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ACCORDING to every indication, business has now completely recovered from the panic of 1907 and the depression which succeeded it. In the short space of less than two years the country has passed through one of the worst financial crises in its history, and an equally acute shrinkage in the volume of trade, and has recovered therefrom, whereas both in 1873 and in 1903 the period of recovery required some four or five years of economy and business re-organization. The whole episode has constituted an extraordinary instance of financial and industrial vitality; and yet there can be no doubt that we have not exaggerated the facts, and that the recovery is real and sufficiently stable. The prices of leading railway and industrial stocks have reached a level much higher than the highest one, which was reached in 1906; and they are being advanced still higher without any apparent strain of credit. Railroad earnings are in many cases going beyond those of 1907. The steel manufacturing industry cannot keep up with its orders. Labor is being better employed all over the country; and the usual cry is being heard of the dearth of men to harvest the crops. The railroads are giving out large orders for new equipment in anticipation of an unprecedented volume of business. The crops are all that the most enthusiastic farmer could desire, and they will be sold at high prices. The tariff has been revised without bringing in its train any radical transformation of the situation confronting the average American manufacturer. There seems to be no immediate fear of an acute revival of anti-corporation legislation; and the bills looking towards railway regulation, which the administration will urge upon Congress at its next session, will apparently ameliorate rather than injure the legal standing of large railroad and industrial combinations. Just at present there does not seem to be a serious cloud in the sky; and the average American business man is indulging in glorious anticipations of expansion and prosperity.

THE QUESTION which should be seriously considered by everyone who is capable of influencing the future of American finance and industry is the course which should be steered in order to prevent this industrial and commercial expansion from traveling too far and too fast. No business man in his senses wishes to repeat very quickly the experiences of 1906 and 1907; and it is into a condition of this kind which American buoyancy and optimism is always pushing the industries and the finances of the country. One difficulty both in 1903 and 1907 was that the country was trying to do too many things at the same time. It was trying to conduct an enormous and expanding business, improve its manufacturing plant and its transportation facilities, put up the prices of stocks and bonds, digest enormous issues of new securities, augment the speculative value of real estate, and increase in every part of the land the rate of wages and standard of living. It is desirable now as it was in 1906 or in 1902 that all these objects should be accomplished; but the amount of capital and labor existing at any one time even in the United States is limited, and it is not enough to carry on every kind of development all at once. A selection has to be made or else the prosperity of the country turns sour in the mouths of its supposed beneficiaries, and the wholesomeness and comparative permanence of any period of business prosperity depends upon the fact of such selection and the intelligence which guides it. Unless the current business expansion is to be soon checked or distorted, such a selection must soon be made; and there can

be little doubt as to the class of business development which should be temporarily sacrificed for the good of the whole movement. The period of speculative increase in stock values must cease for a while, and the credit of the country must be used for other purposes. During the past eighteen months there has been a more or less continuous bull market, which has almost doubled the value of the great majority of stocks. This market has been justified, and has not only anticipated the business revival of the country, but has effectively contributed to that revival. It was absolutely essential that the credit of the large corporations should be restored before they could resume a policy of expansion. But the purpose of the upward movement in stocks has now been accomplished, and in case the movement is continued much farther it will become a hindrance rather than a help to additional business expansion. Stocks cannot be continued to be put up without an increasing use of credit; and the credit of the country will be needed for other purposes. It will be needed above all by the railroads for the purpose of making their facilities equal to the demands which business expansion will put upon them. During the past year they have been raising funds chiefly in order to liquidate expensive loans contracted a few years back; but hereafter they must resume their work of improvement, and will require several billions for the purpose. The credit of the country will, of course, also be needed by manufacturers and merchants for their own legitimate purposes. It is essential, consequently, that a period of rest should supervene in Wall Street, and that the attention of financiers should be directed not towards increasing the prices of old securities, but towards the issue and digestion of the new stocks and bonds which must soon be issued.

PUBLIC SERVICE COMMISSIONER MALTBIE confirmed during the past week the recent intimation that the official plans of the Commission would include a lower West Side route. About a month ago it was announced that the contractors interested in the Broadway-Lexington avenue route were prepared to bid on a West Side extension; and it is now definitely stated that the plans for such an extension will be submitted to the Board of Estimate early in the Fall. The fact that the Broadway-Lexington route is to include such an addition very much diminishes the force of the objections previously made thereto; and the Manhattan resident and business man will have the comfortable assurance that in any event the contracts given out next year for the construction of new Subways will not neglect such an important centre of business and traffic as the Pennsylvania Terminal district. The acceptability of the proposed addition to the Broadway-Lexington Subway depends, however, to a considerable extent upon the route which it follows. The line originally suggested extended merely from Seventh avenue and Thirty-fourth street down Seventh avenue and Varick street to Canal street. At Canal street it connected with the Broadway and Brooklyn lines, and at Thirty-fourth street it connected with Lexington avenue. Such a Subway would have its value; but its value would be much reduced by the lack of an upper West Side connection. A much better route would be obtained in case the proposed Subway were extended along Seventh avenue to Fifty-ninth street and there connected with the Lexington avenue Subway. The additional mile of tunnel to be constructed would pay handsomely for its cost, and it would enormously increase the value of the extension. It would give the Pennsylvania Terminal a much needed connection with Times Square and the theatre district. It would give the patrons of the Lexington avenue Subway a much needed connection not merely with the shopping district, but with the theatres and restaurants north of Thirty-fourth street. Finally an extension north to Fifty-ninth street could be ultimately continued westward across Fifty-ninth street and under Central Park West, and would serve that part of the West Side now most in need of express tracks. It is very much to be hoped, consequently, that the proposed extension will not terminate at Thirty-fourth street, but will be continued up to Central Park.

THE INTERBOROUGH COMPANY certainly seems to be beaten in the competition for new subway routes. The only explanation of the attitude of the Public Service Commission is that the Commission is trying to construct an independent system, which will compete with the existing Subway, and which will be leased to some powerful corporation, such as the New Haven Railroad Company. The attitude of the Commission is inimical to the Interborough

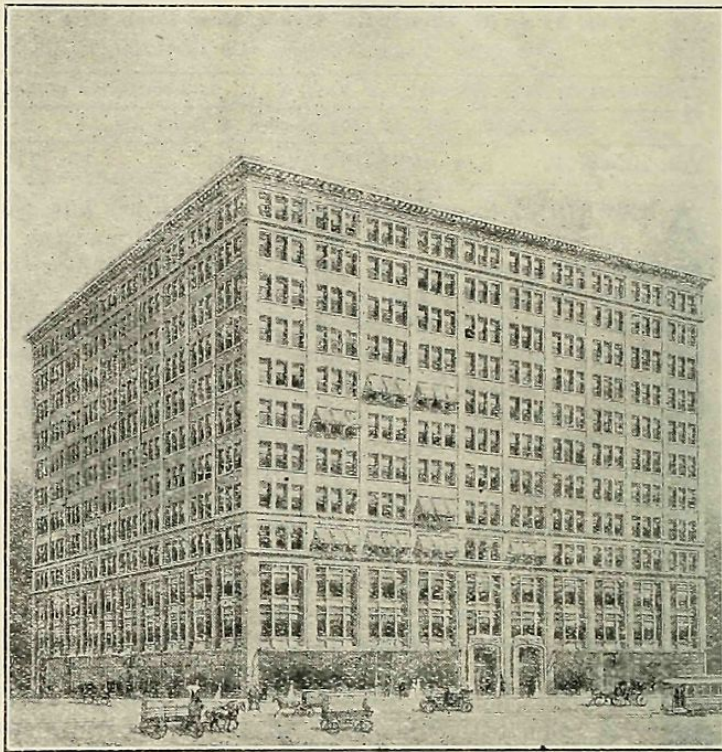


Company and favorable to its possible rivals; and it looks as if the decision had already been substantially made to give the preference to the latter. In that case the Commission must have been offered strong inducements to abandon its habitual policy of favoring a unified control of any single public service; and the Record and Guide has always suspected that this inducement consists of a vast Subway and tunnel system connecting all the Boroughs. The different parts of that system would consist of the New Haven lines and the new Westchester road in the Bronx, the Fourth Avenue Subway in Brooklyn, and the Broadway-Lexington-Seventh-Avenue route in Manhattan, and these parts would be tied together by the Connecting Railway between the Bronx and Queens and the Pennsylvania tunnels under the East River. The Pennsylvania and the Long Island Railroads would unite with the New Haven in building up a vast system of interborough rapid transit. If this suspicion proves to be correct, a strong argument can certainly be made on behalf of granting these railroads the franchises they need; and the Interborough Company would necessarily be left out in the cold. We do not see any way in which the Interborough company can block the establishment of such a vast competitive system, save by the bold expedient of itself submitting a bid for the Broadway-Lexington route. This route does not follow the line which the company really needs; and it parallels the existing subway unnecessarily, but it should be a very profitable subway to operate. If the Interborough company is bound to have competition, it would surely do better to compete with itself than to permit the rivalry of a new corporation. If the management of the company is wise, it will not play a losing game by sticking blindly and stubbornly to its own plans; but it will forestall competition by bidding on the routes of its rivals. Those routes would cost more to construct, but they could be made to pay handsomely.

THE STATE OF EMPLOYMENT in the Building Trades of New York and vicinity no sooner reached the highest average in several years than it began to recede a little. Bricklayers are less busy than they have been, and the last official report from the unions stated that the work was but "fair," instead of being "good," as it was for a period. Many operations, started early in the year, are being closed out, and there are, consequently, intermissions which are natural and seasonable. Some new work has been delayed by slow deliveries of steel, following from a congestion of orders, but on the whole the building trades are better employed than for years. Reports of more work than there are mechanics to handle it are still coming in. The plasterers are the latest to find that they have more applications for mechanics than they can fill. Stonemasons, stone masons and tile layers have been similarly favored for several weeks. Notwithstanding minor irritations occasionally arising, the relations between employers and journeymen continue amicable in general, and they are believed to be upon an enduring basis. Against this solid buttress of peace minor controversies can hardly prevail. The housesmiths and bridgemen have again applied for reinstatement through representatives in the General Arbitration Board, which is a testimony of appreciation of the plan beyond doubt; but the question arises as to the expediency of receiving back those who have separated themselves, or have been cast out for cause. The Painters also have applied for readmittance to the shelter of the plan, and the members of the General Arbitration Board are deadlocked on both applications. Both trades have found by experience, since they have lost the protection of the Plan, that it is a convention which involves wages as well as ethics. So desirous are the iron handlers of reestablishing themselves under its benefits that one of their delegates has publicly expressed the opinion—and presumably it is merely his own opinion—that his union will strike in September if not let in. This is the only cloud in the sky, and it is a small one. The Building Trades Council of the American Federation of Labor has not been informed of any demand that iron men propose to make, and without the approval of the Council they would hardly venture. The rules of the Federation require that a demand shall first be presented to the Council for approval or disapproval not less than fifteen days before it is to go into effect, and that it shall be read at two meetings before final action shall be taken. The "open shop" is now in force against three large trades; namely, the carpenters, housesmiths and bridgemen and the painters; but while the employers no longer recognize the organizations as such, they honor union cards and give union men the preference as individuals over non-union mechanics. The relations between the two parties are, therefore, not so discordant as they seem. All the other trades continue under the protection of the Arbitration Plan, and the probabilities bring testimony that there is no likelihood of anything resembling a serious fracture of the peace,—notwithstanding those vacant chairs in the General Arbitration Board. That absent representatives find it hard to get back should make those who are in more content to stay.

## FOURTH AVENUE'S LARGEST MERCANTILE BUILDING

The two 12-story fireproof twin structures to be known as the Peter Cooper Building, to be erected at the southeast corner of 4th av and 28th st and the northeast corner of 4th av and 27th st, on a plot measuring 185x98.9 ft. and 166.8x98.8 ft., will have entrances on the side streets as well as on the avenue, with basements, stores and eleven floors of lofts, so arranged that they may be advantageously divided. The first story materials will be of granite, the second and third stories of Indiana limestone, and the upper floors of light matt finished glazed brick. Work on the excavation is now under way. Being on corners and having a court 40 ft. wide, faced with light brick, permanent and abundant light and air will be se-



"THE PETER COOPER BUILDING."

4th avenue, 27th and 28th streets.

Thompson-Starrett Co., Builder. Clinton & Russell Architects.

cured. The equipment will be of the most approved and modern type provided with first-class service in all departments. There will be in each building five Otis electric elevators, two for passengers and three for freight, also two sidewalk elevators; all of the latest type and provided with safety devices. The plans provide for toilet rooms on each floor, sprinkler and automatic fire alarm systems, standard United States mail chutes. There will be vaults under the sidewalks on 4th av 20 ft. wide by 15 ft. wide in 28th and 27th sts. The janitor's apartments will be built on the roof. The Hewitt Realty Co., 50 Church st, is the owner; Clinton & Russell, 32 Nassau st, the architects, and the Thompson-Starrett Co., 49-51 Wall st, the general contractor.

WHAT ESTIMATING COSTS.—Five representative general contractors in Chicago were each asked to give an estimate of the cost to them of making bids on buildings during one year. The cost to each contractor averaged \$125 for each building; the average cost of the buildings estimated was \$100,000 to \$150,000. The cost of the estimating of the sub-contractors and material men was \$378 in addition to the general contractors' expense, making a total of \$503 for each general bid. As there are at least six of these for each building, and often many more, the total cost of the bids for each building was at least \$3,018, which would be 2 to 3 per cent. of the total cost of the building. In addition to this, the statement from the contractors showed that the average number of jobs bid upon by each one was 72, and out of the number 10 jobs were secured by each one; so that each contractor averaged one job to every seven on which he figured. Computing then the expense of these five contractors, their sub-contractors and material men for estimating during the year, it is found that it cost these men \$180,583 merely to estimate the cost of these buildings. These figures are apparently an argument that competitive bidding, by reason of the time spent by a large number of bidders, adds materially to the cost of buildings.

—Some of the best known apartment houses, such as the Lorington, Dorilton, Chatsworth, Van Dyck and Severn, Mayfair, Spencer Arms and the Lorraine have adopted the policy of supplying refrigeration and either giving light free with the rent or selling it at a reduced price, believing that the renting results warrant this course.

—Do you hear those bells—the Metropolitan bells, in the great tower on Madison Square?



# CONSTRUCTION

## GRAND BOULEVARD NEARLY FINISHED.

Will Be the Main Line of a Wonderful Building Movement—  
Two More Crossings to Finish—Will Be Opened This Fall.



PROBABLY before the end of the coming Fall the Grand Boulevard and Concourse, with one exception the noblest drive in the whole city, will be opened to public use. At this writing road-makers are at work surfacing the few unfinished portions and it is the opinion of Chief Engineer S.

C. Thompson that the whole job, so far as the building and surfacing of the Boulevard itself is concerned, could be finished within two months' time.

