st, two 1-sty stores and dwellings, tin roof, total size, 79.8x79; total cost, \$10,000; owner, Joseph Polchinski, Willett av; architect, J. Melville Lawrence, Pleasantville. Plan No. 1059.

Apartments, Flats and Tenements.

AQUEDUCT AV, e s, 435.9 s Brandt pl, 4-sty brick tenement, tin or slag roof, 42.1x94; cost, \$20,000; owner, Julius Schorck, 1985 Vyse av; architect, Gustav Schwarz, 302 East 158th st. Plan No. 1046.

INTERVALE AV, s w cor Beck st, 5-sty brick tenement, plastic or slate roof, size irregular; cost, \$45,000; owners, Win-

nie Realty & Const. Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 1048.

Maurice Muller, 836 Westchester av, is president.

INTERVALE AV, s s, 69 w Beck st, 5-sty brick tenement, plastic slate roof; size irregular; cost, \$35,000; owners, Winnie Realty & Const. Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 1049.

Maurice Muller, 836 Westchester av, is president.

VYSE AV, e s, 150 s 172d st, two 3-sty brick tenements, tin roof, 20x55; total cost, \$20,000; owners, Casco Building Co., 2243 1st av; architect, Robt. E. La Velle, 1284 So. Boulevard. Plan No. 1054.

MORRIS AV, w s, 50 n 153d st, 6-sty brick tenement, slag roof, 50x87; cost, \$50,000; owner, Jas. A. Cunningham, 324 East 116th st; architect, Nicholas Conforti, Park av & 151st st. Plan No. 1057.

BASSFORD AV, n e cor 184th st, 5-sty brick tenement, tin roof, 55x82; cost, \$50,000; owner, Martin Tully, 565 Walton av; architect, Harry T. Howell, 149th st & 3d av. Plan No. 1058.

TINTON AV, e s, 151.6 n Westchester av, two 5-sty brick tenements, plastic slate roof, 37.6x63 and 83; total cost, \$70,000; owner, Katie Roth, 2255 Gleason av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1061.

Stores, Offices and Lofts.

SIMPSON ST, e s, 101 n Westchester av, 1-sty brick store, plastic slate roof, 20.9x39.6; cost, \$3,000; owners, H. Morgenthau Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 1050.

Robt. E. Simon, 165 Broadway, is vice-president.

Theatres.

BROOK AV, w s, 64.7 s 156th st, 1-sty brick theatre, plastic slate roof, 105x9x116; cost, \$150,000; owners, Acme Theatre Co.; architect, Geo. Keister, 12 West 31st st. Plan No. 1055.

Henry Clay Miner, 1402 Broadway, is president.

Miscellaneous.

WALTON AV, w s, 68 s 183d st, 1-sty frame and glass house, 17x12; cost, \$100; owners, Bedford Park Const. Co., 3071 Villa av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1056.

Stables and Garages.

BENSON AV, e s, 59 s St. Raymonds av, 1-sty frame garage, tar roof, 16x22; cost, \$800; owner, Mrs. J. M. Rogers, 2700 Walker av; architect, Samuel Butler, 402 2d st, Brooklyn. Plan No. 1060.

BRONX ALTERATIONS.

OGDEN AV, e s, 25 s 164th st, 1-sty frame extension, 16.11x11.11, to 3-sty frame store and dwelling; cost, \$400; owner, Mary M. Timony, on premises; architect, Harry T. Howell, 3d av & 149th st. Plan No. 426.

SO. BOULEVARD, n w cor Longwood av, new show windows to 5-sty brick store and tenement; cost, \$500; owners, Daly & Carloin, 44 New Bowery; architect, Louis Falk, 2756 3d av. Plan No. 425.

WEBSTER AV, n w cor 168th st, new girders, new partitions, etc., to 5-sty brick stores and tenement; cost, \$1,500; owner, Lillian E. Morrison, 546 West 163d st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 424.

ADVANCE REPORTS.

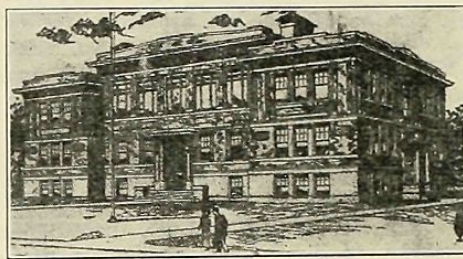
Store and Office Building for 6th Avenue and 32d Street Corner.

6TH AV.—The executors of the estate of Frank B. McDonald, who hold a long-term lease of the premises at the southwest corner of 6th av and 32d st, extending about 50 ft. on the avenue and about 75 ft. in 32d st, will, in the early future,

improve the plot with a store and loft building of not less than twelve stories in height. It is also announced that the entire building has practically already been rented from the plans. The site is closely situated to the new Pennsylvania and Hudson Terminal stations, and it is said that recently the estate refused an offer of \$200,000 for the lease of the site in question. James E. McDonald, lawyer, of 60 Wall st, is executor. No building contracts have yet been awarded.

New School at Chatham, N. J.

CHATHAM, N. J.—Plans have just been approved for a new school for Chatham borough by the Board of Education, to be located on Fairmount av. The building will be 115 ft. in length, fronting on Fairmount av, and 75 ft. deep. It is to be built of dark red brick, with Indiana limestone trimmings. There will be eight classrooms, each accommodating forty-five pupils, and a large kindergarten on the ground floor, assembly hall, with a 16-ft. ceiling, seating over 400. On the first floor there will be a board room, principal's office and teachers' retiring room. The basement will contain two large playgrounds, one for boys and one for girls, boys' and girls' toilets, with mod-



ern sanitary appliances, manual training room and laboratory. The building will be heated and ventilated by the most approved and modern combination pan system, with auxiliary steam heat for the corridors. The heat in the classrooms will be regulated by automatic thermostatic control apparatus. The classrooms and assembly hall are to be trimmed in red gulf cypress, the corridors and entrance in quartered oak. Each classroom will be provided with a lavatory, and in the first story corridor will be placed two sanitary drinking fountains. This corridor will also contain foot-warmers for the younger children. The entire building is to be wired for electric light and call bell system. The building is to cost \$40,000. Estimates are also being secured for the carrying out of this plan with reinforced concrete construction instead of brick. Richard S. Shapter, of Summit, is the architect.

Work on Musical Art Building to Start.

CLAREMONT AV.—Excavating is to be started immediately for the new 5-sty building to be used by the Institute of Musical Art of the City of New York, of which Frank Damrosch is director. The new structure will be erected at the northeast corner of Claremont av and 122d st, covering a plot 100x50.9x100 ft. The school has been located since its endowment in the remodeled dwelling at 53 5th av. Marc Eidlitz & Son, 489 5th av, have received the general contract, and it is expected that work will be completed by July, 1910. The cost is estimated at about \$225,000. Donn Barber, 24 East 23d st, is the architect.

A Chain of Hospitals.

HEMPSTEAD, L. I.—Mrs. O. H. P. Belmont is heading a movement to erect a brick hospital here. The building will cost about \$36,000 and contain 30 beds. Mrs. Belmont is the president of the South Shore Hospital Association; Mrs. Arthur Hewitt, vice-president; Mrs. W. C. Ferguson, of Garden City, secretary; Mrs. A. J. Cordier, of Woodhaven, treasurer. Mrs.

Belmont has long contended that large hospitals in such communities as Long Island, cannot be maintained on a self-supporting basis, but that small ones are soon self-supporting. Her plan is to erect a number.

Masonic Temple for Far Rockaway.

FAR ROCKAWAY.—A Masonic temple is about to be erected by Olympia Lodge, No. 808, F. and A. M., of Far Rockaway, on North av. The structure will have a frontage of 40 ft., a depth of 94 ft., with an extension of 42 ft. It will be built of composition stone, 3-stys, to cost about \$25,000. The building committee having the erection of the temple in charge consists of Dr. Francis A. Lowe, H. A. Porter, Dr. J. Carl Schmuck, Valentine W. Smith, F. R. Merrall, William Willett, Jr., Morrell Smith, Wilbur Wood, Philip P. Scott and L. B. Sharp.

Contracts for 334 4th Av Building.

4TH AV.—George B. Post & Sons, the architects, have awarded some of the sub-contracts for the 334 Fourth av building at the s. w. corner of 4th av and 25th st. Those so far let are: plumbing, Thomas Swain; iron, Richey, Brown & Donald; steel, Post & McCord; electric wiring, L. K. Comstock; granite, J. E. Dutton; excavating, Clarence L. Smith; waterproofing, the T. New Manufacturing Co.; terra cotta, furring, partition blocks, etc., The National Fireproofing Company, and concrete slabs, The White Fireproofing Company.

Contract for 78th Street Residence.

78TH ST.—The general contract has just been awarded to the Libman-Lewine Co., of 1968 Broadway, for the new residence to be erected by the Satz Company, 135 Broadway, at No. 116 East 78th st, from plans by Wm. L. Rouse and L. A. Goldstone, 12 East 32d st. The building will have an exterior of light brick and limestone, containing 4-stys and measuring 18x55 ft. The general contractors state that they are prepared to receive bids on all sub-contracts at once.

Red Men to Build at Bayonne.

BAYONNE, N. J.—The Pam-Ra-Paugh tribe of the Improved Order of Red Men of Bayonne have appointed a committee to purchase a building site on Broadway for the purpose of erecting a home for the lodge, which is in a most prosperous condition. It is the intention of the members to erect a structure fitted out as a club and lodge building. The committee consists of Oliver J. Shiner, I. J. Hatton, M. B. Spofford, V. D. Irwin, Thomas F. Ryan and Clarence E. James.

Church Construction in Frisco.

SAN FRANCISCO.—Contracts have just been awarded for one of the best examples of church construction since the fire by the members of the First Baptist Church of this city. The site is at the intersection of Octavia and Waller sts, facing Market st. The architects have adopted a classic design freely treated. The exterior will have a base of quarry-faced Colusa sandstone, the upper part being finished on the two street fronts and returns with pressed brick and stone trimmings, and the remaining walls will be of brick and concrete. The building will have a frontage of 102 ft. on Octavia st and 90 ft. in Waller st. Rising from the centre, and surmounting the whole structure, will be a dome 56 ft. in diameter and about 85 ft. high, with windows around the base giving light to the upper part of the auditorium, the main portion being well lighted by windows at the sides. The main entrance, 24 ft. wide, which has been placed in Waller st, opens into spacious vestibules from which the main auditorium is entered, whilst wide

and well-lighted staircases lead to the galleries above. A side entrance with vestibules has been placed on Octavia st giving easy access to the auditorium, the gallery, choir rooms, etc. Ample exits with doors opening outwards are provided. Great care has been taken in planning the seating arrangements of auditorium and galleries so that every seat will command an unobstructed view of the rostrum, and it is believed that the acoustic properties will be perfect. The auditorium is 85x60, with a gallery around three sides, the former seating 725 and the latter 525 persons. In the basement is a lecture room 32x48; ladies' room 35x24; baraca room 24x36; philathea club-room, 14x20; beginners' room 27x25; primary room 14x25; baraca club 13x19; boys' club, committee room, library, kitchens, etc. The pastor's study, robing rooms, choir are adjacent to the baptistry and rostrum, and space is provided for an organ, which is to be one of the finest instruments on the coast. The in-

completed plans for the erection of a 2-family residence for West New York, which will have all modern improvements, including open plumbing, cabinet mantels, gas fixtures and hot air furnaces, and will cost about \$6,000.

NEWARK, N. J.—A New York builder has purchased from Lowy & Berger ten lots on Woodside av, between Heller Parkway and Grafton av, part of the tract owned by that firm, and will shortly begin the erection of ten 2-family houses. It is stated that the investment will represent almost \$100,000, and that the houses will be of entirely different character from any erected in the Forrest Hill section so far. In design the buildings will greatly resemble single-family dwellings and the interiors will be very roomy.

Factories and Warehouses.

ROCHESTER, N. Y.—The Menihan Shoe Co., of Rochester, will erect through Architect Leon Stern, a brick, mill construction shoe factory, 150x235 ft., on Clifford av, near Portland, at an estimated cost of \$25,000.

MERIDEN, CONN.—The contract for building an addition to the factory of the Kelsey Press Co., planned by D. Bloomfield, has been awarded to the H. Wales Lines Co. The building will be of brick, 30 ft. square, and will include a 3-sty fireproof vault.

JEWETT CITY, CONN.—The general contract has been awarded to the Flynt Const. Co., of Palmer, Mass., for the proposed addition to the plant of the Ashland Cotton Co. The building was planned by Engineers Lockwood & Green, of Boston, and will be of brick, 100x200 ft.

WATERTOWN, N. Y.—The management of Shaughnessy Knitting Mills, Amsterdam, will move to Watertown. The concern will construct a new plant as soon as possible on land donated to the company by the Watertown Light & Power Co. The new mill will be 50x150 ft.

BURLINGTON, N. J.—Martin L. Cohn, Pres. and Treas. of the Burlington Silk Mill, will erect a new factory to cost \$50,000. These will be the beginning of a large plant to be erected by the company whereby goods formerly imported from China and Japan will be manufactured here.

HARTFORD, CONN.—The B. H. Hibbard Co., of New Britain, will erect a factory in Pliney st, Hartford, for the Sachs Co. It will be brick, heavy mill construction, 48x153 ft., 2-stys. The plumbing, heating and electric work will be ready for estimates in about two weeks. George B. Allen is architect and engineer.

Hospitals and Asylums.

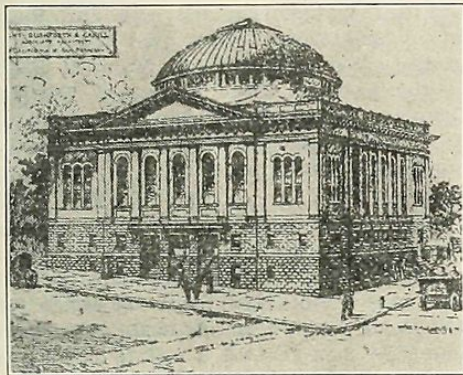
HEMPSTEAD, L. I.—It was decided on Friday, Sept. 24, that a hospital building costing \$36,000 will be erected here. Mrs. O. H. P. Belmont is interested.

MIDDLETOWN, CONN.—W. D. Johnson, Inc., Hartford, will receive estimates until Oct. 6 for the construction of the Nurses' Home at the Connecticut Hospital for the Insane. Plans may be seen at the office of the architects or the hospital.

BATH, N. Y.—Bids will be received by Gen. Clinton D. MacDougall, president of the board of trustees of the New York State Soldiers' and Sailors' Home, until Oct. 18, for alterations to hospital and equipment at said home. Drawings can be consulted at said home and at office of Franklin B. Ware, state architect, Capitol, Albany. Wm. H. Nichols, secretary.

Hotels.

SPRINGFIELD, MASS. — Architects Esenwein & Johnson, of Buffalo, N. Y., have plans ready for figuring for the new hotel to be erected at Bridge st and Broadway for the Springfield Hotel Corporation.



side finish will be of Oregon pine specially selected for beauty of grain. Hot water and hot air systems of heating have been provided. Dedicatory ground was broken with religious services on Monday last, conducted by the pastor, the Reverend George E. Burlingame. The president of the Board of Church Trustees is George H. Moore; H. K. H. Mitchell being the secretary of the board and A. S. Weaver the secretary of the building committee. Bids on the entire work have been received. The total cost of the work at present undertaken will be in the neighborhood of \$70,000. The following contracts have already been awarded, viz.: Excavation and concrete to Foster & Vogt, \$7,244; brickwork, Butcher & Hadley, \$14,796; stonework, Colusa Sandstone Co., \$6,081; plumbing, James E. Stewart, \$1,815. The remaining contracts will be let shortly. The architects are Wright, Rushforth & Cahill, of San Francisco.

Apartments, Flats and Tenements.

NEWARK, N. J.—Hyman Rosensohn, architect, of Newark, has plans for a 4-sty brick apartment house that will be erected at Mt. Prospect and Bloomfield avs by the Progressive Investment Co. The exterior will be trimmed in limestone. There will be a store on the first floor, facing Bloomfield av. These apartments will have modern improvements, including steam heat, electric light and janitor service. The estimated cost is \$65,000.

Dwellings.

GREENWICH, CONN.—Ray B. Thompson, who recently purchased 30 acres of land on Ridgeview av, Greenwich, is arranging to erect a fine residence, the cost of which will be in the neighborhood of \$35,000.

NEW HAVEN, CONN.—E. B. Hunn, with C. S. Mersick & Co., of New Haven, has purchased a building site on Whitney av, north of Canner st, New Haven. At some future time Mr. Hunn will erect a residence on the site. No architect has been selected as yet.

WEST NEW YORK, N. J.—Architect William E. Borries, of Jersey City, has

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

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246-248 Canal Street

WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

It will be a 10-sty brick building, 118x140 ft., containing 270 rooms, of fireproof construction, with all modern improvements. The officers of the company are Stanford L. Haynes, president; William H. Brooks, vice-president; Herbert Myrick, treasurer.

Municipal Work.

BROOKLYN.—The Park Board will open bids Thursday, Oct. 7, for furnishing, delivering and setting up eighteen flag poles in the parks of the Boroughs of Brooklyn and Queens.

MANHATTAN.—On Tuesday, Oct. 5, the Fire Commissioner will open bids for furnishing and delivering 21,000 feet of underground lead covered cable for fire alarm telegraph.

HART'S ISLAND.—The Commissioner of Correction will open bids Oct. 7 for materials required for the erection and completion of a 1-sty fireproof isolation building on Hart's Island.

NEW HAVEN, CONN.—City Engineer C. W. Kelley will soon advertise for bids for the construction of a bridge over West River on Edgewood av, New Haven. It will be built of reinforced concrete, costing about \$50,000.

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.

BROOKLYN.—The Commissioner of Docks will open bids, Oct. 4, for preparing for and building a new steel freight shed with appurtenances on the pier between 31st and 32d sts, Brooklyn, to be known as the "Thirty-first Street Pier Shed."

MANHATTAN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, Oct. 13, for furnishing, delivering and laying high-pressure fire service mains and appurtenances in 17th, 18th, 19th, 20th, 21st and 22d sts.

BLACKWELL'S ISLAND.—Estimates will be received by the Commissioner of Correction, Thursday, Oct. 7. No. 1. For furnishing labor and materials required to install a new steam heating system in the buildings comprising the workhouse, Blackwell's Island.

BROOKLYN.—The President of the Borough of Brooklyn will open bids Wednesday, Oct. 6, for the erection and completion of a 2-sty brick building for the Bureau of Sewers, Borough of Brooklyn, on the property of the city known as the Corporation Yard, north side of 38th st, 200 ft. west of 5th av, Brooklyn.

MANHATTAN.—Bids will be received by the Police Commissioner Thursday, Oct. 7, for materials necessary to paint and tint the walls and ceilings in the new building being erected on the block bounded by Grand, Centre and Broome sts and Centre Market pl, Manhattan, for headquarters for the Police Department.

Schools and Colleges.

BOGOTA, N. J.—The Bogota Board of Education has asked for an additional appropriation of \$10,000 to erect a 12-room school. The original amount, \$48,500, is not sufficient to purchase a site, erect the building and thoroughly equip it.

GREENPORT, L. I.—The Greenport Board of Education has awarded the contract for the eight-room brick school in this village to John Lowrey, Jr., of New York City, for \$18,330, being the lowest bidder. Work will be begun at once on the foundation.

STRATFORD, CONN.—At a special meeting it was voted to purchase property on Hollister heights as the site for an eight-room school, competitive sketches for which were submitted some time ago. The special committee will hold a meeting soon to decide upon an architect. Dr. W. G. Coggswell is chairman of the committee.

NEW BRUNSWICK, N. J.—As a result of the meeting of the Board of Estimate New Brunswick will have two new eight-room school buildings, one in the Sixth Ward and the other in the First Ward, where the Carman St. School now stands, to be erected at a cost of \$40,000 each. Address Secretary Board of Education.

Contracts Awarded.

MEMPHIS, TENN.—The contract for placing concrete piles in the foundations of the building to be erected for the Central Bank & Trust Company, at Memphis, Tenn., has been awarded to the Raymond Concrete Pile Company, of New York and Chicago. Murch Bros. Construction Company, contractors; James Gamble Rogers, architect; Gunwald Aus, engineer.

Government Work.

ALBANY, GA.—Sealed proposals will be received Nov. 30 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring and standard clock system) of the U. S. Post Office and Court House building at Albany, Ga. James Knox Taylor, Supervising Architect, Washington, D. C.

NORTH ADAMS, MASS.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received until the 4th day of November for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at North Adams, Mass. Drawings and specifications may be had from the custodian of site at North Adams, Mass., or at the office of the Supervising Architect, James Knox Taylor.

Brief and Personal.

Business is pretty well upset by the celebrations.

New Yorkers have seen parades before, but such crowds!

The real building boom will come next year. But 1909 is doing pretty well.

The dull gray dawn of next Monday will hear the voice of Duty saying, "Get busy."

Preserve the Clermont and Half Moon, but put them where everybody can see them—in the Museum of Natural History.

But, say, what are we living for if we can't celebrate something or other once in awhile. Why not a real estate celebration next?

George M. Bartlett, architect, formerly of Ernest Flagg's office, has opened an office at 103 Park av for the general practice of architecture.

Some of the Hudson River barges used in the building material trade made, when fitted up with tiers of seats, admirable "grandstands" for the naval parade.

The American Woolen Company, which is erecting a building at 4th av and 18th st, is the owner of the largest woolen mills in the world. It has several mills at Lawrence, Mass., and many others in New England and New York State. William M. Wood is the head of the concern.

The plant of the American Enameled Brick & Tile Co., South River, N. J., is running to its full capacity with more than 150 men busy. The town enjoys both rail and water transportation, a fact which contributes much to the success and profit of the brick-making establishments.

Evidence that the fall season has been reached is manifest to those who visit the Beekman and Water st district. A great deal of activity is reported. Manhattan is still an enormous buyer of coal stoves,

notwithstanding the vogue of the steam radiator and the gas stove. Dealers report an especially large demand for furnaces from Brooklyn, Queens and New Jersey.

A new company known as the Union Sheet & Tin Plate Company has been organized at Marietta, Ohio, with a capital stock of \$800,000, to operate the steel mill in that city built some five years ago, and which has been practically idle ever since. The officers of the new company are: W. D. Park, Asbury Park, N. J., president, P. F. Hogan, New York, vice-president; F. M. Stephenson, Pittsburgh, treasurer; W. C. Park, Asbury Park, N. J., auditor, and George I. Stanford, Milford, Conn., general manager.

During the naval parade last Saturday, the Shamrock Towing Company, of West 52d st, placed the tug "Patrick McGurl" at the disposal of Messrs. Harold Hammond, son of William K. Hammond, president of the Brick Manufacturers' Association, and Frank L. Holmes. Both these gentlemen invited guests numbering eighteen or twenty brick men and their wives, and cruised about the battleships in the river from 9.30 A. M. until 10.30 in the evening. The Shamrock Towing Company extended its hospitality even to the extent of providing an elaborate luncheon for its guests.

Alfred J. Thompson, 71 Broadway, who, prior to 1893, was in the laboratory of Thomas A. Edison for four years, and since then has devoted his entire time to the sale, installation and operation of American machinery in Latin American countries, has formed a selling organization for business in that rapidly developing section. During the past 16 years he has lived in and traveled extensively through Cuba and South America. In order to handle a line of mechanical goods efficiently Mr. Thompson has, it is understood, associated with him in each of the capital cities, a graduate engineer who makes his home there, and who knows the conditions of service and technical requirements of the market.

The Standard Company (35 West 31st st) has purchased a site at Toronto, Can., on which the company proposes to build a modern plant for the manufacture of enameled iron sanitary goods to supply the Canadian trade. For the present the Standard Sanitary Mfg. Company will spend between \$250,000 to \$300,000 for buildings and equipment, and the experience of its organization will be employed to make it the most complete and economical plant in the country, and the management of the new concern will be composed of men from its various plants in this country. The Standard Company has at present a large jobbing house in Toronto, which it will continue in addition to its new plant. No contracts for equipment or buildings have yet been placed.

John C. Rodgers & Son, the contractors, are making good progress with the Madison av bridge over the Harlem. Some of the big works which Mr. Rodgers has put through in his time are: The Guard Lock at Lachine, Canada; the South Penn Railroad Sideling Tunnel, which is the longest on the line; the new Croton Aqueduct, which supplies Croton water to the city of New York, and of which Mr. Rodgers, with others, built five miles; the tunnel in connection with the power plant at Niagara Falls, which Messrs. Rodgers and Clement built. It is fifty-seven hundred feet in length. The firm also built the Speedway from High Bridge north; the Willis av bridge across the Harlem River at First av, and the bridge at 145th st and Lenox av across the Harlem, in the building of which Messrs. McMullen and McBean were associated. The firm recently completed the approaches to the Manhattan Bridge across the East River, having previously built the tower foundations for the same some years ago.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Celebration Upsets Material Market.

The week-end brings a sense of relief to the building material men. They entered into the spirit of the celebration unflinchingly and generously, even enthusiastically, but "the cold gray dawn" of Monday is expected to put business on its feet again, with more aggressiveness than before. The week was too crowded with events of distracting natures, and the two extra half holidays (Tuesday and Thursday), with Monday an off day, practically robbed the sales forces of any opportunity to do business. Consequently, all markets excepting that for pig iron were dull and inactive. There was scarcely any inquiry; contracts were held over until next week and buyers were few. Pig iron was exceedingly active and its market was strong. Southern advanced a quarter. Sheet metals were quiet. An advance is expected for next week. Structural steel behaved fairly well, but was weak. Hudson River brick advanced a quarter. Raritan stood firm. Lumber was steady and showed no signs of weakening for the big influx of second-hand material that will come in in another two weeks. This is taken as proof that the material has been disposed of. Stone was practically at a standstill. Cement prices are unchanged. The building material market expects a favorable reaction during October, conditions pointing to a brisk business.

Celebration Cripples Brick Market.

Brick has had a bad week. Sales were few and many jobs, particularly those in the parade zone, moved unsteadily. Uptown the situation was about normal, as far as consumption was concerned. Few shipments moved during the week from the yards, but the situation was not as critical as was expected. The Cornell Company brought down some tows on Sunday and Monday. Owing to the fact that manufacturers strained every nerve to get as many cargoes as possible down here last week, only a few came in this week. Figures will show this better. Holdovers, Sept. 20, 10; arrivals, 89; sales, 80; holdovers, Sept. 27, 19. A comparison of the transactions for the first two days of this week and the first two days of the week before shows what effect the celebration had upon the brick market here. It is enlightening because the same holds true for every other department of the building material market, except pig iron.

Holdovers, Monday, Sept. 20..... 10
 Holdovers, Monday, Sept. 27..... 19
 Holdovers, Tuesday, Sept. 21..... 19
 Holdovers, Tuesday, Sept. 28..... 24

Allowance must be made for a rainy Monday, this week, but the figures nevertheless show how the fete has disturbed building operations.

PRICES MOVE UP A QUARTER.

Toward the week end, however, conditions changed a little and the situation was described as being only a little below normal. Contractors reported that their men were returning to work in better numbers and operations moved with more accord. One contractor prepared to continue, and expected his one hundred bricklayers to report for work on Monday. Twenty-five came in. As it was a rainy day, he stopped, and tried again on Tuesday. Five reported for work. Wednesday he had all his men on hand, and on Thursday he gave up trying to operate during parade days. Other contractors in the downtown section had the same trouble, excepting those along 5th av. In

some of those operations the men remained at work so as to take advantage of their lofty perches to see the parades.

DEALERS READY FOR SEASON'S END.

As far as could be learned, no formal action has been taken by any of the manufacturers on the date for closing down their yards. It is, nevertheless, to be supposed that the manufacturing season will not last much more than another fortnight, or three weeks at the most. If good weather rules, it is possible that some of the yards will remain in operation until November first, which will be a month later than the majority of the yards hold on. On the whole, the season has been better for the dealers than for the manufacturers.

Labor is very scarce and most of the Hudson River manufacturers would like to quit as soon as possible. Even the Fall has been a disappointment to the manufacturers, when it had been fully expected that something like a boom was due. Instead, building operations seemed to fall backward. Asked why, in his opinion the boom failed to materialize, the president of one of the leading manufacturing companies said:

DEFEAT OF BUILDING CODE TO BLAME.

