

**REAL ESTATE BUILDERS GUIDE**  
 ESTABLISHED MARCH 21<sup>st</sup> 1868.  
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to  
 C. W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET      Treasurer, F. W. DODGE  
 Vice-Pres. & Genl. Mgr., H. W. DESMOND      Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1909, by The Record & Guide Co.

Vol. LXXXIV.

NOVEMBER 27, 1909.

No. 2176

PERHAPS the most interesting real estate news of the week is the announcement that the Pennsylvania Railroad Company is really going to lay out an eighty-foot street opposite the Concourse of the station, and running from Thirty-third to Thirty-fourth street. This street will provide an additional means of access to the station and will greatly facilitate the movement of the vehicular traffic towards and away from the Terminal. It is probable, also, that the company can afford to surrender the 80x200 feet, required for this street without any loss to itself. It owns very large frontages on both Thirty-third and Thirty-fourth streets and opposite the station, and the increased value of the remainder of the plot resulting from the frontage on the new streetway will be sufficient to compensate the company for the cost of that part of the property which will be turned over to the public use. The whole incident is a lesson in the way street improvements could almost, if not quite, be made to pay for themselves, provided the city had the legal power to condemn the property immediately adjoining that needed for a new street, and provided the cost of condemnation proceedings to the city was not unnecessarily increased by wasteful and unscientific methods. When the Pennsylvania Railroad Company secured the right to build a Terminal at Thirty-third street and Seventh avenue, a wise and far-seeing city government, possessed of sufficient powers, would have behaved in the following manner: It would have foreseen both the need of abundant access to the new station and the congestion of traffic which would take place in Greeley Square as a result of the business development of the neighborhood. It would, consequently, have purchased all the property between Seventh avenue, Sixth avenue, Thirty-fourth and Thirty-first streets; and it would then have prepared a general plan of street improvement, which would have provided both for convenient and sufficient access to the station and for the needs of future traffic across Greeley Square. Then the rest of the property would have been re-sold to private individuals in plots adapted to the needs of the neighborhood, and at prices which would have reimbursed the city for the expense of the operation. The actual course adopted has, of course, been precisely the opposite of the one suggested. The city authorities were partly unable and partly unwilling to take one single step for the purpose of preparing the street system of the neighborhood for the additional demands which would be made upon it. They allowed seven years to pass, during which the value of real estate thereabouts increased by leaps and bounds, and when finally they tried on the eve of the opening of the station, means to widen one street between Seventh avenue and Greeley Square, the cost had become so great that they shrank from the undertaking. Moreover, such a widening would necessarily have been an extravagant procedure, both for the city and the individual property owners. The city would have been obliged to purchase the needed twenty feet on each side of the street at a high price without obtaining any compensation from the increased value of the remainder of the street. At the same time, the residue of the lot not in the hands of the individual property-owners, would have been so reduced in size that it could not have been used to the best economical advantage. In this way everybody would have suffered by the process of appropriation. The city would have paid top prices, and obtained the minimum of benefit. Individual property-owners would have

been left with mutilated and comparatively useless lots on their hands. And the total expense would have been huge. On the other hand, the action of the Pennsylvania Company shows how a much better result could have been accomplished at a much smaller expense. In planning for a new street from Thirty-third to Thirty-fourth street, it paid individual property-owners good prices, while real estate was comparatively cheap. It reaped the advantage of the subsequent increase of value, and can now throw away 16,000 square feet of space, and improve the accessibility of the station with but slight, if any, cost to itself.

IT is a singular fact that retail merchants have not as yet shown any sufficient appreciation of the advantage of securing locations in the immediate vicinity of the Pennsylvania station. The real estate on all the avenues and streets leading towards the Terminal has, of course, long been held by speculators. They have been asking prices which may have looked stiff to a retail firm which had no means of estimating the probable future value of a location near the station; and the consequence has been that only two or three leases or purchases have as yet been reported on the part of the class of people who will eventually use the property. Yet nothing is more certain than that ultimately retail firms will have to pay higher prices for the property they need than those hitherto demanded by the speculators. There can be no doubt that the streets and avenues immediately in the vicinity of the station and leading directly thereto will contain as good sites for retail stores of a certain kind as any which can be found in Manhattan. Seventh avenue between Forty-second and Thirty-fourth streets will be better adapted to retail trade than is Forty-second street between Broadway and the Grand Central Station. The side streets between the Terminal and Greeley Square will lead from a square that will become the most important centre of business in the middle region of Manhattan to the largest railroad station in the largest city in America. There is no telling, consequently, how high the values of well-situated real estate near the station may climb. It will not be until somewhere between five and ten years after the station is opened that the final level of values will be reached, because it will take at least that much time to develop the traffic in Long Island tributary to the station, and to develop, also, the business advantages of Greeley Square and its neighborhood. The celerity of this development will depend partly upon the date on which the Public Service Commission will allow the city to have the benefit of a lower West Side Subway. But although the ultimate level of values will come slowly it will undoubtedly be, when it does come, as high as anything else of the same kind to be found in Manhattan. The dominant characteristic of the real estate development of Manhattan during the past five years has been the gradual appreciation of the most advantageous retail sites in the Borough by business men who needed them, and at hitherto unprecedented prices for that class of property. The explanation of this movement is that the Middle District of Manhattan is now assuming a comparatively fixed distribution of business usage. The retail trade will not continue to creep uptown as it has done hitherto. It will be held to its present locations by the need of remaining accessible to the millions of people living on Long Island and New Jersey. But in this process of appropriation the streets leading to the Pennsylvania station have hitherto been neglected and their gradual appropriation for business purposes and at record prices will be one of the most conspicuous facts of the real estate market during the next year or two.

THE Record and Guide pointed out last week that Broadway, west of Central Park, was violating real estate precedents in Manhattan, because it was destined to be an important business thoroughfare, while at the same time remaining the site of the largest and most expensive apartment houses on the West Side. It should be remarked also that Park avenue to the east of Central Park, is also violating a real estate precedent in Manhattan—the precedent which has prevented an avenue from being desirable for a combination of expensive private residences and apartment houses. Of course, there are thoroughfares like Madison avenue, which are lined for a part of their distance both with handsome dwellings and with fine apartments; but in this and in other similar instances what is really taking place is a process of substitution. Madison avenue is merely changing from a residence to an apartment house thoroughfare, and if a conflagration were to destroy the existing buildings thereon,



they would be replaced almost exclusively by apartment houses. On the other hand, the effects of a similar conflagration on Park avenue would be different. The land would be re-improved in part with residences and in part with huge apartment houses. It is a very desirable avenue for residences, because it is much quieter than Madison avenue, less expensive than Fifth avenue, and affords more air and sun than any of the side streets. On the other hand, its great width makes it peculiarly desirable for apartment houses which can be erected to a greater height on Park avenue than they can be on Lexington, Madison or Fifth avenues. It is for this reason that two new co-operative apartment houses are now being erected on that thoroughfare. In all probability the further improvement of Park avenue will proceed in both of these directions. In the fifties and sixties apartment houses will predominate. In the seventies individual residences will be most numerous. In the eighties the pendulum will probably swing back towards apartment houses. But on no part of the avenue, until the tenement blocks are reached, will any one type of building exclude its rival.

**H**OW much longer will the old Astor House survive? The recent purchase of adjoining property on Vesey street by William Waldorf Astor does not mean that it will soon be torn down, because, as we pointed out last week, it has recently been leased for another five years. It is at present by far the oldest hotel of any importance in New York City—in spite of the fact that it was the first hotel of any importance to be erected in New York City. It has survived equally important successors and rivals, such as the Fifth Avenue, the Clarendon, the New York and the Broadway Central, and probably the Gilsey House; and there is good authority for stating that it still remains a fairly profitable property, even at its existing ground value. At the same time we imagine that its owners would do well to build on the site a modern building before many years elapse. The Astor House is the one plot in the vicinity of the present post-office which would be peculiarly available for a new post-office. The Federal Government really needs it for the purpose; and if New York had been fairly treated by Congress it would have already been purchased by the nation. If its owners do not look out, however, something of the kind may eventually happen. The existing post-office is so inadequate and inconvenient in every respect that it will have to be superseded eventually; and when it is superseded, the Astor House is likely to be appropriated for the purpose. On the other hand, the erection of a modern office building on the site would probably make the property too expensive even for the Federal Government and might lead to some arrangement whereby the Government could occupy part of the new building for its own necessary purposes.

REPORTS OF BUILDING PROJECTS are multiplying as the year draws to a close. A splendid array of work is coming forward. Until this present week the weather has been ideal for outside work, and if the coming winter is as favorable on the whole as the last one a lot of new work will get an early start. As yet, the advance reports are more significant than the plans actually filed. One of the verified announcements of the week is that an apartment house will be erected in "Millionaires Row"—upper Fifth avenue—where apartment houses have not been supposed to go. It therefore represents a social victory for the apartment house, and is a new and striking indication both of the growing appreciation for apartments by millionaires and of the high standard of construction to which these houses have attained. Another type of construction that is becoming popular with New Yorkers is represented by the announcement that Mr. Howard Gould is to erect a large country house at Port Washington, on the Sound. One more "sign of the times" is the extraordinary number of churches that are being planned and erected all over the Eastern States. The number of new factories that are being built is also large.

WAIT TILL PLANS ARE APPROVED.—Section 121 of the Tenement House law prohibits anyone from beginning the construction, alteration or conversion of a tenement house or building or any part thereof until the plans have been approved. It seemed to be necessary that an example should be made of somebody, and an East Side contractor was consequently assigned for violating the law, in that he proceeded with alterations without approved plans. It appears from the testimony that his men were working even after the contractor had been ordered to stop work on the building. Mr. O'Sullivan represented the Corporation Counsel and the Tenement House Department.

## WHO ARE THE BURDEN-BEARERS?

To the Editor of the Record and Guide:

Mr. Edgar J. Levey in his letter published last week, in regard to the effect of taxes on rents, says that when, in the late campaign arguments, it was asserted that the burden of taxation fell upon the rentpayers, "obviously the home-dweller, the flat or tenement dweller, was in mind; not the lessee of a store on 5th av, or the tenant of a Broadway office building who may live in New Jersey."

He says further that, as to stores and office buildings, it may be admitted that the burden of increased taxation must be borne chiefly by the landlord, but "to the dweller in a 4-sty Brooklyn flat, the increase in taxation inevitably means increased rents."

It seems to me that these statements are contradictory; that the fact that the lessee of a store on Broadway may live in New Jersey has no bearing on the effect of increased taxation upon his store property. He must do business at that location in order to make a living; and if there is any place where the increased tax would fall on the tenant, it is in the case of a man who cannot move without sacrificing his livelihood.

On the other hand, the dweller in the Brooklyn flat is precisely the man who can easily remove to the commuting areas of New Jersey, if the landlord attempts to raise the rent of the flat for any other reason except that the privilege of living in Brooklyn is really becoming worth more money. And, in that case, the landlord does not wait for an increase in the tax in order to raise the rent.

Mr. Levey says that if taxes are increased, a builder "must feel assured of getting back the net additional annual charge by increased rents or he will not build." The illustration should have been carried one step further. If he cannot get back the additional charge in that way, he may still build provided he can get a sufficient reduction in the price asked for land to come out with a profit.

In my letters I believe that I have proven the fallacy of the assertion recently made during the campaign that "High taxes make high rents," and, conversely, that "Low taxes make low rents." Mr. Levey's letters have been very intelligent and interesting, yet he has failed to convince me, as well as others, that the assertions quoted above are true.

EDWARD POLAK.

A SIGHT TO SEE!—The waking up at nightfall (5.30 to 6.30 P. M.) of New York's "Rialto" on the East Side, when the great crowd of the proletariat surges through every east-and-west street, from Canal to 14th, is one of the sights of New York.

Men, women and fourteen-year-old children walk shoulder to shoulder from stoop line to stoop line, going home to supper and to do the evening shopping. No need to widen the sidewalk for these (reversing 5th avenue's innovation of widening the driveway) they simply absorb the sixty-foot streets from side to side, and the horse and truck that has the bad luck to meet this homeward-bound human tide, simply stays "put" during its flood.

Were the investing real estate public to follow income-producing property as they are led to follow speculative promises, "rises for a sale," Eldridge st with his wholesale woolen district, and Hester st, with its retail dry goods, would not be left to the purchasing power of the growing pocket-book of the "stranger in the land"—fast as he is growing to be a citizen, and absorbing quietly the good things in realty of this day and generation, as did John Jacob Astor (senior) in the century that is past. New York will soon no longer have a north-and-south line of trade and travel only, but, like London, an East Side and a West Side—and the East Side will equal and outstrip the West.

OUTGOING OF ANOTHER OLD RACECOURSE.—Men are tearing down the grandstand of the Morris Park racecourse. New York has got through with it and needs the room for house-building. The handsome clubhouse is to be skidded up to Pelham Parkway somehow and made over into a hotel. Then Morris Park avenue will be cut through the course, and presently the Fidelity Development Company will have another sale of lots on the premises. Still on the guardrail in front of the disappearing grandstand, painted in black, is the word "Finish." After the horse-racing stopped, automobiles used to fly around the course, and this year there were exhibitions of real flying machines at the park. The horse seemed slow in comparison with the later whizzers. But that which has befallen Morris Park comes to every such place in time, so far as New York is concerned. Eventually the city overspreads them. The Park was laid out and owned by Dave Hennen Morris, and was sold by him in 1906, to the Fidelity Development Company. In September of that year three hundred lots were disposed of at public sale, the McVickar Galard Realty Co. acting as auctioneers.

—Comptroller Metz is advertising for sale, "at the request of the Bridge Commissioner," all the buildings standing in Manhattan within the lines of property acquired for the Manhattan approach to the Manhattan bridge.



# CONSTRUCTION.

## ESSENTIAL PRINCIPLES OF A BUILDING CODE.

How It Should Be Written, and How Amended—The Authority Building Superintendents Should Have—Objections to a Board of Appeal.

By LAWRENCE VEILLER.\*

NO piece of local legislation as a rule approaches the importance the enactment of a proper building code. Upon the soundness of its provisions depends to a large extent the future character of every city and the prosperity, health and social welfare of its citizens. Upon the wisdom with which it is drawn will rest the determination of the city's future growth, and the manner of that growth.

Affecting as it does so closely the homes of the people, their places of labor, of public assemblage, of recreation, it becomes of vital importance. Building codes must necessarily vary in different cities, and be adapted to the needs of each locality, but certain essential principles govern all of them.

### SHOULD BE CONCISE IN FORM.

In the first place they are for practical use by builders, architects, plumbers and mechanics. The first requisite is therefore clearness. What the law intends must be quickly and readily understood. They should, too, as far as practicable, be concise in form. Their provisions should be expressed in short separate sentences, not in long involved paragraphs. Precision is of vital importance. All terms should be carefully defined. On the other hand, such laws must be so drawn as to stand the test in the courts. In a word, they should be as if written by laymen for laymen, and yet at the same time so carefully drawn that every word has its exact legal value and says neither more nor less than is intended.

The great and vital thing overshadowing all others in importance, is that there shall be uniformity of treatment for all persons affected by its provisions. There must be no discrimination between individuals, nor any opportunity for such discrimination. Affecting, as it does, vast property interests, it must be based upon foundations of justice and fairness.

And yet, it is at this point that most building laws fail—viz., in their treatment of the granting of discretionary power to the enforcing officials. Every architect and every builder will tell you that he is in favor of discretionary power. That it is essential, that the building industry is a constantly changing one and that building laws cannot be rigid. There must be flexibility to them or the building industry will suffer; the architect must have free play for the exercise of his originality. If you question him, however, he will admit that it is in the exercise of this discretionary power that municipal corruption lies.

In this subject is wrapped up nearly everything of importance in a building code. There is little use in providing with minute care for the thickness of walls of certain heights, the methods of building firestops, the way in which plumbing shall be vented, if at the same time you give to your enforcing official the power to change all these requirements in his discretion.

Even with honest public officials, large grants of discretionary power are unsafe. They inevitably lead to favoritism, discrimination, arbitrary use of authority, and nullification of the legislative intent.

### TENDS TO NULLIFICATION.

A striking illustration of the last-mentioned effect is found in the experience of New York City some years ago. In 1895 it was provided in the Tenement House law enacted in that year that no tenement-house erected after that date should occupy more than 65 per cent. of the lot. This was the clear intent of the framers of the law. They, however, added a clause to the effect that where the light and ventilation of a building was materially improved, the Superintendent of Buildings might permit a greater percentage of the lot to be occupied, but in no case more than 75 per cent. In a word, they departed from their original purpose of definitely limiting the amount of land to be occupied, believing that the enforcing officer might be permitted to use his judgment and permit a larger proportion to be covered in special cases.

Now, what actually happened? Within a year, every tenement house that was erected occupied the full 75 per cent. of the lot. No one even thought of covering any less, and from the very nature of things, nothing else could have been expected. If one architect presents a plan for a new building and the Superintendent of Buildings permits him to occupy 75 per cent. of the lot, a competing architect a few weeks later in submitting his plans will demand that he too be permitted to

\*Formerly Deputy Commissioner of the New York City Tenement House Department. This article constituted the principal portion of a paper read by Mr. Veiller before the National Municipal League at Cincinnati.

occupy as much. So gradually every architect insists upon his right to cover as much of the lot as his predecessors have done.

Arbitrary use of authority as a consequence of these vague grants of power seems to spring almost immediately from it. Heads of bureaus and their subordinates quickly learn to stretch the law beyond all reasonable limits—and when called to account by the protesting citizen invariably fall back on the answer: "This is a matter that is within the Superintendent's discretion." Sometimes it is, often it is not.

There is much misunderstanding about this question of discretionary power, not only as to what it is, but as to the necessity for it, and the position of architects, builders and others in the building trade in favor of large grants of powers of this kind cannot be successfully sustained. Their contention, however, that building codes should not be too rigid and that they must have sufficient elasticity to provide for the changing developments in the building industry, with the discovery of new processes and new materials, is absolutely sound.

One, however, does not involve the other. It is entirely feasible to provide sufficient elasticity to permit the use of new material and new processes as these develop, without at the same time vesting in the enforcing officer the power to modify and set aside every provision of your building law. The granting of such power breaks down every principle of sound government. From time immemorial it has been recognized that enforcing officers should not also be legislative ones.

Moreover, in most cases there is no necessity of vesting discretionary powers in the Superintendent of Buildings. The practice grew up originally in New York City at a time when New York's Building Code was an act of the Legislature. Under these conditions it was inconvenient, and sometimes impossible, for owners and contractors to wait nine months or a year until they could amend the law in the legislature, and because of this situation the Superintendent of Buildings was given the power to modify the law.

This situation does not exist, however, in many cities. Most building codes are local ordinances, adopted by the aldermen. In most cities the aldermen generally meet about once a week and it is very easy—if some provision of a building law is wrong—to secure the necessary amendments to it through the regular legislative channels. No hardship is thus involved.

### HOW BUILDING CODES SHOULD BE AMENDED.

This is the only way in which building codes should be amended—namely, by the legislative bodies which enact them, not by administrative officers. Most important of all, however, is the fact that when a code is amended in this manner, the code is amended generally and affects all citizens equally. The public also is aware of what is going on and knows what it has to expect. It is also in a position to make known to the local legislative officials the reasons for or against any proposed change, and bring to bear upon them the full force of public sentiment.

How different this is from the other process of permitting one man, the Superintendent of Buildings, in camera, to set aside or suspend the operation of some provision of the law in the interests of some particular builder, architect or contractor. What rich opportunities for favoritism and graft such methods open up!

### NEW YORK SETS THE STANDARD

for the entire country in its building laws. There is probably no American city which has not a building code that is modeled on the New York statute. This is naturally so. The problems of building that occur in that great metropolis have to be worked out satisfactorily there, and it is only proper that other cities should take advantage of the experience of the larger community.

Unfortunately, however, New York's Building Code (not only the proposed one but also the present one) is a whitened sepulchre. Anyone reading it would gather the impression that it is a carefully drawn series of provisions, providing in minute detail for the manner in which buildings shall be constructed in that city and safeguarding the public interest at every point. Apparently, it is. But the value of these seemingly carefully drawn provisions is vitiated by the fact that the Superintendent of Buildings is given a general blanket power to modify or set aside every provision of the code at his pleasure, at any time, and this power is limited in no respect, the conditions under



which it may be exercised are not prescribed, nor is any publicity provided for his decisions; they do not even serve as precedents binding upon the department in similar cases. What is more important than all, his acts are not reviewable by the courts. In addition to this general power to set aside the law, it will be found that the Superintendent of Buildings has in numerous sections all through the code been given the power to modify those particular sections.

#### A BOARD OF APPEAL NOT FAVORED.

On the other hand the situation is not to be met by creating some board of appeal with power to overrule the decisions of the Superintendent of Buildings. This brings about even greater evils. It means division of responsibility, with all that that implies; it means that the head of the department ceases to be the head. A superintendent who desires to escape responsibility and to permit some form of construction in a given case which he is not quite ready to stand for publicly, because of his fear of the consequences, readily appreciates the value of "putting up" a proposition of this kind to a board, the members of which have no individual responsibility. On the other hand, an honest Superintendent of Buildings should not have his decisions, which are sound and in the interests of the public, set aside and reversed by a board without responsibility for the administration of the department.

The way to meet the situation is to give the Superintendent of Buildings FULL POWER TO ENFORCE THE LAWS, NOT TO MAKE THEM; to have his decisions final, subject to review only by the courts; to create no board of appeals, to permit no modification of the law except by the law-making bodies. This satisfies every situation, except that it does not provide for the changes that are constantly going on in the building industry and the development of new processes and the use of new materials. There is one sure, simple and satisfactory way to meet that situation:

Provide a board of men to pass upon building materials and building processes; require that whenever anyone wishes to introduce the use of a new material or a new process the matter shall be submitted to this board; that prolonged and properly supervised fire and strength tests of new material shall be made under the board's supervision, with complete records kept of the results; upon approval by the board of these materials they shall then become legal, and when once used in one case may be used in the future in similar cases. A further requirement for complete publicity with regard to the records and actions of such a board will in every way meet the situation.

Powers to be given to a body like this should be limited strictly to the passing upon new materials and new processes, and the board should be made up of disinterested members of architectural, building and engineering professions and the various trades interested in and competent to pass upon these subjects. The members should be appointed by the mayor of the city, preferably from lists submitted by the leading professional and trade societies; they should receive fees for each meeting they attend and should be removable by the mayor at any time. By no other method will corruption be eliminated from our building departments.

To sum up: Building codes should be DEFINITE, CLEAR and PRECISE. They should afford no opportunity of discrimination between individuals; they should encourage the use of new materials and processes, the development of the city, the building up of property and should protect at every point the health and welfare of the community.

**ST. JOHN'S CATHEDRAL.**—Workmen have finished waterproofing the temporary dome of the Cathedral on Morningside Heights. The openings under the four great arches have been enclosed by temporary concrete walls, and the four walls have been crowned by a dome made of thin tiles. Finally, the tiles, in turn, have been laid over with layers of black waterproof roofing felt and plastic cement. The roofing work was finished this week, but the masonry of the dome was done in August. The dome is constructed entirely of 6-inch brick tiles, one inch thick, and 15 to 18 inches long, according to the Guastavino system. The space beneath this dome, called the "crossing" and measuring 122x122 ft., will now be available for use as a temporary house of worship. The crossing is but the central space from which the cathedral will develop, one arm after another being provided until the whole edifice is complete. The four great arches are to disappear, to be covered up by the growth of other structural parts, but their function of bearing up the central tower and spire is more important than their visible impressiveness.

**NEW INTEREST IN HOBOKEN.**—Some New York investors find that Hoboken at the present time measures up pretty well to their ideas of a good place to make a real estate investment. The new 7-story "Terminal Building," built of reinforced concrete, and which will be ready for tenants next week, is an instance. New Yorkers will be able to locate it by a great electric advertising sign for an insurance company, which it will carry. The officers of the company are: B. N. Duke, of the American Tobacco Company, president; R. B. Arrington, of the same company, vice-president, and Ernest L. Sawyer, of Brooklyn, secretary and treasurer.

## VENTILATION OF BUILDINGS.

### Owners Must Comply With the Regulations of the State Factory Inspector, Regardless of How They Make Their Leases Read.

A DECISION rendered in a test case this week by the Appellate Division of the Supreme Court clears the pathway of the State Factory Inspector in his fresh-air campaign against the owners of buildings used in whole or in part for manufacturing purposes, unless the case shall be appealed. The statute requiring that "proper and sufficient means of ventilation" shall be provided in factories was recently strengthened by making the "owner, agent or lessee" responsible, instead of the lessee alone.

As the installation and maintenance of ventilating machinery of the capacity required by the Factory Inspector's regulations is an expensive operation, owners were remonstrating against the severity of the requirements and the legality of the Factory Inspector's proceedings against owners, rather than tenants, when a test case was made up between Mr. Amos R. Eno and the State Department of Labor, whereby a stipulated set of facts was submitted to the Appellate Division. This is the case in which the Court has now rendered a decision. The law reads as follows:

"The owner, agent or lessee of a factory shall provide in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein, the rooms must be ventilated in such manner as to render them harmless, so far as is practicable."

The Eno case was taken to court to test the question whether the owner or tenant of the building is liable for the statutory penalty when the lease definitely specifies that the tenant shall keep the premises in such order as may be required by the Board of Health, the city ordinances or any other legal authority.

It appears from inquiry among owners that their claim is that the usual amount of heating radiation in lofts is insufficient to take care of the large quantity of fresh cold air that would be introduced by forced ventilation, and that the cost of heating the fresh air introduced would increase the average cost of heating the building about three hundred per cent., without counting the cost of installing and operating ventilating machinery.

In this particular case the court was asked to determine whether the owner is liable for any statutory penalty. Both parties admitted and agreed that if the question was decided in the affirmative the State should have a judgment of ten dollars a day for two days, and if in the negative the owner of the building should have a judgment to the effect that he is not liable to any penalty and dismissing the proceedings. Huntington, Rhineland & Seymour are the attorneys for the defendant, Mr. Eno, as owner of the buildings 427 to 431 West Broadway. Pending the decision in this case the State factory inspectors' activities were less pronounced. Owners of factory and loft buildings, tenants and engineering firms were all interested. The Court says:

When it is admitted that the subject matter of the acts in question comes within the exercise of police power by the Legislature, it was for that body to determine the most efficacious way to insure its enforcement. It was determined that when an owner of a building turns it into a tenant-factory as defined by law, that owner should be held responsible in defined particulars for the observance of this health law, and by specific provisions has conferred upon him opportunity and power to observe these provisions by right of entry and, if necessary, dispossess proceedings.

"It has in terms also made the tenant responsible. Whether the public officer charged with the enforcement of the law should proceed against the owner or the tenant or both is a matter of administration of the law with which the court has nothing to do. It is no answer for one person who is made responsible by law for an existing condition to say that another person is also responsible and should be proceeded against."

Insufficient ventilation under the labor law as amended to July 1, 1908, was the charge carrying a penalty after notification of \$10 per day. Mr. Eno contended that the ventilation should have been provided by his tenants. Josephson Brothers, with whom he had a lease, requiring them to comply with the requisition, regulations of the Board of Health and labor laws.

**M'ADOO TUNNEL WORK.**—It has been promised by the McAdoo interests that the new stations at Twenty-eighth and Thirty-third streets, Manhattan, will be opened next May, which will be the means of adding greatly to the traffic between New York and Jersey City. Work on the Railroad ave extension to Summit av in Jersey City is progressing rapidly, and it is probable that the Henderson st station will be ready by next May at the latest. It is understood to be the belief of President McAdoo, according to the Jersey City Journal, that in the first year of complete operation the trains will carry almost 100,000,000 passengers, instead of 77,000,000 as originally estimated. The capacity of the system, with eight-car trains operated on a one and a half minute headway, is placed at 220,000,000 passengers a year, and when working up to that capacity the surplus applicable to dividends should be more than \$5,000,000 a year.



## WHAT DEMAND FOR NEW BUILDINGS?

Percentage of Occupancy in Various Sections—New Houses  
in the Bronx 90 Per Cent. Rented—Midtown Opportunities.

THANKSGIVING week is considered an appropriate time to note the state of the building market with regard to the evident requirement for more residential and business buildings. This can be judged in part from the percentage of occupancy of existing apartments and loft buildings in the sections which are having the most activity.

Midtown real estate is enjoying activity, expanding with the increasingly rapid reconstruction of the section. Row after row of dwelling and tenement houses are disappearing and business buildings are taking their places. Lofts in the section below the Pennsylvania station and west of Broadway are reported to be running well at good prices. In 25th and 26th and 27th sts, between Broadway and 6th av, values are approaching \$4,000 per foot front. This value can easily be sustained, it is said, with lofts 50x90 renting readily at \$3,500. A firm of brokers active in the sections, Messrs. S. B. Goodale & Son, state that the most recent tendency is toward an equalization of the values in the blocks on 25th, 26th and 27th sts, between 6th and 7th avs, to more nearly approach the values in the same blocks between Broadway and 6th av.

"On 28th and 29th sts the effect of the car tracks is as yet problematical," said Mr. Goodale this week. "The bad effect of these tracks as regards shipping is probably exaggerated, and will be somewhat compensated for by the increased prominence of these streets when proper car service is installed. Building in 7th av has been retarded by a scattering ownership of small parcels and the fulfillment of the real destiny of the avenue as a street of sixteen to twenty story loft buildings covering block fronts and one-half block fronts is still in the future. The new lofts in the 4th av section are renting in a satisfactory manner and will be occupied by lines of business of a very desirable character, including white goods, neckwear and upholstery goods.

### NO CHANCE OF OVER-BUILDING HERE.

"There is little chance of either section becoming even temporarily over-built. These sections do not depend upon new firms or new business to occupy their rentable space, but draw on the almost unexhaustible reservoir of business already in existence in the lower sections. Builders are justified in expecting success for their operations by considering an unbroken list of successes made by other builders in these sections. In the building of steel loft buildings in these sections foreclosures or broken-down operations have been unknown for some years.

### THE NEW PUBLISHING HOUSE CENTRE.

"Above the Pennsylvania station the section between 7th and 8th avs, between 35th and 40th sts, has been marked as the new publishing house centre, and in addition there is a feeling that loft buildings for clothing and for miscellaneous trades will also invade these streets. Lofts in 5th av, between 23d and 42d sts, are necessarily held at high rentals and can only be occupied by lines of business of the highest character. Some vacancies have been carried during hard times, but these are now rapidly disappearing."

### ON WASHINGTON HEIGHTS.

In the central and lower Washington Heights sections, apartments are reported to be well rented, notwithstanding the vast amount of building that has been concentrated into a brief period of years. It is said, however, that reports reach the Heights vacancies in old apartments in the Bloomingdale and Harlem sections, caused by the large exodus to the Heights.

Frederick Zittel & Sons, of 140th st and Broadway, expressed the opinion this week that the demand in that section was for apartments of seven, eight and nine rooms each.

### IN THE BRONX.

Mr. Edward B. Boynton, president of the American Real Estate Company, when asked this week if houses were well occupied in the Bronx, gave it as his judgment that the percentage of occupancy throughout the Bronx was about ninety per cent.

In the Westchester av and Southern Boulevard district, where the American Real Estate Company is building most largely, the percentage of occupancy is higher, running from ninety-five to one hundred per cent. Ten new apartment buildings erected during the present year by this company, completed for occupancy September 1, and containing 165 apartments, were fully rented by October 15. Taking the rental properties of this company as a whole in this district, there is about five per cent. of vacancy. It will thus be seen, as compared with the city as a whole, that the renting in the A-RE-CO district of the Bronx is on a very satisfactory basis.

Apartment buildings constructed in this district by the Gaines-Roberts Company and the Bates, Oesting, Jr., Company have been rented as rapidly as completed. Three buildings completed on Fox st by Bates, Oesting, Jr., Company for fall rentals are fully occupied, and this is also true of ten buildings on Southern Boulevard and eight buildings on Hoe av built by the Gaines-Roberts Company.

Mr. Boynton says there is unquestionably an opportunity for further building expansion. Nearly all of the houses built during the past season have been rented and sold as fast as completed. The market is sufficiently strong to warrant further operations. The district offers opportunity for the building of 6-sty elevator and 4 and 5-sty non-elevator apartment houses.

Mr. J. Clarence Davies says that in over twenty years' experience he has never seen better conditions for new houses in good and accessible locations. Mr. Davies said this week: "The opportunity for the builder in this section is better than at any previous period in the history of the Bronx, as the demand is greater than the supply of both elevator and medium priced apartments and two and three-family houses. The percentage of occupancy in new-law houses under our charge is 95. We have fewer vacancies than at any time in the last four years."

### IN HONOR OF THE LATE CHARLES F. MCKIM.

In the New Theatre, on Central Park West, on the afternoon of Tuesday, Nov. 23, a large gathering of ladies and gentlemen representing fourteen societies of art, architecture, letters and sciences, besides many other citizens, listened to eulogies by distinguished men of the late architect, Charles Follen McKim. It was the most impressive occasion of the kind that we can remember, and appropriately held in the most beautiful place in this country dedicated to Art. More than a thousand persons were present. A former President of the American Institute of Architects, Mr. George B. Post, was the chairman.

Addresses were delivered by Hon. Joseph H. Choate, Hon. Elihu Root, Mr. Robert Peabody, of Boston, and Mr. Walter Cook; and appreciations by Prof. H. Langford Warren of Harvard University, Mr. Joseph H. Benton of the Boston Public Library, President Nicholas Murray Butler of Columbia University, and Mr. John R. Cadwallader of the New York Public Library. Resolutions were read by Prof. William M. Sloane, and anthems were sung by the Mendelssohn Glee Club.

On the stage were Cass Gilbert, president of the American Institute of Architects (vice-chairman of the meeting); Arnold W. Brunner, president of the New York chapter of the same body (also a vice-chairman of the meeting); Theodore Ely, representing the American Architects of Rome; J. Pierpont Morgan, representing the Metropolitan Museum of Art; John W. Alexander, president and representative of the National Academy of Design; E. H. Blatchfield, president of the National Society of Mural Painters; S. Grant La Farge, president of the Architectural League of New York; A. Augustus Healy, president of the Brooklyn Institute of Arts and Sciences; Eugene Heffly, representing the McDowell Association; Austin W. Lord, president of the Society of Beaux Arts Architects; Prof. J. R. Wheeler, of the faculty of Fine Arts of Columbia University; Herbert Adams, representing the National Sculptors Society; Prof. H. Langford Warren, representing Harvard University; President Nicholas Murray Butler, representing Columbia University; Joseph H. Benton, representing the Boston Public Library; John Cadwallader, representing the New York Public Library; Pros. William M. Sloane, Frank Miles Day, Daniel H. Burnham, Hamilton W. Mabie, William R. Mead, Robert W. De Forest, Daniel C. French, John M. Converse, Seth Low, Henry Rutgers Marshall, Donn Barber, Andrew Carnegie and Austen Fox.

The orations by Mr. Choate and Mr. Root were masterpieces. Mr. Choate related the following reminiscences.

"His buildings soon arose here and in many other cities, marvels of simplicity and beauty, honors came fast upon him, but all this he bore with the simplicity of a child and the modesty of a woman. When he came to London to receive from the British Institute the royal gold medal, perhaps the highest recognition of his standing which was conferred upon him, he was all of a tremble. I had to accompany him to what he thought a terrible ordeal. Then when he began to receive the congratulations of his friends here in America he cabled back, 'I still wear the same hat.'

"The members of the famous firm he founded, McKim, Mead & White, were like brothers, heart to heart, brain to brain, sharing their triumphs together. I remember that at a great banquet given in McKim's honor once a speaker was proceeding to give to McKim all the credit for the architectural merit in the Madison Square Garden structure. McKim interjected the one word, 'White,' and it was the only word he spoke at that banquet."

—A real estate operator said this week, while discussing the future development of the upper East Side, that the year 1911 in his opinion would witness wonderful changes around the Manhattan approach to the Queensboro Bridge. This territory is to bound to be a busy retail centre where small stores will thrive. He expected, he said, to see many office buildings rear their lofty walls in the vicinity owing to the accessibility of the area.



## THE ECONOMY OF A LOCAL REPAIR DEPARTMENT.

By JOHN H. FEDELER.\*

THE most important matter, to my mind, which will reduce the cost of repair and operation in a large building is the system under which it is managed. I want to propose to you a system I operated with—how you may do your own repairs, and still have time to spare.

There should be two separate offices in a large building. The making of leases, investigation of new tenants, collecting of rents and paying of bills should be attended to in one office, for which the agent, owner or manager is responsible.

The superintendent should have a separate office, and be held responsible for the renting of the offices, the engineer's force, the janitor's department, the maintenance and repairs of the building. The superintendent is the man who is best able to judge of the requirement of his tenants; he is closest to them; in the best rented building the manager or superintendent generally made it so.

The idea of separate departments is also economy. If you have a number of small tenants, there is always a large number who do not like to part with their rent. It seems to hurt them to pay up, and when they do so they invariably have a complaint to make of some sort. If they are then referred to some other office to lodge their complaint, they will forget it unless such complaint is justified.

The superintendent should select his assistants. The janitor should hire and discharge his own men. Every man or woman under him has his or her duties to perform. Complaints with reference to the cleaning of offices are sent to the superintendent, who investigates and lays the blame where it belongs. The janitor orders his material through the superintendent.

Here again our method of accounting is very simple. An order is made out on the agent or dealer. A copy of this order remains in the order book. After the goods have been received and the bill presented, the amount and cost of the material is written on the original copy, and the date the bill has been approved for payment. This copy is then torn out of the copy book and filed, so that each of the various items or material are kept together, and an easy access can be had to any previous order. This is very handy when you wish to find out how much you pay for, where you got it before, and how much is used for any given period of any material.

Once every year I make a copy like the following: each line contains the name of a material we carry in stock, and by purchasing a monthly supply, I am able to check up with the previous year whether there has been any waste. This list does not include any material used for repairs. [A form exhibited].

The engine room is in charge of a chief engineer; as the changes in this department are not frequent, I generally investigate a prospective employee and then send him to the chief for approval or rejection. My relation to the engineer force is that of a consulting engineer. All repairs and purchases are ordered through my office. A superintendent can best serve his object if he carries an engineer's license; it is, however, not essential. The consumption of coal and oil per day and month is kept on file the same as before mentioned.

Every hour the steam pressure, the load in amperes, and the number of engines running is marked down. If you want to adopt a log which will tell you at a glance the condition of your engine room, the following description will serve you. If you want to have a simple log, here is something that I have examined and found very efficient. For instance, I have a big book. I have a piece of canvas on that so that when the engineer puts his hands upon it he won't soil it. One page is used for the day run, and the other page for the night run. The pages are arranged as follows: [A form exhibited.]

This form represents the day run. The two pages facing each other will do for one month. You see under every hour I have got three small separate columns, which gives me the amperes, number of engines running, and the pressure of steam. This table will show you at once when your coal bills are getting larger.

It is easy to note how you may compare one day with the other, and in practice you can see by the variation in the electric load how the days are gradually getting shorter or how a larger consumption of coal during any period is accounted for by dark weather, etc.

The repair department is under my personal direction. Where in a small building one man can attend to many different classes of repairs, in our building we have a first-class carpenter and cabinet maker, who can also make keys and repair door checks. An electrician to attend to electrician's repairs and constructions. A plumber who also does all kinds of pipe fitting. A plasterer who can lay tile and brick and build plaster block partition. An elevator machinist to do all elevator work. A helper who can mix mortar, trim an arc lamp or paint, and from four to ten painters, as may be required at the time. All these may be used in an emergency for roping an elevator or in

\*Superintendent of the New York Produce Exchange Building. The paper which is here given in part was delivered before the National Convention of Building Managers and Owners, at Detroit, as reported by Secretary Patterson in "Building Management."

case of fires, etc. All complaints are sent to the superintendent's office where an order for the work is made out and the duplicate filed. These slips are a great help to a superintendent in laying out the work for his men.

The efficiency and economy of a repair department depends to a great extent upon local labor conditions. If a contractor can hire labor as cheap as you, you will hardly be able to compete with him on contract work. The cost does, however, not always play the most important role for the convenience is so great in a well organized local repair department that other matters are not considered. They can be called upon in case of fire and flood or other emergencies.

In my case the matter of cost was of greatest importance, and wherever the labor conditions are similar to those in New York, I believe the work of carpentry, plaster block partition, building, painting, tile repairing, plumbing, steamfitting, roping of elevator cars, electric wiring, etc., can all be done cheaper and better by a local repair force.

In New York there are always men with families who prefer a good, steady position, with less pay, than a job now and then, with union wages.

## SOCIETY OF BEAUX ARTS.

At the annual meeting and dinner of the Society of Beaux Arts Architects, at the Hotel Brevoort-Lafayette Monday evening, the following officers were elected:

President, Donn Barber; vice-president, Charles W. Ewing; recording secretary, A. B. Trowbridge; treasurer, Joseph Howland Hunt, and corresponding secretary, John V. Van Pelt.

Executive committee, Donn Barber, A. B. Trowbridge, James Otis Post, Harvey W. Corbett, Charles W. Ewing, Edwin H. Denby, Austin W. Lord, William W. Bosworth and Joseph Howland Hunt.

Paris prize jury, Lloyd Warren, chairman; Donn Barber, Harvey W. Corbett, Edward L. Tilton and James Otis Post.

It was announced that Robert Bacon, the newly appointed Ambassador to France and former Assistant Secretary of State, had promised funds, amounting to about \$2,000, for the next Paris prize, which provides for two years' study in the Ecole des Beaux Arts, in Paris.

Last year's Paris prize was paid for by J. Pierpont Morgan and the prize for the year before by Andrew Carnegie.

A DEPARTURE IN THE TRAINING OF TEACHERS OF INDUSTRIAL EDUCATION.—The demand for competent teachers of industrial arts has led Teachers College, Columbia University, to plan a series of night courses, by which young men who have a first rate technical ability in the trades, such as woodworking or machine-shop work, can prepare themselves for the profession of teaching. These courses are being offered at night in the School of Industrial Arts of Teachers College, covering mathematics, drafting, design, woodworking, machine-shop work, industrial chemistry, industrial history, methods of teaching industrial arts. A three years' course of night work will enable an expert mechanic, otherwise qualified, to gain a diploma as teacher of industrial arts. For those interested in hand-wrought metal, Columbia University announces four free lectures on November 29 and December 6, 13 and 20 at Have-meyer Hall.

THE EDISON HOUSE.—A "poured" concrete house! Precisely so, Mr. Edison says. He is going to pour the concrete through a funnel like water, as if he were moulding a statue, all at one operation. Take away the mould and find a house complete from cellar to chimney, wall friezes, bathtub, stairs, porches, everything—except doors and windows—of fireproof, verminproof and everlasting material. He has made concrete run like water through a sluiceway. The crushed granite in the liquid did not settle at all, because they used clay and soda in the mixture to act as colloid. Mr. Edison will not ask royalties on the patent, but will issue licenses to build the houses at not more than 15 per cent. profit. In the matter of the concrete house, Mr. Edison is moved by a sincere desire to make it possible for small wage-earners to have a house they can call their own. For ten years or more the higher cost and the necessarily high standard of small house construction in the country has driven a larger proportion of families into rented apartments than ever before. Mr. Edison's idea is that they can be emancipated again.

By December 31 the electrification of forty miles of track, on the Long Island Railroad, on which work was begun this year, will have been completed, and more than 140 miles of road will be ready for the operation of electric cars. On June 1, 1910, the lines will be in full operation, and by that time work will be well advanced on the electrification and double tracking of the entire North Shore division of the road from Winfield Junction to Flushing, Whitestone, Malba and Whitestone Landing, and from Whitestone Junction to Port Washington. A site for an immense sub-station to supply power for this division has been secured at Winfield. Before the end of next summer the road will be carrying passengers from the entire North Shore territory direct to Manhattan.



## THE NEW CHURCH AT FORT WASHINGTON.

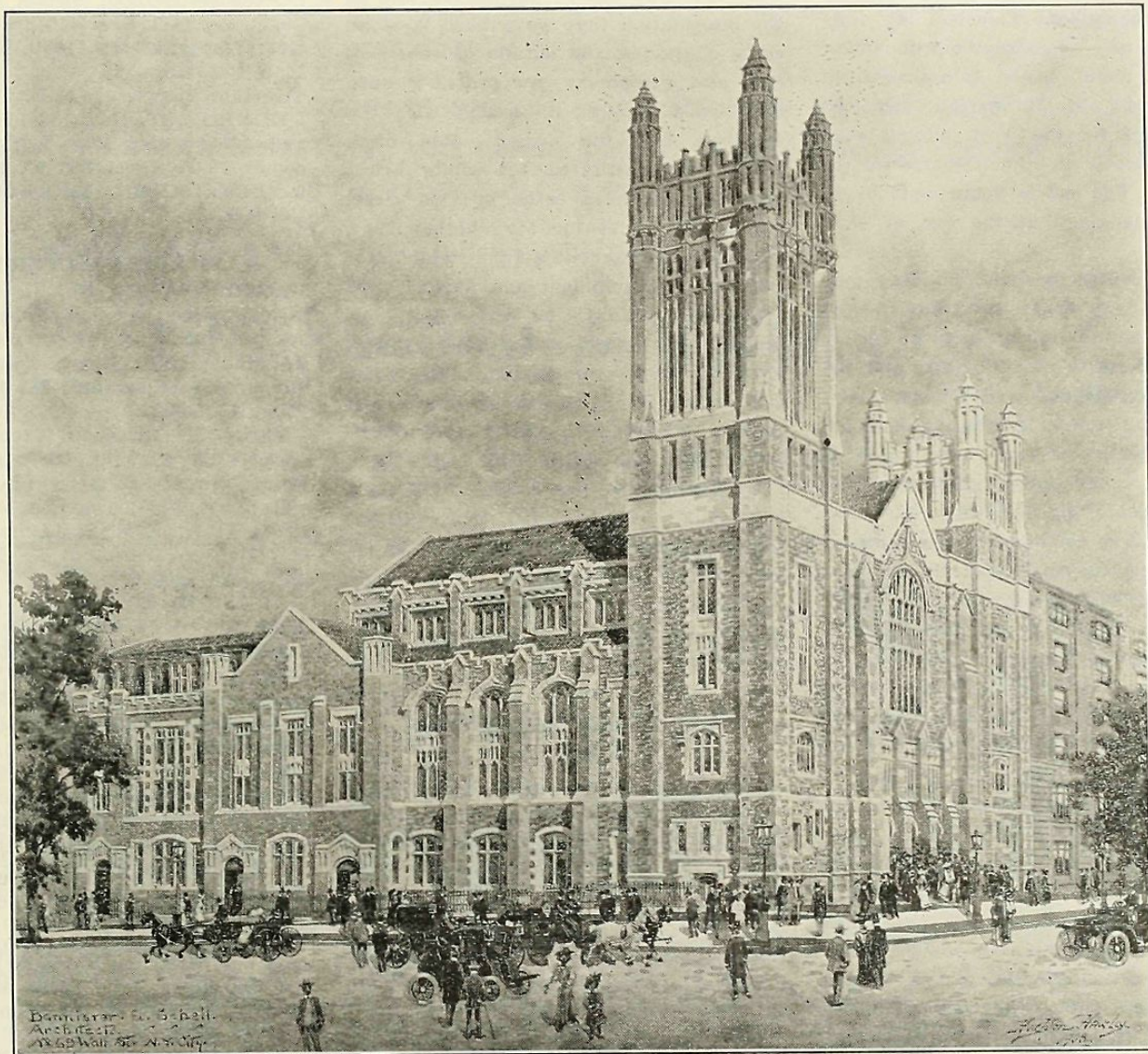
The Chelsea Methodist Episcopal Church, in course of erection in one of the most attractive neighborhoods on Washington Heights, will be a conspicuous feature from every point of view, situated, as it is, near the highest part of the ridge. It will be seen from all converging streets and from the Hudson River. It is particularly fitting that a building of this monumental character should be reared at this particular point, as it lends a distinct and pleasing variation from the class of buildings to which most of those to be erected in this neighborhood belong.

The Chelsea Church is not a new organization. For over half a century it did a great work in the lower section of the city whose name it bears. Many of the most conspicuous preachers of the Methodist Church have served in its pastorate. The old church building it still owns is located in 30th st, between 8th and 9th avs. The coming of the Pennsylvania R. R. station to the neighborhood so affected its congregation and membership that it became necessary to move, in order to survive. This

congregation, entering, will pass first into an assembly-room, which may be shut off from the auditorium. This assembly-room, which has a seating capacity of 100, opens directly into the main auditorium, which is to have a seating capacity, exclusive of the galleries, of 540. A gallery will extend around three sides of the auditorium and will have a seating capacity of 430, making a total seating capacity for the church proper of 970.

The pulpit arrangements are those usual to the Methodist Church, the choir space providing for a chorus of 40 and a quartette, and the position of the organ manual is such that the organist may have supervision of the choir, the level of the choir platform being about 3 ft. above the pulpit platform. The lecture-hall, on the level of the main auditorium, has a seating capacity of 290, and with the classrooms opening into it, a capacity of 130 additional. The gallery of the lecture-room has a class-room capacity of 160, and there is a Bible class-room and also a ladies' parlor.

Access to the main floor of the Sunday school is by means of short flights of stairs from two entrance vestibules on West 178th st. Rear stairs are also being provided from the main



THE "CHELSEA M. E. CHURCH."

Bannister & Schell, Architects.

valuable property is now for sale. Several large offers have been made for it and refused. Hence the completion of the new structure is momentarily halted, awaiting the necessary funds which will be soon forthcoming from the disposal of its downtown holdings. The present pastor of the church, Rev. A. E. Barrett, has held several successful pastorates in the city, and his enthusiasm, resources and inspiration, it is believed, will be largely instrumental in securing for this grand old church in its promising new field a success in the future that will eclipse even the glory of the past.

The edifice as designed by the architects, Messrs. Bannister & Schell, will be an interesting modification of the Tudor development of Gothic. The tower will rise to a height of 112 ft. above the curb level, and the building is being constructed of a beautiful light granite. The trimmings, being of terra cotta, are still lighter in tone, making a pleasing contrast.

The edifice faces Fort Washington av, and covers a plot having a frontage of 85 ft. on Fort Washington av, and a depth of 138 ft. 5 ins. on 178th st. The principal entrance on Fort Washington av is to a vestibule about 2 ft. above the curb level. This vestibule, with staircases at the northerly and southerly ends, extends across the whole front of the building. So far only the basement is finished, and the following particulars are taken from the plans.

The main auditorium is reached by a short flight of marble steps from each end of the vestibule, as above stated. The

floor of the Sunday School to the basement of the building. We note in the plans that there are three flights of stairs extending to the gallery of the Sunday School. The pastor's study is at the junction of the Sunday School building and the gallery of the main church, having a frontage on West 178th st. All of the sections and rooms named are at a level of about 10 ft. above the curb level on Fort Washington av.

The basement of the church has a floor level at the average level of the curb on West 178th st, so that the basement becomes a most important factor in this edifice. The social room in the basement has a seating capacity of 650; it also has a large platform and has rooms opening into the main room for a complete social arrangement, such as a kitchen, service-room, dressing-room and hat and cloak room. In the rear of the main social room is the basement of the parish house, which contains a lecture hall having a capacity of 220, two classrooms having a capacity of 60 and an infants' classroom having a capacity of 150. This basement to the parish house has practically a level entrance from West 178th st.

The cellar of the building is particularly well lighted, having a broad area opening to West 178th st and large areas on the northerly and westerly sides also. Here will be a large gymnasium and bowling alleys, a workshop and classroom for manual training, and the usual space required by boilers, machinery and vaults. The third story of the parish house contains a complete modern apartment for the pastor.



# 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.

**PINEHURST AV**, n w cor 178th st, two 5-sty brk and st apartment houses, 55x55x 87.7, plastic slate roof; cost, \$120,000; owner, Degenhardt Const. Co., 711 West 180th st; architect, Neville & Bagge, 217 West 125th st. Plan No. 794.

Henry Degenhardt, 715 West 180th st, president; David J. Oliver, 715 W. 180th st, secretary and treasurer.

**19TH ST**, Nos. 340 to 342 West, 6-sty and cellar brick tenement, 50x79, tin roof; cost, \$50,000; owners, Harbatec & Silk, 117 East 7th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 798.

No plumber contract let. Owner will superintend.

**AUDUBON AV**, n w cor 174th st, 5-sty brick and stone tenement and store, 90x 44, slag roof; cost, \$50,000; owners, Robertson & Gammie, 1375 Intervale av; architect, J. C. Cocker, 2017 5th av; Plan No. 801.

#### Miscellaneous.

**136TH ST**, s s, 100 w Madison av, frame open shed and fence, 70x70x100, slag roof; cost, \$1,500. Lessee, The Pure Oil Co., Madison av and 136th st; architects, Greevey & Birmingham, 45 Warburton av, Yonkers. Plan No. 795.

Emil Greevey will superintend.

**151ST ST**, n s, 200 e Amsterdam av, 1-sty brick garage and extension, 50x100, gravel roof; cost, \$10,000; owner, Dorman L. Ormsley, 415 West 150th st; architect, Jno. E. Kerby, 481 5th av. Plan No. 796.

No plumber named.

**33D ST**, No. 239 West, 1-sty brick passageway, 30x93; cost, \$7,000; owner, ar-

chitect and builder, Pennsylvania Tunnel & Terminal R. R. Co., 10 Bridge st. Plan No. 799.

#### Stores, Offices and Lofts.

**110TH ST**, s s, 300 e 2d av, 6-sty bk loft bldg, 50x50x94, plastic slate or slag roof; cost, \$50,000; owner, The Resingo Const. Co., 411 East 116th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 793.

Gaetano Saggese, 411 E. 116th st, pres. **MONROE ST**, Nos. 153-155, 1-sty brick and glass stores, 46.9x100; cost, \$5,000; owner, P. P. Appel, 333 W. 23d st; architect, Geo. M. McCabe, 96 5th av. Plan No. 800.

#### MANHATTAN ALTERATIONS.

**ATTORNEY ST**, No. 97, cut windows in toilet, erect new compartments in 3-sty brk tenement; cost, \$500; owner, Martin Grossman estate, 1106 Jackson av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2522.

Martin J. Grossman, executor. **CENTRE ST**, No. 208, alter floors, beams, girders to 3-sty brick loft and store; cost, \$600; owner, not given; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2566. J. K. Stephens, 140 Baxter st, lessee.

**DIVISION ST**, No. 81, carry down foundation walls, lower first floor to new street level for 5-sty brick store and tenement; owner, Josephine J. S. Wendell, 175 B'way; architect, John B. Snook's Sons, 73 Nassau st. Plan No. 2528.

No mason contract let. **ELDRIDGE ST**, No. 69, enlarge windows, change sinks, refill yard with fresh earth in 5-sty brick tenement and store; cost, \$800; owner, estate of Samuel Cas- kel, 31 Nassau st; architect, Chas. B. Meyer, 1 Union sq. Plan No. 2520.

Charles Jackson, executor. **GREENWICH ST**, No. 756, new toilets, open partition, new skylight in two 3-sty brk tenement; cost, \$200; owner, E. L. Greenin, Hillside, N. J.; architects, Jaudy & Foster, 1931 Broadway. Plan No. 2519.

**HAMILTON ST**, Nos. 2 to 8, open windows, put in new partitions in 4-sty brk tenement; cost, \$400; owner, Clarence J. Conger, 196 Columbia Heights, Brooklyn; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2529.

**MOTT ST**, No. 79, change size of court windows, new toilet in 5-sty brick store and tenement; cost, \$750; owner, Harry Blumenthal, 5 East 119th st; architect, William Kurtzer, Spring st, cor Bowery. Plan No. 2550.

**MULBERRY ST**, No. 84, 1-sty brick rear extension, 26x61.2, to 3-sty brick dwelling and store; cost, \$1,500; owner, A. Grande, 84 Mulberry st; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 2569.

**SOUTH ST**, Nos. 226-7, remove wall, rebuild same, using I-beams, new windows, in 2 3-sty brk loft and market; cost, \$3,500; owner, Samuel Kutlar, 34 Market st.; architect, Herman Horenberger, 122 Bowery. Plan No. 2533.

**WASHINGTON ST**, No. 677, strip coping wall and make ready for new story, cut opening in rear of 1-sty brick garage; cost, \$3,000; owners, Beadleston & Woertz, 283 West 10th st; architect, Louis



# TABLOID CIRCULARS

In the *Investor's Number* of this paper, to appear December 18th, our *Tabloid* (condensed) *Circular* department will be started.

This section provides for the publication and classification of trade information facts which the buyer must have in order quickly and intelligently to specify and order goods.

The standard method of arrangement used marks a great advance in logical publicity and economical sales promotion.

If you desire to sell goods or services, with the least expense in the building market of Greater New York, you should publish your condensed circular in the "Tabloid" department of the Record & Guide.

Send for sample sheets and full information.

## THE RECORD & GUIDE CO.

Tel. 4430 Madison Square

11 East 24th Street

A. Hornum, 145 East 42d st. Plan No. 2549.

Owner will superintend. Mason and carpenter, Louis Weber Building Co., 1 Madison av.