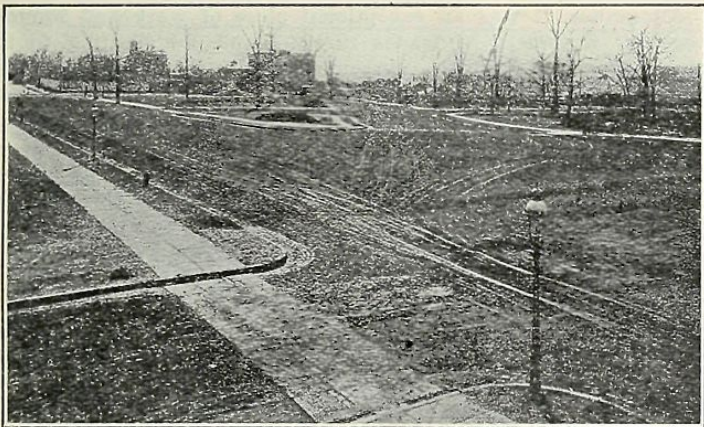
When the road is turned over to the city by the contractors the Bureau of Highways will take charge and much will be done to adorn it during the years to come, but as a construction proposition the great road that has been seven years in building and was agitated for long years before that, is to all intents and purposes very nearly finished.

Of five subway crossings for important transverse roads, one at Kingsbridge road, one at Tremont av and one at Burnside av, are finished. Those at 167th and 204th sts are being completed. The photograph given of the Tremont av crossing illustrates the other four as well.

Running two-thirds of the length of the Bronx, the Concourse begins at 161st st, between Walton and Sheridan avs, and ends at Mosholu Parkway. It is 182 ft. wide. Planned in accordance with chapter No. 546 of the Laws of 1890, work upon the construction of it was begun on Sept. 11, 1902.

### A BUILDING MOVEMENT IMMINENT.

With the drives still unopened, there is, of course, no signs yet of a new building movement, at least on the parkway itself. Sewers are in, but water mains, gas pipes and electric



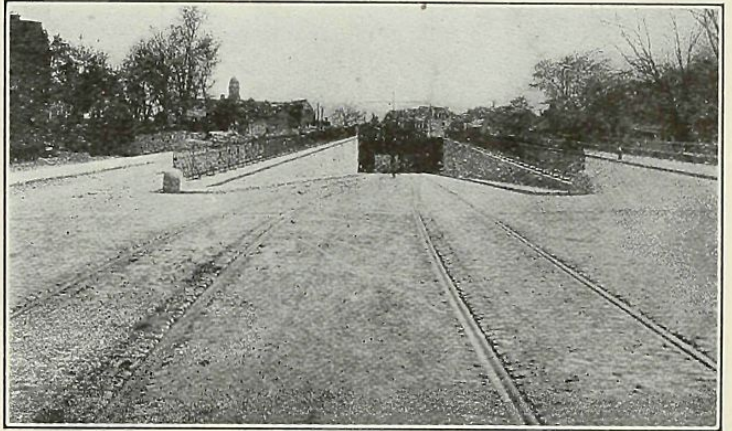
ENTRANCE GRAND BOULEVARD AND CONCOURSE AT 161ST ST, LOOKING SOUTH.

conduits have not yet been installed. These latter will go behind the curb—under the sidewalks. Inquiry elicited that builders were skeptical as to the nearness of the time for the opening of the road. If the building movement along the Concourse is to compare in rapidity and intensity with what followed the opening of Riverside Drive and the paving of upper Broadway after the opening of the subway, great times are only just ahead for this region.

At present the public seems to be putting more faith in the probability of rapid transit on Jerome av as an inspiration for a building movement than on the completion of the Grand Boulevard and Concourse, expecting that the next line built in the Bronx will be an elevated extension on that avenue. President Haffen says the annihilation of the debt limit obstruction to the building of additional subways is practically assured. The Legislature has voted to submit to the people, at the next election, a proposed amendment to the State Constitution whereby municipal bonds issued for rapid transit railroads and dock extensions and improvements that are self-sustaining will be excluded from the city debt limit in computing the legal borrowing capacity of the municipality. It seems to be as certain as a future event can be, that the amendment will be adopted. This will make possible the early construction of Bronx subways by the use of the city credit, as was done in the construction of the existing subway. The Board of Estimate and Apportionment and the Public Service Commission have adopted and approved rapid transit plans that are commensurate with the needs of the borough. Jerome av and all the territory

within West Bronx, are embraced within a comprehensive system of transit that will revolutionize existing conditions in the zone outside the present subway and elevated lines.

On Morris av, which lies between the Boulevard and Jerome av, builders are more active than on any other thoroughfare under the influence of or likely to be benefited by the opening of the Boulevard. William E. Diller is building ten 3-sty brick houses on Morris av, suitable for either one or two families, but planned primarily for two. They are not mere flats, but houses of quality. Farther north on the same av, between Tremont av and 179th st, August Jacob & Son

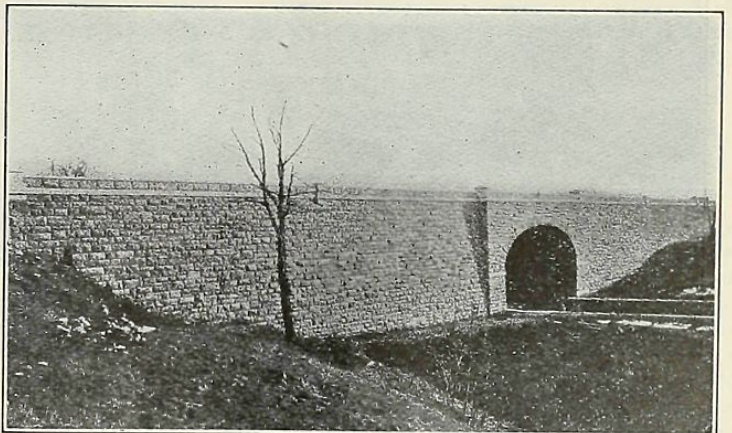


TREMONT AVENUE TRANSVERSE ROAD AT GRAND BOULEVARD AND CONCOURSE.

have improved two whole block fronts with 3-sty brick houses and have had the road paved with wood block. Sixteen houses were completed last year and sixteen this year. On two corners of Morris and Tremont avs 6-sty apartments and stores are under construction.

### The Greatest Building Centre.

It has been said that the leading local industry in the Bronx is the erection of new buildings. President Haffen says in a pamphlet he has just issued that the assertion is based on something more substantial than fancy or a figure of speech and is proved by the building statistics. The remarkable growth and prosperity of the borough is perhaps best attested by the number and cost of the buildings constructed in the last dozen years. No section of any city in the world can exhibit a similar record of progress and expansion. Official records show that since 1895, 25,864 buildings of every description constructed



RETAINING WALL AND ARCH OF GRAND BOULEVARD AND CONCOURSE AT 175TH ST.

in the Bronx at an aggregate cost of \$262,000,000, which is the cost of buildings alone, and does not include the value of the land on which the buildings stand.

The substantial character of the building operations is indicated by a comparison of the average cost of new buildings erected in the borough, with the average cost of new buildings in other outlying boroughs of Greater New York. The average cost of 3,097 filed in the Bronx in 1908 and the first five months of this year was \$13,200, against an average of \$5,900

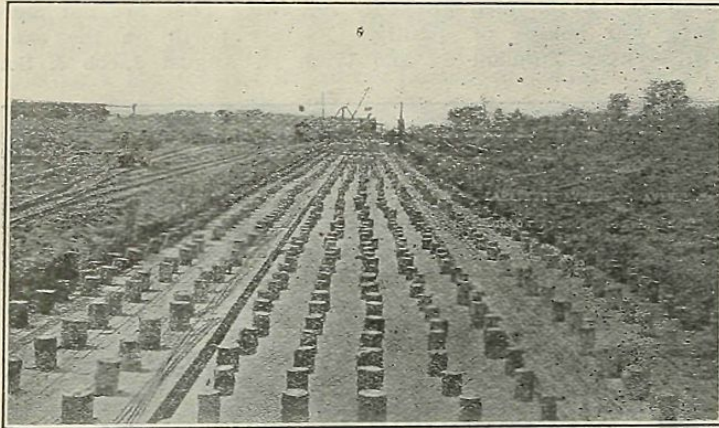


in Brooklyn, and \$3,500 in Queens. The average cost of buildings erected in Chicago in 1908 was \$6,367; Philadelphia, \$2,036; St. Louis, \$2,044. From Jan. 1, 1908, to May 31, 1909, plans were filed in the Bronx Building Bureau for 635 apartment houses to cost \$21,862,500, or an average of \$34,270 for each house. This is an extraordinary record, unequalled by any city in the world or by any borough except Manhattan.

Year.	Estimated cost.	Year.	Estimated cost.
1893.....	\$58,612,263	1902.....	\$166,183,678
1894.....	62,595,458	1903.....	261,852,808
1895.....	68,885,155	1904.....	275,783,430
1896.....	84,580,009	1905.....	291,533,218
1897.....	85,714,526	1906.....	405,497,493
1898.....	93,652,223	1907.....	410,803,429
1899.....	130,508,918	1908.....	451,987,485
1900.....	146,508,491	1909.....	492,889,758
1901.....	155,993,160		

**Sewer Construction in the Bronx.**

The most important of the 27 sewer contracts in force at the present time in the Borough of the Bronx is the Webster av storm relief tunnel sewer, extending from Webster av near Wendover av to the Harlem River, about 231 ft. north of High

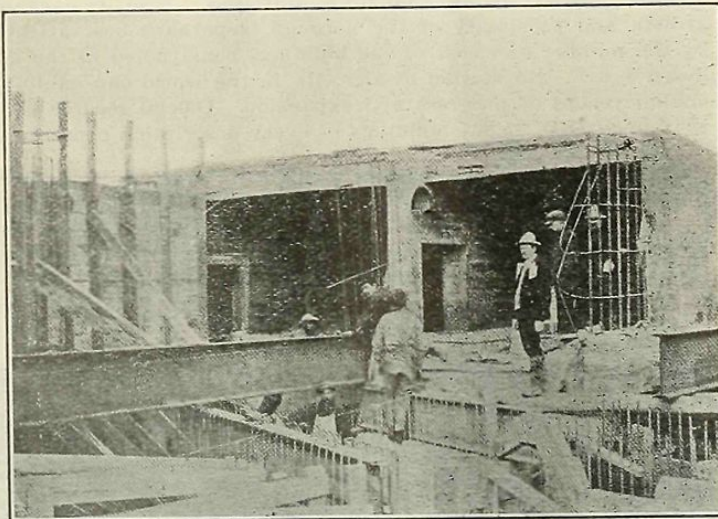


PILE FOUNDATIONS OF AVENUE A SEWER.

Bridge. This sewer is being constructed to relieve the Webster av sewer and its outlet, the Brook av sewer, which together have proven of insufficient capacity to satisfactorily care for the drainage of the Mill Brook watershed. The tunnel sewer will be the equivalent of a circle of 13 ft. diameter, and will fully provide for all the storm flow during the heaviest storms.

The total length of the sewer will be 6,870 lin. ft. The excavation, except in Webster av and near the Hudson River, is practically completed, and it is expected that the whole will be finished this year, and about 1,700 lin. ft. of sewer construction is practically finished. The total work contracted for amounts to about \$790,000, of which work estimated to cost \$270,000, remains to be done.

Altogether the sewer contracts in force represent a total estimated cost of \$1,654,338.64. This year the outlet sewer in Av E, between 152d st (Lacombe av) and Westchester av, has



AVENUE "A" SEWER—DOUBLE BARRELLED REINFORCED CONCRETE CONSTRUCTION.

been completed at a contract cost of \$402,490. This work was started in May, 1907. This sewer is 6,576 ft. in length and at its outlet is equivalent to a circle 13 ft. 9 ins. in diameter, and at its upper end, near Tremont av, is equivalent to a circle 7 ft. 6 ins. in diameter.

The sewer now being constructed in Lafayette av, between Westchester Creek and Av A, and in Av A, between Lafayette av and Green lane; Green lane, between Av A and Westchester av; 172d st, between Av A and Parker av, and in Parker av, between 172d st and Westchester av, is another important part of the outlet system of sewers for the Westchester and Unionport sections. The total length of this sewer is 6,000 ft., and its

size at the outlet is equivalent to a circle 16 ft. in diameter. The total estimated cost is \$656,137, and it has been partially completed to the extent of about \$300,000. The main outlet for these two sewers (Av E and Av A) will be through Lacombe av and White Plains road to East River, which outlet improvement has been authorized by the Board of Estimate and Apportionment. Plans are underway and the same may be awarded at any date. The estimated cost of this work is \$829,000.

**THE FINEST FERRY TERMINAL**

The Jersey Central's terminal at Liberty st is the handsomest and most spacious on the island. It is at last completed, after several years of work, for the operation formed part of the general West st widening scheme. The facade, which is made of copper, is a remarkable piece of construction in itself. It stands 130 ft. back from the old street line, and has a length of 500 ft. The ferry building, which was the last portion of the work to be finished, takes 172 ft. of the total frontage, and the rest is taken by the freight station and steamboat accommodations.

For the ferry passengers there is first a spacious lobby, with the usual ticket offices on one side and baggage room on the other; but the room, while having the same uses as other ferry lobbies, has what most others have not, distinction in design and finish. From this lobby stairs ascend to other waiting rooms above, and beyond, on the first floor, is the main waiting-room, which has an area 60x70 ft., with the height of two stories. The second story has an approach by a bridge over West st, and this has several waiting-rooms, one particularly for ladies, and another set of ticket offices. This floor contains also seven offices and lounging-rooms for employees.

Quartered white oak is extensively used in the interior trim, with ceilings in ornamental plaster and decorative glass panels. Floors in the waiting-rooms are of marble mosaic. Asphalt, wood block and "granolithic" are used for passenger exits, driveways and certain other passageways respectively.

The structural frame is of light steel, with hollow tile partitions, on a substructure of piles capped with concrete piers rising to the floor level, and having reinforced concrete girders between piers supporting a slab 9 inches thick of the same material. The second floor and roof consist of reinforced concrete slabs carried between girders about 5 feet on centers. The concrete was a 1-2-4½ mixture, Dragon cement being principally used. Hydrex felt was used as a sheathing behind the exterior copper work.

Altogether, it was an exceptional piece of work and brought together a variety of trades rarely found contributing to the same operation. In the current issue of the Architects' and Builders' Magazine will be found a series of illustrations, together with an extended description. The structure was designed and supervised by the engineering department of the railroad company. Charles T. Wills was the general contractor for the building, and V. J. Hedden & Sons Company for the interior trim.

**GAS METERS MAKE GOOD.**—During the two years ended June 30 last the Public Service Commission tested only 3,460 meters of the Consolidated Gas Company. Fully half of that number were meters tested at the request of the company, the balance having been tested at the request of consumers. Of the 3,460 so tested 1,619 turned out to be absolutely correct and others were shown to be running "slow" or against the company. While the companies have always refunded money to consumers where "fast" meters were found, they have never sought to collect from consumers in the case of "slow" meters through which gas has been consumed but not registered.

**THE PENFIELD PATENT.**—The brick manufacturers for this market were greatly interested in the Record and Guide's account of the doings in the Chicago brick trade with relation to the Penfield patent brick machine. Later information comes from Mr. Penfield himself, written on the paper of the American Clay Machinery Company, manufacturers of clay-working, pottery, sand-lime brick and cement machinery, with general offices at Bucyrus, O., and a New York office at 50 Church st. R. C. Penfield, the president and general manager, states that he and his associates are working on a brick-setting and handling machine and expect to have an outfit in regular operation in the near future, but are not yet in a position to offer machines to Eastern brick manufacturers.