"While the revision of the Building Code was in the public eye a great many plans were filed and a great amount of work went ahead. Everybody expected a drastic enactment, and they wanted to get under cover. The vetoing of that measure brought a reaction. Work that would have gone ahead, had the measure gone into effect either late in the Fall or the first of the year, would have brought about the busy Autumn that had been expected. If the measure had gone into effect immediately, as it originally contemplated, there would have been an effect similar to that which now obtains. The real boom will come next year."

This view represents the opinion of a majority of leaders in the building material business. Some think it may come yet, but the season is undoubtedly too late for any decided impetus.

BARTLETT SALE NEXT SATURDAY.

Edward J. Collins and Seward U. Round, receivers for the Bartlett Brick Company of Roseton and Hudson, N. Y., will offer the property of that company for sale next Saturday at noon at the front door of the courthouse at Newburgh, N. Y. The reason for the sale is a disagreement among the partners. The plant at Hudson comprises 75 acres of land with docks, sheds, all buildings, engines and yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, horses and harness, etc.

The purchaser of the Roseton yard will take over the lease held by D. H. & J. W. Armstrong, which terminates in 1921. This yard contains 24 1/4 acres, including docks and buildings similar to that at Hudson. The terms of the sale will be 10 per cent. cash and the balance on or before November 9.

BRICK. (Cargo quotations at the wharf.)*

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

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

FRONTS: (Delivered at buildings.)

Bufs, No. 1.....	22.00	28.00
Bufs, No. 1 (delivered at bldgs.)..	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.	1.85
Neat wall plaster, in bags, per ton.	9.25
Wall plaster, with sand, per ton.....	5.25
Browning, in bags, per ton.....	4.25
Scratch, in bags, per ton.....	....

Note.—When sold in bags a rebate of 6 1/4 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 More Active—Prices Firm.

While the price of Portland cement remains at \$1.43 the quotations for Rosendale or Natural are 80 cents, instead of 90, as heretofore. The demand is somewhat improved for Portland, it is said, and there is an expectancy for a speedy readjustment of prices. No conspicuous sales marked this week, owing largely to the effect of the celebration upon business in general and building operations in particular. The activity that has featured the suburban business during the Fall shows no abatement, one operation of some consequence, in this class of construction, being the Courier-News building in Plainfield, N. J., which will be constructed entirely of reinforced concrete, of extra heavy design and reinforcement.

CEMENT.

Portland, Domestic, in cloth*	\$1.43
Rosendale or Natural, per bbl. ....	.80
panies repurchase cloth sacks at the rate of 7 1/2 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

Iron Active—Steel Sluggish.

Iron held itself well this week and was about the only part of the building material market that did not seem to be affected by the celebration. Southern is higher, with No. 1 Foundry dock, \$19.25 to \$19.50; No. 2 Foundry, spot, \$18.75 and \$19, and No. 3 Foundry, \$18.25 to \$18.50. This is a quarter advance around. Southern and Eastern Pennsylvania are selling for shipments over the first quarter, while Buffalo is taking first half business. The inquiry for New Jersey and New England continues good and sales are in good proportion. Rogers Brown and other important jobbers say they are overwhelmed with business, and that they are straining every nerve to take care of the constantly increasing volume.

The largest tonnage that has been sold in over two years, this firm reports, was disposed of during the last fortnight which closed a week ago. This week's business showed no abatement. This

An Additional Elevator Safety.

The Welsh Machine Works, of 276 West st, for which E. Marshall is sales manager, is installing an elevator in the garage of W. C. Martin, 1934 Broadway, that has a new feature in control. The device is said to make the car, which is designed to take a load of 6,000 pounds, as safe as an elevator of that type and built for that kind of work can be made. Incidentally, the device which is merely an additional safety is said to be the first that has been installed on any machine.

Should all the magnetic fields in the electric control become grounded, and the brake shoes become heated and expand so that they will grip the pulley, and the slack cable safety fail to work, this device will still hold the car.

On the side of the drum is a cam on a worm gear which rises as the car ascends, in about 2 per cent. of the car speed. Should the car begin to race the cam would throw out a switch which connects with the armature. By throwing in the resistance the armature itself is made a brake which would hold the car as long as the power lasted. The device was perfected by Mr. Marshall and is said to cover all danger points in electric elevator control.

Welsh Machine Works elevators have been installed in the following recent operations: The Hendrick Hudson apartments, 110th st and Riverside Drive, one sidewalk, 2,000 lbs.; the New York Improved Realty Co., 322 Church st, one sidewalk machine, 2,000 lbs.; B. House & Co., 8 West 39th st, one sidewalk machine, 1,000 lbs.; W. P. Bernagozzi, 88 Watts, one freight, 2,000 lbs; W. C. Martin, 1934 Broadway, one freight, 6,000 lbs.; Methodist Episcopal Church, 6th st, between 7th and 8th avs, Brooklyn, one sidewalk, 2,000 lbs.; George I. Roberts & Brother, 471 4th av, one passenger, 2,000 lbs.; same, one sidewalk, 2,000 lbs.; Newtown Construction Company, Laight and Vestry sts, two freights, 3,000 lbs. each; M. Hallman, 190 West 4th st, one freight, 4,500 lbs.; same, one passenger, 2,500 lbs.; Thomas C. Corvan, 124 West 54th st, two freights, 6,000 lbs. each; Gustav Seaburg, Clark and Hicks sts, Brooklyn, one passenger, 2,000 lbs., and same at Putnam av and Broadway, one passenger, 2,000 lbs.; Bryant Motor Company, 41 West 63d st, one freight, 6,000 lbs.; Bottsford-Dickinson Co., 1170 Broadway, two passengers, 4,000 lbs. each; same, two electric dumb-waiters, 800 lbs. each, and James E. Robinson, South and Jefferson sts, Newark, N. J., 1 freight elevator, 1,500 lbs.

Started With Small Capital.

It will surprise most readers to know that the big bridge building firm of Terry & Tench began business with a capital of but \$2,000. Maybe there is a suggestion here for other men who may hesitate at going into business for themselves because of having only a small capital. The firm's capital is now \$75,000, after having conducted successfully bridge construction work for fourteen years, in addition to being large manufacturers of patent derrick irons.

This concern employs regularly from four hundred to six hundred men in its construction work, building principally steel bridges, steel buildings, tunnels, etc. The only products sold by it are patent irons for derrick and bridge builders' plants. Among the large contracts the firm has successfully handled are the construction of the New York Central's four-track draw across the Harlem River, the New York end of the Williamsburgh Bridge and footbridge across the East River, and the Manhattan Bridge across the East River. The company accomplished the last mentioned contract in a remarkably short time, the suspended trusses of this bridge being erected from

abutment to abutment in 51 working days. It built the elevated railroad section of the subway, including the draw-bridge at Kingsbridge and the steel arch across the Manhattan Valley. It also built most of the elevated railroad system of Boston.

Hunting Sheet Metal Business by Letter.

An interesting method of developing business by means of a general form of letter is being followed by P. Feiner, the sheet metal contractor of 712 9th av, Manhattan, making a specialty of cornices, skylights and roofing, and heating and ventilation in that connection. It is a mark of resourcefulness in taking advantage of the publishing of names of architects and building contractors in the Record and Guide when plans for buildings are projected, and when they are filed with the Building Department and Tenement House Department. It is a practice which can be followed or modified by contractors in other lines and in other cities, and it will doubtless be interesting to reproduce the wording of the circular letter, which is as follows:

Through plans filed with the "Tenement House Department" I see that you are contemplating building operations and therefore desire to call to your attention that I can furnish your house or houses with new roofs, cornices, skylights, gutters, leaders, metal ceilings, ventilating systems, and, in fact, anything that is made of sheet metal. Would be pleased to call and give you my estimate on any sheet metal work that you may have. Plans and detailed drawings furnished whenever required.

Hoping that you will please give me a trial I beg to remain, Very truly yours, &c.

P. S. Inclosed please find some blotters to bear me in mind.

This is but one of the many uses that can be made of the valuable information contained in the Record and Guide (and nowhere else in as complete a form) by the business interests of this city.

"Instructions to Inspectors on Reinforced Concrete Construction."

This is a pocket edition of a hundred or more pages by George P. Carver, Assoc. M. Am. Soc. C. E., and consulting engineer. The author was division engineer on the Key West extension of the Florida East Coast Railway and engineer on the construction of the United Show Machinery Co., plant, Beverly, Mass. Part of the contents of the book is made up of instructions to inspectors in these important operations and, therefore, based upon the author's practical experience. The first pages relate to the inspection of cement and subsequent chapters include instructions in general, mixing and placing of concrete, cost data on details of construction, including reinforcement, form work, etc. The book is illustrated with half-tones of work under way in addition to drawings and tables covering the text. Publisher: George P. Carver, 53 State st, Boston, Mass.

The Carrara Marble Industry.

The magnitude of the trade in Carrara marble will be appreciated from the following figures of export for the last three years:

Country.	1906. Tons.	1907. Tons.	1908. Tons.
United States	54,567	58,441	47,431
United Kingdom.....	34,624	36,946	33,474
Belgium	24,668	30,239	30,439
France	22,599	19,070	21,824
Germany	16,866	29,579	27,945
Argentina	15,979	17,540	15,870
Austria-Hungary ...	9,782	9,939	10,072
Egypt	7,607	9,947	7,028
Netherlands	4,401	4,953	6,263
Brazil	4,354	5,373	5,472
Spain	4,837	5,917	5,234
Switzerland	5,883	6,737	4,539
Tunis	2,366	1,108	2,159
Russia	934	1,856	2,440
British India	1,917	1,887	2,229
Turkey	2,836	2,997	2,137
Australia	1,536	2,972	1,719
Other countries.....	16,540	16,945	17,986

These figures are taken from the statistics issued by the Minister of Finance.

Fall Painting Stands Best.

Some who make a specialty of roofing and outside work find more or less spare time in the fall season which can be occupied profitably if the necessary effort is made to possess the right information as to the best time to do painting to insure durable service, and then the energy is expended to bring it to the attention of property owners so as to secure orders for painting. The Paint Manufacturers' Association has prepared five reasons for having painting done in the fall and they are as follows:

In the fall the surface is thoroughly dry. During the spring a surface which needs repainting is sure to contain moisture and dampness or frost, and it cannot be successfully painted until it has thoroughly dried out.

When the wood is dry it absorbs more of the paint; the paint penetrates deeper into the wood, therefore gets a firmer hold on it, giving the paint coating greater tenacity or holding qualities.

Paint cannot be as successfully applied in damp, cloudy or unsettled weather as in warm, sunny weather. In the fall the weather is more settled and uniform and is warmer, therefore it is an excellent time for painting.

A house needs its protecting coat of paint more in the winter months than at any other time. A house in need of painting should never be allowed to go over the winter without this protection.

It is easier to keep the winter's moisture and dampness out by applying a coat of paint in the fall, when the surface is dry and receives the oil and pigment so as to cover and protect the surface.

These reasons apply as properly to metal work, whether roof, conductors, ease troughs or flashings, as they do to wood work, and if they are brought to the attention of property owners a corps of painters may be kept at work to the profit of the enterprising man who finds the work and also has the energy to see that the painters do the work right.

Foreign Trade Opportunities.

(Inquiries in which addresses are omitted are on file at Bureau of Manufactures. In applying for addresses refer to file number.)

NO. 3910. TENDERS FOR 60-TON ELECTRIC WHARF CRANE. — An American consul in Africa has forwarded specifications and blueprints, issued by the local government, for one 50 or 60-ton electric crane to be used on a wharf. The supply of this crane is considered very urgent and the time limit is set for tendering at October 15. The detailed tender must also be received on or before November 5, 1909. Full particulars and blueprints can be obtained by interested firms upon application to the Bureau of Manufactures.

NO. 3917. TENDERS FOR CERTAIN PUBLIC WORKS.—A report has been received from an American consular officer inclosing a report, in which it is stated that the local government, through one of its branches, has invited tenders for certain public works to be undertaken. Offers will be received until October 14 for the construction of a port and bids for certain irrigation works must be submitted within the same time. For the first undertaking a deposit of \$1,760 is required and for the second a deposit of \$880. Name of the official who should be addressed is given in the report.

NO. 3912. TELEPHONE CONCESSION OFFERED BY FOREIGN GOVERNMENT.—A report has been received from an American consular officer, accompanied by the conditions of the convention, concerning a concession for a telephone system to be installed. Tenders will be received October 1, 1909, and the copy of the conditions can be obtained by American firms upon application to the Bureau of Manufactures.

THE PROBLEM OF BUILDING A SUBURBAN HOUSE.

What it Costs in Various Sections and the Financial Arrangements That Can Be Made—Qualms of the Inexperienced.

By WILLIAM A. LAMBERT.

The prospective builder or buyer of a home in the country is usually beset by doubts. He questions the advisability of investing a large sum where it might not be a quick asset in case he should meet with reverses, forgetting the ancient philosopher's counsel that a man should never hesitate to take an improved position in the world for fear of afterward losing it. There are also questions as to cost and mortgages that he wants answers for. An architect of this city, experienced in suburban work, contributed information on these subjects to a book issued by the New Jersey and New York Real Estate Exchange, entitled "New Jersey to the Front," which is reproduced here for the benefit of the city man who is yet to make his first essay as a suburban home builder.

WHEN home building and home owning become synonymous terms, and transportation to and from the metropolis reaches a truly modern pinnacle of improvement, then will the home lover hail the millennium.

Thousands of houses are now being erected in the environs of New York City, which, of course, especially include the north Jersey and Long Island district, but the proportion of these that in the end will be entitled to classification as homes, is an open question. Naturally, much depends upon the point of view.

One man is content to pay rent indefinitely while rustivating in the bottom part of a two-family house in the suburbs, and calls himself happy, because it is his "home," and another man is only half satisfied owning a whole house, with large grounds, because his nearby neighbor owns a bigger house and ampler grounds.

Our ideal home owner, however, stands midway between these two, because, in the first place, he doesn't consider a rented house a home, and, in the second, he has the sanity to strive for the attainable. This being secured, he thanks his lucky stars that he is able to show something for his effort, and rises superior to that envy of another's prosperity, which is so clearly the infirmity of many minds. To that vast body of intelligent men and women who find themselves whirled about in the maelstrom of city life, but who fight worthily to lift their heads toward the clear sunshine and pure atmosphere of the country, let it be said that their ambitions may be realized much easier than they imagine, provided they go about it in the right way.

While it is true that most operators and builders erect homes for the people only as a business proposition, it is a fact that any person equipped with reasonable judgment, a very few hundred dollars and some nerve, or, better still, initiative, may, with little trouble and risk, lay the foundation of a "real home" in the suburbs. One of the qualms experienced by the prospective suburban home owner is his fear that he may make a mistake in putting his savings into a house in the country without any assurance or guarantee that he will be satisfied with his surroundings.

THE TIMID MAN'S FEARS.

"What," reflects he, "will I do with a house on my hands in case I want to go back to the city?" There are several answers to this question. Of course, the most pertinent that comes to mind is this: "Nothing ventured, nothing won." A man who is too timid to let go of one thing until he has more than its equivalent double-locked in his own safe is apt to be too conservative to believe he will ever get enough money to pay taxes, let alone interest on a mortgage. In the meantime, he probably forgets that his landlord comes around with remarkable regularity to collect the \$30, \$40 or \$50 monthly stipend and the unfortunate rentpayer doesn't have any chance of dodging, either. Occasionally a bona-fide home buyer gets into the hands of unscrupulous builders or promoters, and comes to grief. But take it all in all, the chances of loss in a home-buying proposition, where ordinary judgment is used by the buyer, have proved to be smaller than in any other kind of business transaction.

Let us assume that the house buyer has found the house and lot that suits him in a restricted residential locality in New Jersey, the house being valued at \$4,000, and situated on a plot 50x125 ft. in size, costing \$1,000, a total of \$5,000. Such a house, containing seven or eight rooms and bath, including all modern improvements, can easily be obtained at the price. The general plan in vogue on the part of the building operator in selling a house of this character is to require the payment down of about \$1,000, and the placing of two mortgages, a first and a second, upon the property. The first mortgage runs usually for a term of three years, while the second is payable in monthly installments. On the property described the first mortgage would be about \$3,000, bearing interest at 5½ per cent.,

and the second \$1,000, at a rate of 6 per cent. A monthly payment of \$40, including interest on both mortgages, would work out as follows:

Interest 5½ per cent. on \$3,000.....	\$165.00
Interest 6 per cent. on \$1,000.....	60.00
	\$225.00

or approximately \$19 per month for total interest payable at the outset; \$21, or \$252 per year, applies to payment of second mortgage. The latter mortgage is in reality being reduced more rapidly than this, as the amount of annual interest is steadily diminishing. Thus in a period of about three and one-half years the second mortgage is paid off, the owner enjoying a clear equity of \$2,000 in his property.

The mortgage of \$3,000 has in the meanwhile been renewed, so that at this stage the owner is paying \$165 per year interest, taxes (approximately) \$50 and insurance \$5, a total of \$20. Practical experience has proved that the plan of purchase and sale as outlined above is the safest, fairest and most satisfactory that has yet been devised.

It must not be overlooked that price of building is dependent upon locality, as, for instance, to build the house mentioned above would cost approximately 10 per cent. more in Westchester County and 20 per cent. more on Long Island. In buying a new house, properly built, a decided advantage is gained in the saving on repairs, painting, etc. As a general thing, it is never good policy or economy to buy an old house, even though it seems at first sight cheap. A single exterior coat of paint and a few minor repairs are all that is ordinarily required during the first five years' occupancy of a new house honestly built. And as a controlling offset to this the value of the property will probably have increased from 25 to 40 per cent. in the same period.

A HELPING HAND.

The building and loan plan has appealed for many years to those of saving instincts who desire to own their homes. Those using this method of gaining a home, first purchase outright the plot, and the association furnishes the amount required to build, or, where necessary, pays the money toward a ready-built house, the equity of the purchaser being satisfactory. The association takes a single mortgage on the whole property, the amount advanced being, say, \$4,000. A premium of from \$40 to \$100 is deducted from the loan. The home buyer pays \$40 per month, including interest on the loan at 6 per cent. per annum, keeping up these payments until the full loan is repaid. He is also entitled to share in the profits of the association, which aids to reduce the period of his payments. These usually terminate in eleven to twelve years, and he then receives a cancellation of the mortgage.

In the State of New Jersey several of the title companies make what is known as installment mortgage loans. These loans are limited to 60 per cent. of the value of the combined house and lot. They are payable in a manner similar to the building and loan plan, with this exception, that the earlier payments are somewhat larger, but decrease month by month as the principal is reduced. These loans are usually arranged to be liquidated in a period of about ten years.

A FINAL WORD OF ADVICE.

A word must be said regarding the general architecture side of this subject. Of late years the magazines and periodicals of the country have published considerable on the question of home building, and have undoubtedly created much interest in building and home owning from an artistic standpoint. Unfortunately, a vast deal of these writings have been unintentionally misleading. Reproductions of handsome plans and exterior designs have been submitted to the public, which, to its credit be it said, has snapped quickly at the chance to secure a model home at an estimated cost of perhaps one-half what it would actually cost. A bungalow craze also has been developed, simply because the magazines have shown such beautiful models at so remarkably low a cost. Bungalows have their uses, but, as a matter of fact, as all-year-round domiciles they are more expensive to build and far less desirable than the standard style of suburban residence. These latter, built on simple, practical lines of the old colonial or in the modern Spanish treatment of cement or stucco, with spacious rooms and cellar and attic, offer certainly a better suburban combination for both summer and winter in this climate, which the bungalow was never intended to furnish.

AN OFF WEEK.—Property owners' associations have not been active this week. The celebrations have monopolized public attention almost completely. But the Fall promises to be a busy one.

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 THE COMING WEEK AT 90 AND 92 WEST BROADWAY.

MONDAY, OCTOBER 4.

- Pleasant av, opening from Gun Hill road to East 219th st; 2 p. m.
- Pleasant av, opening from Gun Hill road to East 219th st; 3 p. m.
- 141st st, opening from Park av to Rider av; 10 a. m.
- Rosedale av, opening from Gleason av to West Farms road; 12 a. m.
- Spofford av, opening from Longwood av to Bronx River; 11 a. m.
- Kingsbridge av, opening from West 230th st to Broadway; 4 p. m.
- Castle Hill av, opening from West Farms rd to Public pl; 11 a. m.
- Garrison av, opening from Longwood av to Leggett av; 2 p. m.
- 174th, 175th, 176th sts, opening from Aqueduct av to Undercliff av; 2 p. m.
- Rochambeau av, opening from East 212th st to Van Cortlandt av; 2 p. m.
- Rochambeau av, opening from East 212th st to Van Cortlandt av; 3 p. m.
- Morris av, closing from N. Y. & H. R. R. to the Concourse; 12 a. m.
- Depew pl, closing bet 42d and 43d sts; 10 a. m.
- Austin pl, opening from St Joseph st to East 149th st; 4 p. m.
- Main st, City Island, opening from the easterly approach of the City Island Bridge to Long Island Sound; 3 p. m.
- West Farms road, opening from Westchester Creek to Bronx River; 3 p. m.
- Teller av, opening from East 170th st to Morris av; 11 a. m.
- Gun Hill road, opening from Jerome av to Mosholu Parkway North; 12 a. m.
- 180th st, opening from Bronx River to West Farms road. 2 p. m.

TUESDAY, OCTOBER 5.

- 231st st, opening from Bailey av to Riverdale av; 2 p. m.
- Zerega av, opening from Castle Hill av to Castle Hill av, Bronx; 1 p. m.
- Cruger av, opening from Williamsbridge road to South Oak Drive; 11 a. m.
- Boston road, opening from White Plains road to northern boundary of city; 1 p. m.
- 214th st, opening from White Plains road to Barnes av; 11 a. m.
- 2d and 3d New sts, opening from Broadway to Overlook terrace, north of 181st st; 10 a. m.
- 4th av, opening from Monroe av to Tompkins av, Richmond; 11 a. m.
- St Nicholas av, opening from Hamilton terrace to West 141st st; 2 p. m.
- Sewer easement at the foot of Elizabeth st, Richmond; 2 p. m.
- East 210th st, opening from Tyron av to Wayne av; 3 p. m.
- 210th st, opening from Tyron av to Wayne av, Bronx; 4 p. m.

WEDNESDAY, OCTOBER 6.

- 178th st and 179th st, opening from Haven av to Buena Vista av; 3 p. m.
- Sewer easement at the foot of Maple av, Richmond; 3 p. m.
- West 184th st, opening from Broadway to the unnamed st; 12 a. m.
- Tremont av, opening from Eastern Boulevard to Fort Schuyler road; 2 p. m.

THURSDAY, OCTOBER 7.

- 225th st, opening from Broadway to the line dividing the Bronx from Manhattan; 11 a. m.
- Benson av, opening from West Farms road to Lane av; 3 p. m.
- Stuyvesant pl, Richmond; 1 p. m.
- Riverside Drive, widening from 139th to 142d st; 1 p. m.

FRIDAY, OCTOBER 8.

- Van Courtlandt av, opening from Sedgwick av to Van Cortlandt Park, Bronx; 11 a. m.

HEARINGS FOR THE COMING WEEK.

By Board of Estimate and Apportionment.

Change of Grade.

- Truxton st, Worthen st and Eastern Boulevard.
- Eastern Boulevard, Worthen st and Tiffany st.

Sewer Easement.

- South of 169th st, from Haven av to Riverside Drive.

Street Opening.

- Mosholu av and Broadway, extending public place.
- 211th st, from Woodlawn rd to Perry av.
- 212th st, from Jerome av to Woodlawn rd.

Closing.

- 65th st, between Av A and Exterior st.

The Board will consider the proposed areas of assessment for the above Oct. 8 at 10.30 a. m.

Assessment Completed.

Unnamed st, running parallel to Broadway, 200 ft. westerly therefrom, commencing at 181st st and ending at westerly side of Broadway nearly opposite Nagle av; estimate and assessment completed and deposited with the Bureau of Street Openings for inspection. Objection must be filed on or before Oct. 16. Hearings begin Oct. 18. Report will be presented to the Supreme Court for confirmation Dec. 21. Area of assessment: Beginning at a point formed by the intersection of the westerly line of Broadway with a line parallel to and distant one hundred (100) ft. southerly from the southerly line of Bennett av; thence westerly and southerly, always parallel to and distant one hundred (100) ft. easterly from the easterly line of Bennett av and its southerly prolongation, to its intersection with a line parallel to and distant one hundred (100) ft. southerly from the southerly line of West 181st st; thence westerly along said last mentioned parallel line to its intersection with the southerly prolongation of a line parallel to and distant one hundred (100) ft. westerly from the westerly line of Bennett av; thence northerly along said last mentioned prolongation and parallel line and along a line parallel to and distant 100 ft. northerly from the northerly side of Bennett av to its intersection with the westerly line of Broadway; thence southerly along said westerly line of Broadway to the point or place of beginning.

BOARD OF ASSESSORS.

The following proposed assessments have been completed and lodged in the office of the Board of Assessors for examination. Objections must be filed on or before Nov. 3.

Fencing Vacant Lots.

- 110th st, 308 to 328 East.
- 136th st, Nos. 5 to 13 West.
- 140th st, south side, 445 w 5th av, 100 ft.
- 174th st, south side, 70 west of Amsterdam av.
- 75th st, north side, 175 east of Av A.

Repairing Sidewalks.

- Grand av, east side, 100 north Tremont av.
- 181st st, southeast cor Jerome av.

Receiving Basins.

- Jerome av, northeast cor Kingsbridge rd.
- 188th st, n w and s w cors Grand av.
- 189th st, n w cor Valentine av.
- 203d st, n w and s w cors Valentine av.

Assessments Due and Payable.

- 118th st, 76 and 78 East, in front of.

Regulating and Grading.

192d st, from Broadway to Bennett av. Area of assessment: Both sides of 192d st, from Broadway to Bennett av, and to the extent of half the block at the intersecting streets—that the same were confirmed by the Board of Revision of Assessments on Sept. 23, 1909, and entered Sept. 23, 1909, in the Record of Titles of Assessments. The above assessment is payable on or before Nov. 22.

THE WIDENING OF 32D ST.

Stand on 5th av, at 32d st, looking west, and the facade of the Pennsylvania Depot rises before you as distinctly as if it were much nearer than it is, owing to its size and the straight and unobstructed line of vision. Thirty-second street is perceived to be a natural line of approach to the terminal, and the only object is the narrowness of that approach. Henry Hellman, who has specialized in the section, is one of those who does not believe the widening should be at the city's taxpayers' expense:

"Railroads have their undoubted uses and should be encouraged," says Mr. Hellman, "but not so much that it must provide approaches to their property. A very nice widening could be made for both 32d and 33d sts if the railroads would slice off 15 feet on each side. As a matter of civic pride, the whole city might consider paying 10 to 20 per cent. of these damages, provided that the valuation of the property is limited to the price paid by the companies when they acquired the property several years ago."

This is the first evidence of public feeling in opposition to the City paying the whole cost of this improvement. Public attention has not been very specifically called to the subject, but when it is the taxpayers will certainly ask to be "shown" how the case stands, and why the Pennsylvania Railroad should not clear the path to its own doorsteps, especially when the taxpayer's back is so heavily weighed down as it is now.

TAXPAYERS COMPLAIN OF THE HARLEM RAILROAD SERVICE.

The Taxpayers' Alliance of the Borough of the Bronx has lodged a complaint with the Public Service Commission against the New York & Harlem Railroad Company and the New York Central Railroad Company because of the alleged inadequate train service given to the stations in the Bronx. The northern suburbs have long complained of the treatment they have received in this respect from the Harlem and New York Central.

The present complaint on the part of the Alliance is signed by President W. W. Niles, and by Harry Robitzek as attorney. It is hoped by the taxpayers that the Harlem and the Central can be persuaded to give better accommodations to Bronx commuters. The complaint, which was drawn up in detail by Lawyer Robitzek, sets forth in substance:

That the line of the New York & Harlem Railroad Company, instead of being managed and operated so as to furnish rapid transit facilities for the sections of the city of New York which it traverses, is managed and operated with practically the sole purpose of furnishing to the New York Central & Hudson River Railroad and the New York, New Haven & Hartford Railroad means of access to the Grand Central Station; whereas its charter was granted for the purpose of securing rapid transit between sections now comprised with the Boroughs of Manhattan and the Bronx.

Consequently, the train service granted by the Harlem Railroad between the Grand Central Depot and the stations in the Bronx is of the "most illogical, insufficient and unreasonable sort." With respect to the frequency of trains and quickness of transit, it is stated that the service has improved little since the time of the lease of the Harlem to the New York Central Railroad Company, in 1873, despite the immense improvements in railroad facilities elsewhere in the country.