14TH ST, Nos. 222 to 228 West, erect supports for 1 15,000-gal. and 2 6,000-gal. pressure tanks on 6-sty brk factory; cost, \$4,430; owner, N. Y. Consolidated Card Co., 222-228 W. 14th st; architect, J. E. Ditmars, 111 5th av. Plan No. 2540.

The Rusling Co., 39 Cortlandt st, supt. masons and carpenters.

30TH ST, No. 15 West, remove stoop, raise floor, alter window, change partitions in 4-sty and basement brick store and loft; cost, \$750; owner, Isaac Walker, 9 West 29th st; architects, Gillespie & Garrel, 1123 Broadway. Plan No. 2555.

32D ST, No. 139 West, new plumbing, redecorating and renovating 3-sty and basement brick dwelling; cost, \$800; owner, Thos. Dimond, 20 West 73d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2557.

No plumber selected.

32D ST, No. 141 West, new plumbing, repair roof, redecorating and renovating interior of 3-sty and basement dwelling; cost, \$800; owner, Thos. Dimond, 20 West 73d st; architect, Clinton & Russell, 32 Nassau st. Plan No. 2558.

No plumber selected.

32D ST, No. 143 West, new plumbing, repair roof, redecorating 3-sty and basement brick private dwelling; cost, \$800; owner, Thos. Dimond, 20 West 73d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2559.

32D ST, Nos. 147 to 149 West, new plumbing, repair roof and vault lights, store and stable on ground floor and meeting rooms above, redecorate and renovate; cost, \$1,500; owner, Thos. Dimond, 20 West 73d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2560.

32D ST, No. 137 West, alter plumbing, repair roof 4-sty brick loft building; cost, \$600; owner, Thomas Dimond, 20 West

73d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2556.

No plumber selected.

37TH ST, No. 314 West, partitions, windows, toilets, to 5-sty brick tenement; cost, \$1,500; owner, Wenner Realty Co., 353 W. 46th st; architect, John H. Knubel, 318 W. 42d st. Plan No. 2567.

41ST ST, No. 319 West, remove partitions, install 2 water closets, new skylight, repair wood trim in 2-sty brick store and tenement; cost, \$500; owner, Geo. Peabody Wetmore, Newport, R. I.; architects, Thom & Wilson, 1123 Broadway. Plan No. 2523.

Architects will supervise.

44TH ST, No. 111 West, erect frame on roof uprights of 4-sty theatre; cost, \$385; owner, Stuyvesant Theatre Co., 111 West 44th st; architect, Geo. Keister, 12 West 31st st. Plan No. 2552.

48TH ST, No. 520 to 524 West, cut opening in rear wall 6-sty brick loft building; cost, \$175,000; owner, National Gum & Mica Co., 510 West 45th st; architects, Schwartz & Gross, 347 5th av. Plan No. 2554.

48TH ST, No. 3 East, 1-sty brick rear extension, 16.2x33.3, add 1-sty, partitions, stairs, new front to 4-sty brick and stone dwelling; cost, \$30,000; owner, Mrs. Anson R. Flower, Watertown, N. Y.; architects, Thain & Thain, 4 East 42d st. No contract let. Plan No. 2561.

53D ST, Nos. 406-408 East, add 1-sty beams, girders to 1-sty brick ice factory; cost, \$12,500; owner, Artificial Ice Co., 420 E 53d st; architect, Louis A. Hornum, 145 E 42d st. Plan No. 2564.

63D ST, No. 125 East, new store fronts in 4-sty brick tenement; cost, \$1,500; owner, John Divine, 118 East 63d st; architect, A. Balschum, 427 East 138th st. Plan No. 2542.

Owner will superintend.

67TH ST, West, foot of st, and North River, alter easterly steps to bridge; cost, \$100; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architect, G. W. Vaughan, Grand Central Station. Plan No. 2563.

72D ST, No. 364 East, cut well, open new entrance, I-beams, fill old windows in 6-sty brick store and tenement; cost, \$4,500; owners, A. & A. Realty Co.; architect, Richard Rohl, 128 Bible House. Plan No. 2527.

Domenick Abbate, Pres., 226 Lafayette st. Plumber, Francis Celia, 338 E. 116th st.

107TH ST, also 108TH ST, 50 w Columbus av, cut temporary doorway, close existing opening, replace half of interior wood with steel construction and fireproof floors in 4-sty brick beer storage house; cost, \$50,000; owner, Lion Brewery, 108th st and Columbus av; architect, J. Kastner & Dell, 1133 Broadway. Plan No. 2539.

112TH ST, No. 245 East, change cellar entrance, remove steps, block partition in cellar, concrete floor, new toilet, in 4-sty brick dwelling; cost, \$500; owner, Clemente Le Luisi, 245 East 112th st; architect, John Coggiano, 354 West 50th st. Plan No. 2548.

118TH ST, No. 420 West, enlarge window, remove unlawful rooms in 6-sty brk tenement; cost, \$300; owner, James C. Bushby, 420 W. 118th st; architects, David & Mack, 1 Madison av. Plan No. 2534.

119TH ST, n e cor Pleasant av, cut new doors on each floor, iron lintels on each, frame wooden floor beams for new vent flues, in 4-sty brick public school; cost, \$167,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 2521.

No plumbing contract let.

142D ST, No. 456 West, add story, put in dormer windows, remove partitions, new stairs, new vent shaft in 4-sty brick dwelling; cost, \$4,060; owner, Andrew Davey, 456 W. 142d st; architect, Chas. H. Rechter, 68 Broad st. Plan No. 2518.

Architect will superintend. Thomas J. Brady, Jr., 18 W. 27th st, mason and carpenter.

155TH ST, n s, 275 w Broadway, add temporary 1 sty on top of terrace of 2-sty brick offices and stock room for exhibition purposes; cost, \$7,000; owner, The Hispania Society of America, 155th st, w of



Broadway; architect, Charles P. Huntington, 18 W. 31st st. Plan No. 2531.

J. C. Udall, 29 W. 34th st, mason and carpenter.

AV A, No. 1525, change show window, alter partitnons in 3-sty brick store and dwelling; cost, \$700; owner, Henry R. Feist, 204 E. 86th st, N. Y.; architect, Chas. Stegmayer, 168 E. 91st st. Plan No. 2530.

Owner will superintend.

AV A, No. 235, 1-sty brick rear extension, 26x13, add 1-sty partitions, balcony, girders, columns to 4-sty brick dwelling and store; cost, \$5,000; owner, Joseph Finger, 152 Norfolk st; architects, Weiser & Korn, 21 W. 117th st. Plan No. 2562.

AMSTERDAM AV, Nos. 172-4, take out portion of gable wall, support walls on iron columns, remove store front in two 5-sty brick stores and tenements; cost, \$2,000; owner, Peter Doelger, 407 E. 55th st; architect, Chas. Stegmayer, 168 E. 91st st. Plan No. 2537.

Architect will superintend.

AMSTERDAM AV, n e cor 83d st, remove part side wall, new iron girders, new partitions in 5-sty brick store and tenement; cost, \$5,500; owner, J. S. Shea, 618 8th av; architect, Louis A. Scheinart, 1496 Bryant st. Plan No. 2551.

Architect will superintend.

AMSTERDAM AV, s e cor 121st st, partitions, alter windows, doors to 6-sty brick tenement and store; cost, \$700; owner, Arnold Kaiser, 320 Broadway; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2565.

BROADWAY, No. 319, new store front in 4-sty brick store and office building; cost, \$800; owner, N. Y. Hospital, 317 Broadway; architect, superintendent mason and carpenter, J. Odell Whitenack, 231 W. 18th st. Plan No. 2535.

COLUMBUS AV, No. 492, 1-sty brick rear extension, 26x61.2, to 5-sty brick tenement; cost, \$1,500; owner, A. Grande, 84 Mulberry st; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 2568.

MADISON AV, No. 125, new walls on east side, concrete footings, stone foundations, brick wall, rearrange stud partition in 5-sty brick tenement; cost, \$10,000; owner, S. F. Prager, 714 Broadway; architect, Jno. E. Kerby, 481 5th av. Plan No. 2541.

MADISON AV, No. 177, take out part of wall, new windows, new partitions and skylight to 3-sty brick tenement; cost, \$1,500; owner, S. F. Carroll, 263 Hewes st, Brooklyn; architect, H. Horenberger, 122 Bowery. Plan No. 2543.

MADISON AV, No. 673, n e cor 61st st, remove walls, new show windows, new stairs, new plumbing fixtures in 4-sty brick dwelling; cost, \$2,500; owner, Geo. Schaffer, 474 4th av; architect, W. K. Benedict, 1133 Broadway. Plan No. 2547.

Architect will superintend.

2D AV, No. 2035, remove front, erect new one, widen stage, new proscenium, rearrange seats, new stairway in 5-sty brick moving picture theatre; cost, \$1,500; lessees, Sonti Bros., 1714 Lexington av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 2546.

Lessees will superintend.

3D AV, No. 423, remove rear pier in cellar, new bakers' oven in 1-sty brick tenement; cost, \$1,000; owner, Jonas J. McGillen, 423 3d av; architect, John H. Friend, 148 Alexander av. Plan No. 2524.

3D AV, No. 830, remove show windows and build new ones in 2-sty brick store; cost, \$150; owner, A. Shubkin, 830 3d av; architect, O. Reissmann, 30 1st st. Plan No. 2532.

Owner will superintend.

5TH AV, No. 584, remove stoop, raise basement door openings in 4-sty brick and stone dwelling; cost, \$900; owner, A. T. Sullivan, 584 5th av; architect, W. S. Miller, 141 E. 40th st. Plan No. 2536.

5TH AV, w s, between 83d and 84th sts, add 2½-sty brick and stone addition to

art museum, 206.4½x206.4½x114.8½, tile roof; cost, \$300,000; owner, Metropolitan Museum of Art, 82d st and 5th av; architect, McKim, Mead & White, 160 5th av. Plan No. 2553.

No mason or carpenter selected. Architects will superintend. Sir C. Purdon Clarke, director.

6TH AV, No. 407, also 25TH ST, No. 106 West, cut wall, n s of present extension for exit, metal ceiling, 4 and 3-sty brick slot machine parlor; cost, \$1,000; owner, J. Valenci & Co., 407 6th av; architect, Louis C. Maurer, 1493 Broadway. Plan No. 2526.

Lessee, Lewis F. Bergman, 106 W. 25th st. Owner will superintend.

6TH AV, n e cor 20th st, 1-sty side brick extension, 25.4x27.3, to stone church; cost, \$5,000; owner, Church of the Holy Communion, 47 West 20th st; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 2538.

Rev. Henry Mollet, 407 West 20th st, chairman board of trustees.

7TH AV, No. 2200, cut new window in gable wall, new show window, new partitions, to 5-sty brick tenement; cost, \$400; owner, Miss C. L. Slater, 237 West 71st st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2544.

Owner's agent, D. D. Heckey, 237 West 71st st; builder, P. J. Byrnes, 105 East 31st st.

STH AV, No. 625, install new store front, galvanized iron cornices and tern plates in 3-sty brick store and dwelling; cost, \$1,000; owner, Doherty Estate, 264 West 44th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2545.

L. W. Weill, 627 8th av, lessee, will superintend.

STH AV, Nos. 2605 to 2607, remove skylight, build chimneys in 5-sty brick tenement; cost, \$2,000; owner, Abram Bachrach, 64 East 91st st; architect, Marshall P. Grimes, 39 East 42d st. Plan No. 2525.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

180TH ST, n e cor Mapes av, 5-sty brick tenement, plastic slate roof, 47.1x83.8; cost, \$45,000; owners, Mellwin Realty & Cons. Co.; architect, Chas. Kreymborg, 908 Jennings st. Plan No. 1228.

Robt. A. Winters, 768 Fairmount pl, president.

187TH ST, s e cor Hoffman st, two 5-sty brick tenements, tin roof, 40.0x81.1 and 29.3x74.7; total cost, \$77,000; owners, M. Pignone, Inc., 2396 Hoffman st; architect, N. Serracino, 1170 Broadway. Plan No. 1236.

BAINBRIDGE AV, w s, 245.4 n 200th st, two 4-sty brick tenements, tin roof, 21x70; total cost, \$28,000; owner, Jacob Zurneiden, 3008 E. 204th st; architect, Wm. S. Irving, 315 E. 241st st. Plan No. 1234.

#### Dwellings.

BRIGGS AV, w s, 100 n 196th st, five 3-sty brick dwellings, tin and slate roof, 20x37; total cost, \$25,000; owner and architect, August Nelson, 193 West 168th st. Plan No. 1227.

GLEASON AV, n s, 325 e Olmstead av, four 2-sty frame dwellings, tin roof, 21x52; total cost, \$16,000; owner, Mink Const. Con. Co.; architect, Henry Lane, 1499 Zerega av. Plan No. 1231.

Adam Mink, 2150 Gleason av, president.

POPHAM AV, w s, 394.10 n 176th st, 2-sty and attic frame dwelling, shingle roof, 20.3x55.4; cost, \$6,000; owner, Edwin T. Branning, 260 Montgomery av; architect, John Bruns, 777 Elmsmere pl. Plan No. 1224.

RYER AV, e s, 303.4 s 183d st, 2-sty frame dwelling, tin roof, 21x56; cost, \$5,500; owner, Barbara Walz, 323 E. 52d st;

architect, Ehrich Peterson, 2254 Ryer av. Plan No. 1232.

### Churches.

MORRIS PARK AV, s e cor Cruger st, 1-sty frame portable church, 22x66; cost, \$3,000; owners, City Extension & Missionary Society of the Methodist Episcopal Church, 156 5th av; architects, Ducker Co., 277 Broadway. Plan No. 1226.

### Miscellaneous.

BOWNE ST, s w cor Main st, City Island, 1-sty frame shed, 17x30; cost, \$150; owner, Herman Cordes, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1230.

GRAND CONCOURSE, w s, 177.7 s 165th st, 1-sty frame shed, 12x17; cost, \$150; owner and architect, W. L. Saulpaugh, 723 Union av. Plan No. 1229.

MELVILLE AV, w s, 225 n Van Nest av, 1-sty frame shed, 16x9; cost, \$100; owner, Marie Bonifatlo, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1225.

GRAND AV, n w cor 176th st, 1-sty brick garage, slate roof, 23x31; cost, \$1,500; owner, Samuel Jackson, 36 Wall st; architects, Rouse & Goldstone, 12 W. 32d st. Plan No. 1233.

OLD WHITE PLAINS ROAD, n w cor Bronx Park pl, 1½-sty frame stable, 25x50; cost, \$500; owner, Geo Reiss, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 1235.

## BRONX ALTERATIONS.

138TH ST, No. 389, new show front to 5-sty brick store and tenement; cost, \$500; owners, M. A. & M. C. Cain, on premises; architect, Fred Ebeling, 420 East 9th st. Plan No. 517.

165TH ST, No. 701, new show windows, new partitions, to 2-sty brick store and dwelling; cost, \$500; owner, Richard J. Callahan, on premises; architect, Louis Falk, 2756 3d av. Plan No. 516.

186TH ST, No. 472, new store front to 4-sty brick stores and tenement; cost, \$500; owner, David Mayer Brew. Co., 3560 3d av; architect, Louis Falk, 2756 3d av. Plan No. 512.

201ST ST, No. 359, two 1-sty frame extensions—20.4x18, 6.9x8.6—to 2-sty and attic frame dwelling; cost, \$500; owner, Luce Furmen, on premises; architect, Richard Rohl, 128 Bible House. Plan No. 513.

BRONX BOULEVARD, w s, 776.6 s 224th st, move 2-sty frame dwelling; cost, \$1,500; owner, Adam Eisengrein, Willett av, and 213th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 521.

ST. LAWRENCE AV, n w cor Mansion st, move 3-sty frame store and dwelling; cost, \$500; owner, Jos. W. Krauer, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 518.

ST. LAWRENCE av, w s, 25 s Merrill st, move 3-sty frame store and dwelling; cost, \$500; owner, John Soffel, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 520.

ST. LAWRENCE AV, w s, 25 n Mansion st, new store front to 1-sty frame store and dwelling; cost, \$100; owner, Jos. W. Krauer, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 519.

SOUTHERN BOULEVARD, No. 796, new partitions, etc., to 2-sty brick abattoir and stable; cost, \$500; lessee, Nathan Newman, 830 Hewitt pl; architect, Herman Horenburger, 122 Bowery. Plan No. 514.

WALES AV, e s, 75 s 150th st, move and new partitions, etc., to 2-sty and attic frame dwelling; cost, \$1,750; owner, Henry Wilker, 769 Courtlandt av; architect, Chris F. Lohse, 627 Eagle av. Plan No. 515.



## ADVANCE REPORTS.

**An Apartment House Proposed for "Millionaire Row."**

FIFTH AV.—The Century Holding Company (Lee & Fleischman), 141 Broadway, confirm to the Record and Guide the report that they contemplate erecting a 12-sty apartment house at the northeast corner of 5th av and 81st st, a plot measuring 102x125 ft. No architect has yet been selected, and the owners have not had time to decide upon details, as they purchased the property only on Tuesday of this week from August Belmont. It can be taken for granted that it will be an elegant house, but it will be rather conspicuous in that section, owing to its surpassing height, there being nothing but private dwellings in that part of the avenue. It is in line with the changing standards of living and the growing preference, even among millionaires, for city apartments rather than for city dwellings.

**Metropolitan Museum Annex.**

5TH AV.—Bids are to be opened on Thursday, December 9, by the city for labor and materials for the new addition to be known as "Annex H," to the Metropolitan Museum of Art, Fifth av and 83d st. It will be the largest addition that has been built since the construction of the original building, 2-sty and basement, extending 206 feet north along 5th av, from the recently completed "Addition E," and 180 feet west. The estimated cost of the new operation is \$750,000. It will be entirely of limestone, and along the 5th av side will have eight huge columns, carrying out the design of the part already constructed. McKim, Mead & White, are the architects. The amount of security required is \$150,000, and the time allowed to complete the work will be 350 consecutive calendar days.

**Large Warehouse for Duane and Hudson Streets.**

DUANE ST.—Messrs. Rouse & Goldstone, architects, 12 West 32d st, have just been commissioned to prepare plans and specifications for a large fireproof warehouse, 12-stys, to measure 84x100 ft, for Sonn Bros., of 149 Church st, to be erected at the south corner of Duane and Hudson sts, to cost in the neighborhood of \$500,000. The construction will be strictly fireproof, steel frame and brick, and there will be four electric elevators installed. Messrs. Morse & Rogers (shoes), 134 Duane st, will occupy the building. No building contract has yet been awarded.

**Fine Apartments for Upper Broadway.**

BROADWAY.—Emery Roth, architect, of 18 East 42d st, is preparing plans for two buildings in which there will be a large use of Moravian and Faience tile in the facades. They will stand on opposite corners of Broadway and 153d st. On the southeast corner there will be a 5-sty studio building, for the Trinity Studio Company, of which Lawrence Davis is president, and on the southwest corner a 6-sty elevator apartment for Morris Levine. The houses will have copper cornices and bay windows and have architectural distinction.

**Building for a Sixth Avenue Corner.**

6TH AV.—Moore & Landseidel, architects, 148th st and 3d av, are drawing plans for Mrs. Sarah J. Wyckoff Bent, of 1773 Washington av, Bronx, for a 4-sty store and loft building, to be erected at the northeast corner of 6th av and 14th st, on a plot 57x75. The building is estimated to cost \$60,000. The site is now occupied by two old buildings of small dimensions.

**Apartments, Flats and Tenements.**

158TH ST.—Floyd Del Brown, of 30 East 20th st, has completed plans for a 6-sty house to cost \$250,000, for the northeast corner of Riverside Drive and 158th st, for Annie Brown of 2345 Broadway.

64TH ST.—F. L. Leland, 79 8th av, owner, will soon have plans ready for remodeling and modernizing the 10-sty apartment house at 32 East 64th st. D. E. Hardley, 1 Madison av, is the architect.

VYSE AV.—Carmin Croffi, 1116 Intervale av, will erect from plans by Harry T. Howell, 3d av and 149th st, a 5-sty tenement, 50x88 ft., in the east side of Vyse av, 100 ft. south of 172d st, to cost \$40,000.

ALDUS ST.—Harry T. Howell, 3d av, and 149th st, reports plans under way for five tenements, to be erected in the north side of Aldus st, between Hoe av and Faile st, to cost a total of \$120,000. Owner's name withheld.

19TH ST.—Bernstein & Bernstein, architects, 24 East 23d st, will prepare plans for a 6-sty tenement house, to cost \$50,000, which is to be erected at 342-4 West 19th st, for Harbater & Silk, builders, of 117 East 7th st.

BELMONT AV.—The Thomas S. Malcolm Construction Co., River av and 167th st, will erect a 5-sty tenement, 32x190 ft., at the southeast corner of Belmont av and 179th st, to cost \$40,000. Harry T. Howell, 3d av and 149th st, is planning.

157TH ST.—Neville & Bagge, architects, 217 West 125th st, are planning a 6-sty elevator house to cost \$175,000, for Sarah Haines of 50 W 86th st, which will have a frontage of 112.6 ft on the south side of 157th st, 101 ft west of Broadway.

155TH ST.—Plans are being prepared by Harry T. Howell, 3d av and 149th st, for a 5-sty tenement to be erected in the south side of 155th st, 145 ft. west of Elton av, 50x88 ft., for the Thos. S. Malcolm Con. Co., River av and 167th st. Cost, \$50,000.

FOX ST.—Harry T. Howell, 3d av and 149th st, has prepared plans for six 5-sty tenements, 40x89.3 ft., to be erected in the west side of Fox st, 245 3 north of 163d st, for the Wm. C. Oesting Co., 985 Fox st. All improvements, estimated cost, \$180,000.

63D ST.—The City & Suburban Home Co. will erect, from plans by P. H. Ohm, of 42 E. 23d st, a 6-sty house to cost \$100,000, on 63rd st, south side, 175 ft west of Amsterdam av. The building will have a frontage of 137 ft 6 in. The owner's address is 281 4th av.

BRIGGS AV.—Charles S. Clark, 445 East Tremont av, Bronx, architect, is taking bids for three 4-sty apartment houses to be erected on the east side of Briggs av, 195 ft south of 196th st, for W. Wicke (ribbons), of 36 East 22d st, Manhattan, to cost a total of \$60,000.

177TH ST.—C. B. Meyers, 1 Union sq, architect, has finished plans to the order of the Helena Realty Co., of 277 Broadway Sol. Simons, prest, for a 6-sty elevator apartment, estimated to cost \$100,000, to be erected at the northwest corner of 177th st and Pinehurst av.

WASHINGTON AV.—Architect F. Wolfgang, 531 E. Tremont av, has plans on

his hands for a 5-sty house, 50x81, to be arranged for 20 families, which the "Will" Const. Co., of 624 East 183rd st, will build on the east side of Washington av, 90 ft south of 183rd st, at a cost of \$45,000.

127TH ST.—C. B. Meyers, architect, 1 Union sq, has plans in progress for a 6-sty house to be arranged for 61 families, to be erected in 127th st, between Broadway and Riverside Drive, for Israel Lippman, builder, of 54 Lafayette st. Dimensions, 100x132; estimated cost, \$150,000.

ROOSEVELT ST.—C. B. Meyers, architect, 1 Union sq, has completed plans for B. F. Golden, of 508 Pearl st, who will



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

**RAYMOND CONCRETE PILE COMPANY**

NEW YORK, . . . 140 Cedar Street  
CHICAGO, . . . 135 Adams Street  
PITTSBURGH, Union Bank Building  
PHILADELPHIA, Land Title Building  
BALTIMORE, Pratt and Concord Sts.  
ST. LOUIS, . . . 620 Chestnut Street  
NEW ORLEANS, . . . 204 Perrin Bldg.

**HOUGHTALING & WITTPENN**

*Impervious Face Bricks*  
ALL COLORS

44 EAST 23d ST., NEW YORK  
Telephone, 1154 Gramercy

**WHITNEY-STEEN CO.**  
ENGINEERS  
CONTRACTORS & BUILDERS  
135 BROADWAY, N.Y.  
NEW YORK, HARTFORD, SALT LAKE, DENVER

**THE QUAY ENGINEERING CO.**  
Tel. 2405 Mad. Sq. 1123 BROADWAY, N. Y.

**Contracting and Consulting Engineers**

NEW YORK BLOWER CO.'S GOODS	For Mechanical Equipment, Power Plants, Heating, Ventilating, Plumbing.
REVOLVING DOORS, "Automatic Collapsible"	
TRAVELING STAIRWAYS	

**CONTRACTORS FOR TOWEL SERVICE**  
to tenants of the better office buildings

**Peerless Towel Supply Company**  
No. 99 CHAMBERS STREET, N. Y.

**HALF THE WORRY OF A CONTRACTOR**  
IS IN WAITING FOR LUMBER AND MATERIALS  
15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK  
SAW, PLANING AND MOULDING MILLS

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

**FIRE!**

**We make a specialty of hurry work for fire jobs. Odd sizes made up at short notice**  
Complete line of T. H. D. Law Supplies. Prices right.

**FRED. C. SUMNER,**  
246-248 Canal Street  
WINDOW FRAMES, SASH, DOORS, TRIM, ETC.



erect a house of 6-stys 41x60 ft, for 27 families, at 94 and 96 Roosevelt st. Stores on first floor. Owner builds and is taking bids on materials and subs. Estimated cost \$25,000.

OGDEN AV.—A 19-family house will be erected on the west side of Ogden av, 125 ft south of 165th st, Bronx, by William Collahan, 2600 Decatur av, from plans by Schaefer & Jaeger, architects, 461 Tremont av, to cost \$45,000. Five stories, with stores, 50x76. The architects are taking bids.

180TH ST.—Charles Kreymoorg, architect, 908 Jennings st, has plans in progress for a 5-sty house, 47x83, arranged for 23 families, to be erected on the northeast corner of 180th st and Mapes av, Bronx, for the Mellwin Realty and Construction Co., of 768 Fairmount pl, and to cost \$45,000.

157TH ST.—Kuhn & Lawson Co., 508 W. 142d st, is having plans made by J. C. Cocker, architect, 2017 5th av, for a 6-sty apartment for a site on the south side of 157th st, 214 ft east of the Boulevard Lafayette. The house will have a frontage of 112.6 and a depth of 86.10, and is estimated to cost \$140,000.

100TH ST.—Moore & Landseidel, architects, 148th st and 3d av, have completed plans for a semi-fireproof, 6-sty elevator house, to be erected on the south side of 100th st, 300 ft east of 2d av, with dimension of 50x94 ft, for the Rosana Const. Co., of 411 East 116th st. The owner will take bids on separate contracts and materials.

138TH ST.—Moore & Landseidel, architects, 148th st and 3d av, have plans about completed for a 5-sty house, 50x88, arranged for 22 families, to be erected on the north side of 138th st, 350 ft west of Broadway, for Edward Waters, owner and builder, who will take bids on separate contracts and materials. Estimated cost, \$50,000.

DELANCEY ST.—Plans are in progress in the offices of Oscar Lowinson, architect, 18 East 42d st, for a 6-sty tenement house to be erected on the northwest corner of Delancey and Elizabeth st, for Nathan Ullman, who may be addressed in care of his architect. The plans will be ready about Dec. 13. The house will be arranged for 24 families, and the estimated cost is \$45,000.

FREEMAN ST.—Charles Jargensen, 1283 Hoe av, Bronx, builder, is having plans drawn for two 5-sty apartment houses which he will erect on the northeast corner of Freeman st and Vyse av, Bronx. He will take bids on separate contracts. Harry Howell, of 149th st and Willis av, is drawing the plans. The house will be arranged for 16 families. Estimated total cost is \$83,000.

146TH ST.—B. W. Levitan, architect, 202 West 31st st, has plans about completed for a 6-sty elevator apartment house to be erected in 146th st, 200 ft east of Broadway, for the Scheer-Ginsberg Realty and Construction Co., of 198 Broadway, Jacob Scheer, president, and Isador Ginsberg, secretary. The owners will build. The house will have dimensions of 100x150 ft, and is estimated to cost \$150,000.

DALY AV.—Moore & Landseidel, architects, 148th st and 3d av, have plans about completed for four apartment houses to be erected on the east side of Daly av, 250 ft south of Tremont av, for Harry C. Benline Const. Co., of 148th st and 3d av, to cost a total of \$80,000. The houses will contain four stories, 32x91 ft, arranged for eight families each. The owner builds and will take bids on separate contracts.

EAST ORANGE, N. J.—The general contract has been awarded to Trivett & Walters Co., 7 Bond st, Newark, for the erection of an apartment house for eight families, on the southeast corner of Arling-

ton and Parks avs, East Orange, to cost \$35,000. Owners, Fairchild & Baldwin, 185 Market st, Newark; architect, H. Bechlin, 45 Clinton st, Newark. The house will have four stories on ground dimensions of 50x70.

RIVERSIDE DRIVE.—The Engineering Supervision Company has been retained for the mechanical equipment, including elevators, of the nine-story apartment house to be erected at the junction of 158th st and Riverside Drive. The building is being constructed by Alexander Brown, Jr., 33 East 20th st, and Mr. Floyd Brown is the architect. The heating system will be designed with a view to burning low-grade fuel.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty and basement brick and stone flat house to be located in the north side of South 2d st, 25 ft. west of Hooper st, Brooklyn, for M. B. Evens, of Brooklyn. The building will cover a plot 50x95 ft., having a facade designed in a modern style of architecture, trimmed with terra cotta and stone. The public halls will be entirely fireproof, having iron and marble stairs, tile floors and walls wainscoted with marble. The architects are to supervise construction.

#### Dwellings.

WASHINGTON, D. C.—The French Government will erect an embassy building at Washington. Plans have been approved and contracts will soon be let. One million dollars will be spent. Address the Secretary of the French Embassy, Washington, D. C.

PORT WASHINGTON, L. I.—Contracts for the construction of a country house at Port Washington, L. I., have been confirmed by Howard Gould. The plans, prepared by Hunt & Hunt, of this city, show that a structure with a frontage of 228 feet and a depth of 110 feet is to be erected. The new "Castle Gould," as the residence will be known, will be started as soon as the present frame structure which Mr. Gould has used as a residence is demolished. It will be a three-story and basement structure, equipped with all modern improvements, including an electric elevator, and, with garages, stables, and outbuildings, will involve an outlay of close to \$1,000,000. "Castle Gould," erected in 1902 at Sand's Point, L. I., in which Mrs. Gould retains a dower right, was designed in general upon the lines of Kilkenny Castle, in Ireland. The new castle will be on the plan of an English manor house, and while it will not be as pretentious in size as the Sand's Point house, it will be its equal in point of equipment and landscape effects. Materials for the fronts of the building are limestone and local stone.

#### Factories.

GREENE AV.—W. B. Wills, of 32 Ditmars st, Brooklyn, architect, has plans in progress for a shoe factory, to be erected for I. Voebel, owner, on Greene av, between Classon and Grand av, Brooklyn, 4-stys, 76x95, brick, with limestone trimmings, non-fireproof; to cost \$30,000. Mr. Voebel's address is 982 Greene av.

WILLOUGHBY AV.—Wm. Bommer, 259 Classon av, Brooklyn, is the architect for an addition and alterations, to cost \$50,000, to the factory of Emil Bommer (hinges) on the south side of Willoughby av, between Classon and Taaffe pl, Brooklyn. The general contract has been awarded to John Auer & Sons, 648 Lexington av, Brooklyn. There will be an extension of 5-sty, 80x144, brick with bluestone, non-fireproof.

BUFFALO.—Tentative plans are in progress at the office of R. S. M. Mitchell, architect and engineer, 905 Madison st, Syracuse, N. Y., for a fireproof brewery,

to be erected at Clinton st and Bailey av, Buffalo, for the Buffalo Brewery Co., John Hagen, president, Buffalo. The plant will contain a cold storage equipment, besides a cooperage and a bottling department. It will have dimensions of 100x300, two and three stories, with a capacity of 125,000 bbls. and is estimated to cost \$500,000. General contractor, Dunfee Const. Co., 221 Union Building, Syracuse, N. Y.

WILLIAMSBURG.—The Engineering Supervision Company, 43-45 West 34th st, has been appointed to take charge of the steam and electrical equipment of the extension to the Royal Baking Powder Company's works at Kent av and Morton st, Williamsburg. The new building has six stories on ground dimensions of 216x60. The factory has been burning pea coal in the past, and the alterations and additions will be so made as to allow the burning of cheaper fuel. The Turner Construction Company has the general contract for alterations of the building.

#### Hospitals and Asylums.

86TH ST.—Jacob A. Zimmerman, 505 5th av, has obtained the general contract to build the addition to the hospital of the Sisters of Miserecorde, at 531 E. 86th st. The new building will be semi-fireproof and will contain a chapel. The estimated cost is \$75,000.

PATERSON, N. J.—Contracts for the erection of the Sarah Amelia Quackenbush Memorial Home for Nurses awarded by Architect F. W. Wentworth, call for a 3-sty building of fancy red brick, with artistic trimmings. The structure will cost \$35,000 and will be 40x80 ft. in extent.

26TH ST.—Edwin Outwater, 225 5th av, has taken the general contract to make over the residence at 420-426 E. 26th st, into a nurses club house, at an estimated cost of \$130,000. The owner is the Training School for Women Nurses, of which Wm. C. Osborn is Pres., at 440 E. 26th st. There will be a 6-sty extension, 50x125; partitions, etc. in old house.

#### Hotels.

BROADWAY.—The J. T. Brady & Co., 103 Park av, has obtained the general contract to erect the hotel, restaurant and cafe for James Churchill at the corner of Broadway and 49th st, from plans by Herbert Baer, of 542 Fifth av. The estimated cost is \$150,000.

HENRY ST.—Montrose W. Morris, 82 Wall st, Manhattan, has plans in progress for an addition to the St. George Hotel, at the s w cor Henry and Pineapple sts, Brooklyn. The owner, William Trumbidge (on premises) is undecided whether to build or let separate contracts. There will be an 8-sty fireproof addition, 50x100 ft.

#### Municipal Work.

STANDARDIZATION OF SUPPLIES.—The Board of Estimate and Apportionment of New York City has informed the Treasury Department of the appointment of a committee, consisting of Comptroller Metz, President McGowan and W. H. Hoge, to standardize supplies used in the city departments and to provide for a central purchasing commission. It is the intention of this committee to visit Washington at an early day to confer with Assistant Secretary of the Treasury Hilles and other members of the general supply committee, which supervised the purchases of supplies for the current fiscal year for the government departments. This New York committee will thoroughly go into the subject of standardizing for the city government of supplies on the line recently adopted by the general supply committee in this city.



**Office and Loft Buildings.**

**WESTFIELD, N. J.**—J. T. Tubby, Jr., 81 Fulton st, Manhattan, who has plans for a 3-sty pumping house, 20x90, to be erected at Westfield, N. J., for Lloyd Thompson, has awarded the contract to the M. Byrne Building Company, of 430 Westfield av, Elizabeth, N. J.

**IRVING PL.**—No architect has yet been selected for the 12-sty loft building which Alfred M. Rau, of 135 Broadway, contemplates erecting at Nos. 67 and 69 Irving pl, a plot measuring 46x85.6, adjoining the northwest corner of 18 st, which he purchased this week.

**MADISON AV.**—Schwartz & Gross, 345 5th av, have been selected to draw plans for the store and loft building to be erected at 76-78 Madison av, at the southwest cor. of 28th st. The plot measures, 24x95 ft., and the building will be either ten or twelve stories. The Herald Square Holding Co. is the owner. Address, Arnstein & Levy, 220 Broadway. Blum & Koch (straw hats), 84 5th av, are the lessees.

**CHICAGO.**—J. C. Green, 103 Park av, Manhattan, formerly of Kirby, Petit & Green, architects, is drawing plans, under a commission from William R. Hearst, Esq., for a monumental building to be erected in Chicago, and to be used as a printing house for the Chicago "American," and also to be used for stores, offices and lofts. It will stand ten stories high, on the northeast corner of Madison and Market sts, with ground dimensions of 189x136 ft.

**Public Buildings.**

**HACKENSACK.**—Work will start on the Bergen County Court House next week. The John T. Brady Company, 103 Park av, is the general contractor.

**RIVERHEAD, L. I.**—Architect W. G. Beardsley, Poughkeepsie, N. Y., has plans in progress for a jail at Riverhead, L. I., to cost \$175,000. Building will contain 145 cells, separate water plant and a sewage disposal plant. A wall of concrete 12 ft. high, will be built around the jail. Owner, Board of Supervisors, Suffolk County. J. F. Flugrath, Clerk, Patchogue, L. I.

**CLINTON AV.**—The Justices of the Supreme Court, Brooklyn, at a meeting held recently, voted to abandon the proposed site for the new courthouse that was picked out a few weeks ago in the Heights section. The blocks chosen—known as the "doctors' block"—was bounded by Clinton, State and Livingston sts and Sidney pl. The sentiment now is in favor of building either in the neighborhood of South Oxford st and Lafayette ave or in the Eastern Parkway.

**Schools and Colleges.**

**IRVING PL.**—The Board of Education, N. Y. C., decided this week on a height of eight stories for the new Irving High School for girls. The appropriation is \$600,000.

**CHATHAM, N. J.**—The Board of Education of this city has voted to spend \$8,000 for the completion of the new school building. The total cost of the building will be about \$32,000.

**CENTERVILLE, CONN.**—Architect Frank E. Brown has completed the plans for the new school house to be erected in Centerville by the town of Hamden, and estimates will be made at once.

**WOODBIDGE, N. J.**—At a special meeting of the School Board and voters in Masonic Hall, it was voted to spend \$70,000 for the erection of a high school at Barron av and Grove st. The building is to cost \$65,000 and the lot \$5,000.

**PORTER AV.**—Bids will be received by C. B. J. Snyder, Superintendent, for the general construction, etc., of new Public School 166, on the easterly side of Porter av, between Ingraham st and Harrison pl,

Borough of Brooklyn, on Monday, Nov. 29, at the Dept of Education, Park av and 59th st, Manhattan.

**TROY, N. Y.**—Plans are in progress for a public schoolhouse to be erected on the east side of 7th av, between State and Congress st, Troy, N. Y. The owner is the Board of Contract, and Supply, of which J. H. Reilly is secretary. Architect, R. C. Sturgis, 120 Boylston st, Boston, Mass. Steam engineer, French & Hubbard, Albany Building, Boston, Mass. The building will be of brick and stone, 5-stys, 250x100, 24 class rooms, laboratories, manual training room, lunchroom, assembly room, etc. Estimated cost \$300,000.

**Theatres.**

**48TH ST.**—Architect R. Napier Anderson, 63 5th av, is taking bids for a theatre to be erected at 137-143 48th st, Manhattan, for the New Netherlands Theatre Co. (Wm. A. Brady, Pres.), care of the architect. The building will have ground dimensions of 80x100, and a seating capacity of 1,000. D. C. Weeks & Son, 289 4th av, are figuring.

**BRIDGEPORT, CONN.**—The contract for the plumbing in the Empire Theatre, on Main st, owned by W. O. Laughna, has been awarded to W. J. Snadecki. The structure is to be built almost entirely of reinforced concrete. The plans are by Architect Joseph A. O'Brien, and the Sperry Engineering Co., of New Haven, has the general contract. It is reported that Sylvester Z. Poli will soon get his plans under way for the construction of his projected new theatre on the east side of Main st, just below Congress st.

**BEDFORD AV.**—The new Hammerstein opera house, at Bedford av, Dean and Bergen sts, Brooklyn, will contain five stories. The material is to be brick with terra cotta trimmings. The main entrance is to be located on Dean st, which is clear of railroad tracks and suitable for carriage traffic. The front of the opera house will be very ornamental. The stage is to be located on the Bergen st end of the building. It is proposed to make it one hundred feet in width by seventy-five in depth, so that it will be one of the largest stages in the world. One of the features of the interior will be the grand tier on which there will be twenty-five boxes. The plans filed last week are known as the floor plans. Those for the exterior will be filed later. The architect is W. H. McElpatrick, 1402 Broadway, Manhattan.

**Miscellaneous.**

**159TH ST.**—Geo. H. Pegram, architect, has completed plans for a 3-sty brick club house, 50x100, to be erected at 159th st and 8th av, New York, for the Interborough R. T. Co., to cost \$25,000. The owner will soon take bids. Address the architect at 165 Broadway, Manhattan.

**OSWEGO, N. Y.**—Chief Eng. G. W. Kittridge, Grand Central Depot, N. Y. C., has preliminary plans for concrete and brick carshops to be erected at Oswego, N. Y., to cost \$75,000, for the N. Y. Central R. R. Co. Will require power plant. Bids will be called for about January 1.

**179TH ST.**—General contract has been awarded to Thos. McKeown, of 103 Park av, for a storehouse and shop building, in connection with the pumping station in 179th st, near Amsterdam av, for the Department of Water Supply, Gas and Electricity.

**LAFAYETTE AV.**—No architect has yet been selected for the parish hall for St. John's Chapel, (R. C.) Lafayette av, near Vanderbilt av, Brooklyn, to cost \$50,000. Rt. Rev. Geo. W. Mundelein (pastor), Greene av, near Clermont av, Brooklyn. Materials, brick and stone; fireproof. Seating capacity, 1,000.

**Government Work.**

**PHILADELPHIA, PA.**—The contract for furnishing an electric power unit for the Marine Corps storehouse at Philadelphia has been awarded to A. D. Granger Co., of New York City, for the engine and the Ridgway Dynamo & Engine Co., Bayonne, N. J., for the generator.

**TRENTON, N. J.**—Sealed proposals will be received at this office on January 6, for the construction of an additional story, remodeling, etc. (including gas piping and electric conduits and wiring), to the U. S. Post Office and Court House, at Trenton, N. J.—James Knox Taylor, Supervising Architect, Washington, D. C.

**SARATOGA SPRINGS.**—The successful bidder for the construction of the Saratoga Springs post office specified the following fixtures to be used; Plumbing fixtures, J. L. Mott Iron Works; boiler, New York Central Iron Works; furnace, Hawley Down-Draft Furnace Co.; direct radiators, American Radiator Co.; wall radiators, Fowler & Wolf Mfg. Co.; gate and radiator valves, Jenkins Bros.

**SAN FRANCISCO.**—Sealed proposals will be received the 22d day of December, and then opened, for the alterations, including plumbing and drainage, in the United States Appraisers' Stores, to accommodate a power plant to be installed in the United States Custom House and the United States Appraisers' Stores at San Francisco, Cal. James Knox Taylor, supervising architect, Washington, D. C.

**NEW HAVEN.**—No New Haven firm submitted a bid for building an extension to the post office. The New Haven builders, after looking the prospect over, decided that there was too much "red tape" in it for them, and that they did not care to bid. The bids opened on November 15 were as follows: W. H. Fissell Co., New York City, \$44,973; time as specified. Conroy Bros., New York City, \$42,375; time as specified. Wills & Marvin Co., New York City, \$48,712; time as specified. M. P. Wells, Philadelphia, Pa., \$47,917; time as specified. Connors Bros. Co., Lowell, Mass., \$52,300; time as specified.

Bids for five new barge canal contracts, involving an expenditure of about \$2,387,316, will be opened December 1 by State Superintendent of Public Works F. C. Stevens. The contracts to be awarded and the estimates of State Engineer Williams are: Dredging a channel in the Hudson River at the canal outlet, \$1,439,933; constructing lock at Fort Edward, \$232,908; constructing lock in the Hudson River, below Mechanicsville, \$270,675; completing two locks at Waterford, \$372,000; providing winches for movable dams on the canal, \$72,000.

**Brief and Personal.****Thanksgiving.**

A short week.

All holidays should, somehow, have been made to come at the beginning or end of the week, preceding or following Sunday.

The best year since 1906, a period of recuperation from the last panic, but not a year entirely full of good times. Next year is expected to be all to the good.

The firm of Young & Groenberg, architects, has been dissolved and Mr. Harold Lawrence Young will continue the business in the same offices, at 1328 Broadway. Telephone, 4576 Murray Hill.

H. Otto Wittpenn, of the firm of Houghtaling & Wittpenn, 44 East 23d st, took his oath of office for another term as Mayor of Jersey City on Tuesday without any ceremony. He was sworn in by the City Clerk, Michael L. Fagan.

The Waterproofing Co., 147 East 35th st, has secured the contract to waterproofing, with hydrolithic cement, the building for the Fulton Bag & Cotton Mills, at New Orleans, La. The architects for this build-



ing are Stone Bros.; contractors, Jefferson Construction Co.; both of New Orleans.

The Thompson-Starrett Company raised flags at the highest points of the Gimbel Building last Saturday. The building has a height of 150 ft. above the street level, and it extends 40 feet below grade. Meanwhile the Thompson-Starrett Company will hurry the balance of the steel erection all over the lot, in order to meet the schedule date of December 1 for finishing the superstructure, which will be an unparalleled record for rapid steel assembling.

At the regular meeting of the board of directors of the Thompson-Starrett Company, at 51 Wall st, on Monday, Vice-President and General Manager Louis J. Horowitz read a report on earnings for the six months ended October 31, 1909, and an additional report showing that the company is at present engaged on the largest and most profitable volume of business in its history, having some fifty building operations under way in various cities from the Atlantic Coast to the

**McCrum-Howell Co. Increases Stock.**

The McCrum-Howell Co., Park av and 41st st, New York, N. Y., manufacturers of "Richmond" boilers, radiators and enameled ware, with two plants at Uniontown, Pa., and one at Norwich, Conn., have increased their capital stock from \$1,200,000 to \$3,000,000.

The entire increase of preferred stock was purchased by Gavet & Porter, Boston; George H. Burr & Co., New York; Farson, Son & Co., Chicago, and Scully, Painter & Beech, Pittsburg, whose favorable attention to the company was attracted by its progressive methods, wonderful growth and recognized quality of its output.

The bankers represented in this purchase of stock recently made a visit to Uniontown, for an inspection of the plants of the company located there. In the party were Mr. Porter, of Gavet & Porter; Mr. Spaulding, representing Farson, Son & Co.; Mr. Painter, of Scully, Painter & Beech; Mr. King, of the St. Louis house of George H. Burr & Co.; Mr. Fosdick, of their Boston house; Mr.

The value of the lime produced in this country during the last twelve years is shown in the following table:

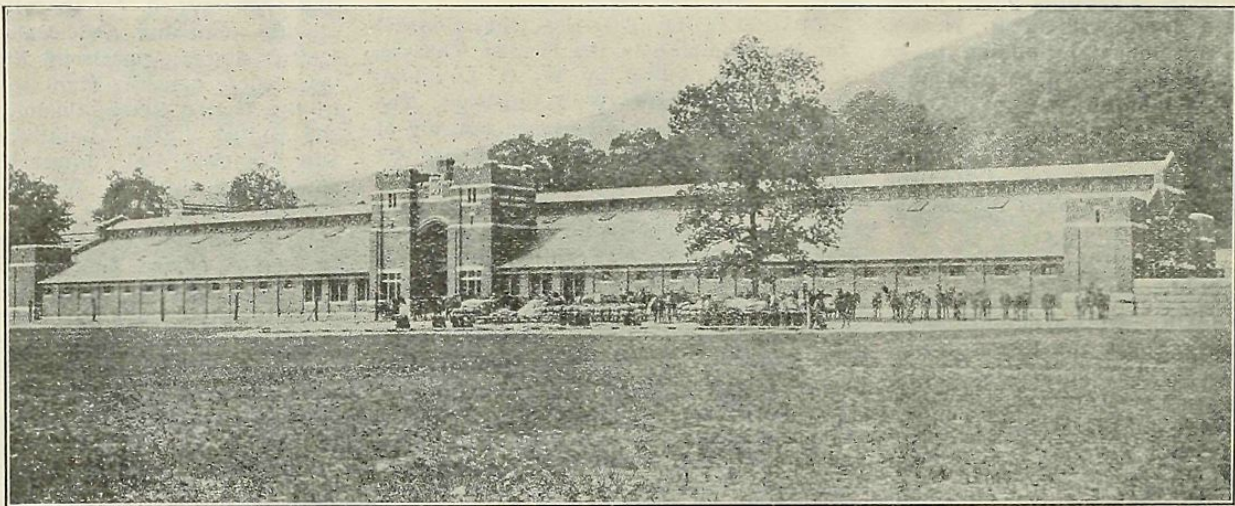
VALUE OF LIME PRODUCED IN THE UNITED STATES, 1897-1908:	
1897.....	\$6,390,487
1898.....	6,886,549
1899.....	6,983,067
1900.....	6,797,496
1901.....	8,204,054
1902.....	9,335,618
1903.....	9,255,882
1904.....	9,951,456
1905.....	10,941,680
1906.....	12,480,653
1907.....	12,656,705
1908.....	11,091,186

In 1908 Pennsylvania ranked first in both quantity and value of output, and Ohio, Wisconsin, Missouri, and Maine followed, in the order named.

The largest use of lime is that for building; the next largest is that for fertilizer. Considerable quantities are used by paper mills, chemical works, sugar factories and tanneries.

The production of hydrated lime, a comparatively new industry, requires large operations, and many new hydrating plants were established in 1908.

An advance chapter from "Mineral



THE NEW CAVALRY STABLES AT WEST POINT.

(From the "Brickbuilder.")

Cram, Goodhue & Ferguson, Architects.

Pacific Slope. The directors then declared the regular semi-annual dividend, at the rate of 8 per cent., on the common stock of the company, and in addition thereto a dividend of 16 per cent., making a total of 20 per cent., payable on the common stock Jan. 3, 1910, to stockholders of record at the close of business Dec. 15. When this dividend of 20 per cent. is paid the stockholders will have received dividends at the rate of 8 per cent. per annum from the time the stock was issued to date.

The Federal Tile Company, No. 131 West 24th st, is issuing to the trade a folder which for distinctiveness is bound to attract attention. It is in three folds and represents a young business man, pointing out the reasons why the claims of this company should be considered before finally placing orders for marble work. The folder embraces several rudimentary conditions which must be observed, it says, to insure proper work. They follow: "The foundation is the base of all work. If the foundation is poor, the finished work will be poor. Foundations for floors should be made of sand and Portland cement, wire lath should be used as a base for wall tile, and the same should be coated with sand and cement. The proper way to prepare for tile—either wall, ceiling or floor—is to let the tile contractor do the same; then he is absolutely responsible. Don't give your tile work to a firm that employs cheap men. Good union men always command their price, and are not to be found in a cheap shop."

—The Witney-Steen Co., of 135 Broadway, has the steel skeleton of the 16-story Firemen's Insurance Company's building in Newark up to the 7th tier.

Crandall, of their Chicago house, and Mr. Burr himself.

The visiting bankers were most favorably impressed with the size of the plants, the evidences of good management, the thorough organization and efficiency of the men and manufacturing equipment.

This increase in capitalization was authorized at a recent meeting of the stockholders, at which time it was also authorized that the dividend rate on the preferred stock be increased from 6 per cent. to 7 per cent.

The foundry for big tubs in the enameled ware plant will be lengthened 120 feet, with a new foundry half that size for lavatories. The foundry at the radiator plant will also be extended so as to increase the production materially. The company was not able to take nearly all the business in radiation offered it this year, although its capacity was increased one-third only a year ago. The contemplated increase will add about one-fourth to the capacity. The proceeds of the increase of stock will be used to anticipate a bond issue which has not matured, and also provide additional working capital.

**Lime Making in 1908.**

Lime production in the United States in 1908, in common with other industries, decreased in both quantity and value of output. Many plants that had closed in 1907 remained closed during 1908, and some plants ran only part of the time or with diminished force.

The lime made in 1908 amounted to 2,766,873 short tons, valued at \$11,091,186, a decrease of 325,651 short tons in quantity and of \$1,565,519 in value from the production of 1907.

resources of the United States, calendar year 1908," has just been published by the United States Geological Survey and may be had by applying to the Director of the Survey at Washington.

**Whale Creek I. W. Adds to Plant.**

Title passed on November 23 on fifteen lots situated at Moultrie st, Meserole av and Humboldt st, Greenpoint, Brooklyn, whereby the Whale Creek Iron Works, Andrew N. Peterson, president, and William K. Ross, secretary, will expand their already large establishment. These lots will give the works an area of more than one and a half city blocks or over 100,000 sq. ft. A new addition has been built to the company's bronze factory and four improved furnaces have been installed. The urn for the Prison Ship Martyrs' Monument, which weighed 20,000 lbs., was manufactured and erected, it will be remembered, by this concern, which has several other very important contracts on hand, among which is material for the Hartford State Library and Supreme Court Building, at Hartford, Conn.

**The Chicago Cement Show.**

At the drawing on Oct. 29 for space at the third annual cement show to be held at Chicago on Feb. 18-24, 1910, the entire main floor and annex in the big Coliseum was taken and over thirty concerns were unable to secure space at all. This is the only instance where the entire available exhibition space has ever been taken so far in advance of the time of the show. About 185 companies had filed applications before the first drawing and the 50,000 sq. ft. of floor space was assigned to 150 of these. Space will be provided for the overflow in an "annex."



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Peevish Building Material Market.

The building material market was peevish and fluctuating this week, due to stormy weather on Tuesday and Wednesday and to the holiday on Thursday. The effort to catch up yesterday with incoming cargoes and piled-up deliveries on some jobs was not altogether successful and large amounts of materials will remain at a standstill until the first of the week. A summary follows:

- BRICK—Sales quick; supply heavy.
- CEMENT—Dull and inactive.
- LIME—Sales normal; prices firm.
- LUMBER—Firmer.
- PIG IRON—Sales small; prices steady.
- STEEL—Less active.
- SLATE—Structural demand better.
- STONE—Cutters busy; prices firm.

### Storm and Holiday Tie Up Market.

The storm of the early part of the week, the holiday on Thursday and a generally fretful condition of the building material market combined to check the consumption of brick this week and to hinder contractors in their efforts to hurry jobs through before winter sets in. The attempt made yesterday to catch up with incoming brick cargoes and to consume other material delivered on jobs during Tuesday and Wednesday was not sufficient to even up conditions, and the blockade, if such it may be called, will run over to Monday, anyway. Sales for this week were a little below normal, but prices held firm at the figures quoted last week in this department. Yesterday they were somewhat stronger and the market seemed to be strengthening for a slight raise. The yards up the river are sending down a little more brick than usual for this time of the year, but few of the dealers are stacking, most of the cargoes being absorbed on jobs. Last week's transactions show that not only are these cargoes being taken, but that the sales have actually exceeded the number of arrivals. The official figures follow:

Heldover, Nov. 13, 24; arrivals, 86; sales, 89, leaving 21 on hand at the docks on Nov. 22.

### NEW JERSEY TAKING LARGE QUANTITIES.

Reports from Washburn Bros., Sayre & Fisher Co., Cook & Genung and other big distributors across the river, show that New Jersey is taking exceptionally large quantities of common brick for this time of the year, and this in spite of the fact that the number of permits issued in the various leading Jersey cities have fallen off within the last few weeks. Discussing this matter at the Builders' Exchange, this week, one gentleman said that it was undoubtedly due to contractors hastening work in the suburbs and to the general practice of dealers to stack in anticipation of much higher prices early next year. Builders over there were fixing to be prepared to take new business on sizeable contracts during the winter, should it be an open one. This condition held true in nearly all classes of building material, stone being one of the exceptions.

### RARITAN RIVER HARDS IN DEMAND

Raritan River hard brick is still in demand, both in this city and in New Jersey. Brooklyn also is taking a large quantity. Big shipments are going into small Jersey towns, for instance, New Brunswick, Elizabeth and Perth Amboy, where big operations are in progress, this company's yards being within easy lighterage distance. They are holding firm at \$5.75 to \$6.

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

	Per M.	\$6.00
Hudson River, common.....	\$5.50@	\$6.00
Hudson River, Light Hard.....	4.50	4.75
Raritan River.....	5.75	6.00
Croton Point—Brown, f. o. b.....	13.00	14.50
Croton Point—Dark and red.....	13.00	14.00
Hollow brick, Haverstraw size....	7.00	8.00

\*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	24.00

Enameled:		
English size.....	75.00	80.00
American size.....	70.00	80.00
Kiln run.....	55.00	60.00

### Cement Feels Depressed Market.

The depression in the building material market had its effect upon Portland cement this week. Rosendale held firm, with satisfactory sales, while Portlands were generally dull and inactive. A representative of one of the smaller companies, speaking of the situation this week, said, regarding the output and consumption for 1909, that it undoubtedly would exceed the figure for last year and of 1907. The output for last year, he said, was 51,000,000 barrels, an increase of 6 per cent. over that of the year previous, while the output for this year probably will exceed 60,000,000 barrels. In all three years there has been a productivity, he said, larger than the consumption, causing a congestion at many points, resulting in surplus stock being dumped at sacrifice, as has been the case in this city during the early spring and summer. He said that it was his belief that another advance in price was nearer than most people were inclined to admit.

No long-term contracts are being taken, but spot sales are numerous, though not worthy of special comment. There seems to be a better feeling among the local agencies, due to a more optimistic undertone.