**PUBLIC MONUMENTS OF 1908.**—During 1908 there were expended, according to records carefully kept by "Monumental News," four million dollars in the making and erecting of some hundred and fifty public monuments, which ranged in cost from \$5,000 to \$753,100. Eighty-five, erected or contracted for, were of the more imposing class, usually involving large architectural structures or sculptured bronze groups. These eighty-five cost about \$3,500,000. The Prison Ship Martyrs' Monument in Brooklyn and the Soldiers' Memorial Temple in Pittsburgh and the Pilgrim Memorial at Provincetown—the latter two under way—were the most important.



## CONCRETE ALL THE WAY.

The City Sections of Aqueduct to be Built By the Cut and Cover Method With Concrete, the Same as the Country Sections.

PROBABLY reinforced concrete will be the form of construction used for the Catskill aqueduct that will convey the water from Hill View Reservoir, in Yonkers, under the Boroughs of the Bronx and Manhattan and beneath the Harlem and East rivers as far as Brooklyn. The aqueduct, so far as its construction has advanced, is being built of concrete by the cut-and-cover method wherever possible. Its dimensions in general are 17 ft. high by 17.6 wide. The tunnels on the hydraulic gradient also have a height of 17 ft., but their width is reduced to 13 ft. 4 ins. The valleys of the Rondout, Wallkill, Moodna and Croton rivers will be crossed by pressure tunnels, deep in the rock, having a circular water way about 14 ft. 6 ins. in diameter.

While the engineers have not fully decided, every probability points to the selection of concrete as the material of construction for the city divisions, the same as for the outside divisions, rather than some other material. For the high pressure service recently installed a huge iron pipe was used. The aqueduct, so far as planned, will eventually take 4,000,000 barrels of cement, but the deliveries will be distributed over a rather long period. The contract of McArthur Brothers Co. and Winston & Co. will take, for example, 1,160,000 bbls. At the first of this year their contract for the Ashokan reservoir was only 7 per cent. completed after more than a year's work, and the date set for the completion of the contract is 1915. It will take them eight years to finish the 1,100,000 bbls., or an average of 137,000 bbls a year.

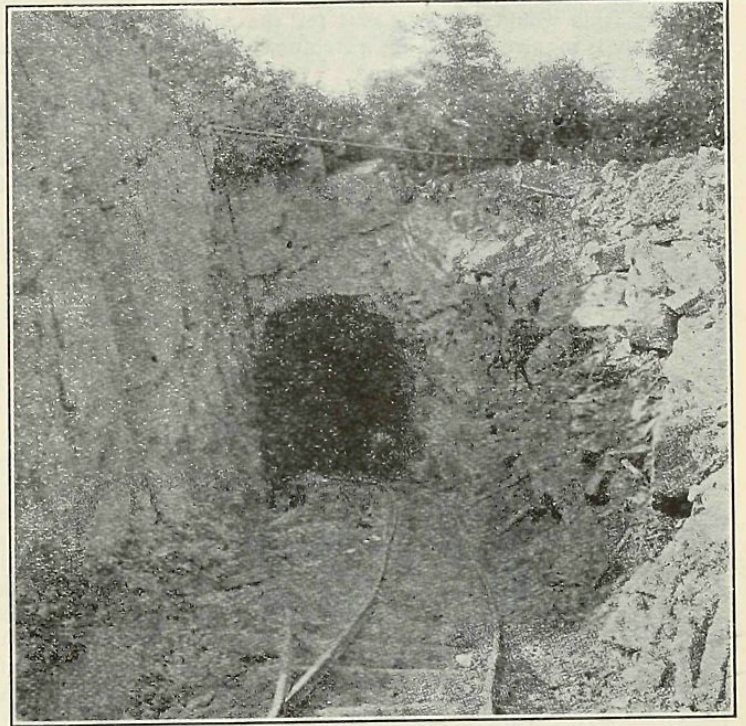
### THIS YEAR'S PRINCIPAL CONTRACTS.

Contracts made this year by the commissioners include the following:

Contract 16 was made with King, Rice & Ganey, for a section of cut-and-cover work at St. Elmo, in the Wallkill Valley. Contract No. 17 bears date of April 1, 1909, and was with the American Pipe and Construction Co. Contract No. 20, dated June 18, was let to the Mason-Hanger Co., and covers the Moodna Syphon. Contract 22, dated March 24, to Patterson & Co., for the Breakneck Mountain cut-and-cover and the Bull Hill tunnel. Contract 23, dated March 25, to the Glyndon Con-

Contract 12, dated June 12, 1908, was awarded to the T. A. Gillespie Company. It covers the construction of about 24,000 ft. of deep pressure tunnel under the valley of the Rondout as well as about 3,000 ft. of grade tunnel. Eight shafts, ranging in depth from about 380 to 700 ft., are being put down for the purpose of driving the pressure tunnel.

Contract 11, dated August 5, 1908, was awarded to the Stewart-Kerbaugh-Shanley Company. It covers the construction of about 34,000 ft. of aqueduct in cut-and-cover, and about



PORTAL OF GRADE TUNNEL AT CAT HILL, NEAR PEEKSKILL.

3,500 ft. in grade tunnel. The work under this contract extends from a point about a mile below the Olive Bridge dam to the north side of the Rondout valley. Contract 15, dated September 9, 1908, was awarded to the Elmore and Hamilton Contracting Company. It covers the construction of about 16,000 ft. of cut-and-cover aqueduct located just south of the valley of the Wallkill.

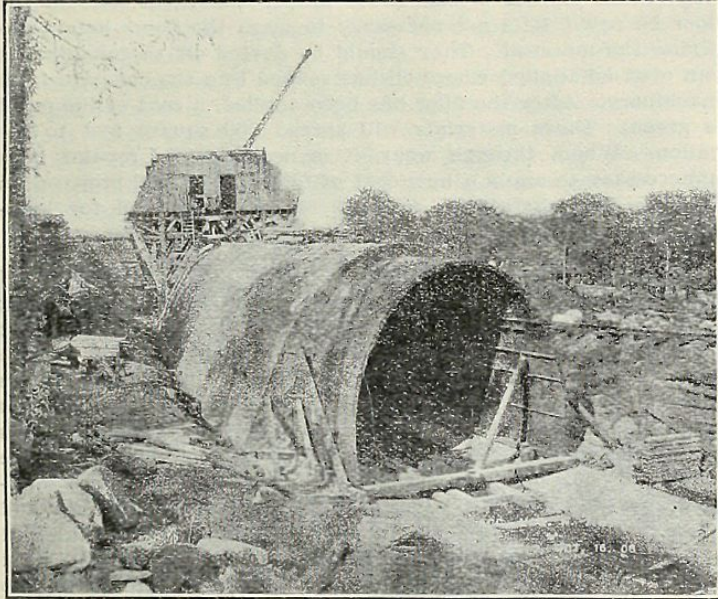
At the Hudson River crossing, opposite Cornwall, the Board of Water Supply is carrying on the work of sinking two test shafts with its own forces. These shafts are being put down so that drill borings can be made from them for the purpose of determining the elevation of the rock profile beneath the river bed. The putting down of vertical holes in the bed of the river has proven to be a very difficult undertaking on account of the great depth of cover over the rock and the interference due to vessels and tows in the river. Even should a number of vertical holes be put down to the rock it would still be necessary to depend upon horizontal borings for a final determination of the character of the rock.

### THE JAMAICA BAY IMPROVEMENTS.

The Jamaica Bay Improvement Commission has obtained an appropriation of \$75,000 for making surveys and plans to show types of bulkhead, general treatment of the shore front and provision for railway connections and terminals.

Colonel John G. D. Knight, the resident representative of the War Department in this district, in a report to the Chief of Engineers of the United States Army, recommends cooperation on the part of the Federal Government in the Jamaica Bay improvements, by the opening and maintenance of an approach to the bay at Rockaway Inlet and the construction of a main channel involving a very large expenditure by the Federal Government.

As a result of this report the River and Harbor Bill passed by the last Congress directed the Secretary of War "to report as soon as he is satisfied that the City of New York is prepared to undertake the work to be done by it preliminary to or contemporaneous with any dredging to be done by the United States Government as recommended in the report and plan of the Secretary of War transmitted under date of February 25, 1909, for the improvement of Jamaica Bay and its entrance at Rockaway Inlet and Dead Horse Inlet."



CUT AND COVER AQUEDUCT UNDER CONSTRUCTION, NEAR PEEKSKILL.

struction Co., for the Hunters Brook (Yorktown) cut-and-cover section. Contract 24, dated April 13, for Yorktown cut-and-cover and Turkey Mountain tunnel, to the Bradley Construction Co.

Contract No. 45, dated June 4, to the Pitts Construction Co., for a part of the Orange County cut-and-cover. Contract 47, dated April 1, with the Degnon Construction Co., for the south half of the Bonticou-Wallkill Syphon and cut-and-cover. Contract 85, April 12, to C. W. Blakeslee, for the Croton cut-and-cover, and Chadeayne tunnel.

### LAST YEAR'S CONTRACTS.

In addition to the contract for the Ashokan dams, four other main contracts have been let, as follows: Contract 2, dated April 10, 1907, was awarded to the Thomas McNally Co. It covers the construction of about 42,000 ft. of cut-and-cover aqueduct and also about 15,000 ft. of grade tunnel. Work on this contract, which is east of the Hudson River and just north of the Croton watershed, has been in progress during the past year, and had been about 13 per cent. completed in January of this year.



## NOVELTIES.

Things You May Not Have Heard About Yet  
That Will Make the Building More Desirable.

**KITCHEN SINK WITH CHAIR ATTACHED.**—The housekeeper has been shopping all day. She returns home, throws herself in an easy chair and watches the hands of the clock slowly move around to the hour when she must prepare the dinner. It means that she must be on her feet at least an hour more. If she gives way to her desire for rest, husband will come home, dinner will be late and he will be cross. One company has on the market a sink with chair attached. When not in use it swings out of sight on a hinge attached to the iron leg of the drain board. The housekeeper can sit and peel potatoes, stir sauces, etc., etc., at the sink, and when she does not want to use it she does not have to take extra steps around it as would be the case with a kitchen chair. In apartment house kitchens, where the gas range is usually near the sink, this would afford a seat for the cook while preparing dishes that require constant watching. This should prove a tenant getter.

**CLOSET BOWL HANGS FROM WALL.**—The bane of the concrete builder is the necessity of putting holes in floors through which to run plumbing. The newest thing in this feature of plumbing is the water-closet bowl that is suspended

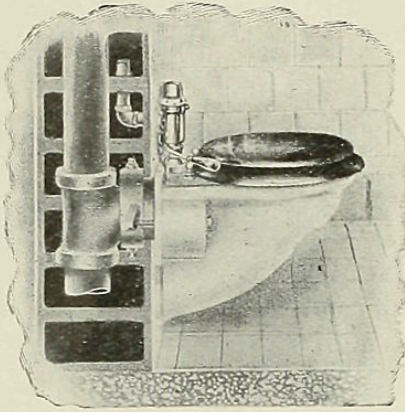


FIG. 1—SHOWING BOWL ATTACHED TO WALL WITH BUTTON WATER CONTROL EXPOSED.

from the wall. This is especially adapted for buildings of reinforced concrete or steel construction. Holes in the floors weaken spans. This closet permits the soil pipe to pass through the wall. The closet sets near the wall and requires less piping. It is said, that it cannot stop up or clog out of easy



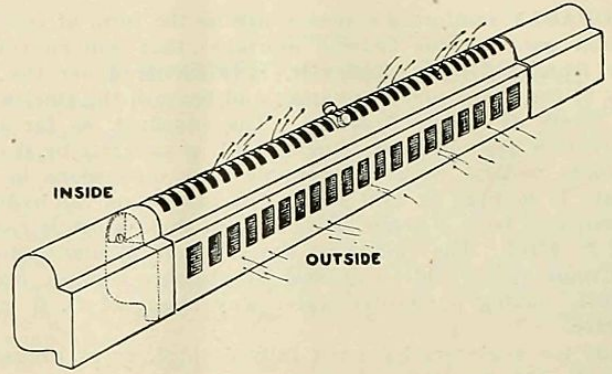
FIG. 2—WALL SUPPORTED BOWL WITH BUTTON CONTROL CONCEALED.

reach, it has prompt, powerful action and requires little water for perfect flush and permits easy scrubbing of the floor. It is more sightly than the old type.

**QUICK REPAIRS FOR WORN STAIR TREADS.**—A well-known firm is in the market with a quick and cheap method of repairing stair treads when they have been worn down by years of constant usage. Furthermore, it is unnecessary to remove the old tread. At the same time the old weakened surface is made stronger than it was before. The hollow is filled in with a special preparation and a cork composition and over that an iron tread is placed. The value of the whole improvement rests in the latter feature. This is composed of a base of rolled, unperforated steel or hard brass (delta metal) with dove-tailed grooves filled with lead or carborundum. It is impossible to slip on this device even though the step is covered with ice or oily substance. They may be inset in granolithic steps and sidewalks.

**FRESH AIR WITHOUT DUST.**—Every occupant of an office knows the annoyance of trying to get fresh air through an open window and at the same time keep papers over which he is working before him. Every housekeeper knows the annoyance of trying to ventilate rooms and at the same time have clouds of dust sweep into the apartment. A device has just

been perfected to overcome these difficulties, and it is now on the market. It is made of cold-rolled steel, copper plated, and is therefore rust proof. It is made without the use of wood and therefore does not warp with use and cannot crack. Within is a dust-proof screen of fine brass or copper wire through which the fresh air passes under the base of the window-sash, where it is placed when in use, yet keeps out dirt and all im-



WINDOW SASH RESTS ON FLAT UPPER EDGE AND SILL ON LOWER FLANGE FACE.

purities. A noiseless slide on the inside of the ventilator controls the supply of air. It is made in sizes to fit any window from 20 to 74 inches wide. It fits so closely into the window-frame that it is entirely out of the way of curtains or shades. An attachment comes with it, to permit of locking the window with the device still in place as shown in the illustration. Only two inches of it shows from either inside or outside. There are no valves to get out of order and it is rain and snow proof.

**A PAINT THAT LAYS CONCRETE DUST.**—The introduction on the market of a preparation that will lay cement dust promises to ultimately increase the popularity of cement floors in office buildings and factories. One serious objection to a concrete floor is that it continually dusts, and despite frequent sweepings and washings each abraisure results in small particles of silica and lime floating through the air. In places where delicate machinery is in operation this is sometimes a serious fault. It is well known that oil should never be put on a concrete floor. It has been found that fatty acids in the oil forms a combination with the concrete, causing the floor to expand and blister. This new composition consists of a filler and paint, and is painted on the cement floor after it has cured from three to four weeks under proper conditions, should the floor be new. It is not necessary to wash the floors before applying the material. They should be dusted off thoroughly. It can even be applied where oil has soaked into the concrete from machinery. After the filler has been applied, a coat of the paint is given. These materials will spread 300 square feet to the gallon. When, through wear, it is necessary to repaint it is unnecessary to apply a new coat of filler. A special preparation is made for laboratories where acids are used and for lavatories and toilet rooms.

**GUARDS AGAINST SPONTANEOUS COMBUSTION IN HOUSES.**—The use of asbestos lumber and shingles have long been known to the trade, but it is only recently that it has been applied to the manufacture of wastebboxes and storage cases for factories, offices and residences. The wastebbox is made of asbestos boarding, 30x30 ins. and 42x42x48 ins., and is reinforced at the edges. This is used for the storage of cans containing combustible materials such as oil, etc., while the wastebbox is 18 ins. square by 4 ft. high and contains two separate apartments. This is used for the storage of oily rags and other materials that are likely to take fire if left lying neglected about the premises. Being made of asbestos and tightly closed air cannot get in and may smoulder for days without harm to property. The device commends itself to factory owners and office building tenants.