Further, it is charged that the passenger tariff is unreasonably high, unequal and unfair, as is set forth in and appears from the table of rates annexed to the complaint. Both train schedule and passenger tariff are calculated to lessen instead of maintain the passenger traffic originating in the Borough of the Bronx, and to force residents of that borough to Manhattan by overtaxed and distant lines of the Elevated and Subway.

The Public Service Commission is asked to direct the New York & Harlem Railroad Company to increase the number of its trains running between its stations in the Borough of the Bronx and the Grand Central Station to at least thirty-five each way in each direction, in order to fully meet the requirements of travel and to furnish adequate accommodations to those desiring to travel on the road, and give the same service with respect to number of trains as it now gives to the City of Mount Vernon, and further to amend and reduce its rates of fare so that they will be just and uniform.

MAPPING RICHMOND BOROUGH.

IN reporting upon the progress of the topographical survey of Staten Island, William R. Hillyer, the Assistant Commissioner of Public Works, says in a report printed this week, that the work covers nearly all of the built up or urban portions of the borough, including, generally speaking, all of the territory which was previously included within the limits of the incorporated villages prior to their consolidation with the City of New York. In that portion of the former village of Port Richmond which lies west of the Morning Star road, some field work had been done from time to time in former years, but only so far as was necessary to get out drainage plans which were needed at once. That work is now being gone over and the territory included being systematically surveyed and mapped to completion. In other parts of the borough similar surveys for the same purpose had been made covering smaller areas. About 60 per cent. of the island remained to be surveyed.

The work of the topographical division naturally divides into two parts. The first comprises the topographic survey proper, which consists of portraying upon the topographic sheets, on a scale of 50 feet to an inch, existing conditions, including both horizontal and vertical measurements. The second part consists of the study and preparation of official lay out plans with grades for adoption by the Board of Estimate and Apportionment, and to constitute the official map and plan of this borough of the City of New York, and the preparation of maps required in street opening proceedings.

The Commissioner of Public Works, Mr. Tribus, adds to the foregoing that the first requirement for local developments, as fixed by the Charter of the city, has been an accurate topographical map, and the survey in progress, through ignorance of the subject on the part of many, and wilful perversion of facts by others, has latterly come in for some criticism. Unavoidably, in the prosecution of such an enterprise, with frequent changes in the personnel of assistants, errors arise, causing some work to be done over again, but in general the survey has been well conducted; a large amount of valuable data have been secured, already of great value to improvements carried out and under way, as well as being the base for all future ones. Two years more should see it completed.

"The 'construction' division of the engineer corps uses the topographical sheets to aid in designing drainage and sewer systems and making plans for the physical improvement of such streets as are widened, straightened, extended or opened, through legal or voluntary proceedings, with but little further preliminary work, except to tie in to established points, a saving to local interests of many thousands of dollars which otherwise would have to be included in the assessments.

"It may not be generally known that the money for the survey has been chiefly provided from the sale of fifty-year bonds, chargeable to the whole city; the interest and sinking fund charges alone being included in the annual budget. This reduces the annual burden to a minimum, the charge to the "Borough" being almost trifling, while the enhanced value of real estate should in the fifty years' life of the bonds, exceed the aggregate total expense, fifty-fold."

ROAD PRESERVATION.

The almost universal use of automobiles has developed a new issue in macadam road maintenance and even construction. A well-cared for broken stone road surface, occasionally sprinkled with water so as to prevent disintegration, and kept fairly clean to prevent the accumulation of dust and mud, has in former years been quite easy to keep in satisfactory condition, even under moderately heavy travel; but the passage of high-speed, heavy automobiles, with the tremendous suction power of their big rubber tires, creates an effect that sprinkling does not remedy, for the bond between stones is appreciably destroyed, so that excessive mud prevails when wet, and clouds of dust are raised when dry.

To cure this condition, the last three or four years have seen many experiments, made with numerous materials; first, as "dust layers," and second, as "binding materials," for road building; asphalt, oil and various gummy substances being tried, each exploited vigorously by interested contracting or supply houses.

New York has been perhaps a little slow in experimenting, yet about six miles of main thoroughfare in Richmond Borough were last year swept free from surface debris and treated, in about equal sections, with heavy crude oil, with liquid asphalt and with specially prepared tar, all giving excellent results on the score of dust laying. The general results indicate the desirability of extensive work being carried out on this line, as it seems to be a great improvement over water sprinkling, for the dust-laying feature at any rate, the dust being laid all the time, instead of part time, while it is probable also that the gross cost will be no greater than for water. There will be some constructive work carried on with oil or asphalt as the binder to test the question of durability.

THE DYCKMAN VALLEY.—After Washington Heights will come the turn of the Dyckman valley beyond, as a building scene. The attractiveness of the situation may not be fully appreciated on the first visit, but subsequent acquaintance with the landscape features and the adjacent rivers strengthens the hold which the place obtains upon the affections. Dyckman st is destined to be a great thoroughfare. Hudson River steamboats will land at its western terminus, the same as at 129th st at the present time. Not wholly "country" or wholly "city," the locality combines the good parts of both. The presence of the Hudson and the Harlem rivers and the Ship Canal, and their pleasant opposite shores, make the location exceptionally picturesque. A few years hence and it will be the home of a large population. Streets are being cut through now and building operations for apartment houses have commenced. It will be an ideal home site for those who love to boat, to drive and to walk afield. There are bridges to the Bronx and a motor-boat ferry to the Jersey shore. A number of motor boat clubs have been established in the vicinity, both on the Hudson and on the Harlem sides. The trend of population northward on the West Side makes certain that the Dyckman tract and Kingsbridge sections will be a building field of the near future.

STREET CLEANING IN SAN FRANCISCO.—The Merchants' Association of San Francisco has been conducting a study of street cleaning and sprinkling in that city. A report has been published, reviewing the situation and making recommendations. The wages for laborers are \$3 to \$3.50 per day. There are 2,735 blocks of paved streets to clean; 33.6 per cent. of which is cleaned by block system, 53.1 per cent. by hand and 13.3 per cent. by machine sweepers. The city is divided into four districts, but the schedule is considered by Engineer H. A. Campbell, who writes the report, as to be "too ambitious," involving an "attempt to cover approximately two-thirds of the city weekly, and the balance more frequently." Sweeping by hand cost 40 cts. per 1,000 sq. yds.; block system, \$1.20; by machine and gang pilers, 30 cts.; and by flushing, \$1. He recommends putting the force in uniform and under civil service; reducing wages to \$2.25; reducing the schedule; detailing special men for paper and litter work; use of a deliquescent salt in sprinkling; and the use of daily, weekly and monthly reports on a regular form.

THE MANAGER'S PERSONALITY.

As a Factor in Successful Superintendency of Buildings—The Relations Between Owners, Managers and Tenants.

CLAUDE B. RICKETTS.*

HAVE you ever stopped to ask of yourselves the question: To what extent does my personality affect the operation of the property under my charge? And if this particular property were destroyed, would my personality carry the same atmosphere of success with it elsewhere? Is it not the "personal" or human element that enters into each and all of these achievements, and contributes largely to the success or failure of them?

What does personality mean? To my way of thinking, personality means the physical and mental attributes with which nature and experience have endowed an individual. This includes disposition, temper, temperament, manner, tact, character—in short, all that goes to make up individualism. It has been well said that "disposition is permanent and settled; temper is transitory and fluctuating. A good disposition will go far toward correcting the errors of temper; but where there is a bad disposition, there are no hopes of amendment."

TACT TOWARD TENANTS.

First of all, what are the manager's relations to his tenants? Right here it is that tact, which has been aptly defined as the sixth sense, comes into play. So essential is this quality to the success of a manager that the lack of it is absolutely fatal. Dealing, as he does, with a mass of ever-shifting, assorted humanity, hailing from the four quarters of the globe, with different standards of judgment and of different temperaments, training and ideals, he must exercise infinite patience and tact in order to reconcile these naturally antagonistic elements and reshape them into a harmonious whole.

Next in order come his relations to his employees. Like master, like man. Does he make them feel that he reposes confidence in them? Does perfect harmony reign? If so, he can command service that no amount of money can purchase. Does he respect them and do they respect him? Will they turn to him in times of trouble, knowing that he will stand by them?

We all know of men of fine reputation as to character and attainments who fly into a passion with an employee and address him in language that is only endured by the unfortunate victim because his position stands between him and privation and poverty. To such an employer service is doled out grudgingly, and it would be difficult to estimate the ultimate harm resulting therefrom, to him.

SWIMMING WITH THE CURRENT.

I further desire to say that office building managers, above all other classes of men holding important positions in the business world, should bear constantly in mind the axiom, that the proper study of mankind is man. In matters of principle it may be well to stand firm, but in trifles, swimming with the current surely involves no sacrifice of self-respect, as so many appear to think. Diplomacy and hypocrisy are by no means synonymous terms. For instance: when a tenant remarks that his office is dark, why not say, "Yes, this is a dark room," especially when it is the case. Your sympathy will enable him to bear up under the affliction until better quarters can be secured.

Or, should a tenant complain of poor service, why insist that the service is excellent, when one has but to say, "My dear sir, you cannot imagine how such service embarrasses me! I shall give the matter my immediate attention." Here is where the soft answer that turneth away wrath comes in. Fine words may butter no parsnips, but they certainly grease the wheels of social intercourse to a very appreciable extent.

EVERY BUILDING A PROBLEM.

The fact of the matter is, that every office building and its manager, like every married couple, is a problem to itself, which requires a different solution and must be worked out individually to ensure the smooth running thereof. But there are a few general principles which should be adhered to by us all.

PERSONAL MANNERS.

Our manners should leave nothing to be desired. I recently read an article describing the system pursued by a manager of a certain retail business, having branches in several States. One night this manager telegraphed to each of his clerks: Did you say "Thank you" to every customer to-day? If in the last month you did not say to all of your customers, "Thank you," did you make them feel as if you had? If we cannot attain absolute perfection in that respect, we can at least strive toward this goal. Even the prophet of old did not reach the Promised Land, but died in sight of it.

And, most of all, we must practice self-control, for he who ruleth his spirit is better than he that taketh a city; and often of infinitely greater service to mankind. We have all felt at times that we would give anything in the world to possess the

*Mr. Ricketts is a prominent building manager at St. Louis, and this paper was read before the National Convention of Building Managers at Detroit.

strength and training of a Corbett or a Sullivan and to let go, be the consequences what they may. But sober second thought convinced us of the folly of these desires. The man who keeps his hand on the throttle, the man who is the Captain of his temper is the man who wins. And difficult as the task may be for most of us, it is not impossible. As a wise man once remarked, "Every one can control himself before the Emperor."

And lastly, we can all be gentlemen in the best sense of that much-abused word, considerate and polite to our inferiors, faithful and just to our equals; neither servile nor impertinent to our superiors, if any such there be; keeping watch and ward on our tongues; loth to believe evil, charitable and humane toward all men. If we respect ourselves, others are bound to respect us. Self-reverence, self-knowledge, self-control—these three alone lead life to sovereign power.

OFFICIAL RECORD OF THE TOWN OF HAAR LAEM DATING BACK TO 1662.

Much interest has been aroused by the exhibition, by the National Arts Club and the American Scenic and Historical Preservation Society, at the National Arts Club in Gramercy Park, of a collection of historical paintings loaned by the Title Guarantee and Trust Company, these including E. L. Henry's "Minuet Purchase of Manhattan Island"; "Fort Amsterdam, 1643"; "Surrender of Mayor Dyer," and John Ward Dunsmore's "Purchase of the Bronx by Jonas Bronck"; "Willett's Capture of Arms in Broad Street," and "Council of War After the Battle of Long Island."

A picture of the company's Broadway building is also shown, together with a map of New York, according to Duke's plan, in 1665. The company also loaned the official records of the old Town of Haarlaem, translated from the original Dutch, and going back to 1662. These records, which are shown in a glass case, are an important part of New York real estate records.

STREET LAMPS COMPARED,

In an effort to end the controversy started by the Market Street Business Men's Improvement Association in Newark over the relative illuminating efficiency of the Toering flaming arc lamps in Market st and the Scott lamps in Broad st, a test of the two was made in public by electrical experts employed by the Public Service Corporation of the Board of Works. After the tests Farley Osgood, superintendent of the Lighting Department of the Public Service Corporation, declared that the entire difficulty could be remedied by a change of globe, and that, when this was done, the Market st lights would measure up to the wishes of the merchants. P. C. Carey, representing the city, agreed that this seemed to be the solution of the difficulty, and expressed the opinion that the change would terminate the controversy. It was a case where the globe made all the difference. The lesson is, be sure that your globe is of a kind to distribute the full power of the electric flame.

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Location.	Per cent.	Value.	Size.	Per cent.	Value.
Front, 25x25	43	\$430	25x 25	43	\$430
2d, 25x25	24	240	25x 50	67	670
3d, 25x25	19	196	25x 75	86	860
4th, 25x25	14	140	25x100	100	1,000
Total, 25x100.....	100	\$1,000			

*\$1,000 is taken as the value of a full lot.

LAW DEPARTMENT

To the Editor of the Record and Guide:

Gentlemen—Being a subscriber for your valuable paper, I would be very glad if you will favor me with the following information through the columns of your valuable publication.

1. In case of a deficiency judgment, could a mortgagee attach personality such as mortgages held by the judgment debtor?
2. Are not satisfaction pieces part of the public records, and are they not open for inspection?
3. In case a borrower makes an untrue statement in an affidavit of title resulting in loss to the lender, how can he be proceeded against?
4. What is meant by "Sueing on the Covenant" in a mortgage?

H. A. TANNENHER.

Answer.—Yes, to first two queries. As to third you can proceed either by civil suit for damages, or criminally for false representation. Sueing on the covenant is a technical legal phrase referring to an old common law form of action, long since abolished in our practice. It was defined as "a form of action which lies to recover damages for breach of a contract under seal."—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.

Table showing conveyance statistics for Manhattan and the Bronx from Sept. 24 to 30, 1909, and Sept. 25 to Oct. 1, 1908. Includes metrics for total number, amount involved, and number nominal.

Table showing assessed value statistics for Manhattan. Includes metrics for total number with consideration, amount involved, assessed value, and nominal value for both 1909 and 1908.

Assessed Value Manhattan.

Table showing mortgage statistics for Manhattan and the Bronx from Sept. 24 to 30, 1909, and Sept. 25 to Oct. 1, 1908. Includes metrics for total number, amount involved, and assessed value.

MORTGAGES.

Table showing mortgage statistics for Manhattan and the Bronx from Sept. 24 to 30, 1909, and Sept. 25 to Oct. 1, 1908. Includes metrics for total number, amount involved, and interest not given.

EXTENDED MORTGAGES.

Table showing extended mortgage statistics for Manhattan from Sept. 24 to 30, 1909. Includes metrics for total number, amount involved, and interest not given.

Table showing projective building statistics for Manhattan and the Bronx from Sept. 25 to Oct. 1, 1909, and Sept. 26 to Oct. 2, 1908. Includes metrics for total number of new buildings, total amount, and alterations.

PROJECTED BUILDINGS.

Table showing projective building statistics for Manhattan and the Bronx from Sept. 25 to Oct. 1, 1909, and Sept. 26 to Oct. 2, 1908. Includes metrics for total number of new buildings, total amount, and alterations.

BROOKLYN.

CONVEYANCES.

Table showing conveyance statistics for Brooklyn from Sept. 23 to 29, 1909, and Sept. 24 to 30, 1908. Includes metrics for total number, amount involved, and number nominal.

MORTGAGES.

Table showing mortgage statistics for Brooklyn from Sept. 23 to 29, 1909, and Sept. 24 to 30, 1908. Includes metrics for total number, amount involved, and interest not given.

PROJECTED BUILDINGS.

Table showing projective building statistics for Brooklyn from Sept. 24 to 30, 1909, and Sept. 25 to Oct. 1, 1908. Includes metrics for total number of new buildings, total amount, and alterations.

QUEENS.

PROJECTED BUILDINGS

Table showing projective building statistics for Queens from Sept. 24 to 30, 1909, and Sept. 25 to Oct. 1, 1908. Includes metrics for total number of new buildings, total amount, and alterations.

THE WEEK.

THE brokerage business of the week was mainly of the commonplace kind, mostly flats, with a few trades of vacant for improved properties.

In the section south of 59th st, the sale of 6 and 8 West 20th st to Gordon Cunard, the purchase by the Century Holding Co. of 1604 and 1606 Broadway, running through to 732 7th av, and the leasing by Archibald D. Russell and Percy R. Pyne of the former home of the Old Guard at the northwest corner of Broadway and 49th st, the latter to be used by the lessee for his business, are the most interesting transactions of the week.

The announcement by James E. McDonald, executor of the estate of Frank B. McDonald, that the leasehold premises owned by the estate at the southwest corner of 6th av and 32d st had not been sold, was one of the interesting announcements of the week, in that it states that \$200,000 had been refused for the leasehold in question, and that with the opening of the Pennsylvania and McAduo tunnel stations values in Herald Square will advance beyond present day belief. He also states that the property will be immediately improved.

THE AUCTION MARKET

THERE were only thirteen parcels offered at auction this week, all but two being by order of the Court. On Monday Joseph P. Day offered six of the thirteen, two being adjourned to October 4, the other four being bought by parties in interest. On Tuesday Herbert A. Sherman's offering of 210 West 29th st was adjourned to October 5, and Mr. Day sold two to interested parties. Wednesday's offerings were 541 West 29th st and Middletown road, northwest corner of Eastern Boulevard. They were sold for \$6,400 and \$10,700 respectively.

On Tuesday next Joseph P. Day will offer the Samler estate, lots located on Broadway, at 254th st and opposite Van Cortlandt Park. They are on the direct line of development, a great number of them at or below grade, and together with the liberal terms offered should make the sale a great success.

Y. M. C. A. REALTY CLASS, WEST SIDE BRANCH.

The evening real estate courses of the West Side Young Men's Christian Association will begin their sixth year in an open meeting on the evening of Tuesday, October 12, in the auditorium, 320 West 57th st, at 8 o'clock. The speakers and their subjects on this evening will be: Joseph P. Day, president of the Board of Brokers, "Real Estate Brokerage as a Business"; E. A. Treadwell, "Management of Real Estate as a Business"; Robert E. Simon, vice-president Henry Morgenthau Co., "Real Estate Operating as a Business," and E. B. Boynton, president American Real Estate Co., "Development of Real Estate as a Business." Francis E. Ward will preside. The courses to be opened at this meeting will be those on general real estate by realty specialists, Henry F. Miller's course on Real Estate Law, and Ronald C. Lee's course on Practical Office Management. All interested are invited to attend the opening session, invitations for which will be sent without charge on request to the Educational Director.

THE JAMES ESTATE PROPERTIES ARE AGAIN INVOLVED IN LITIGATION.

A lis pendens was filed in the County Clerk's office on Thursday against the property at the northeast corner of 56th st and Broadway, known as the Rockingham apartment house, the northwest corner of 6th av and 30th st, and several parcels on 12th st, between 5th and 6th avs. A suit has been begun in the United States Circuit Court for the Southern District of New York by Cornelia A. James and Judith C. Prescott against Charles H. Dow, the City Investment Company and the Central Realty, Bond & Trust Company, to have declared void a deed recorded on Oct. 3, 1903, and an alleged ratification of it recorded on Nov. 2, 1903. Holmes & Rogers and Oliver C. Carpenter are the attorneys for the plaintiffs.

Edmund L. Mooney, a lawyer, who with his associates controls a two-thirds interest in the Rockingham property and a half interest in the 30th st and 6th av corner, said that he had not been notified of the suit and knew nothing about it.

BOARD OF BROKERS ELECTION.

There is a contest on in the Real Estate Board of Brokers for the election of a board of governors which is scheduled for Tuesday, October 19.

There are three persons to be elected to the board, and, as is customary, the nominating committee named six members as candidates, namely: Robert R. Rainey, J. W. Mooyer, J. C. R. Eckerson, Irving Ruland, Elisha Sniffin and Charles E. Duross.

Joseph T. Mulligan has been put forward as an independent candidate.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

VANDEWATER ST.—E. Sharum sold to the Armor Realty Co., 36 Vandewater st, a 3-sty business building, 17.4x50.2, near Brooklyn Bridge; 367 and 369 E. 29th st, Brooklyn, two 2-family brick houses, 20x100 each, were taken as part payment.

3D ST.—Isaac Goldblatt sold No. 233 and 235 East 3d st, a 6-sty tenement, on lot 40.10x90.

First Sale in Seventy Years.

18TH ST.—Henry M. Weill sold for the Pinner estate the 4-sty building 167 West 18th st to P. J. Ryan. The property has not been sold in about seventy years. It will be altered in the near future for business.

20TH ST.—John H. Berry has sold for the 6 and 8 West 20th St. Co. (Edward Friedman, President), to Gordon Cunard, of London, Eng., the new 11-sty fireproof mercantile building, on plot 50x92, adjoining the northwest cor 5th av and 20th st. Mr. Cunard gives in part payment the plot at the southwest cor Cedar and Pearl sts, containing about 5,000 sq. ft., with 6-sty building fronting on Pearl st and 4-sty building known as 6 Cedar st, the total consideration being \$600,000. Gordon Cunard was represented in the transaction by Jacob Needle as attorney.

20TH ST.—The Wallace estate has sold to a client of S. B. Goodale & Son 40 West 20th st, a 4-sty and basement building, on lot 25x92.6. Application has been made to the courts by the heirs for a confirmation of the sale.

36TH ST.—William R. Mason sold for Hugh Reilly the 5-sty brownstone triple flat 315 West 36th st, on a lot 24x100.

Ernest Flagg to Build Model Tenement.

47TH ST.—Jacob J. Talbot has sold for Peter J. Brennan to Ernest Flagg the 3 frame dwellings 508, 514 and 516 West 47th st, on lots 15.4x100 each. These, with 506, 510 and 512 West 47th st, which Mr. Flagg recently purchased, gives him a plot 100x100, on which he intends to erect model tenements. The plot is well located and adjoins the cor of 10th av, and is directly opposite property owned by the Astor estate.

49TH ST.—Henry Crawford has sold 49 East 49th st, a 5-sty American basement dwelling, on lot 21x100.5.

Grannis Estate Sells.

BROADWAY.—The Century Holding Co. (Lee & Fleischmann) purchased 1604 and 1606 Broadway, running through to and including 732 7th av. The purchasers own the adjoining property at the southeast cor of Broadway and 49th st, and with the addition of this piece they now control a plot of about 7,500 sq. ft., fronting 89.1 ft. in Broadway, 65 ft. in 49th st and 22 ft. on 7th av. The property adjoins the Studebaker Building and has a further advantage by reason of the fact that the "L" extending through to 7th av has for its neighbor on the north the low structure recently put up by the Provident Loan Society. The buyers have no immediate plans for the development of the site, but it is not unlikely that some improvement will be undertaken in the near future. Pease & Elliman and George Backer were the brokers in the deal.

NORTH OF 59TH STREET.

82D ST.—McVickar, Gaillard Realty Co. sold for Annie Davis 26 West 82d st, a 4-sty and basement brownstone dwelling, on a lot 18x100, to a client for occupancy.

82D ST.—T. Scott & Son have sold for Julia Lang to Julius Scott 165 East 82d st, a 3-sty and basement dwelling, on lot 19.2x82.

84TH ST.—H. Hornstein has sold for the J. Male estate the 5-sty double flat at 449 East 84th st, to a Mrs. Cohen, of Asbury Park.

The Lancashire Sold.

85TH ST.—F. R. Wood & Co. sold for Chas. E. McManus to a client for investment the Lancashire, at 351 to 355 West 85th st, a new 8-sty fireproof apartment house, on a plot 75x100. A loan of \$200,000 at 4½% was placed on this property last week through the same broker. The Lancashire is one of the best constructed houses on the West Side, and is laid out in suites of 7 and 8 rooms.

87TH ST.—John Lucker sold for A. B. Schmitt to Herman H. Rippe the 5-sty flat 505 East 87th st, on a lot 25x100.8.

93D ST.—J. W. Fiske sold 151 West 93d st, a 3-sty dwelling, on a lot 17x101.1.

99TH ST.—Harold W. Peck, of Dalzell, Lamson & Co., in conjunction with E. E. Meacham & Son, has sold for Elizy E. Meacham the 4-sty American basement residence 256 West 99th st.

Ninety-Ninth Street Dwelling Sold.

99TH ST.—Harold W. Peck, of Dalzell, Lamson & Co., in conjunction with E. E. Meacham & Son, has sold for Elizy E. Meacham the 4-sty American basement residence, 256 West 99th st.

103D ST.—Abraham Nussbaum sold for Moses H. Harris to a client the 5-sty and basement brick tenement 150 East 103d st, east of Lexington av, on a lot 20x106.10.

107TH ST.—I. Randolph Jacobs purchased from Harry E. Baer the 7-sty elevator apartment house 66 West 107th st, on a plot 50x100, between Manhattan and Columbus avs. The brokers were Salomon & Greenbaum. There are 4 apartments of 4 and 5 rooms each on a floor. The building has a depth of 87 ft.

118TH ST.—Peter Axelrod & Co. sold for Celie Levy to Otto Horwitz, 405 West 118th st, a 6-sty elevator apartment house, on a plot 60x100, adjoining the northwest corner of Morningside Park West. This and the corner house were built by the West Side Construction Co., Peter Axelrod, president.

121ST ST.—Meister & Bache sold to Samuel C. Baum 440 East 121st st, a 6-sty new law flat, on a lot 25x100.11.

131ST ST.—Porter & Co. have sold for Louis Steinfeld the 3-sty dwelling at 145 West 131st st, on lot 20x99.11.

139TH ST.—Jacob F. Zinser has sold for Frederick Lang to clients the two 5-sty double flats 424 and 426 East 139th st, each on lot 25x100. These houses have been in the hands of Mr. Lang for the last 12 years, since the buildings were erected.

158TH ST.—Speedway Realty Company sold to Nathan Loewy the plot 150x100.11, in the south side of 158th st, 125 feet east of Broadway, for improvement.

Isaac Schlesinger sold 1627 to 1631 Amsterdam av, southeast corner of 141st st, a 7-sty elevator apartment house, on plot 99.11x35. The 7-sty house adjoining, at the northeast corner of Amsterdam av and 140th st, was sold by Mr. Schlesinger this week.

E. Fellman sold a plot 100x75 at the southeast corner of Broadway and 126th st to Samuel McMillan, Jr. The property will be improved with a 7-sty fireproof storage warehouse.

E. Fellman sold for John H. Springer to C. M. Rosenthal a plot 78x110 in the west side of Fort Washington av, 100 feet south of 170th st.

Twelve Story House for the Drive.

RIVERSIDE DRIVE.—Silverson & London bought from Chas. M. Rosenthal the plot of about 6½ lots at the northeast cor of Riverside Drive and 151st st. The buyers intend erecting a 12-sty elevator apartment house. The property has a frontage of 104 ft. in the drive and 145 ft. in 151st st, with northerly and easterly lines measuring 174 and 100 ft., respectively. Riverside Drive at this point is laid out at a height of about 100 ft. above the Hudson River and commands splendid views of the Palisades. Another 12-sty structure is being erected in the drive, in the block front between 156th and 157th sts, by the Riviera Construction Co.

RIVERSIDE DRIVE.—Silverson & London have sold the new 6-sty elevator apartment house on plot 75x174.4x irregular, on Riverside Drive, 86.6 ft. north of 127th st.

ST. NICHOLAS AV.—Moore & Rowe Co. sold for E. M. Van Buren 738 St. Nicholas av, a 3-sty brownstone dwelling on a plot 17x100, to a client for occupancy.

ST. NICHOLAS AV.—Bert G. Faulhaber & Co. have sold for the Broad Construction Co., composed of Louis Cohen and Robert Altman, the new 6-sty elevator apartment house occupying the block front on the west side of St. Nicholas av from 158th to 159th st. The property has frontage of 203.3 feet on St. Nicholas av, 78.3 feet on 158th st and 41.1 feet on 159th st, with a rear line measuring 200 feet.

2D AV.—Henry A. Knabenschuh has sold the 4-sty tenement 2074 2d av, on lot 25x100.

2D AV.—Robert Levers sold 2428 2d av, a 4-sty house on a lot 21x80 feet, for Simon & Harris.