### CEMENT.

Portland Domestic, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80

\*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

### 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@	\$1.58
Atlantic Portland.....	1.43	1.58
Atlas Portland.....	1.43	1.58
Bath Portland.....	1.43	1.58
Dragon Portland.....	1.43	1.58
Edison Portland.....	1.43	1.58
Lehigh Portland.....	1.43	1.58
Trowel Portland.....	1.43	1.58
Vulcanite Portland.....	1.43	1.58
Alsen's (German) Portland.....	2.40	2.43
Dyckerhoff (German) Portland.....	2.43	

### Pig Iron Remains Quiet.

The market for pig iron remained quiet this week, with sales generally small. Prices are firm at last week's quotations. Local foundries were reported as light buyers, but the transactions were commonplace. Southern iron is somewhat easier, owing to the attitude of southern interests toward the market. Steel-making iron had a uniformly good call and negotiations are readily entered into wherever the iron is offered for sale. On the whole, consumers are well supplied. Heavy products are quiet, but the demand for lighter material is fair. Nearly all the current business for the eastern section is confined to small lots for early shipments, upon which slight premiums are being demanded and obtained. Both iron and steel bars are being offered on the basis of 1.50c. Pittsburgh or 1.60c. tide-water for future shipment.

### PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered, Manhattan, Brooklyn or Jersey City include lighterage.

Northern:		
No. 1 x Jersey City.....	\$19.20@	\$19.70
No. 2 x Foundry.....	18.70	19.20
No. 2 Plain.....	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock....	19.25	19.50
No. 2 Foundry, spot.....	18.75	19.00
No. 3 Foundry.....	18.25	18.50
Basic, East Furnace.....	18.25	18.50
Basic, Alabama.....	15.00	15.50
Basic, Valley.....	17.25	17.50

### Steel Market Less Active.

Nearly all the current steel business in the eastern section is confined to small lots for early shipment, upon which slight premiums are demanded. This includes bars, plates and shapes. Jobbers here say that the situation is normal. The principal business of the week was for railroad equipment, the amount of structural business being reported at just sufficient to sustain the advances reported in these columns last week.

Some independent manufacturers of sheets who can make early deliveries on blue annealed are offering to take business on the basis of 1.80c. for No. 10 gauge, which is \$1 per ton higher than the Steel Corporation price for late deliveries, or within 90 days from receipt of specifications. Last week the American Sheet and Tin Plate Co. was operating 169 mills.

The demand for wire products, as stated at the offices of the American Steel and Wire Company, was much improved. The announcement of the reported deal between the Triangle Mesh Reinforcement Department and the Berger Manufacturing Company for sales privileges for the metropolitan district was confirmed this week.

### FABRICATORS REPORT GOOD BUSINESS.

Fabricators in this city and vicinity, Levering & Garrigues, Radley, the Hay Foundry and Iron Works, and the American Bridge Company, especially, report great improvement in business and aver that from contracts now in hand the indications for a busy early spring are exceptionally good. They are far ahead of last November's tonnages, they say.

### STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.	Mill.	Store.
Beams and Channels, 15-in. and under.....	\$1.76	\$2.25
Angles.....	1.76	2.25
Tees.....	1.81	2.30
Zees.....	1.76	....

### BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.	
1 to 1½, base price.....	2.00
¾ and ¾ in.....	1-10c. extra

### FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price....	2.00
1½ to 4 x ¼ x 5-16.....	2-10c. extra
2 to 4 in. x 1½ to 2 in.....	5-10c. extra
4¼ to 6 in. x 1¼ to 1½.....	4-10c. extra
Norway Bars.....	3.35
Norway Shapes.....	3.35
Burden Best Iron.....	\$3.15 base
Burden H. B. & S.....	\$2.95 base
Machinery Steel, Iron Finish, base....	2.00
Soft Steel Bars, base or ordy. sizes....	2.00
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

### SOFT STEEL SHEETS.

¼ and heavier.....	2.30
3-16.....	2.40
No. 8.....	2.50
Blue Annealed.	
No. 8.....	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

	One Pass. Cold Rolled.	Cleaned American.
No. 16.....	\$2.90	\$3.00
No. 18.....	2.85	3.00
No. 21 (.....	2.85	3.10
No. 22.....	3.05	3.20
No. 24 (.....	3.10	3.50
No. 25.....	3.10	3.50
No. 28 (.....	3.20	3.40
No. 27.....		
No. 28.....		



**GENUINE IRON SHEETS.—Galvanized.**

Nos. 22 and 24.....	per lb.	\$5.75
" 26 .....	" "	6.25
" 28 .....	" "	7.25

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

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

**RUSSIA, PLANISHED, ETC.**  
 Genuine Russia, according to assortment, per lb. .... 11¼ @ 14  
 Patent planished per lb. A., 10c.; B., 9c., net.

**Metal laths, per sq. yd. .... 22 24**

**GALVANIZED STEEL.**

Nos. 14 and 16.....	Per 100 lbs.	\$3.10
" 18 and 20.....	" "	3.25
" 22 and 24.....	" "	3.45
" 26 .....	" "	3.65
" 27 .....	" "	3.85
" 28 .....	" "	4.00
" 30 .....	" "	4.65

No. 20 and lighter, 36 ins. wide, 25c. higher.

**COPPER.**  
 Sheet Copper, hot rolled, 16 oz. .... per lb. 18@19  
 Sheet Copper, hot rolled, 14 oz. .... per lb. 19@20  
 Sheet Copper, cold rolled, 1c per lb above hot rolled.  
 Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.  
 Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

**PIG LEAD.**  
 Ton lots ..... 4¾ @ 5  
 Loss ..... 5 5¾

**FABRICATED SLAB REINFORCEMENT.**  
 "Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.  
 "Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

**Lime and Plaster Firmer.**

A generally satisfactory condition exists in lime, as sales for this week were reported normal and a good inquiry for sizeable contracts was in hand. Wall plaster is doing well. The opinion expressed by one of the city's biggest plaster agents is worth repeating:

"The production of wall plaster is considerably larger than ever before, but, owing to a great expansion in the industry within the last three years competition is fierce and prices have been more or less demoralized. This you can see for yourself in this city. It is unfortunate, too, just at a time when a recovery is being made from the depression and upon the eve of a history-making year. Locally consumption is very large, but there is practically nothing in it for anybody but the distributor, and he gets a mighty small look-in."

**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 lmo, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

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

**PLASTER PARIS.**

Calcined, city casting, in barrels, 250 lbs. ....		1.45
In barrels, 320 lbs. ....		1.65
In bags, per ton.....		\$8.50 10.00
Calcined, city casting, in barrels, 250 lbs. ....		1.45
In barrels, 320 lbs. ....		1.65
Neat wall plaster, in bags* per ton* .....		11.00
Wall plaster, with sand, per ton.....		5.25
Browning .....		5.25
Scratch .....		6.25

\*Rebate of 10 cts. per bag.  
 Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

**SAND, GRAVEL, GRIT.**  
 Dock, New York.

Screened Cow Bay sand.....	\$0.30 cu. yd.
Screened Cow Bay gravel.....	.50 cu. yd.
White quartz roofing grit.....	1.50 cu. yd.

**Firmer Market for Lumber.**

The week's analysis of the lumber market shows a slightly improved condition. Those companies having their yards in the suburbs report an increasing business, and the requisitions that are being received from retailers are not only larger, but terms are much better, showing a

good feeling in the trade. Prices are holding firm. Hardwoods maintain a tardiness as to available quantities, while softs are still backward in improvement.

The Lumbermen's Club of New York met at headquarters, 6 West 24th st, a week ago Wednesday, when the annual dinner was held. Speeches were made by prominent men in the business and there were a number of guests present from southern districts.

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

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

**PRICES.**

Clear quarter sawn White Oak.....	\$88.00
Clear quarter sawn Red Oak.....	88.00
Select quarter sawn Red and White Oak..	59.00
Clear plain sawn White Oak.....	59.00
Clear plain sawn Red Oak.....	59.00
Select grade Red and White Oak.....	45.00
No. 1 Common Red and White Oak.....	33.00
No. 2 Common or Factory Red and White Oak .....	23.00

**OAK LUMBER** in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white).....	\$50.00@	\$52.00
Ash, 1 in., No. 1 common (white).....	35.00	38.00
Ash, 1 in., No. 1 common (brown).....	35.00	36.00
Basswood, 1 in., 1st and 2ds.....	40.00	42.00
Basswood, 1 in., No. 1 common.....	30.00	31.00
Birch, 1 in., 1st and 2ds (red).....	48.00	50.00
Birch, 1 in., 1st and 2ds (white).....	36.00	38.00
Birch, 1 in., No. 1 common (red).....	28.00	34.00
Birch, 1 in., No. 1 common (white).....	25.00	27.00
Chestnut, 1 in., 1st and 2ds.....	40.00	48.00
Chestnut, 1 in., No. 1 common.....	36.00	38.00
Cherry, 1 in., 1st and 2ds.....	95.00	100.00
Cherry, 1 in., No. 1 common.....	54.00	60.00
Cypress, 1 in., 1st and 2ds.....	49.00	50.00
Cypress, 1 in., shop .....	33.00	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel).....	37.00	39.00
Gum, 1 in., No. 1 common (red).....	30.00	32.00
Maple, 1 in., 1st and 2ds.....	30.00	32.00
Maple, 1 in., No. 1 common.....	23.00	25.00
Oak, 1 in., 1st and 2ds (plain).....	47.00	50.00
Oak, 1 in., No. 1 common.....	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered).....	80.00	84.00
Oak, 1 in., No. 1 com. (quartered).....	50.00	55.00
Poplar, 1 in., 1st and 2ds.....	58.00	58.00
Poplar, 1 in., No. 1 common.....	36.00	38.00
Walnut, 1 in., 1st and 2ds.....	100.00	105.00
Walnut, 1 in., No. 1 common.....	55.00	65.00

**MAPLE FLOORING.**

Clear .....	\$42.50
No. 1 .....	38.00
Factory .....	25.50

**QUARTER SAWN:**

4/4 1st and 2ds.....	\$85.00
5/4 .....	89.00
4/4 No. 1 common.....	55.00
5/4 .....	57.00

**PLAIN SAWN:**

4/4 1st and 2ds.....	\$50.00
5/4 .....	52.00
4/4 No. 1 common.....	36.00
5/4 No. 1 common.....	38.00
4/4 No. 2 common.....	22.50
5/4 No. 2 common.....	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

**HEMLOCK.—Pa. Hemlock, f. o. b. New York,** base price, \$21.00 per M. West Virginia Hemlock, base price, \$21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

**LATH.**

1½ in. round wood lath.....	\$3.75@	\$3.85
Eastern spruce, slab .....	3.65	3.75

**SPRUCE (Eastern; Random Cargoes.)**

2 inch cargoes.....	\$22.00@	\$26.00
6 to 9 inch cargoes.....	24.00	26.00
10 to 12 inch cargoes.....	27.00	30.00

**WHITE PINE.**

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet .....	\$94.00@	\$95.00
Selects, 4-4 .....	82.00	84.00
Selects, 5-4 .....	82.00	84.00
Selects, 6-4 .....	83.00	84.00
Selects, 8-4 .....	82.00	84.00
Shelving, No. 1, 1 x 10 in.....	47.00	47.00
Shelving, No. 2, 1 x 10 in.....	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts.....	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds.....	46.50	52.50
No. 1 Dressing boards.....	47.00	50.00
5-4, 6-4, 8-4.....	54.00	59.00

**LONG LEAF YELLOW PINE FLOORING.**

"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3.....	\$51.00@	\$54.50
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3.....	51.00	52.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3.....	34.50	37.00
"A" Rift, D. & M., 13-16, counted 1 x 3 .....	46.50	48.50
"B" Rift, D. & M., 13-16, counted 1 x 3 .....	42.00	44.00
"C" Rift, D. & M., 13-16, counted 1 x 3 .....	30.00	32.50
"A" Flat, D. & M., 13-16, counted 1 x 3 .....	31.50	33.50
"B" Flat, D. & M., 13-16, counted 1 x 3 .....	28.00	31.50
No. 1 Com., D. & M., 13-16, counted 1 x 3 .....	24.00	25.00

No. 2 Com., D. & M., 13-16 counted 1 x 3.....	17.00	18.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	55.00	57.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	48.50	51.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4.....	43.00	45.50
"B" Rift, 13-16 x 3¼, counted 1x4.	40.00	41.00
"C" Rift, 13-16 x 3¼, counted 1x4.	30.00	32.50
"B" Flat, 13-16 x 3¼, counted 1x4.	28.00	30.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4 .....	24.00	25.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4 .....	17.00	18.00
No. 1 barn boards, 8-in.....	39.00	40.50
10-in. ....	42.50	45.00
12-in. ....	49.50	52.50
No. 2 barn boards, 8-in.....	36.00	37.00
10-in. ....	39.00	40.00
12-in. ....	44.00	48.00
No. 3 barn boards, 8-in.....	33.00	35.00
10-in. ....	34.50	35.00
12-in. ....	37.00	39.00

**Slate and Stone in Good Demand.**

Slate, especially structural, was in good demand this week, several large contracts for this grade being signed for local and out-of-town jobs. Stonecutters are taking more business and the wholesalers report increasing requisitions. Prices remain firm, the demand being mostly for limestone. Granite was more or less quiet, the opinion being general that the activity in this stone is practically over for this year. Marble is steady, large quantities going for interior work in the Bronx and in the outskirts of Brooklyn.

**STONE.—Wholesale rates, delivered at New York.**

Bennington building mable.....	\$1.25@	....
Brownstone, Portland, Con.....	.60	\$1.25
Caen .....	1.25	1.75
Georgia building marble.....	1.40	2.00
Granite, black .....	1.00	2.00
Granite, grey .....	.60	1.00
Granite, Maine .....	.50	.75
Granite, Milford, pink.....	1.00	1.00
Granite, Picton Island, pink.....	1.00	1.00
Granite, Picton Island, red.....	1.00	1.00
Granite, Westerly, blue.....	1.18	3.50
Granite, Westerly, red.....	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft.....	.80	....
Kentucky limestone .....	....	.90
Lake Superior redstone.....	1.05	....
Limestone, buff and blue.....	.80	1.00
Longmeadow freestone.....	.85	.90
Ohio freestone .....	.80	1.00
Portage or Warsaw stone.....	.90	1.00
Scotch redstone .....	1.05	....
South Dover building marble.....	1.25	1.50
Tennessee marble .....	2.35	2.50
Vermont white building marble.....	1.00	1.50
Wyoming bluestone .....	.80	.90

**SLATE.—Prices are per square, delivered in New York in car lots.**

Bangor, Genuine, No. 1.....	\$5.00	\$6.75
Brownville & Monson Mine.....	6.50	8.00
Chapman, No. 1.....	5.25	6.00
Peach Bottom .....	6.90	7.50
Red, No. 1.....	10.00	12.00
Unfading Green .....	5.00	6.25

**Cement Brick in Mill Construction.**

Although cement brick (or concrete brick) construction is still in its experimental stage, enough is known to demonstrate that under favorable conditions it may be a strong competitor of clay brick in both price and appearance.

The extensive use of cement brick by the Plymouth Cordage Co., of Plymouth, Mass., has demonstrated several valuable facts. For the construction of a new mill, which has an aggregate wall length of nearly one-fifth of a mile, almost two and one-half million cement bricks were made upon the ground.

The mixture used in the major part of the work was 3 parts sand to 1 part cement. A few bricks were made of 4 parts sand to 1 cement, for lightly loaded walls. The brick used on the outside of the buildings had a facing (½ inch thick after compression) of 2 parts fine sand and 1 part cement, with the addition of 2 per cent. waterproofing (by weight) to the cement. Enough water was used to make a mortar of such consistency that it would hold its shape under compression, without flushing water to the surface so as to cause the mortar to stick to the plates. No definite percentage can be given as to the amount of water, as that is governed largely by temperature and atmospheric conditions, but the average amount was about 8 per cent. Care in curing the brick (that is, constant wetting), will overcome to a large degree any minor weakness which is theoretically developed by a "dry mix."



# REAL ESTATE.

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

## REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

### MANHATTAN AND THE BRONX.

CONVEYANCES.		1909.		1908.	
		Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
Total No. for Manhattan	152	Total No. for Manhattan	196		
No. with consideration	8	No. with consideration	10		
Amount involved	\$240,400	Amount involved	\$548,875		
Number nominal	144	Number nominal	186		
		1909.		1908.	
		Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
Total No. Manhattan, Jan. 1 to date	9,648	Total No. Manhattan, Jan. 1 to date	8,705		
No. with consideration, Manhattan, Jan. 1 to date	756	No. with consideration, Manhattan, Jan. 1 to date	629		
Total Amt. Manhattan, Jan. 1 to date	\$42,416,381	Total Amt. Manhattan, Jan. 1 to date	\$33,303,095		
		1909.		1908.	
		Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
Total No. for the Bronx	111	Total No. for the Bronx	107		
No. with consideration	9	No. with consideration	7		
Amount involved	\$75,550	Amount involved	\$57,050		
Number nominal	102	Number nominal	100		
		1909.		1908.	
		Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
Total No., The Bronx, Jan. 1 to date	6,637	Total No., The Bronx, Jan. 1 to date	6,830		
Total Amt., The Bronx, Jan. 1 to date	\$3,928,096	Total Amt., The Bronx, Jan. 1 to date	\$4,551,831		
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>16,285</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>15,535</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$46,344,477</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$37,854,926</b>		

### Assessed Value Manhattan.

1909.		1908.	
Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
Total No. with consideration	8	Total No. with consideration	10
Amount involved	\$240,400	Amount involved	\$548,875
Assessed value	\$212,000	Assessed value	\$380,000
Total No. nominal	144	Total No. nominal	186
Assessed value	\$6,663,000	Assessed value	\$8,268,600
Total No. with consid., from Jan. 1 to date	756	Total No. with consid., from Jan. 1 to date	629
Amount involved	\$42,416,381	Amount involved	\$33,303,095
Assessed value	\$34,594,700	Assessed value	\$26,825,640
Total No. nominal	8,972	Total No. nominal	7,076
Assessed value	\$474,505,261	Assessed value	\$404,857,800

### MORTGAGES.

1909.		1908.	
Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	121	Total number	128
Amount involved	\$3,978,761	Amount involved	\$2,862,740
No. at 6%	46	No. at 6%	53
Amount involved	\$1,173,484	Amount involved	\$434,340
No. at 5%	3	No. at 5%	3
Amount involved	\$193,500	Amount involved	\$140,000
No. at 4%	22	No. at 4%	42
Amount involved	\$518,000	Amount involved	\$1,689,650
No. at 3%	19	No. at 3%	7
Amount involved	\$511,300	Amount involved	\$191,250
No. at 2%	1	No. at 2%	1
Amount involved	\$5,000	Amount involved	\$4,000
No. with interest not given	30	No. with interest not given	23
Amount involved	\$1,577,477	Amount involved	\$407,500
No. above to Bank, Trust and Insurance Companies	27	No. above to Bank, Trust and Insurance Companies	37
Amount involved	\$1,913,000	Amount involved	\$396,250
		1909.	
		Nov. 19 to 24, inc.	
Total No., Manhattan, Jan. 1 to date	8,356	Total No., Manhattan, Jan. 1 to date	7,704
Total Amt., Manhattan, Jan. 1 to date	\$275,804,051	Total Amt., Manhattan, Jan. 1 to date	\$245,942,800
Total No., The Bronx, Jan. 1 to date	6,961	Total No., The Bronx, Jan. 1 to date	6,346
Total Amt., The Bronx, Jan. 1 to date	\$59,228,450	Total Amt., The Bronx, Jan. 1 to date	\$36,739,086
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>15,317</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>14,050</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$335,032,501</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$282,681,886</b>

### EXTENDED MORTGAGES.

1909.		1908.	
Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	35	Total number	10
Amount involved	\$1,493,000	Amount involved	\$109,600
No. at 6%	2	No. at 6%	1
Amount involved	\$12,000	Amount involved	\$2,500
No. at 5%	2	No. at 5%	2
Amount involved	\$65,000	Amount involved	\$65,000
No. at 4%	23	No. at 4%	5
Amount involved	\$1,252,500	Amount involved	\$31,600
No. at 3%	7	No. at 3%	1
Amount involved	\$207,000	Amount involved	\$10,000
No. at 2%	1	No. at 2%	1
Amount involved	\$15,000	Amount involved	\$15,000
No. with interest not given	2	No. with interest not given	1
Amount involved	\$6,500	Amount involved	\$500
No. above to Bank, Trust and Insurance Companies	14	No. above to Bank, Trust and Insurance Companies	2
Amount involved	\$978,500	Amount involved	\$26,000
		1909.	
		Nov. 19 to 24, inc.	
Total No., Manhattan, Jan. 1 to date	1,649	Total No., Manhattan, Jan. 1 to date	1,649
Total Amt., Manhattan, Jan. 1 to date	\$81,326,207	Total Amt., Manhattan, Jan. 1 to date	\$81,326,207
Total No., The Bronx, Jan. 1 to date	537	Total No., The Bronx, Jan. 1 to date	537
Total Amt., The Bronx, Jan. 1 to date	\$5,129,020	Total Amt., The Bronx, Jan. 1 to date	\$5,129,020
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>2,186</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>2,186</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$86,455,227</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$86,455,227</b>

### PROJECTED BUILDINGS.

1909.		1908.	
Nov. 20 to 26, inc.		Nov. 21 to 27, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	11	Manhattan	13
The Bronx	22	The Bronx	64
<b>Grand total</b>	<b>33</b>	<b>Grand total</b>	<b>77</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$313,500	Manhattan	\$2,892,950
The Bronx	207,900	The Bronx	935,625
<b>Grand total</b>	<b>\$521,400</b>	<b>Grand total</b>	<b>\$3,828,575</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$664,275	Manhattan	\$67,009
The Bronx	6,400	The Bronx	9,850
<b>Grand total</b>	<b>\$670,675</b>	<b>Grand total</b>	<b>\$76,859</b>
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	902	Manhattan, Jan. 1 to date	578
The Bronx, Jan. 1 to date	2,156	The Bronx, Jan. 1 to date	1,686
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>3,058</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>2,264</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$117,893,062	Manhattan, Jan. 1 to date	\$77,525,451
The Bronx, Jan. 1 to date	35,900,160	The Bronx, Jan. 1 to date	18,331,575
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$153,793,222</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$95,857,026</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$12,287,862	Mhhtn-Bronx, Jan. 1 to date	\$10,283,046

### BROOKLYN.

#### CONVEYANCES.

1909.		1908.	
Nov. 18 to 23, inc.		Nov. 19 to 24, inc.	
Total number	395	Total number	405
No. with consideration	17	No. with consideration	23
Amount involved	\$136,145	Amount involved	\$359,125
Number nominal	378	Number nominal	382
<b>Total number of conveyances, Jan. 1 to date</b>	<b>25,064</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>24,404</b>
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$12,484,870</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$15,955,574</b>

#### MORTGAGES.

1909.		1908.	
Nov. 18 to 23, inc.		Nov. 19 to 24, inc.	
Total number	427	Total number	370
Amount involved	\$1,459,105	Amount involved	\$1,412,049
No. at 6%	191	No. at 6%	206
Amount involved	\$431,025	Amount involved	\$636,170
No. at 5½%	81	No. at 5½%	118
Amount involved	\$321,894	Amount involved	\$589,300
No. at 5%	126	No. at 5%	27
Amount involved	\$608,725	Amount involved	\$149,890
No. at 4½%	1	No. at 4½%	1
Amount involved	\$4,000	Amount involved	\$7,500
No. at 4%	1	No. at 4%	1
Amount involved	\$28	Amount involved	\$450
No. with interest not given	28	No. with interest not given	17
Amount involved	\$93,461	Amount involved	\$28,739
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>24,312</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>\$22,955</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$96,193,855</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$84,269,846</b>

### PROJECTED BUILDINGS.

1909.		1908.	
Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
No. of New Buildings	135	No. of New Buildings	130
Estimated cost	\$688,145	Estimated cost	\$1,575,125
Total Amount of Alterations	\$47,558	Total Amount of Alterations	\$35,395
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>9,493</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>5,730</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$51,843,661</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$33,888,319</b>
<b>Total Amount of Alteration, Jan. 1 to date</b>	<b>\$3,979,640</b>	<b>Total Amount of Alteration, Jan. 1 to date</b>	<b>\$4,975,679</b>

### QUEENS.

#### PROJECTED BUILDINGS.

1909.		1908.	
Nov. 19 to 24, inc.		Nov. 20 to 25, inc.	
No. of New Buildings	82	No. of New Buildings	58
Estimated cost	\$242,350	Estimated cost	\$237,250
Total Amount of Alterations	\$15,100	Total Amount of Alterations	\$16,554
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>4,172</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>.....</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$15,326,871</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>.....</b>
<b>Total Amount of Alterations, Jan. 1 to Date</b>	<b>\$719,106</b>	<b>Total Amount of Alterations, Jan. 1 to Date</b>	<b>.....</b>

## THE WEEK.

ALTHOUGH the week was broken by a holiday, leaving only five days in which to transact business, the reports from the brokers' offices show a week's business well up with the average.

There were over half a hundred sales, several of them of more than usual interest. Among the latter was the sale of the property at the intersection of Broadway, 66th st and Columbus av, by the estate of Francis Crawford. Also, the sale of the plot of six lots at the corner of 5th av and 81st st, upon which, the buyers state, they will erect a 12-sty apartment house.



Washington Heights furnished its usual list of deals, there being sales of five apartment houses and three vacant plots, representing fourteen lots.

While the midtown section continues to be well represented, there are more sales reported this week west of 7th av than between Broadway and 7th av. Park av, north of 59th st, also figures in the week's news, in the sale of the plot of 100x75 at 588 to 596.

South of 14th st there was only one sale reported.

At last the domain of the Vanderbilts on 5th av has been invaded by business; the southwest corner of 5th av and 53d st has been leased to Brewster & Co. They will alter the building and occupy the same as a wareroom for the sale of automobiles and carriages.

## THE AUCTION MARKET

**S**ALES in foreclosure were the only kind at the Vesey street salesroom this week, and the plaintiffs were the buyers in all instances. Bryan L. Kennelly, Herbert A. Sherman, Joseph P. Day, Samuel Marx and Charles A. Berrian were the auctioneers.

On Wednesday next the estate of Stephen Whitney will offer for sale seventeen properties located in the lower part of the city. Some of them are in tenement sections, several in the business district, along Water, Front and South sts, and one a loft building on Broadway, running through to Mercer st. This is a partition sale by order of the Court, and will be sold at the stand of Joseph P. Day.

There are a number of voluntary offerings for the coming week on the 30th. Mr. Day will offer ten parcels, and on December 1. Bryan L. Kennelly and William Kennelly, Jr., have several parcels to offer.

## SUGGESTIONS FOR EXTENSIONS OF SIXTH AND SEVENTH AVENUES.

Calvin Tomkins agrees with the proposition that the extension of 6th and 7th avs should be undertaken now while values along the proposed route are lower than they will be in the future. Speaking of the subject this week, Mr. Tomkins said an unusual opportunity was here afforded for the city to avail of the principle of EXCESS CONDEMNATION. If coincidentally with the execution of this improvement the city should acquire not only land for the extensions but the abutting lands on either side and at the same time arrange for building a subway through one of the new avenues, with provision for future similar use of the other avenue,—the sale or lease of the abutting property so taken, at its enhanced value due to the improvement, would in large part if not completely pay for the extensions.

"These street extensions must be made and the subways must be built," he added. "Why not utilize the opportunity so as to make the improvements pay for themselves, as the German cities are so effectively doing?"

"Contrast this situation with that which exists at the 59th st approach to the Blackwell's Island Bridge. Here the necessity for street widening is already urgent and as the bridge traffic shall develop will become more and more so, and yet the expense attending this improvement seems at present to make it prohibitive, although in the future it will doubtless have to be undertaken however burdensome to the city it may be.

"Of all the street improvements contemplated by the City of New York the southerly extension of these two avenues, together with the widening and extension of Varick st, are the most practicable and easily effected. The necessity for the reorganization of the congested streets of lower Manhattan will become more apparent as this part of the city develops into the hub of the Port of New York, and any comprehensive plan for such reorganization will only be made possible by resorting to the policy of making improvements pay for themselves out of increase of land values."

## SMALL INVESTORS BUYING MORTGAGES.

Mr. Salisbury, in charge of the mortgage department of the New York office of the Title Guarantee & Trust Company, said this week: "The most encouraging sign in connection with last week's business was the steady demand from investors for mortgages. We disposed of 126 mortgages aggregating \$1,255,755, about \$800,000 of this representing mortgages in Manhattan and the Bronx, and the balance in Brooklyn and Queens County. The small mortgages in amounts between \$2,000 and \$5,000, with interest guaranteed at 4½ per cent., are attracting to the field of mortgage investments many people who up to date have felt that mortgage investments were only for the people who had amounts of \$10,000 or more to invest. If enough of these people are taught the value and safety of mortgage investments the property owners of the Greater City will have at their disposal for real estate purposes more than enough money to supply their demand for loans."

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET

**IRVING PL.**—Alfred M. Rau has bought from Sarah J. O'Neill and Grace R. Johnson 67 and 69 Irving pl, two 4-sty and basement dwellings, on plot 46x85.6, adjoining the northwest corner of 18th st. The buyer will erect a 12-sty loft building on the site. N. A. Berwin & Co. were the brokers.

### Sale in Water Street.

**WATER ST.**—De Selding Brothers have sold for E. M. Fulton to V. M. Turner the 7-sty building at 81 Pine st and 128 Water st, forming an "L" around the southwest corner of Pine and Water sts, with frontages of 29.10 ft. and 23 ft. The buyer gives in part payment the new 4-story double flat 308 12th st, Brooklyn, between 5th and 6th avs.

**15TH ST.**—Geo. R. Read & Co. sold for William H. Burke, of Clifton Springs to James A. McMillan 141 West 15th st, a 3-sty and basement dwelling on a lot 20x103.3, between 6th and 7th avs. Eliza J. Lowden bought 143 and 145 adjoining in April last.

**19TH ST.**—James N. Wells' Sons have sold for Clara A. Grover, of Red Bank, N. J., the gore lot on the southeast corner of 19th st and the new Marginal av, having a frontage of 58 feet on the av. As the land facing the new Chelsea Docks is all held by large estates and corporations and not in the market, there are few plots on the av available for investors, and the price paid for this fraction of a lot is said to have established a new record for this location. The purchaser will erect a building for business purposes.

**24TH ST.**—Alfred M. Rau has sold 148 and 150 West 24th st, two 5-sty tenements with stores, on plot 50x98.9. The buyer will erect a 12-sty loft building on the site.

**24TH ST.**—Duross Co. have sold the 3-sty and basement brick dwelling, 453 West 24th st, on lot 20.9x99.9 for Dr. Louis Neumann to a client who will occupy the house.

**25TH ST.**—Frank C. Campbell sold for May Irwin to C. E. Johnson 220 and 222 West 25th st, two 4-sty and basement private dwellings, each on lot 15.6x98.9, near 7th av.

**26TH ST.**—James N. Wells' Son sold 355 West 26th st for the estate of former Tax Commissioner Thomas L. Hamilton. The property, which is a 4-sty business building on plot 22x98.9, is being held by the purchaser for resale or lease.

**29TH ST.**—The property at 141 and 143 West 29th st, 2 and 3-sty buildings, on plot 38.6x98.9x irregular, has been sold. It is between 6th and 7th avs, and is owned, according to the records, by William P. Nixon and Ellen Rowden.

**30TH ST.**—Mrs. Eliot Danforth purchased from Josephine L. De Forest, 49 and 51 East 30th st, two 4-sty brick dwellings, each on a lot having a frontage of 19.2 ft. The property adjoins the northeast corner of 4th av, which is also owned by Mrs. Danforth, who now controls a plot 74.4 ft. in the av and 86.8 ft. in the st.

The purchase is made from a purely investment standpoint and the buildings are leased on terms which bring good interest on the investment.

**30TH ST.**—S. B. Goodale & Son and Charles E. Hibson have sold for Mrs. Josephine Todd, of Cambridge, Mass., 245 and 247 East 30th st, a 6-sty flat on plot 50x98.9 about 100 feet west of Second av. The property was held at \$85,000. It abuts in the rear the Adams Memorial Church.

**34TH ST.**—A. B. Herzog is reported to have sold to M. A. C. Levy 455 West 34th st, a 3-sty and basement dwelling, on a lot 20.10x98.9.

**39TH ST.**—The Brown Realty Co. has bought 433 and 435 West 39th st, two 5-sty tenements on plot 50x98.9.

**45TH ST.**—James A. Farley has sold to the Brevoort Construction Co., through John N. Golding, 2, 4 and 6 West 45th st, a plot 75x100, immediately adjoining the southwest corner of 5th av and 100 feet west of the av. This property was held at \$450,000. The buyer will erect a high-class 16-sty business building, operations to begin as soon as possession is had. It is understood a prominent retail concern is now negotiating for a lease of the entire building, and another house is negotiating for a lease of the store and several floors.

**54TH ST.**—Clifford N. Shurman has sold for Louis Kendal to C. N. Shurman Investing Co., 432 West 54th st on plot 16.8x53.6 with a one-sty business building.

**54TH ST.**—Jesse T. Meeker has sold for Frances X. O'Connor 239 West 54th st, a 3-sty and basement dwelling on lot 20x100.5.

**56TH ST.**—Philip Liberman has sold to Frederick O'Neill, 418 West 56th st, a 4-sty building on lot 25x81.9x irregular between 9th and 10th avs.

**56TH ST.**—Ada Ryan is reported to have sold 68 East 56th st, a 4-sty and basement brownstone front dwelling on lot 18x100.5, between Madison and Park avs.

**LEXINGTON AV.**—F. M. Schwab, Jr., is reported to have purchased 717 Lexington av, on a plot 20x65, located 40.5 feet south of 58th st.

**LEXINGTON AV.**—Moore & Wyckoff have sold for Abraham Schwab, 632 Lexington av, a 3-sty and basement dwelling on lot 18x70, adjoining the southwest corner of 54th st.

**PARK AV.**—Huston & Asinari, in conjunction with the firm of Leonard J. Carpenter, sold 558 to 596 Park av, five 4-sty brownstone buildings, on a plot 100x75, for James C. McGuire & Co. The property is located 20.5 feet south of 64th st and has been held at \$250,000. The name of the purchaser was not disclosed, nor could it be ascertained whether the plot would be improved immediately by the present buyers or resold to a builder.

### NORTH OF 59TH STREET.

**HENDERSON PL.**—Clifford N. Shurman has sold for the C. N. Shurman Investing Co., 8 Henderson pl, adjoining East 86th st, a 3-sty dwelling on lot 30.8½x46 to Alice Guy Alling.

**60TH ST.**—Post & Reese sold for Dr. and Mrs. Von Berhoup Thompson 107 East 60th st, a 4-sty and basement brownstone dwelling, on a lot 20x98.9.

**61ST ST.**—Joseph P. Day has sold for Richard Shepard 140 West 61st st, a 4-sty flat on lot 22.6x100.5; also, in conjunction with Nelson Falanagan for George E. Kitching 138 West 61st st, a similar parcel.

**79TH ST.**—Saffe Albert has sold for Moritz Falkenau to the Stevenson Construction Co., James A. Stevenson, President, a plot 148x



**T**HE *Investors' Number* of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

Good classes of investments will be pointed out.

The possibilities of profit to the investor, together with *absolute safety*, will be indicated.

The *Table of Investment Properties* to appear in this issue will be of the greatest value to both buyers and sellers.

*Every broker and property owner in Manhattan and the Bronx can use this Table to great advantage.*

Drop us a line, saying that you would like to know the plan of the *Investors' Number* and the *Table of Investment Properties* in detail.

## THE RECORD & GUIDE CO.

Tel. 4430 Madison Square

11 East 24th Street

102.2, at the northwest corner of 79th st and East End av, whereon the new owners will erect a 9-sty loft building, which is to cost \$300,000.

84TH ST.—Frederick Zittel & Sons have sold for F. G. Schmidt 321 West 84th st, a 3½-sty high stoop brownstone dwelling, on lot 18x102.2, to a client for occupancy.

84TH ST.—Morris E. Sterne has sold the 5-sty and basement flat house 209 West 84th st, for Emerson P. Harris.

88TH ST.—Century Holding Co., Lee & Fleischmann, gave to August Belmont three lots, 75.5x100, in the north side of 88th st, located 138.10 west of Madison av, in part payment for the northeast corner of 5th av and 81st st. Pease & Elliman were the brokers in the deal.

96TH ST.—Robert E. Dowling, president of the City Investing Co., purchased half a block or upper west side property this week for \$500,000. The parcel, which consists of 13 lots fronting 100.11 on Broadway, 325 feet on 96th st and 100.11 on West End av, is considered one of the most desirable vacant plots on Broadway. The sale was made through L. J. Phillips & Co., acting for the owner, Moritz Walter. This is the second large purchase Mr. Dowling has made on the upper west side within ten days.

97TH ST.—Joseph Burke and the Duross Co. have sold for Henry C. Beadleston 130 West 97th st, a 3-sty dwelling, on lot 17.6x100.

105TH ST.—Frederick Zittel & Sons have sold for William C. Lester 250 West 105th st, a 4½-sty American basement on lot 15x100.11 to Charles L. Bowler, for occupancy.

113TH ST.—Kurz & Uren have sold for A. R. Newcomb, 14 East 113th st, a 5-sty tenement on lot 20x100.

113TH ST.—The Keystone Investing Co. has sold the Rensselaer, a new 8-sty apartment house at 536 and 538 West 113th st, on plot 75x100.11. It is situated on the south side of the st, between Amsterdam av and Broadway, and adjoins on the west a row of private dwellings.

133D ST.—Duross Company sold for Theodore R. Brennen 222 and 224 West 133d st, a 5-sty apartment house, on a plot 33.4x100. In part payment was given the 10-room house 265 Broad st, Bloomfield, N. J., together with a stable on a plot 100x200.

160TH ST.—Arnold Schramm sold a plot of two and a half lots in the south side of 160th st, 73 feet west of Fort Washington av. The buyer, who is represented by Bernard Smyth & Sons, contemplates erecting an apartment house.

AMSTERDAM AV.—A. V. Amy & Co. have sold for the St. Luke's Realty Co. 1088 and 1090 Amsterdam av, adjoining the corner of 114th st, a 6-sty apartment house, with stores, on a plot 50x100.

BROADWAY.—The Fleischmann Brothers Co. has sold the new 6-sty elevator apartment house at the southwest corner of Broadway and 157th st, on a plot fronting about 115 feet on the plaza formed by the junction of Broadway, Audubon pl and 157th st, and 101.9 feet on 157th st. This is one of two similar structures recently completed by the sellers on the west side of Broadway, covering the block front from 156th to 157th st, part of the old Audubon Park property.

### Heights Apartment in a Trade.

BROADWAY.—Emanuel Blumenstiel has bought from Henry T. Bulman the new 6-sty elevator apartment house known as Charleston Court, at the northwest corner of Broadway and 163d st, on plot 100x125. In part payment Mr. Blumenstiel gives 8 lots on 98th st, between 5th and Madison avs. The lots are in three separate parcels and comprise a plot 100x100.11 on the south side of the st, 125 feet east of 5th av; a plot 50x100.11 on the same side, 95 feet west of Madison av, and a plot 50x100.11 on the north side of the st, 120

feet west of Madison av. The three properties are to be improved by Mr. Bulman with apartment houses.

BROADWAY.—The estate of Francis Crawford has sold the building occupied by the Colonial Bank at the southerly end of the block formed by the intersection of Broadway, 66th st and Columbus av, through Charles F. De Casanova & Co. to Udo M. Fleischmann for \$650,000. The plot has frontages of 88.3 feet on 66th st, directly opposite the Subway station; 75.3 feet on Columbus av, and 57.7 feet on Broadway, with a northerly line of 100 feet, being in all 7,640 square feet, improved with a 2-sty store and office building. The tenancy of the bank will not be affected since the bank has a lease to run for several years, and the property was sold subject to that lease. The purchaser, Udo M. Fleischmann, is president of the Maximilian Fleischmann Co., of 1 Madison av, a corporation which has loaned extensively on bond and mortgage in this city. The property was originally purchased by the late Francis Crawford in 1866, and the present improvement was erected about 12 years ago, and has been held by the heirs at \$650,000.

BROADWAY.—Max Marx has resold through DuBois & Taylor to Elias Gussaroff the plot 100x160 at the northwest corner of Broadway and 150th st.

This is the first resale in this block of property, and the projected improvement of the site by the erection of either a 10 or 12-sty fireproof apartment house is an indication of the eventual improvement of the block as a whole.

RIVERSIDE TERRACE.—The Mantle Realty Co. has sold the plot on the east side of Riverside terrace, 226 ft. south of 181st st, 100x128x68.4x124.8, containing 10,640 square feet, and adjoining the detached residence of Samuel W. Weiss. The buyer is a western client of David Stewart.

### Apartment House for "Millionaire's Row."

5TH AV.—Pease & Elliman and George Backer have sold for August Belmont to Century Holding Co. (Lee & Fleischmann), the northeast corner of 5th av and 81st st, a plot 102x125. The price is said to be in the neighborhood of one million dollars. Century Holding Company will erect a 12-sty apartment house which will be the finest apartment house in the world. This will be the only modern apartment house on 5th av between 60th and 92d sts, and is the first invasion of this character of the so-called "Millionaire's Row," a district heretofore reserved for the private residences of the wealthiest Americans. The negotiations have been pending for some time and it is said that Century Holding Company will send a man to Europe to study the problems involved in making the building absolutely unique in every particular.

7TH AV.—Benedict & Co. have sold to Isidor Blumenkrohn for Jacobina Ramsberger 2367 and 2369 7th av, two 5-sty flats, with stores, each on plot 25x100.

### BRONX.

HEWITT PL.—Arthur Weyl & Co. have sold for Ignatz Roth the plot on the west side of Hewitt pl, 104 feet south of Longwood av, 50x200, to builders who will improve it with a high-class apartment house.

163D ST.—The Broadway and Cathedral Parkway Co. has sold to a syndicate headed by Walter Isaacs the block front of 10 lots on the north side of East 163d st, Kelly st to Intervale av. The plot will be immediately improved with two elevator apartment houses. The site is but one short block front from the new Intervale av Subway station, now being built midway between Prospect av and Simpson st stations. The new trolley line, planned to be in operation by next March and connecting 145th st and Lenox av with the Sound at Hunts Point, will be immediate to the premises, and the Westchester



av trolley is but a block distant; there will also be an express station of the Broadway-Lexington av Subway at the corner of 163d st and Southern Boulevard. East 163d st is a 100-foot st.

222D ST.—A. Shatzkin has sold to Raffaele Di Luglio 6 lots on the south side of 222d st, east of White Plains av.

BOSTON ROAD.—A. Siegel has sold the plot 47x90x irregular on the east side of Boston road, about 30 feet north of Prospect av.

BRIGGS AV.—George D. Kingston has sold one of the new 2-family houses, 2876 Briggs av, 375 feet north 198th st.

WHITE PLAINS AV.—Ernst & Cahn in conjunction with A. Friedberg have sold for Charles A. Metzger the 2-3-family houses known as 4436-4438 White Plains av on lot 25x85 each and Mr. Metzger takes in part payment premises known as 113 East 129th st, a 5-sty apartment with stores on lot 25x100.

#### LEASES.

The Charles F. Noyes Co. has leased for the Estate of John Castree the building 339 Washington st to Kraemer & Wanke for a long term of years.

Pocher & Co. report leasing the upper floors at 219 East 34th st for the Levy Estate to Mary Vaeth; private dwellings 254 West 52d st to Catharine Downing for a term of years.

Mr. A. Nelson Lewis informs us that the 1st loft in 35 West 3d st and the basement of 35 and 37 West 3d st, have not been re-rented and are still to be had from February 1.

The Charles F. Noyes Co. has leased the ground floor at 324-8 Pearl st for Edward F. Jackman to Harper & Bros.; the first loft at 94 White st to Michael B. Decunzo, and a floor at 59 Ann st to George Henke.

Eugene J. Busher has leased for a term of five years the store at 2852 3d av, next to the corner of East 149th st Subway station, to the Hanover Lunch Corporation for a restaurant and lunch room at an aggregated rental of \$18,500.

The Charles F. Noyes Co. has leased for Archibald D. Russell the new 6-sty building at 391-395 Washington st, corner of Hubert, to the Connolly Auction Co. The lease is for ten years, on a net rental basis at an aggregate rental of about \$150,000, including taxes.

The 118 East 16th Street Co. (Benjamin Mordecai, president), has leased to the Detmer Woolen Co., the 5th loft of their new building, southwest corner of Irving pl and 16th st. The loft, covering about 12,000 sq. ft., will be occupied by the Detmer Woolen Co. for their own business. The brokers were Ogden & Clarkson.

M. & L. Hess leased for the Realty Holding Co. to A. S. Miller & Brother the 8th loft in 129 and 133 West 27th st. For the same company to the Regal Undergarment Co. the 4th loft in 129 and 133 West 27th st. For David Aaron to M. B. Smith & Co. the top loft in 55 West 28th st. For Harriet S. Coogan to Adolph Silverman the store, 434 6th av.

Morris E. Sterne has leased the entire upper part of building 273 5th av for a term of ten years, for the Welte Artistic Piano Player Co., to a client for men's tailoring; store and basement 92 5th av for Brown Realty Co. to M. H. Friedman for a term of 10 years; 3d loft 18 E. 14th st, to Geo Brunssen Co. for a term of 5 years; 4th loft 60 E. 10th st, to Weinstein Bros & Abrahams.

Duross Co. have leased the 3-sty high stoop dwelling on lot 20x 75 at 439 West 19th st to Elizabeth Smith; also the lower part of the house at 209 West 14th st for Nelson H. Crane to George W. Russey Estate Co., for business purposes; also the 3-sty and basement dwelling at 293 West 4th st to George M. McEvoy; the 3-sty and basement dwelling at 120 West 13th st, for Richard Pastor to Alma Cooley, and the store at 673 Hudson st for the Philbin Estate to M. M. Willets; for John J. Danaher to John Brennan, 824 Greenwich st.

Frederick Fox & Co. have leased for Wiesen & Goldstein 12,000 sq. ft. of space in the new building just completed at 151-155 West 25th st for a long term of years to I. Sternberg and Levy & Julius; for the Realty Holding Co., about 5,000 sq. ft. of space in the new building 40-42 West 27th st to Harry Scher & Co.; for the Brevort Construction Co., 5,000 square feet of space in the new building now being rented at 6 and 8 West 18th st, to Jacob Epstein, and for the Brunswick Realty Co. space in the 28th Street Arcade Building, 116 East 28th st, for a long term of years to the Henry C. Nathan Co.

The Cruikshank Company, acting for Mrs. Frederick Gallatin, leased for a long term of years her handsome house at 670, southwest corner of 53d st, to the firm of Brewster & Co. This property adjoins the residence of W. K. Vanderbilt, Jr., at 666 5th av. The Brewster firm is now at Broadway, 47th and 48th sts. Brewster & Co. will alter the building and occupy it as showrooms for carriages and automobiles. The house stands on a plot 50.5x100. No rental figure was announced in connection with the lease. The Vanderbilts, as the result of the Brewster lease, will soon be flanked north and south, by business establishments.

#### New Location for Park & Tilford.

Park & Tilford, who have been established in this city since 1840, have leased from Henry Corn, through Taylor Brothers, the large store and showroom in the Brunswick Building, at the northeast corner of 5th av and 26th st, facing Madison sq, with frontages of 100 feet in the av and 140 feet in 26th st. About September 1, 1910, Park & Tilford purpose moving their principal store and offices, now located at 917-919 Broadway, to the new location. Park & Tilford have occupied the southwest corner of Broadway and 21st st since 1859, but now find that the change in retail activity demands a store further uptown, and on the great shopping thoroughfare and centre—5th av—where many other large houses have already gone. In addition they have a store at 5th av and 59th st, established in 1884, thus giving them two large establishments in that thoroughfare. It has been the policy of Park & Tilford to locate neighborhood stores, two of which have been established in the last three years, and they are now opening another at 87th st and Broadway, thus giving them three stores in Broadway and eight large stores north of 9th st. It is also contemplated by the firm to add another and very large warehouse for storage and manufacturing purposes similar to the building they now occupy in 36th st, near Herald sq.

#### SUBURBAN.

YONKERS.—Clifford N. Shurman has sold for Orville C. Alling to C. N. Shurman Investing Company, 720 Palisade av, at Yonkers, New York, a 3-sty dwelling and grounds.

WESTFIELD, N. J.—J. P. & E. J. Murray sold to E. L. Louis of New York a corner plot 100x140, in Pennsylvania av, on the Westfield Estates, near Westfield, N. J.

RUTHERFORD, N. J.—Clifford N. Shurman sold for H. J. Konderman to C. N. Shurman Investing Co., 185 Orient Way, a 3-sty dwelling and grounds at Rutherford, N. J.

YONKERS, N. Y.—Duross Co. sold for Annie Hutchings to a client, a 3-family house on plot 25x100, at 291 Riverdale av, Yonkers, New York.

STATEN ISLAND.—The Estate of Sarah C. Cisco sold through Cornelius G. Koff to Frederick Rohde a plot of ground 100x113 at the corner of the Richmond Turnpike and Eddy st, opposite Silver Lake Park, Grymes Hill, Staten Island.

#### Large Sale at Stamford, Conn.

STAMFORD, CONN.—Joseph P. Day has sold for the Ritch estate 66 acres on the Newfield road, Stamford, Conn. The owner will improve the property by building a large country residence. This is the second tract of this estate that the same broker has sold within the past few weeks.

#### Buys Farm Near City Watershed.

ARMONK, N. Y.—F. A. Stratton, of Mount Vernon, president of the Westchester Lighting Co. purchased the Thomas Brundage farm of 126 acres, one mile east of Armonk, on the edge of the New York City watershed. The purchase price was about \$25,000. The property was for many years a dairy farm.

NEW JERSEY.—Columbia Investment & Real Estate Co. reports two recent and successful sales, one at Hudson Heights, N. J., and the other at Edgewater, N. J. At these two sales 94 lots brought \$76,835. Hudson Heights is only 12 minutes from the Weehawken Ferry landing of the 42d st ferry, and Edgewater is 5 minutes' walk south of the ferry house of the 130th st route.

#### Yonkers Lots at Auction.

Joseph P. Day sold at auction in the Vesey st salesroom on Tuesday, for the Metropolis Extension Co., 150 lots in Pinecrest, North Yonkers.

A large parcel of waterfront, extending 713 ft. along the Hudson river and measuring about 160 ft. in depth, was knocked down for \$11,000.

Among the buyers of lots were Rudolph Reichardt, E. G. Osterman, W. A. Doyle, F. A. Van Sant, S. T. Stewart, William Gaul.

Prices for lots running through from Warburton av to the old Crton aqueduct ranged from \$450 to \$725. Successful bids for parcels 135 ft. deep along Broadway, north of Pinecrest drive, averaged about \$2,700.

## UNCLASSIFIED SALES

The total number of sales reported is 53, of which 20 were below 59th st, 27 above, and 6 in the Bronx. The sales reported for the corresponding week last year were 104, of which 21 were below 59th st, 56 above, and 21 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 121, as against 201 last week, and in the Bronx 115, as against 145 last week. The total amount involved is \$5,254,444, as against \$5,644,372 last week.

The amount involved in the auction sales this week was \$206,948, and since January 1, \$53,913,248. Last year the total for the week was \$931,978, and from January 1, \$51,262,637.

85TH ST.—Joshua L. Evans sold for Charles F. Swan the 6-sty elevator apartment house 338 and 340 West 85th st, near Riverside Drive, on plot 50x100. The Three Arts Club, now located at 532 to 536 West End av, will occupy the building as soon as the present lease expires. The Three Arts Club was organized in 1902. Its object is to provide a suitable home for young women studying music, painting and the drama in this city. The board of managers includes Bishop Greer, Mrs. John H. Hammond, Mrs. Douglas Robinson, Mrs. Harry Markoe, Mrs. Breck P. Trowbridge and the Rev. George A. Strong.

129TH ST.—Ernst & Cahn, in conjunction with A. Friedberg, has sold for Sophie Newhouse to Charles A. Metzger 112 East 129th st, a 5-sty tenement with stores, on lot 25x99.11. In part payment Sophie Newhouse takes the two 3-family houses 4436 and 4438 White Plains road, each on lot 25x85.

WEST 131ST ST.—The D. A. Cushman Realty Co. purchased from the Charter Realty Co. 35 West 131st st, a 6-sty elevator apartment house on plot 50x99.11, between Lenox and 5th avs. Shaw & Co. were the brokers.

HAMILTON PL.—The Saramill Realty Co. has sold to Leslie R. Palmer, president of the Palmer Realty Co., the northeast corner of Hamilton pl and 140th st, two 6-stp apartment houses, on plot 109x108.

#### SMALL HOUSES NEEDED.

It is reported by real estate investors that since the opening of the Hudson tunnels there has been a large falling off in the supply of "ready-to-occupy homes" in nearby Jersey, more particularly in Hudson and Bergen counties.

The complaint in this direction is doubtless well founded, for go where one will in the territory referred to, the familiar cry is heard: "We want more new dwellings." This should be a warning both to the homeseeker and the investor. To the former it may shape itself into a suggestion to begin an early hunt for that dwelling, or for the land to build upon, that it has been decided to substitute for the city flat. Investors will read their way to quick sales and ready profits by erecting medium-priced houses in localities which they have no difficulty in discovering to be in need of them. Just at present, there may be said to be a dearth of comfortable homes across the Hudson that can be sold for from \$4,500 to \$7,500, a statement that can be confirmed by any real estate agency handling property of this description.

The condition spoken of applies as well to many of the outlying districts of Manhattan and the Bronx. Unless the demand for low-cost houses is met by real estate dealers and operators, it is reasonable to assume that many desirable home-buyers will be driven by necessity to locate in more distant parts, thus resulting in a considerable pecuniary loss to both which might otherwise be avoided.



# WANTS AND OFFERS

**BEAUTIFUL SOUTHERN HOME FOR SALE.**  
BY THE OWNER, at a sacrifice, one of the best farms in southeast Georgia, few miles from large city, on main public road; 900 acres, 6-room residence, plenty shade trees, two-room house, three-room house, barns, stables, outhouses, beautiful lake, timber, live stock, implements, etc., everything for \$16 per acre. **FRANK WHEYLAND, Jacksonville, Fla.**

**GREATEST MONEY-MAKING** Real Estate Opportunity around New York; acreage on line Pennsylvania Railroad; within commuting distance; buy as farms; sell in small homesites; immense increase in values certain on opening tunnels now practically completed; special bargains, large or small tracts; prices and terms right; correspondence invited. **L. F. MENAGE, 30 Church street, New York.**

**WANTED—MAN WHO THOROUGHLY UNDERSTANDS MORTGAGE LOANS; TO TAKE CHARGE OF LOAN DEPARTMENT OF ESTABLISHED REAL ESTATE OFFICE. "LOANS," BOX 45, RECORD AND GUIDE.**

**WANTED—Boy 15 to 16, understanding typewriting and stenography and who has had experience in real estate office; references required; state salary expected. BOX 50, Record and Guide.**

**WANTED—Man under 30, with some experience in high class real estate; call Saturday afternoons only. J. P. WHITON-STUART CO., Private House Brokers, 8 East 54th Street.**

**125TH ST. PROPERTY** in a good location, can be had on a 60 year lease. **JACOB A KING, 51 W. 125th street, New York.**

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

**FOR SALE—Record and Guides bound with Index, 1868 to 1905. Make offer. Address Box 60, care of Record and Guide.**

**WANTED—Bromley map with ownerships; state price; BOX 55, Record and Guide.**

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

## Lawyers Title Insurance & Trust Company

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

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

**160 Broadway, New York**

**188 Montague Street, Brooklyn.**

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

**LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.**

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

### OFFICERS:

**EDWIN W. COGGESHALL, President and General Manager.**  
**LOUIS V. BRIGHT, THORWALD STALLKNECHT, } Vice-Presidents.**  
**ARCHIBALD FORBES, Treasurer.**  
**DAVID B. OGDEN, Counsel.**  
**HERBERT E. JACKSON, Comptroller.**  
**WALTER N. VAIL, Secretary.**  
**LEWIS H. LOSSEE, Asst. Genl. Manager.**  
**U. CONDIT VARICK, Asst. Treasurer.**  
**GEORGE A. FLEURY, FREDERICK D. REED } Asst. Secretaries**

### EXECUTIVE COMMITTEE:

**EDWIN W. COGGESHALL, Chairman.**  
**GEORGE F. BUTTERWORTH, WILLIAM P. DIXON, HENRY MORGENTHAU**  
**DUMONT CLARKE, JULIAN D. FAIRCHILD, JAMES N. WALLACE,**  
**WILLIAM A. DAY, JOHN T. LOCKMAN, ALBERT H. WIGGIN**

## PROGRESS IN PUBLICITY

is rapid and sure. **Tabloid Circulars**, as they are to be published in the Record and Guide, are a modern and logical development.