**ONE PULL UNLOCKS AND OPENS WINDOW.**—This is a device more applicable to factories, dynamo stations or stores where, during the day, it is desired to throw open the entire rear window equipment for fresh air and at night be sure that they are all safely locked, yet are placed at such heights from the floor that it is inconvenient to close them all by hand. When the window is closed, an iron ball attached to the end of a wrought-iron band falls over a bar of the same metal, securely fastening it above. A chain connects this with a similar fastening device at the bottom of the sash. From the top fastener falls a brass chain, which is within reach of the operator. When this is pulled, both balls fly up, and the window falls forward. Here is where another improvement comes in. It is well known that most appliances of this character permit the window to "spin." The company that has this device on the market corrects this by placing just above the axis a brace with a groove in its end which fits over a bar attached to the window frame. When the window is open to its fullest extent these braces check it and bolt it firmly so that it cannot be blown shut by the wind. The pulling chain is also fitted with the usual fuse block tested to 155 degrees.



## EDISON IMPROVES CEMENT MAKING METHODS.

THOMAS A. EDISON has discovered another improved method for the manufacture of cement, which, coming upon the eve of the perfection of the poured concrete house which he expects to build for \$1,250 for persons in moderate circumstances, would seem to aid in paving the way toward the realization of the distinguished inventor's pet scheme. The latest accomplishment of the West Orange Wizard is the result of several years of study and the expenditure of a great deal of money in making experiments.

Soon after the Edison Portland Cement Company's mills were established in New Village, N. J., Mr. Edison stood one day watching some laborers drilling and blasting the face of a cliff. He saw the blast "shoot," dodged with the others to avoid the shower of debris, and then he watched the laborers redrill and blast several large boulders which were blown from the working breast. He glanced at his watch and was sur-

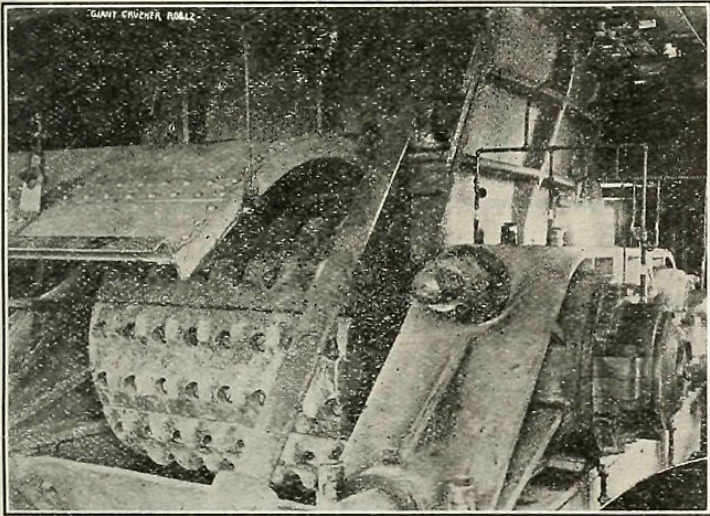


FIG. 1—SHOWING THE ROLLS DIRECTLY BELOW THE HOPPER.

prised to note how long he had been watching that operation. That set him to thinking. "Why not devise some means for crushing those big boulders and thus save labor, time, dynamite and money?" he asked himself.

To-day at the New Village, N. J., mill the result of that visit to the quarry is in operation and, having proved itself a success, has just been placed on the market. Heretofore the use of the steam shovel at a quarry has been limited. By Mr. Edison's invention their use is augmented. The contrivance is known as a "giant roll crusher," and bears its inventor's name. It consists of two large rolls six feet in diameter and seven feet in width. They weigh 110,000 lbs. each, the complete machine containing 860,000 lbs. of iron and steel. The rolls are built of such strength and massive proportions that no shock or strain, however great, can break or injure them.

These rolls have octagonal faced mandrels, on which are fastened corrugated plates, and the high speed of the rollers brings the bumps against the surfaces of the rock with such force that

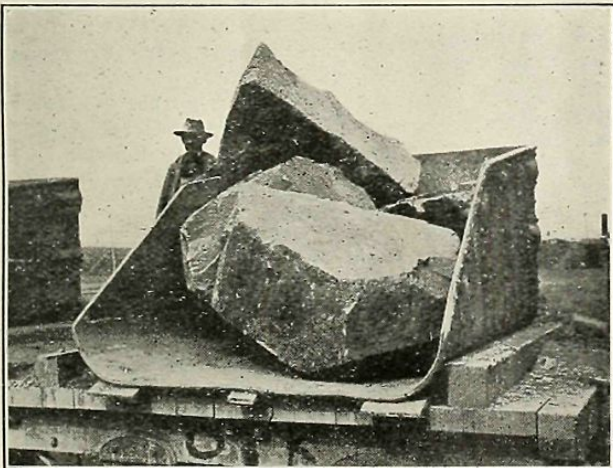


FIG. 2—SPECIMEN BOWLERS THAT THE ROLLS CRUSHED IN FIFTY SECONDS.

they are literally chewed to bits in a few seconds. Rock weighing from twelve to fourteen tons, and from seven to eight feet in diameter, are devoured in an instant. A description of the operation of this giant device is interesting.

In front of the machine a freight car is backed up. On this conveyance is a huge steel scoop containing a boulder of cement rock that weighs about fourteen tons. It is from a foot to two feet higher than a good sized man, and three men could hide behind it. An electric hoist picks up the scoop and holds it over the hopper. The giant rollers under the hopper are at-

tached to a pulley riding on a steel shaft almost a foot thick by a huge belt. A terrific speed is developed and then, at the operator's word, the boulder is dropped into the receptacle.

Like a pebble in a child's hand, it is tossed about as the rollers strike its surface. It seems to be a thing of life, so lightly is the 14-ton rock tossed about. But the impression lasts only a minute, for in scarcely that time it disappears, and when the eye seeks it at the discharge it is transformed into thousands of small rocks, six inches or less in diameter and of such size as to permit of ready crushing in a smaller machine. Before another car can be backed up to the hopper and the scoop raised, the greedy steel maw is ready for the second boulder. With the use of several 100-ton steam-shovels the rolls will crush an average of 750 tons an hour, or 7,500 tons a day of ten hours. This average has been demonstrated at the mills.

To cement manufacturers in particular and to companies operating quarries for road work or for the manufacture of concrete stone in general, the invention of Mr. Edison seems to have a special interest. Stone cannot arch in the course of transit from the crusher to the rolls. In this particular one of the most prolific sources of waste is removed.

Although the machine has been on the market only a short time, orders have been received and installations are being made to six quarry companies in New York, Michigan and Illinois.

## STANDARDIZING GOVERNMENT PLUMBING.

The United States Treasury Department has completed specifications covering all branches of plumbing work that will hereafter be installed in post offices and Federal buildings throughout the country, Hawaii and the Philippines, with a view to standardizing equipments hereafter to go into those structures. Similar specifications have been prepared by order of the Quartermaster General of the United States Army. This in time will follow in all commodities installed in any treasury and army building and it is thought that other departments will take up the idea.

Following out the specifications to the letter, the Federal-Huber Co., of this city and Chicago, have issued two illustrated books, one handsomely bound in real seal and kid lining and the other devoted to the Treasury Department needs, bound in black paper with gilt in-seals conforming strictly to the needs of architects, inspectors and contractors directly interested in the United States Treasury or Army Department construction work and more especially that part relating to post-office work. In its compilation no attempt has been made to make it a catalogue although in the book are shown fixtures that this company has installed for post-office work where the general specifications have not applied and in addition plumbing accessories suitable for this class of work. In cases where appliances conform to the Treasury Department specifications, the fact is noted under each cut.

## BRICKLAYING SPEED AND COSTS.

As a result of the very careful investigation of the Sewer Department of the city of Boston, Metcalf & Eddy, consulting civil engineers to the Boston Finance Commission, present in a recent report some facts regarding the cost of bricklaying by municipal employees. Comparing the smaller sewers built by the Massachusetts Metropolitan Commission with those built by the day labor force of the city of Boston, the engineers find the prices ranging from \$9.04 to \$18.34 per thousand on the day labor work by the city, whereas on the Metropolitan work done by contract the highest price was \$4.23 and the lowest \$2.77.

Based on the number of brick laid, the difference between the day labor work of the city and the contract work of the Metropolitan Board is as noticeable as is the difference in cost. These items are particularly interesting when it is noted that upon the city work, taking the average for a whole week, the number of brick laid per mason per hour was as low as thirteen, and the largest number was 242, as against 94 and 570, respectively, upon the Metropolitan work. The highest number per hour for the average of an entire job done by the Sewer Division was 78, whereas the lowest average upon Metropolitan work was 165 and the highest 384.

TIME SCHEDULE FOR ELEVATORS.—Where schedules are not maintained in operating elevators, loads of starting and of acceleration, and, in electric elevators, those of retardation, come together in excessive amounts. The main feature of schedule operation, however, is, according to Reginald Pelham Bolton, the convenience afforded on upper floors, by the accessibility of a car passing at regular intervals. To hold back each car until it is filled would, and does where practiced, produce a series of gaps of time when no car is available, while at other times several cars are passing a floor simultaneously in the same direction. The schedule interval, which is obtained by dividing the round-trip time by the number of cars, is a measure of the convenience of the service, and it has been found that where it exceeds 20 seconds, in rapid business service, complaints soon arise.



# WHERE BUILDING MATERIALS ARE NEEDED

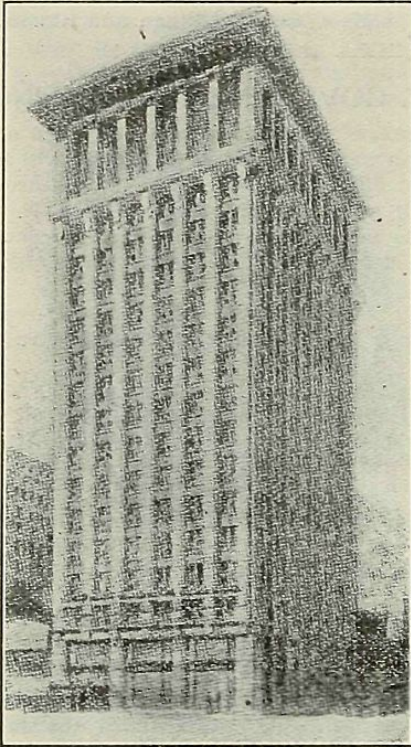
The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

## AN AID TO ALL SALES DEPARTMENTS

### PROJECTED BUILDINGS. Manhattan.

#### Stores, Offices and Lofts.

4TH AV, No. 334, 19-sty brick and stone loft building, 98.9x125, tar, felt and gravel roof; cost, \$800,000; owner, Joseph Milbank, 33 Wall st; architects, Geo.



MILBANK BUILDING.

B. Post & Sons, 347 5th av. Plan No. 648.

Andrew J. Robinson Co., 123 East 23d st, has general contract; H. S. Ely & Co., 27 West 30th st, agents; eight old buildings will be demolished.

#### Apartments, Flats and Tenements.

ROOSEVELT ST, e s, 191.1 s Park Row, 6-sty brick and stone tenement, 43.4x120.4, tin roof; cost, \$40,000; owner, Dr. J. Rovegno, 138 East Houston st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 650.

152D ST, s s, 140 e Riverside Drive, 6-sty brick and stone tenement, 63x85.11, plastic slate roof; cost, \$70,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 West 125th st. Plan No. 651.

No contracts have yet been issued.

29TH ST, n s, 200 e 2d av, 5-sty brick and stone tenement, 40x86.9, plastic slate roof; cost, \$35,000; owner, East 29th St. Co., 1511-13 3d av; architect, John B. Mooney, 1511 3d av. Plan No. 654.

#### Theatres.

39TH ST, n s, 100 e Broadway, 7-sty brick, stone and concrete theatre and studios, 59x90.9, gravel roof; cost, \$125,000; owner, 39th Street Theatre Co., Broadway and 39th st; architects, Wm. Albert Swasey, 47 West 34th st, Chas. B. Meyers, 1 Union sq, consulting architect. Plan No. 649.

Architect states that no contract has yet been issued; one building will be demolished. Lee Shubert, president; J. J. Shubert, vice-president and secretary.

### Dwellings.

PARK AV, No. 58, 6-sty brick and stone residence, 24.4x72, tile roof; cost, \$100,000; owner, Henry Wesley Rogers, 37 West 56th st; architect, Horace Trumbauer, 857 5th av. Plan No. 652.

John T. Brady & Co., 103 Park av, have the contract; Francis McNamara, 641 Madison av, plumbing.

### Factories and Warehouses.

DESBROSSES ST, No 16, Watt st, Nos 119-121, 6-sty brick and stone warehouse, 34.4x179.8; slag and tar roof; cost, \$75,000; owner, Trinity Corporation, 187 Fulton st; architects, Ernest Flagg and A. F. Sutcliffe, 35 Wall st. Plan No. 653.

No contracts have yet been issued.

### MANHATTAN ALTERATIONS.

BETHUNE ST, Nos. 33-37, 1-sty brick extension, 20.4x30.4, alter windows, iron columns, stairs, to 6-sty brick factory; cost, \$1,500; owner, Zurich Silk Finishing Co., on premises; architect, Wm. H. Rahmann, 163 Park av. Plan No. 1860.

John D. Westervelt, 50 Grove st, carpenter work.

BROOME ST, No. 24, windows, partitions, to 5-sty brick tenement; cost, \$1,500; owner, R. Broadman, 1441 Lexington av; architect, O. Reissmann, 30 1st av. Plan No. 1848.

CATHARINE ST, No. 64, 1-sty brick rear extension, 25x18, alter walls to 3-sty brick dwelling and moving picture show; cost, \$1,500; owner, Frank Zangarino, premises; architect, J. A. Rofrano, 28 Oliver st. Plan No. 1865.

CITY HALL PL, No. 35, alter windows, piers, show windows, to 4-sty brick dwelling; cost, \$500; owner, O. D. Hughes, 15 Exchange pl, Jersey City, N. J.; architect, D. Mitchell, 302-306 West 53d st. Plan No. 1851.

DOWNING ST, No. 13, air-shaft, partitions, windows, toilets, to 4-sty brick tenement; cost, \$2,000; owners, Joseph, Victor and Stephen Fontana, on premises; architect, O. Reissmann, 30 1st st. Plan No. 1846.

FORSYTH ST, No. 138, partitions, store front, walls, to 6-sty brick tenement; cost, \$1,000; owner, Henry C. Tinker, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1842.

GREENWICH ST, Nos. 495-497, 3-sty brick rear extension, to 2 3-sty brick stable and coeprage; cost, \$2,000; owner, Michael Toomey, 497 Greenwich st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1874.

MACDOUGAL ALLEY, No. 23, Washing Sq North, No. 123, add 1-sty, partitions, windows, piers, to 2-sty brick stable; cost, \$1,500; owner, Estate E. R. Robinson, 79 Wall st; architect, Donald G. Anderson, 3 Union sq. Plan No. 1876.