5TH AV.—Shaw & Co. sold for Emilie Utard Hawarden Hall, the northwest cor of 129th st and 5th av, a 6-sty elevator apartment, with stores, on a plot 100x110, to an investor.

7TH AV.—Chas. M. Rosenthal has bought from Silverson & London the southwest cor of 7th av and 146th st, a 6-sty flat, on plot 40x100. This property was taken in exchange for the plot at the northeast cor of Riverside Drive and 151st st.

BRONX.

136TH ST.—John A. Clarke sold for Sophie Gerlich 469 and 471 East 136th st, a 5-sty apartment on a plot 50x100, to Mrs. Nellie B. Bogart, who gives in part payment a dwelling on a plot 55x78 at the cor of Fletcher av and White Plains road, Chester Hill, Mount Vernon, N. Y.

163D ST.—Kirkpatrick & Urquhart sold for John Yule to Henry Kroger the southwest cor of 163d st and Grant av, a 5-sty apartment house on a plot 49x115. The 5-sty 684 East 136th st, on a plot 32x138, was given in exchange.

165TH ST.—Geo. E. Baldwin sold for Charles Hebron to Mrs. Hannah E. Kelly, of Atlantic City, N. J., the block front of vacant property in East 165th st, bet Morris and Grant avs. On the property, which has a frontage of 200.8 ft. in 165th st and is 80 ft. in depth, Mrs. Kelly will erect two 80x100-foot 5-sty apartment houses at an estimated cost of \$200,000, with accommodations for 60 families.

BYRON AV.—Thos. S. Burke and George Schaefer sold for Jas. F. Moore to Andrew F. Lilley the 2-family house in Byron av, 225 ft. north of 239th st.

ELTON AV.—Kurz & Uren sold for the Jefferson Construction Co. a plot of about 5 lots at the southwest cor of 159th st and Elton av.

HOFFMAN ST.—Chas. H. Cronin has sold 2454 Hoffman st, a frame dwelling, on lot 25x115.

Apartment House for Intervale Avenue.

INTERVALE AV.—Henry Morgenthau Co. sold to David Herman, a builder, a triangular plot 352.2x311.1x180.6, at the intersection of Wilkins and Intervale avs. There are about 11 city lots in the plot, though the street frontage equals about 26 city lots. It is located one block north of the Freeman st and Southern Boulevard subway station. The buyer will improve the property with five 5-sty apartment houses. The sellers held the property at \$150,000.

STEBBINS AV.—Eugene J. Busher has sold for Edward A. Bell a plot of lots on the east side of Stebbins av, 278 feet north of Westchester av, 75x80, to a builder who will erect two 4-sty brick houses. Also sold for Albert Tag a plot of lots on the east side of Park av running through to Canal Place about 250 feet north of East 138th st, to an investor, who will improve in the near future.

LEASES.

Duffor Brown Co. have leased for Judge Olmsend No. 615 W. 145th st, a 3-sty dwelling.

The following have leased offices in the Fifth Avenue Building: C. J. Hudson & Co., Jerome J. Danzig & Co., and W. L. Lyons & Co.

Ludwig C. Traube leased for a term of years for Charles E. Popp to Augusta T. Crane the 3-sty brick private dwelling, 129 E. 93d st.

No. 9 East 42d st, a 6-sty building on a lot 25x100 feet, between 5th and Madison av, has been leased by John Caswell and others to the Codrington Co. for twenty-one years at \$10,000 net per annum.

Harold W. Peck, of Dalzell, Lamson & Co., represented Annie L. Henning in the leasing of the 4-sty dwelling, 122 West 58th st, for Auguste Rosenberg, and leased for a term of years the 4-sty dwelling, 106 West 79th st.

L. B. Preston has leased stores to the following in the building on the west side of Broadway from 86th to 87th sts: Hygrade Wine Co.; Hartford Lunch Co.; McDermert Dairy Co.; Rees & Rees; Ridley's Candy Store; Harrison & Leo; Victor Estephe, and Samuel Kuper.

William J. Roome & Co. have leased to Gustav Schabrick for a term of years the store and basement in the building 2200 Broadway, northeast corner of 78th st, and the second loft in the building at 33 East 32d st for the George Mulligan Co. to Draper Housen Co.

J. Arthur Fischer and F. C. Reed leased for Mrs. Ada Howe, of Paris, France, the premises entire, 32, 34 West 29th st, on plot 44x

98.9, for the term of 21 years from Oct. 1, 1909. Mr. Samuel Paul will utilize the premises after making extensive alterations as a first-class restaurant and cafe.

Duross Co. have leased for the estate of Henry Berli, Eugene Gavard, exr, the property 316 West 18th st, a 4-sty and basement high stoop dwelling on lot 20x92, for a term of years. Also for Leon Realty Co. the 3-sty and basement dwelling 109 Bedford st, to Mrs. L. King for a term of years.

Duross Company have leased for Edward F. Caldwell & Co. the tenth loft in their new 12-sty building, 36 West 15th st, to A. Haight for a term of years. Also subleased for Lavinia Armstrong to Otto Krist the 3-sty house, 40 7th av; also for John J. Danahar to John Brennan the 4-sty building, 824 Greenwich st, for a term of years.

Pease & Elliman has leased offices in 45 Liberty st to Robert L. Gray, Henry Edwards, Messrs. Morgan & Moon; store in 161 Greenwich st to Alexander Sigura; offices in 123 Liberty st to Emil Meyer, Charles H. Burton, Boulevard Engraving Co., George B. Cobb, N. Y. Oilless Bearing Co., and a loft in 48 Warren st to U. S. Flag Company.

Lease Perpetuity.

Archibald D. Russell and Percy R. Pyne leased to Brill Brothers the northwest corner of Broadway and 49th st. The lease is in perpetuity. The property, which is composed of five old buildings, the upper portion of which was remodeled into an armory for the Old Guard, is to be improved with a 10-sty structure, to be used exclusively by the lessees as a central supply house for their many stores in this city. The street floor will be used as a store by the lessees.

The plot measures 125 feet in Broadway and 103 feet in 49th st, and is valued at \$800,000. The lease becomes operative on May 1, 1910, when the new building will be started.

For the first twenty-one years the rent averages \$40,000 per annum, and for each succeeding period of twenty-one years the rental is to be determined by reappraisal, on which value a rental at the rate of 4½ per cent. will be charged.

Frederick Fox & Co. have leased for the Realty Holding Co. from the plans, the ninth, tenth and eleventh lofts, containing 13,500 sq. ft. of space, at 40-42 West 27th st for a long term of years, to Hall & Arbes and Lipman & Meyers; also for Charles Kaye, from the plans, 5,000 sq. ft. at 22-24 West 26th st, for a long term of years to A. Schwartz & Co.; for the Marmac Construction Co., from the plans, 6,000 sq. ft. of space at 104-106-108 West 27th st, for a long term of years to Henry Eshborn; for George C. Beach, in conjunction with Webster B. Mabie & Co., from the plans, 5,000 sq. ft. of space at 43-5 West 27th st, for a long term of years to E. Gelbwaks; and for George H. Pigueron 5,000 sq. ft. of space, from the plans, at 129-131 West 22d st, for a term of years to the Liberal Waist Co.

McDonald Executors to Build—Lease Not Sold.

Referring to an item published in these columns last Saturday regarding the sale of the lease of the premises southwest cor of 6th av and 32d st at a price in the neighborhood of \$100,000, the executors of the Estate of Frank B. McDonald, owners of the lease, deny that any transfer of same has taken place. The late Frank B. McDonald, who was a director in the Hudson Trust Company, in 1894 secured a long lease of the northwest cor of Broadway and 32d, and a little later purchased the adjoining premises, 1277 Broadway. In 1902 he was unsuccessful in purchasing the southwest cor of 32d st and 6th av, but secured a long lease of the premises, which run about 50 ft. on the av and about 75 ft. on the st. Along with the Herald he was one of the pioneers of the section and had the utmost confidence in its future. In fact, he refused an offer of \$200,000 for the lease of the premises in question. This belief is shared by the executors, who are about to erect a large store and office building on the premises, and the entire building has been practically rented from the plans at prices believed to be topnotchers in that neighborhood. They believe that property in this section has not nearly approached its highest possible point, but that with the opening of the Pennsylvania Terminal and the Hudson Terminal, values will advance beyond belief.

Samler Estate Sales.

More than a thousand inquiries have been received by Joseph P. Day for information about the Samler estate lots in Broadway at 254th st, opposite Van Cortlandt Park, which will be sold at auction next Tuesday in the salesrooms at No. 14 Vesey st.

This is the first important lot sale of the autumn season, and judging by the general interest shown in the sale from the requests for booklets and the great number of visitors to the property, Mr. Day said yesterday that there is a strong demand for good investment property in the line of immediate developments. It has been several years since a large holding of Broadway property has been subdivided, and it will be a great many more probably before such another event in the real estate market takes place, as the few remaining tracts are held by wealthy estates. The terms of sale will enable a buyer to take title to a lot for 20% cash. The city is now finishing the paving of Broadway from Kingsbridge to the city line. The easterly side is finished and the work is well along on the westerly side.

SUBURBAN.

STATEN ISLAND.—Two Westerleigh Plots at Richmond, Staten Island, have been sold by J. Sterling Drake for immediate improvement as follows: For the Chalmers Estate of Richmond, Va., to Titus Challiner, of Bayonne, N. J., size 45x75. For the Layton Estate of Carlisle, O., to Sarah E. Warford, of Brooklyn, N. Y., corner 40x75.

PLAINFIELD, N. J.—William Jeffery, of Plainfield, N. J., has secured the Darby farm of 248 acres, near Plainfield, also the Palmer tract of about twenty-five acres, in Plainfield, and the old Baldwin farm of 100 acres in the Warrentville Boulevard. He has also sold fifteen plots at Mountain View Park, Bound Brook, to Shirley & Johnson, and one plot to H. V. Lough; also two plots to Allen B. Laing, all residents of Plainfield; also thirty-two bungalow plots at Berkeley Heights to Dr. Sidonia Weiss, of New York.

HOKOKUS, N. J.—The old De Vore homestead at Hokokus, N. J., comprising more than sixty acres, has been acquired by the Saddle River Estates, a corporation, of which J. W. Platten is president and J. E. Packer secretary and treasurer. It is understood that George F. Brownell, vice-president of the Erie Railroad, is also interested in the corporation. The property is well located on high ground within a short distance of the station and includes the very attractive woodland near the Ho-Ho-Kus Driving Club. The question of whether or not these new interests are going to develop the property immediately has not yet been determined, although the impression is that development of a high order is contemplated.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J.

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

SALESMAN WANTED.—A first class trade paper in New York desires the services of a good salesman to solicit advertising from the building trade in Greater New York; Salary, with permanent position to a really good man; to fill this vacancy it is not necessary that applicant has been in the advertising business but it is indispensable that he should be a thoroughly equipped salesman, a man of good address and keenly alert; no attention will be given to applications that do not state full particulars and references of undoubted character. Address Box 60 c/o Record & Guide.

BRIGHT YOUNG MAN, NEAT APPEARANCE, OF WEALTHY FAMILY, WANTS TO CONNECT WITH REAL ESTATE FIRM, OWNERS OR BROKERS. ADDRESS "SHREWD," CARE OF RECORD AND GUIDE.

Water Front to Lease.
Foot East 37th St.
Apply WM. A. KANE, 417 East 46th Street.

Will invest with services \$1000 in a well established and solvent real estate business. Must be active and stand strictest investigation. Box 80 Record and Guide.

WANTED—Young man with some experience in renting; section Canal to 34th streets; want a hard worker who can show results; correspondence confidential. Box 90, Record & Guide.

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CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 17 years

160 Broadway, New York

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

ONE GOOD ORDER in the course of a year will more than pay the cost of advertising. The Record and Guide reaches practically all interested in the Real Estate and Building fields.

Phone, 4430 Madison Square

DOUGLSTON, L. I.—Plans for a new actors' colony are disclosed in a deed that has been filed in the County Clerk's office in Jamaica. By the deed Frank Daniels and wife, Bessie; William De Wolf Hopper and wife, Nella Bergen, and William Harris, all of Manhattan, convey to the Daniels-Hopper Realty Company for the sum of \$55,500 sixty-five lots at Douglas Manor, Douglaston, L. I.

According to the provisions of the deed, no house is to be built on the land for less than \$5,000, and there must be no flat-roof building and no two-family houses. No building shall be erected less than twenty feet from the front or side of a lot. No fences will be allowed, hedges and shrubbery being used in their stead. No stable or garage may be built nearer than sixty feet from the street line.

Record Price For Lawrence.

LAWRENCE, L. I.—Franklin L. Partridge and Joseph Fried sold for the Lord estate ten and three-quarter acres at Lawrence, L. I., fronting on Central and Lawrence avs and Broadway, to Henry A. Kayser. There are included in the transaction three cottages, barns and outbuildings; one of the houses, the family home, will be occupied by the purchaser.

The price paid, according to Mr. Partridge, is \$225,000, and the fact that it was given by a resident of the town is all the more valuable as a criterion of the manner in which values have increased. Allowing \$25,000 for the buildings, the price equals more than \$18,000 an acre, there being no record of a higher valuation ever having been given for land in Lawrence, which has developed very rapidly.

REAL ESTATE NOTES

Norman Denzer, 3860 Broadway, has opened a new office. He makes renting in the Audubon section a specialty.

The Charles F. Noyes Company is distributing bound copies of the 1909 assessed valuations for the area south of Grand st. The book is convenient for reference.

Harold W. Peck, formerly associated with the firm of Cahen & Co., is now connected with Dalzell, Lamson & Co., of the Singer Building, as manager of their city department.

Mrs. M. E. Alexander has moved from 10 West 40th st to larger quarters at No. 12 West 40th st, and will continue to make a specialty of renting and selling residential property.

Wm. A. White & Sons have placed with a savings bank for the De Leon Realty Co. a loan of \$160,000 at five per cent. interest for five years on the 6-sty and basement elevator apartment house on the east side of St. Nicholas av, 25 ft. north of 159th st.

Justice Platzek, of the Supreme Court, has appointed William B. Logan receiver of rents of a tenement in the south side of 125th st, 100 ft. east of 1st av, 25x100.11, pending a suit brought by Thomas F. Marks and others against Jacob Boss and others to foreclose a second mortgage of \$4,000. The prior mortgage is \$12,000.

Suit has been begun in the Supreme Court by Arlington C. Hall and Harvey M. Hall against the Eighty-sixth Street Theatre Company, Leopold Sondheim, as executor of the estate of Meyer R. Bimberg, Bernard R. Bimberg and others to foreclose a mortgage of \$40,000 on the property Nos. 157, 159 and 161 East 86th st, a plot 76.8x100.8. The mortgage was made on Oct. 1, 1904.

A newly formed corporation, known as the Fifty-eighth Street and Seventh Avenue Company, will shortly take over the Alwyn Court apartment house, at the southeast corner of the above mentioned thoroughfares. The new concern is capitalized at \$500,000, and the incorporators include Franklin H. Mellinger, of Rutherford, N. J.; Frederick H. Martin, of Plainfield, N. J.; Louis A. Hakes, of West Brighton, and Frederick N. Hyndman and Lionel N. Kohler, of Manhattan.

The Title Guarantee & Trust Company announces with regret the resignation of Mr. Arthur Terry as treasurer, the resignation taking effect to-day. Mr. Terry, who was secretary of the City Trust Company from its organization in 1899 until 1905, becomes a general partner in the firm of Atwood, Voilett & Co., 26 Broad st, New York, members of the New York Stock Exchange and New York and New Orleans Cotton Exchange. Mr. Terry is also treasurer of the Leslie-Judge Company and president of the Universal Audit Company. He is a half brother of the late Marion Crawford, and executor of the latter's estate. Mr. Campbell W. Steward joins the firm of Atwood, Voilett & Co. at the same time.

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 property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 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. 24, 25, 27, 28, 29 and 30. (No. 92.)

BOROUGH OF MANHATTAN.

Bleecker st, No 361, e s, 37 s Charles st, 17x70x17.3x70, 3-sty brk tenement and store.

Bleecker st, No 371, e s, 49 n Charles st, 19x61.11x19x62, 5-sty brk tenement and store. Mort \$8,000.

Fulton av, No 1330, e s, 308 n 169th st (7th st), 24x211, except part for av, 2-sty frame dwelling. Mort \$3,000.

Henry F Lippold INDIVID and TRUSTEE to Charles Mau in trust. All title. B & S. Sept 23. Sept 24, 1909. 2:620-47. A \$9,000-\$10,500; 621-35. A \$9,000-\$12,500; 11:2931. nom

Broome st, No 553, s s, 112 e Varick st, 21x81 to alley, 2-sty frame (brk front) tenement and 3-sty brk stable in rear. James Heatherton to Elizabeth Heatherton. 1-7 part. All title. Sept 27, 1909. 2:477-46. A \$9,500-\$11,000. 2,100

Broome st, No 35 | s w cor Goerck st, 25.2x100x25.3x100, Goerck st, Nos 13 to 19 | 5-sty brk tenement and stores. Hannah Strauss et al to Isaac Male. Mort \$25,000. Sept 27. Sept 29, 1909. 2:326-47. A \$20,000-\$45,000. nom

Broome st, Nos 65 to 69 | s w cor Cannon st, 50.4x56, two 4-sty on map Nos 65 and 67 | brk tenements and stores. Jacob T Cannon st, No 19 | Hildebrandt to Easter Realty Co. Mort \$—-. Sept 22. Sept 29, 1909. 2:331-43. A \$35,000-\$55,000. nom

Crosby st, No 49, e s, 187.4 n Broome st, 25x100, 6-sty brk loft and store building. Samuel Williams et al to Meyer Gellman. Mort \$32,000. Sept 29, 1909. 2:482-5. A \$25,000-\$46,000. nom

Centre Market pl, Nos 6 and 6½, on map No 6, e s, abt 175 n Grand st, 24.10x46.1x25x49.8, 4-sty brk tenement and store. Carlo Abarno to Antonio Abarno. 1-6 part. All title. Mort \$7,000. Sept 27. Sept 29, 1909. 2:471-6. A \$6,000-\$10,000. other consid and 1,500

Canal st, No 247, n s, 22 e Elm st, as in year 1892, now 1.5 e Lafayette st, 23x93x23.6x92, 6-sty brk loft building. Sarah E Kipp et al to Julius Braun. Q C and C a G. Sept 29, 1909. 1:208-22. A \$35,000-\$50,000. nom

Same property. Josephine E Bard widow et al HEIRS & Robert W Bard to same. Q C and C a G. June 29. Sept 29, 1909. 1:208. nom

Canal st, No 247, n s, 1.5 e Lafayette st, 22.10x101.9x23.2x97.4, 6-sty brk loft building. Chas W Bard and ano EXRS James M Bard to Julius Braun. Sept 24. Sept 29, 1909. 1:208-22. A \$35,000-\$50,000. 47,500

Same property. Julius Braun to Alfred Seton of Tuxedo Park, N Y, and Henry G Barbey of Katonah, N Y. Sept 28. Sept 29, 1909. 1:208. other consid and 100

Canal st | n e cor Lafayette st, 1.5x97.4x13.5x Lafayette st, Nos 119 and 121 | 95.8, 1-sty frame store and vacant. John H Gerdes to Alfred Seton of Tuxedo Park, N Y, and Henry G Barbey of Katonah, N Y. B & S. Mort \$6,000. Sept 29, 1909. 1:208-1. A \$13,000-\$13,000. other consid and 100

Canal st, No 73 | n w cor Allen st, 22.6x75, 7-sty brk loft and Allen st, No 17 | store building. FORECLOS, Sept 7, 1909.

Fredk R Rich referee to Charles Enderle of Brooklyn. Sept 29, 1909. 1:300-29. A \$34,000-\$60,000. 10,500

Chrystie st, Nos 195 and 197, w s, 100 s Stanton st, 50x196, one 3 and one 5-sty brk loft and store buildings. The Minsker Realty Co to Max D Steuer. 1-6 part. Mort \$79,000. Sept 28, 1909. 2:426-29 and 30. A \$56,000-\$70,000. nom

Gramercy Park East, No 40 | s e cor 21st st, runs e 125 x s 78.10 21st st, Nos 146 to 150 E | x w 45 x n 59.2 x w 80 to st x n 19.8 to beginning, three 5-sty stone front tenements. Release mort. Hudson Mortgage Co to Charles Buek Construction Co. Aug 23. Sept 27, 1909. 3:876-26 to 28. A \$69,000-\$90,000. nom

Same property. Consent to above release and certificate that following premises bears mort for \$50,000:

Gramercy Park East, Nos 35 to 38, e s, 39.5 s 21st st, runs e 80 x s 39.5 x e 2.11 x s 44 x w 82.11 to st x n 83.5 to beginning, 12-sty stone front tenement.

Gramercy Park Construction Co to Hudson Mortgage Co. Aug 23. Sept 27, 1909. 3:876-21. A \$100,000-\$—-. nom

Same property. Consent to release as above and certificate that mort for \$60,000 on 2d parcel is subject and subordinate to said mort for \$50,000. Waterford W Smith to Hudson Mortgage Co. Aug 23. Sept 27, 1909. 3:876. nom

Greene st, No 85 | s w cor Spring st, 28x50.

Spring st, No 128 |

Greene st, No 83, w s, 51 s Spring st, runs n 23 x w 50 x n 2 x w 50 x s 25 x e 100 to beginning.

Spring st, Nos 130 and 132, s s, abt 50 w Greene st, 46.11x26.4 | x46.11x26.3 w s.

6-sty brk loft and store building.

Jennie Bohm widow, Cincinnati, Ohio, as HEIR & Jacob Seasongood to Alice B Oppenheimer, Laura B Guiterman, Emma B Marks and Madeline B Sachs. All title. Sept 23. Sept 27, 1909. 2:486-17. A \$70,000-\$120,000. gift

Greene st, Nos 58 and 60, e s, abt 100 n Broome st, 50x100, 5-sty brk loft and store building. Jennie Bohm widow, Cincinnati, Ohio as HEIR Jacob Seasongood to Alice B Oppenheimer, Laura B Guiterman, Emma B Marks and Madeline B Sachs. All title. Sept 23. Sept 27, 1909. 2:485-1 and 2. A \$50,000-\$90,000.

Gouverneur st, No 48 | n e cor Monroe st, 27x101.6x22.8x Monroe st, Nos 215 and 217 | 101.6, 6-sty brk tenement and stores. Solomon Silberblatt to Katie Cohen. All liens. Sept 27. Sept 29, 1909. 1:266-1. A \$25,000-\$55,000. other consid and 100

Grand st, No 147, s s, 43.2 w Lafayette st, old line of Elm st, 17.9 x80.4x18.2x80.4, 4-sty brk loft and store building. Leonard and Chas E Keil et al HEIRS, &c, Christina Keil to Jacob Franz. All liens. Aug 14. Sept 25, 1909. 1:233-15. A \$17,500-\$21,500. nom

Henry st, No 293, n s, abt 70 e Scammel st, 24x77.11x24x78.3 w s, 5-sty brk tenement. Isaac Male to Max Male. Morts \$28,-500. Sept 14. Sept 29, 1909. 1:288-18. A \$13,000-\$27,000. other consid and 100

Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87, 2-sty brk tenement and store. Leonard Weill to Kate Frank. Mort \$11,000. Sept 24. Sept 30, 1909. 1:298-24. A \$15,000-\$17,000. other consid and 100

Ludlow st, No 23, n w s, abt 120 s Hester st, 19x87.6, 5-sty brk tenement and store. Louis D Waxberg and ano to Cyclops Realty Co. Mort \$17,000. Sept 24, 1909. 1:298-22. A \$16,000-\$23,000. other consid and 100

Manhattan st, No 5, w s, 92.5 n Houston st, 25.1x62, 5-sty brk tenement. FORECLOS, Sept 23, 1909. James Oliver ref to Pauline Neustaedter. Sept 24. Sept 25, 1909. 2:357-16. A \$10,000-\$20,000. 19,000

Orchard st, No 74, e s, 137.6 n Grand st, 25x87.6, 5-sty brk tenement and store. Morris Goldstein to Philip Goldstein. Mort \$30,500. Sept 28, 1909. 2:408-4. A \$19,000-\$30,000. other consid and 100

Prince st, No 181, n s, 50 e Sullivan st, 25x95.6, 6-sty brk tenement and store. Chas R Faruolo and ano to John A Gardella, of N Y, and Charles Raffetto, of Manasquan, N J. Morts \$34,000. Sept 30, 1909. 2:517-42. A \$17,000-P \$29,000. other consid and 100

Rivington st, No 62, n s, 66.3 w Allen st, 22.1x75, 3-sty brk tenement and store. Bernard Frankel to Joseph and Esther Wasserman. Mort \$22,000. Sept 27. Sept 28, 1909. 2:416-35. A \$15,000-\$20,000. nom

St Nicholas terrace, No 6, e s, 78.9 n 127th st, 38.7x80, 5-sty brk tenement. Thos S Mumford to Nathan S Jarvis. Sept 17. Sept 29, 1909. 7:1954-14. A \$12,000-\$32,000. nom

Stanton st, No 121 | s e cor Essex st, 25x75, two 6-sty brk Essex st, Nos 154 and 156 | tenements and stores. Edith M wife Arthur C Rollwagen to Emily S Garside. Q C, dower right, &c. June 23. Sept 28, 1909. 2:354-12. A \$30,000-\$50,000. nom

Stanton st, No 32, s s, 82.11 e Chrystie st, 17.9x75.1x17.9x75.3, 5-sty stone front tenement and store. Sheindelman & Parshelsky to Sidney Wallach. Morts \$26,000 and all liens. Sept 28. Sept 30, 1909. 2:421-17. A \$17,000-\$23,000. nom

Stanton st, No 319. | s w cor Goerck st, 50x75, 6-sty brk Goerck st, Nos 111 to 117. | tenement and stores. Herman Schiff to Max Schiff. 1-3 part. Morts \$90,250. Sept 27. Sept 30, 1909. 2:329-54. A \$40,000-\$80,000. nom

Spring st, No 129 (117), n s, abt 25 w Greene st, 23.2x95.6 to alley x23.9x95.6, with rights to alley, 3-sty brk tenement and store with 1-sty brk extension. Adam Priester to Anna Priester. All liens. Sept 27. Sept 28, 1909. 2:500-35. A \$27,000-\$30,000. nom

South st, Nos 288 and 290 | n s, 90 e Clinton st, 93.4x145.10 to Water st, Nos 569 and 571 | Water st; also all title to land lying bet above and East River, together with all bulkhead wharves, &c, two 5-sty brk storage buildings. Henry Bedlow to Eliz Bayliss. All title. June 2. Sept 28, 1909. 1:242 and 245-4. A \$35,000-\$70,000. nom

Water st, No 433. | s e cor Market slip, 26x80, 5-sty brk Market slip, Nos 92 to 98. | tenement and store. Martin Goldfarb to Julius Rosenberg. Mort \$28,000. Sept 17. Sept 30, 1909. 1:249-44. A \$20,000-\$33,000. nom

Same property. Julius Rosenberg to Marcus Rosenthal. Mort \$33,500. Sept 18. Sept 30, 1909. 1:249. nom

William st | n w cor Spruce st,

Spruce st |

Spruce st, n s, adj above on west.

Declaration as to encroachment of cornice, &c. The N Y Press Club to William Zinsser. Sept 21. Sept 24, 1909. 1:102.