SEND FOR SAMPLE SHEETS

**THE RECORD AND GUIDE CO., 11 East 24th Street, N. Y.**

## REAL ESTATE NOTES

Maximillian Weinstein, real estate broker, announces his removal from 35 Nassau st to 1123 Broadway.

The Realty Associates has declared a semi-annual dividend of three per cent. and an extra dividend of one per cent., payable January 15 to stock of record January 5.

The four 3-sty dwellings at 152 to 158 West 79th st, purchased by Edgar A. Levy in October as the site for a new apartment house, sold for \$109,000. The plot is 67x102.2.

P. S. Treacy, who has been convalescing from an attack of inflammatory rheumatism at the Virginia Hot Springs, has returned and is at his office daily to transact business.

Loibl & Masson, of Manhattan, were the brokers for Justice P. Henry Dugro and John F. Reis in the sale, during the week, of the Barclay, Klein and Carpenter farms in Woodside, Queens Borough.

DeSelding Brothers have placed for James H. Cruikshank a first mortgage loan of \$62,000 at 4½ per cent. for three years on his new 6-sty and basement fireproof mercantile building located at 483 to 485 Greenwich st, size 43.6x90.

Charles C. Missall, formerly of 390 Central Park West, has opened new offices at 2 Rector st, where he will conduct a general brokerage business. He will make a specialty of handling first and second mortgages, as well as building loans.

A. W. McLaughlin & Co. have placed for James H. Cruikshank on 487 to 489 Greenwich st, adjoining, a first mortgage loan of \$63,000 at 4½ per cent. for five years. This building is also a 6-sty and basement fireproof mercantile building on plot 44x90.

Frederick W. Roe, of Brown, Draper & Co., and S. Seward Gould, for many years with Ogden & Clarkson, have formed a copartnership under the firm name of Roe & Gould. They will do a general real estate and fire insurance business at No. 262 5th av.

At a meeting of the board of directors of the Realty Associates, held Wednesday, the following officers were elected: Frank Bailey, president; Clifford S. Kelsey, vice-president; William M. Greve, second vice-president; Henry A. Frey, treasurer, and Robert Wheelan, secretary.

Jacob A. King, the real estate agent who has been superintendent of a United States postal station for a long time, resigned from "Uncle Sam's" employment on Nov. 15. Mr. King's

increasing responsibilities, owing to his many new real estate and insurance clients, has compelled him to take this step.

The Title Guarantee & Trust Company loaned on first mortgage \$140,000 on the 6-sty brick apartment house at 207-209 West 56th st, 50x95.6, 150 feet west of 7th av, to the Clinton Realty Company. The mortgage is for five years at 4½ per cent., and has been assigned to the Mutual Life Insurance Company.

President Percy A. Gaddis, of the Jersey City Board of Brokers, has appointed a committee on appraisals, consisting of Cornelius J. Cronan, chairman, and all the members of the board in good standing. The object of this committee is to have a real estate broker give an order to the board for an appraisal, and when the appraisal is made to divide the fee between the board and the brokers.

The New York Central railroad is extending its holdings on the south side of 49th st, west of Park av. The property at 54 East 49th st, was transferred on Tuesday by Alexander M. Pennington, as executor, to the New York State Realty and Terminal Co., the New York Central's subsidiary corporation for holding title to its real estate. Recently the same company took over 60 East 49th st, from Maud Van B. Holme. The two intervening houses, 56 and 58 East 49th st, are owned by Robert A. Chesebrough and Edward A. Le Roy, respectively.

Work was started on Monday on the new 80-foot street which will connect the 33d st entrance to the Pennsylvania Railroad terminal with 34th st. House wreckers took possession of the property and the work of demolishing the present structures was commenced. The company owns a plot having a frontage of 295 feet in 33d st and 235 feet in 34th st, so there remains a plot of considerable size in each side of the new thoroughfare should the company decide to build. The 33d st entrance to the station leads directly to the concourse, and it is thought that a large percentage of the traffic will be diverted to 34th st by means of the new street.

William G. McAdoo, as president of the Hudson and Manhattan Railway Co., announced on Tuesday that the company has decided to offer for sale a large portion of its real estate in the block bounded by Christopher, Hudson, Greenwich and West 10th sts. This is the block in which the upper Hudson tunnel has its first station on Manhattan Island, and is at the junction of the Hudson tunnel with the 9th av elevated railroad, which has a station at Christopher st. The land to be sold has an area of about 22,000 square feet, and has a large frontage on Hudson, Greenwich and West 10th sts (including the corner of Greenwich and 10th sts), and has an outlet on Christopher st. Horace S. Ely & Co. are the agents.



## MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

### HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, November 29.

Triangular area, opening, from Lafontaine av to Quarry road, at 11 a. m.  
 Morris av, closing, from N. Y. & H. R. R. to Concourse, at 12 noon.  
 Guerlain st, etc, opening, from Beach av and Unionport road, at 12 noon.  
 Tremont av, closing, from Aqueduct av to Sedgwick av, at 1 p. m.  
 Bush st, opening, from Creston av to Concourse, at 2 p. m.  
 Magenta st, etc, opening, at 10 a. m.  
 East 227th and 228th sts, opening, at 12 noon.  
 East 180th st, opening, from Bronx River to West Farms road, at 2 p. m.  
 Baker av, opening, from Baychester av to City line, at 3 p. m.  
 Rosedale av, etc, opening, at 12 noon.  
 Fox st, opening, from Leggett av to Longwood av, at 10.30 a. m.  
 A new st, opening, from Bowery to Elm st, at 4 p. m.  
 West 178th and 179th sts, opening, at 4 p. m.  
 Faile st, opening, from Garrison av to Whitlock av, at 11 a. m.  
 East 205th st (Adee av), opening, from White Plains road to Boston road, at 2 p. m.  
 Tremont av, opening, from Eastern Boulevard to Fort Schulyer road, at 2 p. m.  
 Benson av, etc., opening, at 3 p. m.  
 Mathews av, opening, from Burk av to Boston road, at 3 p. m.

Tuesday, November 30.

St. Lawrence av, etc, opening, at 1 p. m.  
 Jerome av, widening, from Cameron pl to E 184th st, at 2 p. m.  
 225th st (Muscoota st), assessment, at 2 p. m.  
 West 176th st, opening, from Amsterdam av to St Nicholas av, at 3 p. m.  
 Cruger av, etc., opening, at 11 a. m.  
 Boston road, opening, from White Plains road to Northern Boundary City, at 1 p. m.  
 Leland av, etc., opening, at 2 p. m.  
 Bronx Park, addition, at 10 a. m.  
 Zerega av, opening, from Castle Hill av to Castle Hill av, at 1 p. m.  
 Unnamed st (West 187th st), opening, at 11 a. m.  
 Cornell av, etc, opening, at 3 p. m.  
 West 184th st, opening, from Broadway to Unnamed st at 12 noon.

Thursday, December 2.

3d av, widening, from Washington av to Lorillard pl, at 2 p. m.  
 Eastern Boulevard, opening, from New Haven R. R. to Hunts Point road, at 12 noon.

Friday, December 3.

2d and 3d new sts, opening, north of 181st st, at 4 p. m.  
 Rosewood st, opening, from Bronx blvd to Cruger av, at 1 p. m.

AT 258 BROADWAY.

Monday, November 29.

Westchester av, Rapid Transit, at 10.30 a. m.  
 Piers 52 and 53, dock, East River, at 11 a. m.  
 Loop No. 4, Rapid Transit, at 1.30 p. m.  
 Loop No. 3, Rapid Transit, at 2.30 p. m.  
 15th and 18th sts, dock, at 2.30 p. m.  
 A new st, adjoining Manhattan Bridge, at 3 p. m.

Tuesday, November 30.

Chicago av, school site (Queens), at 10 a. m.  
 120th st, police station, at 10.30 a. m.  
 Brooklyn Bridge, arches, at 2 p. m.  
 Loop No. 1, Rapid Transit, at 2 p. m.  
 Fordham road, dock proceeding, at 2 p. m.  
 Onderdonk av, school site (Queens).

Wednesday, December 1.

Westchester av, Rapid Transit, at 10.30 a. m.  
 Piers 32 and 33, East River, at 11 a. m.

Friday, December 3.

Westchester av, Rapid Transit, at 10.30 a. m.

### BOARD OF ESTIMATE PROCEEDINGS.

#### CHANGE OF GRADES.

CANAL ST.—A proposition is now before the Board to change the grade in Canal st between the Bowery and Forsyth st, of Chrystie st, between Canal st and a point about 337 feet northerly from the centre line thereof, and of Forsyth st, between Canal st and a point about 62.5 ft. north from the centre line thereof, Borough of Manhattan; or so as to change the lines of Canal st, between the Bowery and Chrystie st; the grades of Canal st, between the Bowery and Forsyth st; of Chrystie st, between Canal st and a point about 337 ft. north from the centre line thereof, and of Forsyth st, between Canal st and a point about 62.5 ft. north from the centre line thereof, and that a meeting of said Board will be held in the Old Council Chamber, City Hall, Borough of Manhattan, City of New York, on December 3, 1909, at 10.30 o'clock a. m.

The matter will be considered by the Board on Dec. 3.

GRAND AV.—A proposition is now before the Board to change the grade of Grand av between Tremont av and West 180th st, and of Burnside av between Harrison av and Davidson av. The matter will be considered by the Board on Dec. 3.

WEST OF N. Y., W. & BOSTON R.R.—A proposition will be considered by the Board on Dec. 3 to change the grades of the street system adjoining the right of way of the New York, Westchester & Boston Railroad, between East 132d st and Jennings st.

#### STREET OPENINGS.

The Board of Estimate will consider on Dec. 3 the advisability of amending the proceeding to acquire title to the lands and premises required for the opening and extending of Rosedale av, Commonwealth av, St. Lawrence av, Taylor av and Leland av, between West Farms road and Westchester av, and of Beach av and Theriot av, between West Farms road and Gleason av, by excluding from it Beach av, Taylor av, Theriot av and Leland av, in the Bronx.

## CONDEMNATION PROCEEDINGS.

### REPORTS COMPLETED.

BURNETT PL.—Opening and extending from Garrison av to Tiffany st. Commissioners P. J. Kane and John Gibson will present the final report in this proceeding for confirmation to the Supreme Court, Dec. 7.

ASTOR AV.—Opening and extending from Olinville av to White Plains rd. Commissioners Wm. E. Morris and Julius Martin will present the final report in this proceeding for confirmation to the Supreme Court, Dec. 9.

BRONX BOULEVARD.—Opening and extending from Old Boston Post rd to East 242d st (Demilt av). Commissioners James A. Donnelly, S. Duncan Marshall and Michael E. Devlin will present supplemental and additional bill of costs, charges and expenses in this proceeding for taxation to Supreme Court, on Dec. 6.

151ST ST.—In the matter of the application of The City of New York, by the Corporation Counsel, for the appointment of Commissioners of Estimate and Assessment to ascertain and determine the compensation which should justly be made for the discontinuance and closing of West 151st st, from the east side of Riverside drive extension to the United States bulkhead line, Hudson river. Commissioners Morris J. Hirsch, Cambridge Livingston and Gilbert H. Montague will present the final supplemental and amended report in this matter to the Supreme Court Dec. 6.

## ASSESSMENTS.

### DUE AND PAYABLE.

233D ST.—Regulating, grading, etc., from Bronx boulevard to Baychester av. Area of assessment:—Both sides of 233d st, from the Bronx boulevard to Baychester av, and to the extent of half the block at the intersecting sts and avs.

## THE WEST SIDE TAXPAYERS' ASSOCIATION BANQUET.

The West Side Taxpayers' Association held a banquet at their meeting rooms, Nos. 267 West 34th st, last Friday evening. On this occasion the installation of new officers took place. A handsome loving cup and a set of silver service was presented to the retiring president, Mr. Frank Demuth, for his long and faithful service to the association. The gifts were presented by John J. Phelan and Louis Schrag. Both spoke of Mr. Demuth's record and marked advancement of the West Side Taxpayers' Association during his administration.

The following speakers addressed the members: Thomas Krekeler, president of the United Real Estate Owners' Associations, spoke on association matters. Adolph Bloch spoke on the Tenement House Laws and their improvements. Ira J. Ettinger advised the taxpayers to oppose favorable action by the New York State Legislature upon the proposed amendment to the United States Constitution, giving Congress the power to enact an income tax law. Joseph A. Schaub, president of the 12th and 22d Wards Association talked on the reforms needed in our State legislation. Dr. Abraham Korn, president of the Harlem Property Owners' Association, spoke on what taxpayers' associations can accomplish for the entire community. Charles H. Schenelle spoke on the results achieved by our law and legislation committee during our last State Legislature. Other speakers were Pierre M. Clear, Dr. Gustav Scholer and Henry Bloch.

The new officers for the ensuing year are George Wenner, M. D., president; Charles Hvass, 1st vice-president; Philip G. Becker, 2d vice-president; Charles A. Schrag, recording and corresponding secretary; Fred Keller, treasurer; Julius Neke, financial secretary.

## THE RESPONSIBLE BIDDER.

Real estate owners and agents not infrequently err when considering bids on repair work by finally closing a contract with the lowest bidder. It does not always follow because a contractor has the reputation for doing good work on a non-competitive job that he will give the same satisfaction under an agreement secured by close bidding. Generally speaking, flawless workmanship is not compatible with low prices. There is undoubtedly a sort of fetich in favor of the lowest bid under any and all circumstances, and the following view coming from the former Secretary of the Interior will prove interesting to both holders and managers of real property. The observation was made at a conference of supervising engineers, and is as follows:

"When the bids come in I want the local men never to hesitate to throw out unduly low bids. There is nothing more distressing to the department than to deal with a failing contractor. The mere fact that it is the lowest bid gives the presumption that it ought to be accepted, but if any engineer knows that a contractor has made a mistake or is not qualified or is not responsible, or is negligent in the method of performing his work, that should be one of the prime conditions to be considered in making a recommendation for or against giving the contract to that contractor. I always want the word 'responsibility' to be given the fullest meaning that the law will allow it. It must be the responsible bidder in every case. Much of our difficulty has been in dealing with men who were not responsible."



### AN AID TO DEVELOPERS OF REALTY.

Developers of vacant real estate lying beyond the zone of public improvements will be interested in an experiment now being tried in one of the suburbs of the metropolis involving the erection of a number of residences equipped with all the sanitary conveniences of a city home. It consists of individual sewage disposal plants, being constructed so as to do away with the necessity of the regulation system of sewage. The plant referred to is a development of the so-called septic tank. The ordinary house drain is run into an underground tank of cast-iron where the liquefaction of the sewage is allowed to take place through the aid of aerobic bacteria. The liquid is then conducted into a nitrification duct where the liquefied sewage is purified before reaching the earth surrounding the duct.

According to experience, the trench to accommodate the nitrification duct is usually extended alongside the house, and is also parallel with the front of it. The duct is described as two lines of tile pipe laid with broken joints and both embedded in broken stone of similar material, one tile line being 12 ins. above the other. The upper one is connected with the outlet from the tank, while the lower one is employed as an air duct and at its discharge end is connected to an air inlet grating in some inconspicuous place in the sidewalk or in the lawn. This is an arrangement for providing an air circulation essential in the second process in the purification of sewage which demands the activity of aerobic bacteria—the class that needs air for existence. On account of the open and porous nature of the broken stone medium between the tiles and that the upper pipe will only have a stream of liquid in its bottom, it is the scheme of this system to allow for a movement of air from, say, the inlet grating through the lower tile pipe.

The main body of the tank is substantially a large iron pipe built in two parts, one fitting into a flanged recess of the other. The third or top part brings the top of the tank to the ground surface. After the excavation for the tank is made, concrete is spread over the bottom of the excavation and the iron pipe constituting the tank is then lowered in place. Over the concrete bottom and within the tank is added a further supply of concrete in order to insure a watertight bottom. With the tank comes an inlet and an outlet fitting passing through holes provided in the tank. These two fittings are practically tees and the inlet one is located slightly above the outlet. Both dip below the surface of the liquids in order not to agitate the floating material on the surface, and the upward pointing outlets of the fittings allow for a freedom of the movement of air from the outlet of the tank into the air space of the tank and thence into the inlet fitting and so into the house drain and the vent of the plumbing system. The two fittings lie on opposite sides of a diaphragm or baffle plate. This is to prevent an immediate admixture of the incoming fresh sewage and that partially purified and liquefied.

The cost of an outfit as outlined is not prohibitive. At Haworth, N. J., where the system is installed, the tanks are built in sections, which has been found to facilitate installation. When covered the tanks are located by a manhole cover at the surface of the ground.

### BROKERS GET VERDICT.

A suit for commission tried before Judge Gerard, in which M. & L. Hess were the plaintiffs and Mattias Rock the defendant, resulted in a verdict for the full amount of \$6,476 in favor of the plaintiffs.

The suit was based upon a lease made by Mr. Rock to the J. C. Lyons Building and Operating Company in July, 1907, for an 11-story building erected by Mr. Rock at 13 and 15 West 27th st. The payment of the commission was refused on the ground that the plaintiffs were not present at the closing of the transaction.

### JERSEY CITY BOARD OF BROKERS APPOINTS COMMITTEES.

President Percy A. Gaddis of the Board of Real Estate Brokers of Jersey City and vicinity has announced the appointment of the following committees for the ensuing year:

Committee on Ways and Means—President, chairman; Jersey City, Frank Stevens; West Hudson, Thomas A. Ryer; Hoboken, C. Alfred Burhorn; North Hudson, Charles Singer, Jr., and Bayonne, J. H. Mahnken.

Committee on Appraisals—C. J. Cronan, chairman, and all members of the association in good standing.

Committee on Membership and Arbitration—Henry Eigenrauch, chairman; Charles Read, Charles Fall, J. H. Mahnken and George D. Canfield.

Committee on Meetings and Receptions—Thomas A. Ryer, chairman; George A. Foye, C. Alfred Burhorn, Charles Singer, jr.; Frank Stevens, C. Howard Slater and Clarence T. Van Deren.

Committee on Promotion of Trade and Stock Lists—H. C. Albright, chairman; James F. Gannon, Gen. P. F. Wanser, John H. Paul and Louis N. Creighton.

Committee on Legislation and Taxation—Harry Ward, chair-

man; John P. Landrine, Carl G. A. Schumann, T. J. Carroll, Thomas McEwan, jr.; Francis Gormley and John H. Weastell.

Committee on Records, Statistics and Publication—Dana F. Putnam, chairman; D. D. Fennell, B. T. Bishop, Frederick Bietz and James Hyland.

Committee on Auction Matter—A. A. Franck, chairman; Frank Stevens, F. C. Wolbert, Henry T. Nugent, James F. Gannon and C. A. Tisot.

Brokerage Claim Committee—C. Howard Slater, chairman; William H. Brown, William C. Wallace, D. D. Fennell and Anthony Michel.

## LAW DEPARTMENT

To the Editor of the Record and Guide:

Will you kindly let me know through your Law Department column the following:

(1) I am the owner of a parcel of property on which a mortgage was given in 1884. Interest on mortgage and taxes not paid in 25 years. Property was sold by the city several times for arrearages. Could the mortgage be foreclosed now and a deficiency judgment rendered?

(2) If not, suppose I were to try and raise a mortgage on the property, would the prior mortgage be a detriment in trying to secure same?

(3) If you were in my position in this matter, would you reclaim the property and pay the back taxes? R. E. W.

Answer.—You need very decidedly the advice of a good attorney before taking so momentous a decision as indicated by your last question. The facts before us are too few for a decision of such moment to you. It is a rule of law that a mortgage on which interest has not been paid for twenty years is presumably paid. But this is only a presumption and may be proven not to be a fact.

The recent Title Registration law was intended among other things to cover just such questions as this, and provide a method of making questionable titles clear.

You could not get any cautious attorney for a mortgage lender to loan his client's money on a title so doubtful as to possible lien of the old mortgage as this would be.

If the property be of value, why not buy up the tax lien through the city sale for taxes, through a third party, and foreclose the lien after six months; making the holder of the old mortgage, or his representatives, a party to cut off the lien.—Ed.

To the Editor of the Record and Guide:

A broker leases a house for three years, and the owner accepts the tenant and pays the commission. After a year or more the tenant, not being able to pay the rent, vacates the house. The same broker rents the house for five years to another party and claims commission for full term. The owner says he is not entitled to full commission, as he has already received a commission for a part of the term and would therefore receive two commissions for the same period. The broker claims that as the owner accepted the first tenant, the second lease had no bearing in the first. Which is right? A BROKER.

Answer.—On general principles the broker is correct as to the law. If another broker had made the second letting with authority to do so, or with an acceptance of the proposal by the landlord implying such authority, there could be no question but that a commission would be earned by the other broker. We can see no ground under this reasoning why the original broker is not likewise entitled to a second commission, unless he guaranteed the original lessee in some way, or had accepted under that lease the relation of renting agent to the property, charging a continuing commission on the collection of the rents. In this case we believe he would be required to keep the property rented from time to time as it became vacant, without a special commission on each new letting.—Ed.

## PUBLIC DIRECTORIES.

In a recent issue the American Contractor discussed the improvement of street signs, pointing out that nothing in this country suggests the exercise of a wider range of genius than signs of this description. One of the suggestions advanced relates to the improvement of such directories as are now in use by erecting at prominent corners, such as transfer points of street railways, elevated stations and important centres, signs containing information as to the location of parks, public buildings and other things of importance, with the lines of transportation reaching them.

The question of street signs has been periodically brought up by the municipal authorities hereabouts with the result that a large proportion of streets in Manhattan and the Bronx are at present adequately supplied with good street signs. To be complete, though, a considerable number of them containing clearer information should at least be hung at reasonable distances along prominent thoroughfares, in order that drivers of vehicles may readily determine their whereabouts without blocking traffic to the dismay of shopkeepers and property owners, as frequently happens at present.



THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, and 203 Montague St., Brooklyn \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY President JOHN D. CRIMMINS, Vice-Presidents. CLINTON R. JAMES, Secretary CYRIL H. BURDETT, Secretary CHAUNCEY H. HUMPHREYS, Asst. Sec'y. EDWIN A. BAYLES, Treasurer WILLIAM N. HARTE, Treasurer Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Nov. 30.

10th st, No 204 & 206 West, 39.9x95x39.9x94.10, 2 1/2-sty brk and frame dwelling. 15th st, No 110 West, 20x83.3, 4-sty stone front dwelling. 12th st, No 274 West, 16.7x91x16.6x92.5, 5-sty stone front tenement. 15th st, No 605 East, 25x103.3, 5-sty brk tenement. 85th st, No 216 East, 25x102.2, 5-sty stone front tenement. 100th st, No 42 West, 19.4x100.11, 4-sty brk tenement. Broad st, Nos 105 1/2 to 111 s e cor Water st, 146.11 Water st, No 25 x66.6xirregx46.10, 8 1/2-Front st, Nos 26 & 28 sty, three 5-sty, 4 1/2-sty and 3-sty brk buildings. 1st av, Nos 1515 to 1519, 75x100, three 4-sty stone front tenements with stores. 5th av, Nos 2178 & 2180, 49.11x110, two 5-sty brk tenements with stores. 134th st, Nos 71 to 75 West, 52.6x99.11x52.3x 99.11, three 3-sty brk dwellings.

BRYAN L. KENNELLY.

Dec. 1.

39th st, No 317 West, 25x98.9, 4-sty brk tenement and store and 3-sty frame building in rear. 132d st, Nos 2 & 4 West, 35x99.6, two 4-sty stone front dwellings.

WM. KENNELLY, JR.

Dec. 1.

52d st, No 110 West, 20x76.9x20.4x80.5, 4-sty brk and stone garage.

ADVERTISED LEGAL SALES.

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

Nov. 27.

Central av s e cor St Agnes av, 100x100. St, Agnes av, w s, 175 s Central av, 25x100. Seaview av, w s, 175 s Central av, 25x100. Briggs av s w cor Westchester av, runs s Westchester av 145.1 x w 181.2 to Western av, Western av x n 125 to Westchester av, x e 108.6 to beg. Central av n e cor Lorillard av, 110x475 to Lorillard av Pelham River, x 465, Baychester. Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, \$6,904.86; taxes, &c, \$900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Nov. 29.

Rivington st, Nos 255 to 257 1/2, on map Nos 255 and 257, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. Eliza J Smith agt Isaac Sloboder et al; A Fred Silverstone, att'y, 150 Nassau st; Royal E T Riggs, ref. (Amt due, \$20,587.27; taxes, &c, \$1,400; sub to a first mort of \$45,000.) Mort recorded Feb 28, 1905. By Joseph P Day. 9th av, No 481 n e cor 37th st, 24.9x100, 5-sty 37th st, No 357, brk tenement and stores. James Everard agt Catharine F Callan et al; David M Neuberger, att'y, 302 Broadway; Gilbert H Montague, ref. (Amt due, \$60,277.77; taxes, &c, \$5,952.80.) Mort recorded Feb 21, 1898. By Bryan L Kennelly.

Nov. 30.

57th st, No 149, n s, 150 e Lexington av, 25x 100.5, 3-sty brk stable. Frederick B Case, trustee, agt Chas W Morse et al; Masten & Nichols, att'ys, 49 Wall st; Thomas F Gilroy, Jr, ref. (Amt due, \$32,034.24; taxes, &c, \$1,150; sub to a mort of \$20,000.) By Joseph P Day. 147th st, s s, 215 w Brook av, 50x99.10, vacant. Katharine S Lyons agt Kate Noble et al; Michael J Sullivan, att'y, Willis av and 148th st, Bronx; Francis S McAvoy, ref. (Amt due, \$2,998.65; taxes, &c, \$600; sub to a first mort of \$7,500.) Mort recorded Feb 16, 1905. By Joseph P Day. Walton av, No 539, w s, 210.8 s 150th st, 17.7x 102.10x17.7x101.11, 3-sty and basement brk dwelling. Security Co, trustee, agt Jane Adams et al; James S Greves, att'y, 32 Park pl; James Oliver, ref. (Amt due, \$3,967.15; taxes, &c, \$1,050.23.) Mort recorded July 2, 1891. By Samuel Marx. Goerck st, Nos 152 to 158, on map Nos 148 to 162 Houston st, Nos 488 & 490 on map Nos 484 to 490 3d st, Nos 396 & 398 n e cor Houston st, runs e 90 x n 81 x w 45 x n 94.3 to 3d st, x w 45.4 s 181.1 to beg, three 6-sty brk tenements and stores. Houston st, Nos 496 & 498 on map Nos 494 & 496, n s, 135 e Goerck st, 45x81, 6-sty brk tenement and stores. Sada Makler agt M Fine Realty Co et al; Myers & Schwarsenski, att'ys, 299 Broadway; Wm B Ellison, ref. (Amt due, \$12,640.38; taxes, &c, \$4,386; sub to first mort on Nos 152 & 154 Goerck st of \$46,500; first mort of \$35,000 on Nos 156 & 158 Goerck st; first mort of \$27,000 on Nos 496 & 498 East Houston st,

a second mort of \$77,700 and a third mort of \$18,000.) Mort recorded Oct. 16, 1907. By Joseph P Day.

Dec. 1.

Lawrence av s w cor Ferris av, 275x100. Ferris av Westchester av n w cor Western av, 300x450x Western av irregular. Western av, e s, 200 n Westchester av, 275x100. Westchester av s w cor Western av, runs w 292 Western av x s e - to Central av, x e 100 Central av x n 525 to beg. Central av n e cor Western av, runs n 400 Western av x e 200 to Lawrence av, x s 400 to Lawrence av, x w 200 to beg. Railroad av s e cor Lawrence av, 75x159. Lawrence av St Agnes av s e cor Ferris av, 425x220 to Pelham River, x - x325. Railroad av s w cor Lawrence av, 126.4x89x Lawrence av - x - Westchester av s e cor St Agnes av, runs s 475 St Agnes av x e 100 x n 25 x e 100 to Sea View av, x n 450 to Westchester av, x w 200 to beg. Main av s e cor Central av, runs s 25 x e Central av 200 to St Marys av, x n 25 x w 200 St Marys av to beg. Main av, e s, 50 s Central av, 25x100. Main av, e s, 125 s Central av, 100x200 to St St Marys av Marys av. St Agnes av s w cor Central av, 25x100. Central av Railroad av n e cor St Marys av, 25x100. St Marys av Railroad av s e cor St Marys av, runs s - x St Marys av e - to St Agnes av, x n - x w - St Agnes av to beg. Railroad av s e cor St Agnes av, - x - St Agnes av Bridge av, e s, 150 n Railroad av, runs n 111 to Pelham B'y, x s e - x w - to beg. Bridge av n e cor Railroad av, 100x200. Railroad av Main av n w cor Ferris av, 50x100. Ferris av n e cor Main av, runs n 300 to Pelham River, x e - to St Marys av, St Marys av x s 285.9 x w 200 to beg. Central av, s w cor Western av, 86x205x - , gore. Esmond Stiles agt Perley S Crosler et al; Graham & L'Amoureux, att'ys, 42 Broadway; Robert L Luce, ref. (Amt due, \$65,863.19; taxes, &c, \$7,928.82.) At 11 o'clock a. m. at Municipal Bldg., 3d and Tremont avs, Bronx, by Joseph P Day. Courtlandt av, No 777 n w cor 157th st, 25x100, 157th st, Nos 329 & 333 4-sty brk tenement and store and 2-sty frame tenement and store in street. Sheriff's sale of all right, title, &c, which Simon & Elizabeth Dressel had on May 11, 1909, or since. Guggenheimer, Untermyer & Marshall, att'ys, 37 Wall st; Thomas F Foley, sheriff. By Joseph P Day. Jackson st, Nos 41 & 43 n w cor Cherry st, 50 Cherry st, Nos 432 to 436 1/2 x100, 5-sty brk tenement and stores. Monroe st, No 219 n w cor Scammel st, 25x79, Scammel st, No 31 1/2 5-sty brk tenement and stores. Sheriff's sale of all right, title, &c, which Victor Rosenzweig had on June 12, 1909, or since. Manheim & Manheim, att'ys, 302 Broadway; Thomas F Foley, sheriff. By Joseph P Day. West st, No 30, e s, 150.5 n Morris st, 21.8x 101.7x19.5x98.4, 5-sty brk storage building. Washington st, No 53, e s, 122.11 n Morris st, 34.3x67.11x31.6x63.9, 5-sty brk tenement and stores. Whitehall st, No 26, w s, 60.5 n Pearl st, 24x 59.3x24.7x62.3, 5-sty brk loft and store building. Water st, No 1, s s, 25.10 e Whitehall st, 25.2x 67.2x28.3x65.8, 5-sty brk loft and store building. South st, No 19, n s, 104.9 e Broad st, 28.7x 112.5x28.7x116.2, 4-sty brk storage building. Water st, No 31, s s, 75.1 e Broad st, 28.6x77.9 x28.7x75.11, 4-sty brk loft and store building. Front st, No 48, n w s, 71.3 n e Coenties Slip, runs n w 90 x n e 9.2 x s e 4.10 x n e 10.7 x s e 84.7 x s w 19.9 to beg, 4-sty brk loft and store building. Front st, No 63, s s, 115.3 w Old Slip, 22.4x 86.10x21.9x86.10, 4-sty brk loft and store building. South st, No 236 n s, 103.8 w Water st, No 459, on map No 461 Pike st, runs w 25.7 x n 160 to Water st, x e 14.4 x s e 40.3 x s 120.8 to beg, 5-sty brk storage building. Madison st, Nos 286 & 288, s s, 55.11 w Montgomery st, 36.1x75, two 3-sty brk tenements. Madison st, No 292 s e cor Montgomery st, 17x Montgomery st 49.9x18.6x49.9, 4-sty brk tenement and store. Montgomery st, Nos 35 & 37, e s, 49.9 s Madison st, 40x75x42.9x75.1, two 3-sty brk tenements and stores. Monroe st, No 191, n s, 62.1 e Montgomery st, 20x65.4x20x66.4, 3-sty brk tenement. Monroe st, Nos 193 & 195, n s, 82.1 e Montgomery st, 40.10x90.10x40.11x93.10, two 3-sty brk tenements.

THOMAS DIMOND All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET NEW YORK Works: West 33d Street West 32d Street Tel., 1085 Murray Hill

Monroe st, No 209, n s, 32.2 w Gouverneur st, 16.6x48.10x16.6x48.9, 3-sty brk tenement. Broadway, No 665 w s, 200 s 3d st, 25x200 to Mercer st, No 232 Mercer st, 24.10x200, part 5-sty stone front hotel. 5th st, No 323, n s, 275 e 2d av, 25x97, 3-sty brk stable and 1-sty frame stable in rear. Mary S Kernochan agt Phillips Phoenix et al; J Frederic Kernochan, att'y, 44 Pine st; Edw G Whitaker, ref. (Partition.) By Joseph P Day.

Dec. 2.

118th st, Nos 308 & 310, s s, 140.9 e 2d av, 40.9 x100.10, 6-sty brk tenement and stores. Jacob Reiff et al agt Robert Garcewich et al; Lese & Connolly, att'ys, 35 Nassau st; Louis F Doyle, ref. (Amt due, \$15,503.80; taxes, &c, \$1,890.76.) Mort recorded Feb 26, 1907. By Joseph P Day. 118th st, No 306, s s, 100 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. Max J Klein et al agt Robert Garcewich et al; Lese & Connolly, att'ys, 35 Nassau st; Louis F Doyle, ref. (Amt due, \$17,801.32; taxes, &c, \$ - ) Mort recorded Jan 26, 1907. By Joseph P Day. 130th st, Nos 609 to 615, n s, 175 w Broadway, 100x99.11, four 3-sty brk tenements, store in No 615. Junction Realty Co et al, exrs, agt Fredericka Radle Estate et al; David E Goldfarb, att'y, 132 Nassau st; Albert J Appell, ref. (Amt due, \$11,400.83; taxes, &c, \$962.76; sub to four mortis aggregating \$27,000.) Mort recorded Jan 15, 1906. By Joseph P Day. Riverside Drive, No 548, on map Nos 540 to 543, e s, 116 s 127th st, 108x95, 6-sty brk tenement. North American Mortgage Co agt Chelton Park Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Roy M Robinson, ref. (Amt due, \$58,623.13; taxes, &c, \$3,919.28; sub to a first mort of \$200,000.) Mort recorded July 18, 1908. By Joseph P Day.

Dec. 3.

135th st, No 243, n s, 150 e 8th av, 25x99.11, 5-sty brk tenement. Louisa A Ide agt Marvin D Hubbell et al; Goeller, Shaffer & Eisler, att'ys, 207 Broadway. Thos F Gilroy, Jr, ref. (Amt due, \$26,010.72; taxes, &c, \$41.72.) Mort recorded April 17, 1905. By Samuel Goldstickler. Madison av, No 1584, w s, 50.11 n 106th st, 25x 100, 5-sty stone front tenement and store. Fenimore Realty Co agt Irving Bachrach et al; Davis & Kaufman, att'ys, 49 Chambers st; Adam Wiener, ref. (Amt due, \$5,414.43; taxes, &c, \$540.35; sub to a mort of \$25,000.) Mort recorded May 16, 1906. By Samuel Marx. 146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, MacKellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Dec. 4.

No Legal Sales advertised for this day.

Dec. 6.

51st st, Nos 222 & 224, s s, 260 e 3d av, 35.4x 88x-x106.4, 7-sty brk tenement and stores. Adele Herold agt Abraham Drimmer et al; Hieronimus A Herold, att'y, 170 Broadway; Chas W Ridgway, ref. (Amt due, \$6,768.90; taxes, &c, \$1,105.09; sub to a prior mort of \$40,000.) Mort recorded July 12, 1904. By Joseph P Day. 5th av, No 2252 n w cor 137th st, 49.11x62.6, 6-137th st, No 1 l y brk tenement and stores. Mary Rosenberg et al, extrs, agt Samuel Schenker et al; Feltonstein & Rosenstein, att'ys, 309 Broadway; Albert Blumenstiel, ref. (Amt due, \$18,098.09; taxes, &c, \$2,872.61.) Mort recorded Sept 17, 1907. By Samuel Goldstickler. St Nicholas av, No 775 s w cor 149th st, 20.5x 149th st, No 400 101.2x20x96.10, 5-sty and basement stone front dwelling. Germania Life Ins Co agt John F Cockerill et al; Dulon & Roe, att'ys, 41 Park Row; Adam Wiener, ref. (Amt due, \$21,219.77; taxes, &c, \$491.70.) Mort recorded March 15, 1905. By Bryan L Kennelly. 152d st, No 767, n s, 25 w Wales av, 25x86.11 x28.11x101.5, 4-sty brk tenement. Wm H McCarthy agt Leopoldine Klein et al; Saxe & Powell, att'ys, 280 Broadway; Geo C Kobbe, ref. (Amt due, \$4,824.50; taxes, &c, \$655; sub to a first mort of \$11,500.) Mort recorded Sept 21, 1905. By Joseph P Day. Perry st, Nos 113 & 115, n s, 85.1 e Greenwich st, runs n 26.2 x n e 19 x s e 14.7 x n w 17.3 x n 14.2 x e 24.8 x s 70 to st x w 45 to beg, 6-sty brk tenement. John H Vought et al, trustees, agt Jacob Katz et al; Henry A Prince, att'y, 149 Broadway; Chas L Hoffman, ref. (Amt due, \$37,970.40; taxes, &c, \$1,831.36.) Mort recorded May 15, 1905. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 26, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

\*Willett st, No 30, e s, 137.6 n Broome st, 31.3x100, 4-sty brk tenement and store and 2-sty brk shop in rear. (Amt due, \$25,307.40; taxes, &c, \$1,200.) Mary E Weber 21,000

\*Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty brk dwelling. (Amt due, \$7,554.80; taxes, &c, \$754.26.) Louisa B White 5,000 163d st, No 286, s s, 158.4 e Morris av, 16.8x114.10, 2-sty frame dwelling. (Amt due, \$3,281.05; taxes, &c, \$67.40.) John Michel 3,950 102d st, No 124, s s, 75 w Lexington av, 25x100.11, 5-sty brk tenement. (Amt due, \$6,804.37; taxes, &c, \$300; sub to a first mort of \$16,000.) Moses Ochs et al, defendants 22,895 70th st, Nos 424 & 426, s s, 199 w Av A, 38x100.5, 6-sty brk tenement and stores. (Amt due, \$16,850.97; taxes, &c, \$ - ; sub to a first mort of \$2,000.) Morris J Burnstein 33,880 153d st, s s, 675 w Broadway, 25x99.11, except part about 25x25 taken for Riverside Drive, vacant (trustees sale). Withdrawn (Continued on page 972.)



# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

29TH AND 32D WARDS, SECTIONS 15, 16, 20 and 23 CONSTRUCTING SEWER in AVENUE G, from Coney Island avenue to Flatbush avenue; FLATBUSH AVENUE, easterly side, from its northerly intersection with Avenue G to its southerly intersection with Avenue G; AVENUE G, from Flatbush avenue to Nostrand avenue; NOSTRAND AVENUE from Avenue G to Avenue F; Avenue F, from Nostrand to Paerdegat avenue, southerly side; Paerdegat avenue, southerly side, from Avenue F to East Forty-fifth street; East FORTY-FIFTH STREET, from Paerdegat avenue, southerly side, to Avenue G; AVENUE G, from East Forty-fifth street to Paerdegat avenue, southerly side; PAERDEGAT AVENUE, southerly side, from Avenue G to Flatlands avenue; AVENUE F, from East Twenty-sixth street to Nostrand avenue; NEW YORK AVENUE, between Avenue C and Avenue D; NEW YORK AVENUE, between Avenue D and Newkirk avenue; NEWKIRK AVENUE, between New York avenue and Nostrand avenue; NOSTRAND AVENUE, between Newkirk avenue and Avenue F; NOSTRAND AVENUE, between Avenue C and Newkirk avenue; BROOKLYN AVENUE, between Avenue H and Avenue J; AVENUE J, between Brooklyn avenue and East Fortieth street; EAST FORTIETH STREET, between Avenue J and Flatlands avenue; FLATLANDS AVENUE, between East Fortieth street and Paerdegat Basin; EAST THIRTY-FIFTH STREET, from Glenwood road to Avenue H; EAST THIRTY-FIFTH STREET, from Avenue H to Flatbush avenue; FLATBUSH AVENUE, east side, from East Thirty-fifth street to Avenue J; AVENUE J, from Flatbush avenue to Brooklyn avenue; EAST TWENTY-NINTH STREET, from Canarsie lane to Avenue F; AVENUE D, from East Twenty-ninth street to Nostrand avenue; NEWKIRK AVENUE, from East Twenty-ninth street to Nostrand avenue; EAST THIRTY-FIRST STREET, between Flatbush avenue and Glenwood road; EAST TWENTY-EIGHTH STREET, from Clarendon road to Newkirk avenue; AVENUE D, from East Twenty-eighth street to East Twenty-ninth street; GLENWOOD ROAD, from East Thirty-fourth street to Brooklyn avenue, WITH SEWER BASINS at northeast and southeast corners of GLENWOOD ROAD AND NOSTRAND AVENUE, and northeast and southeast corners of Glenwood road and EAST THIRTY-FIRST STREET, and all four corners of GLENWOOD ROAD AND NEW YORK AVENUE; NEW YORK AVENUE, from Flatbush Water Works to Farragut road; EAST TWENTY-THIRD STREET, from Avenue G to a point about 500 feet north; SEWER BASINS on FARRAGUT ROAD, at the northwest corner of Flatbush avenue; northwest, northeast and southeast corners of EAST TWENTY-FIFTH STREET; all four corners of MANSFIELD PLACE; northeast and northwest corners of DELAMERE PLACE; all four corners of ELMORE PLACE; northeast and northwest corners of KENMORE PLACE and northeast corner of Ocean avenue; northeast and northwest corners of NEW YORK AVENUE and Avenue H; SEWER IN ROGERS AVENUE, between Clarendon road and Flatbush avenue; AVENUE D, between Rogers avenue and East Twenty-eighth street; NEWKIRK AVENUE, between Rogers avenue and East Twenty-eighth street; KENMORE PLACE, from Avenue G to the end of existing sewer north of Avenue G; BROOKLYN AVENUE, between Avenue G and Avenue H; AVENUE D, from East Twenty-third street to Rogers avenue; EAST TWENTY-SIXTH STREET, from Clarendon road to Avenue L; EAST TWENTY-FIFTH STREET, between Clarendon road and Avenue D; EAST THIRTY-FOURTH STREET, from Flatbush Water Works to Avenue F; EAST TWENTY-SECOND STREET, from Avenue G north to the end of the existing sewer; FLATBUSH AVENUE, from Nostrand avenue to Avenue N; AVENUE H, from Flatbush avenue to East Thirty-second street; EAST THIRTY-SECOND STREET, from Flatbush avenue to Avenue H; EAST THIRTY-FOURTH STREET, from Avenue I to Flatbush avenue; AVENUE I, from Flatbush avenue to East Thirty-fourth street; AVENUE K, from Flatbush avenue to East Fortieth street; FLATLANDS AVENUE, from Flatbush avenue to East Fortieth street; FLATBUSH AVENUE, east side, from Avenue N to East Forty-fifth street; SEWER BASINS, north and south sides of Avenue G, at the Brighton Beach Railroad; at the northeast and northwest corners of EAST THIRTY-SECOND STREET and Avenue D; FARRAGUT ROAD, at the northeast and northwest corners of East Twenty-eighth street; southeast and southwest corners of EAST TWENTY-NINTH STREET; all four corners of NOSTRAND AVENUE; southeast and southwest corners of EAST THIRTY-FIRST STREET; southeast and southwest corners of EAST THIRTY-SECOND STREET; southwest corner of EAST THIRTY-FOURTH STREET; sewer in NEWKIRK AVENUE, between East Twenty-sixth street and Rogers avenue; EAST TWENTY-EIGHTH STREET, between Avenue F and Flatbush avenue.

HERMAN A. METZ, Comptroller.  
City of New York, November 23, 1909. (14976)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 18 to December 2, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD, BOULEVARD-SEWER, from Webster avenue to Broadway.  
HERMAN A. METZ, Comptroller.  
City of New York, November 16, 1909. (14648)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 20 to December 4, 1909, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS.

1ST WARD, ACADEMY STREET-PAVING from Freeman avenue to Wilbur avenue.  
HERMAN A. METZ, Comptroller.  
City of New York, November 18, 1909. (14810)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 20 to December 4, 1909, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, ANNEXED TERRITORY, EAST 23RD STREET-REGULATING, GRADING, SETTING CURBSTONES, FLAGGING THE SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from the Bronx Boulevard to Baychester avenue.  
HERMAN A. METZ, Comptroller.  
City of New York, November 18, 1909. (14657)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 18 to December 2, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

24TH WARD, SECTION 5, ROGERS AVENUE-REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Park Place and Montgomery street.  
HERMAN A. METZ, Comptroller.  
City of New York, November 16, 1909. (14806)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 11, EAST 170TH STREET-PAVING AND CURBING between Franklin avenue and Boston road.  
HERMAN A. METZ, Comptroller.  
City of New York, November 23, 1909. (14559)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:

24TH WARD, SECTIONS 12 & 13, MT. VERNON AVENUE-OPENING, from Jerome avenue to the northern boundary of the City of New York. Confirmed November 4, 1909; entered November 23, 1909.  
HERMAN A. METZ, Comptroller.  
City of New York, November 23, 1909. (14964)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

2D WARD, FLUSHING AVENUE-TEMPORARY SEWER, from Brooklyn Borough Line to Atlantic street.  
HERMAN A. METZ, Comptroller.  
City of New York, November 23, 1909. (14969)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH & 30TH WARDS, SECTIONS 3 & 17, SEWER in 40TH STREET between 7th and New Utrecht avenues, and in 8TH AVENUE, between 39th and 40th Streets. 22D WARD, SECTION 3, 11TH AVENUE-SEWER, between 18th street and Terrace Place. 24TH WARD, SECTION 5, SEWER in PARK PLACE between Buffalo and Rochester avenues, and BASIN at the southwest corner of BUFFALO AVENUE AND PARK PLACE. 29TH WARD, SECTION 16, ARGYLE AND DORCHESTER ROADS-SEWER BASIN at the northeast corner. MARTENSE STREET-SEWER, between Flatbush and Bedford avenues. 30TH WARD, SECTION 18, 5TH AVENUE-GRADING LOTS, west side, between 61st and 62d streets. 30TH WARD, SECTION 19, 84TH STREET-PAVING between 18th and 21st avenues. BENSON AVENUE AND BAY 20TH STREET-SEWER BASINS at the north and west corners, and BAY 20TH STREET-SEWER, between Bath and Benson avenues.

HERMAN A. METZ, Comptroller.  
City of New York, November 23, 1909. (14972)

## PUBLIC NOTICES.

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

### BOROUGH OF QUEENS.

- List 261. Regulating, grading and flagging Metropolitan avenue, from the Brooklyn Borough line to Dry Harbor road, Second Ward.
- List 724. Temporary catch basin on the northwest corner of Eldert avenue and the Boulevard at Rockaway Beach, Fifth Ward.
- List 726 Sewer in Sixth avenue, between Flushing avenue and Vandeventer avenue, First Ward.
- List 727. Sewer in Webster avenue, from First avenue to Third avenue, First Ward.
- List 773. Sewer in the Crescent, from Freeman avenue to Webster avenue, First Ward.
- List 774. Laying cement sidewalks on the north side of Jamaica avenue, between Forest parkway and Leggett avenue, Fourth Ward.
- List 775. Laying cement sidewalks on the east side of Pullis avenue, from Metropolitan avenue to Satterlee avenue, at Middle Village, Second Ward.
- List 851. Sewer in Van Alst avenue, between Jamaica avenue and Elm street, First Ward.
- List 852. Sewer in Webster avenue from Jackson avenue to Fifth avenue (Briell street),

## PUBLIC NOTICES.

and constructing the necessary basins, First Ward.

List 853. Catch basins at the northeast corner of Graham avenue and Pomeroy street, and on the northwest corner of Graham avenue and Pomeroy street, First Ward.

List 854. Catch basins at the northeast and northwest corners of Ninth avenue and Graham avenue, First Ward.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 21, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

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

William H. Jasper, Secretary.  
No. 320 Broadway, City of New York, Borough of Manhattan, November 18, 1909. (14827)

## DEPARTMENT OF FINANCE. CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Board of Education, public notice is hereby given that the Commissioners of the Sinking Fund by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for school site purposes, in the

### BOROUGH OF MANHATTAN.

BEING all the buildings, parts of buildings, etc., known as 368, 370 and 372 Pleasant Avenue and 505, 507 and 509 East 119th Street, located on the east side of Pleasant Avenue 100 feet 11 inches north of East 119th Street and on the north side of East 119th Street 108 feet east of Pleasant Avenue, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held November 1, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

WEDNESDAY, DECEMBER 8th, 1909,

at 11 a. m. in lots and parcels and in manner and form as follows:

Parcel No. 1—3 three-story brick houses, 368, 370 and 372 Pleasant Avenue.

Parcel No. 2—3 three-story brick houses, 505, 507 and 509 East 119th Street.

For full particulars see City Record.

HERMAN A. METZ,  
Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 18th, 1909. (14814)

## DEPARTMENT OF FINANCE. CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the President of the Borough of Brooklyn, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for street opening purposes in the

### BOROUGH OF BROOKLYN.

BEING all the buildings, parts of buildings, etc., standing within the lines of Brooklyn Avenue between Clarkson Street and the northerly side of Canarsie Lane and between the southerly side of Avenue C and Paerdegat Basin, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at meeting held Nov. 1, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

THURSDAY, DECEMBER 9th, 1909,

at 11 a. m.

For full particulars see City Record.

HERMAN A. METZ, Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 18th, 1909. (14818)

## DEPARTMENT OF FINANCE. CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for street opening purposes in the

### BOROUGH OF THE BRONX.

BEING all the buildings, parts of buildings, etc., standing within the lines of Castle Hill Avenue from West Farms Road to the Public Place at its southerly terminus, in the 24th Ward of the Borough of The Bronx, and comprising some seventy parcels, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue at 11:00 a. m. on

FRIDAY, DECEMBER 3, 1909.

For full particulars see City Record or apply at Room 141, No. 280 Broadway, Borough of Manhattan.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 12, 1909. (14857)



PROPOSALS.

Troy, N. Y., November 22, 1909. SEALED PROPOSALS for the erection and completion of a building called "The Central School," to be erected on a lot of land on the corner of State street and Seventh street, Troy, N. Y., will be received by the Board of Contract and Supply, of the City of Troy, or by any member thereof, until 11 o'clock a. m. on Tuesday, December 7, 1909, at the office of the Board, City Hall, Troy, N. Y., at which time and place they will be publicly opened and read.

Proposals are to be for work in accordance with plans and specifications prepared by R. Clipston Sturgis, Architect, 120 Boylston street, Boston, Mass., and are to be made out on the form accompanying the specifications. Plans and specifications may be obtained on and after November 22, 1909, at the office of the Board of Contract & Supply on deposit of twenty-five dollars (\$25.00), such sum to be refunded on the return of the drawings and specifications.

A certified cheque on a Troy Bank for three thousand dollars (\$3,000.00) payable to the Treasurer of the City of Troy, must accompany each proposal as security for carrying out said proposal.

Bids will be received, opened, publicly read, and acted upon in accordance with the provisions of the City Charter.

Signed— Board of Contract & Supply, City of Troy. ELIAS P. MANN, Chairman.

MUNICIPAL BUILDINGS, SPRINGFIELD, MASSACHUSETTS.

SEALED PROPOSALS will be received, in duplicate, by the Municipal Building Commission in the Common Council Room, Municipal Building, Pynchon Street, Springfield, Mass., until three o'clock P. M., on Wednesday, the twenty-second day of December, 1909, and thereafter opened, for Contract No. 2, being the Excavation, Mason Work, Cutstone, Structural Steel, Fireproofing, Roofing, Ornamental Iron, Plastering, Mosaic and Tile Floors, Interior Stone and Marble, Carpentry and Finishing, Vaults and Elevators, for the Auditorium, Tower and Passage, Municipal Office Building and Terrace and steps, of the new Municipal Buildings to be erected by the City of Springfield in Court Street facing Court Square, in the City of Springfield, State of Mass.

Copies of the drawings and specifications may be seen at the Municipal Building, Springfield, Massachusetts, or at the offices of the Architects, Pell & Corbett, 122-124 East 25th Street, New York City, or may be obtained by application to either of the above parties.

The Commission reserves the right to reject any or all bids and waive any informalities in any proposal.

A deposit of Twenty-five (\$25.00) Dollars will be required of each bidder taking out a set of plans; Fifteen (\$15.00) Dollars will be refunded to each

PROPOSALS.

bidder on the return of the plans and specifications in good condition.

A certified check in the sum of about five per cent. (5%) of the amount of the proposal, drawn to the order of the Owners, must accompany each proposal, and the proceeds of such check will become the property of the Owners, if for any reason, the bidder, after the bids are opened, withdraws from the competition, or refuses to execute the contract and bond, in the event of the contract being awarded to him. Checks submitted by the unsuccessful bidders will be returned after the signing of the contract and the approval of the bond executed by the successful bidder. The Owners will be responsible for all checks while same are in their possession.

The successful bidder must furnish a satisfactory Corporate bond.

GEORGE DWIGHT PRATT, Chairman,

WALTER H. WESSON, WILLIAM G. McKECHNIE, WILLIAM E. SANDERSON, GEORGE D. CHAMBERLAIN, FRANK E. STACY, J. FRANK DRAKE. Municipal Building Commission.

PUBLIC NOTICES.

DEPARTMENT OF FINANCE. CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids, all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for bridge purposes, in the

BOROUGH OF MANHATTAN.

BEING the buildings, parts of buildings, etc., standing within the lines of property acquired for the purposes of the Manhattan Bridge and now remaining on the block bounded by the Bowery, Bayard, Chrystie and Canal streets, and being more particularly designated as Nos. 11, 13, 15, 17, 19, 21 and 23-25 Chrystie street, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Room 141, No. 230 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held May 26, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

MONDAY, DECEMBER 6, 1909,

at 11 a. m., in lots and parcels and in manner and form as follows:

PUBLIC NOTICES.

Parcel No. 1. No. 11 Chrystie street, five-story brick building. Parcel No. 2. No. 13 Chrystie street, six-story brick building. Parcel No. 3. No. 15 Chrystie street, six-story and basement brick building. Parcel No. 4. No. 17 Chrystie street, six-story and basement brick building. Parcel No. 5. No. 19 Chrystie street, six-story and basement brick building. Parcel No. 6. No. 21 Chrystie street, six-story brick building. Parcel No. 7. Nos. 23 and 25 Chrystie street, six-story and basement brick building. For further particulars see City Record. HENRY A. METZ, Comptroller. City of New York, Department of Finance, Comptroller's Office, November 23d, 1909. (14955)

Many People Want to Study Real Estate

They want to know what it means to buy and sell property, all about contracts, deeds, mortgages, etc.

There is a book which tells all about this, "Guide to Buyers and Sellers of Real Estate," by Geo. W. Van Siclen

It Costs One Dollar

THE RECORD AND GUIDE

AUCTION SALES OF THE WEEK.

(Continued from Page 970.)

BRYAN L. KENNELLY.

\*11th av, Nos 599 to 603's w cor 45th st, 75.3x100, three 4-sty brk tenement and stores and 1-sty frame building in streets. (Amt due, \$8,614.70; taxes, &c, \$741.05; sub to a first mort of \$35,000.) Fannie Strauss 46,000

HERBERT A. SHERMAN.

\*Monroe st, s s, 132 e Corlears st, 44x70, 6-sty brk tenement and stores. (Amt due, \$9,800.38; taxes, &c, \$883.21; sub to a first mort of \$32,000.) Abner Distillator 41,888

\*107th st, No 209, n s, 175 e 3d av, 25x100.11, 4-sty brk tenement. (Amt due, \$4,482.09; taxes, &c, \$300.68; sub to a mort of \$8,000.) William Hoff et al 12,410

JAMES L. WELLS.

176th st [n w cor Boston rd, 73.2x110.4x130.11x125.3, Boston rd, Nos 1851 & 1853] two 1-sty frame stores and vacant. (Amt due, \$14,864.70; taxes, &c, \$2,900.) Adj to Dec 8.....

CHAS. A. BERRIAN.

\*113th st, No 239, n s, 150 w 2d av, 25x100.11, 5-sty brk tenement. (Amt due, \$4,455.55; taxes, &c, \$533.46; sub to a first mort of \$18,000.) Stuyvesant Mortgage Co. 19,925

Table with 2 columns: Description and Amount. Total \$206,948; Corresponding week, 1908 \$931,978; Jan. 1st, 1909, to date \$53,913,248; Corresponding period, 1908 \$51,262,637

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

Nov. 19, 20, 22, 23 and 24. (No. 100.)

BOROUGH OF MANHATTAN.