MULBERRY ST, No. 164, partitions, stairs, windows, columns to 5-sty brick store and factory; cost, \$1,000; owner, Francis R. Stabile, 189 Grand st; architect, Chas. M. Staub, 147 4th av. Plan No. 1869.

3D ST, No. 168 East, partitions, windows, to 2 4-sty brick tenements; cost, \$700; owner, John Becker, 525 E 5th st; architect, Frank Hausle, 81 E 125th st. Plan No. 1871.

5TH ST, No. 222 East, plumbing fixtures, partitions, piers, to 3-sty brick tenement and shop; cost, \$4,000; owner,

Philip Wolfman, 220 East 5th st; architects, Gross & Kleinberger, Bible House. Plan No. 1854.

7TH ST, Nos. 305-308 East, partitions to 6-sty brick and stone store and tenement; cost, \$200; owners, Reich & Rottenberg, 311 East Houston st; architect, E. Roszbach, 2010 Broadway. Plan No. 1850.

7TH ST, No. 51, windows to 4-sty brick tenement; cost, \$450; owner, O. Toustor, premises; architect, Max Muller, 115 Nassau st. Plan No. 1866.

10TH ST, No. 230 East, new roof, windows, beams, girders, to 3-sty brick and stone tenement; cost, \$2,500; owner G. Ferri, 335 East 11th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1847.

11TH ST, Nos. 277-279 West, alter store fronts, piers, beams, to 6-sty brick apartment house; cost, \$300; owner, S. R. Schultz, 39 East 7th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1857.

30TH ST, No. 247 West, partitions, store fronts to 5-sty brick tenement; cost, \$900; owner, H. Harburger, 1980 7th av; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1844.

45TH ST, No. 102 West, partition to —sty brick restaurant; cost, \$500; owner, Burns Restaurant Co., 785 6th av; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 1878.

Levin & Levin Const. Co. have contract.

46TH ST, No. 337 East, partitions, toilets, windows, to 5-sty brick tenement; cost, \$1,500; owner, J. Fleischhauer, 341 East 44th st; architect, O. Reissmann, 30 1st st. Plan No. 1841.

49TH ST, No. 306 East, shafts, partitions, steel beams, columns, to 5-sty brick tenement; cost, \$2,000; owner, Henria Unger, 1340 Madison av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1859.

54TH ST, Nos. 247-259 West, 12-sty brick and stone rear extension, 91.8x100.5, partitions, steel girders, columns, beams, to 8-sty brick and stone auto garage; cost, \$210,000; owner, Automobile Club of America, 247-59 West 54th st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1852.

Architect states that no contract has yet been issued. Officers are E. H. Gary, president; Henry Sanderson, vice-president; Alfred Ely, treasurer; S. M. Butler, secretary.

57TH ST, No. 130 West, windows to 7 and 14-sty brick apartment house; cost, \$1,000; owner, 130 West 57th St. Co., 130 West 57th st; architects, Howells & Stokes, 100 William st. Plan No. 1856.

61ST ST, No. 8 East, vent shaft, partitions, skylights, to 4-sty brick dwelling; cost, \$1,500; owner, Henry C. Eno, 8 E 61st st; architect, H. E. Hupfauf, 7 E 42d st. Plan No. 1863.

122D ST, No. 309 East, partitions, windows, to 2-sty brick church; cost, \$2,500; owner, The Powers Co., 53 Park Row; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1867.

125TH ST, No. 131 West, 3-sty brick front and rear extension, 19.8x10.7 and 20x52.11, partitions, piers, elevator shaft, to 3-sty brick store and dwelling; cost, \$10,000; owner, H. Van Tine, 121 West 125th st; architect, Frank H. Hines, 104 West 124th st. Plan No. 1877.

146TH ST, Nos. 517-519 West, partitions, walls, to 1-sty brick battery and



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

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

## PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

boiler room; cost, \$2,000; owner, United Electric Light & Power Co., 1170 Broadway; architect, Wm. F. Coman, Jr., 305 Pearl st. Plan No. 1875.

150TH ST, No. 419 West, 1-sty brick front extension, 8x5, to 2-sty brick stable; cost, \$750; owner, John C. Rodgers, St. Nicholas pl and 150th st; architect, John E. Scharsmith, 1 Madison av. Plan No. 1879.

AV B, No. 103, partitions, tubs, sinks, to 4-sty brick tenement; cost, \$3,000; owner, Simon Ellinger, 322 East 50th st; architect Max Muller, 115 Nassau st. Plan No. 1843.

AV B, Nos. 8-10, show windows, to 5-sty brick tenement and store; cost, \$200; owner, Louis Frankenthaler, 1215 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 1849.

AMSTERDAM AV, No. 1986, 1 and 2-sty brick rear extensions, partitions, windows, light shaft, bath, show windows, to 3-sty brick store and dwelling; cost, \$6,000; owner, John Viebrock, 404 West 124th st; architect, M. J. Garvin, 3307 3d av, Bronx. Plan No. 1853.

BROADWAY, s-e cor. 94th st, 1-sty brick side extension, 9.10x16.10, new roof, to 7 and 6-sty brick hotel; cost, \$6,000; owner, Selma Realty Co., 210-216 West 94th st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 1861.

John D. Westervelt, 50 Grove st, carpenter work.

LEXINGTON AV, No. 523, partitions, girders, to 3-sty brick store and dwelling; cost, \$200; owner, Maze Realty Co., 148 E 49th st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 1872.

Morris Stern, 523 Lexington av, is lessee.

MADISON AV, Nos. 930-941, 2-sty brick and stone front extension, 16.8x2.7; alter beams, shaft, skylight, to 2 4-sty brick

and stone dwellings; cost, \$7,500; owner, Mrs. O. B. Halsey, c/o C. B. Halsey, 5 E 42d st; architects, Thain & Thain, 4 E 42d st. Plan No. 1862.

MADISON AV, No. 2117, doors, store fronts, to 3-sty brick dwelling; cost, \$1,000; owner, Sundee Hyman, 2069 5th av; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1845.

1ST AV, No. 1355, build chimneys, toilets, partitions, to 4-sty brick tenement; cost, \$700; owner, Philip Cohn, 2051 Belmont av; architect, H. Harlach, 790 East 180th st. Plan No. 1855.

2D AV, s w cor, 33d st, baths, partitions, windows, to 3-sty brick store and dwelling; cost, \$500; owner, Robert I. Brown, 20 Nassau st; architects, Reiley & Steinback, 481 5th av. Plan No. 1858.

3D AV, No. 108 piers, beams, girders, to 4-sty store and tenement; cost, \$1,000; owner, G. V. W. Schade, 524 W 182d st; architect, C. McGregor, 235 3d av. Plan No. 1873.

Chas. McGregor, 235 3d av, builder.

5TH AV, No. 473, add 1-sty room, to 5-sty brick and stone store; cost, \$350; owner, not given; architect, W. G. Hammessen, 473 5th av. Plan No. 1864.

Springstead & Adamson, 424 East 107th st, have contract.

6TH AV, w s, 20th-21st sts, 21st-22d sts, new columns, foundations, build bridge to 2-sty brick and stone store; cost, \$15,000; owner, O'Neill-Adams Co., 6th av and 20th st; architect, James J. F. Gavigan, 1123 Bway. Plan No. 1868.

8TH AV, s e cor 129th st, plumbing, partitions, columns, girders to 4-sty brick store and tenement; cost, \$10,000; owners, Lowenfeld & Prager, 149 Bway; architect, R. Prager, 149 Bway. Plan No. 1870.

No contract has been issued.

### PROJECTED BUILDINGS.

#### Bronx.

#### Dwellings.

214TH ST, s s, 429 e Holland av, 3-sty brick store and dwelling, tin roof, 20x50; cost, \$6,000; owner, Concetta Merendino, Mohegan av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 917.

NELSON AV, e s, 260 n 175th st, two 2½-sty frame dwellings, shingle roof, 21x40; total cost, \$9,000; owners, Weller & Meeker, 2163 Crotona av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 919.

197TH ST, n s, 76.2 w Briggs av, two 3-sty brick dwellings, slag roof, 20x35; total cost, \$12,000; owners, Nathan B. Levin Co.; architect, John E. Kirby, 481 5th av. Plan No. 914.

Nathan B. Levin, No. 1910 Webster av, is president.

214TH ST, s s, 429 e Holland av, 2-sty frame dwelling, tin roof, 24.6x23.6; cost, \$2,500; owner, Concetta Merendino, Mohegan av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 915.

DEVOE TERRACE, e s, 453 s 190th st, two 2½-sty frame dwellings, 20.2x40 x35, shingle roof; total cost, \$9,000; owner, T. F. Murray Realty Co; architect, Wm. Kenny, 2600 Decatur av. Plan No. 927.

Thos. F. Murray, 2584 Devoe Terrace, is president.

TURNBULL AV, s s, 260 e Havemeyer av, 2-sty frame dwelling, 34x22, tin roof; cost, \$2,800; owner, Bernhardt Boosman, Turnbull and Havemeyer av; architect, Henry Conrad, 840 Olmstead av. Plan No. 928.

232D ST, n s, 103 w Paulding av, 2-sty frame dwelling, 21x60, tin roof; cost, \$5,000; owner, Mary Schiffer, 3548 Olinville



av; architect, John J. Zuelch, 3414 Barker av. Plan No. 925.

MULFORD AV, w s, 200 n Alice av, 2-sty frame dwelling, tin roof, 20x42; cost, \$5,000; owner, Jos. Schleman, 3745 3d av; architect, B. Ebeling, 1136 Walker av. Plan No. 930.

#### Apartments, Flats and Tenements.

165TH ST, s s, 26.5 e College av, three 3-sty brick tenements, tin roof, 20x53.4; total cost, \$37,500; owners, Mountain Const. Co.; Otto L. Spannhake, 233 East 78th st, president and architect. Plan No. 916.

SO. BOULEVARD, e s, 37.6 n Tiffany st, three 4-sty brick tenements, plastic slate roof, 37.6x80; total cost, \$72,000; owners, Romeo & Serra Co., Hunts Point road and Lafayette av; architect, Jas. F. Meehan, Hunts Point road and Lafayette av. Plan No. 913.

MT. HOPE PL, s s, 114.11 e Jerome av, 4-sty brick tenement, 50x82.10, tin roof; cost, \$38,000; owner, Aug. Rehbock, 407 Tremont av; architect, Arthur Boehner, 407 Tremont av. Plan No. 929.

187TH ST, s w cor. Hoffman st, 5-sty brick tenement, plastic slate roof, 45.5x85.4; cost, \$45,000; owner, Jos. Faiella, 550 East 175th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 920.

KELLY ST, w s, 180.3 n 165th st, three 4-sty brick tenements, plastic slate roof, 33.4x67; total cost, \$60,000; owner, Wm. Nelson, 2461 Washington av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 921.

LONGFELLOW ST, n s, 90.5 s Freeman st, 5-sty brick tenement, plastic slate roof, 41x98.9; cost, \$44,000; owners, Longfellow Realty Co; architect, Oscar Lowinson, 20 East 42d st. Plan No. 923.

E. W. Bradley, No. 948 Trinity av, is president.

LONGFELLOW ST, s w cor. Freeman st, three 5-sty brick tenements, plastic slate roof, sizes irregular; total cost, \$106,000; owners, Longfellow Realty Co.; architect, Oscar Lowinson, 20 East 42d st. Plan No. 924.

E. W. Bradley, No. 948 Trinity av, is president.

#### Churches.

RITTER PL, n s, 79 w Prospect av, 1-sty frame portable church, 25x64; cost, \$1,500; owners, New York City Baptist Mission Society, 162 2d av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 918.

#### Stables and Garages.

WALTON AV, No. 943, 1-sty stone garage, 13x18; cost, \$75; owner, Gertrude B. Martin, on premises; architect, Geo. K. Martin, on premises. Plan No. 922.

#### Stores, Offices and Lofts.

BARNES AV, n e cor. Shiel st, 1-sty frame store, 15x18, tin roof; cost, \$500; owner, Mary Richke, 3630 Barnes av; architect, John J. Zuelch, 3414 Barker av. Plan No. 926.

#### BRONX ALTERATIONS.

NORTH ST, s s, 101 w 2d av, 2-sty frame extension, 18x12, to 1½-sty frame dwelling; cost, \$700; owner and architect, Richard H. Springmeyer, on premises. Plan No. 346.

SETON ST, e s, 255 n Elliott av, move 2-sty frame dwelling; cost, \$1,500; owner, Stephen Cross, 53 Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 351.

170TH ST, s e cor. 3d av, new door, new partitions, to 3-sty frame restaurant and saloon; cost, \$200; owner, Maurice Feist, 2 Rector st; architect, M. J. Garvin, 3307 3d av. Plan No. 342.

177TH ST, s w cor. Bronx River, new columns to 2-sty brick stable; cost, \$300; owners, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 340.

177TH ST, s w cor. Bronx River, 5-sty brick extension, 9.8x8.4 to 5-sty brick factory; cost, \$470; owners, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 341.

BAILEY AV, e s, 292 s Boston av, move and new partitions, etc., to 2-sty brick store and dwelling; cost, \$5,000; owner, Marcus Nathan, 150 West 120th st; architect, B. E. Stone, 7 West 38th st. Plan No. 347.

BAINBRIDGE AV, w s, 245.4 n 200th st, 1-sty frame extension, 9x17.9 to 1½-sty frame garage; cost, \$500; owner, Jacob Zurnieden, 3008 Woodlawn Road; architect, W. S. Irving, 241st st and Katonah av. Plan No. 349.

HARRISON AV, e s, 230.4 n Davis st, 1-sty frame extension, 18x13 to 1-sty frame dwelling; cost, \$500; owner, G. Guiseffe, 560 Taylor av; architect, B. Ebeling, 1136 Walker av. Plan No. 350.

MORRIS AV, No. 2690, new bay windows, new porches, new partitions, etc., to 2-sty and attic frame dwelling; cost, \$3,000; owner, Dr. John Barnhart, on premises; architect, Wm. J. Cherry, 41 West 34th st. Plan No. 344.

PELHAM ROAD, w s, 56 s St. Pauls av, move 2½-sty frame dwelling; cost, \$150; owners, estate of Thurza J. DeRich, Ellen E. Mucer, Scarsdale, administrator; architect, W. F. Mercer, Scarsdale. Plan No. 352.

STEBBINS AV, No. 1310, 2-sty frame extension, 7x9.6 to 2-sty frame dwelling; cost, \$100; owner, Otto Vogel, on premises; architect, Wm. Aitkin, 892 East 167th st. Plan No. 348.

TREMONT AV, s s, 59.6 e Washington av, 1-sty frame extension, 1.10x15.6, and new partitions, etc., to two 3-sty frame stores and dwellings; cost, \$1,000; owner, C. A. Becker, Tremont and Park avs; architect, Chas. S. Clark, 445 Tremont av. Plan No. 345.

WEBSTER AV, s w cor. Oliver pl, move 2½-sty frame dwelling; cost, \$400; owners, Webster Av. Improvement Co., 124 West 45th st; architects, Janes & Leo, 124 West 45th st. Plan No. 343.