MILLER, McMANN & DONLEY WM. A. MILLER
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Willett st, No 84, e s, abt 125 n Rivington st, 25x100, 6-sty brk tenement and stores. Samuel Eckert to Fannie Roossin. Mort \$34,500. Sept 29. Sept 30, 1909. 2:339-44. A \$18,000-\$36,000. other consid and 100

3d st E, No 186, s s, 200.7 w Av B, 24x106, 5-sty brk tenement and store. Louis D Waxberg and ano to Cyclops Realty Co. Mort \$32,000. Sept 24, 1909. 2:398-23. A \$18,000-\$33,000. other consid and 100

4th st E, No 254, s s, 140 e Av B, 24.9x96.2, 6-sty brk tenement and store. Louis D Waxberg and ano to Cyclops Realty Co. Mort \$26,000. Sept 24, 1909. 2:386-13. A \$17,000-\$36,000. other consid and 100

7th st E, No 241, n s, 544.2 w Av D, 24.5x97.6, 6-sty brk tenement and store. David Goodman to Hyman Thumen. 1/2 part. All liens. Sept 24, 1909. 2:377-67. A \$15,000-\$36,000. other consid and 100

9th st E, No 624, s s, 313 e Av B, 20x76, 4-sty brk tenement and store. Morris Kaplan to Annie Golden. Mort \$10,000. Sept 24, 1909. 2:391-19. A \$12,000-\$14,000. other consid and 100

10th st E, No 237, n s, 125 w 1st av, 25x94.10, 6-sty brk tenement. Louis D Waxberg and ano to Cyclops Realty Co. Mort \$30,500. Sept 24, 1909. 2:452-39. A \$17,500-\$38,000. other consid and 100

10th st E, No 261, n e s, 344 n w Av A, 25x94.8, 5-sty brk tenement and store. Jacob T Hildebrant to Easter Realty Co. Mort \$—. Sept 22. Sept 29, 1909. 2:438-47. A \$17,500-\$35,000. nom

13th st E, No 122, s s, 275 w 3d av, 25x103.3, 5-sty brk loft building. Margaret Daub to James A Donegan. B & S. All liens. July 14. Sept 24, 1909. 2:558-18. A \$17,500-\$26,000. nom

13th st E, Nos 346 and 348, s s, 128 w 1st av, 42x103.3, 6-sty brk tenement and stores. FORECLOS, Sept 24, 1909. Wm J A Caffrey referee to Caroline Gottlieb. Sept 24, 1909. 2:454-32. A \$33,000-\$65,000. 5,000

13th st E, No 122, s s, 275 w 3d av, 25x103.3, 5-sty brk loft building. James A Donegan to Fredk W Daub and Margaret his wife tenants by entirety. B & S. All liens. July 14. Sept 24, 1909. 2:558-18. A \$17,500-\$26,000. nom

13th st E, Nos 508 and 510, on map No 510, s s, 133.6 e Av A, 37.6x103.3, 6-sty brk tenement and stores. Salvatore Schillizzi to Lillian Vickers. All liens. Sept 27. Sept 29, 1909. 2:406-11. A \$24,000-\$60,000. other consid and 100

17th st W, No 411, n s, 125 w 9th av, 25x92, 4-sty brk stable. John L Bassett to Anna L Egan. Sept 29, 1909. 3:715-27. A \$9,500-\$20,000. nom

17th st E, No 237, n s, 178.6 w 2d av, 29x104, 3-sty and basement stone front dwelling. Eliz S Howard to Saint Andrews Convalescent Hospital. 1-6 part. July 24. Sept 30, 1909. 3:898-21. A \$21,000-\$35,000. omitted

Same property. Edwin B King TRUSTEE Susan L King, dec'd, for John N King to same. Life interest in 1-12 part. All title. B & S. Sept 18. Sept 30, 1909. 3:898. 3,958.33

Same property. Margt B Keith and ano to same. All of C a G. Aug 5. Sept 30, 1909. 3:898. nom

Same property. Marion C H Powel et al, EXRS Mary N Neilson to same. 1-6 part. June 21. Sept 30, 1909. 3:898. 7,916.67

Same property. Marion C H Powel to same. Q C. July 24. Sept 30, 1909. 3:898. nom

Same property. Edwin B King to same. 1-12 part. All title. Also all right, title and interest to 1-12 part, which party 1st part holds as trustee for his brother, John N King, during his life. Sept 18. Sept 30, 1909. 3:898. nom

Same property. Nicholas G Rutgers and ano, TRUSTEES Meta Neilson, decd, et al to same. 2-6 parts. B & S. July 21. Sept 30, 1909. 3:898. 7,835.04

Same property. Helen N Armstrong to same. 1-6 part. B & S. July 21. Sept 30, 1909. 3:898. 7,835.04

18th st W, No 167, n s, 80 e 7th av, 20x51x20x50.6, 3-sty brk tenement. Matilda Pinner to Patk J Ryan. June 14. Sept 28, 1909. 3:794-5. A \$6,500-\$9,000. nom

20th st E, No 245, n e s, 79 n w 2d av, 21x92, 3-sty brk tenement. Maria Sharkey to Margaret Nixon. Mar 6. Sept 24, 1909. 3:901-25. A \$10,500-\$13,000. nom

23d st E, Nos 424 and 426, s s, 344 e 1st av, 50x98.9, 1 and 2-sty brk building. 15,000

22d st E, Nos 427 and 429, n s, 354.7 e 1st av, 46.10x98.9, vacant. Margaret Daub to James E Donegan. B & S. All liens. July 14. Sept 24, 1909. 3:954-19 and 40. A \$46,000-\$47,500. nom

23d st E, Nos 424 and 426, s s, 344 e 1st av, 50x98.9, 1 and 2-sty brk building.

22d st E, Nos 427 and 429, n s, 354.7 e 1st av, 46.10x98.9, vacant. James A Donegan to Fredk W Daub and Margaret his wife tenants by entirety. B & S. All liens. July 14. Sept 24, 1909. 3:954-19 and 40. A \$46,000-\$47,500. nom

24th st W, No 37, n s, 304.2 e 6th av, 20.10x98.9, 5-sty stone front building and store. Clement Guion 2d to Geo G Guion. 1-3 part. Mort \$11,000. Sept 23. Sept 24, 1909. 3:826-18. A \$34,000-\$40,000. 15,000

25th st W, No 315, n e s, 154 w 8th av, 22x98.9.

25th st W, No 317, n e s, 176 w 8th av, 24x98.9. two 4-sty brk tenements, stores in No 315, and two 4-sty brk tenements in rear. Charles Conlon and ano EXRS Patrick Dunn to Sarah J Lyddy, of Bridgeport, Conn. Sept 15. Sept 29, 1909. 3:749-29 and 30. A \$19,000-\$27,000. 34,000

29th st E, Nos 315 to 321, n s, 200 e 2d av, 75x98.9, three 3 and one 4-sty brk tenements, store in No 321. Mary E Julian to East Twenty-ninth St Co. Mort \$17,500. Sept 22. Sept 24, 1909. 3:935-13 to 16. A \$29,500-\$38,500. other consid and 100

39th st W, Nos 438 and 440, s s, 250 e 10th av, 50x98.9, 5-sty brk tenement and 4-sty brk tenement and store. Christie Becker et al DEVISEES Joseph Becker to August Becker. 1-3 part. Nov 16, 1908. Sept 28, 1909. 3:736-55 and 56. A \$20,000-\$33,000. nom

Same property. Same to Sophie Boyle. 1-3 part. Nov 16, 1908. Sept 28, 1909. 3:736. nom

Same property. Same to Christie Becker. 1-3 part. Nov 16, 1908. Sept 28, 1909. 3:736. nom

Same property. Agreement not to sell or mortgage above during their lives, &c. Christie Becker, August Becker and Sophie Boyle each with the other. Nov 17, 1908. Sept 28, 1909. 3:736. mutual agreement

41st st W, No 131, n s, 280.4 w 6th av, 19.8x98.9, 5-sty brk loft and store building. Mary E Hanigan to Gertrude Hanigan. 1-5 part. Sept 23. Sept 24, 1909. 4:994-21. A \$43,000-\$55,000. nom

Same property. Same to Josephine Hanigan. 1-5 part. Sept 23. Sept 24, 1909. 4:994. nom

Same property. Same to Henry A Hanigan. 1-5 part. Sept 23. Sept 24, 1909. nom

43d st E, No 203, n s, 80 e 3d av, 25x100.5, 5-sty brk tenement. Annie G wife Frank McKenna to Agnes V Moran. 1-3 part. Mort \$10,000. Sept 27. Sept 28, 1909. 5:1317-4 1/2. A \$10,000-\$20,000. 5,000

44th st W, Nos 120 to 126, s s, 243.9 w 6th av, 75x100.4, four 4-sty brk dwellings. Medcef Eden Realty Corporation to Peter Zucker trustee. Mort \$120,000. Sept 27, 1909. 4:996-43 to 45. A \$148,000-\$156,000. other consid and 100

45th st W, No 17, n s, 233.6 w 5th av, 16.6x100.5.

45th st W, No 19, n s, 250 w 5th av, 25x100.5. two 4-sty stone front dwellings. Samuel Frank to Albert F Jammes. Mort \$125,000. Aug 24. Sept 28, 1909. 5:1261-27 and 28. A \$112,000-\$126,000. other consid and 100

47th st W, Nos 514 and 516, s s, 169 w 10th av, 30.8x100.4, two 2-sty frame tenements.

47th st W, No 508, s s, 115.4 w 10th av, 15.4x100.4, 2-sty frame tenement. Peter J Bresnan to Ernest Flagg. Sept 27. Sept 30, 1909. 4:1075-37, 39 1/2 and 40. A \$11,700-\$11,700. 100

47th st W, Nos 514 and 516, s s, 169.4 w 10th av, 30.8x100.4, two 2-sty frame tenements.

47th st W, No 508, s s, 115.4 w 10th av, 15.4x100.4, 2-sty frame tenement. Ellen M Bresnan by Michael F Dee to Ernest Flagg. 1-8 part. All title. Sept 30, 1909. 4:1075-37 1/2, 39 1/2 and 40. A \$11,700-\$11,700. 2,062.50

47th st W, Nos 510 and 512, s s, 130.8 w 10th av, 38.8x100.4, two 2-sty frametenements. Richard Fitzpatrick to Ernest Flagg. Sept 27. Sept 30, 1909. 4:1075-38 and 39. A \$9,400-\$9,400. other consid and 100

47th st W, No 506, s s, 100 w 10th av, 15.4x100.4, 2-sty frame tenement and store. John B Ross to Ernest Flagg. Sept 28. Sept 30, 1909. 4:1075-37. A \$3,900-\$3,900. 100

48th st W, No 554, s s, 100 e 11th av, 25x100.5, 2-sty brk stable. Maurice Black to Bertha Levy. Mort \$10,000. Sept 28. Sept 29, 1909. 4:1076-60. A \$9,000-\$13,500. nom

55th st W, No 122, s s, 250 w 6th av, 25x100.5, 2-sty brk stable. Wm R H and Frank B Martin EXRS John T Martin to Wm N Cromwell. Sept 1. Sept 24, 1909. 4:1007-43. A \$30,000-\$32,000. 35,000

55th st W, No 122, s s, 250 w 6th av, 25x100.5, 2-sty brk stable. Wm R H Martin et al HEIRS & c John T Martin to Wm N Cromwell. Q C. Sept 1. Sept 24, 1909. 4:1007-43. A \$30,000-\$32,000. nom

56th st E, No 14, s s, 147.6 w Madison av, 23x100.5, 5 and 6-sty brk and stone dwelling. Lilla Gilbert to Arthur Gibb of Glen Cove, L. I. Mort \$125,000. Sept 27, 1909. 5:1290-62. A \$60,000-\$140,000. other consid and 100

58th st E, No 348, s s, 73 w 1st av, 27x100.4, 5-sty stone front tenement. Frank Casper to Michael Kirschner. Mort \$16,000. Sept 29. Sept 30, 1909. 5:1350-30 1/2. A \$11,000-\$26,500. nom

62d st W, No 208, s s, 150 w Amsterdam av, 25x100.5, 5-sty brk tenement and store.

62d st W, No 224, s s, 350 w Amsterdam av, 25x100.5. 5-sty brk tenement. Jacob T Hildebrant to Easter Realty Co. All liens. Sept 22. Sept 29, 1909. 4:1153-39 and 47. A \$12,000-\$32,000. nom

66th st W, No 38, s s, 325.5 w Central Park West, 24.7x100.5, 3-sty brk dwelling and garage. Alex S Cochran to Isaac E Emerson. Sept 22. Sept 28, 1909. 4:1118-46. A \$20,000-\$27,500. other consid and 100

66th st W, No 132, s s, 123.1 w Broadway, 25x100.5, 5-sty stone front tenement. Annie T Murray to Joseph Solomon. Mort \$20,000. Sept 29. Sept 30, 1909. 4:1137-47. A \$16,000-\$24,000. other consid and 100

68th st W, No 47, n s, 475 w Central Park West, 24.11x100.5, 4-sty and basement stone front dwelling. Eliza C Farrelly to Joseph J. Little. Mort \$33,000. Sept 27. Sept 30, 1909. 4:1121-13. A \$20,000-\$42,000. other consid and 100

69th st E, No 322, s s, 175 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Lena Woytisek to Bina Beer. Morts \$8,800. Sept 29. Sept 30, 1909. 5:1443-45. A \$5,000-\$8,000. other consid and 100

70th st E, n s, 201 e 5th av, 41x100.5, vacant. N Y Public Library Astor, Lenox & Tilden Foundations to Henry D Lawton. June 9. Sept 28, 1909. 5:1385-10. A \$170,000-\$170,000. other consid and 100

70th st E, n s, 21 w Madison av, 22x100.5, vacant. The N Y Public Library, Astor, Lenox & Tilden Foundations to Edward W Humphreys. June 9. Sept 29, 1909. 5:1385-16. A \$100,000-\$100,000. other consid and 100

70th st W, n s, 123 w Madison av, 25x100.5, vacant. N Y Public Library-Astor-Lenox-Tilden Foundations to Cornelius W Luyster, Jr. June 5. Sept 30, 1909. 5:1385-12. A \$100,000-\$—. other consid and 100

71st st E, s s, 250 e 5th av, 25x100.5, vacant. N Y Public Library, Astor, Lenox & Tilden Foundations to Rosamond S Auchincloss. B & S. June 5. Sept 30, 1909. 5:1385-62. A \$100,000-\$100,000. other consid and 100

73d st E, Nos 149 and 151. | n s, 369 w 3d av, 51 to Lexington-Lexington av, Nos 1025 and 1027. | ton av x 102.2, two 5-sty brk tenements and stores. The Realty Securities Co to The D A Cushman Realty Corporation. Morts \$75,000. Sept 30, 1909. 5:1408-20. A \$48,000-\$95,000. nom

Same property. Release mort. Title Guarantee & Trust Co to same. Sept 30, 1909. 5:1408. nom

73d st E, No 167, n s, 215 w 3d av, 25x102.2, 2-sty brk stable. Henry H Benedict to 73d St Realty Co. B & S. Sept 29, 1909. 5:1408-27. A \$17,500-\$30,000. other consid and 100

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- 74th st W, No 35, n s, 340 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Emma S Weil to Abraham Weil. May 26, 1896. Sept 24, 1909. 4:1127-14. A \$19,000-\$42,000. nom
- 75th st W, No 31, n s, 368 e Columbus av, 20.1x102.2, 4-sty and basement stone front dwelling. Samuel D Styles to Moses Tanenbaum. Sept 22. Sept 24, 1909. 4:1128-15½. A \$19,000-\$38,000. other consid and 100
- 77th st W, No 133, n s, 335 w Columbus av, 20x108.10x20x108.5, 4-sty and basement brk dwelling. Ada E wife Henry Mote to Moritz Gross. Aug 23. Sept 30, 1909. 4:1149-19. A \$14,000-\$27,000. other consid and 100
- 78th st W, No 157, n s, 191 e Amsterdam av, 19x102.2, 4-sty and basement stone front dwelling. Flora C Bolan to Minnie A Brooks. Nov 19, 1908. Sept 27, 1909. 4:1150-8½. A \$12,500-\$24,000. other consid and 100
- 79th st W, No 163, old No 185, n s, 121 e Amsterdam av, 17x102.2, 4 and 5-sty stone front dwelling. Juan Cortada to W Virginia Hill. Mort \$17,000. Sept 28. Sept 29, 1909. 4:1210-6. A \$13,500-\$24,500. other consid and 100
- 80th st E, No 216, s s, 225 e 3d av, 25x102.2, 4-sty brk tenement and store. Morris Kaplan to Annie Golden. Mort \$13,500. Sept 24, 1909. 5:1525-39. A \$11,000-\$16,000. other consid and 100
- 80th st E, No 177, n s, 150 w 3d av, 16.8x100, 3-sty stone front dwelling. Chas B Gumb to Eliz K Dooling. Mort \$9,000. Sept 29. Sept 30, 1909. 5:1509-30. A \$8,500-\$13,500. other consid and 100
- 80th st E, No 179, n s, 133.4 w 3d av, 16.8x100, 3-sty stone front dwelling. Adele Gumb to Eliz K Dooling. Mort \$9,000. Sept 29. Sept 30, 1909. 5:1509-31. A \$8,500-\$13,500. other consid and 100
- 84th st E, Nos 158 to 162, s s, 93.6 w 3d av, 81x102.2, three 5-sty brk tenements. Jacob T Hildebrant to Easter Realty Co. Mort \$—, Sept 22. Sept 29, 1909. 5:1512-41 to 43. A \$42,000-\$84,000. nom
- 85th st E, No 430, s s, 375 e 1st av, 25x102.2, 5-sty brk tenement. Phillip Gerlich to Sophie Gerlich. Mort \$—, Sept 27. Sept 28, 1909. 5:1564-35. A \$8,500-\$18,500. other consid and 100
- 85th st W, No 45, n s, 412 w Central Park West, 20x102.2, 5-sty stone front dwelling. James Carlew Construction Co to Emma C Linson. B & S. June 1. Sept 25, 1909. 4:1199-16. A \$15,000-\$40,000. other consid and 100
- 87th st W, No 34, s s, 390 w Central Park W, 20x100.8, 4-sty and basement stone front dwelling. Alfred Steckler to Hattie W Goodhart. Sept 27. Sept 28, 1909. 4:1200-49. A \$13,500-\$28,000. nom
- 87th st E, Nos 16 and 18, s s, 63.2 w Madison av, 50.2x100.8, two 5-sty brk tenements. Charles Gulden to Wm H Turrell, of South Orange, N J. Sept 14. Sept 29, 1909. 5:1498-59 and 60. A \$89,500-\$102,000. other consid and 100
- 87th st W, No 45, n s, 250 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Chas R Hubert to Edwin B Curtiss. Mort \$28,000. Sept 28. Sept 29, 1909. 4:1201-11. A \$13,500-\$32,000. omitted
- 87th st W, No 109, n s, 75 w Columbus av, 16.8x100.8½, 3-sty and basement stone front dwelling. Raphael L Jackson to Ora M Russell. Mort \$10,000. Sept 30, 1909. 4:1218-28½. A \$9,000-\$15,500. other consid and 100
- 93d st E, No 16, s s, 124.5 w Madison av, 20x100.8, 4-sty stone front dwelling. Hattie Berliner to Sender Jarmulowsky. Mort \$20,000. Sept 28, 1909. 5:1504-61. A \$40,000-\$50,000. other consid and 100
- 95th st W, No 39, n s, 394 w Central Park West, 16.6x100.8, 3-sty and basement brk dwelling. Emily L Landon to Richard H Thomas and Martha his wife tenants by entirety. Mort \$14,000. Sept 24. Sept 27, 1909. 4:1209-16½. A \$9,000-\$14,500. other consid and 100
- 97th st E, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. Otto J Bueb and ano EXRS Louisa M Bueb to Karl R Finestone. Sept 30, 1909. 6:1669-17. A \$7,000-\$23,000. 16,000
- 97th st E, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. Karl R Finestone to Lottie L Wasserman. Mort \$13,000. Sept 30, 1909. 6:1669-17. A \$7,000-\$23,000. other consid and 100
- 99th st W, No 72, s s, 74 e Columbus av, 26x100.11, 5-sty brk tenement and store. Virginia L Humphrey to Fredk Behr. B & S. Mort \$30,600. Sept 28, 1909. 7:1834-60½. A \$12,500-\$23,000. 100
- 101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Butler & Herrman Co to Geo W Smith. Mort \$39,000. Sept 24. Sept 27, 1909. 6:1672-37. A \$12,000-\$43,000. other consid and 100
- 103d st E, No 150, s s, 29.6 e Lexington av, 20x106.10, 5-sty brk tenement. Moses H Harris to Jacob Vogelfanger of Brooklyn. Mort \$14,500. Sept 27. Sept 29, 1909. 6:1630-52. A \$8,000-\$18,000. nom
- 103d st E, No 62, s s, 62.6 w Park av, 37.6x100.11, 6-sty brk tenement and stores. Wolf Parker to Joseph Goldner. Q C. Sept 29. Sept 30, 1909. 6:1608-42. A \$16,500-\$47,000. nom
- 109th st E, Nos 208 and 210, s s, 147.6 e 3d av, 37.6x100.11, 6-sty brk tenement and stores. Wolf Parker to Joseph Goldner. Q C. Sept 29. Sept 30, 1909. 6:1658-42. A \$13,000-\$44,000. nom
- 110th st E, Nos 161 to 171, n s, 100 w 3d av, 150x100.11, six 4-sty brk tenements and stores. Jacob T Hildebrant to Easter Realty Co. Mort \$—, Sept 22. Sept 29, 1909. 6:1638-28 to 32. A \$66,000-\$96,000. nom
- 113th st W, No 315, on map Nos 311 and 315, n s, 95 e Manhattan av, 75x100.11, 6-sty brk tenement. Benjamin Klinger to Marie Verhaeren. Mort \$112,000. Sept 30, 1909. 7:1847-46. A \$36,000-\$125,000. other consid and 100
- Same property. Badt-Mayer Company to Benjamin Klinger. Mort \$112,000. Sept 30, 1909. 7:1847. other consid and 100
- 116th st W, Nos 121 and 123, n s, 241.8 w Lenox av, 41.8x100.11, 6-sty brk tenement and stores. Emily G Painter of Mamaroneck, N Y, to S G Painter Realty & Securities Co. Mort \$68,500. Sept 21. Sept 24, 1909. 7:1901-21. A \$30,000-\$65,000. 100
- 117th st E, Nos 446 and 448, s s, 122.11 w Pleasant av, 41.11x100.11, 6-sty brk tenement and stores. Chas B Ammerman to Alema Realty Exchange Co, a corpn. Mort \$40,000. Sept 9. Sept 30, 1909. 6:1710-31. A \$10,500-\$46,000. nom
- 118th st W, No 19, n s, 560 e Lenox av, 25x100.11, 5-sty brk tenement. Irene Parker to Bella Schapiro. Mort \$28,000. Sept 28 1909. 6:1717-24. A \$14,000-\$31,000. 100
- 122d st W, No 134, s s, 356.7 w Lenox av, 18x100.11x18.1x100.11, 4-sty and basement stone front dwelling. Gertrude W Woelffel HEIR George and Andrew B Williams to Fannie Williams widow of Andrew B Williams. All title. B & S. June 16. Sept 25, 1909, 7:1906-48. A \$8,600-\$19,500. nom
- Same property. Carrie F Williams HEIR as above to same. All title. B & S. July 19. Sept 25, 1909. 7:1906. nom
- 122d st E, No 60, s s, 201 w Park av, 21x100.11, 5-sty stone front dwelling. Pincus Winter to Mary Solomon. Mort \$19,700. Sept 27. Sept 28, 1909. 6:1747-67. A \$8,500-\$21,000. other consid and 100
- 123d st W, No 523, n s, 266.10 w Amsterdam av, 33.2x100.11, 5-sty brk tenement. Eli Younghem to Carrie Younghem his wife. Mort \$28,000. Sept 16. Sept 28, 1909. 7:1978-21. A \$14,500-\$33,000. other consid and 100
- 129th st W, Nos 126 and 128, s s, 250 w Lenox av, as widened, 50x99.11, 4-sty brk dwelling.
- 129th st W, No 130, s s, 425 e 7th av, as widened, 25x99.11, 3-sty and basement frame dwelling. Alexander S Cochran et al EXRS, &c, Eva S Cochran to Fannie D Welch, of Baltimore, Md. Sept 24. Sept 30, 1909. 7:1913-44 and 46. A \$33,000-\$53,000. other consid and 100
- 131st st W, Nos 35 and 37, on map No 35, n s, 410 w 5th av, 50x99.11, 6-sty brk tenement. Louis Silverman to Emile Utard. Mort \$60,000. Sept 29. Sept 30, 1909. 6:1729-19. A \$33,000-\$80,000. nom
- 133d st W, No 209, n s, 120 w 7th av, 20x99.11, 3-sty and basement brk dwelling. Pauline Doctor to Monie Klein. Mort \$9,600. Sept 24. Sept 28, 1909. 7:1939-26. A \$8,800-\$10,000. other consid and 100
- 133d st W, No 254, s s, 200 e 8th av, 29.2x99.11, 4-sty brk tenement. Mort \$17,000.
- East End av, No 170, w s, 50.8 s 88th st, 25x96, 5-sty stone front tenement. Mort \$16,000.
- East End av, No 190, w s, 50.8 s 89th st, 25x96, 5-sty brk tenement. Mort \$16,000.
- Edward Bornhoeft to Dorothy M Hilbert. Sept 22. Sept 24, 1909. 7:1938-56. A \$12,800-\$24,000; 5:1584-28. A \$10,000-\$22,000; 5:1585-28. A \$10,000-\$22,000. nom
- 135th st W, No 487, n s, 100 e Amsterdam av, 36x99.11, 6-sty brk tenement. Aaron M Janpole et al to Janpole & Werner Construction Co. Mort \$35,000. Sept 28. Sept 30, 1909. 7:1972-5. A \$15,500-\$47,000. other consid and 100
- 135th st W, Nos 65 and 67, n s, 147.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and stores. Solmax Realty Co to Morris Manheimer. Mort \$30,000. Sept 30, 1909. 6:1733-8. A \$18,500-\$50,000. other consid and 100
- 139th st W, No 306, s s, 108.4 w 8th av, 16.8x99.11, 3-sty brk dwelling. 7:2041-59. A \$4,200-\$9,500.
- 138th st W, No 307, n s, 108.4 w 8th av, 16.8x99.11, 3-sty brk dwelling. 7:2041-44. A \$4,300-\$9,500.
- 70th st W, No 119, n s, 175 w Columbus av, 20x100.5, 4-sty and basement stone front dwelling. 4:1142-25. A \$14,000-\$25,000.
- 41st st E, Nos 136 and 138, s s, 148.3 e Lexington av, runs s w 75 x s e 22.9 x n e 11.11 x s e 19.3 x n e 70.10 to st x n w 40 to beginning, 4-sty brk stable. 5:1295-46. A \$22,000-\$32,000.
- 2d st E, Nos 79 and 81, s s, 150 w 1st av, 50x73.8x50.3x80, 2-sty brk garage and 2-sty brk tenement. 2:443-26 and 27. A \$22,000-\$26,000.
- Also land at Cornwall, Orange Co, N Y.
 Henry J Hanigan TRUSTEE Phillips Weeks to Philip J, Mary E, Henry A, Josephine and Gertrude Hanigan. Sept 23. Sept 24, 1909. nom
- 139th st W, Nos 602 and 604, s s, 100 w Broadway, 75x99.11, 6-sty brk tenement and stores. Wm L O'Connell to Joseph H Davis Building Co, a corpn. Mort \$102,500. Sept 29, 1909. 7:2087-38. A \$27,000-\$103,000. other consid and 100
- 144th st W, No 228, s s, 150 w 7th av, 25x99.11.
- 144th st W, No 230, s s, 175 w 7th av, 25x99.11.
- 144th st W, No 232, s s, 200 w 7th av, 25x99.11, three 5-sty brk tenements.
 Jacob T Hildebrant to Easter Realty Co. Mort \$—, Sept 22. Sept 29, 1909. 7:2029-40 to 42. A \$24,500-\$51,000. nom
- 145th st W, Nos 505 to 509, n s, 160 w Amsterdam av, 40x99.11, 2-sty brk store. Henrietta M Brown to Thomas F McAvoy. Mort \$25,000. Sept 17. Sept 28, 1909. 7:2077-74. A \$19,000-\$27,000. nom
- Same property. Thomas F McAvoy to Marey Holding Co. Mort \$25,000. Sept 27. Sept 28, 1909. 7:2077. nom
- 148th st W, No 517, n s, 243 w Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. Annie E Neidlinger and ano to Katherine Mullins and Carlos M Sarria. Mort \$8,000. Sept 23. Sept 27, 1909. 7:2080-22. A \$7,000-\$12,500. other consid and 100
- 153d st W, No 269, n s, 100 e 8th av, 37.6x99.11, 5-sty brk tenement. Julius W Brandt et al to Louis McCord. Mort \$36,000. Sept 20. Sept 24, 1909. 7:2039-5. A \$10,500-\$33,000. other consid and 100
- 157th st W, s s, 101.9 w Broadway, 112.6x99.11, 2-sty frame dwelling and vacant. Sound Realty Co to Hyman and Henry Sonn. Mort \$45,000 and all liens. Sept 15. Sept 24, 1909. 8:2134-part lot 80. A \$—\$. other consid and 100
- 157th st W, n s, 500 w Amsterdam av, 150x99.11, vacant. Speedway Realty Co to Nathan Loewy. Mort \$30,000. Sept 24. Sept 27, 1909. 8:2116-part lot 11. A \$—\$. other consid and 100
- 162d st W, No 436, s s, 61 w Jumel terrace, 19.6x98, 3-sty and basement stone front dwelling. Adam Priester to Anna Priester. All liens. Sept 27. Sept 28, 1909. 8:2109-95. A \$5,800-\$15,000. nom
- 172d st W, No 508, s s, 173.4 w Amsterdam av, 48.4x95, 5-sty brk tenement. Release mort. The Estates Settlement Co to One Hundred & Seventy-first St Realty Co. Sept 24, 1909. 8:2128-40. A \$12,000-\$43,000. 8,500
- 178th st W, No 657, n s, 112.6 w Wadsworth av, 12.6x100, 3-sty brk dwelling. Harry F Farrington to Chas J Smith. Sept 20. Sept 27, 1909. 8:2163-20½. A \$3,600-\$7,000. other consid and 100