Broome st | n e cor Tompkins st, runs n 148.10 to w s Williams-burgh Bridge, x e 200.6 to w s East st, x s 98 x w East st | 75.2 x s 50.2 to n s Broome st, x w 125.4 to beginning, 1 and 2-sty brk foundry. Arthur I Hoe to Robert Hoe. All title. Mort \$77,000. Jan 16, 1906. Nov 22, 1909. 2:318—5. A \$65,000—\$100,000. 100 Beekman pl, No 13, e s, 40 s 50th st, 20x100, 5-sty stone front tenement. Anna S Krack widow to Robt J Lamoreux of Brooklyn. 1-6 part. Nov 20. Nov 22, 1909. 5:1361—32. A \$5,500—\$9,000. nom

Chrystie st, No 132, e s, abt 125 n Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS. Nov 12, 1909. Frank Hendrick ref to Rose Chubaroff. Mort \$22,000. Nov 18. Nov 19, 1909. 2:419—6. A \$24,000—\$32,000. 4,675

Cherry st, No 23, s s, abt 240 w Roosevelt st, 25.1x79.8x25.1x81.3 | w s, 4-sty brk tenement and stores.

Cherry st, No 25, s s, abt 215 w Roosevelt st, 25x95.7, 4-sty brk tenement and store and 2-sty brk tenement in rear.

Cherry st, Nos 29 and 29 1/2, on map No 29, s s, abt 165 w Roosevelt st, 25.2x84x25x84, 4-sty brk tenement and store.

Pearl st, Nos 364 and 366, e s, 156.6 n Franklin sq, runs n e 122.1 x n 5.5 x w 110.5 to st, x s 36.5 to beginning, two 4-sty brk tenements and stores.

Eugenia M wife of and James E Campbell to Robert J Lamoreux of Brooklyn, N Y. 1-56 part. Nov 22, 1909. 1:109—6, 7, 9, and 10. A \$30,900—\$35,500. 112—7. A \$16,000—\$18,500. nom



# Ramsdell's Metallic Wash Tub Covers

(PATENTED)

Insure perfect sanitation and cleanliness. No warping or splitting. No vermin can germinate. Made to fit any tub. The recognized cover in the building trade.

**Ramsdell Manufacturing Co.**  
83-85 Manhattan St., New York

- Chrystie st, No 132, e s, about 125 n Broome st, 25x100, 5-sty brk tenement & store and 4-sty brk tenement in rear. Rose Chulaff to Ralph J Cahen. 2-3 parts. Mort \$25,000. Nov 18. Nov 23, 1909. 2:419-6. A \$24,000-\$32,000. other consid and 100
- Clinton st, Nos 11 and 13, w s, 125 s Houston st, runs w 64 x n 25 x w 36 x s 75 x e 100 to st, x n 50 to beginning, two 5-sty brk tenements and stores and 4-sty brk loft building in rear. Thos J Burnett of Flushing, L I, to James N Webb, of Flushing, L I. All liens. Aug 30. Nov 24, 1909. 2:350-23. A \$40,000-\$74,000. nom
- Division st, Nos 252 and 254 | n w cor Ridge st, 44.4x84x39.6x63.5, Ridge st, Nos 1, 3 and 5 | 6-sty brk tenement and stores. Adolph Levy to Sarah Grossman and Bella Feldman. Morts \$84,400 and all liens. Oct 30. Nov 23, 1909. 1:315-17. A \$40,000-\$75,000. nom
- Delancey st, Nos 242 and 244, n s, 25 w Sheriff st, 50x75, two 5-sty brk tenements and stores. David Jacobowitz to Louis E Stander. Morts \$51,100. Nov 22. Nov 23, 1909. 2:338-73 and 74. A \$34,000-\$50,000. nom
- East Broadway, No 234 | n s, abt 165 e Clinton st, 23.10x107.8 to Division st, No 223 | s s Division st, two 3-sty brk tenement and stores. Emma Ryerson et al to Rachel Geiger. 1-6 part. All liens. July 10. Nov 24, 1909. 1:286-48 and 74. A \$27,000-\$32,000. nom
- Same property. Rachel Geiger to Ber Goldstein. 1-3 part. All title. Oct 30. Nov 24, 1909. 1:286. nom
- Eldridge st, No 164, e s, 100 n Delancey st, 25x87.6, 5-sty brk loft building. Eliz J Shephard daughter, HEIR, &c, Peter Reidenbach decd to Margaretha & Susanna Reidenbach daughters and HEIRS Peter Reidenbach. B & S. Nov 24, 1909. 2:415-6. A \$17,000-\$27,000. other consid and 100
- Franklin st, Nos 132 to 140 | n w cor Varick st, Varick st, Nos 5 and 7, on map Nos 1 to 9 | 102.10x87x102.1x87.7, Varick st, No 9, w s, 87.7 n Franklin st, 12.6x50. Franklin st, No 142, n s, 102.10 w Varick st, 18.9x87.6. Franklin st, n s, 121.8 w Varick st, strip 0.1x87.6, two 6-sty brk loft and store buildings. Douglass W Mabee of Saratoga Springs, N Y, to David S Walton, of East Orange, N J. ¼ part. All title. B & S and C a G. Morts \$160,000. Oct 18. Nov 19, 1909. 1:189-1. A \$130,000-\$250,000. nom
- Grove st, No 88, s s, 101.5 w Waverly pl, 20x100, 3-sty brk dwelling. Caroline Hunter to Ferruccio Vitale. Nov 22, 1909. 2:592-44. A \$10,000-\$12,000. other consid and 100
- Grand st, Nos 581 to 585, s s, 23.4 w Corlears st, runs s 70 x w 41.8 x n 21 x w 20.10 x n 80.6 to st, x s e 70 to beginning, three 5-sty brk tenements and stores. Irving Bachrach et al to Philip Bachrach. All liens. Nov 22. Nov 23, 1909. 1:265-32 to 34. A \$28,000-\$43,500. other consid and 100
- Great Jones st, No 46, n s, 166 w Bowery, 23.1x90.4x23.3x87.11, 7-sty brk loft and store building. Angeline M Booth to Earl G Pier. Nov 12. Nov 23, 1909. 2:531-48. A \$21,000-\$45,000. 100
- Great Jones st, No 46, n s, 166 w Bowery, 23.1x90.4x23.3x87.11, 7-sty brk loft and store building. Earl G Pier to Etagloc Holding Co, a corpn. Mort \$36,500. Nov 22. Nov 23, 1909. 2:531-48. A \$21,000-\$45,000. other consid and 100
- Great Jones st, No 55, s s, 100.5 w Bowery, 26.4x100x26.3x99.11, 7-sty brk store and building. Angeline M Booth to Earl G Pier. Nov 12. Nov 23, 1909. 2:530-32. A \$29,000-\$62,000. 100
- Great Jones st, No 55, s s, 100.5 w Bowery, 26.4x100x26.3x99.11, 7-sty brk loft and store building. Earl G Pier to Etagloc Holding Co, a corpn. Mort \$48,500. Nov 22. Nov 23, 1909. 2:530-32. A \$29,000-\$62,000. other consid and 100
- Greenwich st, Nos 483 to 489, e s, 43 n Canal st, 87.6x90, vacant. James H Cruikshank to St Johns Park Realty Co. B & S. Nov 23, 1909. 2:594-17 to 20. A \$36,000-\$36,000. nom
- Greenwich st, Nos 483 and 485, e s, 43 n Canal st, 43.6x90, vacant. Release mort. Austin B Fletcher and ano TRUSTEES Jackson S Shultz to St Johns Park Realty Co. Nov 24, 1909. 2:594-17 and 18. A \$18,000-\$18,000. 29,000
- Greenwich st, No 485, e s, 64.9 n Canal st, 21.9x90, vacant. Smith Ely et al EXRS Ambrose K Ely decd et al to Jas H Cruikshank. Q C. Nov 18. Nov 24, 1909. 2:594-18. A \$9,000-\$9,000. nom
- Henry st, No 287 | n e cor Scammel st, 24x78.11x24x79.4 Scammel st, No 8 | Henry st, No 289, n s, abt 24 e Scammel st, 24x78.7x24x78.11, n s, 6-sty brk tenement and stores. FORECLOS. Nov 5, 1909. Wm H Peck ref to Fischel Realty Co. Mort \$60,000 and all liens. Nov 18. Nov 19, 1909. 1:288-15. A \$30,000-\$85,000.
- \$24,000 over and above mort for 60,000
- Jones st, No 9, n s, 95 w 4th st, 25x100.11x24.11x100, 7-sty brk loft and store building. The Twenty-Fifth Construction Co to Harry W Buchanan of Pike Co, Pa. All liens. Nov 22. Nov 23, 1909. 2:590-77. A \$11,000-\$40,000. nom
- King st, No 28, s s, 400 e Varick st, 25.11x100, 6-sty brk tenement. Lodovico Nesso to Agostino Figgalo. 1-3 part. Morts \$27,000. Nov 18. Nov 22, 1909. 2:519-24. A \$14,500-\$39,000. nom
- Ludlow st, No 144, e s, 175 n Rivington st, 25x89.4, 6-sty brk tenement and store and 4-sty brk tenement in rear. George Zimmerman to Joseph Golding. Mort \$40,400. Nov 16. Nov 19, 1909. 2:411-45. A \$23,000-\$37,000. other consid and 100
- Same property. Joseph Golding to Sophia Siris and Fannie Malzman. B & S and C a G. Morts \$40,400 and all liens. Nov 16. Nov 19, 1909. 2:411. other consid and 100
- Leroy st, Nos 22 and 24, s s, 200 w Bleecker st, 43.9x80 6-sty brk tenement. Ernest L Kahn to Domenico Peloso and Battista Laraja. Mort \$33,000. Nov 18. Nov 20, 1909. 2:586-11. A \$19,000-\$44,000. 100
- Mangin st, No 67, w s, 125 s Rivington st, 25x99, 5-sty brk tenement. FORECLOS. Oct 22, 1909. Chas J Leslie ref to Morris Vollman. Nov 22, 1909. 2:323-21. A \$10,000-\$28,000.
- \$10,000 over and above 1st mort for 18,500
- Monroe st, No 292, s s, 301.5 w Corlears st, 37.2x97.10x37.1x97.10, 6-sty brk tenement and stores. Abraham Thierschevel to Abraham Scheinberg. Mort \$43,850 and all liens. Nov 17. Nov 24, 1909. 1:263-10. A \$22,000-\$50,000. other consid and 100
- Same property. Annie wife of Isidor Leipzig to same. Q C. Nov 17. Nov 24, 1909. 1:263. nom
- Monroe st, Nos 212 and 214 | s e cor Gouverneur st, 50.5x69.10x Gouverneur st, No 56 | 50.2x66.2, two 5-sty brk tenements and stores. Clara Ruderman to Myron Ritter. Morts \$57,200 and all liens. Nov 22. Nov 24, 1909. 1:261-73 and 74. A \$36,000-\$55,000. other consid and 100
- Stanton st, No 200 | n w cor Ridge st, 25x80, 6-sty brk Ridge st, Nos 141 and 143 | tenement and stores. David Jacobowitz on map Nos 139 to 143 | to Louis E Stander. Morts \$76,000 and all liens. Nov 22. Nov 23, 1909. 2:345-29. A \$35,000-\$60,000. nom
- Suffolk st, No 68, e s, 75 n Broome st, 25x50, 5-sty brk tenement and store. Max Meyer to Jennie Hurwitz. ¼ right, title and interest. All liens. Nov 18. Nov 19, 1909. 2:347-1. A \$14,500-\$20,000. other consid and 100
- 12th st E, No 639, n s, 145.6 w Av C, 37.6x103.3, 6-sty brk tenement and stores. Joseph Golding to George Zimmerman. Mort \$48,400. Nov 15. Nov 19, 1909. 2:395-42. A \$22,000-\$50,000. other consid and 100
- 16th st E, No 606, s s, 138 e Av B, 25x103.3, 5-sty brk tenement and 2-sty brk stable in rear. Sarah Nadler to Becky Sobel. All liens. Nov 18. Nov 19, 1909. 3:983-52. A \$8,000-\$15,500. other consid and 100
- 16th st W, Nos 315 and 317, n s, 175 w 8th av, 50x64.8x50.2x69.4, two 5-sty brk tenements. Frank C O'Donnell et al EXRS. &c, James O'Donnell to Annie V O'Donnell. Nov 22, 1909. 3:740-24 and 25. A \$16,500-\$32,000. 51,000
- 16th st E, Nos 610 and 612, s s, 438 w Av C, 50x103.3, two 4-sty brk tenements and stores and 2-sty brk stables in rear. Louis E Stander to David Jacobowitz. Mort \$27,625. Nov 22. Nov 23, 1909. 3:983-50. A \$17,000-\$25,000. other consid and 100
- 17th st W, No 432, s s, 375 e 10th av, 25x92, 5-sty brk tenement and store. Harry Harris to The Mantle Realty Co. B & S. July 21. Nov 19, 1909. 3:714-51. A \$9,500-\$17,500. nom
- 17th st W, No 432, s s, 375 e 10th av, 25x92, 5-sty brk tenement and store. Henry Brady to Harry Harris. C a G. Feb 18. Nov 19, 1909. 3:714-51. A \$9,500-\$17,500. other consid and 100
- 19th st W, No 540, s s, at e s Exterior or Marginal st, runs e 20.2 x s 52.4 to Exterior st, x n w 56.2 to beginning, vacant. William Hockman to Clara A Grover. ½ part. C a G. All liens. Nov 11. Nov 19, 1909. 3:690-54. A \$2,000-\$2,000. nom
- 20th st W, No 250, s s, 125 e 8th av, 25x82x25.4x86, 5-sty brk tenement. Frederick Glock to Frank C and Joseph A O'Donnell. Nov 22. Nov 23, 1909. 3:769-65. A \$11,000-\$28,000. other consid and 100
- 20th st W, No 46, s s, 192.4 e 6th av, 25x92, 5-sty stone front dwelling. Faneuil S Weisse et al to Holland Holding Co, a corpn. Confirmation deed. Morts \$51,000 and all liens. Nov 18. Nov 20, 1909. 3:821-70. A \$52,000-\$58,000. nom
- Same property. Faneuil D Weisse EXR Mary E Weisse to same. Mort \$51,000 and all liens. Nov 18. Nov 20, 1909. 3:821. other consid and 100
- 22d st E, Nos 152 to 156, s s, 92.4 w 3d av, 57.8x98.9, 6-sty brk tenement. "Gramercy Court." Samuel D Davis to Samuel D Davis Construction Co, a corpn. Morts \$114,000. Nov 22. Nov 23, 1909. 3:877-53. A \$49,000-\$100,000. other consid and 100
- 26th st W, Nos 536 to 542, s s, 200 e 11th av, 100x98.9, 1-sty brk stable. Release mort. Bowery Savings Bank to Edgar N and James F Andrews and Clara L Poillon wife of Cornelius Poillon. Nov 24, 1909. 3:697-56. A \$35,000-\$42,000. 4,000
- 26th st W, Nos 343 to 347, n s, 235.7 e 9th av, 63.11x98.9, 6-sty brk shop. Alex H Hamilton to Thos L and Cath E Hamilton. All title. Q C. Nov 15. Nov 19, 1909. 3:750-13. A \$28,000-\$65,000. 11,198.59
- 28th st E, No 328, s s, 340 e 2d av, 20x98.9, 4-sty brk tenement and store and 2-sty frame tenement in rear. Gustav Maier EXR Elizabeth Schuler to Caroline Stange. Morts \$9,800. Nov 15. Nov 20, 1909. 3:933-41. A \$8,000-\$12,000. 1,700
- 28th st E, Nos 3 and 5, n s, 125 e 5th av, 50x98.9, 2-sty brk store. Arthur I Hoe to Robert Hoe. All title. Mort \$135,000. Dec 22, 1905. Nov 22, 1909. 3:858-6. A \$130,000-\$142,000. 100
- 28th st W, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9, 7-sty brk loft & store building. FORECLOS. July 8, 1909. Edmund J Tinsdale, ref to One Thirty One West 28th Street Co, a corpn. Nov 22. Nov 23, 1909. 3:804-18. A \$47,000-P \$75,000. 35,100
- 29th st W, No 543, n s, 225 e 11th av, 16.8x98.9, 4-sty brk tenement. Directors Realty Co to Geo G Kane. All liens. Nov 23. Nov 24, 1909. 3:701-14. A \$5,500-\$7,500. other consid and 100
- 29th st W, No 541, n s, 241.8 e 11th av, 16.8x98.9, 4-sty brk tenement. Emil Topp to Geo G Kane of Mt Vernon, N Y. Nov 22, 1909. 3:701-15. A \$5,500-\$7,500. other consid and 100
- 34th st E, Nos 317 to 321, n s, 185.8 e 2d av, 64.3x98.9, three 4-sty brk tenements and stores.
- 34th st E, No 323, n s, 250 e 2d av, 25x½ block, 4-sty brk tenement and store. Dina Enoch to Julius Sternfeld. 15% 100 part. Mort \$44,000. Nov 1. Nov 19, 1909. 3:940-12 to 15. A \$48,000-\$58,000. nom
- 38th st W, Nos 28 and 30, "Wheeler Bldg. Power of attorney. Wm H Wheeler to Tucker Speyer & Co. June 15. Nov 24, 1909. 41st st W, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. Jennie Goldstein to Clara Hochland. All liens. Oct 25. Nov 19, 1909. 4:1032-20. A \$15,000-\$16,000. nom
- 45th st E, No 229, n s, 300 w 2d av, 25x100.5, 5-sty brk tenement. Irving Bachrach to Seal Realty Co. Mort \$ \_\_\_\_\_. Sept 25, 1908. Nov 22, 1909. 5:1319-13. A \$10,000-\$20,000. other consid and 100
- 49th st E, No 54, s s, 160 w Park av, 20x100.5, 4-sty stone front dwelling. Alex C M Pennington et al, HEIRS, &c, Ann J K Pennington to N Y State Realty & Terminal Co, a corpn. Nov 13. Nov 23, 1909. 5:1284-43. A \$37,000-\$42,000. nom
- 51st st E, No 235, n s, 376.8 e 3d av, 33.4x100.5, 5-sty brk tenement. John J Clarke to The Gerbereux Company, a corpn. Morts \$33,000. Nov 20. Nov 23, 1909. 5:1325-19. A \$15,000-\$37,500. other consid and 100
- 52d st E, No 108, s s, 95.10 e Park av, 19.2x100.5, 4-sty stone front tenement. Wm J Henderson to Van Dyck Estate, a corpn. Mort \$21,000. Feb 26. Nov 23, 1909. 5:1306-68. A \$14,000-\$22,000. other consid and 100



# MILLER, McMANN & DONLEY

## INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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

- 53d st W, No 128, s s, 385.6 w 6th av, 18x100.5, 3-sty stone front tenement and store. Louis Kendal to Lillian E Bates. Mort \$10,000. Nov 18. Nov 19, 1909. 4:1005-48. A \$14,000-\$15,000. other consid and 100
- 53d st W, Nos 141, n s, 318.9 e 7th av, 18.9x100, 4-sty and basement stone front dwelling. Mary T Sprowl to Wm J Shields. Mort \$10,000. Aug 17. Nov 22, 1909. 4:1006-13½. A \$15,000-\$16,500. nom
- 53d st W, No 143, n s, 300 e 7th av, 18.9x100.5, 4-sty and basement stone front dwelling. Mary T Sprowl to Wm J Shields. Mort \$8,000. Aug 17. Nov 22, 1909. 4:1006-13. A \$15,000-\$16,500. nom
- 62d st E, No 355, n s, 128 w 1st av, 16x100.5, 3-sty brk dwelling. Jacob M Newman to Maltus J and Jacob M Newman and Thos R A Hall, EXRS James Newman. B & S. Sept 21, 1893. Nov 19, 1909. 5:1437-21. A \$5,500-\$7,000. nom
- Same property. Maltus J Newman and Robt R A Hall surviving EXRS James Newman to Eugenio Lucchesi. Nov 4. Nov 19, 1909. 5:1437. 7,500
- 65th st E, No 417, on map Nos 419 and 421, n s, 325.4 w Av A, 37.8x100.5, 6-sty brk tenement and stores. FORECLOS, Nov 18, 1909. John H Judge ref to Lucius H Beers of Southampton, L I. Mort \$33,000. Nov 23. Nov 24, 1909. 5:1460-11. A \$13,500-\$45,000. 10,000
- 71st st E, No 418, on map Nos 416 and 418, s s, 238 e 1st av, 50x100.5, 6-sty brk tenement. Ricardo Realty Co to Adolph S Miller. Mort \$36,000. Nov 22. Nov 24, 1909. 5:1465-38. A \$15,000-\$55,000. nom
- 72d st E, No 12, s s, 219 e 5th av, 22x102.2, 4-sty and basement stone front dwelling. Geo J Bultman to Mathilde M S Bultman. Feb 20. Nov 23, 1909. 5:1386-63. A \$85,000-\$120,000. gift
- 74th st E, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. The R & S Realty Co to Annie Epstein. B & S. Mort \$45,000 and all liens. Nov 23, 1909. 5:1469-10. A \$16,000-\$56,000. nom
- 75th st E, No 436, s s, 175 w Av A, 25x102.2, 6-sty brk tenement and store. U S Leasing and Holding Co to Bertha Lefkowitz. Mort \$52,000. Nov 16. Nov 22, 1909. 5:1469-32. A \$8,000-\$30,000. nom
- 76th st W, No 327, n s, 313 w West End av, 22x102.2, 4-sty stone front dwelling. William Buhler to Henry C Adams. B & S and C a G. Nov 19, 1909. 4:1185-54. A \$17,000-\$36,500. nom
- 76th st W, No 327, n s, 313 w West End av, 22x102.2, 4-sty stone front dwelling. Walter D Clark et al EXRS Cyrus Clark to William Buhler. Nov 19, 1909. 4:1185-54. A \$17,000-\$36,500. other consid and 100
- 77th st E, No 65, n s, 200 e Madison av, 18.9x102.2, 4-sty stone front dwelling.
- 77th st E, No 67, n s, 218.9 e Madison av, 18.9x102.2, 3-sty stone front dwelling. Blanket mort on above \$42,000. 5:1392-29 and 29½. A \$46,000-\$66,000.
- 18th st E, No 216, s w s, 362 n w 2d av, 25x92, 3-sty brk dwelling. 3:898-47. A \$14,000-\$18,000.
- 3d av, No 98, n w s, 103.6 n 12th st, 26x100, 4-sty brk tenement and store and 3-sty brk building in rear. 2:558-31. A \$22,000-\$26,000.
- 3d av, Nos 134 and 136, n w s, 103.3 s w 15th st, runs n w 79.8 x n 29.5 to point 82 s 15th st x n e 20.4 x s e 100 to av x s w 41.7 to beginning, two 3-sty brk tenements and stores. 3:870-42 and 43. A \$16,000-\$59,000.
- Wm W Benjamin et al HEIRS, &c, Julia K Benjamin to Andros Realty Co. Sub to all liens, leases, etc. Nov 10, Nov 19, 1909. nom
- 77th st W, Nos 44 to 48, s s, 150 e Columbus av, 100x102.2, 14 and 15-sty brk and stone studio building. 44th W 77th St Co, a corpn, to Manhattan Square Apartment Association, a corpn. Mort \$500,000. Nov 19. Nov 20, 1909. 4:1129-55. A \$140,000-P \$200,000. other consid and 100
- 79th st E, No 340, s s, 182 w 1st av, 17x102.2, 3-sty stone front dwelling. Eliz J Shephard daughter and heir of Peter Reidenbach to Margaretha and Susanna Reidenbach daughters and HEIRS of said Peter Reidenbach decd. B & S. Nov 24, 1909. 5:1453-34. A \$6,000-\$9,500. other consid and 100
- 79th st W, No 152, s s, 283.4 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. CONTRACT. Lawrence E and Edith F Embree EXRS Robt C Embree with Fredk W Fieder Jr. of Plainfield N J. Morts \$18,000. Oct 14. Nov 19, 1909. 4:1150-53. A \$12,000-\$16,000. 27,000
- 79th st W, No 154, s s, 266.8 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. CONTRACT. Emma D Warner with Frederick W Fieder Jr. of Plainfield, N J. Oct 16. Nov 19, 1909. 4:1150-53½. A \$12,000-\$16,000. 26,000
- 79th st W, No 156, s s, 250 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. CONTRACT. Wm M Morgan with Fredk W Fieder Jr. of Plainfield, N J. Morts \$20,000. Oct 20. Nov 19, 1909. 4:1150-54. A \$12,000-\$16,500. 30,000
- 79th st W, No 158, s s, 233 e Amsterdam av, 17x102.2, 3-sty brk dwelling. CONTRACT. Laura V Ross with Fredk W Fieder Jr. of Plainfield, N J. Mort \$16,000. Oct 11. Nov 19, 1909. 4:1150-55. A \$12,500-\$17,500. 26,000
- 79th st E, No 342, s s, 161 w 1st av, 21x100, 3-sty brk dwelling. William Connolly to Timothy A Leary. All liens. Nov 17. Nov 19, 1909. 5:1453-33½. A \$8,000-\$12,000. other consid and 100
- Same property. Timothy A Leary to William Connolly and Mary A his wife, tenants by entirety. All liens. Nov 17. Nov 19, 1909. 5:1453. other consid and 100
- 86th st E, No 434, s s, 369 e 1st av, 25x102.2, 4-sty stone front tenement and store. Edward Kates to Jacob L Markel and Solomon Hecht. Nov 8. Nov 23, 1909. 5:1565-35. A \$9,000-\$16,000. 300
- 93d st E, Nos 58 and 60, s s, 120 e Madison av, 50x100.8, two 5-sty stone front tenements. Auguste Buchner to S G Painter Realty & Securities Co. Mort \$64,000. Nov 19. Nov 20, 1909. 5:1504-47 and 48. A \$42,000-\$72,000. other consid and 100
- 94th st E, Nos 329 to 335, n s, 150 w 1st av, 100x100.8, two 6-sty brk tenements and stores. Achille Ginzbourger to Ernest C Stahl. All liens. Nov 22. Nov 23, 1909. 5:1557-17 and 19. A \$34,000-\$114,000. nom
- 95th st E, No 229, n s, 175 w 2d av, 25x100.8, 5-sty brk tenement and store. Francis E Hayman to Elizabeth Brandt. Mort \$19,500. Nov 23, 1909. 5:1541-17. A \$9,000-\$19,000. nom
- 98th st E, No 287, n s, 125 w 2d av, 25x100.11, 5-sty brk tenement and store. Jacob L Lindner to Gussie Schulmann. Mort \$16,000.
- Nov 23. Nov 24, 1909. 6:1648-19. A \$8,000-\$22,000. other consid and 100
- 100th st E, No 321, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement and store. FORECLOS, Nov 18, 1909. Joseph R Truesdale ref to Pincus Lowenfeld and William Prager. Mort \$18,000. Nov 19. Nov 22, 1909. 6:1672-14. A \$7,000-\$27,000. 7,000
- 100th st E, No 105, n s, 51 e Park av, 25x75, 5-sty brk tenement. Joseph J Bach to Jonas W Nathanson. Morts \$19,000. Dec 31, 1908. Nov 23, 1909. 6:1628-3. A \$9,000-\$19,000. other consid and 100
- 104th st E, No 165, n s, 200 w 3d av, 25x100.11, 4-sty brk tenement. Henry E Bliss and ano, EXRS Ernest F Bliss to Otto J Bliss. Nov 22. Nov 23, 1909. 6:1632-28. A \$10,000-\$15,000. 14,800
- 105th st E, No 17, n s, 200 e 5th av, 25x100.11, 5-sty stone front tenement. Biri Weiss to Sam Backer. Morts \$25,000 and all liens. Nov 19, 1909. 6:1611-9. A \$13,000-\$25,000. nom
- 108th st E, No 115, n s, 180 e Park av, 25x100.11, 4-sty stone front tenement. Henry E Bliss and ano, EXRS Ernest F Bliss to Otto J Bliss. Nov 22. Nov 23, 1909. 6:1636-9. A \$10,000-\$15,000. 14,100
- 108th st E, Nos 223 to 227, n s, 285 e 3d av, 75x100.11, three 4-sty brk tenements and stores. Release mort. The Oestreicher Realty Co to Abe Bruder, Frank Hahn and Paul Kaskel. Q C. Nov 18. Nov 19, 1909. 6:1658-12 to 14. A \$24,000-\$51,000. 3,000
- 108th st E, No 223, n s, 285 e 3d av, 25x100.11.
- 108th st E, No 225, n s, 310 e 3d av, 25x100.11.
- 108th st E, No 227, n s, 335 e 3d av, 25x100.11. three 4-sty brk tenements and stores.
- Paul Kaskel et al to Solon R Postley. All liens. Nov 18. Nov 19, 1909. 6:1658-12 to 14. A \$24,000-\$51,000. nom
- 109th st E, No 179, n s, 95 w 3d av, 37.6x100.11, 6-sty brk tenement. Lizzie Levy to Mary Ehrmann. B & S. Morts \$42,000. Nov 23. Nov 24, 1909. 6:1637-32. A \$15,000-\$45,000. other consid and 100
- 111th st W, No 518, s s, 233.4 w Amsterdam av, 108.4x91.10, 6-sty brk tenement. Samuel D Davis to Samuel D Davis Construction Co. Morts \$170,000. Nov 22. Nov 23, 1909. 7:1882-part lots 42 to 46. A \$-\$. other consid and 100
- 114th st W, No 240, s s, 175 e 8th av, 25x100.11, 5-sty brk tenement. Emma C Haake to Amelia McCord. Mort \$25,250. Nov 22. Nov 23, 1909. 7:1829-57. A \$12,000-\$26,000. other consid and 100
- 115th st W, No 32, s s, 469 e Lenox av, 20x100.11, 3-sty and basement brk dwelling. Joseph Isear to Joseph Newmark. Mort \$10,000. Nov 19. Nov 20, 1909. 6:1598-52. A \$11,000-\$14,000. 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. Release mort. Ira E Miller to S G Painter Realty & Securities Co. Nov 19. Nov 20, 1909. 7:1901-21. A \$30,000-\$65,000. nom
- 116th st W, Nos 121 and 123, n s, 241.8 w Lenox av, 41.8x100.11, 6-sty brk tenement and stores. Solomon L Cohen to S G Painter Realty & Securities Co. Q C and Confirmation Deed. Mort \$15,000. Nov 19. Nov 20, 1909. 7:1901-21. A \$30,000-\$65,000. nom
- Same property. S G. Painter Securities Company to Menno Brown. Mort \$68,500. Nov 19. Nov 20, 1909. 7:1901. 100
- 118th st E, Nos 305 to 311, n s, 100 e 2d av, 100x100.11, two 6-sty tenements and stores. David Kidansky et al to Harry Aaron. Nov 22. Nov 23, 1909. 6:1795-5. A \$35,000-\$117,000. other consid and 100
- 118th st E, No 537, n s, 457.1 e Pleasant av, 40.10x100.11, 5-sty brk tenement. Mary Siess to Fredk Stichveh. Mort \$29,000. Nov 16. Nov 24, 1909. 6:1815-19. A \$10,000-\$31,000. other consid and 100
- 119th st E, No 431, n s, 288 w Pleasant av, 16.8x100.10, 2-sty brk dwelling. Ede Levenson to Mary Goldberg. Mort \$5,000. Nov 19. Nov 20, 1909. 6:1807-14. A \$5,000-\$6,500. other consid and 100
- 119th st E, No 330, s s, 300 w 1st av, 18.9x100.10, 2-sty brk dwelling. Max Fleischer to Becky Meyers. Mort \$8,000 and all liens. Nov 18. Nov 20, 1909. 6:1795-40. A \$5,000-\$7,000. other consid and 100
- 119th st E, No 506, s s, 128 e Pleasant av, 20x98.9, 4-sty stone front tenement. Jacob Loewe et al to The Modern Fireproofing & Reconstruction Co. Mort \$7,000. Nov 15. Nov 22, 1909. 6:1815-47. A \$4,500-\$10,000. other consid and 100
- 119th st E, Nos 324 and 326, s s, 337.6 w 1st av, 37.6x100.10, two 2-sty brk dwellings. Max Fleisher to William Barnett. Mort \$16,000 and all liens. Nov 20. Nov 22, 1909. 6:1795-41 and 42. A \$10,000-\$14,000. other consid and 100
- 120th st E, n s, 100 w 3d av, strip 0.1½x72.3x0.4x72.3. Edward Callan to S Charles Welsh exr and trustee Geo W Welch. Q C. Feb 5. Nov 22, 1909. 6:1769. 100
- 123d st E, Nos 419 and 421, n s, 218.6 e 1st av, 37.9x100.11, 3-sty frame and 3-sty brk dwellings. Jacob Norwalk to Michael Adelman. Mort \$15,000. Nov 18. Nov 19, 1909. 6:1811-9½ and 10. A \$9,000-\$12,000. other consid and 100
- 126th st W, No 19, n s, 235 w 5th av, 20x99.11, 3-sty and basement stone front dwelling. Francis B Clark INDIVID and EXR Mary C Clark to Harriette S wife of Francis B Clark. Oct 1, 1908. Nov 24, 1909. 6:1724-27. A \$9,500-\$15,500. 19,000
- Same property. Harriette S Clark to Cathryn MacLean Elder. Nov 17. Nov 24, 1909. 6:1724. nom
- Same property. Meredith Clark to same. Q C. Nov 23. Nov 24, 1909. 6:1724. nom
- 126th st W, No 19, n s, 235 w 5th av, 20x99.11, 3-sty and basement stone front dwelling. Gladys C Ripsom to Cathryn MacLean Elder. Q C. Nov 22. Nov 24, 1909. 6:1724-27. A \$9,500-\$15,500. nom
- 128th st E, No 10, s s, 150 e 5th av, 20x99.11, 3-sty stone front dwelling. Julie S Gaddis to Margaret U Bulger. Mort \$14,000. Nov 23, 1909. 6:1752-66. A \$8,500-\$16,000. other consid and 100
- 132d st W, No 119, n s, 209 w Lenox av, 17x99.11, 3-sty and basement stone front dwelling. Nanni Mooney to Theodore A Grasmuck. Mort \$8,000. Nov 13. Nov 22, 1909. 7:1917-23. A \$7,400-\$11,500. 100
- 134th st W, No 508, s s, 190 w Amsterdam av, 40x99.11, 5-sty brk tenement. Speedway Realty Co to Philip Krauss. Mort \$34,000. Nov 17. Nov 19, 1909. 7:1987-41. A \$16,000-\$44,000. other consid and 100



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

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering
Engines and Generators Installed Also Telephones, Pumps, Motors
Telephone, 3060 Mad. Sq. 15 West 29th St., New York

134th st W, No 508, s s, 190 w Amsterdam av, 40x99.11, 5-sty brk tenement. Philip Krauss to Speedway Realty Co. Mort \$35,500. Nov 18, 1909. 7:1987-41. A \$16,000-\$44,000. other consid and 100
136th st W, No 213, n s, 185 w 7th av, 17x99.11, 3-sty and base- ment brk dwelling. John G Taylor to Agnes K wife of John G Taylor. Mort \$16,500. April 21. Nov 24, 1909. 7:1942-24. A \$6,800-\$12,000. other consid and 100
140th st W, Nos 65 and 67, n s, 75 e Lenox av, 50x99.11, 6-sty brk tenement. Auguste Buchner to Menno Brown. Nov 22, 1909. 6:1738-5. A \$17,000-\$57,000. nom
144th st W, No 510, s s, 125 w Hamilton pl, 100x99.11, 6-sty brk tenement. Young Realty & Construction Co to Rosa Frank. Mort \$140,000. Nov 23, 1909. 7:2075-39. A \$-\$. other consid and 100
144th st W, No 510, s s, 125 w Hamilton pl, 100x99.11, 6-sty brk tenement. Rosa Frank to August W Mehler, John C Forster and Geo J Mehler. Morts \$167,500. Nov 23, 1909. 7:2075-39. A \$-\$. other consid and 100
146th st W, n s, 350 w Amsterd am, 50x99.11, vacant. Isaac M Bernstein to Sadie E Ryerson. Mort \$10,000 and all liens. Nov 18, Nov 24, 1909. 7:2078-17 and 18. A \$20,000-\$20,000. nom
153d st W, No 269, n s, 100 e 8th av, 37.6x99.11, 5-sty brk tenement. Louis McCord to Amelia wife Louis McCord. Mort \$36,000. Oct 10. Nov 23, 1909. 7:2039-5. A \$10,500-\$33,000. other consid and 100
Same property. Amelia McCord to Emma C Haake. Mort \$36,000. Nov 15. Nov 23, 1909. 7:2039. other consid and 100
153d st W s s, 675 w Broadway, 25x99.11, except part for Riverside Drive Riverside Drive, vacant. Stillman F Kneeland to Geo W Glaze. April 30, 1907. Nov 22, 1909. 7:2099-61. A \$3,000-\$3,000. nom
153d st W s s, 675 w Broadway, 25x99.11, except 25 sq ft Riverside Drive taken for Riverside Drive, vacant. Walter C Low of Brooklyn to Stillman F Kneeland of Brooklyn. B & S. Nov 18. Nov 22, 1909. 7:2099-61. A \$3,000-\$3,000. nom
163d st W, n s, 100 e Broadway, 110x99.11, vacant. Washington Holding Co to Comfort Realty Co. Nov 22. Nov 23, 1909. 8:2122-part lot 127. A \$-\$. other consid and 100
176th st W, Nos 509 to 515, on map Nos 509 and 513, n s, 185 w Amsterdam av, 85x99.11, two 5-sty brk tenements. Meyer A Bernheimer to Ralph V Wechsler. Morts \$80,000. Sept 2. Nov 23, 1909. 8:2132-94 and 96. A \$17,000-\$70,000. other consid and 100
182d st W, No 564, s s, 132.2 w Audubon av, 17.10x70, 3-sty frame dwelling. Fred E Brooks to Nellie E Dowd. Morts \$8,000. Nov 18. Nov 19, 1909. 8:2154-12. A \$3,500-\$7,500. other consid and 100
Av A, No 252, e s, 77.6 s 16th st, 25.9x95.6, 4-sty brk tenement and store. Julius Lichtenstein to Elstone Park Realty Co, a corpn. Mort \$16,000. Oct 30. Nov 23, 1909. 3:973-59. A \$12,500-\$18,000. other consid and 100
Av A, No 1659, w s, 25 n 87th st, 25x77, 5-sty brk tenement and store. Myer Koch to Pauline Nussbaum widow. Mort \$10,000. July 15, 1904. Nov 23, 1909. 5:1567-22. A \$9,000-\$19,000. other consid and 100
Av A, No 270, e s, 46 s 17th st, 24.6x95.6, 5-sty brk tenement and store. Sarah Nadler to Becky Sobel. All liens. Nov 18. Nov 19, 1909. 3:974-60. A \$11,750-\$18,000. other consid and 100
Av B, Nos 235 and 237, e s, 28.3 n 14th st, 40.1x61.3x40.1x60.8, two 5-sty brk tenements and stores. Maria R Sansone to Anna d'Amico. All liens. June 15. Nov 24, 1909. 3:982-2 and 3. A \$13,300-\$21,500. other consid and 100
Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100, 6-sty brk tenement and stores. Caroline Uhlig to Emilie Uhlig. Morts \$72,500. Nov 22. Nov 23, 1909. 7:1867-41. A \$30,400-\$65,000. other consid and 100
Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4 Also all right, title and interest to strip on s 0.1x96.4. 8-sty brk loft and store building. Joseph Wieselthier to Margt L Gibson. All liens. Nov 14. Nov 19, 1909. 2:530-38. A \$31,000-\$60,000. other consid and 100
Broadway or Kingsbridge road s s, 300 e Dyckman st, deed reads lot begins s 19 x w 75 x n 157 to s s Broadway x e 61 x s e 139.4 x w 12 to beginning, vacant. Geo J Gould et al EXRS, &c, of Jay Gould, decd, to Frank L Nugent, B & S. Nov 17. Nov 19, 1909. 8:2233-14. A \$14,500-\$14,500. 21,500
Broadway s e cor 163d st, 99.11x100, 6-sty brk tenement and 163d st stores. Adam J Hafner to Rosbert Realty Co, a corpn. Morts \$220,000. Nov 19. Nov 20, 1909. 8:2122-52. A \$61,000-\$-. other consid and 100
Broadway, No 1934, n e s, 25.5 s 65th st, 28.11x72.4x25x86.10, 4-sty brk tenement and store. Clarence Martin to Geo F and Henry K Vingut TRUSTEES of Eliz F Floyd decd. Nov 17. Nov 23, 1909. 4:1117-62. A \$45,000-\$47,000. other consid and 100
Broadway, No 3881 n w cor 162d st, 17.5x175, vacant. New York 162d st, No 601 Operating Co to Thomas Smith Construction Co. Mort \$10,000. Nov 22. Nov 23, 1909. 8:2137-32. A \$7,500-\$7,500. other consid and 100
Broadway s e cor 126th st, 99.11x75, vacant. Anna Fellman to 126th st Samuel McMillan of Lake Mahopac, N Y. B & S and C a G. Nov 16. Nov 24, 1909. 7:1980-61 to 64. A \$67,000-\$67,000. other consid and 100
Broadway, No 3883, w s, 17.5 n 162d st, also 1961.3 n from s s 155th st, 25x176.11x51.4x175, 3-sty frame dwelling. Henry or Henri Fouchaux to Thomas Smith Construction Co. Nov 22. Nov 23, 1909. 8:2137-33. A \$10,000-\$10,000. nom
Broadway, Nos 3136 to 3142 n e cor 125th st, 99.11x75, 7-sty brk 125th st tenement and stores. Caroline Uhlig to Jessie A Holt. Mort \$155,000. Nov 22. Nov 24, 1909. 7:1980-1. A \$72,000-\$170,000. other consid and 100
Central Park West s w cor 86th st, 102.2x150, 12-sty brk and 86th st, No 2 stone tenement. Chas W Ogden to 2 West 86th Street Company, a corpn. Morts \$855,000. Nov 24, 1909. 5:1199-36. A \$250,000-\$900,000. other consid and 100
Colonial Parkway s w cor 150th st, 99.11x100, 6-sty brk tenement. Emanuel Doctor to Codae Realty 150th st Co, a corpn. Mort \$170,000. Nov 19. Nov 20, 1909. 7:2053-101 to 104. A \$27,000-\$-. other consid and 100

Columbus av, No 609, e s, 75 n 89th st, 25.8x100, 5-sty brk tenement and store. Josephine Fries widow to Mary J Russell. Mt \$30,000. Nov 22, 1909. 4:1203-4. A \$25,000-\$38,000. other consid and 100
Lexington av, No 1018, w s, 34.2 s 73d st, 17x80, 3-sty brk dwelling. James B Townsend to Bernard B Bromberg. Q C. Nov 16. Nov 23, 1909. 5:1407-58. A \$15,000-\$19,000. nom
Lexington av, No 246, w s, 104.6 n 34th st, 20.6x82 to c 1 old Eastern Post road x 20.6x81.6, 4-sty stone front dwelling. Francis L Ogden to Gertrude H wife Francis L Ogden. B & S. Mort \$15,000. Aug 30, 1909. Nov 23, 1909. 3:890-67. A \$25,000-\$34,500. nom
Lexington av, No 1196, w s, 51.2 n 81st st, 17x55, 3-sty stone front dwelling. Nathan F Strauss to Max Strauss. Mort \$8,000. Nov 19, 1909. 5:1510-17 1/2. A \$9,500-\$11,000. other consid and 100
Madison av, No 2102 n w cor 132d st, 19.11x80, 4-sty stone 132d st, No 31 front tenement and store. Jacob Greenfield to Emeline Peppler. Morts \$20,925. Nov 22, 1909. 6:1757-14. A \$12,000-\$20,000. nom
Park av, No 1641 n e cor 116th st, 100.10x90, four 4-sty stone front tenements.
119th st, Nos 52 and 54, s s, 360 e Lenox av, 50x100.11, one 4-sty and one 5-sty brk and stone tenements.
John P Lalor to Teresa Gildea in trust. All title. B & S. Dec 24, 1908. Nov 22, 1909. 6:1644-1 to 4. A \$51,500-\$68,500. 1717-56 and 57. A \$24,000-\$55,000. nom
Park av, n e cor 73d st, 77.6x96.
Park av, e s, adj above on north.
Restriction agreement. Adele Q Brown with the Alliance Realty Co. Nov 19. Nov 24, 1909. 5:1408. nom
Park av, No 1505, e s, 75.8 s 110th st, runs s 25.2 x e 155 x n 25 x w 75 x n 0.2 3-4 x w 80 to beginning, 2-sty brk stable. Getsel Kotcher of Brooklyn, N Y, to Geo Kotcher Corpn. All liens. Nov 24, 1909. 6:1637-72. A \$11,000-\$14,000. nom
Pleasant av, No 344, e s, 50.8 n 118th st, 25.3x76, 5-sty brk tenement and store. Harry Rosengold to Morris Garfinkel. 1/2 part. All title. Mort \$18,250. Nov 13. Nov 24, 1909. 6:1815-3. A \$7,000-\$18,000. other consid and 100
Riverside Drive, Nos 410 to 413 n e cor 113th st, runs e 85.3 113th st x n 50.11 x e 0 1/4 x n 50 x w 111.9 to e s of Drive, x s 104.3 to beginning, 2-sty and attic stone front dwelling and vacant. Holland Holding Co to Emsworth Construction Co. Mort \$133,500. Nov 15. Nov 24, 1909. 7:1895-39 to 41. A \$110,000-\$110,000. 100
Vermilyea av, s s, 100 w Emerson st, 75x150, vacant. Philip Schmidt to Thomas Alexander. Mort \$7,500. Oct 25. Nov 22, 1909. 8:2226-14 and 15. A \$10,500-\$10,500. other consid and 100
1st av, Nos 1029 and 1031, w s, 72 n 56th st, 42.8x74, two 5-sty stone front tenements and stores. FORECLOS, Nov 11, 1909. Rich W Hollaman, ref to Albert Winternitz. Mort \$30,000. Nov 17. Nov 19, 1909. 5:1349-26 and 27. A \$18,000-\$35,000. 3,000
2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty brk tenement and store. FORECLOS, Nov 17, 1909. Edward L Parris, ref to Elysian Realty Co, a corpn. Mort \$20,000. Nov 19, 1909. 6:1663-23. A \$10,000-\$25,500. 3,000
2d av, No 896, e s, 50.3 s 48th st, 25.1x100, 5-sty brk tenement and store. Fannie Rottenberg to Annie Reich. All liens. Sept 15. Nov 22, 1909. 5:1340-51. A \$15,000-\$23,000. other consid and 100
2d av, No 769, w s, 24.8 n 41st st, 24.8x80, 5-sty brk tenement and store. Leo Friedman to Lena Jacobowitz. Morts \$20,000. Nov 22. Nov 24, 1909. 5:1315-25. A \$15,000-\$24,000. other consid and 100
3d av, Nos 1316 to 1320, w s, 50 n 75th st, 52x82, 6-sty brk tenement and stores. Release mort. The Bowery Savings Bank to Philo Realty & Construction Co. Nov 20. Nov 23, 1909. 5:1410-part lots 35 and 36. A \$-\$. 11,000
7th av, Nos 592 and 594, w s, 49.4 s 42d st, 49.4x100, 13-sty brk and stone hotel, Hermitage. Charles A Cowen & Co. to Edward J Carroll. Mort \$375,000. Nov 15. Nov 19, 1909. 4:1013-34. A \$180,000-\$-. other consid and 100
7th av, No 162, w s, 46 s 20th st, 23x85, 3-sty brk tenement and store. Emma wife Frank Rosen to Frank Rosen. Mort \$21,000. Nov 11. Nov 20, 1909. 3:769-39. A \$16,000-\$19,000. other consid and 100
7th av, Nos 2517 and 2519 s e cor 146th st, 40x100, 6-sty brk 146th st, No 164 tenement and stores. Gustav Marder to Molly Commer. Morts \$74,500. Nov 19. Nov 20, 1909. 7:2014-61. A \$32,000-\$75,000. nom
9th av, No 795 s w cor 53d st, 25.5x100.
53d st, Nos 400 to 404
9th av, No 793, w s, 25.5 s 53d st, 25x100.
Two 5-sty brk tenements and stores and two 4-sty stone front tenements in st.
Wm Keil Jr to Joseph J Baker. Morts \$70,000. Nov 19. Nov 20, 1909. 4:1062-35 to 36 1/2. A \$55,000-\$94,000. other consid and 100
Same property. Assign contract dated Oct 19, 1909. Wm J Dunn to Joseph J Baker. All title. Nov 13. Nov 20, 1909. 4:1062. nom
9th av, Nos 793 and 795 s w cor 53d st, 50.5x100, two 5-sty brk 53d st, Nos 400 to 404 tenements and stores and two 4-sty stone front tenements in st. Joseph J Baker to Philip J Curry, N Y and Bernard Curry of Liberty, N Y. Morts \$70,000. Nov 20. Nov 22, 1909. 4:1062-35 and 36. A \$45,000-\$78,000. 100
9th av, No 465, w s, 20.11 s 36th st, 20.6x65.
9th av, w s, adj above on north.
Party wall agreement. Mary H Weight with Therese Sommer. Nov 5. Nov 22, 1909. 3:733. nom
9th av s w cor 53d st, 25.5x100. Release assignment of rents, 53d st recorded Oct 19, 1909, the Royal Bank to William Keil, Jr, of New Rochelle, N Y. Nov 13. Nov 24, 1909. 4:1062. nom

MISCELLANEOUS.

General power of attorney. Eliz J Webb, of Washington, D C, to Thos W Butts. Nov 27, 1908. Nov 22, 1909.
General release. Max Bandler to Barnet Rosenfeld. Nov 16. Nov 19, 1909.





Tel., 1094 Rector

# WATER-FRONT PROPERTIES

## FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

Power of attorney. Kate S Brown to Lewis H Brown. June 11, 1909. Nov 24, 1909.  
 Power of attorney. Jeanette Monheimer to Isidor Monheimer. Oct 19. Nov 23, 1909.  
 Power of attorney. Francis S Whitehouse, individ and as extrx, & Wm F Whitehouse to Wm F Whitehouse and Daniel Seymour. May 10. Nov 23, 1909.  
 Power of attorney. Kate P McKenna to John J McKenna. Nov 10, 1909. Nov 23, 1909.  
 Revocation of power of attorney. Brainerd T Norris to Thos K and Edw Norris. Nov 20. Nov 22, 1909.

### BOROUGH OF THE BRONX.

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

Beck st, No 724, old No 24, e s, 125 s 156th st, 25x100, 2-sty brk dwelling. Harris Seff to Abraham Phillips. Mort \$8,500. Sept 25, 1906. Re-recorded from Oct 1, 1906. Nov 19, 1909. 10:2707. nom

Beck st, No 724, e s, 125 s 156th st, 25x100, 2-sty brk dwelling. Antonia Seekamp to Katz-Polacek Realty & Construction Co. Mort \$8,500. Nov 18. Nov 19, 1909. 10:2707. other consid and 100

Belmont st, n s, 45 w Mt Hope av late Monroe av, 50x100, 5-sty brk tenement. Geo J Corbett to Menaker Realty Corp. Q C and C a G. June 1. Nov 19, 1909. 11:2792. nom

Faile st, No 729, e s, 250 s Spofford av, 25x100, 2-sty brk dwelling. Hunts Point Estates to Clarence J Shearn. B & S. Nov 19. Nov 23, 1909. 10:2764. 11,000

Irvine st, No 883, w s, 229.4 s Garrison av, 25x38.2, 3-sty brk dwelling. Release mort. John Rendall to James A Driscoll. Nov 22. Nov 24, 1909. 10:2761. nom

Irvine st, No 883, w s, 125 n Seneca av, 25x38.2, 3-sty brk dwelling. Herrmann Fischer to James A Driscoll. All liens. Nov 22. Nov 24, 1909. 10:2761. other consid and 100

Livingston st, w s, 25 from land of Joseph Delafield, runs n 25 to said land of Delafield x w 140 x s 25 x e 140 to beginning, being part of lot 22 map in possession of Joseph H Jennings with right of way over Delafield av and Livingston st to within one ft of said land of Delafield. Thomas F Finnegan to Wm H Finnegan. Q C. Nov 23, 1909. 13:1315. other consid and 100

Mt Hope pl (Morris st), s s, 150 w Fleetwood (Madison) av, 50x125, 2-sty frame dwelling and vacant. John W Albaugh et al HEIRS, &c, John W Albaugh deed to Cornelia Hyndman. Nov 9. Nov 24, 1909. 11:2827. 100

\*Theriot st, e s, 43.5 n Meadow Drive, 25x100, and being lot 64 map (No 1097) of 170 lots Siems Estate. Hudson P Rose Co to Giuseppe D'Arrigo. All liens. Aug 18. Nov 24, 1909. nom

\*Wilcox st, e s, 100 n Barkley av, 125x100, and being lots 106 to 110 map No 1131a of St Josephs Orphan Asylum. Frank Glanz to Augusta Glanz. Mort \$1,680. Nov 19. Nov 20, 1909. 100

\*1st st, n e cor Av B, 105x108, Unionport. Jacob Nicklas to Av B | Annie F Mackenzie. Nov 19. Nov 23, 1909. other consid and 100

\*8th st | s s, 81 w Tremont av, and being lot 162 map Unionport, 7th st 100x216 to n s 7th st, ½ acre. Wm B Hogan to Bernard J Shanley. ½ part. Nov 24, 1909. other consid and 100

\*9th st, s s, 105 e Av E, 100x108, Unionport. Frank Glanz to Augusta Glanz. Mort \$2,000. Nov 19. Nov 20, 1909. other consid and 100

\*11th st, n s, 305 w Av B, and being part lot 283 map Unionport, begins 50 e line bet lots 283 and 284, 50x108. Martin Stepper to Joseph H Stepper. June 27, 1908. Nov 19, 1909. other consid and 100

139th st, No 479 (737), n s, 733.4 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Release mort. Fanny Mandelbaum to Gertrude I wife of and Josiah D Grummon, of Englewood, N J. Nov 23. Nov 24, 1909. 9:2284. 375

Same property. Gertrude I wife of Josiah D Grummon to Millie Taterka. Mort \$4,000. Nov 22. Nov 24, 1909. 9:2284. nom

140th st, No 269, n s, abt 82 e Morris av and at s e cor lot 83, runs n parallel with e s College av, 100 x e 14.8 x s 100 to st, x w 14.8, being part lot 82 map No 225 in Westchester Co of Mott Haven, 2-sty frame dwelling. Edward G Getz to Perry Avenue Const Co. Mort \$3,000. Nov 15. Nov 19, 1909. 9:2321. other consid and 100

147th st, No 464, s s, 115 w Brook av, 25x100, 5-sty brk tenement.