### ADVANCE REPORTS.

#### Annex Building for the Automobile Club.

C. P. H. Gilbert, architect for the Automobile Club of America, has filed plans for the large annex building which is to be built on the property, 91.8x100, in West 55th st, directly in the rear of the Automobile Club. The building will be 12 stys in height, and will cost about \$350,000. The exterior will be of white brick, terra cotta, limestone and granite. The building will be equipped with four elevators, in addition to the chauffeurs' and members' elevator. On the roof of the building is arranged a convenient landing for the use of the members of the Aero Club, who are interested in aviation. The three top stories are fitted up with all the up-to-date apparatus necessary for machine shop, etc., etc. Special accommodations have been made for the comfort of chauffeurs.

The building is constructed in the best manner in every respect, and will be of heavy construction. An electric light and power plant will be installed. The equipment of the present garage of the Automobile Club is to be connected with the new building, and the whole structure when completed will be the largest and most up-to-date and perfectly equipped structure of its kind in existence. The building will be ready for occupancy by June 1, 1910.

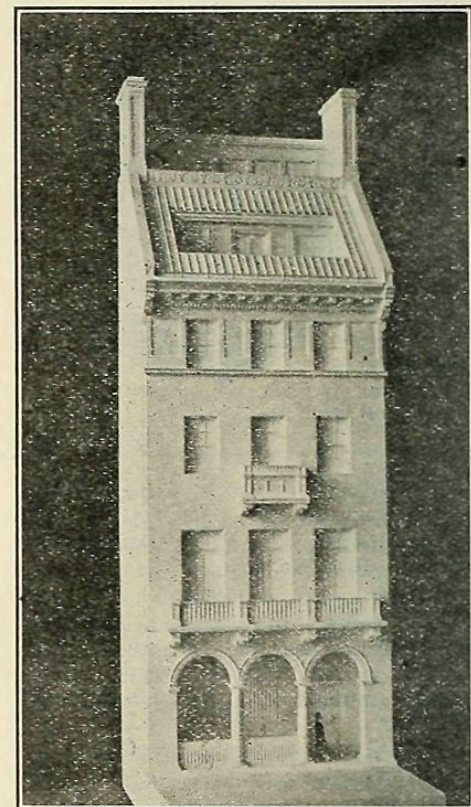
#### No Plans Yet for Riverside Drive and 158th St. Apartments.

RIVERSIDE DRIVE.—No plans have yet been prepared, or architect selected for the contemplated improvement at the

corner of Riverside Drive and 158th st, with a 12-sty elevator apartment house, the site for which was purchased during the week. It is probable that the facts of the operation, including the name of the owner will not be announced for some days yet. The site is one block from the 157th street station of the subway, and faces a square formed by the intersection of Audubon place, Riverside Drive and 158th st. The Church of the Intercession is at the north, between 158th st and Fort Washington av, fronting on the westerly side of Broadway.

#### Residence Showing No Encroachment On Sidewalk.

70TH ST.—The new residence for Dave Hennen Morris, of 68 Broad st, to be erected in the north side of 70th st, 45 ft. west of Madison av, from plans by Thornton Chard, 39 West 38th st, will be constructed by the Andrew J. Robinson Co., of 123 East 23d st. In this house is shown a distinct departure from the usual planning of residences, as there will be no encroachment on the sidewalk. This



RESIDENCE FOR DAVE H. MORRIS. East 70th st.

Thornton Chard, Architect.

anticipates the condition that eventually should obtain throughout the city, giving the full width of the sidewalk to the public, as shown in the model herewith. The building will contain six stories and will have an exterior of limestone and brick, size 30x90 ft., as estimated by the architect to cost about \$50,000. Mr. H. D. Dickinson, 123 East 23d st, will be the sanitary engineer.

#### \$1,500,000 Apartment House for Broadway.

BROADWAY.—George F. Johnson & Sons, Westchester and Prospect avs, Bronx, have commissioned architects George and Edward Blum, to prepare plans and specifications for the improvement of the northwest corner of Broadway and 113th st, a plot measuring 175x125 ft, with a 12-sty high-class elevator apartment house to cost in the neighborhood of \$1,500,000. There will be apartments for forty-eight families. The owners will have charge of all contracts, awarding all the work. It is expected that plans will be completed about the first of September.



**Plans for a Nurses' Home, Brooklyn.**

BROOKLYN.—The Jewish Hospital Association, Classon and St. Marks avs, and Prospect place, Brooklyn, will soon begin the construction of a nurses' home on the north side of Prospect place, 135 ft east of Classon av at a cost of about \$100,000. The construction will be fire-proof, 4-stys, 50x120 ft, of stone. Plans are being prepared by G. L. Morse, of 303 Washington st, Brooklyn, Pattison Bros., Fuller bldg., are electrical engineers. Officers are Abraham Abraham, president; Henry Roth, treasurer; Nathan S. Jones, secretary. No contracts have yet been awarded.

**Another Riverside Drive Apartment Assured.**

RIVERSIDE DRIVE.—It became known during the week that the plot on the southeast corner of Riverside Drive and 103d st, measuring in all 100x125 ft., is about to be improved with a high-class 12-sty elevator apartment house. Henry Schiff, of 320 West 113th st, will erect the building. The plans are now being designed by Messrs. Waid & Willauer, 156 5th av. So far as can be learned no figures have yet been asked for, and the time set for operations to start is indefinite.

**Jersey City to Have New Theatre.**

JERSEY CITY, N. J.—It is announced that the Phoenix Realty Co. has commissioned Wm. McElfatrick, of 1402 Broadway, Manhattan, to prepare plans and specifications for a brick and stone fire-proof theatre to be erected at the Five Corners, Jersey City. The building will have a seating capacity of over 1,500. Officers of the company are Joseph H. Rudiger, president; Henry Eigenrauch, vice-president; Anthony Michell, secretary, and William H. Rinther, treasurer. The cost will probably exceed \$50,000.

**Plans for Arbuckle Bros. Building.**

BROOKLYN.—Work of excavating has begun for the new 10-sty concrete building to measure 200x200 ft. which is to be erected in Brooklyn by Arbuckle Bros., on the vacant block bounded by Jay, John, Pearl and Plymouth sts. The plans have been completed by Wm. Higginson, 21 Park Row, Manhattan. The structure is to be used for the general purpose of the concern. The equipment will include an endless bucket chain connecting with a carrying belt, a device invented by one of the brothers.

**Improvements to Whitelaw Reid's House.**

MADISON AV.—The residence of Whitelaw Reid, northeast corner of Madison av and 50th st, is to receive immediate improvements. The general interior will be renovated and a 7-sty rear extension 25x28 ft, is to be added. The plans are by Messrs. McKim, Mead & White, 160 5th av, and the general contract has been issued to M. Reid & Co., of 114 West 39th st.

**Row of Flats for Fox Street.**

FOX ST.—Weisman & Herman, builders, 510 East 136th st, will soon begin the erection of six 5-sty brick and limestone flat buildings, each 40x88 ft., to be situated in the west side of Fox st, 100 ft. south of 163d st. Geo. Fred Pelham, 507 5th av, is preparing plans, and the owners will probably be ready to take figures by September 1.

**\$600,000 Apartment House for Park Av.**

PARK AV.—Messrs. Pickering & Walker, 103 Park av, architects, are preparing plans for a 12-sty elevator apartment house, to measure 106.4x100 ft, to be erected at the southeast corner of Park

av and 76th st, at a cost of \$600,000. The Eight Hundred and Twenty-Nine Park Avenue Co., 103 Park av, is the owner.

**Apartments, Flats and Tenements.**

44TH ST.—J. Lippman & S. Root, 72 East 99th st, will erect a 6-sty flat building, 50x87 ft., in the north side of 44th st, 150 ft. east of 10th av, from plans by Chas. B. Meyers, 1 Union sq. Estimated cost, \$38,000.

PINEHURST AV.—The Peto Realty Co., 207 West Broadway, will erect three 5-sty tenements, 43x85 ft., at the southeast corner of Pinehurst av and 178th st, to cost a total of \$225,000. Adolph Martin, 33 Union sq, is the architect.

AUDUBON AV.—Neville & Bagge, 217 West 125th st, have prepared plans for a 6-sty flat building, 99.11x90 ft., for the Granite Construction Co., 299 Broadway, to be erected at the northeast corner of Audubon av and 176th st, to cost \$200,000.

ST. NICHOLAS AV.—Geo. Fred Pelham, 507 5th av, has completed plans for a 6-sty flat house, 104.11x140 ft., for the Napoleon Construction Co., 206 Broadway, to be erected at the southwest corner of St. Nicholas av and 183d st, to cost \$175,000.

RIVERSIDE DRIVE.—Denby & Nute, 333 4th av, have completed plans for the 12-sty fireproof apartment house, 41x120 ft, to be erected at the southeast corner of Riverside Drive and 114th st for the John J. Hearn Construction Co., 509 5th av, to cost about \$350,000.

CONVENT AV.—Emanuel Krulewitch, builder, 145th st and St Nicholas av, is ready for bids on materials and sub-contracts for the 6-sty, 24-family flat building to be erected at the southeast corner of Convent av and 149th st, from plans by Neville & Bagge, 217 West 125th st.

**Churches.**

BUFFALO, N. Y.—The Rev. J. J. Patterson, pastor of Emmanuel Baptist Church, has accepted plans drawn by Martin C. Miller for a brick and stone church to cost \$60,000.

BAY RIDGE.—Architect E. G. W. Dietrich, 30 East 20th st, Manhattan, has prepared plans for the erection of a new edifice at 6th av and 53d st, Bay Ridge, Brooklyn, for the Grace Baptist Church, to cost \$50,000.

WESTCHESTER, N. Y.—N. Serracino, architect, 1170 Broadway, Manhattan, is preparing plans and specifications for a church and rectory to be built at the corner of Commonwealth av and Mansion st, Westchester, N. Y. Rev. H. De Vivo is rector.

SUMMIT, N. J.—Collidge & Carlson, Boston, Mass., have prepared plans for a stone addition to the Methodist Episcopal Church, De Forest av, Summit, N. J., to cost \$50,000. About September 1 plans will be ready for figures. Estimated cost, \$50,000. Rev. A. H. Tuttle is pastor.

ASBURY PARK, N. J.—Plans have been prepared by George Lovett, of Philadelphia, Pa., for a new stone edifice to

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be erected at 2d av and Bond st, Asbury Park, by the Catholic Church of the Holy Spirit. Plans have not yet been formally accepted. They specify a seating capacity of 1,800, to cost not less than \$90,000.

**BUFFALO, N. Y.**—The Emmanuel Baptist Church, Rev. J. J. Patterson, pastor, is soon to erect a church and Sunday school building, 1-sty, 100x125 ft., brick and stone, capacity about 600, at Normal av and Rhode Island st, Buffalo, to cost between \$30,000 and \$35,000. M. C. Miller, 620 Mutual Life Building, Buffalo, is making plans.

#### City Halls.

**CHELSEA, MASS.**—Whiton & Haynes Co., 512 John Hancock Building, Boston, Mass., at \$173,977, have received the general contract to erect the City Hall at Chelsea, Mass.

**MIDDLETOWN, N. Y.**—David H. Canfield, Middletown, N. Y., has been selected as architect to prepare plans for a 2-sty fireproof, brick, stone and steel city hall building to be erected by the city of Middletown, to cost \$50,000. B. A. Taylor is city clerk.

#### Dwellings.

**37TH ST.**—Foster, Gade & Graham, architects, 281 4th av, have awarded to D. C. Weeks & Son, 289 4th av, the general contract to complete \$40,000 worth of alterations to the residence of W. W. Reese, 103 East 37th st. The construction will be fireproof, brick and limestone.

**DEAL, N. J.**—Maurice E. Bandler, 65 Nassau st, Manhattan, owner, has awarded to August Weber, 60 Sea View av, Long Branch, N. J., the general contract to erect the 2-sty residence and garage, frame and stucco, 25x35 ft., at Deal, N. J., to cost \$40,000. Schwartz & Gross, 347 5th av, Manhattan, are the architects.

#### Factories and Warehouses.

**NORWICH, CONN.**—The Connecticut Keyes Process Company, of Norwich, will erect a new plant in the near future.

**TRENTON, N. J.**—Work upon a new 3-sty brick building, 208x70, 1-sty, to cost \$20,000, has been started by the John A. Roebling Son's Company.

**NEWARK, N. J.**—The Independent Ice Dealers' Association will erect an ice plant at Newark. No contract has yet been awarded or plans prepared.

**WATERVILLE, CONN.**—Architects Griggs & Hunt, of Waterbury, have completed plans and specifications for the erection of two factory buildings at Waterville.

**HORNELL, N. Y.**—The Merrill Hosiery Co. will erect a 1-sty brick silk mill, 80 x200 ft., to cost \$50,000. J. Mills Platt is architect, Chamber of Commerce Building, Rochester, N. Y.

**NORWICH, CONN.**—The Ponemah Mills Co. has had plans prepared for an addition, 670x200 ft., to be 1-sty high, of heavy mill construction with basement and tooth roof. The estimated cost is \$225,000.

**BROOKLYN.**—L. Danancher, 7 Glenmore av, Brooklyn, is preparing plans for a 5-sty brick and bluestone factory and store building, 25x97 ft., to be erected at the northwest corner of Thatford and Railroad avs, Brooklyn, to cost about \$20,000. Joseph Stern, Christopher and Dumont sts, Brooklyn, is the owner. The owner will take bids about the last of August.

**SYRACUSE, N. Y.**—The Standard Oil Co., 26 Broadway, Manhattan, will erect a 2-sty brick, mill construction, warehouse, 72x40 ft.; boiler house and coal bin, 1-sty, 36x31 ft.; wagon shed, 22x40 ft., at Syracuse, to cost \$30,000. Edward K. Fenno, Rosenbloom Building, Syracuse, has received the general contract.

T. W. Clark, 26 Broadway, Manhattan, prepared plans.

**SCHENECTADY, N. Y.**—Architect Finch, of Schenectady, is working on plans for a factory for the Climax Specialty Co. Unless something unforeseen occurs, the building will be erected, and the machinery in full operation by Nov. 1. It is reported that McDonald & Chadwick will erect some dwellings in the vicinity of the new plant, so they will be ready for occupancy when the factory is opened.

**NEWARK, N. J.**—Agreements have been signed by Coles A. Seeley, treasurer of the Seeley Tube & Box Co., whose factory is now located on 4th av, to acquire property on the south side of Central av, near Hudson st, upon which will eventually be built a 6-sty factory. Frederick A. Phelps, mechanical engineer and architect, with offices in the Union Building, is preparing the plans. The building will cost \$100,000, measure 160x225 ft., and will be started in September.

**ROCHESTER, N. Y.**—The American Laundry Machinery Manufacturing Co., of Chicago and Cincinnati, has completed plans for the erection of a large plant on the Lincoln Park property, West av, Rochester. The concern has offices at No. 55 North st, Rochester. Fourteen buildings will be erected. The main building will be 2-stys, 160x225; the shipping and storage building, 44x250; stock room, 109 x109; engine and boiler house, 82x115; foundry building, 100x300, besides the several smaller buildings which will be required. Officers of the company are: President, Adam Kreuter; vice-president, D. M. Cooper; treasurer, Robert M. Burton; secretary, E. F. Underhill.

#### Halls and Clubs.

**PRINCETON, N. J.**—The general contract for erecting the 3-sty brick and limestone Campus Club House, 50x75 ft., at Princeton, has been let to C. W. Kaffer, 115 South Stockton st, Trenton. Cost, \$40,000. R. C. Gildersleeve, 150 5th av, Manhattan, architect.