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178th st W, Nos 511 and 513, n s, 127.6 e Audubon av, 42.6x100, 5-sty brk tenement. Heights Town Construction Co to Alonzo L Tuska. Mort \$47,500. Sept 30, 1909. 8:2152-28. A \$— other consid and 100
Av B, Nos 97 and 99, e s, 40.5 n 6th st, 37x93, 6-sty brk tenement and stores. Isaac Male to Eva Male. Mort \$56,500. Sept 8, 1909. 2:389-3. A \$30,000-\$60,000. nom
Av D, Nos 113 to 117, n w cor 8th st, 46.11x51.3x-50.10, 6-8th st. sty brk tenement and store. FORECLOS.
June 2, 1909. Frank A Spencer, Jr, ref to Barnett Levy. Sept 29, Sept 30, 1909. 2:378-39. A \$24,000-\$48,000. 4,400 over and above mort for 41,800
Amsterdam av n w cor 94th st, 40.8x100. 94th st
Amsterdam av, adj above on north. Party wall agreement, &c. Thos S Doyle with Selma Stahl et al. May 8, 1906. Sept 30, 1909. 4:1242. nom
Amsterdam av, No 1459, e s, 225 s 133d st, 25x100, 5-sty brk tenement and store. Gussie Buechler to Theresa Weiss. Sept 27, Sept 28, 1909. 7:1970-70. A \$12,000-\$26,000. other consid and 100
Amsterdam av, Nos 702 and 704, n w cor 94th st, 40.8x100, 5-94th st, Nos 201 and 203. sty brk tenement and stores. Selma Stahl to Nathan Grabenheimer and Daniel Katz. Mort \$75,000. Sept 30, 1909. 4:1242-29. A \$52,000-\$86,000. other consid and 100
Audubon av, No 395, s e cor 185th st, 26.11x95, 5-sty brk tenement. 185th st. John Robertson et al to Herman H Kahrs. Mort \$30,000. Sept 29, Sept 30, 1909. 8:2156-8. A \$12,000-\$21,000. 100
Broadway, Nos 649 and 651, w s, 81.2 n Bleeker st, runs n w 75.1 x n e 2.9 to c l former Amity lane x n w 26 x n e 30.3 x s e 100 to Broadway x s w 40 to beginning, 5-sty stone front loft and store building.
Broadway, No 655, w s, 320 s 3d st, runs s 30 x w 100 x s Mercer st, Nos 216 to 222, 60 to c l Old Amity lane x n w 20 x s 11.11 x w 89.6 to Mercer st x n 94 x e 200 to beginning.
Broadway, No 653, w s, 121.6 n Bleeker st, 25x100, one 5 and two 6-sty brk and stone loft and store buildings. J Sidney Stone to Louis Hecht Jr and Simon E and Summit L Hecht all of Boston, Mass. Aug 25, Sept 28, 1909. 2:532-20 to 22. A \$480,000-\$585,000. nom
Same property. Louis Hecht Jr to Simon E Hecht and J Sidney Stone of Boston, Mass. Aug 25, Sept 28, 1909. 2:532. nom
Broadway, Nos 610 to 618, n e cor Houston st, 109.5x196.8 to w s Houston st, Nos 2 to 18. Crosby st x 95.5 to n s Houston st Crosby st, Nos 150 and 152, x 197.7 to beginning, two 6-sty brk and stone loft and store buildings. Nathan Seeley TRUSTEE for and Herbert B Seeley to Emma W Wingate of Brooklyn. 1-25 part. Sub to mort of \$14,000 and to life estate of widow of Phineas T Barnum dec'd and to lease. Sept 23, Sept 24, 1909. 2:522-1. A \$560,000-\$680,000. 1,600
Central Park West, Nos 296 and 297, s w cor 90th st, 50.4x100, 90th st, No 2, 7-sty brk tenement. Michael Nugent to Mary C McLoughlin and The Trust Co, of America as EXRS and TRUSTEES David Nugent in trust. All title. Q C. Dec 12, 1907. Sept 25, 1909. 4:1203-35. A \$85,000-\$180,000. 5,000
Same property. Eliz H Delaney HEIR David Nugent to same. All title. Q C. Sept 25, 1909. 4:1203. 2,000
Same property. Mary Nugent to David Nugent in trust. All title. Q C. Feb 1, 1908. Sept 25, 1909. 4:1203. nom
Colonial Parkway, late Edgecombe av, w s, 229.10 n 145th st, 129.11x100, 6-sty brk tenement. Joseph H Davis Building Co to Wm L O'Connell. Mort \$182,500. Sept 29, 1909. 7:2053-14 to 18. A \$21,000-\$—. other consid and 100
Columbus av, Nos 783 and 785, e s, abt 25 n 98th st, -x-, two 5-sty brk tenements and stores.
Amsterdam av, No 2107, e s, abt 72 n 164th st, -x-, 4-sty brk tenement and store.
8th av, No 2837, w s, abt 25 n 151st st, -x-, 5-sty brk tenement and store. Wm Otten to Chester A Luff of Newark, N J. B & S. All title. Sept 28, 1909. 7:1834-2 and 3. A \$32,800-\$50,000; 8:2111-4. A \$12,000-\$21,000; 7:2046-29. A \$7,500-\$19,000. nom
Madison av, No 1441, e s, 81.10 n 99th st, 19.1x100, 5-sty brk tenement and store. Harris Schwartz to Annie Holland. Mort \$19,800. Sept 29, 1909. 6:1605-21. A \$15,000-\$22,000. 100
Park av, No 1548, s w cor 112th st, 75.11x26.3, 5-sty stone front 112th st, No 74 tenement and store. Abram Spanner et al to Aron Kramer. Mort \$28,000. May 20, Sept 29, 1909. 6:1617-38. A \$15,000-\$25,000. other consid and 100
Park av, Nos 588 to 596, w s, 20.5 s 64th st, 100x75, except part conveyed by Asinari to Reed recorded Sept 27, 1886, five 4-sty stone front tenements and stores. Helena L G Asinari to Brookfield Construction Co. Mort \$130,000. Sept 28, Sept 30, 1909. 5:1378-36 to 39. A \$135,000-\$160,000. other consid and 100
Pleasant av, No 344, e s, 50.8 n 118th st, 25.3x76, 5-sty brk tenement and store. Harry Levin to Harry Rosengold. 1/2 part. Sept 27, Sept 28, 1909. 6:1815-3. A \$7,000-\$18,000. other consid and 100
Pleasant av, No 353, w s, 67.7 s 119th st, 16.8x75, 3-sty stone front dwelling. FORECLOS, Aug 24, 1909. Wm H Hirsh ref to Stephen H Jackson. Sept 24, Sept 25, 1909. 6:1806-25 1/2. A \$4,500-\$7,000. 6,410
Pleasant av, No 367 (Av A), w s, 40.11 n 119th st, 20x75, 3-sty stone front dwelling. Philip H Smith to Gherardo Ferrante. Mort \$6,000. Sept 25, Sept 27, 1909. 6:1807-23 1/2. A \$5,500-\$7,500. 9,000
Pleasant av, No 369, w s, 60.11 n 119th st, 20x75, 3-sty stone front dwelling. Mary Manning to Gherardo Ferrante. Mort \$5,500. Sept 25, Sept 27, 1909. 6:1807-24. A \$5,500-\$7,500. 9,000
Park av, No 1680, n w cor 118th st, 25.11x90, 5-sty brk tenement 118th st, No 77 and store. A Fred Silverstone to Israe M Cohen. All liens. April 19, Sept 25, 1909. 6:1745-33. A \$13,000-\$32,000. other consid and 100
Riverside Drive, No 450, e s, 225 n 116th st, 84x100, 10-sty brk and stone tenement. Brookfield Construction Co to Helena L G Asinari. Mort \$270,000. Sept 29, Sept 30, 1909. 7:1990-61. A \$81,000-\$—. other consid and 100

St Nicholas av, Nos 945 to 919, w s, 51.9 s 158th st, 77.8x82.7x 74.10x61.11, 5-sty brk tenement. Carl W Bliss to Hugh Jones, of Weehawken, N J. Mort \$75,000. Sept 30, 1909. 8:2108-65. A \$24,000-\$65,000. nom
St Nicholas av, w s, 61 s 191st st, runs w 44 x n 10 x w 44 x s 48 x e 44 x n 10 x e 44 toav, x n 28 to beginning. Agreement perpetual easement and right of way for R R Station. Morgenthau Realty Co with the City of N Y and Interborough Rapid Transit Co. Sept 17, Sept 25, 1909. 8:2169. nom
St Nicholas av, s w cor 191st st, 100x300 to e s Wadsworth av. 191st st Agreement and the right, privilege and easement to use surface for and during construction of a station, shaft, for elevators, etc, said easement shall cease upon completion of said improvements. Morgenthau Realty Co to The City of New York. Sept 17, Sept 25, 1909. 8:2169. nom
West End av, s w cor 100th st, 201.10 to 99th st x 175, vacant. 99th st. Sophia R C Furniss, Lenox, Mass, et al to Guide Realty Co. C a G. May 5, 1908. Sept 30, 1909. 7:1888-67 to 74. A \$172,000-\$172,000. other consid and 1,000
1st av, No 2199, w s, 50.11 s 113th st, 25x100, 6-sty brk tenement and store. Jennie Lande to Gaspare Parlato and Raphael Vanacore. Mort \$23,000. Sept 30, 1909. 6:1684-30. A \$10,000-\$34,000. other consid and 100
1st av, No 2199, w s, 50.11 s 113th st, 25x100, 6-sty brk tenement and store. Joseph Rubano to Jennie Lande. Mort \$23,000. Sept 30, 1909. 6:1684-30. A \$10,000-\$34,000. other consid and 100
1st av, Nos 1689 and 1691, w s, 70.8 s 88th st, 40x100, two 5-sty brk tenements and stores. Mort \$35,000.
72d st E, Nos 351 and 353, n s, 110 w 1st av, 56x102.2, two 4-sty brk tenements. Mort \$36,000. Fredk Lesser to Ninety-first St Realty Co. Sept 23, Sept 28, 1909. 5:1550-27. A \$20,000-\$44,000; and 1447-20 and 21. A \$23,000-\$43,000. other consid and 100
1st av, No 1438, e s, 51 s 75th st, 25.6x88, 4-sty brk tenement and store. Samuel Steuer to Esther B Littman. Mort \$18,500. Sept 27, 1909. 5:1469-48. A \$10,000-\$18,000. other consid and 100
2d av, No 2302, n e cor 118th st, 27x80, 5-sty brk tenement and 118th st, No 301 stores. Mabel L Port to Easter Realty Co. B & S. Sept 22, Sept 29, 1909. 6:1795-1. A \$15,000-\$31,500. other consid and 100
2d av, No 1824, n e cor 94th st, 25.8x79.9, 5-sty brk tenement 94th st, No 301 and store. David Armm to Adolph Messer. Mort \$38,000 and all liens. Sept 27, Sept 29, 1909. 5:1557-1. A \$17,500-\$31,000. other consid and 100
2d av, No 351, n w s, 62 n e 20th st, 20x79, 3-sty brk tenement and store. Maria Sharkey to Margaret Nixon. Apr 21, Sept 24, 1909. 3:901-29. A \$13,000-\$15,000. nom
2d av, Nos 323 and 325, w s, 28 s 19th st, 52x100, one 3 and one 4-sty brk dwellings. Chas G Trautwein and ano EXRS Chas A L Amend to Cath E McKenna. Sept 23, Sept 28, 1909. 3:899-30 and 31. A \$42,000-\$54,500. other consid and 10,000
2d av, No 2093, s w cor 108th st, 25.10x75, 4-sty brk tenement 108th st, No 212 and store. Benjamin Abraham to Gussie Rosenberg. All liens. Sept 8, Sept 28, 1909. 6:1657-28. A \$14,000-\$23,500. 100
2d av, No 2428, e s, 80.11 n 124th st, 20x80, 3-sty stone front tenement. Monie Klein to Pauline Doctor. Mort \$8,000. Sept 27, Sept 28, 1909. 6:1801-4. A \$8,000-\$10,500. other consid and 100
2d av, No 1818, e s, 75.8 s 96th st, 25.1x99.10x25.5x99.10, 5-sty brk tenement and store. FORECLOS, Sept 22, 1909. Alfred Steckler, ref, to Bernhard Mayer. Sept 28, Sept 30, 1909. 5:1558-52. A \$13,000-\$23,000. 6,000 over and above 1st mort for 20,000
2d av, No 1850, e s, 50.8 s 96th st, 25x100, 5-sty brk tenement and store. FORECLOS, Sept 22, 1909. Jacob Fromme, ref, to Bernhard Mayer. Sept 29, Sept 30, 1909. 5:1558:51. A \$13,000-\$23,000. 6,000 over 1st mort of 20,000
3d av, Nos 760 to 774, n w cor 47th st, 200.10 to s s 48th st 47th st, Nos 149 to 161, x 145, eight 5-sty stone front tenements and stores and eight 4-sty stone front tenements in sts. Jennie Bohm widow, Cincinnati, Ohio, as HEIR Jacob Seasongood to Alice B Oppenheimer, Laura B Guiterman, Emma B Marks and Madeline B Sachs. All title. Sept 23, Sept 27, 1909. 5:1302-31 to 42 1/2. A \$243,000-\$368,000. gift
5th av, No 1045, e s, 69.6 s 86th st, 22x100, 4-sty stone front dwelling.
5th av, No 261, e s, 24.9 s 29th st, 24.8x100, 5-sty stone front building and store. Susan G Turner of Lenox, Mass, to Florine T Dana of same place. May 24, 1904. Sept 28, 1909. 5:1497-74. A \$66,000-\$82,000; 3:858-79. A \$185,000-\$200,000. nom
5th av, No 2212, w s, 74.11 s 135th st, 25x90, 5-sty brk tenement and stores. Henry F Boehringer to Karl Wohlfahrt. Mort \$17,000. Sept 29, 1909. 6:1732-37. A \$13,000-\$26,000. other consid and 100
5th av, Nos 667 to 671, s e cor 53d st, runs e 125 x s 100.5 x w 53d st, No 2, 25 x n 40 x w 100 to e s 5th av x n 60.5 to beginning, three 4-sty and basement stone front and one 4-sty and basement brk dwellings. Harry J Luce to Edward Holbrook. Mort \$600,000. Sept 7, 1907. (Re-recorded from Sept 10, 1907.) Sept 30, 1909. 5:1288-68 to 70 1/2. A \$639,000-\$692,000. nom
5th av, No 2100, n w cor 129th st, 99.11x110, 6-sty brk tenement 129th st, No 1, ment. Emile Utard to Louis Silverman. Mort \$220,000. Sept 29, Sept 30, 1909. 6:1727-33. A \$90,000-\$250,000. nom
5th av, No 1399, s e cor 115th st, 23.11x100, 5-sty brk tenement 115th st. and store. Morris Wolf to Emanuel Neuman. 1/2 right, title and interest. All title. Mort \$5,750. Sept 29, Sept 30, 1909. 6:1620-69. A \$28,000-\$45,000. nom
10th av, No 513, w s, 74.3 s 39th st, 24.6x75, 5-sty brk tenement and store. Peter Helfferich et al EXRS & Margaret Linder to Harry N Kohn. Mort \$14,000. Aug 12, Sept 30, 1909. 3:710-33. A \$12,000-\$17,500. 22,500
10th av, No 453, w s, 24.8 n 35th st, 24.8x100, 4-sty brk tenement and store. PARTITION, Sept 2, 1909. Algernon S Norton to Theo C Boenau, Amelia C Green, Charlotte Brown and August and Charles Boenau, of Brooklyn. Mort \$5,000. Sept 24, 1909. 3:707-32. A \$15,000-\$21,000. 16,800

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10th av, No 337, n w s, abt 70 s 30th st, 24.8x100, 4-sty brk tenement and store. PARTITION, Sept 2, 1909. Algernon S Norton referee to Theo C Boenau, Amelia C Green, Charlotte Brown and August and Charles Boenau all of Brooklyn. Mort \$4,000. Sept 24, 1909. Sept 25, 1909. 3:701—39. A \$12,000—\$15,000. 14,700

10th av, No 253, w s, 20 s 25th st, 19.6x75, 4-sty brk tenement and store. PARTITION, Sept 2, 1909. Algernon S Norton referee to Theo C Boenau, Amelia C Green, Charlotte Brown and August and Charles Boenau all of Brooklyn. Sept 24, 1909. 3:696—37. A \$8,500—\$12,000. 14,050

11th av, No 582, e s, 60.5 s 44th st, 20x65, 4-sty brk tenement and store. Philip Lockley to May Feeney. Mort \$10,000. Sept 30, 1909. 4:1072—63½. A \$6,000—\$9,000. other consid and 100

Plot begins 75.6 n 106th st and 74 w 1st av, runs w 11.6 x n 25.6 x e 11.6 x s 25.6 to beginning, vacant. Release mort. Title Guarantee & Trust Co to Filomena Sorge. Sept 17. Sept 28, 1909. 6:1678—part lot 23¼. A \$—\$. nom

MISCELLANEOUS.

General release. Chas V Paterno et al to Carolina T Paterno and ano EXRS & John Paterno. Aug 18. Sept 29, 1909. nom

Power of attorney. Louis Frankel to Joseph Frankel. July 21, 1909. Sept 28, 1909.

BOROUGH OF THE BRONX.

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

*Bartholdi st, n s, lot 94, map (No 426) of lots near Williamsbridge, 25x100. Romualdo Tancredi to Pasquale Sammartino. Sept 29, 1909. other consid and 100

Brown pl, Nos 3 and 5, on map Nos 133 and 135, w s, 60 s 134th st, 40x100, 4-sty brk tenement. John Haut to Gustav Haut, of Dallas, Tex. Mort \$18,000. Aug 27. Sept 30, 1909. 9:2278. other consid and 100

*Cemetery lane, s s, 222.6 w Lafayette av, 100x94x100x93.10, City Island. Gordon E Ward to Robert Jacob. Mort \$1,200. Sept 25. Sept 27, 1909. other consid and 100

*Elm st, w s, 125 n Locust av, 25x100. Release mort. Wm D Cameron to Corti Building Co. Sept 23. Sept 24, 1909. 250

*Same property. Release mort. Fannie Cannon to same. Sept 15. Sept 24, 1909. 800

Faile st, No 1031, w s, 329.6 s Bancroft st, 20x100, 3-sty brk dwelling. Orlando Heerwagen to Sophia C Kapp. Mort \$10,100. Sept 24, 1909. 10:2749. 100

Irvine st, No 895, w s, 109.4 s Garrison av, 20x50, 3-sty brk dwelling. Broad Realty Co to William Padernacht. Mort \$6,750. Sept 24. Sept 29, 1909. 10:2761. other consid and 100

Irvine st, No 897, w s, 89.4 s Garrison av, 20x50, 3-sty brk dwelling. Broad Realty Co to Samuel Jaretski. Mort \$7,000. Sept 24. Sept 29, 1909. 10:2761. other consid and 100

Jennings st, No 1050 | s w cor Chisholm st, 76.5x25. Re-assignment of rents recorded Mar 5, 1909. Nathan J and Moses Packard to Adelina Gollubier. Sept 3. Sept 24, 1909. 11:2971. nom

*John st, s s, 174 w Grant av, —x—, and being lots 69 and 70 map No 1 Buhre Estate. Wm Brenneisen to Lena Brenneisen. Sept 4. Sept 24, 1909. nom

Kingsbridge terrace, e s, — s Kingsbridge road, 26.9x146.7x25x137.2, and being lot 75 map (No 1187) of 272 lots Bailey Estate, vacant. Release mort. Knickerbocker Trust Co to Kingsbridge Real Estate Co. Sept 28. Sept 29, 1909. 11:3237. 1,000

Same property. Kingsbridge Real Estate Co to Elizabeth Sweeney. Sept 21. Sept 29, 1909. 11:3237. other consid and 100

*Main st, w s, 125 n c 1 Cross st, if extended, lots 658 to 660 map (No 651 in Westchester Co) of Eliz R B King at City Island, except part for Main st or City Island av, 75x69x—x57. Release mort. Henry D Carey Jr to Louisa A Pell. Q C. Sept 20. Sept 24, 1909. 400

*Main st, w s, 125 n c 1 Cross st, if extended, and being lots 658 to 660 map (No 651 in Westchester Co) of Eliz R B King at City Island, except part for Main st or City Island av, 75x69x—x57. Land under water of L I Sound or Eastchester Bay on n s of City or Minniford Island, begins at n line of lot 658 map Eliz R B King at high water mark, runs s 75 to s s lot 660 x w into Bay 400 x n 75 x e 400 to beginning. Louisa A Pell to Henry Hunneke of City Island. Mort \$3,000 and all liens. Sept 24, 1909. other consid and 100

Oak Terrace, n s, 100 w Beekman av, 25x100, vacant. Henry Uhl to Barbara wife Henry Uhl. Sept 22. Sept 27, 1909. 10:2555. nom

*Orchard st, n s, at w s land Bridget C Ryan, 35x100x32.9x100, City Island. Maria C Stamp to Wm F Attrill. Sept 24. Sept 28, 1909. other consid and 100

*Schofield st, n s, adj land now of N Y City formerly of James Lockyer, runs n 119 to land Samuel Pillar x e 50 x s 119 to st x w — to beginning, City Island. Rebecca wife of and Wm H Roberts to Truman A Jewell. Sept 25. Sept 27, 1909. nom

Simpson st, No 1069, w s, 335 n Westchester av, 25x100, 3-sty brk tenement. Margaret Wenner to Josephine Trube. Mort \$7,500. Sept 15. Sept 30, 1909. 10:2726. other consid and 100

*Willow lane, | n w cor Elliott av, 102x176.6x90x158, Schuyler-Elliott av. ville. FORECLOS, Aug 9, 1909. E Mortimer Boyle, ref, to Susan E Laytin. Sept 29. Sept 30, 1909. 3,000

*Wright st, e s, 400 s 187th st, and being lot 65 map 107 lots Hudson Park, 20x100.

Wright st, e s, 420 s 187th st, and being lot 66 same map, 23.10 x 100x11.2x100.9 s s.

Wright st, w s, and being lot 106 same map, 25x100.

Saml Maltagliati HEIR Saverio Maltagliati to Giuseppe Maltagliati also HEIR Saverio Maltagliati. An undivided interest. Sept 11. Sept 27, 1909. nom

*1st st, e s, 153 n 219th st, and being lots 1280 and 1281 map of Wakefield, 190x122x—x116. Arthur J Mace and ano EXRS Malinda G Mace to Alois Geiszler. Mort \$2,000 and all liens. Sept 20. Sept 27, 1909. 3,525.03

136th st, Nos 469 and 471, n s, 95 w Brown pl, 50x100, 5-sty brk tenement. Sophie Gerlich to Nellie B Bogart, of Mt Vernon, N Y. Mort \$50,000. Sept 27. Sept 28, 1909. 9:2281. other consid and 100

136th st, No 246, s s, 150 w 3d av, 25x100, 5-sty brk tenement. |
 136th st, No 248, s s, 125 w 3d av, 25x100, 5-sty brk tenement. |
 Wolf Parker to Leon Schragel. All liens. 1-3 part. Sept 29. Sept 30, 1909. 9:2320. nom

152d st, Nos 381 and 383, n s, 250 e Courtlandt av, 50x100, 5-sty brk tenement. Benjamin Benenson to Christian Haist. Mort \$32,000. Sept 29. Sept 30, 1909. 9:2399. other consid and 100

171st st, No 442, old No 706, s s, 25 e Park av, 25x90, 4-sty brk tenement. Wm J Diamond to Jennie Tackney. Mort \$10,000. Sept 23. Sept 24, 1909. 11:2902. other consid and 100

Same property. Jennie Tackney to John M Haifen. Mort \$12,500. Sept 23. Sept 24, 1909. 11:2902. 100

*173d st (Hammond av), w s, 100 n Gleason av, 25x100. Henry Uhl to Barbara wife Henry Uhl. Mort \$3,500. Sept 22. Sept 27, 1909. nom

181st st, n s, 11 e Mohegan av, deed reads West st, s e s, being lot 14 map Wardsville, 50x126x50.1x129, except part for 181st st, vacant.

181st st, n e cor Mohegan av, deed reads West st, s s, old line at e s Mohegan av, 28.4x117.5 to n s 181st st x 11.3 to av x — to beginning, vacant.

J C Julius Langbein to Wirth Realty Co. Mort \$5,000. Sept 15. Sept 28, 1909. 11:3124. other consid and 100

184th st, No 58, s s, 90 w Grand av, 20.2x59.10, 2-sty frame dwelling. Jessie Batton to Eliz M Blasbery. Mort \$—. Dec 6, 1908. Sept 27, 1909. 11:3209. nom

186th st, No 458, s s, 180 e Park av, late Vanderbilt av East, 20x100, 4-sty brk tenement. Lemuel R Alexander to Mary Poldow. Mort \$9,200. Sept 27, 1909. 11:3039. other consid and 100

198th st, No 363, n s, 77.7 w Decatur av, 19.11x86.2x19.9x86.10, 3-sty brk dwelling. Fredrika Wedemeyer to Rosa Kappenberg. Mort \$5,500. Sept 28, 1909. 12:3284. other consid and 100

*205th st, n w cor Timpson av, 25x100, and being lot 18 amended map (No 1131) of Adee Park. David G O'Hara to John J O'Hara. ½ part. All title. Sept 17. Sept 24, 1909. nom

*214th st, No 32 East, n s, 28.8x109.6. Release judgment. Title Guarantee & Trust Co to Sophia M Woessner. Sept 22. Sept 28, 1909. 50

*214th st (Shiel st), No 32, n s, 28.8x109.6. Wakefield. A Shatzkin & Sons to Sophia M Woessner. Mort \$3,350 and all liens. Sept 23. Sept 25, 1909. other consid and 50

*216th st, s s, 200 w Tilden av, and being lot 524 map (No 1041 in Westchester Co) of Laconia Park, 25x100. Melrose Realty Co to Raffaella Cacace. Mort \$625. July 15. Sept 27, 1909. other consid and 100

235th st, No 223, n s, 200 e Keppler av, 25x100, 2-sty frame dwelling. Geo W Edmondson to Annie wife Wm J O'Donnell. Mort \$4,200. Mar 31. Sept 27, 1909. 12:3376. nom

236th st, No 106, s s, 75 e Oneida av, 25x100, 2-sty frame dwelling. Albert W Brown to David V Cahill of Brooklyn. Q C. Sept 13. Sept 27, 1909. 12:3370. nom

236th st, No 106, s s, 75 e Oneida av, 25x100, 2-sty frame dwelling. David V Cahill to John N Wilford. Mort \$5,000. Sept 15. Sept 27, 1909. 12:3370. other consid and 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.