147th st, No 460, s s, 165 w Brook av, 25x100, 5-sty brk tenement. Benj L and Berthold Weil to Moritz and Alfred Weil. Mort \$39,700. June 10. Nov 20, 1909. 9:2291. other consid and 100

150th st, No 314, late Denman st, s s, 366.10 w Cortlandt av, 16.4x100, 2-sty frame dwelling. William Leonard HEIR John Leonard to Mary Leonard. Q C. Nov 22, 1909. 9:2331. nom

152d st, No 319, n s, 350 w Courtlandt av, 50x100, 6-sty brk tenement. Johnston Umsted Realty Co to Chas A Metzger. Mort \$63,000 and all liens. Nov 5. Nov 19, 1909. 9:2412. nom

152d st, No 319, n s, 350 w Courtlandt av, 50x100, 6-sty brk tenement. Chas A Metzger to Charles Henry. Mort \$63,000 and all liens. Nov 9. Nov 19, 1909. 9:2412. nom

156th st, No 731, n s, 45.10 w Forest av, 41.8x100, 6-sty brk tenement. Katz-Polacek Realty & Construction Co to Antonia Seekamp. Mort \$35,000. Nov 15. Nov 19, 1909. 10:2646. other consid and 100

156th st, No 423, n s, 175.8 w Elton av, 24.5x100, 2-sty frame tenement and stores and 3-sty frame tenement in rear. Louis Heuer to Clara Schwartz, of Jersey City, N J. ½ part. All title. Mort \$5,500 and all liens. Nov 6. Nov 20, 1909. 9:2378. other consid and 100

170th st, Nos 812 and 814 | s w cor Bristow st, runs w 75.1 x Bristow st, Nos 1391 to 1397 | s 100 x w 50 x s 27.11 x e 67.1 x n 24.8 x e 56.11 to w s Bristow st, x n 105.6 to beginning, 5-sty brk tenement and stores and 5-sty brk storage building. Chas H Sproessig, Jr, to Sproessig Storage Warehouse Co, a corp. Correction deed. All liens. Nov 20. Nov 22, 1909. 11:2963. other consid and 100

\*174th st, w s, 331 s Gleason av, 25x100, and being lot 513 map of Gleason property, date June 24, 1897. Norwood Heights Realty and Construction Co to Edward L Garrow and Chas W Pope. All liens. Nov 15. Nov 22, 1909. other consid and 100

182d st, s s, 28 e Belmont av, 26.4x100.9x25.6x87.3, vacant. Francis Heine to Eugene Spock. Mort \$1,750. Nov 20. Nov 22, 1909. 11:3083. other consid and 100

182d st, No 541, n s, 102.11 w 3d av, 40x140, 2-sty frame dwelling. Vittoria Di Benedetto to Di Benedetto Realty Co. Mort \$8,000. Nov 6. Nov 24, 1909. 11:3051. other consid and 100

184th st, No 162, late 1st st, s s, abt 120 e Creston av and being lot 21 map of Prospect Hill Estate, 50x100, except part for 184th st, 2-sty frame dwelling and vacant. Johanna Mohr to Mary M Woolf of New Rochelle, N Y. Nov 20. Nov 22, 1909. 11:3164. other consid and 100

\*223d st, late 9th av, n s, 255 w 4th av and being west ½ of lot 526 map Wakefield, 50x114. William Leonard HEIR, &c, John Leonard to Mary Leonard. Q C. Nov 22, 1909. nom

\*226th st, late 12th av or st, n s, 155 w 4th av, and being w ½ of lot 485, map Wakefield, 50x114. Rosaline Rost to Charles Pace. Mort 1,500. July 26, 1909. Nov 20, 1909. nom

\*Same property. Estella Strahl to Rosaline Rost. Mort \$1,000. Mar 17, 1906. Nov 20, 1909. nom

\*234th st, s s, 80 e White Plains av, 100.1x114. Max Just to Wilbur L Varian. ½ part. Nov 23, 1909. 2,400

\*234th st, s s, 80 e White Plains av, 100.1x114. Angel J Simpson and ano EXRS, &c, Henry C Raynor to Wilbur L Varian. ½ part. Nov 23, 1909. 2,400

Arlington av, e s, 220 n 227th st, 60x125, Spuyten Duyvil, vacant. Edgehill Terraces Co to Chas R Demarest. Nov 15. Nov 19, 1909. 13:3407. nom

Arthur av, w s, 319 n Belmont pl, late Kingsbridge road, 100x125, except part for av, vacant. George Cator to Pasquale Gargiulo, of Brooklyn. B & S. June 28. Nov 24, 1909. 11:3065. nom

Arthur (Central) av | n e cor 178th st and being lot 45 map prop-178th st, No 601 | erty of Nathaniel Jarvis, Jr, in Upper Morrisania, 50x115x50x113.7, except part for Arthur av and East 178th st, 5-sty brk tenement. Arthur Avenue Building Co to Archibald Hamilton. Mort \$40,000. Nov 22. Nov 23, 1909. 11:3068. other consid and 100

Belmont av | w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st 182d st | x e x n e along n s 182d st x w s Belmont av 128.7 to beginning, vacant. Mosholu Realty Co to Albor Realty Co, a corp. Mort \$5,500. Nov 22. Nov 23, 1909. 11:3086. other consid and 100

Brook av, No 508, e s, 25 s 148th st, 25x98, 5-sty brk tenement and store. Morris Garfinkel to Joseph Weissman of New Haven, Conn. Mort \$12,500. Nov 22. Nov 23, 1909. 9:2274. other consid and 100

Bryant av, Nos 1455 to 1463, w s, 45 n Jennings st, 105x100, five 3-sty brk dwellings. Jackson Construction Co to Kenson Construction Co. June 15. Nov 23, 1909. 11:2995. other consid and 100

Boston av | n e cor Suburban pl, runs n 120.7 x e 81.6 x s 20.3 Suburban pl | x w 42.11 x s 98.11 to av x w 48.7 to beginning, vacant. Max Pike to Jos Baum. Sept 10. Nov 24, 1909. 11:2939. nom

\*Boston road, s s, 45 w Grace av, 50x121.3x50x123.9. Irving Realty Co to Thomas Miller. Nov 18. Nov 20, 1909. other consid and 100

\*Boston road, s s, 45 e Grace av, 50x107x50x105. Irving Realty Co to Henry Ritterberger. Nov 18. Nov 19, 1909. other consid and 100

\*Same property. Release mort. Crawford Real Estate & Building Co to Irving Realty Co. Q C. Nov 17. Nov 19, 1909. 1,050

\*Same property. Release mort. Kassel Edelson to same. Q C. Nov 16. Nov 19, 1909. nom

Briggs av, No 2876, s e s, 328.8 n e 198th st, 25x125, 2-sty frame dwelling. Geo D Kingston to Chas J F Bohlen. Mort \$7,000. Nov 22, 1909. 12:3296. other consid and 100

Bathgate av, No 1822, e s, 128.5 n 175th st, 41.6x99.3x41.6x99.1, 5-sty brk tenement. Streebrook Realty Co to Charles T Streeter Construction Co. Mort \$40,000. Nov 16. Nov 22, 1909. 11:2923. other consid and 100

Bathgate av, No 1826, e s, 169.11 n 175th st, runs n 41.6 x e 99.7 x s 8 x w 0.1 x s 33.6 x w 99.3 to beginning, 5-sty brk tenement. Streebrook Realty Co to Frank A Ten Brook. Mort \$40,000. Nov 16. Nov 22, 1909. 11:2923. other consid and 100

\*Barnes av, e s, 363 s Boyd av, 57.5x107.9x91.2, and being lot 13 blk 32 map (No 1140) Sec 1 of Bathgate Estate. Margaret Foerst to John Reinhard. July 28. Nov 24, 1909. other consid and 100

Clay av | n w cor 165th st, runs n 49.11 x w 100 x n 39.1 x w Teller av | 107.7 to e s Teller av, x s 89 to n s 165th st, x e 209 165th st | to beginning, vacant. Release mort. Dollar Savings Bank to Wenigmann Construction Co. Nov 22. Nov 24, 1909. 9:2428. 6,000

Clinton av, Nos 1810 to 1828 | n e cor 175th st, deed reads Fair-175th st, No 731 | mount av, n e s, lot 33 map of Fairmount, Upper Morrisania, 200x100, except part for East 175th st, and Clinton av, nine 3-sty brk tenements and one 4-sty brk tenement. Realty and Commercial Co to Holyoke Realty and Construction Co. ¼ part. All title. All liens. Jan 19. (Re-recorded from April 6, 1909). Nov 22, 1909. 11:2949. other consid and 100

Clinton av, s e s, 58.2 n e 175th st, strip 0.3x90.2. Release mort. Lawyers Title Ins and Trust Co to Holyoke Realty and Construction Co. Nov 19. Nov 22, 1909. 11:2949. nom

Clinton av, No 2121 | n w cor 181st st, 26.1x99.2, 4-sty brk tene-181st st, No 719 | ment and stores. FORECLOS, Nov 16, 1909. Louis F Doyle, ref, to Edward Giegerich. Mort \$15,000. Nov 20, 1909. 11:3098. 4,700

\*Cedar av, — s, — s of Bartholdi st, lots 6, 7, 8 and 1, 2 and 3 map No 426 of lots near Williamsbridge station. Benjamin Sobin, of Newark, N J, to Morris Sobin, of Newark, N J. ½ part. B & S. Nov 18. Nov 22, 1909. nom

College av, No 402, e s, 75 s 144th st, 50x100, 2-sty frame dwelling and vacant. Jacob Amann to Francis Rogers, of New Rochelle, N Y. Nov 11. Nov 19, 1909. 9:2324. 100

Crotona av, w s, 79.4 s 182d st, 25.1x100x25x100, vacant. Salvatori Abruscato, of Jersey City, N J, to Chas A Winslow, of Jersey City, N J. Nov 16. Nov 19, 1909. 11:3083, 3084. nom

\*Crosby av, w s, 55 n Schuyler st, and being lot 14 map No 1115a of 108 lots Coster estate, 25x100. Hudson P Rose Co to Cesare Carpignano. All liens. Nov 9. Nov 24, 1909. nom

\*Doon av, e s, 144.3 s 233d st, 25x75, Edenwald. Annie Patjens to Henry Berwaldt. Nov 15. Nov 23, 1909. nom

\*Ellis av (13th st), n s, 330 w Castle Hill av (Av C), 25x108, Unionport. Annie F Mackenzie to Jacob Nicklas and Isabella his wife tenants by entirety. Mort \$3,500. Nov 19. Nov 20, 1909. other consid and 100



Brooklyn  
L. I. City  
New York  
Hoboken

# DEEP WATER FRONT

**BULKHEADS WITH PIER PRIVILEGES FOR RENT**  
**FACTORIES, FACTORY SITES, RAIL CONNECTIONS**  
Tel. 5307 CORT. **CHARLES W. TREMBLEY, 171 Broadway, N. Y.**

East River  
Newtown Cr.  
Harlem River  
Hudson River

\*Eastern Boulevard, w s, plot begins at east line of Baxter Estate, 142 s road from Westchester to Pelham, runs s 609.6 to w s Eastern Boulevard x n 880 to s s road from Westchester to Pelham x w 215 x s 142 x w 120 to beginning, except Pelham road, s w cor Eastern Boulevard, runs s w 164.2 and 151.2 x n w 140 to road x n e 217 to beginning. Julius B Ikelheimer to Charles Rosenberg, Borough of Richmond. ¼ part. Morts \$16,000. Nov 17. Nov 19, 1909. 100

\*Eastern Boulevard, n w cor Arnow av at point 275.1 e from n e cor Schuyler pl and Arnow av, a strip, runs n — across Sands av to n s lot 111 x e 3 x s — across Sands av to w s Eastern Boulevard x s w 3 to beginning, Westchester. Julius B Ikelheimer to Charles Rosenberg, Borough of Richmond. ¼ part. Nov 17. Nov 19, 1909. nom

Eagle av, No 695, on map Nos 695 and 697, w s, 300 s 156th st, 37.6x99.1, 5-sty brk tenement. Noble and Gauss Construction Co to Charles Dinkel. Morts \$31,000. Nov 22, 1909. 10:2617. 100

Franklin av, No 1188, s e s, 269.10 n 167th st, 30x100, 2-sty frame dwelling. Mary wife of and George Friedgen to Thos F Gregg. Mort \$5,000. Aug 4. Nov 19, 1909. 10:2614. 7,000

Same property. Thos F Gregg to The Church of Saint Augustine. B & S. Mort \$5,000. Nov 18. Nov 19, 1909. 10:2614. 7,000

Franklin av, No 1211, n w s, 90.5 s 168th st, 17.2x90.7x16.10x94, 2-sty frame dwelling. Joseph V Ritchie to Alfred A Ritchie, of Sullivan Co, N Y. Mort \$2,000. Nov 19, 1908. Nov 20, 1909. 10:2611. nom

\*Glebe av, e s, 260.6 n Westchester av and being lot 39 blk A map (No 1119) of Dore Lyons at Westchester, 25x139x—x—. George Costar to Mary Welcker. Mort \$5,500. Nov 23, 1909. other consid and 100

Gun Hill road, s s, 45.3 w Webster av, 45.3x91.9x45x96.11, vacant. Max Just to Michael J and Dominic J Gilhuly. ½ part. Nov 23, 1909. 12:1355. 3,100

Same property. Angel J Simpson and Max Just, EXRS and TRUSTEES Henry C Raynor to same. ½ part. Nov 23, 1909. 12:3355. 3,100

Heath av|n e cor 230th st, 75x100x74.8x104.2, vacant. Samuel 230th st| Bitterman to Oliver R Brant, Everett M Raynor and Herbert Nulsen. Nov 19. Nov 20, 1909. 12:3256. other consid and 100

Hull av, No 3361, w s, 107 s Gun Hill road, 50x100, 2-sty frame dwelling and vacant. Michael Murtha to Irvine Realty Co. Mort \$4,000. Nov 16. Nov 19, 1909. 12:3348. other consid and 100

Hughes av, No 2460, e s, 116.8 n 188th st, 16.8x87.6, 3-sty frame tenement and store. Ernest Damiane to Mariannina Cerasoli. B & S. Nov 19, 1909. 11:3076. other consid and 100

Hughes av, No 2462, e s, 133.4 n 188th st, 16.8x87.6, 3-sty frame tenement and store. Same to same. B & S. Nov 19, 1909. 11:3076. other consid and 100

\*Hunt av, e s, 272 s Bronxdale av, and being lot 56 partition map Lott G Hunt estate, Van Nest, 25x100. Martin B Hofman to Betty Wolff. Mort \$4,000. Sept 15. Nov 20, 1909. other consid and 100

Hoe av, No 1165, w s, 222.3 s Home st, 25x100, 3-sty frame tenement. FORECLOS, Nov 4, 1909. Harold C Knoeppel ref to Geo J Palmer. Nov 22, 1909. 10:2745. 5,750

Same property. Geo J Palmer to Gesine C Hashagen. B & S and C a G. Nov 22, 1909. 10:2745. other consid and 100

Independence av|n w cor Kappock st, late Washington av, runs n Kappock st | e along Independence av, 672.6 to s of a public road x n w 245.5 x s w 490.6 to n s Kappock st, late Washington av, x — to beginning, contains 3 acres 1 rood and 33 14-100 perches, except parts for sts and avs, 2 and 3-sty frame dwelling and vacant. William McKinney to Chas R Demarest. B & S and C a G. Morts \$40,000. Nov 8. Nov 23, 1909. 13:3411. other consid and 100

Jerome av|s e cor 181st st, 100x100, vacant. FORECLOS, Oct 26, 181st st | 1909. Carl L Schurz, ref to Bettie, George and Arthur Wise EXRS Nathan Wise. Nov 20. Nov 23, 1909. 11:3185. 19,000

Jerome av, e s, 100 s 18st st, 100.6x103x76.6x100, vacant. FORECLOS, Oct 26, 1909. Carl L Schurz, ref to Bettie, George and Arthur Wise EXRS Nathan Wise. Nov 20. Nov 23, 1909. 11:3185. 13,000

Kingsbridge road, No 58, s s, 105.1 e Morris av, 20x122.10x—x 123.10, 3-sty brk dwelling. H U Singhi Realty Co to Mary F Martin. Mort \$8,000. Nov 22. Nov 23, 1909. 11:3177. other consid and 100

Longfellow av, No 1487, w s, 150 s 172d st, 25x100, 2-sty frame dwelling. Sophia Jacobson to B Wilensky Co, a corpn. Morts \$6,050. July 28. Nov 19, 1909. 11:3000. 100

\*Lampart av, s s, 200 w Fort Schuyler road, 50x100 and being lots 63 and 64 map No 1098 of Tremont Heights. Wilfrid H Sherrill to Wm M Dunn of Brooklyn. Nov 12. Nov 24, 1909. 100

\*Maclay av, e s, 150 n St Peters av, 25x127.9x25x127.4, Westchester. Maclay Avenue Realty Co to Isaac Silverberg. Nov 18. Nov 23, 1909. other consid and 100

\*Monticello av, e s, 200 s Jefferson av, 25x100, Edenwald. John A Fogelstrom and ano to Anton W Sabini. Nov 23. Nov 24, 1909. other consid and 100

\*Muliner av, e s, 263 s Neil av, 26.10x94x25x84.5, Morris Park. Joseph Hartle to Rachel Bailey. Nov 20. Nov 24, 1909. other consid and 100

Mapes av |n e cor Tremont av or 177th st, 190.3x92.7x190.4x Tremont av| 92.7, vacant. John W Cornish to John W Cornish Construction Co. Mort \$12,000. Nov 22, 1909. 11:3107. other consid and 100

\*Morris Park av, s s, 97 w Bronxdale av, and being lot 102 map of 211 lots part Downing Estate at Van Nest, 25x100. John H Niebuhr to "J H Niebuhr," a corpn. Mort \$9,500. Nov 18. Nov 20, 1909. other consid and 100

\*Monticello av, e s, 200 s Jefferson av, 25x100, Edenwald. August W Zeiss to J A Fogelstrom. B & S and Correction Deed. Nov 15. Nov 20, 1909. nom

\*Monticello av, e s, 200 s Jefferson av, 25x100, Edenwald. Mary Hafelfinger to August W Zeiss. Dec 27, 1904. Nov 20, 1909. nom

\*Old Boston road, c l 412.9 n e 2d st, runs w 183.3 x n 50 x e — to c l said road, x s 50 to beginning, with all title to awards for change of grade of White Plains road in front of above,

Williamsbridge. Wm B Hogan to Bernard J Shanley. ¼ part. Mort \$8,000. Nov 24, 1909. other consid and 100

Ogden av, No 992, e s, 75 s 164th st, 25x90, 3-sty frame tenement. Frederick Cantrell and Charlotte E his wife to Mary J Cantrell, of Huntington, L I. Mort \$7,000. July 12, 1907. Nov 20, 1909. 9:2511. nom

\*Old road, s s, 193 w Pugsley av and being lot 33 map (No 1130a) of N Y Catholic Protectors, 25x84.10x25x86.7. Jacob Cohen to Antonio Tucci. Nov 20. Nov 22, 1909. other consid and 100

Plympton av|s e cor 172d st, 135.3x100x129.9x96.6, vacant. John 172d st | H Callan to Daniel Meehan. Q C. Nov 4. Nov 19, 1909. 11:2874. nom

Prospect av, No 601, w s, 255 n 150th st, 20x100, 4-sty brk tenement. FORECLOS, Nov 15, 1909. Dudley F Malone ref to Rcse Russell. Mort \$8,750. Nov 17. Nov 24, 1909. 10:2674. 10,500

Prospect av |s w cor Lafayette st, 46x90, vacant. Lafayette st|

Prospect av, w s, at c l Lafayette st, runs s 25 x w 90 x n 25 to said c l x e 90 to beginning, vacant. Archibald Hamilton to Arthur Avenue Building Co. Nov 19. Nov 23, 1909. 11:2937. other consid and 100

Riverdale av, e s, at w s Fieldston road, 119.2x75.3 to road x103.11 x41.2 and being lots 1 and 2 map (No 1345) of Waldo Hutchins Estate, vacant. Mary F Martin to H U Singhi Realty Co. Mort \$4,952.50. Nov 22. Nov 23, 1909. 13:3414. nom

Ryer av |s e cor 180th st, runs s 34.5 x e 65 and 37.9 x n 25 to 180th st| 180th st x w 104.6 to beginning, vacant. Stephen A Whisten to S A Whisten Construction Co. Mort \$2,000 and all liens. May 27. Nov 23, 1909. 11:3149. other consid and 100

\*Rhineland av, s s, about 385 w Stillwell av, 50x100, and being lots 263 and 264 map (No 1130) of 327 lots Hunter Estate. Hudson P Rose Co to Emile Egger, of Noroton Heights, Fairfield Co, Conn. All liens. Nov 8. Nov 19, 1909. nom

Ryer av|s e cor 180th st, runs s 34.5 x e 65 x s e 37.9 x n 25 to 180th st| to st x w 104.6 to beginning, vacant. Release mort. Chas E Appleby to Stephen A Whisten. Nov 15. Nov 19, 1909. 11:3149. nom

Sherman av|e s, 139 n McClellan st, 20x100, vacant. Emanuel McClellan st| Rubin to Jennie Amdur. Nov 16. Nov 20, 1909. 9:2452. nom

Stebbins av|n e cor Home st, 112.8x49.3x49.3x112.8, 5-sty brk Home st | tenement and stores. Foxvale Realty Co to Samuel Finkelstein and Joseph Horowitz. Mort \$45,000. Nov 18. Nov 22, 1909. 10:2694. nom

Southern Boulevard, w s, 375 n Jennings st, 37.6x100, 5-sty brk tenement and stores. Release mort. Liberty Mortgage Co to Boulevard Construction Co. Nov 16. Nov 19, 1909. 11:2977. nom

Teller av, No 1322, e s, 174.1 n 169th st, 25x80, 3-sty frame tenement. Eugene Spock, of Yonkers, N Y, to Francis Heine, of Yonkers, N Y. Mort \$6,000. Nov 20. Nov 22, 1909. 11:2782. other consid and 100

\*Town Dock road, s s, being plot bounded n by Town Dock road, e by strip known as undivided land extending along shore of Eastchester bay and s and w by lands of Estates Development Co (owned by party first part. Town Dock road, s s, adj above on west (owned by party second part. Boundary line agreement. Edgewater Realty Co to Estates Development Co. Nov 6. Nov 24, 1909. nom

\*Taylor av, s e cor McGraw av, 25x100. Taylor av, e s, 100 s McGraw av, 25x100. John H McGurk to Annie F Mackenzie. Oct 28. Nov 23, 1909. other consid and 100

Vyse av, w s, 143.9 s 173d st, 18.9x100, vacant. Vyse av, w s, 160.6 s 173d st, 18.9x100, vacant. Vyse av, w s, 181.3 s 173d st, 18.9x100, vacant. Release mort. C W H Arnold to Carmine Cioffi. Nov 12. Nov 22, 1909. 11:2989. nom

Vyse av, Nos 2082 and 2084, e s, 100 s 180th st, 72x113.6x70x114.8, two 4-sty brk tenements. Streebrook Realty Co to John H Kelly. Mort \$36,000. Nov 16. Nov 22, 1909. 11:3132. other consid and 100

Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11, 2-sty frame dwelling. Katherine Edwards to Patrick J Cleary. Sept 2. Nov 24, 1909. 11:3142. other consid and 100

Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11, 2-sty frame dwelling. Patrick J Cleary to Harry Le Clair. Nov 22. Nov 24, 1909. 11:3142. other consid and 100

Webster av, No 3109 |n w cor Woodlawn road, 25x115, 1-sty Woodlawn road, No 3001| frame store. Angel J Simpson and Max Just EXRS, &c Henry C Raynor to Annie Leahy and Kath E Higgins. ½ part. Nov 23, 1909. 12:3331. 6,450

Same property. Max Just to same. ½ part. Nov 23, 1909. 12:3331. 6,450

Woodlawn road|s e cor Hull av, 52.3x103.11x50x88.7, vacant. Hull av | Grace F Hagenlocher to Grace I Hagenlocher. Q C. Nov 5. Nov 24, 1909. 12:3349. nom

\*Western av, e s, 125 s Westchester av and being lots 31 to 40 block 24 map of Pelham Park, 25x100. Minnie Baum to Rose M Joyce. Mort \$1,750 and taxes. Nov 23, 1909. 100

\*White Plains road, No 3648, e s, 43.9 s 1st st, 25x66.3x25x64.3, New Village of Jerome. Katherine Loerwald to Catherina Heinrich. Mort \$1,500 and all liens. Sept 21. Nov 22, 1909. nom

\*Same property. Catherina Heinrich to Mary Englander. Mort \$1,500 and all liens. Nov 20. Nov 22, 1909. nom

Wendover av, No 492 (No 754), s s, 126.3 e Washington av, 25.3 x123.2x25x126.10, 4-sty brk tenement and store. Theo A Grasmuck to Nannie Mooney. Mort \$24,500 and all liens. Nov 15. Nov 22, 1909. 11:2912. 100

Washington av, No 973, w s, 100 s 164th st, 25x98.11x25x98.10, 2-sty frame dwelling. Ernestine Kohn to Geo F Moody. Nov 19. Nov 22, 1909. 9:2385. nom

Same property. Geo F Moody to Ernestine Kohn. Mort \$5,000. Nov 20. Nov 22, 1909. 9:2385. nom

Webster av, Nos 2627 to 2631|n w cor 194th st, 100x72.5x100x62.7, 194th st | except part for av and st, 2-sty frame dwelling and vacant. Wm C Patten to Fredk M Mellert. Nov 10. Nov 19, 1909. 12:3277. other consid and 100



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

RICKERT-FINLAY REALTY CO. 45 WEST 34th STREET

\*A strip 10x40, begins 40.6 at right angles, south from Station 388 plus 88 of the six-track c 1 on present southerly property of the H R & Portchester R R, runs e 40 x s 10 x w 40 x n 10 to beginning, contains 400 sq ft. Release mort. Edwin L Kalish to Bronx Parkway Realty Co. Nov 22. Nov 24, 1909. nom

22d st, No 402 West, all. Samuel W Whittemore and ano EXRS Josephine L Wells to Margaretta Schultz; 3 years from Oct 1, 1909. Nov 23, 1909. 3:719.....1,000

LEASES

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

Nov. 19, 20, 22, 23 and 24.

BOROUGH OF MANHATTAN.

Bayard st, No 83, all. Israel Wischanski to Maria M de Rosa; 5 years, from Mar 1, 1910. Nov 22, 1909. 1:164.....3,000



# 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

3d av, No 62, store, basement and 1st floor. Adolph Katzman to William Sudbrink; 5 years from Oct 1, 1909. Nov 23, 1909. 2:556.....1,800  
 5th av n w cor 112th st, store, &c. Arnold Kohn to George Rosenon; 5 years, from May 1, 1910. Nov 22, 1909. 6:1596.....2,000  
 5th av, No 232, s w cor 27th st, store and basement. American Hotel Victoria Co to Charles T Jones; 5 years, from Aug 1, 1909. Nov 24, 1909. 3:828.....13,500  
 5th av, No 273, 3 upper lofts and abt 1-3 of basement. The Welte Artistic Player Piano Co to Joseph F Webber; 9 3-12 years from Feb 1, 1910. Nov 23, 1909. 3:859.....4,500 to 7,500  
 8th av, No 2351, n w cor 126th st, all. The Ethelia Realty Co to Isidor Braveman; 21 years from Nov 9, 1909. Nov 23, 1909. 7:1953.....taxes, &c, and 3,500  
 9th av, No 565. Assign lease. Giuseppe Russo to Antonino Russo. July 1. Nov 24, 1909. 4:1051.....nom  
 9th av, No 639, s w cor 45th st. Assign lease. Josephine L Lynch to John J McSherry and ano. Mort \$8,275. Nov 17. Nov 22, 1909. 4:1054.....nom  
 9th av, No 678, s e cor 47th st, cor store. Mary Quinlan to Thomas Hughes; 10 years from Sept 1, 1909. Nov 19, 1909. 4:1037.....2,200 and 2,400  
 9th av, Nos 890 and 892. Assign lease. Max Yachelsen to Bernard Dickman. Nov 20, 1909. 4:1018.....nom  
 11th av, No 586, store, &c. Jacob and Frank Schmalz to Christian Schmalz; 5 years, from Nov 1, 1909. Nov 20, 1909. 4:1072...600

### BOROUGH OF THE BRONX.

156th st, No 423 East, first floor. Clara Schwartz to Louis Hoyer; 1 year, from Nov 15, 1909. Nov 22, 1909. 9:2378.....300  
 Brook av, No 1299, n w cor 169th st, store, &c. August W Uekele to John F Kilfoile; 10 years from June 1, 1909. Nov 19, 1909. 11:2893.....1,200  
 Brook av, s e cor 137th st, 2 stores and basements. E & W Construction Co to Henry Schult; 5 3-12 years, from Feb 1, 1910. Nov 20, 1909. 9:2264.....900 to 1,440  
 Jerome av, No 2345. Assign lease. Martin Powers to Katie Bartels. Mort \$2,500. Nov 3. Nov 20, 1909. 11:3198.....nom  
 Same property. Consent to assign lease. Margt J Ellis to Martin Powers and Katie Bartels. Nov 3. Nov 20, 1909. 11:3198...nom  
 Morris av, No 936, store, &c. Samuel Ettinger to John F Wohlberg and ano; 3 years, from May 1, 1909. Nov 22, 1909. 9:2423.....660  
 \*Pelham road, cor Alice st, saloon, dwelling and land. Henry Eggers and ano to August F Claussen; 3 years from Oct 1, 1909. Nov 23, 1909.....480 and 540  
 Southern Boulevard, w s, 70 n 149th st, store, &c. Joseph Picone and ano to Raffaele Barone; 10 years, from completion of bldg. Sept 1, 1909. Nov 20, 1909. 10:2683.....900 to 1,380  
 Union av, No 782, corner store, 1st floor and basement. John C Heintz and ano to Henry Mohrmann; 4½ years from Nov 1, 1909. Nov 19, 1909. 10:2676.....1,500  
 \*Westchester av, n e cor Main st, two stores and 12 rooms on 1st floor above store. Maria Joseph to Neil A Flannery. Nov 4, 1909, from completion of building to Jan 1, 1915. Nov 22, 1909.....2,400  
 \*White Plains road, No 4137, double stores, basement and 2 floors above. Nunzia Valentino to Carolina Boscheinen, of Mt Vernon, N Y; 5 years from Nov 1, 1909. Nov 19, 1909.....480

## 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.

Nov. 19, 20, 22, 23 and 24.

### BOROUGH OF MANHATTAN.

Acme Building Co to Charlotte E Moorhouse. Barclay st, No 34, s s, about 125 w Church st, lot 110, 25x100. Leasehold. Prior mort \$10,000. Nov 17, 1 year, 6%. Nov 22, 1909. 1:86. 6,500  
 Abrams, Harry to Harry Panish et al. 60th st, Nos 243 to 247, n s, 150 e 11th av, 74.11x100.5. Nov 19, 1909, due as per notes, 6%. 4:1152. notes, 10,692  
 Adelmann, Michael to Jacob Norwalk. 123d st, Nos 419 and 421, n s, 218.6 e 1st av, 37.9x100.11. Nov 18, 1 year, 6%. Nov 19, 1909. 6:1811. 2,900  
 Ahrens, Adele R to HARLEM SAVINGS BANK. West End av, No 755, w s, 42.4 s 97th st, 16.8x100. Nov 24, 1909, 3 years, % as per bond. 7:1887. 13,500  
 Andrews, Edgar M and James F Andrews, Clara L wife of and Cornelius Poillon to BOWERY SAVINGS BANK. 26th st, Nos 536 to 542, s s, 200 e 11th av, 100x98.9. Oct 30, 3 years, 4½%. Nov 24, 1909. 3:697. 4,000  
 Alter, Emil to Leonard Katz. 107th st, No 68, s s, 100 e Columbus av, 48.9x100.11. Prior mort \$57,750. Nov 19, due, &c, as per bond. Nov 23, 1909. 7:1842. 5,000  
 Bliss, Otto J to Magdalena Mixsell. 104th st, No 165, n s, 200 w 3d av, 25x100.11. Nov 22, due, &c, as per bond. Nov 23, 1909. 6:1632. 10,000  
 Boyd, Agnes R to GREENWICH SAVINGS BANK. 84th st, No 25, n s, 368 w Central Park West, 32x102.2. Nov 23, 1909, due, &c, as per bond. 4:1198. 32,500  
 Same and Richard and Edw J O'Gorman, exrs Marianne O'Gorman

with same. Same property. Subordination agreement. Nov 23, 1909. 4:1198. nom  
 Bliss, Otto J to Magdalena Mixsell. 108th st, No 115, n s, 180 e Park av, 25x100.11. Nov 22, due, &c, as per bond. Nov 23, 1909. 6:1636. 10,000  
 Block (D L) to Noel B Sanborn and ano, trustee Isaac G Pearson. 135th st, No 612, s s, 293.2 w Broadway, 38.7x99.11. Nov 23, 1909, 5 years, 5%. 7:2001. 42,000  
 Same to same. Same property. Certificate as to above mort. Nov 1. Nov 23, 1909. 7:2001. —  
 Bowler, Robt P of Eden, Me, to MUTUAL LIFE INSURANCE CO of N Y. 46th st, Nos 34 and 36, s s, 447.6 w 5th av, 40x100.5. Prior mort \$—. Nov 24, 1909, due, &c, as per bond. 5:1261. 7,000  
 Butler, Carrie M wife of and Jacob D to GREENWICH SAVINGS BANK. 5th av, No 85, n e cor 16th st, No 1, runs e 141.10 x n 92 x w 25 x s 43 x w 116.10 to av x s 49 to beginning. Nov 24, 1909, due, &c, as per bond. 3:844. 600,000  
 Same and Eliz Davis with same. Same property. Nov 20. Nov 24, 1909. 3:844. nom  
 Beeker Realty Co to Hinda Mittler. Greenwich st, No 549, s e cor Charlton st, 25x75. Prior mort \$—. Nov 11, 1 year, 6%. Nov 24, 1909. 2:597. 2,500  
 Same to same. Same property. Certificate as to above mort. Nov 11. Nov 24, 1909. 2:597. nom  
 Borg, Myron I and Sydney C Borg, exrs, &c. Simon Borg with Wilhelmina Bohland. 49th st, Nos 326 to 330, s s, 320 e 2d av, 55x100.5. Extension of \$52,000 mort until Nov 23, 1914, at 5%. Nov 23, 1909. 5:1341. nom  
 Bay Counties Investing Co to Mary A Gordon. Declaration as to mort for \$9,000 covering land in Brooklyn, N Y. Oct 25. Nov 22, 1909. —  
 Bieser, Wendel to EMIGRANT INDUSTRIAL SAVINGS BANK. Amsterdam av, Nos 2006 and 2008, w s, 49.11 n 159th st, 49.11x 79.10. Nov 19, 3 years, 4½%. Nov 22, 1909. 8:2118. 25,000  
 Butler, Carrie M to EMIGRANT INDUSTRIAL SAVINGS BANK. 16th st, No 7, n s, 141.10 e 5th av, 50x92. Prior mort \$135,000. Nov 22, 1909, 5 years, 4½%. 3:844. 55,000  
 Bruce, Jos H with James Stokes. 135th st, No 168, s s, 325 e 7th av, 25x99.11. Extension of \$21,000 mort until Sept 23, 1912, at 5%. Nov 15. Nov 19, 1909. 7:1919. nom  
 Bates, Lillian E to Louis Kendal. 53d st, No 128, s s, 385.6 w 6th av, 18x100.5. P. M. Prior mort \$10,000. Nov 18, 1 year, 6%. Nov 19, 1909. 4:1005. 1,500  
 Brooks, Fred E to Theo Baumeister. 182d st, No 564, s s, 132.2 w Audubon av, 17.10x70. Prior mort \$4,000. Nov 18, due Jan 1, 1913, 5%. Nov 19, 1909. 8:2154. 2,000  
 Cohen, Saml and Louis to Bertha Cohen. 2d av, No 2306, e s, 53 n 118th st, 27x80. June 1, 1907, due June 1, 1910, 6%. Nov 19, 1909. 6:1795. 4,000  
 Carrol, Edward J to Charles A Cowen and ano. 7th av, Nos 592 and 594, w s, 49.4 s 42d st, 49.4x100. P. M. Prior mort \$—. Nov 15, 5 years, 5½%. Nov 19, 1909. 4:1013. 180,000  
 Chubaroff, Rose to James J Gillespie. Chrystie st, No 132, e s, abt 125 n Broome st, 25x100. Nov 18, 3 years, 5%. Nov 19, 1909. 2:419. 25,000  
 Collegiate Realty Co to GUARANTY TRUST CO OF N Y, trustee. William st, Nos 123 to 133, w s, 122.11 n John st, runs w 89.3 x n 1.9 x w 5.10 x n 100.4 x e 2.6 x n 23 x e 50 x s 0.9 x e 45.5 to William st x s 130.4 to beginning. Leasehold. All title. Prior mort \$500,000. Nov 1, due Nov 1, 1927, 6%. Nov 19, 1909. 1:78. gold bonds, 250,000  
 Curtis, Israel D with Celia Kessler. Broome st, No 313, s s, 74.11 w Forsyth st, 25.2x75. Extension of \$25,000 mort until Dec 6, 1912, at 5%. Nov 10. Nov 19, 1909. 2:418. nom  
 Codae Realty Co to Emanuel Doctor. Colonial Parkway, late Edgecombe av, s w cor 150th st, 99.11x100. P. M. Prior mort \$—. Nov 19, 3 years, 6%. Nov 20, 1909. 7:2053. 20,000  
 Castellano, Giovanni to Kips Bay Brewing & Malting Co. 108th st, No 211 East. Saloon lease. Nov 19, demand, 6%. Nov 20, 1909. 6:1658. 500  
 Cardani, Rose E, Louis F and Dominick J to TITLE GUARANTEE & TRUST CO. Macdougall st, No 128, e s, 91 s 3d st, 25x100. Nov 16, due &c as per bond. Nov 20, 1909. 2:540. 23,000  
 City of New York to Jacob Kottek, 87 Nassau st. Transfer of tax lien for yrs 1886 to 1907, assessed to unknown. Lot 38 at junction of 129th st and Manhattan st. Oct 14, 3 years, without interest. Nov 22, 1909. 7:1995. 4,777.65  
 Chapin, Emilia W to American Mortgage Co. 71st st, No 269, n s, 121 e West End av, 18x92.2. Nov 22, 1909, 5 years, 4½%. 4:1163. 16,000  
 Clinton Realty Co to TITLE GUARANTEE & TRUST CO. 56th st, Nos 207 and 209, n s, 150 w 7th av, 50x95.7. Nov 22, 1909, due, &c, as per bond. 4:1028. 140,000  
 Same to same. Same property. Certificate as to above mort. Nov 10. Nov 22, 1909. 4:1028. —  
 Cryder, Louise H with BOWERY SAVINGS BANK. 78th st, No 113 East. Extension of \$14,000 mort until Nov 22, 1912, at 4½%. Nov 22. Nov 24, 1909. 5:1413. nom  
 Collegiate Realty Co to GUARANTY TRUST CO. William st, w s, bet Fulton and John sts. Certificate as to mort for \$250,000 dated Nov 1, 1909. Nov 19. Nov 23, 1909. 1:78. —  
 Comfort Realty Co to Washington Holding Co. 163d st, n s, 100 e Broadway, 110x99.11. P. M. Prior mort \$—. Nov 22, 1 year, 6%. Nov 23, 1909. 8:2122. 44,000  
 Same to same. Same property. P. M. Prior mort \$44,000. Nov 22, 1 year, 6%. Nov 23, 1909. 8:2122. 7,500  
 Corner Realty Co to Hudson Mortgage Co. Lexington av, No 803, n e cor 62d st, 19.6x70. Prior mort \$26,500. Nov 23, 1909. 2 years, 6%. 5:1397. 5,000  
 Same to same. Same property. Certificate as to above mort. Nov 23, 1909. 5:1397. —  
 Condit, Wm L with Henry Morgenthau Co. Broadway, w s, near 162d st, begins 25 s of property of Deaf & Dumb Institution, 15x 175. Extension of mort for \$10,000 to Nov 1, 1911, at 6%. Oct 19, 1908. Nov 19, 1909. 8:2137. nom  
 Davis (Samuel D) Construction Co to Saml D Davis. 111th st, No 518, s s, 233.4 w Amsterdam av, 108.4x91.10. P. M. Prior mort \$170,000. Nov 22, due, &c, Dec 1, 1915, 6%. Nov 23, 1909. 7:1882. 30,000  
 Deevy, Jefferson to Arthur H Van Brunt. 131st st, No 218, s s, 208.4 w 7th av, 16.8x99.11. Nov 22, 3 years, 5%. Nov 23, 1909. 7:1936. 9,500  
 Same to Lloyd N Worth. Same property. Prior mort \$9,500. Nov 22, 2 years, 6%. Nov 23, 1909. 7:1936. 1,000



# THE GEORGE A. JUST CO. | IRON WORK

239 VERNON AVENUE FOR BUILDINGS

## LONG ISLAND CITY NEW YORK

- Davidson, Mary L widow and Mary L Davidson and Edw J Hogan, exrs, &c, John A Davidson to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. Broad st, No 94, w s, 52.11 s Stone st, 24.5x63.10x24.11x65. Prior mort \$50,000. Nov 22, due Jan 1, 1912, 4½%. Nov 24, 1909. 1:10. 5,000
- Denhard, Chas E to Christina Denhard. Edgecombe av, No 197, w s, 375 s 145th st, 16.8x100. Nov 12, due Nov 1, 1910, 4%. Nov 24, 1909. 7:2051. 5,000
- Dowd, Nellie E to Fred E Brooks, 182d st, No 564, s s, 132.2 w Audubon av, 17.10x70. Prior mort \$4,000. Nov 18. Nov 19, 1909, due Jan 1, 1913, 5%. 8:2154. 2,000
- Dean Holding Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$9,000 covering land in Kings Co. Nov 15. Nov 19, 1909. —
- Dougherty, Hugh to Mary E Blodgett. Amsterdam av, No 720, n w cor 95th st, No 201, 25.8x86. Nov 19, 1909, 5 years, 5%. 4:1243. 43,000
- De Leon Realty Co to MANHATTAN SAVINGS INSTN. St Nicholas av, e s, 25.5 n 159th st, runs e 104.8 x n 75 x w 25 x n 50 x w 103 to av x s 127.1 to beginning. Equal lien with mort for \$140,000. Oct 26, due, &c, as per bond. Nov 19, 1909. 8:2109. 20,000
- Same to same. Same property. Certificate as to above mort. Oct 26. Nov 19, 1909. 8:2109. —
- Davis, Eliz with EMIGRANT INDUSTRIAL SAVINGS BANK. 16th st, No 7, n s, 141.10 e 5th av, 50x92. Subordination agreement. Nov 20. Nov 22, 1909. 3:844. nom
- Elysian Realty Co to Henry Ruschmeyer. 2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100. Prior mort \$20,000. P M. Nov 19, 1909, 1 year, 6%. 6:1663. 8,000
- Same to same. Same property. Consent to above mort. Nov 19, 1909. 6:1663. —
- EAST RIVER SAVINGS INSTN with Jacob and Solomon Grunauer. 18th st, Nos 317 and 319, n s, 210 e 2d av, 40x92. Extension of \$45,000 mort until Nov 1, 1914, at 5%. Nov 19. Nov 20, 1909. 3:924. nom
- EAST RIVER SAVINGS INSTITUTION with Sarah Rothman. 112th st, Nos 53 and 55 East. Extension of \$38,000 mort until Nov 1, 1910, 5%. Nov 20, 1909. 6:1618. nom
- Emsworth Construction Co to State Realty & Mortgage Co. 113th st, n e cor Riverside Drive, runs e 85.3 x n 50.11 x e .04 x n — x w 111.9 to Drive x s 104.3 to beginning. Nov 15, 1 year, 6%. Nov 24, 1909. 7:1895. 250,000
- Same to same. Same property. Certificate as to above mort. Nov 15. Nov 24, 1909. 7:1895. —
- Same to same. Same property. P M. Prior mort \$250,000. Nov 15, 1 year, 6%. Nov 24, 1909. 7:1895. 91,500
- Eagen & Leake, a corpn to Minnie N Levy, admrx Max Levy. Sullivan st, Nos 96 to 100. Assignment of rents upon a lease to extent of \$350 each month for months of Nov to May, inclusive, to secure notes of \$2,100. Nov 1. Nov 24, 1909. 2:504. nom
- Elder, Cathryn MacLean to Harry E Chapman. 126th st, No 19, n s, 235 w 5th av, 20x99.11. P M. Nov 24, 1909, due, &c, as per bond. 6:1724. 14,000
- Ferrari, Mary A to Republic of Panama. 116th st, No 420, s s, 387.7 w Pleasant av, 18.7x100.11. Nov 24, 1909, due Dec 1, 1914, 4½%. 6:1709. 7,500
- Frazier, Kenneth, Arthur, Isabel, Herbert and Alice F Coleman to Wm H Schmidt et al, exrs Henry W Schmidt. 74th st, No 151, n s, 82.6 e Lexington av, 18.6x102.2. June 30, due, &c, as per bond. Nov 23, 1909. 5:1409. 20,000
- Fischer, Hortense B with LAWYERS TITLE INS & TRUST CO. Chrystie st, No 132. Agreement as to share ownership in mort. Nov 18. Nov 23, 1909. 2:419. nom
- Frank, Rosa to Young Realty & Construction Co. 144th st, No 510, s s, 125 w Hamilton pl, 100x99.11. P M. Prior mort \$40,000. Nov 23, 1909, 5 years, 6%. 7:2075. 27,500
- Fischel, Jacob with Samuel Wacht. 117th st, Nos 244 and 246, s s, 110 w 2d av, 50x100.11. Agreement as to share ownership in mort. Nov 15. Nov 23, 1909. 6:1666. nom
- Fischel Realty Co with Jacob Fischel. 117th st, Nos 244 and 246, s s, 110 w 2d av, 50x100.11. Agreement modifying terms of mort. Nov 15. Nov 23, 1909. 6:1666. nom
- Feuerstein, Marcus to TITLE GUARANTEE & TRUST CO. Sheriff st, No 65, w s, 100 s Rivington st, 25x100. Nov 16, due, &c, as per bond. Nov 19, 1909. 2:338. 17,000
- Same to Rachel wife Morris S Herrman. Same property. Prior mort \$17,000. Nov 19, 1909, 5 years, 5%. 2:338. 6,000
- Feiner, Solomon with LAWYERS TITLE INS & TRUST CO. Rivington st, No 35, n e cor Forsyth st, Nos 168 and 170, 26.1x100 x 25.5x100. Agreement as to share ownership in mort. Nov 9. Nov 22, 1909. 2:421. —
- Goldberger, Cecilia E wife Isidore W to EXCELSIOR SAVINGS BANK of City N Y. Park av, No 1986, w s, 75.2 n 133d st, 25.7x 86x26.1x86. Nov 19, 1909, 3 years, 5%. 6:1758. 10,000
- Goldberger, Cecilia E wife Isidore W to EXCELSIOR SAVINGS BANK of City N Y. Park av, No 1984, w s, 50.3 n 133d st, 24.11x86. Nov 19, 1909, 3 years, 5%. 6:1758. 10,000
- Geminder, Herman to Ferdinand Munch Brewery Co. Av C, No 158. Saloon lease. Nov 16, demand, 6%. Nov 20, 1909. 2:379. 1,500
- Goldmann, Isabelle L wife Frank J child of Marie Carroll to Abraham B Cox. 5th av, Nos 1360 to 1366, n w cor 113th st, Nos 1 and 3, 100.10x120. Nov 18, due &c as per bond. Nov 19, 1909. 6:1597. 2,000
- Green, Noah with Rose, Morris and Gussie Harris. 115th st, Nos 258 and 260 West. Extension of two \$18,000 mort until Jan 1, 1913, at 4½%. Nov 17. Nov 22, 1909. 7:1830. nom
- Goldman, Esther B to Fleischmann Bros Co. 30th st, No 137, n s, 140 e Lexington av, 20x98.9. Nov 15, quarterly installs of \$800 each, 6%. Nov 22, 1909. 3:886. notes 4,800
- Greenblatt, Max and Lillie S Lustig with Ruth A Bruce-Brown. 114th st, No 23 East. Subordination agreement. Nov 24, 1909. 6:1620. nom
- Gavin, Ellen T with Lee Kamioner. 8th av, Nos 619 and 621, n w cor 40th st, No 301 West, 40x100. Extension of \$120,000 mort until May 1, 1915, at 5%. Nov 23, 1909. 4:1031. nom
- Gingold, Isaac to Max Vogel. 117th st, No 5, n s, 110 e 5th av, 25x 100.11. Prior mort \$18,500. Nov 15, 3 years, 6%. Nov 23, 1909. 6:1623. 6,000
- Green, Noah with Richard Russell. 3d av, No 1606. Extension of \$21,000 mort until Jan 12, 1913, at 4½%. Nov 19. Nov 23, 1909. 5:1519. nom
- Hoe, Robert (4th) to TITLE GUARANTEE & TRUST CO. 55th st, No 113, n s, 246.3 e Park av, 18.9x100.5. Nov 13, due, &c, as per bond. Nov 23, 1909. 5:1310. 25,000
- Holbein, Chas L to Minnie Holbein. 89th st, No 313, n s, 225 e 2d av, 25x100.8. Nov 15, 3 years, 6%. Nov 19, 1909. 5:1552. 3,500
- Heller, Max and Isaac Sollander to Millie Pelta. 19th st, No 140, s s, 505 w 6th av, runs s 73 x e 2.8 x s 27 x w 32 x n 29.11 x n 7.9 x n 9.6 x n 53 to st, x e 27.10 to beginning. Prior mort \$31,000. Nov 17, 3 years, 6%. Nov 22, 1909. 3:794. 3,500
- Jenckes Machine Co (Lim) of Sherbrooke, Quebec, Can, with American Mortgage Co. 153d st, s s, 675 w Broadway, 25x99.11, except 25 sq ft for Riverside Drive. Subordination of judgment for \$6,533.79 against Stillman F Kneeland to mort for \$6,500. Nov 17. Nov 22, 1909. 7:2099. nom
- Jacobs, Rose to Therese Wolff. 56th st, No 443, n s, 200 e 10th av, 25x100.5. Nov 22, 1909, 5 years, 5%. 4:1066. 17,000
- Jarmulowsky (M & L) to Corcoran Realty Co. Av A, Nos 178 and 180, e s, 51.7 n 11th st, 51.7x95.5. Certificate as to reduction of mort. Oct 30. Nov 22, 1909. 2:405. —
- Jacobs, Rose to Therese Wolff. 56th st, No 443, n s, 200 e 10th av, 25x100.5. Prior mort \$——. Nov 22, due Mar 22, 1910, 6%. Nov 23, 1909. 4:1066. 1,000
- Jacoby, Morris and Charles and Harry L Rosen with DRY DOCK SAVINGS INSTN. 113th st, No 143, n s, 100 e 7th av, 25x 100.11. Subordination agreement. Oct 15. Nov 24, 1909. 7:1823. nom
- Jacoby, Morris and Charles and Emanuel Glauber with DRY DOCK SAVINGS INSTN. 113th st, No 141, n s, 125 e 7th av, 25x100.11. Subordinate agreement. Oct 11. Nov 24, 1909. 7:1823. nom
- Jacoby, Morris and Charles to DRY DOCK SAVINGS INSTN. 113th st, Nos 141 and 143, n s, 100 e 7th av, two lots, each 25x100.11. Two mort, each \$19,000. Nov 24, 1909, due, &c, as per bond. 7:1823. 38,000
- Kry-lyn Realty Co to Adolph Auerbach. 3d av, No 587, e s, 105 s 39th st, 20x100. Prior mort \$18,000. Nov 22, 1 year, 6%. Nov 24, 1909. 3:919. 4,500
- Kee, Frank T with METROPOLITAN LIFE INS CO. Audubon av, No 161, n e cor 173d st, 100x95. Extension of mort for \$135,000 to Nov 1, 1912, at 5%. Nov 18. Nov 23, 1909. 8:2130. nom
- Kammenzind, Mathias to Perry D Trafford. 2d av, No 1873, w s, 75.11 s 97th st, 25x100. Nov 19, 1909, 3 years, 4½%. 6:1646. 12,000
- Krauss, Philip to American Mortgage Co. 134th st, No 508, s s, 190 w Amsterdam av, 40x99.11. P M. Nov 17, 5 years, 4½%. Nov 19, 1909. 7:1987. 35,500
- Kahn, Ernst L with John A Brown Jr. Leroy st, Nos 22 and 24. Extension of \$30,000 mort until Feb 10, 1911, at 5%. Dec 7, 1907. Nov 20, 1909. 2:586. nom
- Kneeland, Stillman F to American Mortgage Co. 153d st, s s, 675 w Broadway, 25x99.11, except part for Riverside Drive. Nov 22, 1909, 3 years, 5½%. 7:2099. 6,500
- Same to Jenckes Machine Co (Lim) of Sherbrooke, Quebec, Can. Same property. Prior mort \$6,500. Nov 18, 1 year, 6%. Nov 22, 1909. 7:2099. 1,608.94
- Lucchesi, Eugenio to TITLE GUARANTEE & TRUST CO. 62d st, No 355, n s, 128 w 1st av, 16x100.5. P M. Nov 19, 1909, due, &c, as per bond. 5:1437. 5,000
- Ledwith (Joseph M) Realty Co to TITLE GUARANTEE & TRUST CO. 9th av, No 555, w s, 25 s 41st st, 24.6x100. Nov 17, due, &c, as per bond. Nov 19, 1909. 4:1050. 26,000
- Same to same. Same property. Certificate as to above mort. Nov 17. Nov 19, 1909. 4:1050. —
- LAWYERS TITLE INS & TRUST CO with Beni and Mary Faden. Clinton st, No 14, e s, 155 s Houston st, 20x100.2. Extension of \$25,000 mort until Nov 14, 1914, at 5%. Oct 16. Nov 19, 1909. 2:350. nom
- LAWYERS TITLE INS & TRUST CO with Morris Unger. 52d st, No 515, n s, 200 w 10th av, 25x100.5. Extension of \$12,500 mort until Dec 1, 1914, at 5%. Oct 25. Nov 19, 1909. 4:1081. nom
- Lint, Butcher & Ross Realty & Construction Co to Thomas McIlvaine as trustee Hubert A Newton. Certificate as to mort for \$4,500 on Brooklyn property. Nov 16. Nov 20, 1909. —
- LAWYERS TITLE INS & TRUST CO with Max Schaefer and Leiser Benowitz. Madison st, No 366, s s, 225.1 w Jackson st, 21.6x 93.2. Extension of \$15,000 mort until Dec 1, 1914, at 5%. Nov 6. Nov 19, 1909. 1:266. nom
- Levy, Fanny L to Adolph Gittler. 7th st, No 63, n s, 300 e 2d av, 25x97.6. Nov 20, 3 years, 4½%. Nov 22, 1909. 2:449. 25,000
- Lustig, Lillie S to Ruth A Bruce-Brown. 114th st, No 23, n s, 270 e 5th av, 25x100.11. Nov 24, 1909, 5 years, 5%. 6:1620. 20,000
- Lunitz, Lippe and Jacob to Benj Bernard and ano. Madison st, No 148, s s, about 162 w Pike st, 25x100. Prior mort \$——. Nov 24, 1909, 3 years, 6%. 1:274. 6,000
- Lindner, Jacob L to Sydney B Erlanger et al, trustees Nathan Erlanger. 98th st, No 287, n s, 125 w 2d av, 25x100.11. Nov 23, 5 years, 5%. Nov 24, 1909. 6:1648. 16,000
- Laubentracht, Geo to Frank E Rosen and ano. 113th st, No 70, s s, 205 w Park av, 25x100.11. Prior mort \$——. Nov 22, installs, 6%. Nov 23, 1909. 6:1618. 300
- Lincoln Holding Co to Virginia Danziger and ano, exrs Max Danziger. Amsterdam av, Nos 2232 and 2234, s w cor 171st st, No 500, 43x100. Nov 22, 5 years, 4½%. Nov 23, 1909. 8:2127. 67,500
- Same to same. Same property. Certificate as to above mort. Nov 12. Nov 23, 1909. 8:2127. —
- Leibow, Nathan with Ludwig Ulman. Chrystie st, No 184, e s, about 125 n Rivington st, 25x100. Extension of \$28,500 mort until Dec 29, 1913, % as per bond. Nov 20. Nov 24, 1909. 2:421. nom
- LAWYERS TITLE INS & TRUST CO with Advance Building Co. 112th st, Nos 537 to 543, n s, 100 e Broadway, 100x100.11. Extension of \$150,000 mort until Nov 23, 1914, at 5%. Nov 24, 1909. 7:1884. nom
- Mackay, Archibald K K, exr Mary C Mackay with Maria de Los Angeles Govin de Madan. 142d st, No 534, s s, 239.10 e Broadway, 17x99.11. Extension of \$8,000 mort until May 14, 1912, at 4½%. Nov 22, 1909. 7:2073. nom
- Marrazzo, Michele to Levi S Tenney, trustee Moses B Prichard. 115th st, No 320, s s, 250 e 2d av, 25x100.10. Oct 22, 5 years, 5%. Nov 23, 1909. 6:1686. 12,500