**MAMARONECK, N. Y.**—Henry G. Anthes, 52 Harrison st, New Rochelle, N. Y., has prepared plans for a 2-sty brick hall and lodge building, 50x125 ft., to be erected at Palmer and Maple avs, Mamaroneck, for the Forresters of America. Wm. Speechley is chairman building committee. The estimated cost is \$30,000.

**ELMIRA, N. Y.**—The Elmira Lodge of Elks has instructed J. C. Williamson, general contractor, of Elmira, to begin work at once on a new club building. The contract for steam heating was awarded to Robert H. Walker, the plumbing to George W. Krowl and the installation of the electrical fixtures to John D. Ellett, all of Elmira.

**SCHENECTADY, N. Y.**—Plans were filed during the week for the erection of a new chapter house for the Delta Upsilon fraternity on College lane at an estimated cost of \$21,000. The plans have been prepared by Van Vleck & Goldsmith, of Manhattan, and call for a modern building, entirely fireproof. The contract has been awarded to Edward Hanigan.

#### Hospitals and Asylums.

**EAST BLOOMFIELD, N. J.**—A tuberculosis hospital is to be erected at East Bloomfield. Plans and specifications have been presented by Dr. Lytle of Geneva. Dr. Eugene Porter is State Health Commissioner.

**GLENS FALLS, N. Y.**—It is announced that \$100,000 has been raised with which to erect a hospital to replace the Parks Memorial Hospital. Address chairman building committee, Parker Memorial Hospital, Glens Falls, N. Y.

**CHELSEA, MASS.**—Bids are asked until Sept. 18, by R. C. Hollyday, Chairman of Bureau of Yards and Docks, Navy Dept., Washington, D. C., for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass., Newport, R. I., and Portsmouth, N. H.

**WEEHAWKEN, N. J.**—The North Hudson Hospital Association, 189 Palisade av, Union Hill, L. Menegaux, president, has awarded to Bond & McNally, 148 Bullserry road, Weehawken, the general contract for the 3-sty fireproof, brick hospital, 75x40 ft., at Weehawken. Robert G. Dixon, 148 Bullserry road, is architect. Estimated cost, \$30,000.

#### Hotels.

**EAST ORANGE, N. Y.**—The Rockefeller Hotel Co., Frank Leslie, manager, contemplates the erection of an addition to the Elmwood Hotel on South Walnut st, East Orange, to cost \$20,000. Edward V. Warren, 22 Clinton st, Newark, is architect.

**UTICA, N. Y.**—Extensive improvements involving an expenditure of several thousand dollars are to be made in the Hotel Royal. The entire front will be remodeled in copper and glass of the latest design. The interior will be finished in marble and mahogany panel work, with marble pilasters. Frank J. Lawlor is proprietor. R. G. Lloyd, of Utica, has received the contract.

#### Miscellaneous.

**NEW HAVEN, CONN.**—Bids will be advertised for in October by the Court House Commission, at New Haven, for the construction of a new court house, to cost \$600,000.

**RALEIGH, N. C.**—The competition for the Auditorium Building to be erected here at a cost of \$100,000, by the Municipal Building Commission, was won by Mr. P. Thornton Marye, architect, of Atlanta, Ga.

**BAYONNE, N. J.**—J. O'Rourke & Son, Union Building, Clinton st, Newark, are about to start work on the 3-sty brick convent, 50x60 ft., to be erected by St. Mary's Star of the Sea Roman Catholic Church at Av C and 14th st, Bayonne, to cost around \$25,000. Rev. Andrew M. Egan is rector.

**PATERSON, N. J.**—Charles E. Sleight, of Paterson, has prepared plans for a theatre, 55x125x25 ft., to be erected at Main and Smith sts, Paterson, by William Metz and Max Gold. Limestone and pressed brick, terra cotta trimmings, two elevators, estimated cost, \$25,000. No contract has yet been issued.

**NUTLEY, N. J.**—Contracts for erecting the Bank of Nutley, to cost \$20,000, have been awarded as follows: Mason work, Van Vliet Construction Co., of Passaic; carpenter work, L. M. Breen Co., of Paterson; plumbing, Geo. W. Hahn, of Passaic; electrical work, Thos. Nichols, Jr., of Nutley; painting, Alex. Stewart, of Passaic; vault, the Remington-Sherman Co., of Manhattan.

#### Municipal Works.

**MANHATTAN.**—The Park Board will open bids Tuesday, Aug. 17, for paving with asphalt tiles certain walks of Central and other parks in the Borough of Manhattan.

**BRONX.**—Estimates will be received by the Board of Health, Tuesday, Aug. 17, for labor and material required to drain approximately 50 acres of salt meadow at Locust Point, Throggs Neck.

**BROOKLYN.**—Bids will be received by the Fire Commissioner Wednesday, Aug. 18, for furnishing labor and materials required for repairs and replacements to headquarters building, Nos. 365 and 367 Jay st, Brooklyn.

**RICHMOND.**—Estimates will be received by the Commissioner of Water



Supply, Gas and Electricity, Aug. 18: No. 1. For furnishing and delivering cast iron pipe and special castings. No. 2. For furnishing, delivering and laying water mains and appurtenances in Bay, Griffin and Arrietta sts, Columbia st, Stuyvesant pl and Richmond terrace.

**BROOKLYN.**—The President of the Borough of Brooklyn will open bids on Wednesday, Aug. 18, for labor and material required for constructing sewer in Av J, between Coney Island av and Ocean av, with outlet sewers in East 18th st, from Av J to Av K; in Ocean av, from Av J to Av K (West Side); in Av K, from East 18th st to Nostrand av; in Nostrand av, from Av K to Av M; in Av M, from Nostrand av to Flatlands av, and in Flatlands av, from Av M to Flatbush av.

**MANHATTAN.**—Estimates will be received by the Commissioner of Docks Tuesday, Aug. 17. No. 1.—For labor and materials required for preparing for and laying iron slag block pavement on portions of Marginal st, between Whitehall and Broad sts, East River, and granite block pavement between Albany and Liberty sts, North River, and between West 30th and West 33d sts, North River, and for laying a granite crosswalk along the southerly line of West 22d st, North River, Manhattan. No. 2.—For furnishing and delivering sawed new yellow pine lumber, saved new spruce lumber and piles.

**QUEENS.**—The Commissioner of Water Supply, Gas and Electricity will open bids Wednesday, Aug. 18: No. 1. For furnishing and erecting and connecting two pumping engines, with steam piping, suction and discharge piping in the Bayside pumping station, Broadway and Little Neck Bay, Bayside, Queens. No. 2. Doing all the necessary work to remove well house, removing storehouse, for constructing a gate vault and a receiving well and laying suction and filter delivery pipes at the Bayside pumping station, Broadway and Little Neck Bay, Bayside, Queens. No. 3. For furnishing and delivering lubricating and illuminating oils and lubricating grease. No. 4. For furnishing and delivering well driving machines.

#### Office and Loft Buildings.

**89TH ST.**—Eidlitz & McKenzie, 1123 Broadway, are preparing plans for enlarging the telephone building No. 112 West 89th st, for the New York Telephone Co., 15 Dey st, to cost around \$100,000. The architects will be ready for estimates about August 20.

**BROADWAY.**—The James McCreery Realty Corporation, 112 West 42d st, J. C. McCreery, president, has awarded to H. H. Vought & Co., 103 Park av, the general contract for rebuilding the side and rear walls of the 5-sty structure Nos. 803-807 Broadway, at a cost of \$35,000. Jardine, Kent & Jardine, 3 West 29th st, prepared these plans.

**BROOKLYN.**—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for remodeling the two 3-sty brick dwellings in the east side of Lorimer st, 75 ft north of Montrose av, Brooklyn, for the Citizens Trust Co., owners. The alteration will consist of converting the building into a loft thereby connecting the two buildings into one, making each loft 25x50 ft. The interior construction will be re-inforced, to meet the required weight for mercantile business, with new columns and girders from cellar to roof. A plumbing system is also to be installed.

#### Schools and Colleges.

**WINSTED, CONN.**—The town of Winsted, Conn., will soon appropriate funds for the erection of a new high school. Address Chairman building committee, Board of Education, Winsted, Conn.

**HIGH BRIDGE, N. J.**—Bids will be received until Aug. 24 by the Board of Education, Frank Latimer, vice-president, for erecting an addition to the High School. Wm. T. Towner, 320 5th av, Manhattan, is architect.

**WASHINGTON, D. C.**—The Board of Education has recommended the erection of a \$250,000 normal school at Columbia Heights, a \$65,000 addition to the Armstrong Manual Training School, a \$125,000 normal school near O and North Capitol sts, and three other schools.

**PELHAM, N. Y.**—Smith Bros., Pelham, N. Y., have just received the general contract to erect the new Pelham school, 2-stys, brick and concrete, 60x120 ft., 9 class rooms, assembly hall, seating capacity 350, semi-fireproof, to cost \$60,000. York & Sawyer, 156 5th av, Manhattan, are the architects. G. Hucy, 7 Water st, Boston, Mass., heating engineer.

#### Contracts Awarded.

**NASSAU ST.**—The Power Engineering & Contracting Co., 1123 Broadway, has the electrical work for the 32-sty office building now being erected at the corner of Liberty and Nassau sts, known as the "Bryant Building."

**18TH ST.**—S. Niewenhaus, 1 Madison av, has received the general contract for the erection of a 4-sty addition, 35x50 ft., to the factory of the P. R. Mitchell Co., of 185 Canal st, at Nos. 608-610 East 18th st, from plans by Messrs. Kastner & Dell, 1135 Broadway.

**NEWARK, N. J.**—Contracts have been signed by the Turner Construction Co., of 11 Broadway, for reinforced concrete floors for a warehouse, 100x50, 5-stys and basement, for Hersh Bros., in Mulberry st, Newark, N. J. The plans are by Nathan Meyers, architect. Work begins at once.

**CHICAGO, ILL.**—The contract for building 1,000 ft. of reinforced concrete docks for the Deering works of the International Harvester Co., of Chicago, has been awarded to the Raymond Concrete Pile Co., of New York and Chicago. The docks are located along the north branch of the Chicago River.

**EAST HOUSTON ST.**—The Libman Contracting Co., 1968 Broadway, has received the contract for all carpentry and framing of the apartment house to be erected for the Winthrop estate at Nos. 209-211-213 East Houston st, from plans by C. B. Meyers, architect, through the McVickar Gaillard Realty Co.

**SOUTH BROOKLYN.**—The Turner Construction Co. of 11 Broadway, has been awarded contracts for the erection of two reinforced-concrete warehouses, each 150x150 ft, 6-stys and basements, in 47th st, South Brooklyn, for the Bush Terminal Co. from plans by William Higginson, 21 Park Row. Work will begin at once.

**27TH ST.**—The Power Engineering & Contracting Co., 1123 Broadway, New York City, has obtained the contracts for the electrical work in the three loft buildings now under construction by the Realty Holding Co., of 907 Broadway, New York City. The buildings are situated at 22-24 West 27th st, 40-42 West 27th st and 119-133 West 27th st.

**BROOKLYN.**—The mason contract was recently awarded to McCann & Coelos, 489 5th av, Manhattan, for the 12-sty brick office building, 25x103 ft., which the Joralemon Company, 489 5th av, will erect in the south side of Joralemon st, 298 ft. east of Clinton st, Brooklyn, at a probable cost of \$150,000. George Keister, 12 West 31st st, Manhattan, is the architect, and the E. L. Shea Construction Co., 489 5th av, is general contractor.

The Hennebique Construction Co., 1110 Broadway, have taken the contract for constructing the Compressed Pillar Foundations at Perth Amboy for the Roesster

& Hasslacher Chemical Co. Walter Kidde, 140 Cedar st, Manhattan, is engineer. The Hennebique company will also build the reinforced concrete raft foundation for the cold storage plant of the Hutwelker Provision Co., in Hall st, Brooklyn. C. E. Huntley, 103 Park av, Manhattan, is the architect. The same construction company will also have the following new contracts: a concrete bridge over 62d st, Philadelphia; G. E. Quimby, bridge engineer; estimated cost, \$35,000. A coal breaker and washery, 125x140 ft., 166 ft. high, at Scranton, Pa., for the D. L. & W. R. R.; G. J. Ray chief engineer; estimated cost, \$100,000. A 5-sty bakery for Schmalz Bros. at Hoboken, N. J., 100x200 ft.; C. M. Bartberger & Sons, architects, Pittsburgh.

#### Government Work.

**MADISON, N. Y.**—The Constructing Quartermaster, Madison Barracks, N. Y., will receive bids until Aug. 21, for the construction of about 500 ft. of driveways and 4,500 sq. ft. of walks.

**SARATOGA SPRINGS, N. Y.**—Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 9, for the construction of the U. S. post office at Saratoga Springs, N. Y.

**FORT SLOCUM, N. Y.**—Office of Constructing Q. M.—Sealed proposals will be received Aug. 18, for installing steam heating systems in barracks Nos. 35, 38 and 40 and officers' quarters Nos. 8 and 9. Address Constructing Q. M.

**FORT HOWARD, MD.**—Office of Constructing Q. M., Baltimore, Md.—Proposals will be received Aug. 27 for the construction of about 15,000 sq. ft. of granolithic sidewalks at Fort Howard, Md. Address Maj. C. C. Ballou, U. S. A., constructing Q. M., Room 427, Custom House, Baltimore, Md.

**BOSTON, MASS.**—Proposals for oil storage houses will be received at the bureau of yards and docks, Navy Department, Washington, D. C., Aug. 28. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yards named. R. C. Holaday, chief of bureau.

#### Brief and Personal.

The Master Sheet Metal Workers' Association is in session this week at Louisville, Ky.

But then August was always a dry, smothery, lazy month in the city, and good only for farmers' crops.

The John T. Brady Company has the granite walls of the new Bronx courthouse about two-thirds up.

The site is being cleared for the new Millbank Building, at the southwest corner of 4th av and 25th st.

W. L. Rouse and L. A. Goldstone, architects, have formed a partnership, under the firm name of "W. L. Rouse & L. A. Goldstone," 12 West 32d st.

Mr. Morris R. Sherrerd, chief engineer of the Department of Public Works, Newark, N. J., has been retained as consulting engineer by the Passaic Valley Sewerage Commission.

Mr. Orin F. Perry, general manager of the Rockland-Rockport Lime Co., which has offices in the Fuller Building, went to the company's quarries at Rockland, Me., this week. He will return on Monday.

The quantity of manufacturer's material imported into the United States in the fiscal year just ended exceeds that of any earlier fiscal year in the history of the manufacturing industry of the country.

Mr. Albert Moyer, manager of the sales department for the New York office of the Vulcanite Portland Cement Co., Fuller Building, is in Canada enjoying a short vacation. He is expected back on Monday.



Building statistics from other cities naturally show large gains over the corresponding portion of last year, because building was dead in 1908. The statisticians should make their comparison with a live year.

Mr. Frank C. Jennings, of Bruce & Cook, sheet iron and metals, of 170 Water st, is spending his vacation in camp in the Adirondacks. He will be back at his desk after Labor Day. Mr. Jennings recently was in the finals in the contest for the principal golf trophy at the Shinnecock links.

H. E. Eastman, who has been representing the Woodbury Granite Company in the West for three years, is now representing the Eastern territory as sales manager for his company, which has offices at No. 1 Madison av. Mr. Markham, the local representative, will continue in his former capacity as usual.