Howard L Bell to Edward Riegelmann. Mort \$26,250. Sept 22. Sept 27, 1909. 12:3370. other consid and 100

*Arnov av, s s, 402 e Pelham road, 50x75, Westchester. The Warranty-Realty Co to Wm J Hyland, of Westchester, N Y. July 22. Sept 24, 1909. 1,900

Aqueduct av, No 2206 | e s, 350 s 183d st, 37.6x102.6 to w s Maccombs Dam road | ombs Dam road, 37.6x102.7, with all title to said road, 2-sty frame dwelling. Wm C Bergen to Fred Lunstedt. Mort \$11,500. Sept 24, 1909. 11:3211. other consid and 100

Aqueduct av, No 2202 | e s, 387.6 s 183d st, 37.6x102.5 to w s Maccombs Dam road | combs Dam road, x37.6x102.6, with all title to Maccombs Dam road, 2-sty frame dwelling. Wm C Bergen to Frederick A Budde. Mort \$7,500. Sept 23. Sept 24, 1909. 11:3211. other consid and 100

Aqueduct av, w s, about 103 s Fordham road, and being lot 3 amended map of Cammann Estate at Fordham Heights, 27x87.8x25x77.3, vacant. Franklin S Mathews to Fred Lunstedt. Mort \$1,500. Sept 25. Sept 27, 1909. 11:3212. other consid and 100

*Beech av, n w cor Elm st, 100x100, and being lots 140 to 143 map Laconia Park. Melrose Realty Co to Antonio Bracco. Mort \$1,400. Sept 23. Sept 25, 1909. other consid and 100

Belmont av, Nos 2149 and 2151, w s, 167.11 n 181st st, 35.9x86.2x35.9x85.9, two 2-sty frame dwellings. Annie A Hill to Frank Knauer. Mort \$11,500. Sept 27. Sept 30, 1909. 11:3082. nom

Brook av, No 1407, w s, 50 n 170th st, 37.6x90, 5-sty brk tenement and stores. Cohen & Eckman Corp to Albion Realty Co. Mort \$25,000. Sept 23. Sept 24, 1909. 11:2896. other consid and 100

*Boyd av, e s, 250 n Edenwald av, 50x100.

Boyd av, e s, 150 n Edenwald av, 75x100.

Fox av, w s, 200 n Edenwald av, 25x100, Edenwald. FORECLOS, July 7, 1909. Geo L Donnellan referee to Hugh D Smyth. Sept 22. Sept 27, 1909. 2,250

Bathgate av, w s, 100 n Wendover av, and being lot 140 map Central Morrisania, part Bathgate farm, 50x120, except part for av, 2-sty frame dwelling. Maria Habermann to Oliver E Davis. Sept 24, 1909. 11:2913. other consid and 100

Same property. Oliver E Davis to Christian Vorndran's Sons. Mort \$3,500. Sept 24, 1909. 11:2913. nom

Bryant av, No 1327, w s, 300 s Jennings st, 25x100, 3-sty frame dwelling and 2-sty frame building in rear. Release dower. Ida wife John Nilsson to Philip H Krausch. Sept 24. Sept 29, 1909. 11:2994. nom

Same property. Philip H Krausch to Henry Burdewik. Mort \$7,500. Sept 27. Sept 29, 1909. 11:2994. other consid and 100

*Bracken av, e s, 275 n Jefferson av, 50x100. Land Co "A" of Edenwald to Isidor Friedman, of Patterson, N J. All liens. Sept 23. Sept 29, 1909. nom

*Burke av, e s, 325 s Jefferson av, 25x100, Edenwald. Malkom Nordstrom to John Swenson. Aug 24. Sept 29, 1909. nom

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

- *Burke av, e s, 250 s Jefferson av, 59x102x39x100, Edenwald. Malkom Nordstrom to John and Nels Swenson. Oct 4, 1906. Sept 29, 1909. nom
- Bryant av, w s, 140.3 s Garrison av, and being lot 95 map (No 1273) of 369 lots Hunts Point Realty Co, 25x100. Release mort. Enoch C Bell to Chester Construction Co. Sept 29. Sept 30, 1909. 10:2761. nom
- *Bassett av, w s, abt 245 s McDonald st, and being lot 114 map (No 1130) of 327 lots Hunter estate, 24.7x100. Hudson P Rose Co to Bendikte S Gundersen. Sept 17. Sept 30, 1909. nom
- *Classons Point road, s w s, lot 5 map Classons Point, except part for road, contains 1 51-100 acres. Michael F Lyons to Oscar H Baumann and Selma I A Eher. Morts \$10,224. Sept 28. Sept 29, 1909. 100
- *Classons Point rd, w s, at e s Metcalf av, 65.4x44.7 to Metcalf av, x69.2x10, and being lot 113 map (No 1274) of 567 lots Trask Estate at Classons Point. Henry I Henning to Mary A McIntyre. Mort \$511. Sept 7. Sept 28, 1909. other consid and 100
- College av, Nos 476 and 480 n e cor 146th st, runs n 109.8 x e 146th st, Nos 327 and 331 | 168.9 x s w 150.2 to 146th st, x n w 23.4 to an angle, x again w 59.6 to beginning, except any land as may lie in Cottage st, two 5-sty brk tenements and stores. FORECLOS, Aug 6, 1909. Arthur M Levy ref to Max Silverstein. Sept 23. Sept 24, 1909. 9:2329. 2,600
- Courtlandt av, n w cor 161st st, 51.6x88, vacant. Christina Bohmer to John Weiser. Mort \$5,000. Sept 24. Sept 30, 1909. 9:2418 and 2419. other consid and 100
- *Crosby av, w s, 51.6 n Waterbury av, 35.9x115.11x25x109.10. Release mort. Hudson P Rose Co to Michele Zito. Aug 2. Sept 24, 1909. nom
- Crotona av n e cor 187th st, 100x200, vacant. John G Donovan 187th st by Herman D Levino, guardian to James J Donovan. 2-9 parts. Sept 30, 1909. 11:3104. 3,000
- Crotona av, n e cor 187th st, 100x200, vacant. Margaret Donovan 187th st van HEIR John J Donovan to James J Donovan. 2-9 parts. Sept 27. Sept 30, 1909. 11:3104. other consid and 100
- *Duncomb av, w s, s 1/2 of lot 107a map No 2 of Olinville, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Daniel O'Brien. Sept 29, 1909. 750
- *Duncomb av, w s, s 1/2 of lot 107B map No 2 of Olinville, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Michael Murtha. Sept 29. Sept 30, 1909. 775
- *Duncomb av, w s, n 1/2 of lot 107B same map, 25x125. FORECLOS, Sept 8, 1909. Same to same. Sept 29. Sept 30, 1909. 850
- *Duncomb av, w s, n 1/2 of lot 107A same map, 25x125. FORECLOS, Sept 8, 1909. Same to same. Sept 29. Sept 30, 1909. 750
- *Ellison av, w s, 175 n Marrin st, and being lots 299 and 300 map No 299 Westchester Co of 368 lots Seton homestead, 50x100. Jas B Greay to Agnes V Greay of Yonkers, N Y. Mort \$950. Sept 27, 1909. nom
- Edgewater road | e s, 228.11 s Garrison av, 100x145.7 to Bronx River | River, x100x143.11, and being lots 351 to 354 map No 1273 of 369 lots, Hunts Point Realty Co with all title to land bet high water mark Bronx River and part of Bronx River formerly known as the "Canal" lands under water and right of way across lots 317 to 322, vacant. Hunts Point Realty Co to John Gallagher. B & S. Sept 22. Sept 24, 1909. 10:2761 and 2762. other consid and 100
- *Ft Schuyler road, w s, 330 n Marrin st, 30x109x—x—, Westchester. L D Crossmond to Edward J Bernholz. Sept 15. Sept 24, 1909. nom
- Findlay av, No 1308, e s, 175.7 n 169th st, 20x100, 2-sty frame dwelling. Thornton Brothers Co to Alfred D Senftner. Mort \$4,000. Sept 28. Sept 30, 1909. 11:2783. other consid and 100
- Forest av, n w s, s 1/2 of lot 107a map No 2 of Olinville, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Daniel O'Brien. Sept 29, 1909. 750
- Jackson av, No 842, 24x175 to e s Jackson av, 2-sty frame dwelling and 3-sty frame tenement and store. Max Cohen et al to Emma M S Mestanz. June 1. Sept 30, 1909. 10:2647. other consid and 100
- *Fort Schuyler road | s e cor La Salle av, 50x122.6x49.11x124. Wm La Salle av | J Hyland to Alex F Walsh. 1/2 part. Mort \$7,500. Sept 28. Sept 29, 1909. other consid and 100
- Findlay av, No 1310, e s, 195.7 n 169th st, 20x100, 2-sty frame dwelling. Thornton Brothers Co to Peter Weber and Anselm Roth Jr. Mort \$4,000. Sept 28. Sept 29, 1909. 11:2783. other consid and 100
- Findlay av, No 1270, e s, 156.8 s 169th st, 16.8x100, 2-sty frame dwelling. Thornton Bros Co to Louis Beck. Mort \$3,000. Sept 27. Sept 28, 1909. 9:2436. other consid and 100
- Forest av, No 1004, e s, 90 s 165th st, 17.8x100, 3-sty frame tenement. Jacob Helbig and ano to Katie Hahn and Charlotte Brucher. Q C. Sept 27. Sept 28, 1909. 10:2659. nom
- Forest av | e s, 370.2 n 161st st, runs e — to point on w s Tinton Tinton av, distant 371.10 n 161st st, x n 7.11 x w — to Forest av, x s 8 to beginning, vacant. Frank D Hadley INDIVID &c, ADMRX Robt H Elting et al to John W Decker. Q C. July 1. Sept 24, 1909. 10:2658. 100
- Franklin av, w s, 309.9 s 170th st, 30.3 n from s e cor lot 89, runs n w parallel with 169th st, 211 x n e 80.3 x s e 211 to av x s w 80.3 to beginning, except part for av, being part lot 89 map Morrisania, 2-sty frame dwelling. Albion Realty Co to Cohen & Eckman Corpn. Mort \$8,000. Sept 23. Sept 24, 1909. 11:2931. other consid and 100
- Franklin av, w s, 228.6 s 170th st and 110.6 n of s s lot 89 same map, runs n w 207.6 x s along w s lot 89 to point 110.6 n of s s lot 89 x s e 208 to beginning, gore being part lot 89 same map, vacant. Same to same. All title. B & S. All liens. Sept 23. Sept 24, 1909. 11:2931. other consid and 100
- Fulton av, w s, 82.8 s Wendover av, 100x173x100.9x160.6, vacant. Louis E Kleban to Fulton-Wendover Construction Co. Mort \$21,000. Sept 14. Sept 24, 1909. 11:2928. other consid and 100
- *Gifford av, s s, 478.10 e Balcom av, 25x100, Westchester. Harry Metzler to Bessie Kienitz. Mort \$2,000. Sept 29. Sept 30, 1909. other consid and 100
- *Gleason av, No 2141, n s, 380 w Castle Hill av, 25x103. John J Welsh to Margaretha M Brohmer. Mort \$3,750. Sept 28. Sept 29, 1909. other consid and 100
- Grand Boulevard and Concourse, w s, 300 n 192d st, 50x111.5x50x110.10. Same to same. Sept 24. Sept 27, 1909. 11:3168. nom
- Grand Boulevard and Concourse, w s, 250 n 192d st, 100x111.5x100 x110.3, vacant. Michl J Dowd to John P Dunn. Sept 23. Sept 27, 1909. 11:3168. nom
- Grand Boulevard and Concourse, w s, 250 n 192d st, 50x110.10x50x110.3, vacant. John P Dunn to Michl J Dowd. Sept 24. Sept 27, 1909. 11:3168. nom
- Grand av, No 2316, e s, 125 n North st, 19.1x103.3x44.11x100, 2-sty brk dwelling and 2-sty frame stable in rear. Ida L Perry to Geo I Treyz, of Cooks Falls, Delaware Co, N Y. Mort \$5,500 and all liens. Sept 1. Sept 30, 1909. 11:3198. nom
- Greystone av, e s, 275 s 238th st, and being lots 118 and 119 map (No 1345) Waldo Hutchins Estate, 50x65x—x70, vacant. Edw J Duggan to Bessie E Sharkey. Mort \$1,225. Sept 27. Sept 28, 1909. 13:3414. other consid and 100
- Hull av, No 3212, s e s, 232.4 n e 205th st, 25x100, 2-sty frame dwelling. John W Willson to Carl Eichhorst. Mort \$4,000. Sept 24, 1909. 12:3350. 100
- Heath av, No 2675 | n w cor Knox pl, 25x100, 2-sty frame dwelling. Fordham Realty Co to Frank H Bishop. Mort \$6,500. Sept 28, 1909. 11:3239. other consid and 100
- Hoe av, No 1050, e s, 310 s Bancroft st, 40x100, 5-sty brk tenement. The Gaines-Roberts Company to Adolf Schutz. Mort \$24,000. Sept 27. Sept 28, 1909. 10:2749. other consid and 100
- Hoe av, No 1038, e s, 230 s Bancroft st, 40x100, 5-sty brk dwelling. The Gaines-Roberts Co to J Frederick Muller. Mort \$24,000. Sept 29. Sept 30, 1909. 10:2749. 100
- Independence av, w s, — n Kappock st, deed reads plot begins at s e line land for Hudson Memorial Bridge at s w line of right of way leading into land of City of N Y and land E M Radley, 15 s w of a stake of land for said bridge, and at n w cor land of Peter Naylor, runs s e 215.1 to w s Independence av x s 33.10 to an angle x s w along av 27.9 x n w — to e s lands of N Y City x n e 60 to beginning, with all title to e l of a right of way 15 ft wide x 210.3 on n s x 215.1 on s s said right of way and above property contains 16,518.65 sq ft, said right of way being the s w 1/2 of lot 425 on blk 3411. Release mort. Myron J Brown to Chas R Demarest, of Nyack, N Y. Q C. Sept 7. Sept 25, 1909. 13:3411. nom
- Same property. Chas R Demarest to The City of N Y. July 29. Sept 25, 1909. 13:3411. 12,000
- Jackson av, w s, 100 n 158th st, 25x75.11x25x76, vacant. Walter Grant to Joseph Stolz and John Stash. Sept 25. Sept 27, 1909. 10:2637. other consid and 100
- Lawrence av | e s at w s Graham sq, and being lots 139 to 142 map Graham sq | of 160 lots property of Maximilian Morgenthau, 211.7 on Lawrence av x — to Graham sq, x 202.3, gore, vacant. Herman Schmidt to Samuel W Ehrich. Mort \$3,750. Apr 16. Sept 28, 1909. 9:2527. nom
- Marion av, No 2681, w s, 439 n 194th st, 33x178x33.1x185.8, 2-sty frame dwelling. Josiah A Briggs and ano EXRS &c John V Briggs to Forrest C Hirlleman. Mort \$2,000. Sept 22. Sept 25, 1909. 12:3287. 7,000
- *Mayflower av, w s, 925.5 n Pelham road, being lots 39 to 43 map 473 lots Haight estate, Westchester, 125x100. Max Bernstein to Wm J Hyland, of Westchester, N Y. Mort \$1,680. Sept 15. Sept 24, 1909. nom
- *Mayflower av, e s, 74 s Liberty st and being lots 123 and 124 map of 473 lots Haight estate, 50x100. Carl H Rumennapp to Henry Storck. Sept 16. Sept 24, 1909. nom
- Mt Hope av, No 1820, late Monroe av, e s, 69.9 s Orchard st, runs e 90 x s 24.9 x w 41 x w 35.3 x w 15.5 to av, x n 31.6 to beginning, 2-sty frame dwelling.
- Monroe av, e s, at s s land now or late of W Edson Andrews, distant 60.9 s Orchard st, runs e 11.8 x s 1.11 x w 11.10 to beginning.
- Thos L Servoss as TRUSTEE to Annie Reich. Mort \$3,500. Sept 21. Sept 28, 1909. 11:2800. 4,600
- Same property. Consent to sell above. Eleanor S Carpenter to Thomas L Servoss as TRUSTEE. Sept 21. Sept 28, 1909. 11:2800.
- Same property. Similar consent. Kenneth K Servoss to same. Sept 11. Sept 28, 1909. 11:2800.
- Same property. Similar consent. Mary McKenzie Servoss to same. Sept 21. Sept 28, 1909. 11:2800.
- Same property. Similar consent. Thos L Servoss to same. Sept 21. Sept 28, 1909. 11:2800.
- *Matilda av, n w s, 250 s 239th st, and being lot 72 map South Washingtonville, 50x100. Anton Soukup to Frank Schwartz and Mathias Potuzak. Mort \$1,500. Sept 28. Sept 29, 1909. other consid and 100
- *Middletown road, n s, adj lot 4 on map Fredk Baxter at Westchester, runs n 158.9 x e 42.8 x s 157.6 to road, x w 44.7 to beginning, and known as lot 5 on said map. Edgar M Baxter et al HEIRS, &c, Lewis H Baxter to Richard W Shaw. Sept 27. Sept 29, 1909. other consid and 100
- Nelson av, w s, 150 n Boscobel av, 50x95.6x55.6x71.7, and being lots 5 and 6 parcel 18 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, vacant. Release mort. Excelsior Mortgage Co to Edmondson Construction Co. Sept 24. Sept 25, 1909. 11:2874. 8,000
- *Newell av, e s, s 1/2 of lot 129 map No 2 of Olinville, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Michael Murtha. Sept 29. Sept 30, 1909. 800
- *Newell av, e s, n 1/2 of lot 129, same map, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Michael Murtha. Sept 29. Sept 30, 1909. 825
- *Newell av, e s, s 50 ft of lot 129 map No 2 of Olinville, 50x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Michael Murtha. Sept 29. Sept 30, 1909. 2,400
- Park av, | s w cor 187th st, 107.8x115x107.9x120.4, 187th st, Nos 412 to 416. four 4-sty brk tenements. Release two morts. Bronx Borough Bank to John Rendall. Sept 29. Sept 30, 1909. 11:3031. nom
- Pelham (Union) av, s s, 150.3 e Cambreleng av, and being lot 131 map S Cambreleng et al at Fordham, 25.5x141.8x25x136.9, w s, vacant. Thos F Wheeler to Ferdinando Corsi, of Brooklyn. Sept 25. Sept 27, 1909. 11:3091. other consid and 100
- Pelham av | n s, 50 w Hughes av, 76x157 to 191st st, x75x140, va-191st st cant. Hugh Doon to John J Donovan. Sept 11. Sept 28, 1909. 12:3273. nom

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze AND IRON WORK

LEASES

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

Sept. 24, 25, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

Tinton av, No 719, late Beach av, w s, 192.7 s 156th st, 25x96.5x 26.1x82.6, 4-sty brk tenement. Max Trager to Esther Weinberger. Mort \$14,500. June 21. Sept 24, 1909. 10:2654. nom

Trinity av, No 883, w s, 100 n 161st st, runs w 100 x s 50 x e 15 x n 22.6 x e 85 to av, x n 27.6 to beginning, 3-sty brk dwelling. Margaret Lopard to Rosie Lopard. Mort \$9,000. Sept 22. Sept 24, 1909. 10:2631. nom

Teller av, No 1322, e s, 174.1 n 169th st, 25x80, 3-sty frame tenement. The Wirth Realty & Construction Co to J C Julius Langbein. Mort \$6,000. Sept 27, 1909. 11:2782. 100

Tinton av, No 1056, e s, 259.1 s 166th st, 16.8x100, 2-sty frame dwelling. Emil P Wendler to Meta M and Emil A E Wendler. Mort \$3,000. Jan 7, 1902. Sept 28, 1909. 10:2670. nom

Same property. Meta M wife Emil A E Wendler to Emil P Wendler. Mort \$3,000. Jan 7. Sept 28, 1909. 10:2670. nom

*Tremont av | s s, 146.3 w Westchester av, 28.4x143.10 to West-
Westchester av | chester av, x25.7x124.5. Sinclair H Kirby et al
to Wm Landgrebe. Sept 27. Sept 28, 1909. other consid and 100

Union av, e s, 323 from former s s Morse now Boston av, runs s e along av 25 x e 100 x n 25 x s w 100 to beginning, 2-sty frame dwelling. Jacob Mendelsohn and Gussie W Mendelsohn to "Joseph Hollerith," a corpn. Mort \$2,000. Sept 30, 1909. 11:2969. other consid and 100

Union av, No 688, e s, 312.6 n 152d st, 18.9x95, 2-sty and basement brk dwelling. Rose L Dibble to Wm P Hennessy. Mort \$4,750. Sept 29. Sept 30, 1909. 10:2675.

Valentine av, No 2088, e s, 75.7 n 180th st, 18.11x97.7x18.9x95.3, 3-sty frame tenement. Henry Bauer to Sarah Blauvelt. Sept 23. Sept 24, 1909. 11:3144 and 3143. other consid and 100

Walton av, e s, 221 s 184th st, 25x95, vacant. Magdalena Kaicher to Daniel B Coffey and Julia B Hourigan. Sept 24. Sept 27, 1909. 11:3183. nom

Walton av s e cor 179th st, 50x100, vacant. FORECLOS. Aug 27. 179th st | 1909. Myron Sulzberger referee to James Welton. Sept 27, 1909. 11:2829. 8,000

Webster av, w s, 325.4 n 179th st, 25x110, vacant. FORECLOS. Sept 16, 1909. Gilbert H Montague ref to Bronx Borough Bank. Sept 23. Sept 24, 1909. 11:3142. 2,500

Webster av, w s, 300.4 n 179th st, 25x110, vacant. FORECLOS. Sept 16, 1909. Same to same. Sept 23. Sept 24, 1909. 11:3142. 2,500

Webster av, w s, 350.4 n 179th st, 25x110, vacant. FORECLOS. Sept 16, 1909. Same to same. Sept 23. Sept 24, 1909. 11:3142. 2,500

Webster av n w cor 181st st, 100.1x75, vacant. Mary B Slevin 181st st | to Wm D Cameron. Sept 27. Sept 28, 1909. 11:3143. other consid and 100

*Walker av | n s, 100 w Chauncey st, and being lots 49 and 50
Poplar st | map No 286. Action Wells et al vs Storer et al,
50x168 to Poplar st, x50x178, except part for West Farms road,
now Walker av. Henry Burdewik to Philip H Krausch. Mort
\$2,000. Sept 24. Sept 28, 1909. other consid and 100

*Washington av, w s, 50 s Butler pl, and being lot 61 map Cebrie Park. Ehrlich Peterson to Mary A G Killgallon. Mort \$3,500. Sept 27. Sept 28, 1909. other consid and 100

Washington av, n w cor Independence av, runs n e 672.6 to Public road, x n w 245.5 x s w 490.6 to Washington av, x — to beginning, except part for sts and avs, 2-sty frame dwelling and vacant. Chas R Demarest to Wm McKinny. Mort \$50,000. Aug 1, 1906. Sept 28, 1909. 13:3411. nom

*Interior lot, begins 108.10 e Eastchester road, at s line land of Longin P Fries and in rear of land of Louisa Mensch, runs e 53.5 to edge of salt meadow — x to n s of an old narrow lane x w — x n — to beginning. Fredk M Weiss to Longin P Fries. B & S. Sept 24. Sept 27, 1909. nom

*Same property. Thomas C Arnow et al EXRS &c Longin Fries to Fredk M Weiss. Sept 14. Sept 27, 1909. 410

*Lots 7 to 13 blk 5 Sec A.
Lots 56 to 58 blk 22 Sec A.
Lot 61 blk 26 Sec A
Lots 30 to 39 and 55 to 57 blk 27 Sec C map No 393 of Edenwald.
Release mort. Jefferson M Levy to Everybody's Land Co. July 9. Sept 30, 1909. 7,200

*Lots 7 to 13 blk 5 Sec A.
Lots 56 to 58 blk 22 Sec A.
Lots 30 to 39 and 55 to 57 blk 27 Sec C map (No 393) of Edenwald.
Everybody's Land Co to Abraham Mann. Sept 21. Sept 30, 1909. 100

*Lots 83 to 90 map No 396 of Adeo Park. Stern-Wolf Realty Co to Russel Mack. Mort \$3,500. May 26. Sept 29, 1909. other consid and 100

*Plot begins at land of Anderson in Eastchester, runs n 1 chain x n e 1 ch 34 links x n e 1 ch 31 links x n e 1 ch 7 links x s 8 chs to Reeds Mill Pond x s 1 ch 70 links x s w — ch x s w 60 links x n 2 ch 85 links to Reeds Mill Dam x n w 50 links x s w 1 ch 24 links x n w 5 ch 28 links to beginning, contains 2.88-100 acres. Thos L Reynolds Co to Spencer-Blake Realty Co. Sept 24. Sept 30, 1909. other consid and 100

Plot begins at s e line land of Hudson Memorial Bridge at s s Public road mentioned in deed by Cox to Richardson in L 323 c p 190 in Westchester County, runs s e along s w s of said road 215.1 to w s Independence av x s 33.10 to an angle x s again along av 27.9 x w — to land of City N Y x n 60 to beginning. Release mort. Sarah D Naylor, widow, INDIVID and EXTRX Geo P Naylor and ADMRX of Peter Naylor and GUARDIAN of Mary G Naylor to Chas R Demarest. Q C. July 22. Sept 25, 1909. 13:3411. 10,000

Strip of land lying in front of and adj lots 1, 2 and 3 map No 995 Westchester County of estate Harriet Bates. Bethoven Englander to Gussie Englander. Sept 18. Sept 24, 1909. 11:3006. nom

Old Creek, e l at former n w line of the Hyatt farm and 100 e Martha av and 57 n e 240th st, runs n e 84 to e l blk bet 240th and 241st sts x w 65 x s 56 to beginning, being parcels 254 and 255 map by Peter E Nostrand now in possession of L T I & T Co. Joseph Feldmann to Ernest Keller. All liens. Sept 24, 1909. 12:3394. other consid and 100

Bayard st, No 104. Assign lease. Andrea Antoniazzi to Domenico Tommaso. Sept 22. Sept 28, 1909. 1:164..... nom

Madison st, No 116. Assign lease. John D Haase to David Pomeranz. All title. Sept 28, 1909. 1:276..... nom

Madison st, No 116. Assign lease. David Pomeranz to John D Haase. Mort \$615. Sept 27, 1909. 1:276..... nom

Mulberry st, No 147, store. Julia W Hay to Antonio De Martino; 5 years, from Oct 1, 1909. Sept 24, 1909. 1:236..... 1,080

Same property. Power of attorney. Julia W Hay to T A Hay. July 22, 1896. Sept 24, 1909. 1:236.....

University pl, No 18, part above store. Cesare Razzetti AGENT to Gottfeld F Wilhelm; 3 years, from Feb 1, 1910. Sept 29, 1909. 2:550..... 1,800

Washington st, No 121, all. Harris Mandelbaum and ano to P N Varnavelias; 5 8-12 years, from Oct 1, 1909. Sept 27, 1909. 1:53..... 780

4th st, Nos 48 to 52 W | 5th loft. Louis Stern to Samuel Brook-
3d st, Nos 39 and 41 W | stone et al; 5 years, from Feb 1,
Wooster st, Nos 236 to 250 | 1910. Sept 24, 1909. 2:535..... 5,400

6th st, No 441, n s, 100 w Av A, 25x90.10. Assign lease. Wm Stein to Zerline Stein. Sept 27. Sept 28, 1909. 2:434..... other consid and 100

18th st, No 229, n e s, 234 n w 2d av, 23x92, the lot. Rutherford Stuyvesant by Henry L Morris ATTY to Emilie Hofmann; 21 yrs, from Nov 1, 1907. Sept 30, 1909. 3:899..... taxes, &c, and 850

21st st, No 37 West, store, &c. John Schreyer to George Schmitt; 10 years, from Sept 1, 1909. Sept 27, 1909. 3:823..... 2,500 to 3,500

Same property. Assign lease. George Schmitt to Hudson County Consumers Brewing Co. Sept 8. Sept 27, 1909. 3:823..... nom

30th st, No 4 East, all. Marguerite A Pepper to Paul De B Loughton; 10 years, from Oct 1, 1903. Sept 28, 1909. 3:860..... 3,300 to 3,600

41st st, Nos 220 to 224 West, all.....

41st st, No 226 West, rear of.....