**HECLA IRON WORKS**

North 10th, 11th and 12th Streets

**BROOKLYN,****NEW YORK****Architectural Bronze**

AND

**IRON WORK**

- Miller, Adolph S to Ricardo Realty Co. 71st st, Nos 416 and 418, s s, 238 e 1st av, 50x100.5. P M. Prior mort \$36,000. Nov 22, due Nov 30, 1912, 6%. Nov 24, 1909. 5:1465. 11,000
- McMillan, Saml to FARMERS LOAN & TRUST CO. Broadway, s e cor 126th st, 99.11x75. P M. Nov 16, 3 years, % as per bond. Nov 24, 1909. 7:1880. 50,000
- Meteor Realty & Construction Co to Sender Jarmulowsky. 99th st, n s, 125 w West End av, 75x100.11. Building loan. Prior mort \$71,000. Nov 15, 1 year, 6%. Nov 22, 1909. 7:1888. 85,000
- Same to same. Same property. Certificate as to above mort. Nov 12, Nov 22, 1909. 7:1888. —
- Meteor Realty & Construction Co to Sender Jarmulowsky. 100th st, s s, 125 w West End av, 75x100.11. Building loan. Prior mort \$87,000. Nov 15, 1 year, 6%. Nov 22, 1909. 7:1888. 85,000
- Same to same. Same property. Certificate as to above mort. Nov 15, Nov 22, 1909. 7:1888. —
- MUTUAL LIFE INS CO of N Y with Louis Kendal. 53d st, No 128, s s, 385.6 w 6th av, 18x100.5. Extension of \$10,000 mort until Mar 1, 1911, at 5%. Feb 24, 1909. Nov 19, 1909. 4:1005. nom
- Newmark, Joseph to Joseph Isear. 115th st, No 32, s s, 469 e Lenox av, 20x100.11. P M. Prior mort \$10,000. Nov 19, 3 yrs, 6%. Nov 20, 1909. 6:1598. 3,500
- Nugent, Frank L to Geo J Gould et al exrs & c Jay Gould. Broadway, s s, 300 e Dyckman st, mort reads plot begins 375 e Dyckman st and 169 n Vermilyea av, runs s 19 x w 75 x n 157 to s s Kingsbridge road or Broadway x e 64 x s e 139.4 x w 12 to beginning. P M. Nov 19, 1909, due & c as per bond. 8:2233. 14,500
- N Y City Church Extension & Missionary Soc of the Methodist Episcopal Church to FRANKLIN SAVINGS BANK. 114th st, Nos 407 and 409, n s, 95 e 1st av, 50x100.11. Nov 18, 3 years, 4½%. Nov 19, 1909. 6:1708. 35,000
- Nauheim, Simeon of Far Rockaway with Morris Buchsbaum, 8th av, No 2405. Extension of \$5,000 mort until May 1, 1913, at 6%. Nov 16, Nov 19, 1909. 7:1955. nom
- Nauheim, Carrie with Morris Buchsbaum. 8th av, No 2407. Extension of \$7,000 mort until May 13, 1913, 6%. Nov 19, Nov 22, 1909. 7:1955. nom
- O'Donnell, Annie V to GERMAN SAVINGS BANK. 16th st, Nos 315 and 317, n s, 175 w 8th av, 50x64.8x50.2x69.4. P M. Nov 22, 1909, 3 years, 4½%. 3:740. 26,000
- Ogden, Francis L to American Mortgage Co. 22d st, Nos 555 and 557, n s, 675 w 10th av, 50x98.8. Nov 8, due Nov 24, 1911, at 4½%. Nov 24, 1909. 3:694. 10,000
- O'Donnell, Mary F to Herman Lowenstein. 2d av, n w cor 34th st, 20.5x76. Nov 24, 1909, 2 years, 6%. 3:915. 6,000
- O'Connor, Annie to Mary A O'Callahan. 121st st, No 231, n s, 400 w 7th av, 25x100.11. Prior mort \$21,000. Oct 14, 3 years, 6%. Nov 23, 1909. 7:1927. 1,500
- O'Donnell, Frank C and Joseph A to Frederick Glock. 20th st, No 250, s s, 125 s e 8th av, 25x86x25.4x82, s e s. Nov 22, 5 years, 4½%. Nov 23, 1909. 3:769. 16,000
- One Thirty-One West Twenty-Eighth Street Co to County Holding Co. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Nov 22, 3 years, 5%. Nov 23, 1909. 3:804. 120,000
- Same to same. Same property. Certificate as to above mort. Nov 22, Nov 23, 1909. 3:804. —
- Same to Chas E Hess et al. Same property. P M. Prior mort \$120,000. Nov 22, due, & c, as per bond. Nov 23, 1909. 3:804. 37,000
- Same to same. Same property. Certificate as to above mort. Nov 22, Nov 23, 1909. 3:804. —
- Same to same. Same property. Prior mort \$157,000. Nov 22, due, & c, as per bond. Nov 23, 1909. 3:804. 15,000
- Same to same. Same property. Certificate as to above mort. Nov 22, Nov 23, 1909. 3:804. —
- Oppenheimer, Julius, Hyman Sonn, John Frankenheimer and Robt B Rothfeld, trustees Solomon Rothfeld with Morris Buchsbaum. 8th av, No 2405. Extension of \$17,000 mort until May 1, 1913, at 5%. Nov 16, Nov 23, 1909. 7:1955. nom
- Oppenheimer, Julius, Hyman Sonn, John Frankenheimer and Robt B Rothfeld, trustees Solomon Rothfeld with Morris Buchsbaum. 8th av, No 2407. Extension of \$28,000 mort until May 1, 1913, at 5%. Nov 16, Nov 23, 1909. 7:1955. nom
- Polito, Nicolo to Lion Brewery. Mott st, Nos 314 and 316. Saloon lease. Nov 17, demand, 6%. Nov 22, 1909. 2:521. 1,600
- Philo Realty & Construction Co to J Sargeant Cram and ano trustees Harry S Cram. 3d av, Nos 1316 to 1320, w s, 50 n 75th st, 52.2x82. Nov 22, 1909, 5 years, 4½%. 5:1410. 60,000
- Same to same. Same property. Certificate as to above mortgage. Nov 22, 1909. 5:1410. —
- Peloso, Domenico and Marie G and Battista Luisa Laraila to Ernst L Kahn. Leroy st, Nos 22 and 24, s s, 200 w Bleecker st, 43.9 x80. Prior mort \$—. Nov 19, 4 years, 6%. Nov 20, 1909. 2:586. 11,000
- Power, Maurice to Cath A Tone and ano. 142d st, No 469, n s, 86 e Amsterdam av, 19x99.11. Nov 19, 1909, 3 years, 5%. 7:2058. 15,000
- Postley, Solon R to Home for Incurables, a corp. 108th st, Nos 225 and 227, n s, 310 e 3d av, two lots, each 25x100.11. Two mortg. each \$12,500. Nov 18, 5 years, 5%. Nov 19, 1909. 6:1658. 25,000
- Same and Jos Roth with same. Same property. Two subordination agreements. Nov 18, Nov 19, 1909. 6:1658. nom
- Postley, Solon R to Amos C Schermerhorn. 108th st, No 223, n s, 285 e 3d av, 25x100.11. Nov 18, 5 years, 5%. Nov 19, 1909. 6:1658. 12,500
- Same and Jos Roth with same. Same property. Subordination agreement. Nov 18, Nov 19, 1909. 6:1658. nom
- Pier, Earl G to Angelina M Booth. Great Jones st, No 55, s s, 100.5 w Bowery, 26.4x100x26.3x99.11. P M. Nov 22, 3 years, 5%. Nov 23, 1909. 2:520. 48,500
- Pier, Earl G to Angelina M Booth. Great Jones st, No 46, n s, 166 w Bowery, 23.1x90.4x23.3x87.11. P M. Nov 22, 3 years, 5%. Nov 23, 1909. 2:531. 36,500
- Roggen, Nathan with Rebecca T Mathews. Division st, Nos 23 and 23½, s s, 25x— to n s East Broadway, No 36. Extension of \$45,000 mort until Nov 1, 1914, at 5%. Nov 15, Nov 19, 1909. 1:281. nom
- Reidenbach, Margaretha and Susanna to METROPOLITAN SAVINGS BANK. Eldridge st, No 164, e s, 100 n Delancey st, 25x St. G. Nov 24, 1909, 5 years, 4½%. 2:415. 16,000
- Roux, Mary to Paul Schleich. 84th st, No 441, n s, 175.3 w Av A, 18.9x102.2. Prior mort \$4,000. Nov 24, 1909, due, & c, as per bond. 5:1564. 1,700
- Ryerson, Sadie E to Isaac M Berinstein. 146th st, n s, 350 w Amsterdam av, 50x99.11. P M. Prior mort \$10,000. Nov 18, 1 year, 6%. Nov 24, 1909. 7:2078. 10,000
- Rosenfeld Realty Co to POUGHKEEPSIE SAVINGS BANK. 2d av, s e cor 10th st, 125x65.7. Certificate as to mort for \$85,000. Oct 11, Nov 19, 1909. 2:451. —
- Rosenthal, Charles and Louis to Wm H Carpenter, trustee Joseph H Terry. 20th st, No 239, n e s, abt 300 e 8th av, 26.8x73.7x 26.8x74.3, s e s. Nov 23, 1909, 5 years, 5%. 3:770. 26,000
- Scholle Brothers, a copartnership with Isaac S Vought and ano. West st, Nos 315 and 316, and Washington st, Nos 524 and 526. Extension of \$30,000 mort until Dec 1, 1910, at 5%. Nov 24, 1909. 2:596. nom
- Scholle Brothers, a copartnership with Saml Eiseman. Grand st, No 73. Extension of \$15,000 mort until Jan 1, 1915, at 4%. Nov 12, Nov 24, 1909. 1:229. nom
- Sander, Fredk W with PHILADELPHIA TRUST, SAFE DEPOSIT & INSURANCE CO of Philadelphia, Pa, as trustee for Nielson Brown will Alexander Brown. Park av, No 1640, and 116th st, No 95 East. Extension of \$28,000 mort until Nov 12, 1912, at 4½%. Aug 23, Nov 24, 1909. 6:1622. nom
- Schnurmacher Realty Co to Isaac Epstein. Consent to mort for \$6,000 covering land in Queens Co. Oct 25, Nov 24, 1909. —
- Schroder, Geo J to Clara Steierman and ano. Boulevard Lafayette, w s, 225.4 s Fort Washington Park, 50x100. Prior mort. Nov 23, due Dec 31, 1912, 5½%. Nov 24, 1909. 8:2140. 7,000
- Southern Holding Co to FARMERS LOAN & TRUST CO, as trustee. 113th st, No 507, n s, 100 w Amsterdam av, 50x100.9; 113th st, No 511, n s, 150 w Amsterdam av, 75x100.9; 113th st, No 517, n s, 225 w Amsterdam av, 75x100.9. Prior mort \$499,631. Nov 17, due Nov 17, 1929, 6%. Nov 24, 1909. 7:1885. gold bonds, 100,000
- Same to same. Same property. Consent to above mort. Nov 17, Nov 24, 1909. 7:1885. —
- Same to same. Same property. Certificate as to above mort. Nov 24, 1909. 7:1885. —
- Same to same. Same property. Certificate as to above mort. Nov 23, Nov 24, 1909. 7:1885. —
- Stumpf, Charles to FRANKLIN SAVINGS BANK. 48th st, No 404, s s, 100 w 9th av, runs s 50.2 x e 15 x s 50.2 x w 39.11 x n 100.5 to st x e 24.11 to beginning. Nov 24, 1909, 3 years, 4½%. 4:1057. 16,000
- Schumann, Gussie to Jacob L Lindner. 98th st, No 287, n s, 125 w 2d av, 25x100.11. P M. Prior mort \$16,000. Nov 23, 2 years, 6%. Nov 24, 1909. 6:1648. 5,000
- St John's Park Realty Co to Josiah H De Witt. Greenwich st, Nos 483 and 485, e s, 43 n Canal st, 43.6x90. Nov 24, 1909, 3 years, 4½%. 2:594. 63,000
- Same to same. Same property. Certificate as to above mort. Nov 23, Nov 24, 1909. 2:594. —
- Stevens, Eliz and Helen C Mostyn to FARMERS LOAN & TRUST CO. Av A, Nos 2 and 4, n e cor Houston st, No 240½, 25.11 to 1st st, x118.6x11.6x119.6. Nov 23, 5 years, % as per bond. Nov 24, 1909. 2:397. 20,000
- Schlichte, Arnold W with Julie S Gaddis. 128th st, No 10, s s, 150 e 5th av, 20x99.11. Extension of \$14,000 mort until Apr 16, 1912, at 5%. June 7, Nov 23, 1909. 6:1752. nom
- Stern, Caroline with Julius Lichtenstein. Av A, No 252, e s, 77.6 s 16th st, 25.9x95.6. Extension of \$16,000 mort until Sept 23, 1914, at 5%. Sept 23, Nov 23, 1909. 3:973. nom
- Stein, Hedwig with Ray N Heller. 79th st, No 226, s s, 287.1 w 2d av, 17.11x102.2. Extension of \$1,000 mort until Nov 15, 1912, at % as per bond. Nov 15, Nov 22, 1909. 5:1433. nom
- Smith (Thomas) Construction Co to New York Operating Co. Broadway, No 3881, n w cor 162d st, No 601, 17.5x175. P M. Prior mort \$10,000. Nov 22, due, & c, as per bond. Nov 23, 1909. 8:2137. 19,000
- St Nicholas Construction Co to Isidor Bleiman. St Nicholas av, No 930, e s, 248.4 n 155th st, 124.9x124 to old Croton Aqueduct x120.3x90.11. Prior mort \$—. Nov 19, 1 year, 6%. Nov 23, 1909. 8:2107. 15,000
- Same to same. Same property. Certificate as to above mort. Nov 19, Nov 23, 1909. 8:2107. —
- Smith (Thomas) Construction Co to Henri or Henry Fouchaux. Broadway, No 3883, late 11th av, w s, 17.5 n 162d st; also 1961.3 n from s s 155th st, 25x176.11x51.4x175. P M. Nov 22, due, & c, as per bond. Nov 23, 1909. 8:2137. 26,500
- Solomon, Moses with Marie W Hancox. 101st st, No 118, s s, 143.7 e Park av, 16x100.11. Extension of \$5,500 mort until Nov 23, 1912, % as per bond. Nov 16, Nov 19, 1909. 6:1628. nom
- Schmalz, Christian to Consumers Brewing Co of N Y, Ltd. 11th av, No 586, Saloon lease. Nov 11, demand, 6%. Nov 20, 1909. 4:1072. 2,500
- Segalbohm, Louis to Harry Isaacson. 132d st, No 10, s s, 185 e 5th av, 25x99.11. Prior mort \$—. Nov 11, 4 years, 6%. Nov 20, 1909. 6:1756. 6,000
- Seymour-Duncombe Company to NEW NETHERLAND BANK of N Y. Certificate as to mortgage on chattles, etc, contained in Nos 16 and 18 East 40th st. Nov 18, Nov 19, 1909. —
- Smith, Andrew H with METROPOLITAN LIFE INS CO. 44th st, Nos 59 to 63, n s, 145 e 6th av, 71.10x100.5. Extension of two mortg aggregating \$445,000 until Mar 1, 1913, at 5%. Nov 12, Nov 20, 1909. 5:1260. nom
- Stern, Minnie to Max Muller. 33d st, Nos 308 to 314, s s, 100 e 2d av, 80x98. Prior mort \$—. Nov 22, 1909, 1 year, 6%. 3:-938. 4,000
- Twenty-Ninth Street Realty Co to GERMANIA LIFE INS CO. 29th st, Nos 134 to 140, s s, 400 w 6th av, 100x98.9. Nov 19, 1909, due, & c, as per bond. 3:804. 370,000
- Same to same. Same property. Certificate as to above mort. Nov 19, 1909. 3:804. —
- TITLE GUARANTEE & TRUST CO with John C Welwood. 25th st, No 330 West. Extension of \$11,000 mort until Oct 17, 1911, at 5%. Oct 28, 1908. Nov 23, 1909. 3:748. nom



<p><b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<h1>ALSEN</h1>	<p>SEE PAGE 132 IN "SWEETS" FOR FULL PARTICULARS</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
---	--	----------------	--	---

Varian Realty Co to Marcus M and Fredk W Marks EXRS. &c. David Marks. Lexington av, No 572, w s, 24 s 51st st 24x64.10. Nov 22, 1909, 3 years, 5%. 5:1305. 20,000  
Same to same. Same property. Certificate as to above mortgage. Nov 22, 1909. 5:1305.  
Same and Edw H Boyd with same. Same property. Subordination agreement. Nov 22, 1909. 5:1305. nom  
Vitale, Ferruccio to Caroline Hunter. Grove st, No 88, s s, 101.5 w Waverly pl, 20x100. P M. Nov 22, 1909, due, &c, as per bond. 2:592. 11,000  
Vesell, Rosa with METROPOLITAN LIFE INS CO. 112th st, No 536, s s, 175 e Broadway, 75x100.11. Extension of \$100,000 mort until Nov 1, 1914, at 5%. Nov 16, 1909. 7:1883. nom  
Wasserman, Joseph and Nathan Unger to Harris D Colt. Rivington st, No 74, n s, abt 45 e Allen st; also 21.9 w c 1 blk bet Allen and Orchard sts, runs n 75 x w 21.9 x s 75 to Rivington st x e 21.9 to beginning. Nov 18, due Dec 1, 1914, 4½%. Nov 19, 1909. 2:416. 17,300  
Whitehouse, Worthington to Clarence Porter. Broadway, s e cor 212th st, runs e 536.1 to 10th av x s 99.11 x w 600 to Broadway x n 118.7 to beginning. Prior mort \$107,000. Apr 4, demand, 6%. Nov 19, 1909. 8:2229. 13,434.78  
Waldeck Company to Southern Holding Co. 5th av, Nos 2227, 2229 and 2231. Certificate as to three mortgages dated Nov 16, 1909. Nov 19, 1909. 6:1760.  
Wood, Jos L R with Julia F Karsch. 94th st, Nos 311 to 315 East. Extension of \$18,000 mort until Nov 25, 1912, at 5%. Oct 30, Nov 20, 1909. 5:1557. nom  
Wiggin, Fredk H to John Ingle, Jr. 36th st, Nos 53 and 55, n s, 215 e 6th av, 40x98.9. Prior mort \$135,000. Nov 23, due Jan 28, 1911, 6%. Nov 24, 1909. 3:838. 10,000  
Wilkenfeld, Joseph to Adolf Mandel. 11th av, Nos 589 to 595, n w cor 44th st, Nos 601 and 603, 25x100. Prior mort \$—. July 9, due Oct 1, 1909, 6%. Nov 20, 1909. 4:1092. 1,250  
Yorkville Independent Hygeia Ice Co with BANK FOR SAVINGS in City N Y. 82d st, Nos 603 to 609 East. Extension of \$100,000 mort until Aug 15, 1912, at 4½%. Oct 27. Nov 22, 1909. 5:1590. nom  
Zimmerman, George to Joseph Golding. 12th st, No 639, n s, 145.6 w Av C, 37.6x103.3. P M. Prior mort \$36,000. Nov 15, 8 years, 6%. Nov 19, 1909. 2:395. 12,400

### BOROUGH OF THE BRONX.

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

Albor Realty Co to Mosholu Realty Co. Belmont av, w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st x e and n e 128.7 to beginning. P M. Prior mort \$5,500. Nov 22, due May 1, 1910. Nov 23, 1909. 11:3086. 2,500  
Bowen, Lizzie E or Lizzie to Annie Norz. 148th st, n e s, 137.6 s e Bergen av, 28.6x129.1x26x140.11. Prior mort \$11,500. Nov 24, 1909, 3 years, 6%. 9:2293. 1,000  
Bowen, Lizzie E or Lizzie to Martin F Breden. 148th st, n e s, 137.3 s e Bergen av, 28.6x129.1x26x140.11. Nov 24, 1909, 5 years, 5%. 9:2293. 11,500  
Briggs av Realty Co to Lucy K Birchall. Briggs av, No 2584, e s, 414.3 s 194th st, 19.2x83.11x19.1x82.4. Nov 18, 3 years, 6%. Nov 19, 1909. 12:3293. 1,500  
Same to same. Same property. Certificate as to above mort. Nov 19, 1909. 12:3293.  
Bedford Boulevard Construction Co to Louis Block. Bedford Park Boulevard, e s, 35 n Briggs av, two lots, each 25x100. Two morts, each \$1,375. Two prior morts, \$— each. Nov 18, due May 18, 1911, 6%. Nov 19, 1909. 12:3303. 2,750  
Boulevard Construction Co to Andrew Wilson as trustee Chas E Fleming. Southern Boulevard, w s, 375 n Jennings st, 37.6x100. Nov 17, 1909, 3 years, 5%. 33,000  
Same to same. Same property. Certificate as to above mort. Nov 16, 1909, 11:2977.  
Brant, Oliver R, Everett M Raynor and Herbert Nulsen to Park Mortgage Co. Heath av, n e cor 230th st, 75x100x74.8x104.2. P M. Nov 19, 2 years, 6%. Nov 20, 1909. 12:2356. 4,200  
\*Berti, Alexander to Helena C Baker. Hancock st, w s, 400 s Van Nest av, 25x100. Nov 20, 3 years, 6%. Nov 22, 1909. 1,200  
Bohlen, Chas J F to Geo D Kingston. Briggs av, No 2876, s e s, 328.8 n e 198th st, 25x125. P M. Nov 22, 1909, 1 year, 6%. 12:3296. 1,000  
Cipriani Realty & Construction Co to Manhattan Mortgage Co. Belmont av, n e cor 189th st, 90x100. Prior mort \$—. Nov 18, due, &c, as per bond. Nov 19, 1909. 11:3075 and 3091. 56,000  
Same to same. Same property. Certificate as to above mort. Nov 18, 1909, 11:3091 and 3075.  
Cowman, Ellen to Bertel Realty Co. Southern Boulevard, n s, 550 w Av St John, 37.6x105. Prior mort \$10,000. Nov 17, demand, 6%. Nov 20, 1909. 10:2683. 1,750  
\*Cordovano, Angelina to Francesco Arra. 216th st, s s, 125 w 5th av, and being west ½ of e ½ of lot 222 map (No 143 Westchester Co), Wakefield, 25x114. Nov 18, 3 years, 6%. Nov 19, 1909. 500  
Colaizzi, Dominick to Louis Massucci. Hoe av or st, e s, 79.1 s Home st, 25x100. Nov 16, 3 years, 4½%. Nov 22, 1909. 10:-2752. 3,000  
Cornish (John W) Construction Co to City Mortgage Co. Mapes av, n e cor Tremont av or 177th st, 190.3x92.7x190.4x92.7. Building loan. Nov 22, 1909, demand, 6%. 11:3107. 120,000  
Same to same. Same property. Certificate as to above mortgage. Nov 22, 1909. 11:3107.  
\*Crownhill Construction Co to Henry Oestreicher Co. Ritter pl, n s, 96.4 e Union av, 50x102. Nov 22, 3 years, 5%. Nov 23, 1909. 40,000  
\*Same to same. Same property. Certificate as to above mort. Nov 19, 1909, 11:2969.  
\*Cohen, Esther with Robt A Joyce. 212th st, No 723, n s, 100 w Maple av, 25x100. Subordination agreement. Nov 10, 1909, 1909. nom  
\*D'Angelo, Maria A wife Antonio to Robt A Joyce. Logan st, n s, 100.10 w Maple av, runs n 50 x e 0.10 x n 50 x w 25 x s 100 to st x e 24.2 to beginning. Prior mort \$8,000. Nov 20, due, &c, as per bond. Nov 23, 1909. 3,000  
De Forest, Lee to Along the Hudson Co. River Drive, w s, 20 s from n line of property party 2d part, runs e on curve 70.7 x s 128.1 to private right of way 15 ft wide x n e 108.11 x — 56.4 x n e — x — 93 x — 83 to beginning. Building loan. Oct 27, due Jan 1, 1910, 6%. Nov 19, 1909. 13:3411. 10,000  
Del Balso, Maria to Rollin Tracy as trustee. Vyse av, w s, 100 s Jennings st, 50x100. Oct 9, due as per bond, 6%. Nov 24, 1909. 11:2987. 1,858.89  
Di Benedetto Realty Co to LAWYERS TITLE INS & TRUST CO. 182d st, n s, 102.11 w 3d av, 40x140. Building loan. Nov 23, 1 year, 6%. Nov 24, 1909. 11:3051. 28,000  
Driscoll, James A to Helene M Boas. Irvine st, w s, 125 n Seneca av, 25x38.2. P M. Nov 22, 5 years, 5%. Nov 24, 1909. 4,500  
Driscoll, James A with John Rendall. Irvine st, w s, 229.4 s Garrison av, 25x38.2. Subordination agreement. Nov 22. Nov 24, 1909. 10:2761. nom  
Demarest, Charles to Mary M McKelvey. Arlington av, w s, 220 n 227th st, runs s e 125 x n e 60 x n w 125 to av x s w 60 to beginning. Nov 15, 3 years, 5½%. Nov 19, 1909. 13:3407. 6,000  
Same to Edgehill Terraces Co. Same property. Nov 15, installs, 5%. Nov 19, 1909. 13:3407. 4,500  
\*Dannies, Anna to David Mayer Brewing Co. Boston road, s w cor Cedar st, 59x67x50x90, Westchester. Prior mort \$1,100. Nov 18, due May 18, 1910, 5%. Nov 19, 1909. 400  
EAST RIVER SAVINGS INSTN with Fredk E Steeg. 156th st, No 920, s s, 60.6 w Forest av, 27x90. Extension of \$16,000 mort until Nov 1, 1914, at 5%. Nov 23, 1909. 10:2645. nom  
E & W Construction Co to E De Forest Haynes et al, exrs Fredk W Haynes. 136th st, n w cor Brook av, 40x100. Nov 24, 1909, due Dec 1, 1914, 5%. 9:2264. 43,000  
Same to same. Same property. Certificate as to above mort. Nov 24, 1909. 9:2264.  
Fasola, Catharine C to Adele W Heatley. Bryant av, w s, 200 n Freeman st, 25x100. Nov 24, 1909, 5 years, 6%. 11:2994. 500  
Same with same. Same property. Extension of \$2,500 mort until Nov 8, 1914, at 6%. Nov 24, 1909. 11:2994. nom  
Fowler, Nannie E to Louise Hachmann. Trinity av, e s, 210 n 161st st, late Clifton st, 20x100. Nov 23, 1909, 5 years, 5%. 10:2638. 5,500  
Friend, Theo H to Mary A Morris. Weeks av, e s, 95 n 173d st, 25x95. Sept 12, 3 years, 5%. Nov 23, 1909. 11:2792. 4,000  
Freiershausen, Fred with THE BOWERY SAVINGS BANK. 136th st, No 450 East. Extension of mort for \$10,000 to Nov 18, 1914, at 4½%. Nov 18, 1909. 9:2280. nom  
Foxvale Realty Co & Geo F Johnson with LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 430 n Longwood av, 186.8x100. Subordination agreement. Nov 12. Nov 22, 1909. 10:2710. nom  
Foxvale Realty Co to LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 430 n Longwood av, five lots, each 37.4x100. Five morts, each \$22,000. Nov 22, 1909, 5 years, 5%. 10:2710. 120,000  
Same to same. Kelly st, e s, 430 n Longwood av, 37.4x100; Kelly st, e s, 467.4 n Longwood av, 37.4x100; Kelly st, e s, 504.8 n Longwood av, 37.4x100; Kelly st, e s, 542 n Longwood av, 37.4x100; Kelly st, e s, 579.4 n Longwood av, 37.4x100. Certificate as to five morts for \$22,000 each. Nov 22, 1909. 10:2710.  
Fox, Noel B with Joseph Lapini. Ryer av, Nos 2052 and 2054. Extension of 2 morts, each \$4,100, until Nov 19, 1912, at 5%. Nov 15, 1909, 11:3144 and 3149. nom  
Grun, Julius and Jenny Braun and Rosie Stern to Fannie S Laubheim. 167th st, s w cor Hall pl, 49.11x108.10x40.4x113.3. Nov 18, 5 years, 5%. Nov 19, 1909. 10:2691. 14,000  
Garner, Annie wife of and Charles to Adelia Jenkins. Franklin av, w s, 44 n 170th st, 16.10x100, except part for av. Prior mort \$6,500. Nov 19, due May 19, 1910, 6%. Nov 20, 1909. 11:2932. 300  
\*Garrow, Edward L and Chas W Pope to Norwood Heights Realty & Construction Co. 174th st, w s, 331 s Gleason av, 25x100, and being lot 513 map Gleason property dated June 24, 1897. Prior mort \$—. Nov 15, 2 years, 6%. Nov 22, 1909. 600  
Gilhuly, Michl J and Dominick J to Angel J Simpson and ano, exrs, &c, Henry C Raynor and Max Just individ. Gun Hill road, s s, 45.3 w Webster av, 45.3x91x45x96.11. P M. Nov 23, 1909, 5 yrs, 5%. 12:3355. 4,350  
Hynes, Mary S with Margaretha Langhorst. 178th st, No 540, s s, 115 e 3d av, —x—. Extension of \$6,000 mort until Nov 22, 1912, at 5%. Nov 22, 1909. 11:3060. nom  
Hagemann Construction Co to Henry C Heiser. Tiebout av, w s, 109.10 n 182d st, 18.2x67.10x18x66.5. Prior mort \$3,750. Nov 18, due, &c, as per bond. Nov 23, 1909. 11:3145. 825  
Same to Arthur E Hall. Tiebout av, w s, 91.8 n 182d st, 18.2x66.5x18x65. Prior mort \$3,500. Nov 17, due, &c, as per bond. Nov 23, 1909. 11:3145. 850  
Same to Henry C Heiser and Arthur E Hall. Certificate as to two morts above for \$825 and \$850. Nov 17. Nov 23, 1909. 11:3145.  
Hyndman, Cornelia to LAWYERS TITLE INS & TRUST CO. Mt Hope pl (Morris st), n s, 150 w Fleetwood av, 50x125. Nov 23, 5 years, 5%. Nov 24, 1909. 11:2827. 4,000  
Hein, Rosa with Fannie S Laubheim. 167th st, s w cor Hall pl, 49.11x108.10x40.4x113.3. Subordination agreement. Nov 15, 1909, 1909. 10:2691. nom  
\*Hill, Catharine C of Summit, N J with DOLLAR SAVINGS BANK. Wallace av, e s, extends from s s 203d st to n s of road to Westchester and bounded e by Adee av and land of Chas G Spencer. Adee Park. Subordination agreement. Nov 8. Nov 19, 1909. nom  
Holyoke Realty & Construction Co to Edwin B Meeks trustee Joseph W Meeks for Sophia T Hawkins et al. Clinton av, s e s, 39.3 n e 175th st, 19.2x90.2x19.6x90.2. Nov 15, due, &c, as per bond. Nov 20, 1909. 11:2949. 8,000  
Henne, Dorothea with Frank Melzer. Stebbins av, e s, 208.9 n Freeman st, 25x125.4x25x126. Extension of \$5,500 mort until Nov 9, 1914, 5%. Nov 19, 1909. 11:2965. nom  
Higgins & Co to Theo Wentz. Trinity av, w s, 100 s 163d st, 50x125. Building loan. Nov 19, demand, 6%. Nov 20, 1909. 10:-2631. 45,000  
Same to same. Same property. Certificate as to above mortgage. Nov 19. Nov 20, 1909. 10:2631.



# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- Hollerith, Henry to Title Guarantee & Trust Co. Bristow st, e s, 255 n Jennings st, 20x100. Nov 20, due, &c, as per bond. Nov 22, 1909. 11:2964. 3,000
- Hashagen, Gesine C to Henry Stehnen and ano. Hoe av or st, No 1169, w s, 222.3 s Home st, 25x100. Nov 22, 1909, 3 years, 5%. 10:2745. 4,000
- Holyoke Realty & Construction Co and Pincus and Morris Shalita and Jacob Spielberg to Edwin B Meeks trustee Jos W Meeks for Sophia T Hawkins et al. Clinton av, s e s, 39.3 n e 175th st, 19.2 x 90.2x19.6x90.2. Subordination agreement. Nov 17. Nov 22, 1909. 11:2949. nom
- Holyoke Realty & Construction Co to Edwin B Meeks trustee Jos W Meeks for Sophia T Hawkins et al. Cliton av, s e s, 39.3 n e 175th st, 19.2x90.2x19.6x90.2. Certificate as to mort for \$8,000. Nov 17. Nov 22, 1909. 11:2949. —
- Heine, Francis of Yonkers, N Y, to Eugene Spock. Teller av, No 1322, e s, 141.1 n 169th st, 25x80. P M. Prior mort \$6,000. Nov 20, 2 years, 6%. Nov 22, 1909. 11:2782. 750
- Janssen, Bernhard H with Jacob Wicks Jr. Brown pl, n e cor 132d st, 100x95. Extension of \$35,000 mort until Nov 19, 1914, at 5½%. Nov 19, 1909. 9:2277. nom
- Jacob (George H) Construction Co to ITALIAN SAVINGS BANK. Park av, n e cor 166th st, 96x21.3x92x48.10. Nov 19, 3 years, 5%. Nov 20, 1909. 9:2388. 29,000
- Same to same. 166th st, n s, 48.10 e Park av, two lots, each 39.1 x 92. Two mort, each \$25,000. Nov 19, 3 years, 5%. Nov 20, 1909. 9:2388. 50,000
- Same to same. Park av, n e cor 166th st, 96x99.6x92x127.1. Certificate as to above mort. Nov 17. Nov 20, 1909. 9:2388. —
- Kiely, Mary R and Annie O'Brien to Eliz K Upham. Hoe av, e s, 150 n 172d st, 25x100. Nov 19, 1909, 4 years, 5%. 11:2989. 7,300
- Same to Francis G Lloyd and ano, trustees David Stevenson for Eliz Stevenson. Hoe av, No 1520, e s, 125 n 172d st, 25x100. Nov 19, 1909, 4 years, 5%. 11:2989. 7,300
- Keogh (Wm T) Amusement Co to LAWYERS TITLE INS & TRUST CO. Westchester av, s s, at s e Bergen av, runs e 78 x s 173.5 x w 24.3 x n w 6 x w 109.7 x s w 8.11 to Gerard st x n w 78.10 to Bergen av x n e 188.11 to beginning. Prior mort \$225,000. Sept 30, due 5 years after Feb 15, 1910, 6%. Nov 19, 1909. 9:2294. gold bonds, 112,500
- Same to same. Same property. Certificate as to above mort. Sept 30. Nov 19, 1909. 9:2294. —
- Kelly, John H to Wilhelmine Streeter. Vyse av, e s, 100 s 180th st, 37x114.1x35x114.8. P M. Prior mort \$—. Nov 16, due Jan 1, 1912, 6%. Nov 22, 1909. 11:3132. 3,000
- Kelly, John H to Wilhelmina Streeter. Vyse st, e s, 100 s 180th runs e 114.1 x s 35 x w 113.6 to av, x n 35 to beginning. P M. Prior mort \$—, due Jan 1, 1912, at 6%. Nov 22, 1909. 11:3132. 3,000
- Kenson Construction Co to AMERICAN SAVINGS BANK. Bryant av, w s, 70 n Jennings st, 20x100. Nov 23, 1909, 3 years, 5%. 11:2995. 8,500
- Same to same. Bryant av, w s, 45 n Jennings st, 25x100. Nov 23, 1909, 3 years, 5%. 11:2995. 9,500
- Same to same. Bryant av, w s, 70 n Jennings st, 20x100; Bryant av, w s, 45 n Jennings st, 25x100. Certificate as to two mort for \$8,500 and \$9,500, respectively. Nov 23, 1909. 11:2995. —
- Kayser, Caroline H wife Henry to Christian H Werner. 146th st, s s, 100 e Leggett av, 25x100 and being lot 248 map No 601 Westchester Co of Westchester property of Edw T Young, Springhurst, N Y. Nov 16, due as per bond, 6%. Nov 22, 1909. 10:2737. 250
- \*Kolkman, Anna widow to Chas F Gilfrich. 223d st, late 9th av, n s, 105 e 2d av and being lot 1042 map Wakefield, 100x114. Nov 22, 3 years, 6%. Nov 24, 1909. 1,500
- Leahy, Annie and Katherine E Higgins to Angel J Simpson and ano exrs Henry C Raynor and Max Just individ. Webster av, No 3109, n w cor Woodlawn road, No 3001, 25x115. Nov 23, 1909, 3 years, 4½%. 12:3331. 7,750
- Le Mout, Mary F to Henry Hillebrand. Anthony av, e s, 98.9 s Tremont av, runs e 35.6 x s 1.5 x e 69.6 x s 41.2 x w 105 to av x n 45 to beginning. Prior mort \$6,000. Nov 24, 1909, 3 years, 6%. 11:2803. 2,000
- \*Mack, Michl J to DOLLAR SAVINGS BANK of City N Y. Barnes av, s e cor 205th st, runs s 229.9 to Westchester road x n e 171.6 x n 64 x e 30.8 x n 123.2 to st x w 200 to beginning. Nov 11, due June 1, 1911, 5½%. Nov 19, 1909. 15,000
- Mellert, Fredk M to Wm S Patten. Webster av, n w cor 194th st, 95.7x37.5x95.2x28.1. P M and building loan. Nov 11, due June 1, 1910, 6%. Nov 19, 1909. 12:3277. 32,000
- Same to same. 194th st, late Cole st, n s, 28.1 w Webster av, 35x95.2. P M and building loan. Nov 11, due June 1, 1910, 6%. Nov 19, 1909. 12:3277. 22,000
- \*McDonald, Margt L to Frank Dreschel. 2d st, s s, 105 w Av B, 50x108, Unionport. Prior mort \$—. Nov 18, 3 years, 6%. Nov 20, 1909. 850
- Mellwin Realty & Construction Co to Fridolin C Mehler. Honeywell av, e s, 24.11 n 178th st, two lots, each 20x112.8. Certificate as to two mort for \$1,000 each. Nov 17. Nov 20, 1909. 11:3122. —
- \*Miller, Thomas to Crawford Real Estate & Bldg Co. Boston road, s s, 45 w Grace av, 50x121.3x50x123.9. P M. Nov 18, due Aug 1, 1912, 5%. Nov 20, 1909. 750
- \*Same to Irving Realty Co. Same property. P M. Prior mort \$750. Nov 18, due Aug 1, 1913, 5%. Nov 20, 1909. 550
- Moody, Geo F to Rosalie D Lockwood. Washington av, No 973, w s, 100 s 164th st, 25x98.11x25x98.10. Nov 20, due Jan 1, 1913, 5%. Nov 22, 1909. 9:2385. 5,000
- \*Martzoff, Louise to Irving Realty Co. Edson av, w s, about 191 s Boston road, 50x95; Edson av, w s, about 434.10 n 222d st, 50x95. P M. Prior mort \$600. Sept 10, due Aug 1, 1912, 5%. Nov 22, 1909. 500
- Maas, Dora to HARLEM SAVINGS BANK. Jackson av, s w cor 166th st, 100x22. Nov 24, 1909, 3 years, 5%. 10:2640. 5,500
- Mullins, Annie to Mary C Varian. 198th st, s s, 75 e Decatur av, 25x100x25.1x104.6. Nov 24, 1909, 3 years, 6%. 12:3278. 1,500
- \*Marthens, Minnie and Martha Schmor to DOLLAR SAVINGS BANK OF CITY N Y. Harrison av, w s, 100 s McGraw av, 25x90. Nov 17, due Dec 1, 1912, 5½% until Dec 1, 1910, and 5% thereafter. Nov 24, 1909. 3,000
- \*Mackenzie, Annie F wife Archibald T to Eliz K Dooling. Av B, n e cor 1st st, 108x105, Unionport. Nov 19, 2 years, 6%. Nov 23, 1909. 2,000
- \*Same to same. McGraw av, n w cor Harrison av, 25x100, Westchester. P M. Oct 28, 1 year, 6%. Nov 23, 1909. 800
- \*Same to same. Harrison av, w s, 100 n McGraw av, 25x100. P M. Oct 28, 1 year, 6%. Nov 23, 1909. 800
- Noble & Gauss Construction Co to HARLEM SAVINGS BANK. Eagle av, w s, 331.6 s 156th st, 37.6x99.1. Nov 19, 1909, 3 years, 5%. 10:2617. 27,000
- Same to same. Same property. Certificate as to above mort. Nov 18. Nov 19, 1909. 10:2617. —
- Noble & Gauss Construction Co to Jessie C Strauss. Eagle av, w s, 331.6 s 156th st, 37.6x99.1. Prior mort \$27,000. Nov 22, due, &c, as per bond. Nov 23, 1099. 10:2617. 4,000
- \*Nesto, Vincenzo to Geo Wildung. Grant av, n s, 180 w Unionport road, 25x100 and being lot 511 map Van Nest Park. Prior mort \$3,000. Nov 18, due, &c, as per bond. Nov 19, 1909. 1,000
- \*New, Annie and Isabella Giamporcuro to James Carney. Taylor av, e s, 91 n Westchester av, 100x100, and being lots 131 to 134 map 510 lots McGraw Estate. Nov 20, due, &c, as per bond. Nov 22, 1909. 3,600
- Nolan, John J to Jarvis A Root. Intervale av, w s, 293.10 n Westchester av, 50x100. Prior mort \$5,000. Nov 19, due, &c, as per bond. Nov 20, 1909. 10:2699. 4,500
- Ostrow, Kate to BRONX SAVINGS BANK. 181st st, n s, 115.2 w Hughes av, 17.2x95. Nov 12, 3 years, 5%. Nov 19, 1909. 11:3070. 4,100
- Ostrow, Kate wife Abraham to Wade Greene. 181st st, n s, 115.2 w Hughes av, 17.2x95. Prior mort \$4,100. Nov 13, 2 years, 6%. Nov 19, 1909. 11:3070. 1,200
- Onyx Realty & Construction Co to David Galewski. Courtlandt av, Nos 719 and 721, n w cor 155th st, 50x100. Prior mort \$—. Nov 18, due as per bond, 6%. Nov 20, 1909. 9:2415. 10,000
- 173d Street Park Co to American Mortgage Co. Park av, w s, 34.6 n 173d st, runs w 100.4 to c 1 Mill Brook, x n 40.11 x e 95.3 to av, x s 40.6 to beginning. Nov 22, 1909, 5 years, 5%. 11:2898. 21,000
- Same to same. Same property. Park av, n w cor 173d st, 34.6x 100 to c 1 Mill Brook x 34.10x102.11. Nov 22, 1909, 5 years, 5%. 11:2898. 28,000
- Phelan, Wm L to Annie Kimberly. Valentine av, e s, 172.8 n 181st st, 20x117.9 to w s Tiebout av, x 20x118. Nov 19, 3 years, 5%. Nov 20, 1909. 11:3144. 7,500
- Same to same. Valentine av, e s, 192.8 n 181st st, 20.1x117.6 to w s Tiebout av, x 20.1x117.9. Nov 19, 3 years, 5%. Nov 20, 1909. 11:3144. 7,500
- Same to Geo B Goldschmidt et al trustees Saml B H Judah. Valentine av, e s, 112.8 n 181st st, 20x118.6 to w s Tiebout av, x 20x118.9. Nov 19, 3 years, 5%. Nov 20, 1909. 11:3144. 8,000
- Pettit, Margt to Sarah Jacobs. Manida st, Nos 828 and 830, n e s, 263.10 n w Lafayette av, 50x100. Nov 24, 1909, due May 24, 1911, 6%. Nov 24, 1909. 10:2740. 2,000
- Russell, Rose to Richard P Lydon. Prospect av, No 601, w s, 255 n 150th st, 20x100. Prior mort \$8,750. Nov 17, due Jan 10, 1911, 6%. Nov 24, 1909. 10:2674. 650
- Raisbeck, James J to Wm W Johnson and ano trustees Alvin J Johnson for Virginia H Montague. Morris av, No 1855, w s, 35.10 n 176th st, 17.10x95. Nov 19, 1909, 3 years, 5%. 11:2827. 5,000
- Same to same. Morris av, No 1861, w s, 89.4 n 176th st, 17.10x95. Nov 19, 1909, 3 years, 5%. 11:2827. 5,000
- Same to same. Morris av, No 1863, w s, 107.2 n 176th st, 17.10x 95. Nov 19, 1909, 3 years, 5%. 11:2827. 5,000
- Renz, Louisa to Louise Christman. 3d av, No 3044, e s, 25 n 156th st, 25x96. Nov 18, due, &c, as per bond. Nov 19, 1909. 9:2364. 10,000
- Rogers, Francis, of New Rochelle, N Y, to Jacob Amann. College av, e s, 75 s 144th st, 50x100. P M. Nov 11, 5 years, 4½%. Nov 19, 1909. 10,000
- Rose (Hudson P) with Eliz K Dooling. Tremont av, n s and s s Tacoma st, 62x—x25x100, and being lot 382 blk L amended map Mapes Estate. Subordination agreement. Nov 16. Nov 20, 1909. nom
- \*Rittersberger, Henry to Crawford Real Estate & Building Co. Boston road, s s, 45 e Grace av, 50x112x50x105.2, and being lots 3 and 4 map (No 1208) Bronx Terrace. P M. Nov 18, due Aug 1, 1912, 5%. Nov 19, 1909. 900
- \*Same to Irving Realty Co. Same property. P M. Prior mort \$900. Nov 18, due Nov 1, 1912, 5%. Nov 19, 1909. 400
- \*Rost, Rosaline to Israel Stone. 226th st, late 12th st (12th av), n s, 155 w 4th av and being w ½ lot 485 map Wakefield, 50x 114. Prior mort \$1,000. June 5, 1907, due June 1, 1908, 6%. Nov 19, 1909. 500
- Rezzano (A) Construction Co to James R Strong. Manida st, w s, 300 s Spofford av, two lots, each 25x100. Two mort, each \$4,500. Nov 20, due Jan 1, 1913, 5%. Nov 22, 1909. 10:2768. 9,000
- Same to same. Manida st, w s, 300 s Spofford av, 50x100. Certificate as to above mort. Nov 19. Nov 22, 1909. 10:2768. —
- Ruth, Abraham with Henry R Wood. 138th st, No 872, s s, 514.5 w Cypress av, 37.6x100. Agreement as to share ownership in bond and mortgage. Nov 19. Nov 24, 1909. 10:2550. —
- \*Schill, Edw A to Herman Menaker. Columbus av, s s, 240 w Bronxdale av, 50x—, and being lots 11 and 12 map (1076) Westchester Co, 211 lots, part of Downing Estate. Nov 20, 3 years, 5½%. Nov 22, 1909. 6,000
- \*Strahl, Marcus with Chas Pace. 226th st, late 12th st, n s, 155 w 4th av, and being w ½ lot 485 map Wakefield, 50x114. Extension of \$500 mort until June 1, 1910, at % as per bond. Nov 17. Nov 20, 1909. nom
- \*Stickel, Margaretha to Frank Gass. Gleeve av, e s, about 101 s Lyon av and being lot 36 blk A map (No 1119 Westchester Co), Dore Lyon property, Westchester. Nov 17. Nov 19, 1909, 3 years, 6%. 700



# KING'S WINDSOR CEMENT

## For PLASTERING WALLS AND CEILINGS

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

J. B. KING & CO., 17 State Street, New York

\*Sullivan, Richard to Frank Gass. Watson av, n e cor Olmstead av, 105x108. Nov 16, 3 years, 6%. Nov 20, 1909. 3,000

Seekamp, Antonia to Katz-Polacek Realty & Construction Co. 156th st, No 731, n s, 45.10 w Forest av, 41.8x100. P M. Prior mort \$35,000. Nov 15, 3 years, 6%. Nov 19, 1909. 10:2646. 8,300

\*Silverberg, Isaac to Maclay Av Realty Co. Maclay av, e s, 150 n St Peters av, 25x127.9x25x127.4. P M. Nov 18, due, &c, as per bond. Nov 23, 1909. 3,705

Smith, Mary E with Geo K Martin. Walton av, n w s, 398.7 s w 164th st, 60x irreg. Extension of \$7,500 mort until May 2, 1911, at 5½%. Mar 9, 1908. Nov 24, 1909. 9:2477. nom

Taterka, Millie to Gertrude I Grummon. 139th st, No 479, n s, 733.4 e Willis av, 16.8x100. P M. Prior mort \$—. Nov 22, installs, 6%. Nov 24, 1909. 9:2284. 500

\*Thorn, Thomas R to MUTUAL LIFE INSURANCE CO OF N Y. Chatterton av, s s, at w s Westchester Creek, 226x216 to Tremont av x 234 to Westchester Creek x216.1, Unionport. Nov 19, 1909, due, &c, as per bond. 15,000

\*Tucci, Antonio to Sophia Goldenberg. Old road, s s, 193 w Pugsley av and being lot 33 map (No 1130a) property N Y Catholic Protectors, 25x84.10x25x86.7. P M. Nov 20, 3 years, 6%. Nov 22, 1909. 450

Varian, Wilbur L to Angel J Simpson and ano, exrs, &c Henry C Raynor and Max Just, individ. 234th st, s s, 80 e White Plains av, 50.1x114. P M. Nov 23, 1909, 5 years, 4½%. 1,400

\*Same to same. 234th st, s s, 130.1 e White Plains av, 50x114. P M. Nov 23, 1909, 5 years, 4½%. 1,400

\*Von Seth, Geo to Irving Realty Co. Boston road, s s, about 20

w Edson av, 45x112.11x45x114.7, and being lots 6 and 7 map (No 12-08) Bronx Terrace. P M. Prior mort \$800. Oct 7, due Aug 1, 1912, 5%. Nov 22, 1909. 200

Wood, Henry R with South Side Construction Co. 138th st, No 872, s s, 51.5 w 138th st, 37.6x100. Extension of \$30,000 mort until Sept 27, 1912, at 5½%. Nov 17. Nov 22, 1909. 10:2550. nom

Winslow, Chas A to Salvatori Abruscato. Crotona av, w s, 79.4 s 182d st, 25.1x100x25x100. Nov 16, 5 years, 5%. Nov 19, 1909. 11:3083 and 3084. 1,500

Wahlig & Sonsin Co to Frederic Muller. Southern Boulevard, e s, 300 s Jennings st, three lots, each 33.4x100. Three mortgages, each \$5,000. Three prior mortgages \$25,000 each. Nov 23, due, &c, as per bond. Nov 24, 1909. 11:2980. 15,000

Same to same. Southern Boulevard, Nos 1318, 1322 and 1326. Certificate as to three mortgages for \$5,000 each. Nov 23. Nov 24, 1909. 11:2980.

Wenigman Construction Co to Bronx Investment Co. Clay av, n w cor 165th st, runs n 49.11 x w 100 x n 39.1 x w 107.7 to Teller av, x s 89 to st, x e 209 to beginning. Building loan. Oct 13, demand after July 1, 1910, 6%. Nov 22, 1909. 9:2428. 109,000

Same to same. Same property. Certificate as to above mortgage. Oct 11. Nov 22, 1909. 9:2428.

Wendler, Emil P and Emil A E to N Y & Suburban Co-operative Building & Loan Ass'n. Tinton av, e s, 259.1 s 166th st, 16.8x 10. Nov 19, installs, 6%. Nov 22, 1909. 10:2670. 3,000

Weil, Jonas with Fannie S Laubheim. 167th st, s w cor Hall pl, 49.11x108.10x40.4x113.3. Subordination agreement. Nov 15. Nov 19, 1909. 10:2691. nom

### JUDGMENTS IN FORECLOSURE SUITS.

Nov. 18.

10th st, Nos 66 & 68 West. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y; Warren Leslie, ref. (Amt due, \$14,296.33.)

Brown pl, n e cor 135th st, 33.4x100. Chas W McCutchen agt Alfred L Brown; Samuel St J McCutchen, att'y; Leighton Lobdell, ref. (Amt due, \$31,420.76.)

Belmont av, n e cor 189th st, 15x87.6. Frank M Patterson agt Louis Noschese et al; W Gibbs Whaley, att'y; Joseph R Truesdale, ref. (Amt due, \$1,035.67.)

Nov. 19.

8th st, n e s, 554.5 n 5th av, 23x93.11. Marie E Jacobson agt Jacob Bernstein; Wells & Snedeker, att'ys; E Mortimer Boyle, ref. (Amt due, \$3,635.53.)

110th st, n s, 116.8 w 2d av, 37.6x100.11. Abraham D Weinstein agt Louis Folbe; Preyer, Hyman & Jarmulowsky, att'ys; Joseph W Keller, ref. (Amt due, \$9,711.)

66th st, s s, 200 w 1st av, 25x100.5. Wm D Crumie agt Ben L Fairchild et al; Seward Baker, att'y; Edw A Acker, ref. (Amt due, \$5,077.78.)

Eastburn av, e s, 188.4 n 174th st, 50x95. Eliza O'Kennedy agt Belmont Realty & Construction Co; J J Karby O'Kennedy, att'y; Walter T Stern, ref. (Amt due, \$1,131.)

maker & Hedges & A R Bunnell.

Brook av, n w cor 140th st, -x104.2xirreg. Louis H Perlman agt Abe Schwalbe et al; action to set aside conveyance; att'y, J E Brodsky.

Nov. 24.

Lots 12, 20, 21, 22 and 23, Block 19; Lots 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, Block 24, and Lots 3 to 10, Block 30, Map of Pelham Park. Vivian L MacDonell agt Esmond Stiles et al; action to impress trust; att'y, J T Smith.

Nov. 26.

Marmion av, s e cor 175th st, 146x95. Pasquale Trota et al agt Fairmount Construction Co et al; action to foreclose mechanics lien; att'y, B J Kelly.

Eastern Bay av, e s, 285 s Maple st, runs w 1796.4 to exterior line of lands under water of Henry C Barretto, x s e 190.3 x e 1679.8 to e s Eastern Bay av, x n 150 to beg.

Hillside av, c 1, 405 n c 1 Maxwell st, runs e 183.6 x s 27.2 x s e 234.9 x s 98.9 x s e 145.2 to s s Maxwell st, x w 106.9 to Meadow av, x n 30 x w 290 to c 1 Hillside av, x n 405 to beg.

Coster av, c 1, 175 n c 1 Maple st, runs w 720 x - 38 x - 125.11 x - 20.11 to c 1 Maple st, x e 767 x n 175 to beg.

East Bay Land & Improvement Co agt Geo W L Curtis et al; partition; att'y, R C Dorsett.

Ludlow st, w s, 80 s Grand st, 20x87.6. James L McDermott et al agt Elizabeth A Vail et al; action to foreclose mechanics lien; att'ys, Katz & Sommerich.

119th st, No 118 East. William Graeber agt Taft Realty Co; att'y, A D Pape.

Houston st, No 128. Emanuel Arnstein et al agt Pasquale Viggiano et al; att'y, M A Hullett.

105th st, No 334 East. Samuel E Kilner agt Annie Miller et al; att'y, J French.

Cherry st, Nos 227 & 229.

Water st, Nos 486 & 488.

Ignatz Roth et al agt Morris Koslow et al; att'ys, Lese & Connolly.

Nov. 24.

116th st, n s, 245 w Pleasant av, 50x100.11. Susan Van Praag agt Joseph Rubano et al; att'ys, Eisman, Levy, Corn & Lewine.

1st av, w s, 25.1 n 58th st, 25.1x75. George Willi Jr agt John M Bensen et al; att'y, F P Hummel.

33d st, No 205 East. Lillie B Lillenthal agt Abraham Goldenblum et al; att'y, S Wechsler.

Lewis st, n w s, 62.1 n 3d st, 21.4x75.6x22.1x 76.1. John T Way et al agt Fred Otto et al; att'y, S H Voris.

141st st, No 551 West. New York Savings Bank agt John Gillies et al; att'ys, Webber & Webber.

118th st, n s, 212.6 w 1st av, 37.6x100.10. American Missionary Ass'n agt Michael Marrone et al; att'ys, Lyon & Smith.

Leland av, n e cor Old Road, 75x109. Louis M Ebling agt Patrick Monahan et al; att'ys, Leventritt, Cook & Nathan.

Brook av, No 1458. Solomon Moses et al agt Emil Berger et al; amended; att'y, E Monocal.

142d st, n s, 507 e Alexander av, 18x50. Edmund I Horton agt Magdalena Romano et al; att'y, W L Snyder.

### FORECLOSURE SUITS.

Nov. 20.

137th st, Nos 26 & 28 West. Julius Blauner agt Marks Schwartz et al; Samuel D Lasky, att'y; Henry B Hammond, ref. (Amt due, \$14,186.34.)

Nov. 22.

No Judgments in Foreclosure filed this day.

Nov. 23.

2d av, No 1852. Emma R Beckwith agt William Ferris; Oliver W Beals, att'y; Chas L Hoffman, ref. (Amt due, \$2,679.59.)

Nov. 24.

1st av, e s, 25 n 61st st, 25x95. Henrietta Lowenstein agt Isaac Shapiro; Norwood & Marden, att'ys; Chas W Culver, ref. (Amt due, \$22,880.)

Taylor st, e s, 325 s Columbus av, 25x100; Action No 1. Baruch Kaufman agt John Higgins et al; Kendall & Herzog, att'ys; Marcel Levy, ref. (Amt due, \$6,200.75.)

Taylor st, e s, 300 s Columbus av, 25x100. Same agt same; Action No 2; same att'ys; Walter C Booth, ref. (Amt due, \$6,200.75.)

Nov. 20.

2d av, No 1892. Kaufman G Falk agt Julia S Manheimer et al; att'ys, Leventritt, Cook & Nathan.

Lots 70 to 74, map of property of Sisters of Charity, opposite Country Club, Bronx. Chas W Gabriel agt Wm B Hogan et al; att'y, B E Rabell.

159th st, s s, 175 w Elton av, 25x98. John C Heintz et al agt Emma Horenburger et al; att'y, G Frey.

Tinton av, w s, 100 n 150th st, 75x95.2. Catherine L Wynne agt Saint Peters Corporation Construction Co et al; att'y, C H Friedrich.

Home st, s s, 211 e Stebbins av, 17x69.3.

Home st, s s, 228.2 e Stebbins av, 24.10x42.8. Isaac A Benequit et al agt Henry Demmerle et al; att'y, J L Bernstein.

Kingsbridge road, e s, 151.6 n c 1 175th st, runs s 26.6 x e 125 v n 25 x w 125 to beg.

Wadsworth av, c 1, 114.4 n 175th st, runs w 83.4 x n w - x e 96.3 x s 25 to beg.

Mary A Garry agt Catherine Foley et al; att'y, G W Simpson.

Washington av, e s, whole front between 188th & 189th sts. -x-. City Real Estate Co agt Archibald J MacFarland et al; amended; att'y, H Swain.

Av A, e s, 118.6 s 17th st, 19.6x95.6. Josephine D Kumpf, extr, agt Moses Selig et al; amended; att'y, J H Mahan.

Nov. 26.

Creston av, e s, 205.2 s 189th st, 70x95; except part released. Carolyn B Wright agt James T Doyle et al; Niles & Johnson.