Ludin Realty Co to Wm A Murphy and John T Quinlan firm Hudson Garage; 5 years, from Jan 1, 1910. Sept 27, 1909. 4:1012..... 8,750

42d st, No 9, n s, 165 w Madison av, 22x100.5, all. John Caswell et al to Codrington Co; 21 years, from Sept 1, 1909. Sept 27, 1909. 5:1277..... taxes, &c, and 6,500 and 10,000

42d st, No 206 West, basement store. Castle Co, a corpn, to Frank Grieco; 4 11-12 years, from June 1, 1909. Sept 27, 1909. 4:1013..... 1,500

84th st, No 152 East. Assign lease. Mary Smith to Winifred Smith et al. Sept 21. Sept 28, 1909. 5:1512..... nom

102d st, No 100, s e cor Park av. Reassign lease. John D Haase to John McDonald. Mort \$3,000. Sept 24. Sept 27, 1909. 6:1629..... nom

110th st, No 157 East. Assign lease. William Kersting to Marie Rath. All liens. Sept 24. Sept 27, 1909. 6:1638..... nom

114th st, No 429 East, west store, &c. Camillo Ubriaco to Pasquale Marmo; 5 years, from Oct 1, 1909. Sept 29, 1909. 6:1708..... 480

172d st, Nos 506 to 510 West, 3 houses. One Hundred & Seventy-first St Realty Co to Charles Schimmer; 3 years, from Oct 1, 1909. Sept 24, 1909. 8:2128..... 11,550

Av A, No 381, s w cor 23d st. Marx Ottinger and ano to Diederich Brand and August Moller; 5 4-12 years, from Jan 1, 1909. Sept 27, 1909. 3:980..... 1,800 and 2,000

Same property. Assign lease. Diederich Brand and ano to Henry Blume. Aug 28. Sept 27, 1909. 3:980..... nom

Same property. Assign lease. Henry Blume to Hudson County Consumers Brewing Co. Aug 28. Sept 27, 1909. 3:980..... nom

Same property. Consent to assign lease. Marx Ottinger and ano to Diederich Brand and ano. Aug 28. Sept 27, 1909. 3:980..... nom

Same property. Consent to assign lease. Same to Henry Blume. Aug 26. Sept 27, 1909. 3:980..... nom

Broadway, No 2369, store and basement. Barney Estate Co to A F Hoffmeir; 5 years, from Oct 1, 1909. Sept 29, 1909. 4:1234..... 2,500

Central Park West, No 348, 5th flat, n s. Albert S Richey et al to Leslie Graff; 3 years, from Oct 1, 1909. Sept 29, 1909. 4:1208..... 1,600

Claremont av, n w cor 120th st, runs w 53.6 x n 115.4 x e 54.1 to av x s — to beginning, all. Lucy A Morris et al to Students Inn, a corpn; 21 years, from Oct 1, 1909, with privilege of renewal of 21 years. Sept 24, 1909. 7:1991..... taxes, &c, and 2,100

St Nicholas av, No 885, w s, 3-sty brk dwelling. Mary C Van Cott to David E Austen; 3 years, from Oct 1, 1909. Sept 24, 1909. 7:2068..... 1,100

St Nicholas av, No 1365, all. Lamont McLoughlin to James J Cashman and ano; 5 years from Oct 1, 1909. Sept 30, 1909. 8:2162..... 1,380 and 1,500

1st av, No 148, store, &c. Martin King to Sam'l Miller; 5 years, from Oct 1, 1909. Sept 29, 1909. 2:436..... 1,740

1st av, No 2233, store, &c. Giuseppe Labriola to Giacinto Bizzarri; 2 10-12 years, from Dec 1, 1909. Sept 29, 1909. 6:1686..... 786

3d av, No 1600, store, &c. Sophia Mayer to Christ Grimbilas; 5 years, from Oct 1, 1909. Sept 29, 1909. 5:1518..... 1,620 to 1,800

3d av, No 943, store and basement. Henry Block to Solomon Mirman; 4 9-12 years, from Aug 1, 1906. Rerecorded from Feb 19, 1909. Sept 28, 1909. 5:1329..... 840 and 900

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

5th av, No 2199, s e cor 131th st. Assign lease. Hannah M Wilson ADMRX James Wilson to Angelo Marino. Mort \$3,000. Jan 4, 1908. Sept 24, 1909. 6:1758. nom
6th av, No 476, 2d, 3d and 4th floors. Geo J Humphrys to Dimitrios Batistatos and ano; 5 years from May 1, 1909. Sept 30, 1909. 3:830. 1,800
9th av, No 448. Assign lease. The Ebling Brewing Co to Thos A Larkin. Sept 20, Sept 24, 1909. 3:758. nom
9th av, No 448. Assign lease. Thos A Larkin to Ferdinand Munch Brewery. Sept 17, Sept 24, 1909. 3:758. nom
9th av, No 467. Assign lease and consent to same. Theresa Sommer to William Cahill EXR Thomas Cahill and Wm A Mc Devitt. Sept 20, 1909. Sept 28, 1909. 3:733. nom
9th av, No 351, s w cor 30th st. Assign lease. Mary Schroeder or Schroeder INDIVID & EXTRX Charles Schroeder to Herman F Weber. All title. Sept 28, Sept 29, 1909. 3:727. nom

BOROUGH OF THE BRONX.

Intervale av, s e cor Kelly st, store and basement. Winnie Realty & Construction Co to Joseph Altman; 5 years, from Nov 1, 1909. Sept 29, 1909. 10:2710. 660 to \$40
Southern Boulevard, No 1121, n w cor 167th st. Assign lease. John S Leahy to Geo C Kienzle. Morts \$4,643.20. Sept 28, Sept 29, 1909. 10:2728. nom
3d av, Nos 4784 and 4786, s e cor Pelham av. Assign lease. Chas A Sheldy to Mark Simons. Morts \$9,500. Sept 27, 1909. 11:3033. nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Sept. 24, 25, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

Alcazar Realty Co to Geo Baum. 178th st, Nos 605 and 607, n s, 100 w St Nicholas av, 50x100. Certificate as to mort for \$10,000. Sept 9, Sept 25, 1909. 8:2162. nom
Auchincloss, Rosamond S wife of Charles C to New York Public Library, Astor, Lenox and Tilden Foundations. 71st st, s s, 250 e 5th av, 25x100.5. P. M. Sept 24, 3 years, 4½%. Sept 30, 1909. 5:1385. 90,000
Beer, Bina to Lena Woytisek, of Rockland County, N Y. 69th st, No 322, s s, 175 e 2d av, 16.8x77.4. P. M. Prior mort \$5,000. Sept 29, 5 years, 6%. Sept 30, 1909. 5:1443. 3,800
Blumenstock, Samuel to Samuel A Singerman and Mortimer Laski. 10th av, No 508, e s, 98.9 s 39th st, 24.8x100. Mort mort \$28,000. Sept 21, due &c as per bond. Sept 24, 1909. 3:736. 1,000
Boenau, Theo C, August and Charles, Amelia C Green and Charlotte Brown to EMIGRANT INDUSTRIAL SAVINGS BANK. 10th av, No 453, w s, 24.8 n 35th st, 24.8x100. P. M. Sept 24, 1909, 3 years, 4½%. 3:707. 10,000
Boenau, Theo C, August and Charles, Amelia C Green and Charlotte Brown all of Brooklyn, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. 10th av, No 253, w s, 20 s 25th st, 19.6x75. P. M. Sept 24, 1909, 3 years, 4½%. 3:696. 9,000
Briganti, Michele to Bronx Investment Co. Lafayette st, No 178, w s, 150.1 n Grand st, 25.1x100. Sept 17, 3 years, 5%. Sept 27, 1909. 2:473. 34,000
Same and Max L Schallek, Rachel Jonas and Clementine Merzbach indiv and as extrx and devisee Louis Merzbach with same. Same property. Subordination agreement. Sept 15, Sept 27, 1909. 2:473. nom
Briganti, Michele and ITALIAN AMERICAN TRUST CO with Bronx Investment Co. Lafayette st, No 178. Subordination agreement. Sept 17, Sept 27, 1909. 2:473. nom
Brown, John and John M Fimian to Anna B wife Frank Dobson. 148th st, n s, 275 w Broadway (Boulevard), 16.8x99.11. Sept 27, 1909, 3 years, 5%. 7:2095. 10,000
Boenau, Theo C, August and Charles, Amelia C Green and Charlotte Brown to EMIGRANT INDUSTRIAL SAVINGS BANK. 10th av, No 337, n w s, abt 70 s 30th st, 24.8x100. P. M. Sept 24, 1909, 3 years, 4½%. 3:701. 9,000
Bobrick, Bessie to Moritz Gruenstein. 45th st, Nos 522 and 524, s s, 325 w 10th av, 2 lots, each 25x100.5. 2 morts, each \$2,500; 2 prior morts, \$17,000 each. July 1, 3 years, 6%. Sept 28, 1909. 4:1073. 5,000
Brenner, Louis to Lillie B Lilienthal. 121st st, No 356, s s, 120 w 1st av, 20x100.11. Sept 27, 5 years, 5%. Sept 28, 1909. 6:1797. 7,000
Beth Hakneses Anshei Slutzk to Esperanto Mortgage Co. Pike st, No 34, w s, about 75 n Madison st, 27x85. Aug 12, 5 years, 5%. Sept 29, 1909. 1:275. 25,000
Bushwick Junction Real Estate Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for \$30,000 covering land at Fresh Pond, Borough of Queens. Sept 10, Sept 30, 1909.
Bloch, Belle with FRANKLIN SAVINGS BANK in City N Y. 111th st, No 86, s s, 98 w Park av, 16x100.11. Extension of \$6,500 mort until Sept 24, 1914, % as per bond. Sept 30, 1909. 6:1616. nom
Cavagnaro, Victoria M, Ridgewood, N Y, and Anna M Pisarra to IRVING SAVINGS INSTITUTION. Thompson st, Nos 210, 212, 214, e s, 125 n Bleeker st, 75x100. Sept 30, 1909, due, &c, as per bond. 2:537. 3,000

Christie, Robt and Robt, Jr, with UNION DIME SAVINGS BANK. 29th st, Nos 142 and 144, s s, 500 w 6th av, 32.6x—x31x98.9. Extension of \$25,000 mort until May 1, 1912, at 4½%. Sept 29, 1909. 3:804. nom
Curry, Eliz F to Kate Mallon. 41st st, No 313, n s, 150 e 2d av, 20x98.9. Prior mort \$6,000. Sept 27, 5 years, 5%. Sept 29, 1909. 5:1334. 2,500
Clifford, Edward to Charles Schwank. Amsterdam av, No 2141, e s, 25 n 166th st, 25x100. Sept 28, 1 year, 6%. Sept 29, 1909. 8:2111. 200
Carter, Fanny L of Montclair, N J, to Mary Kidde. Worth st, No 7, n s, 105.3 e Hudson st, 25x100. Sept 27, 3 years, 5½%. Sept 28, 1909. 1:179. 3,000
Coleman, Chrisencia C wife Geo A to N Y SAVINGS BANK. 7th av, No 2311, e s, 94.11 n 135th st, 17x75. Sept 28, 1909, due &c as per bond. 7:1920. 6,000
Cohen, Israel M to THE EXCELSIOR SAVINGS BANK of N Y. Park av, No 1680, n w cor 118th st, No 77, 25.11x90. P. M. Sept 27, 1909, 5 years, 5%. 6:1745. 25,500
Same and Joseph Simerman with same. Same property. Subordination agreement. Sept 27, 1909. 6:1745. nom
Del Genio, Gennaro and Maria A with American Mortgage Co. 123d st, No 414, s s, 212 e 1st av, 25x100.11. Subordination agreement. Sept 24, Sept 25, 1909. 6:1810. nom
D'Amico, Nicholas and Antoinette A Delgiono to American Mortgage Co. 123d st, No 414, s s, 212 e 1st av, 25x100.11. Sept 24, 5 years, 5%. Sept 25, 1909. 6:1810. 11,000
Egan, Anna L to John L Bassett. 17th st, No 411, n s, 125 w 9th av, 25x92. P. M. Sept 29, 1909, 5 years, 5%. 3:715. 7,000
Eckert, Samuel to Samuel Groszman. Av D, No 25, w s, 32.6 n 3d st, 27.5x100. Prior mort \$38,000. Sept 28, 1909, 3 years, 6%. 2:373. 2,000
Ettinger, Caecilie with One Hundred & Seventy-first St Realty Co. 172d st, No 506 West. Extension of mort for \$10,500 to Sept 24, 1912, at 6%. Sept 24, Sept 30, 1909. 8:2128. nom
EMIGRANT INDUSTRIAL SAVINGS BANK with Harris N Goodstein. East Broadway, No 52. Extension mort \$14,000 to Sept 23, 1914, at 4½%. Sept 23, Sept 30, 1909. 1:281. nom
EMIGRANT INDUSTRIAL SAVINGS BANK with Meyer H Wolf. St Marks pl No 115, or 8th st, n s, 150.6 w Av A, 37.6x94. Extension of \$40,000 mort until Sept 30, 1914, at 4½%. Sept 8, Sept 25, 1909. 2:436. nom
EMIGRANT INDUSTRIAL SAVINGS BANK with Meyer H Wolf. St Marks pl, No 119, or 8th st, n s, 113 w Av A, runs n 93.10 x w 25 x n 0.2 x w 12.6 x s 94 to pl x e 37.6 to beginning. Extension of \$40,000 mort until Sept 30, 1914, at 4½%. Sept 25, 1909. 2:436. nom
Enderle, Chas, of Brooklyn, N Y, to Louis D Livingston and ano. Allen st, No 17, n w cor Canal st, No 73, 75x22.6. P. M. Prior mort \$—. Sept 29, due July 20, 1910, 6%. Sept 30, 1909. 1:300. 8,000
EAST RIVER SAVINGS INSTITUTION with Benj Aufses. 5th st, No 717, n s, 208 e Av C, 25x97. Extension of \$20,000 mort until Nov 1, 1910, at 5%. Sept 29, 1909. 2:375. nom
East Twenty-Ninth St Co to City Mortgage Co. 29th st, Nos 315 to 321, n s, 200 e 2d av, 75x98.9. Building loan. Sept 22, demand, 6%. Sept 24, 1909. 3:935. 60,000
Same to same. Same property. Certificate as to above mort. Sept 24, 1909. 3:935.
Fohlin, Teresa to Agnes J Sherry. 45th st, No 130, s s, 56.3 e Lexington av, 18.9x70. Sept 22, 3 years, 6%. Sept 24, 1909. 5:1299. 2,000
Freeman, Julia B as trustee with Nathan H Cohan, Meyer A and David Goldstein. 9th st, No 312, s s, 150 e 2d av, 25x87.10. Extension of \$26,000 mort until June 1, 1911, at 5%. Aug 10, Sept 24, 1909. 2:450. nom
Franz, Jacob to Montgomery S Sandford et al exrs Samuel K Nesster. Grand st, No 147, s s, 43.2 w Lafayette st, old line, 17.9x 80.4x18.2x80.4. P. M. Aug 14, due, &c, as per bond. Sept 25, 1909. 1:233. 22,000
Franbro Realty Co to Simon W Rosendale et al exrs Isidore Wormser. 32d st, Nos 344 and 346, s s, 135 w 1st av, 35x98.9. Sept 27, 1909, 5 years, 5%. 3:937. 55,000
Fitzell, John to EMIGRANT INDUSTRIAL SAVINGS BANK. 51st st, No 345, n s, 285 e 9th av, 20x100.5. Sept 27, 1909, 3 years, 4½%. 4:1042. 1,000
Ferrante, Gherardo to Mary Manning. Pleasant av, No 369 (Av A), w s, 60.11 n 119th st, 20x75. Sept 25, 3 years, 5%. Sept 27, 1909. 6:1807. 5,500
Ferrante, Gherardo to Philip H Smith. Pleasant av, No 367, (Av A), w s, 40.11 n 119th st, 20x75. Sept 25, 3 years, 5%. Sept 27, 1909. 6:1807. 6,000
Finestone, Karl R to Otto J Bueb and ano, trustees Louis M Bueb. 97th st, No 327, n s, 225 w 1st av, 25x100.11. P. M. Sept 30, 1909, 3 years, 5%. 6:1669. 13,000
Foot, Lawrence of Canton, Miss, Euphemia Whittredge of Summit, N J, to TITLE GUARANTEE & TRUST CO. Beekman st, No 59, s s, 23.9 w Gold st, 23.9x109.7 to Ann st, No 89, x23.2x103.9. Sept 8, due, &c, as per bond. Sept 28, 1909. 1:93. 28,000
Franbro Realty Co to Estate of Isidore Wormser. 32d st, Nos 344 and 346, s s, 135 w 1st av, 35x98.9. Certificate as to mort for \$55,000. Sept 27, Sept 28, 1909. 3:937.
Franbro Realty Co and Louis Frankel with Isidore Wormser Jr et al exrs Isidore Wormser. 32d st, Nos 344 and 346, s s, 135 w 1st av, 35x98.9. Subordination agreement. Sept 27, Sept 28, 1909. 3:937. nom
Frank, Kate to Leonard Weill. Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87. P. M. Prior mort \$—. Sept 24, 1 year, 6%. Sept 30, 1909. 1:298. 3,600
Friedman, Jacob to Charles Rohe exr Chas Fessler. 10th av, No 286, e s, 74 s 27th st, 24.8x75. Sept 28, 5 years, 5%. Sept 29, 1909. 3:724. 11,000
Same to Julie Muller. Prior mort \$11,000. Sept 28, 5 years, 6%. Sept 29, 1909. 3:724. 2,000
Gruher, Aaron or Aron and Herman to Esperanto Mortgage Co. Columbia st, No 86, e s, 150 n Rivington st, 25x100. Prior mort \$—. Sept 23, 5 years, 5%. Sept 24, 1909. 2:334. 29,000
GREENWICH SAVINGS BANK with Rebecca Steinfeld widow. 131st st, No 145 West. Extension of \$10,000 mort until Sept 23, 1912, at 4½%. Sept 3, Sept 24, 1909. 7:1916. nom
Garofalo, Domenico to Wm Emlen Roosevelt and ano. Downing st, Nos 55 and 55½, n s, 182.2 w Bedford st, 38.9x90. Sept 24, 5 years, 5%. Sept 25, 1909. 2:528. 28,000

Principles of City Land Values

By RICHARD M. HURD, President of the Lawyers' Mortgage Insurance Co., of New York

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RECORD AND GUIDE

Madison Square: 11-15 East 24th Street, New York City

Table listing authors and their corresponding page numbers, including entries like Doremus, James M-N Y & N J Telephone Co., Demarest, John M-S De Young, Dober, Lewis & Sigmund*, et al-J Radnal, etc.

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MECHANICS' LIENS

Table of mechanics' liens with columns for name, address, and amount. Includes entries for Stein, Schweig, Schneider, Sperry Popham Coal Co., etc.

Table of mechanics' liens with columns for name, address, and amount. Includes entries for United States Calculating Machine Co., Berlinger & Greenberg, Inc., etc.

Table of mechanics' liens with columns for name, address, and amount. Includes entries for Trinity av, Nos 992 & 994, Bristow av, s w cor 170th st, etc.

SATISFIED JUDGMENTS.

Sept. 25, 27, 28, 29, 30 and Oct. 1.

Table of satisfied judgments with columns for name, address, and amount. Includes entries for Boynton, Julia-P Nathan, Bandouine, John F-P O'Hare, etc.

Table of satisfied judgments with columns for name, address, and amount. Includes entries for Firestone, Charles-M J Waldheimer, Same-B Wasserman, etc.

Table of satisfied judgments with columns for name, address, and amount. Includes entries for 163-Satisfied, 164-121st st, No 503 West, etc.

CORPORATIONS.

Table of corporations with columns for name, address, and amount. Includes entries for General Structural Material Co, erick S Lamond Co, etc.

Table of corporations with columns for name, address, and amount. Includes entries for Plimpton, Mary M-City of N Y, Pino, Calogero et al, etc.

Table of corporations with columns for name, address, and amount. Includes entries for 175-Grand Boulevard and Concourse, s e cor 178th st, etc.

CORPORATIONS.

Table of corporations with columns for name, address, and amount. Includes entries for Hegeman Hardware Co-Standard Oil Co, Riccadonna Hotel Co, etc.

BUILDING LOAN CONTRACTS.

Table of building loan contracts with columns for name, address, and amount. Includes entries for Riverside Drive, e s, 125 s 122d st, etc.

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Sept 30.
Bassett av, n w s, 246 s w McDonald st, 25x100. T Emory Clocke loans Bendikte S Gundersen to erect a 2-sty dwelling; 3 payments3,250

Oct. 1.
Forest av, w s, 67.6 n Walker av, 25x100. Herbert S Ogdan, att'y, loans James F Clancy to erect a 2-sty dwelling; — payments..4,000
Riverside Drive, s e cor 103d st, 100.11x125. Metropolitan Life Ins Co loans Brookfield Construction Co to erect a 12-sty apartment; 11 payments640,000
Vyse av, w s, 239.3 s 180th st, 39.3x100.1. American Mortgage Co loans Marie Krabo & Johanna R Ernst to erect a 4-sty tenement; 13 payments18,500
Vyse av, w s, 201.3 s 180th st, 38x100.1. Same loans same to erect a 4-sty tenement; 13 payments18,500

SATISFIED MECHANICS' LIENS.

Sept. 25.
No Satisfied Mechanics' Liens filed this day.

Sept. 27.
Madison av, No 158. Starratt & Jones Co agt Caroline S McLanahan et al. (July 19, 1909)\$48.20
39th st, Nos 107 to 113 West. Chas H Darm agt Elliott Theatre Co. (July 7, 1909)..2,088.62
3d av, s w cor 127th st. Morris F Finkelstein agt Leopold Linsheimer et al. (Aug 28, 1909)450.00
Bergen av, s w cor Westchester av. Rock Plaster Mfg Co agt J Clarence Davies et al. (Sept 16, 1909)129.90

Sept. 28.
188th st, s s, between Bathgate av and Willman pl. Thos B Bowne & Son Co agt Mountain Construction Co. (Sept 23, 1909)...\$70.75
28th st, Nos 146 & 148 West. Kruly & Co agt Quinn & Smith et al. (Sept 22, 1909)300.00

Sept. 29.
150th st, n s, 109 w 7th av. John Lever agt Bisch-Hoef Realty & Construction Co et al. (Sept 8, 1909)221.00

Sept 30.
Riverside Drive, No 528. New England Mantel & Tile Co agt St Paul's Construction Co et al. (Aug 23, 1909)345.00
Audubon av, s e cor 176th st. Isidore W Horn agt Mitow Realty Co et al. (Sept 21, 1909)1,600.00
2Unionport rd, w s, 76 n Grant av. Jakob Schneider agt Rosa Maurer et al. (Sept 15, 1909)530.00
2Brook av, Nos 1407 & 1409. Geo E Sealey agt Cohen & Eckman Corp et al. (Sept 28, 1909)175.00

Oct. 1.
Riverside Drive, e s, 452 s 127th st. Raphael Garfein agt Saint Pauls Construction Co. (Aug 25, 1909)200.00
Nassau st, Nos 82 & 84. Frank Straub agt Rowland & Whiting et al. (June 25, 1909)10.00
Gramercy Park East, Nos 35 to 38. Fredenburg & Lounsbury agt Gramercy Park Construction Co et al. (Sept 30, 1909)...65.50
31st st, Nos 5 to 9 East.....
32d st, Nos 6 to 10 East.....
A P Dienst Co agt Stockton Realty Co et al. (Sept 25, 1909)160.46
31st st, No 40 East. Wm J Ryan agt Samuel Martland et al. (July 12, 1909).....16.50

ATTACHMENTS.

Sept. 23 & 24.
No Attachments filed these days.

Sept. 25.
Scandella, Filipe; Daniel Bacon; \$3,288.62; R J M Bullowa.

Sept. 27.
Swissonia Knitting Mills; John R Tolar, Jr; \$2,720.40; Ely, Billings & Chester.

Sept. 28.
L H Goodwin Co; Levi H Goodwin & Ira G Goodwin; John J Gleason; \$1,055.94.

Sept. 29.
Kalcheim, Henry; Brown & Rittenhouse; \$7,076; R S Nichols.

CHATTEL MORTGAGES.

Sept. 24, 25, 27, 28, 29 and 30.
AFFECTING REAL ESTATE.

Anderson Co, Chas J. Intervale av and Freeman st. Iroquois D Co. Doors, &c. agreement Hamilton, C & G Lifrieri. J Beggs & Co. Boiler. 448
Mitow R Co. 3099-3101-3103 Broadway..B
Bravin Tile & M Co. Contract, Tile. 2,000
Rosenberg, I & Solomon. 171 Clinton..Hudson M & M Co. Mantels. 216
Smith, L & M Hendel. 319-21 Grand..N Y
French R Co. Range, &c. 179
Tishman. 216-18 E 10th..W Kerby. Ranges. 500
Wainwright, W. 181st st and Walton av.. Albert G F Co. Gas Fixtures. 493

WHITE LEAD IN PAINTING.

French Congress Passes a Law Prohibiting Its Use after the Expiration of Three Years.

Concerning the final action of the French Congress on the question of the use of white lead in painting, Consul John C. Covert writes from Lyons:

Six months ago this consulate reported that the labor unions of France had unanimously petitioned the Congress to prohibit the use of white lead in paint, alleging that it was very injurious to health. The Congress referred the question to a special committee, which made a thorough investigation of the subject in 86 of the 88 departments of France, as well as in Algeria and Tunis, and reported that of 194 journeymen painters who were sick in the hospitals investigated in 1904 only 27 were sick from diseases caused by the use of white lead. The report said: "The committee has not been able to discover any of the ravages from the use of white lead attributed to it by the labor unions. The death rate among house painters is very low, averaging only 1 in every 7,000 or 8,000 painters." The report declared that the mortality among house painters was large only where there was an excessive use of alcohol.

The bill to prohibit the use of white lead introduced in 1906 was defeated, but another bill for the same purpose was introduced at once. It was enacted by the lower house of the French Congress in 1907 and was discussed in the Senate and by joint committee from time to time until July 13, 1909, when it became a law.

The point upon which the two houses differed was whether an indemnity should be allowed to manufacturers of white lead for damages they might sustain from the loss of a market for the goods they had on hand. The law as finally passed prohibits the use of white lead in painting of buildings, inside or outside, after the expiration of three years. It is calculated that within that time the manufacturers will be able to dispose of their product on hand so that no loss will accrue.

WATERPROOFING OF CONCRETE.

Except for mass concrete foundations, all work should be made as waterproof as possible. Experiment has shown that rich concrete is practically impervious to water, according to the text-book of the Lawrence Portland Cement Co. Mixtures poorer than one to four are apt to be very pervious. Concrete made with larger aggregate is much more impervious than that containing only smaller sizes. Two-and-a-half inch stone, for instance, is far superior to three-quarter inch. Gravel is superior to broken stone in producing imperviousness.

Again, the thicker the wall the less water will flow through it in proportion, and the older the concrete the less pervious it is. Usually, after the flow of water has continued for a few hours, it is found to diminish rapidly in quantity, apparently due to the filling of the pores with the very fine particles carried in

suspension by the water. If this action takes place at all, it is produced very rapidly.

On the other hand, if it is not thus rapidly produced, the effect of the water is apt to be injurious, because it and the chemicals it contains will dissolve certain parts of the concrete which will then be carried away and the whole mass become honey-combed, even to the point of failure. The denser the concrete, the less pervious it is; so that the usual line along which experimenters work, is to find means and materials for filling the minute pores which form in the concrete as it hardens. As has been said, extra cement will do this. Hydrate of lime is an exceedingly impalpable material and is often employed. Pure silica or alumina in the form of silt or clay is also effective to a certain extent, and when such clay happens to have the property of slightly swelling when damp, the imperviousness is supposed to be increased.

Certain chemicals are also sometimes added to the cement or the mortar. Some of them are entirely inert and simply act as resistors of flow, because they produce in connection with water a capillary phenomena of a negative variety, similar to that which exists between mercury and glass or between oil and water. Others are supposed to form insoluble precipitates as soon as extra water is encountered, these precipitates filling the voids as does the silt or extra cement above described.

Moisture is prevented from getting below the surface of a concrete structure in many cases by special treatment of that surface. Long continued trowelling will produce a dense condition such as is found in a sidewalk, which is practically impervious to water.

All methods of surface treatment have the disadvantage that they prevent further hardening of the concrete as soon as they are installed, because no more moisture can penetrate to the interior, and it is moisture which is essential to further hardening.

COTTON SUBSTITUTED FOR LEATHER IN BELTING.—

So diversified is the builder's and architect's profession that anything new in any department of building equipment is of interest to him. Therefore an improvement even in a power belt commands some attention at least from the owner. Perhaps there have been excessive belt repairs on a fan, a pump, an elevator, an automatic stoker, etc. A local firm is on the market with a solid woven cotton belt made from long fibre, hard twisted yarn, especially selected with due regard to tensile strength, uniformity and durability. The belting is impregnated with a dressing by a secret process. It is waterproof, alkali acids, gas fumes, cold, heat or steam will not effect it. It has no plies, laps, stitches, or cemented parts and therefore cannot peel or curl up. Either side can be run on the pulley, permitting the reversing of the belting. It can be laced in the same manner as leather belting with rawhide or wire. Its arc of contact is said to be greater on the pulley than other types of belting, hence it will transmit more power. It is a belting that should give especially good results in excavating machinery or portable pumps.