107th st, s s, 50 w 1st av, 50x63.5. Meyer Jarmulowsky et al agt Salvatore Pergolizzi; att'y, B Alexander.

113th st, No 77 East. Kenyon Fortescue, trustee, agt Benjamin Fishman et al; att'ys, Murray, Bennett & Ingersoll.

133d st, Nos 42 to 48 East. Louis Lese agt Jacob Norwalk et al; att'ys, Lese & Connolly.

94th st, Nos 329 to 335 East; two actions. Louis J Lerkowitz agt Achille Ginzbourger et al; att'y, I Cohn.

126th st, No 233 East. Lina Henschel agt Samuel Levy et al; att'y, M J Gordon.

7th av, w s, 22 n 33d st, 19.2x61.2. Franklin Savings Bank in the City of N Y agt Louis Voelker et al; amended; att'y, W M Powell.

3d av, e s, 77.11 s 136th st, 51.11x186.4 to Lincoln av, x50x172.2. Mary Elfring agt Leo Schafraan et al; att'y, M C Gross.

6th st, n s, 175 e Av A, 23.7x90.10. Ida Fleischhauer agt Abraham Strauss et al; att'y, C Brandt, Jr.

45th st, s s, 210 w 6th av, 40x100.4. Thomas E Greacen agt Southern Match Co et al; att'ys, Carrington & Pierce.

4th st, No 61 East. Chevra Agudas Achim Misnitz agt Raphael Lahnstein et al; att'y, J L Bernstein.

68th st, s s, 100 w West End av, 50x100.5. Mutual Life Ins Co of N Y agt Gertrude T Cockerill et al; att'y, J McKeen.

### LIS PENDENS.

Nov. 20.

127th st, No 122 West. Isaac Mollott et al agt Isaac Steinberg et al; action to foreclose mechanics lien; att'y, J Rosenzweig.

Nov. 22.

77th st, s s, 200 e Amsterdam av, 39x102.2.

77th st, s s, 259 e Amsterdam av, 20x102.2.

77th st, s s, 299 e Amsterdam av, 19x102.2.

Mary H Christophe agt Elizabeth A Hollister et al; partition; att'y, D B King.

77th st, s s, 179 e Amsterdam av, 40x102.2.

77th st, s s, 238 e Amsterdam av, 20x102.2.

77th st, s s, 278 e Amsterdam av, 20x102.2.

Lillie L Hearne agt Anna T Heise et al; partition; att'y, G C Franciscus.

Chisholm st, w s, 144.6 n Freeman st, 25.6x 115.2x27.1x106.1. Jules Stern et al agt Chas H Goodfield et al; action to set aside conveyance; att'ys, Baggott & Ryall.

8th av, n e cor 27th st, 24.6x81.10. Edw M Johnston et al agt Geo M Archer; notice of levy; att'y, G W Simpson.

6th st, No 414 East. Joseph Wirsing et al agt George Schmitt; action to foreclose mechanics lien; att'y, C P Hallock.

Henry st, No 95. Mary Brennemann agt Charles Brennemann et al; amended partition; att'ys, Couderd Bros.

Nov. 23.

124th st, n s, 199.6 w Amsterdam av, 53x100.11x irreg and property in Queens County. Thomas Williams et al agt Joel Marks et al; action to set aside two deeds, &c; att'ys, Shiland, Shoe-

Nov. 22.

153d st, n s, 325 e 8th av, 84.4x113.6xirreg to Macombs Dam rd. Equitable Life Ins Society of the U S agt August Oppenheimer et al; att'ys, Alexander & Green.

64th st, No 174 East. Mutual Life Ins Co agt Agnes L Dart et al; att'y, J McKeen.

133d st, n s, 137.6 w Amsterdam av, 37.6x99.11. Arnold S Furst agt Carmine Altieri et al; att'ys, Furst & Furst.

Riverside drive, e s, 23.3 n 158th st, 111.7x 99.10xirreg. Helen M Schramm agt Henry F Albers et al; att'ys, Man & Man.

South st, No 75. James S Barnes agt John N Crusius et al; att'y, J Brenner.

Madison av, Nos 2116 & 2118. Margaret P Dyett agt Herman Jerome et al; att'y, L Wendel Jr.

Nov. 23.

Norfolk st, No 179. Martin Marks, extr, agt Morris Levin et al; att'ys, Stroock & Stroock.

75th st, No 228 East. Rose Bamberg agt Samuel Silverman et al; att'y, W P Buchler.

97th st, No 207 East. Bernhard Mayer agt Ida Machiz et al; att'y, M Sundheimer.

### JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Nov.

20 Arimondi, Vittoni—A Hammerstein..... costs, 29.63

20 Abraham, Lena—Germania Bank of the City of N Y .....1,040.99

20 Andrews, Georgina I S—S S Raymond. 375.73





# Half a Mile of Municipal Pier Fronts Built of EDISON PORTLAND CEMENT

Extending from Little 12th Street to 23d Street, New York City, and comprising

## The \$10,000,000 Chelsea Dock Improvement

This is a great tribute to the superior binding qualities, strength and economy of Edison Portland Cement. Be sure to see these buildings. They are one of the architectural sights of the city.

## Edison Portland Cement is Uniformly 10% Finest Ground in the World

We guarantee prompt delivery of any quantity—large as well as small.

**EDISON PORTLAND CEMENT CO.,** 935 St. James Building, 1133 BROADWAY — NEW YORK —

20 Abheider, Albert—Rogers Tea & Coffee Co. 19.63	23 Colton, Chas G—J B Goggin 190.26	20 Greenberg, Max et al—T F McLaughlin 1,245.66
20*Adler, Philip et al—E N Bloomberg et al 71.22	23 Cohen, David J et al—T C Wood 454.12	22 Glennie, Albert E—J Hammond 1,575.97
22 Audley, Frank H—E Levy 141.06	23 Cleary, Edw F—Jese Jene Cigar Co 28.15	22 Gray, Herbert & Lucie S—D Reynolds 118.93
22 Abel, Elias—N Y Telephone Co 92.93	24 Carmody, Michael F—C Untermeyer 362.73	22 Gonder, Henry M—S Cohn 126.76
22 Ackerman, Louis—the same 29.76	24 Cohen, Samuel—A Miller 32.41	22 Gruhn, Samuel—Fullerton Case Co 305.45
22 Amschetsopsky, Abe or Abraham—L Dickerman et al 129.50	24 Corbett, John J—D M Junk 71.50	22 Greenberg, Isaac—W S Scudder 26.40
23 Auerbach, Isidor J—C H Hackett et al 149.05	24 Clark, Jacob E—Oliver Typewriter Co 36.21	22 Ginsberg, Moses et al—M Bennett 5,946.75
23 Adler, Philip—Manhattan Leasing Co 153.49	24 Chaikelson, Joel et al—C Geller 187.65	22 Goldberg, Adolph—J Spector 5,691.07
23 Abramowitz, Moses L—M H Schoenzeit et al 61.09	24 Collins, Henry M—F H Stuart 117.64	22 Gottlieb, Maurice H—M J Feinberg 97.10
26 Amato, Matteo gdn—Interborough Rapid Transit Co 109.88	26 Cone, E Walter et al—F L Kelley 1,125.32	22 Geltman, Shai & Israel—S Shapiro 346.81
26 Abrams, Isaac et al—S Katz 215.69	26 Cowen, Joseph—R Gordon et al 31.02	22 Gregory, James—M G Thompson 129.71
26 Angarola, Rose—B Lefler 49.41	26 Cobb, William—J D Murphy 31.91	22 Gebert, Joseph et al—R Meyer 31.22
20 Berliner, Julius et al—T F McLaughlin 1,245.66	26 Counselman, Jessie D—Interborough Rapid Transit Co 110.88	22 Gutman, Adolph—M S Harris et al 119.40
20 Berman, Isaac—E Schonberger 87.29	26 Cohen, Max—B Greeff 130.01	22 Gardella, Virginia et al—M N Clement 1,862.71
20 Bauer, Richard H et al—P Karadoutes et al 458.57	26 Carson, Charles G—Gorham Co 147.02	22 Goldberg, Harry—American Woolen Co of N Y 2,030.81
20 Bisknity, Constantine—S Corkemaz 289.00	26 Corn, Henry—S Bergman et al 110.63	23 Ginsberg, Rae—E Bartolicius et al 550.18
22 Bayer, Anton—Tenement House Dept 59.72	20 Davis, Celia—S Cohen 79.65	23 Galgano, Nicola—J Lampiase 269.55
22 Betz, Emma—J Connor 682.49	20 Donnelly, Richard—A Correal 113.93	23 the same—the same 287.30
22 Brandy, Nathan & Beckie—L Haffer 131.65	22 Deutsch, Bernat—N Y Telephone Co 29.85	23 Goldstein, Samuel—D W Bailey 5,573.70
22 Berkman, Davis et al—B Meyerson 161.65	22 Dixon, John C—the same 74.21	23 Gale, Cyrus B et al—N Y & N J Telephone Co 42.99
22 Bass, James M et al—R M Manley 519.39	22 Drapp, George—the same 48.38	23 Garber, Simon—J Levine et al 639.90
22 Bing, Leo—N Y Telephone Co 48.50	22* Deshel, Jacob et al—Union Bank of Brooklyn 423.19	23*Gallagher, John W et al—H B Hardenburg et al 51.67
22 Boorman, Charlotte S—the same 22.20	22 Diehl, Balthazar & John J—T C Wood 394.21	23 Greenberg, Jacob—M B Schaeuen et al 180.94
22 Blankfort, Hannah—the same 19.59	26 Duval, Wm H et al—F L Kelley 1,125.32	23 Griffin, Geo A—W M Litchard 1,224.39
22 Bartels, Patrick J—the same 23.13	26 Disapio, Antonio—N Y Telephone Co 35.83	23 Gress, Isidor—M Posnick 139.91
22 Bush, Georgie F—the same 53.64	26 Denn, Emma—Chelsea Exchange Bank 423.93	23 Glass, Sadie—I A Cantor 41.70
22 Bellis, John R—G B Hurd 148.46	22 Denielson, Alonzo F—N Y & N J Telephone Co 35.41	24 Guidera, Antonio & Mary—D Girardi 388.74
22 Brunton, Diand* & James—N Y & N J Telephone Co 27.31	23 Delaney, Denis, Pres—J O'Neill 278.90	24 Gerhanie, Geo W—J S Sills et al 96.22
22 Bertini, Lawrence N—Central Electrical Supply Co 243.25	23 Dabenport, Butler or Benjamin, B et al—M O Rhineland 1,225.81	24 Galowski, Bernard—M Greenberg 746.40
22 the same—the same 431.24	23*Doane, Harry H & Jewel L—G W Herbert 196.91	24 Guilford, Wallace—Charles & Co 27.12
23 Becker, Frederick—W W Havens 98.87	24 Doerner, Max—State Bank 400.63	24 Gerlach, Daniel et al—J C Fleissner 1,470.00
23 Bares, Morris et al—People, &c 1,000.00	24 Deutsch, David—Camden & Philadelphia Soap Co 140.69	24 Greenberg, Harris—S Hirsch et al 18.41
23 Brown, Joseph—L Klein 145.00	24 de Bruem, Max—State Board of Pharmacy 59.67	24 Gallagher, Patrick—W E Smith 156.48
23 Brawner, Everett M—M Waterman 94.40	26 Daun, Hanna—H B Claffin Co 161.56	24 Gridley, Wm T—H Floy 213.26
23 Bruno, Geo N—E Kosherak 70.37	26 Dingelman, Oscar—M Beck 156.13	24 Gellis, Abraham & Philip—Harlem Wall Paper Supply 50.25
23 Bernstein, William—H Passman 31.65	26 Di Enrico, Salvatore—P I Simonelli 755.53	24 Groll, Rosa or Karp—I Lipschitz et al 336.38
23 Body, Henry—Fifth Avenue Library Society 24.22	22 Elmer, Jacques—F S Heller 3,709.79	24 Greenstein, Rose—C Macauley 102.51
23 Blondan, Charles—C O Lauchner 35.22	22 Elson, Joe—L Tunisi 30.25	24 Gillespie, Henry L—F Jefferson 2,544.79
24 Bartley, Edward—H Simons 94.23	22 Elias, Hannah—M Rothstein 204.11	26*Goewey, John E et al—N Y Telephone Co 102.62
24*Bellows, Walter C et al—American Play Co 488.66	23 Epstein, Barnet & Morris—M Gold 59.65	26 Gill, Frances M—the same 37.40
24 Burlingame, Alvin W Jr—Brown-Green Co 19.26	23 Ellis, Samuel et al—R Seril 933.81	26 Green, Robert D—the same 35.59
24 Blick, Samuel et al—M Rothbart 464.24	23 Evers, Bridget—A H Joline et al 124.38	26 Greene, Headley M—the same 23.73
24 Bradley, Chas H Jr—Gotham Building & Construction Co 311.80	23 Egan, K Francis—Massasoit Mfg Co 1,632.07	26 Gilbert, Francis J et al—the same 91.02
24 Bernstein, Barnet & Edward—O Rothmiller 319.41	26*Eig, Abe et al—M Schnur 95.85	26 Goldsticker, Louis & Martin—D L Phillips et al 107.97
24 Boyer, James F—F H Tucker Jr 29.40	26 Edelman, Morris et al—Yorkville Bank 449.45	26 Golden, Margaret—New Netherland Bank of N Y 26.70
24 Bauhahn, Gustave E et al—German Exchange Bank 2,708.15	26 Ewell, Raine—Press Pub Co 50.21	26 Grilliere, Pierre J—B Lynch 85.72
24 Brodersen, Jacob—E Goldstein 74.41	26 Eddinger, Wallace R—N Y Telephone Co 93.92	26 Grosberg, John—S J Stiebel et al 43,956.19
24 Blank, Leon et al—I Lipshitz et al 336.38	26 Edelstein, David—J Liebman et al 38.11	20 Holst, Auguste T—M M Sinske 236.91
26 Bayer, Thomas P—W P Soule 85.85	26 Eldred, Luke—Callison Motor Co 537.03	20 Helfand, Bernard et al—D Bravin Tile & Marble Co 80.61
26 Bunker, Geo T—C S Crego 207.64	26 Emerich, Otto—Meyer & Lange 149.09	20 Harris, Abram—M Perreck et al 48.35
26 Brower, John A—Gorham Co 167.94	20 Firestone, Charles—Barclay Realty Co 469.41	20 Hatmaker, William—A Stember 107.96
26 Ballentine, Julia J—H Stenberg 676.34	20 Fulton, Robert C et al—C L Horton 84.76	22 Haaker, Henry—F Taylor 490.13
26 Berger, Philip & John* et al—D Albert et al 31.65	20 Freedman, Joseph—Western Sausage & Provision Co 124.72	22 Harrigan, Thomas F—S Cohen 67.50
26 Bernstein, Simon—Dean Holding Co 112.51	22 Freidel, Minnie—M Perez et al 84.66	22 Hallman, Mollie—L Kadans 153.47
26 Barcellona, Gioachino or Jimmie et al—R Martorelli 182.64	22 Furlong, Robert et al—R Meyer 39.12	22 Heitzner, Frenk et al—M A Duffy 306.34
26 Bosser, William—City of N Y 119.49	22 Flood, Eugene J—R Cohn 110.07	22 Huneke, George & Anna—Crandall, Pettie Co 68.79
26 Brady, Catherine V—V R Lansingh 109.58	22 Faulhaber, Frederick—Beckman Co 730.00	22 Heitzner, Frank et al—M A Duffy 306.34
26 Butler, Sidney B admr—City of N Y 106.45	22 Feder, William Jr—Mercantile Finance Co 42.70	23 Hart, Thomas M—C Wollerson 130.30
26 Beckett, Edward—M Mayers et al 78.51	22 Fine, Jacob J—J E Linde Paper Co 236.61	23 Henderson, Joseph—Gubelman Pub Co 38.77
26 Brambach, Ernst—J Rueth 113.31	22 Ferris, William—James Everards Breweries 1,394.61	23 the same—the same 423.32
26 Bertich, Frederick—G T Warford 87.23	23 Fenton, Thomas et al—A Rosenberg 167.35	23 Haigney, John J—S J Stiebel et al 118.75
26 Brill, Joseph—S Kohn 52.80	23 Fillowris, Anthony J—E J Kelly 29.41	23 the same—the same 115.60
26 Beyerle, Jacob et al—E E Kleiner et al 154.27	23 Felch, Frank W—Schmidt & Ault Paper Co 119.01	23 Hyman, Etta—B Sacks 208.21
26 the same—EB Elsing et al 238.63	23 Frankel, Max—Saint Paul Fire & Marine Ins Co of St Paul, Minn 109.33	23*Hoage, Grant W et al—N Y & N J Telephone Co 42.99
26 Bernreither, Martin—City of N Y 473.96	23 Freeman, Maurice H et al—T R M Hanne 177.65	23 Hartig, Ernest—M Blank 110.20
20 Cullinane, Laura—J Jacobs 992.58	23 Feller, Jacob—W B Greenbaum et al 519.67	23*Hey, Rodney W et al—T R M Hanne 177.65
20 Coleman, Hugh—J Ahrens 688.86	23 Friedland, Jacob—M Kevensky 65.65	23 Heiser, Jessie—N Y City Ry Co 108.88
22 Cahill, Mary H—Tenement House Dept 59.72	24 Fogarty, Patrick—Sonnabend & Gromer 162.46	24 Hamilton, Thomas L et al—American Exchange Ntl Bank 328.54
22 Cohen, Max & Jacob—L Schiff 618.36	24 Feldman, Jacob—B E Sheitlis 73.55	24 Hastings, Hugh et al—the same 328.54
22 Cohn, Isidor et al—N Y Telephone Co 37.67	24 Fineroth, John—N Y City Ry Co 108.88	24 Heinze, Arthur P—Metropolitan Trust Co of the City of N Y 171,193.79
22 Cohen, Morris—the same 47.42	24 Feinberg, Jacob—M C Robinson et al 70.44	24 Higgins, Martin—N Y City Ry Co 108.88
22 Cowdery, Harry S—R Meyer 69.91	24 Flood, John—T F J Moffett 220.22	24 Hoffman, Harry et al—M Gordon et al 167.00
22 Caccavaio, Joseph—W C Johnson 141.49	24 Furboeter, Amanda H—E D Depew et al 146.27	24 Hann, Wm J—Colwell Lead Co 173.56
22 Cherkass, Bernard et al—Union Bank of Brooklyn 423.19	26 Flecknoe, Arthur—S Bender 392.07	24 Hamburger, Gates—Brown-Green Co 10.65
22 Colgrove, Bert—R Byars 67.19	26 Friedberg, Joseph—Ford Motor Co 397.03	24 Halstead, Nathaniel C—L M Burdett 78.79
22 Crimmins, John J—J A Browee 859.44	26 Fertig, Jakob—L Mandel 330.44	24 Hussy, Patrick et al—People, &c 500.00
22 Corsiglia, John B et al—M N Clement 1,862.71	26 Flam, Morris—N Y Telephone Co 42.47	24 Heilner, Seligman & Julia or Manning—W Reitman 42.40
22 Carson, Chas G—J B Dingman 642.44	26 Fuhr, Isaac—H Katz et al 43.89	24 Hansen, Harold C—J B Hanson 161.50
22 Cicarelli, Cipione—A Fellenstein 108.10	26 Feinman, Abraham et al—S Silver 22.28	24 Haffner, John D—M N Clement 1,820.97
23 Christie, Geo F—D A Sweeze et al 12.90	26 Fitzgerald, Wm J—S Murphy 750.00	24 Hamilton, Thomas L et al—Consolidated National Bank of N Y 232.09
	26 Flynn, James P—C Frelloher 214.11	24 Hastings, Hugh et al—the same 232.09
	20 Germain, George—G E Maurer 44.56	26 Hinderstein, Abraham—M Levy et al 77.81
		26 Horowitz, Samuel A—Sweeton Crosson Electric Co 230.88





# Vulcanite Portland Cement and Berkshire "Snow White" Portland Cement

Delivered in small or large quantities at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

**"The Brand with a Reputation." VULCANITE PORTLAND CEMENT CO., Flatiron Building, N. Y.**

- 26 Holmes, Chas E et al—N Y & Brooklyn Casket Co.....94.28
- 26 Horowitz, Solo—American Newspaper Publishers Assn.....41.62
- 26 Hagopian, Vartouhie J—N Y Telephone Co.....32.84
- 26 Hollender, David & Emanuel—the same.....41.17
- 26 Henig, Abraham—the same.....36.19
- 26 Harowitz, Abraham—the same.....62.04
- 26 Hannifin, Michael—H Brady et al.....84.67
- 26\*Hardwick, Edward et al—Fiske & Co, Inc.....519.06
- 26 Holzberg, Wolf et al—S Silver.....22.28
- 26 Hart, Maxwell—City of N Y.....costs, 106.85
- 26 Hart, Carolyn—the same.....costs, 106.85
- 26 Hennessy, John A—the same.....costs, 90.45
- 26 Hanrahan, Daniel E—Great Atlantic & Pacific Tea Co.....costs, 23.15
- 20 Irvine, Frederick B—Block Lighting & Power Co No 1.....7.50
- 23 Israel, Nathan—F L Hall et al.....1,021.81
- 26 Isaacs, Benjamin F—N Y Telephone Co.....112.97
- 23 Johnston, Francis A—Tenement House Dept.....300.00
- 23 Jaffem, Thomas G—M Rose.....36.65
- 23 Jensen, Herman et al—A Rosenberg.....167.35
- 24 Jonas, Samuel—C G Willoughby.....49.41
- 24 Johnson, James F—P Harris.....170.40
- 24 Jacobs, Abraham—A L Fichel.....425.49
- 26 Jaffe, Annie—J E Bates et al.....132.51
- 26 Jamison, Lafayette F—N Y Telephone Co.....32.54
- 26 Joline, Adrian H et al recvrs—P Harris.....300.00
- 26 the same—T Harris.....1,613.01
- 26 Jacobs, Harry et al—People, &c.....500.00
- 26 Jaffe, Max et al—J G Lynch.....1,085.18
- 20 Kempner, Murtha—F Brown.....264.41
- 20 Kutner, Daniel—H Pipder et al.....37.53
- 20 Kaplan, Isadore—Olin J Stephens, Inc.....440.54
- 20 Keit, Louis B et al—A Schotland et al.....134.27
- 20 Klein, Chas J & August G et al—E J Villanyi.....312.51
- 20 Kleinman, Frederick—J Evans.....83.10
- 22 Kaufman, Annie—Tenement House Dept.....59.72
- 22 Kohlhager, Louis—M Bachrach.....138.41
- 22 Kral, Frank et al—C Kopankiewicz et al.....73.99
- 22 Krieg, Oscar E et al—M A Duffy et al.....306.43
- 22 Kobre, Max et al—M Bennett.....5,946.75
- 23 Kruly, John et al—Hydraulic Press Brick Co.....148.06
- 23 Katz, Hyman et al—R Seril.....933.81
- 23 Krieger, Charles et al—A Hartman.....61.26
- 23 Kean, Max et al—G Feldman.....76.68
- 24 Kolligs, Robert—H Kahn.....53.27
- 24 Kropp, Chas H—F E Boehmcke et al.....763.80
- 24 Karp, Rosa or Groll et al—I Lipshitz et al.....336.38
- 24 Keller, Peter—C F Nahmmacher.....173.50
- 26 Kiehn, Henry F—W M Waterman.....48.20
- 26 Kohn, William\* & Alexander\* et al—Yorkville Bank.....449.45
- 26 Kahn, Fannie—Rosanna Belshua.....3,429.67
- 26 Kneuper, George & Geo M & Kate—Golden Gate Mfg Co.....4,585.40
- 26 Ketterer, Casper—R Fixel.....24.66
- 26 Katz, Maurice J et al—State Bank.....290.95
- 26 Krech, John—A Krech.....297.15
- 26 Lynch, Martin & Mary—J Schussler.....112.22
- 26 Levey, Henry—M A Kraus et al.....132.85
- 20 Langsam, Emery B—Block Light Co.....92.16
- 20 Light, Thomas—I L Lichtenstein.....61.71
- 20 Leipsig, Isidore—J Fischel.....8,838.18
- 20 Lipton, Oscar M et al—P Karadoutes et al.....458.57
- 22 Lubefkin, Max—Tenement House Dept.....55.00
- 22 Lieberman, Philip—the same.....55.00
- 22 the same—the same.....55.00
- 22 Lipschitz, Louis et al—S Hellinger.....94.35
- 22 Lennon, Julia M or Nash—J Danzig.....37.55
- 22 Levine, Louis—Needham Piano & Organ Co.....51.65
- 22\*Lehecka, Adolph et al—C Kopankiewicz et al.....73.99
- 22 Le Favre, Daniel P—A Abraham et al.....116.01
- 23 Lifchitz, Meyer or Lifschitz et al—R Seril.....933.81
- 23 Lowenstein, Bernard—Norwich Pharmacal Co.....587.38
- 23 Linden, Herbert J—Sevilla Home for Children.....195.86
- 23 Lifkowitz, Charles et al—People, &c.....1,000.00
- 23 Laighton, Paul de B et al—M O Rhinelande.....1,225.81
- 23 Levy, Julius—M Waterman.....47.69
- 23 Ledear, Harry or Lieder—R Ledear.....428.91
- 23 Lippman, Joseph—Wick Narrow Fabric Co.....505.15
- 24 Lipshitz, Jacob et al—M Damsky et al.....136.99
- 24 Lindau, Jules W Jr—E E Vreeland.....100.91
- 24 Landsberger, Aaron—M L Edman et al.....97.31
- 24 Lujardo, Antonio—M Alvares.....570.85
- 24 Law, Edna L admrx—A H Joline et al.....costs, 121.88
- 24 Lewis, Arthur B—Number One Wall Street Corp.....3,298.06
- 26 Levy, Jacob et al—N Kohn.....costs, 120.28
- 26 Lipkin, William—Northern Bank of N Y.....4,172.25
- 26 Lehman, Paul E—E Kaufman et al.....65.41
- 26 Lewis, Isaac—Hammond Clothing Co.....38.66
- 26 Linch, Geo W recvr—R Utkewitz.....68.91
- 26 Ligham, Samuel T et al—N Y Telephone Co.....91.02
- 26 Lipson, Howard—C Wilkens et al.....50.33
- 26 Leichter, Isidor et al—I Fried et al.....618.05
- 20 Morowitz, Rudolph—Moses Strauss Co.....263.62
- 20 Morgan, Wilbert—Century Holding Co.....168.16
- 20 Michael, Henry—L Michael.....109.03
- 20 Mansassevitz, Hyman et al—M A Tilardi et al.....costs, 166.37
- 20 Marcouson, Isaac—the same.....166.37
- 20 Milone, Domenico—W H Gilbert, costs, 200.37
- 20 Macneillage, Catharine—A Brasch.....32.05
- 20 Mendel, Gustav—C F Rabel.....113.56
- 20 Mendel, Milton—the same.....59.65
- 20 Murray, Simon B—H L Rels.....112.15
- 20 Margolin, Oscar & Samuel—S Hart.....344.58
- 20 McCann, Christina & Kate—C W Bock.....298.49
- 22 Markey, Nora A—M Reid et al.....costs, 83.26
- 22 Munzer, Henry—Saks & Co.....74.59
- 22 Murrell, Wm G & George\* et al—R Bishop.....106.44
- 22 Markey, Nora A—M Reid et al.....costs, 83.26
- 22 Mascia, Angelo—D Rosenblum.....44.51
- 22 Mayes, Lorenzo D—J R Roosevelt et al.....98.92
- 22 Mankis, Bernat & Sadie—A Vogel et al.....1,736.13
- 22 Martin, Josephine B—Tiffany Co.....102.90
- 22\*Medoff, Harry et al—Union Bank of Brooklyn.....423.19
- 22 Martin, Geo M—John Wanamaker N Y.....313.28
- 22 Madden, Charlotte F—W H Gaston.....costs, 107.22
- 22 Morine, Edw C et al—Appleby Wagner Co.....136.66
- 22 McSweeney, James J—L McClellan.....costs, 68.69
- 22 McCann, Edw A—M Mergentime.....2,462.72
- 22 McNulty, Jennie M—M Steinfeld.....158.06
- 22 McGill, Joseph R—M Friedman et al.....80.52
- 23 Muller, Charles et al—Hydraulic Press Brick Co.....148.06
- 23 Muller, Magdalena—Tenement House Dept.....264.65
- 23 Meyerowitz, Philip—State Bank.....300.19
- 23 the same—the same.....504.18
- 23 Meyer, Martin et al—T C Wood.....454.12
- 23 Morrison, Harry L—I Rosen.....45.61
- 23 Miller, John R—Manhattan Collecting Co.....113.45
- 24 Mapes, Elbert—Chicago Varnish Co.....130.85
- 24 Martin, Roger—W Welch.....336.65
- 24 Manning, Julia or Heilner et al—W Reitman.....42.40
- 24 MacFarlane, Wm W—H L Hildreth.....131.91
- 24 Murray, Edw F et al—Thompson Bros.....151.41
- 24 McNamara, Wm R G—F Solomon.....7.41
- 24 McCormack, Chas J et al—American Exchange National Bank.....costs, 358.54
- 24 the same—Consolidated National Bank of N Y.....costs, 232.09
- 24 McKoon, Peter J—Thomas Press.....146.44
- 26 Middleton, Geo C Jr—Bass, Ratcliff & Gretton.....39.61
- 26 Marake, John C—F A Albright.....321.15
- 26 Middleton, Geo W—A Z Salomon et al.....3,866.98
- 26 Moses, Nicholas P—F H Chase et al.....619.51
- 26 Macaulay, Margaret—D Sears.....306.57
- 26 Magrath, Joseph J & Andrew F\* et al—N Y Telephone Co.....102.62
- 26 Muller, Conrad Jr—F C Pitcher.....49.40
- 26 Murray, Wm J—Associated Merchants of N Y.....82.54
- 26 Miller, Charles—J Herman.....61.65
- 26 Marticcia, Francis—L Cohen et al.....112.15
- 26 Miller, Charlotte M—H S Hanson & Co.....135.05
- 26 Murphy, Francis C—T A Bingham Comr.....costs, 147.50
- 26 McClinton, Seth B—F L Stevens.....87.71
- 26 McNamara, Michael—A T Kemp.....costs, 125.43
- 26 Macaulay, Margaret—D Sears.....306.57
- 26 Macneillage, Charles—English Suit Case Co.....143.16
- 26 McIver, William—W H Hussey et al.....534.68
- 20 Nobis, John C—Richard H Freyberg.....78.69
- 20 Nozick, Hyman—J J Haggerty.....costs, 68.18
- 22 Nash, Julia M L or Lennon—J Danzig.....37.55
- 22 Nieber, Harry et al—A Hartman.....61.26
- 24 Nathanson, Israel—H Dane.....534.08
- 24 Neiman, Marx S—F D Creamer et al.....168.75
- 24 Nathan, Henry—O Goetz.....77.11
- 24 Naueheim, Samuel—R G Barthold.....531.19
- 26 Nelson, Hyman—A M Minikes.....33.41
- 22 O'Brien, John et al—J F Coogan et al.....costs, 82.46
- 22 O'Reilly, Lawrence J—C V Franklyn.....costs, 72.15
- 22\*O'Donnell, Robert et al—Appleby Wagner Co.....136.66
- 23 O'Brien, Bernard J & Stephen J—J Rowland et al.....479.08
- 24 Orbach, Julius et al—M Damsky et al.....136.99
- 24 O'Brien, Bernard J & Stephen J—Pettit & Reed.....285.14
- 22 Oestreicher, Oscar—M McMahon et al.....918.07
- 22 Pickles, Frederick H—Associated Merchants of N Y.....86.86
- 22 Pomeranz, Rudolph—N Y & N J Telephone Co.....96.63
- 22 Pignon, Emanuel—J A Mee.....costs, 106.85
- 23 Pogodo, Louis—L E Fisher.....276.02
- 23 Potruch—Aaron—N Y & N J Telephone Co.....137.04
- 23 Parelli, Charles—L E Muller.....375.39
- 23 Pratt, Elizabeth D—M Steinert.....194.72
- 23 Powers, Sylvester J—A H Joline et al.....costs, 110.88
- 24 Plunkett, Chas F—H C Copeland.....88.83
- 24 the same—the same.....129.93
- 24 Pignon, Emanuel—H Miller.....costs, 111.18
- 24 Purdy, Lawson et al—American Exchange National Bank.....costs, 328.54
- 24 the same—Consolidated National Bank of N Y.....costs, 232.09
- 24 Putzel, Charles et al—the same.....costs, 232.09
- 24 Purdy, Lawson et al—the same.....costs, 328.54
- 24 Pflugfelder, William—E H Sayre et al.....162.06
- 24 Platt, James H—State Board of Pharmacy.....29.67
- 24 Price, Joseph—B K Bloch.....92.36
- 24 Pick, Morris et al—A Simbowitz.....47.05
- 24 Portlock, Clyde W—W Van Alen.....67.91
- 24 Pototsky, David et al—N Kohn.....costs, 120.28
- 24 Pinckney, Henry I—C B Hobbs.....961.49
- 26\*Proskin, Herman et al—I Fried et al.....618.05
- 20 Quandt, Paul—Iron Clad Mfg Co.....1,331.72
- 20 Quinlan, John J—N Y Herald Co.....costs, 108.31
- 22 Quinby, Frank H—A Brociner.....1,158.72
- 20 Rehfield, Morris—A Dunphy.....costs, 161.13
- 20 Rehfield, Eva—the same.....108.33
- 20 Rothenbuecher, Augusta—A Schurr.....226.32
- 20 Rahtz, Henry—Fairbanks Co.....42.02
- 20 Riggs, Walter B—A Garage.....265.84
- 22 Reich, Louis et al—R M Manley.....519.39
- 22 Rubinger, Charles—Tenement House Dept.....59.72
- 22 Reinhardt, Otto—J R Potter.....61.92
- 22 Reynor, Willet M—H H Senior.....138.91
- 22 Rendall, John—W J Schoenberger et al.....120.80
- 22 Ryan, David et al—M N Clement.....1,862.71
- 22 Rosenthal, Albert A—P Levy.....69.28
- 23 Rehder, Henry—M Zimmermann Co.....107.71
- 23 Rehmann, Robert—Cudahy Packing Co.....53.06
- 23 Ryan, Lawrence et al—H B Hardenburg et al.....51.61
- 23 Rock, Mathias—N J Hess et al.....6,596.92
- 23 Rosswoog, Julie—John Howard Montgomery.....124.51
- 23\*Rheinstrom, Isaac et al—M Waterman.....116.90
- 23 Ryan, Albert—G B Hayes.....25.31
- 23 Raub, Herman et al—Lincoln Trust Co.....536.12
- 24 Riley, Elwin G B—L A Queen.....129.91
- 24 Rider, Charles—National Lead Co.....209.41
- 24 Rosenzweig, Hyman\* & Benny\* et al—M Gordon et al.....167.00
- 24 Raymond, Frank et al—American Exchange National Bank.....costs, 328.54
- 24 Rothe, Frederick—L E Felix.....29.31
- 24 Raymond, Frank et al—Consolidated National Bank of N Y.....costs, 232.09
- 24 Relkin, Edwin A et al—I Lipshitz et al.....336.38
- 24 Rothstein, Elias et al—I Lipshitz et al.....336.38
- 24 Rocci, Julius—B K Bloch.....141.06
- 26 Rosenbaum, Eugene R—Whiting Co.....370.07
- 26 Rubin, Louis et al—N Kohn.....costs, 120.28
- 26 Reiner, Max et al—M Schnur.....95.85
- 26 Reingold, Charles—Y Greenspan.....137.65
- 26 Robinson, Douglass et al rec'rs—T Harris.....1,613.01
- 26 the same—P Harris.....300.00
- 26\*Rubin, Jacob L et al—S Katz.....215.69
- 26 Robertson, Archibald—J Rayner.....155.64
- 26 Rein, Caspar—M Swebelson.....costs, 27.65
- 26 Rothstein, Samuel, gdn—Curtis-Blaisdell Co.....costs, 120.30
- 26 Rowe, Alfred T—L H Lewis.....61.01
- 26 Reissfeld, Kadis et al—J G Lynch.....1,085.18
- 20 Schuyler, Chas E—C Krey.....40.63
- 20 Schwartz, Louis & Herman et al—D Bravin Tile & Marble Co.....80.61
- 20 Stanton, Patrick—Richardson & Boynton Co.....108.61
- 20 Soutor, Louis—V Loewers Gambrinus Brewery Co.....741.11
- 20 Sinderbrand, Abe et al—A Schotland et al.....134.27
- 20 Smith, Alfred H & Harrison B\*—M Goldmints et al.....297.44
- 20 Smith, Alfred H & Harrison B\*—the same.....519.41
- 20 Smith, Frank A—N Y Herald Co.....costs, 108.31
- 22 Smart, Helen—C M Silverman.....117.42
- 22 Sisson, Ella W—W Agnew.....179.72
- 22 Schuller, Abraham—Tenement House Dept.....59.72
- 22 Strong, Wilber—R Martin.....111.91
- 22 Sheehan, John C et al—J F Coogan et al.....costs, 82.46
- 22 Schuyler, Chas E et al—R J McManamy.....543.32
- 22 Silver, Louis H et al—B Meyerson.....161.65
- 22 Silverman, Barnett et al—S Hellinger.....94.35
- 22 Schless, Edward—J E Linde Paper Co.....100.81
- 22 Saks, Emanuel—Saks & Co.....63.57
- 22 Stapleton, Jeremiah F—T P Huffman.....482.74
- 22 Stringer, Robert—B Guggenheimer.....costs, 309.70
- 22 Solomons, Edw J—Schwarzschild & Sulzberger Co.....318.78
- 22 Silberman, Abraham—the same.....124.86
- 23 Silver, Robert et al—R Seril.....933.81
- 23 Sigler, Arthur H et al—C A Montgomery.....1,393.50
- 23 Schorer, Wm D et al—C A Montgomery.....1,393.50
- 23 Saltzman, Louis H—Federation Review.....40.41
- 23 Solomon, Abraham & Samuel—Mutual Alliance Trust Co of N Y.....2,108.94
- 23 Soroch, Matthew—D Zibuloff.....1,019.90
- 23 Shapiro, Philip—G W Heiland.....54.07
- 23 Strenger, Harris—M H Schoenit et al.....16.65
- 23 Sturm, Maurice—Eureka Automobile Station.....167.71
- 23 Silverman, Joseph et al—M Waterman.....116.90
- 23 Steineck, Louis et al—T C Wood.....454.12
- 23 Schuller, Otto T—S Robison et al.....costs, 108.28
- 23 Schomer, Abraham S et al—H Berg et al.....9,916.25
- 23 Schomer, Abraham S et al—L Landsberg.....328.99
- 23 Smith, Edw P—J P La Frenz.....278.64
- 24 Seib, Valentine—Northampton Portland Cement Co.....269.46
- 24 the same—the same.....377.68
- 24 Spencer, George et al—American Play Co.....488.66
- 24 Solomon, Abraham—G Falkenstein.....65.41
- 24 Schwam, Abraham—Gude Bros.....129.17
- 24 Sussman, David et al—M Rothbart.....464.24
- 24 Slocum, Anna B—A Ellenbogen.....636.39
- 24 Sherman, Thomas H—James & Abbott Co.....64.95
- 24 Scubbie, Frank et al—People, &c.....500.00
- 24 Schwartz, Isidore—N Mindlin.....19.91
- 24 Shough, Philip J—F F Goodman.....costs, 107.95
- 24 Stern, Chas E—Title Ins Co of N Y.....93.06
- 24 Simkovich, J—Pennsylvania R R Co.....22.79
- 24 Schneider, Ernest W et al—German Exchange Bank.....2,708.15
- 24 Suydam, Frank W—T A Wallace.....1,622.53
- 24 Shapiro, Isaac—M Auernheimer.....1,784.96
- 24 the same—the same.....1,771.52
- 26 Simmons, James A—H M Hitchens.....221.91
- 26 Schmitt, Henry—C E Diefenthalden et al.....39.66
- 26 Silber, Simon—Interborough Rapid Transit Co.....costs, 113.88
- 26 Simon, Sigmund—A Rauh.....99.41
- 26 Swing, John B trustee—W A Burke.....costs, 39.22
- 26 Staley, Frank W—Chemical Engraving Co.....500.95
- 26 Sloane, Walter H et al—Mechanics Bank of Brooklyn.....9,668.78
- 26 Strauss, William—A Hupfels Sons.....33.01
- 26 Steinberg, Ida—M Zimmermann Co.....464.35
- 26 Singer, Morris—G Thomas.....136.59



GEORGE DOAN RUSSELL

LAWYER

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.

SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

Table listing various legal judgments and settlements, including names of parties, dates, and amounts. The table is organized into columns and includes entries for individuals, corporations, and legal entities.

SATISFIED JUDGMENTS.

Nov. 20, 22, 23, 24 and 26.

Small table listing satisfied judgments with names and dates, such as Anderson, Alexander-Union Stove Works, 1906.



# Luxfer

An equipment of LUXFER prisms gives a remarkable increased value in rentals to the basements, otherwise comparatively worthless.

AMERICAN LUXFER PRISM CO.  
Tel. 8257  
Spring 8258 507-509 West Broadway N.Y.



Whiten, Stephen A—Russell & Erwin Mfg Co of N Y. 1909 .....264.87  
Walker, David S—Lincoln National Bank. 1909 .....41.42  
White, Arthur W—H E Taylor & Co. 1909.....1,661.88

### CORPORATIONS.

Eighth Avenue Triangle Co—T L Watt et al. 1909 .....107.97  
Erie R R Co—Woolson Spice Co. 1909.....9,393.11  
Fleischman Realty & Construction Co—M Greenbaum. 1099 .....46.67  
Same—same. 1909 .....97.85  
Same—same. 1909 .....9,007.12  
Hooker, Jobson Co—J Freira. 1909.....668.97  
Harlem Plastering Works et al—Rees & Rees. 1909 .....86.66  
Karp Bros, Inc—S Langer. 1909.....780.15  
North American Mortgage Co—I Greenbaum. 1909.....1,204.39  
Paris Modes Co—M Dreyfuss et al. 1909.....108.23  
St Margarets Church—M Cohen et al. 1909.321.50  
Sturtyvant Realty Co—J D Evans. 1909.....1,928.67  
Throg's Neck Building & Construction Co et al—S Hyman. 1909 .....237.15

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied on appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

### MECHANICS' LIENS

Nov. 20.

171—Broadway, No 2315. Joseph Elias agt Charlotte R Lee and Leslie Bros & Ferguson .....\$648.00  
172—Bowery, No 269. Lewis Finkelstein agt Michael J Adrian Corp, Joseph Adrian & Charles Stiger .....90.00  
173—2d av, No 608. Harris Bernstein agt Frank Beck and Morris & Meyer Delisky. ....62.50  
174—Andrews av, s w cor Fordham rd, 100x90. Fowler & Hopkins, Inc, agt Fordham Construction Co.....1,500.00  
175—Madison av, No 132. Samuel Rubin agt Jared W Bell, Wm L Wagner, Edw F Pooley & Louis Hershheim .....285.00

Nov. 22.

176—86th st, No 342 West. Sanitary Art Tile Construction Co agt Solomon M Schatzkin & Harry Schiff .....1,132.90  
177—190th st, n s, 103.7 e Morris av, 102.11x irreg. Edward Schaile agt Leroy Construction Co .....348.00  
178—Forsyth st, Nos 126 & 128. Otto Reissmann agt Chebrah Poelzedek Anshei Elia.90.00  
179—2d av, No 875. Otto Reissmann agt Adam Roland & M Goldberg.....10.00  
180—Lewis st, No 159. Otto Reissmann agt Fred Otto .....80.00  
181—Amsterdam av, Nos 2005 & 2007. Noonan & Price Co agt Louis & Louis K Ungrich, James Murray and John J Wilson.....168.56  
182—Ludlow st, No 55. Muller & Vultel agt Elizabeth A Vail .....795.00  
183—Houston st, No 121 West. Pegano Nicola agt Raffaele Tassi, Ferdinand Jornelli & Micola Jormelli .....19.25  
184—Same property. Antonio Saiso agt same. ....45.50  
185—Same property. Francesco Partulano agt same .....17.50  
186—Same property. Guisepe Defrouco agt same .....38.50  
187—Same property. Guisepe Nabile agt same .....25.00  
188—Same property. Domenico Sabatiano agt same.....19.25  
189—Same property. Leonardo Leo agt same. ....20.25

Nov. 23.

190—119th st, Nos 111 & 113 East. Celia Mufson agt Mrs Sachs & Bernard J Isecks. ....44.20  
191—Bleecker st, s w cor Barrow st, 40x81. Joseph Elias et al agt Louis Ludwig, Albert M Gilday & Max Schlesinger .....128.65  
192—Broadway, Fort Washington av, 178th and 180th sts, whole block. James T Maxwell et al agt Fort Washington Syndicate and Ryan & Hannington .....1,054.76  
193—Ludlow st, No 55. McDermott & Hanigan agt Elizabeth A Vail and Annette & Robert Vail .....10,803.94  
194—Same property. George Weiderman Electric Co Inc agt same .....360.00  
195—125th st, No 543 West. Asbestolith Mfg Co agt Catalina D V Potter & Octave Potter (renewal) .....518.00  
196—Satisfied.  
197—Spring st, No 132. Philip Winer agt Max Abramson & Harris Mankin.....340.00  
198—Lewis st, No 142. Hyman Eichenbaum agt Victoria Fisher .....27.00  
199—234th st, n s, 435 w Katonah av, 50x100. Standard Plumbing Supply Co agt Bernard Schultz & George Leier .....170.00

Nov. 24.

200—Barker av, e s, 164 n Magenta av, 34x126. Daniel Nathanson agt Etta Forgotston & Henry Blumenthal .....79.85  
201—Perry av, s s, 119.6 w 205th st, 80x100. Nelson & Co agt Perry Avenue Construction Co.....2,735.00  
202—7th av, No 2441. Louis Kramer agt Margaret Kilduff .....487.75  
203—Ludlow st, No 55. McDermott & Hanigan agt Elizabeth A Vail etrx and Annette & Robert Vail .....9,737.20

204—Creston av, w s, 175 s 198th st, 25x100. Robert S Trainor agt John J Quinn & Margaret Quinn .....1,465.00  
205—10th st, No 349 East. Hyman Shapiro agt Barnet Printzman & Louis Cohen.....370.00  
206—43d st, No 601 West. Thomas Bonner Heating Co agt Jabez Burns & Sons....703.37  
207—St Nicholas av, No 930. L Werner agt St Nicholas Construction Co.....36.85  
208—Clinton st, No 185. Marx & Jacobson agt Mrs Leah Solomon & Joseph Rosenberg.757.60  
Nov. 26.

209—128th st, No 58 West. Jacob Bauer agt Samuel M Rosendorf .....25.00  
210—Ft Washington av, e s, whole front between 178th and 180th sts, —x—. Braunfels Browning & Co agt Ft Washington Syndicate and Ryan & Hannington .....257.05  
211—Willis av, s e cor 140th st, 16.8x80. Berger Mfg Co agt Maurice J O'Gorman and Peter Mueller .....40.85  
212—114th st, Nos 503 to 553 West.....| 116th st, Nos 504 to 554 West.....| Patrick M Dorgan et al agt Columbia University and MacIntyre & O'Connor.....42.00  
213—St Pauls pl, n w cor Crotona pl, 51.2x84.10 x irreg. Robert H Mathews Co agt St Paul Construction Co.....4,053.68  
214—Ryer av, e s, 125 n 180th st, 80x100. Louis Holzberg agt Samuel Merksamer.350.00  
215—Houston st, No 294 East. Kussel Golod agt Samuel Kamlet, Morris Rosenberg and Barnet Aronson .....160.50  
216—Marmion av, s e cor 175th st, 146x95. Pasquale Trotta et al agt Fairmount Construction Co.....3,650.00  
217—7th av, No 1964. Weiss & Co agt Chas J Dornier and E Califano & Co.....58.00  
218—63d st, No 28 West. Potter & Foubister agt Benjamin B Davenport & Paul de B Laignton .....12,854.38  
219—63d st, Nos 22 to 26 West. Same agt same .....51,145.18  
220—Ryer av, e s, 125 n 180th st, 75x103. Paul Freytag agt Julius K Brody, Rebecca F Levin, Joe Lowenfeld & Samuel Merksamer. ....650.00

### BUILDING LOAN CONTRACTS.

Nov. 20.

Southern Boulevard, n s, 550 w Av St John, 37.6x105. Bertel Realty Co loans Ellen Cowman to erect a 4-sty dwelling; 3 payments. ....\$1,750  
232d st, s s, 100 w Spuyten Duyvil Parkway, 50x—. Along The Hudson Co loans Lee De Forest to erect a 2½-sty dwelling; — payments .....10,000  
29th st, s s, 400 w 6th av, 100x98.9. Germania Life Ins Co loans Twenty-ninth Street Realty Co to erect a 10-sty building; 6 payments. ....370,000  
West Farms rd, s s, 147.8 e Hoe av, 100x193.6x 100x153.11. Lawyers Title Ins & Trust Co loans Friedman Construction Co to erect a 5-sty apartment; 9 payments .....134,000

Nov. 22.

99th st, n s, 125 w West End av, 75x99.11. Sender Jarmulowsky loans Meteor Realty & Construction Co to erect an 8-sty apartment; 10 payments .....85,000  
100th st, s s, 125 w West End av, 75x100.11. Same loans same to erect an 8-sty apartment; 9 payments .....85,000

Nov. 23.

Mapes av, n e cor 177th st. City Mortgage Co loans John W Cornish Construction Co to erect four 5-sty apartments; 12 payments. ....120,000  
Daly av, e s, 389 s Tremont av, 128x150. James G Wentz loans Harry C Benline Construction Co, Inc, to erect four 4-sty apartments; 8 payments .....64,000

Nov. 24.

Riverside Drive, n e cor 113th st, 104.3x85.3x irreg. State Realty & Mortgage Co loans Emsworth Construction Co to erect a 12-sty apartment; 17 payments .....250,000  
182d st, n s, 100 w Fordham av, now 3d av, 40 x140. Lawyers Title Ins & Trust Co loans Di Benedetto Realty Co to erect a 5-sty tenement; 9 payments .....28,000

Nov. 26.

Prospect av, e s, 153.7 s Fox st, 92.3x104.7x75x 158.3. Bertel Realty Co loans Philipp Freudenmacher to erect two 5-sty apartments; 14 payments .....52,000  
Av B or East End av, n w cor 79th st, 102.2x 148. Moritz Falkenau loans Stevenson Construction Co to erect an 8-sty loft; 12 payments .....125,000  
Bryant av, w s, 100 n Lafayette av, 100x100 x irreg. Rockland Realty Co loans West Mount Vernon Realty Co to erect four 2-sty dwellings; 9 payments .....18,000  
Bronxdale av, w s, 177 s 187th st, 25x100. Herbert S Ogden, att'y, loans Edw J Cahill to erect a 2-sty dwelling; — payments.4,000

### SATISFIED MECHANICS' LIENS.

Nov. 20.

361st st, n s, 125 e West End av. John H Pride agt Traverse A Spraggins et al. (June 30, 1909) .....132.00  
3Madison av, No 1917. Max Goldstein agt Jewish Hospital for Deformities & Joint Diseases et al. (Sept 15, 1909) .....78.76  
Forest av, n w cor 158th st. Feluce Angelar  
<sup>2</sup>Same property. Luigi Gerblino agt same. (Oct 7, 1909) .....400.00

<sup>2</sup>Same property. Friedman Slate Works agt same. (Oct 18, 1909).....300.00  
<sup>2</sup>Same property. Harry Dubroff agt same. (Oct 6, 1909) .....135.00  
<sup>2</sup>Same property. J P Duffy Co agt same. (Oct 7, 1909) .....104.56  
<sup>2</sup>Same property. E D Keating Co agt same. (Oct 7, 1909) .....620.00  
<sup>2</sup>Same property. Dubroff Bros agt same. (Oct 8, 1909) .....135.00  
<sup>2</sup>Same property. Levine & Posner agt same. (Oct 16, 1909) .....1,700.00  
<sup>2</sup>Same property. D Bravin Tile & Marble Co agt same. (Oct 5, 1909) .....760.00  
<sup>2</sup>Same property. Harry Dubroff agt same. (Oct 22, 1909) .....135.00  
Nov. 22.

Bryant av, w s, 25 n Jennings st. New England Mantel & Tile Co agt B T Jackson et al. (Nov 6, 1909) .....360.00  
5th av, No 1368. Solomon Sbar agt Thomas McManus et al. (Sept 21, 1908).....55.00  
Centra Park West, No 292. C T Ross Lumber Co agt John Doe et al. (Nov 10, 1909) .....70.00  
132d st, No 10 East. Herman Slate Co agt Louis Segelbohm et al. (July 27, 1909) .....142.50  
132d st, Nos 66 & 68 West. Max Gordon agt Freeholtz Construction Co et al. (Nov 10, 1909) .....330.00  
<sup>2</sup>Cornelia st, No 19. Frank J Tyler agt Sun Publishing Co et al. (Nov 11, 1909).....677.50  
Forest av, n w cor 158th st. Felice Angeloro agt William F Rohrig Co et al. (Oct 25, 1909) .....180.00  
Nov. 23.

<sup>2</sup>60th st, No 48 East. J P Duffy Co agt Chas E Rushmore et al. (July 7, 1909) .....112.16  
<sup>2</sup>Same property. Wm A Thomas Co agt same. (July 9, 1909) .....250.00  
<sup>2</sup>Same property. John L Keating Co agt same. (July 10, 1909) .....46.00  
<sup>2</sup>Same property. Thomas J Mooney agt same. (Aug 18, 1909) .....266.00  
<sup>2</sup>Same property. Elias Nieberg agt same. (Aug 21, 1909) .....2,750.00  
<sup>2</sup>Same property. Vincent Valentine Co agt same. (Oct 11, 1909) .....130.00  
170th st, n e cor Bristow st. Leopold Lenz agt Clara Wiedhopf et al. (Oct 30, 1909) .....450.00

<sup>2</sup>98th st, No 287 East. Morris Hochberg agt Jacob L Lindner et al. (July 9, 1909).....136.25  
27th av, n w cor 53d st. Frank Boyle agt Adolph Doscher et al. (Oct 7, 1909).....530.00  
<sup>2</sup>Fort Hamilton av, s w cor 180th st. Brownell Co agt Picken Building Co et al. (Nov 6, 1909) .....311.00  
34th st, No 314 East. Herman Bros agt John Doe et al. (June 12, 1909).....125.00  
Nov. 24.

78th st, No 204 West. Moses J Perault Jr agt David M Myers. (July 23, 1908) .....72.57  
5th av, No 85. Robert E Leve agt Carrie Butler. (Dec 11, 1907) .....145.15  
34th st, No 314 East. Dry Dock Sash & Door Co agt Harry Brown et al. (July 16, 1909) .....125.00  
<sup>2</sup>138th st, No 529 West. Joseph Tiro agt Tautog Realty Co et al. (Sept 28, 1909).....111.55  
Nov. 26.

47th st, No 105 West. Raisler Heating Co agt Milton Wallenstein et al. (Oct 20, 1909) .....275.00  
St Paul's pl, n w cor Crotona pl. Garfen Sheet Metal Works agt St Paul's Construction Co. (Nov 23, 1909) .....500.00

Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

### ATTACHMENTS.

Nov. 18, 19 and 20.

No Attachments filed these days.  
Nov. 22.  
Lennon, Thomas M G—Manhattan Lighterage Co; \$10,000; De Forest Bros.  
Simplex Mfg Co; Drummond-Ludlow Co; \$40,000; Wing & Russell.  
Nov. 23 and 24.  
No Attachments filed these days.

### CHATTEL MORTGAGES.

Nov. 19, 20, 22, 23 and 24.

AFFECTING REAL ESTATE.

Colaizzi, D. 37 W 42d..Roeser & Sommer Co. Gas Fixtures. \$55  
Elmer Realty Co. 2834 Valentine av..American Mantel & Mfg Co. Tiled Mantels. 168  
Emoh Realty Co. 1736 Madison av..Cosmopolitan Lighting Co. Gas Brackets. 92  
Flaxman, M. 62 Lenox av..A Dioso. Chandeliers, &c. (Agreement)..115  
Forsyth Bath Co. 79-81 Forsyth..National Elevator Co. Elevator. 200  
agt William F Rohrig Co et al. (Oct 25, 1909) .....180.00  
<sup>2</sup>Lexington av, w s, whole front between 130th and 131st sts. Theo F Hahn agt Isaac Sakolski et al. (Oct 6, 1909) .....365.00  
<sup>2</sup>Same property. Friedman Slate Works agt same. (Oct 19, 1909) .....300.00  
<sup>2</sup>Same property. Luigi Garbino agt same. (Oct 6, 1909) .....400.00  
<sup>2</sup>Same property. Harlem Mirror & Glass Co agt same. (Sept 16, 1909) .....150.00  
<sup>2</sup>Same property. Vincent Valentine Co agt same. (Oct 7, 1909) .....250.00