William Dean Ham, originator of the Concrete Builders Exchange, and president of the Monolith Hollow Wall Company, of 45 West 34th st, who has been at Hot Springs, Va., for the benefit of his health since January, is reported to be about the same. His work here is being looked out for by Donald Hope, vice-president of the Exchange and of the Hollow Wall Company.

At an election recently held at the Atelier Jallade, 218 East Forty-second st, New York City, the following officers were elected: Gerard Betz, massier; A. Goldner, secretary; L. A. Abramson, treasurer and financial secretary. The reports of the officers showed that the Atelier has been successfully launched, and its first season closed with a clean record for all problems submitted in competition with the other Ateliers.

The Gillette Safety Razor Company is the latest large concern to locate its factory in the McAdoo tunnel zone of New Jersey—but not in Jersey City. It has bought a tract 809x1,042 feet in size, or about two acres, at Freylinghuysen and Evergreen avs, in the Waverly section of Newark, which cost in the neighborhood of \$100,000, and will erect thereon about \$200,000 worth of buildings. The present factory in Boston will be abandoned.

The Pennsylvania Railroad has dissolved its advisory board of engineers, as the more important questions in the development of the tunnel project has been disposed of. The board consisted of Gen. Charles W. Raymond, chairman; Mr. Charles M. Jacobs, chief engineer of the North River Division; Mr. Alfred Noble, chief engineer of the East River Division, and Mr. George Gibbs, chief engineer of electric traction and station construction. The president of the Pennsylvania Railroad Company, Mr. James McCrea, has conveyed to these officers the thanks and appreciation of the company for the satisfactory discharge of their weighty responsibilities.

#### Tenants of the Engineering Building.

In a petition for the placing of a station on the proposed extension of the McAdoo underground railroad at 39th st and 6th av, New York, the secretary of the United Engineering Society, Mr. F. R. Hutton, prepared the following details of occupancy of the building and attendance at various meetings held in the building during the year 1908. List of societies occupying offices in the Engineers' Building and statement of membership:

American Society of Mechanical Engineers, 3,800; American Institute of Electrical Engineers, 6,400; American Institute of Mining Engineers, 4,300; N. Y. Electrical Society, 950; American Gas Institute, 1,300; N. Y. Association Opposed to Woman Suffrage, 2,000; Electrical Manufacturers' Club, 50; Wire Inspection Bureau, 24; Empire State Gas and Electric Association, 75; American Association

of Electric Motor Manufacturers, 200; National Electric Light Association, 3,065; Museum of Safety and Sanitation, 50; Boone & Crockett Club, 173; Association of Edison Illuminating Companies, 68; Technical Society of New York, 150; Explorers Club, 110; Society of Naval Architects and Marine Engineers, 870; American Street and Interurban Railway Association, 1,000; Illuminating Engineering Society, 1,065; Municipal Engineers of City of New York, 565; total, 26,215.

#### Hudson River Brick Statistics.

The value of the brick manufactured on the Hudson River in the year 1908, according to a report just issued by the New York State Geological Survey, averaged only \$4.75 a thousand, as compared to \$5.20 a thousand in 1907.

The total number of common brick marketed from the Hudson River region in 1908 was 817,459,000, as compared with 1,051,907,000 in 1907. The largest production was in 1906, when it amounted to 1,230,692,000, or about 50 per cent. more than that for 1908.

There were 114 plants in operation last year with an average product of 7,171,000 against a total of 122 plants and an average product of 8,622,000 in 1907.

The decline in the production was generally distributed over the nine counties of the region, and all reported a smaller total than in 1907, though the largest falling off was in Rockland and Ulster Counties. Ulster County stood first in size of output, as in the preceding year, with a total of 179,166,000, valued at \$816,947. Rockland County maintained its place as the second largest producer in the region and reported a total of 172,926,000, valued at \$800,603. Orange County's total was 151,869,000, valued at \$747,637. Dutchess came next with 132,000,000 brick, valued at \$605,371.

#### A SUMMARY.

On the whole business last year was poorer than for a long time, says the State report, with prices throughout at so low a level as to afford little or no profit to the manufacturer. An unfavorable factor was the large number of brick carried over by the yards from 1907, amounting to fully 300,000,000, according to reliable estimates. The season of manufacture was very short. The prevailing prices in the early part of the year averaged about \$4.50 a thousand. As the season advanced there was a gradual improvement; and shipments were made at \$4.75 and \$5 in the summer. The upward tendency continued throughout the fall and early winter, with the revival of building operations, and at the close of the year prices reached as high as \$6.75 and \$7.

#### The Outlook in the Asbestos Trade.

The asbestos trade suffered little in the recent depression, and though the outlook for the coming year is for lower prices on the lower grades of material, high-grade crudes and fibers will probably remain at the present prices. The whole industry is better established now than ever before, and with stable trade conditions must greatly increase in volume.

#### USES OF ASBESTOS.

The variety of uses of the fireproof and insulating qualities of asbestos is constantly increasing. One of the notable applications in recent years is as a pigment under the name "asbestine," which on account of its fibrous structure has the property of holding up other heavier pigments in the paint. Mixtures of asbestos with various compounds play an important part in fireproof construction. Such materials are asbestos building lumber, century shingles, asbestos slate, asbestic for stucco and plaster, and asbestolith.

#### ASBESTOS IN THE GRAND CANYON.

The best asbestos yet found in the United States is near the bottom of the Grand Canyon of Arizona. It is cross-fiber chrysotile of exceptional quality. The outcrop is extensive, but as the product must be packed on donkeys about 12 miles down one side of the canyon and 4,000 feet up the other side, and thence be hauled 20 miles to the railroad, only the hand-cobbed, best grade of material can be shipped at present.

#### GENERAL STATISTICS.

All the asbestos mined and sold in the United States in 1908 was mined in Georgia and Vermont, and the total output of the various grades was 936 short tons, an increase from 1907 of over 42 per cent. The total value of the output of refined asbestos in 1908 was \$19,624, as compared with \$11,889 in 1907, an increase of 64 per cent. According to the report on asbestos by J. S. Diller in the "Mineral resources" series of the United States Geological Survey for 1908, the increase in value thus indicated is due to the greater production than ever before of chrysotile, the variety of fibrous mineral which is best adapted to textile processes and commands the highest prices. The main source of raw material, however, continues to be Canada, whence came all but \$1,646 worth of the imports into the United States in 1908, valued at \$1,068,322. Much over half of the asbestos exported by Canada came to the United States. The United States leads all other countries in the manufacture of asbestos products.

#### A Portfolio of Satisfied Clients.

The most satisfactory form of praise is expressed satisfaction. When the Water Supervision Company, of 3 Park Row, started in business three years ago, it first had to begin a campaign of education. It had to tell the homeowners and tenants in Gotham that they were losing money by paying more than they received in value and that it had a way of actually keeping dollar bills in the burdened taxpayer's pocket. A few days ago this company issued an attractive brochure containing sixty-three of the hundreds of letters of appreciation received from clients who have been faithfully and profitably served by this company. It is the most convincing proof that this company actually does what it says it will do.

Thousands of water meters are inspected and reports made on them each month by this company. Among them are meters used by estates, corporations and individuals. Railroad managements realize, they say, that the Water Supervision Company's system increases net earnings. Real estate managers have tried the system under most exacting conditions and have retained the service. This is what the company does:

It has a corps of trained meter inspectors and plumbing experts. Once each month one of these employes visits the premises receiving this service, and inspects the entire equipment, from meter to rooftop, noting the action of the former and inspecting every possible outlet on each floor. If a tap leaks, there is a source of waste. The installation of a new one is advised. Perhaps a pipe leaks. It is discovered before the constant dripping weakens the plaster and rusts and finally causes other pipes to leak, doing great damage. To install a new pipe would mean a trivial cost. Without the inspection, that pipe might have leaked unnoticed for months then, some day, other pipes might have burst, the walls or ceilings might have dropped. Tenants, annoyed, might have moved out and thus entailed additional loss. For a nominal fee each month, all this is avoided. It pays and stays.



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Midsummer Lull Affects Building.

Building material interests are feeling the usual midsummer lull, prices are low, save in iron and steel, and new enterprises are not going ahead. There are some instances where the number of sales have been normal, but there is little money in them. Furthermore, no decided improvement is looked for until the first of the month. Brick has not recovered from the prices quoted last week. Shipments are still coming in, but not what is generally accepted as first-class material. Cement is holding its own, but deliveries do not extend over ninety days. Most of the mills are busy, the majority working to capacity, but this is thought to be due to replenishment of depleted stocks rather than to new business. Prices still stand at \$1.43. Lime is sluggish. Lumber finds a gradually improving market with the approach of the Fall season. Pine flooring seemed to take the lead in sales this week. Stone is still dull, with little local business. Most of the quarries are rushed, but that business is mostly from the West. Collections are good.

### Brick Market Still Sluggish.

The brick situation remains in the same condition reported last week. Market quotations range from \$4.50 to \$5 for common hards. Several instances were reported where \$5.25 was obtained, but these are exceptional, and do not represent prevailing prices. The feeling is general that prices will not drop any further, but on the other hand no prophecies are being made as to when conditions will improve.

Transactions last week were: holdovers, 16; arrivals, 69; sales, 74. Eleven cargoes held over for this week. These are normal figures, and show that the shipments met a slightly improving market.

From one source it was learned that if the present condition continues manufacturers will stock up their sheds and stop making, or at least ease off for a while. An unprecedented run of good brick making weather is responsible, in a large measure, for the present over-supply. Some dealers are taking advantage of present prices and are stacking, but this would be more general if better grades were coming in. As it is few are loading heavily.

### STEEL DELIVERIES IMPROVED.

Dealers report that improvements have been made in deliveries of structural work and that jobs that have been held up for the last two weeks are now going ahead. This may permit of a larger consumption here, but some think that even with this barrier removed, the demand at this time will not be greater than the supply.

### KEEN COMPETITION IN LIME.

The lime business has been the victim of a chain of unusual circumstances this year, and now when it should be getting on its feet it is assailed by exceptionally keen competition. Some prices have dropped, others, such as the better grades of Rockland-Rockport and Palmer, have remained at the old figure and have offered only high grade goods. Some of the other brands have been compelled to reduce their former quotations to meet the figures put forth by competitors. There is said to be little profit in lime when it is selling at present prices for cheaper grades and no improvement is looked for, apparently, until the Spring. Rockland-Rockport "L" standard brand is now quoted at \$1.68 and Rockland-Rockport

Special, 320 lbs., is \$1.37. Select finish is still sold at \$1.62. These figures illustrate the present situation in a nutshell. The competition is in the cheaper grades, while those who want high class lime are willing to pay for it at the old rates. Palmer held to its old figures.

It was explained that the conditions cited were caused by a number of smaller companies coming into the field. The Spring proved erratic, the early Summer months were spasmodic in sales, and present conditions are not what they should be. This is due to a lull in building operations. Another two months, doubtless, will bring about some improvement. It was said that if this had been a good business year in lime, the little fellows would soon be sold up and the standard companies would be doing a larger business in cheap grades. In a dull year the little fellows flourish.

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

	Per M.	\$4.50@	\$5.00
Hudson River, Common.....	3.50		4.00
Hudson River, Light Hard.....			
Hudson River, Pale.....			
New Jersey, Hard.....	4.25		4.75
Croton Point—Brown, f. o. b.....	12.50		
Croton Point—Dark and red.....	12.50		

### Fronts:

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

### Named:

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

\*Cartage and ten per cent. should be added to quotations for retail prices.

Battery to 23d St., east of Broadway.....	\$0.70
Battery to 23d St., west of Broadway....	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River.....	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water	.75
East of Jerome Ave., 161st to 181st St....	1.00
East of Jerome Ave., north of 181st St....	1.50
West of Jerome Ave.....	1.00

### LIME.

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

Pennsylvania, common, per bbl....	\$0.75@	\$0.80
State common, cargo rate, per bbl....	.80	.85
Rockland-Rockport, Com., per bbl....	1.02	
Rockland-Rockport, L., per bbl....	1.08	
Rockland-Rockport, special, 320 lbs....	1.37	
Select finish, per 350 lbs., net....	1.62	
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.		
West Stockbridge, finishing, 325 lbs....	1.35	
Palmer, com., S.....	.85	
Palmer com., L.....	1.25	
Palmer, finishing, S.....	.95	
Palmer, finishing, L.....	1.40	

### PLASTER PARIS.

Calcined, ordinary city, in barrels		
250 lbs.		\$1.30
In barrels, 320 lbs.....		1.60
In bags, per ton.....	\$8.50	10.00
Calcined, city casting, in barrels,		
250 lbs.		1.45
In barrels, 320 lbs.....		1.65
Neat wall plaster, in bags, per ton..		9.25
Wall plaster, with sand, per ton.....		5.25
Browning, in bags, per ton.....		4.25
Scratch, in bags, per ton.....		

Note.—When sold in bags a rebate of 6% cts. per bag returned is allowed.

### SAND, GRAVEL, GRIT.

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

### Cement Business Holds Its Own.

Nearly all cement interests in this city report good sales since the change in current prices last week. "Business is holding its own," said one man. Most of the sales so far are for short deliveries, there being still hesitation about tying up for deliveries continuing to the first of the year. Most of the new business is for ninety days and under. There were one or two exceptions to this, but as a rule the short delivery business is enthusiastically taken.

The Vulcanite Portland Cement Company reports having all its mills in the Lehigh Valley in operation. Atlas, Lawrence, Alsens, Alpha, Edison and Lehigh

report similar activity. All the companies are trying to cover their depleted stocks to ward off a shortage at the end of the year. Few big sales are reported, but there are great numbers of small ones.

### CEMENT.

Portland, Domestic, in cloth* .....	\$1.43
Rosendale or Natural, per bbl.....	.90

(\*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

### Manufacturers' Quotations:

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

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

### Northern Pig Iron Moving Up.

With prices as high as they are there is little current business. A big decrease in tonnage and inquiries has been noted since a week ago Thursday. There is almost nothing on the market to sell. Buffalo sold at the lakes at \$15.75 and \$18.15 here. There is some Buffalo in stock, and even at the price quoted it went quickly. Pennsylvania went up, but Buffalo was firm. Northern advanced this week. Southern stood at last week's quotations. The new figures are: For No. 1 Jersey City, \$17.75 and \$18.25; No. 2, \$17.25 and \$17.75, and No. 2 Plain, \$16.75 and \$17.25. This is an advance of twenty-five cents on minimum and fifty cents on maximum.

### JERSEY FURNACE BLOWS IN.

A little greater activity was noted in coke this week, due probably to new furnaces blowing in. The mill at Oxford, N. J., blew in last week and was the destination of large consignments ordered through this city. Another mill to blow in was at Catasquica, Pa.

### STRUCTURAL STEEL DULL.

The boom that is being experienced at the mills is not being reflected in the local structural market. Prices are better and there is a better feeling, indicating that business is on the mend, despite the presence of the usual mid-summer lull. The steel manufacturers are busy, but this is mostly in railroad work. The fabricators find competition keen. This is an indication of slackness in new work. Architects are holding back until steel prices come down. Work is going ahead rapidly in New Jersey, however, especially in Jersey City and Hoboken. Building operations aggregating \$2,000,000 are under way within three blocks of McAdoo tunnel terminal in Hoboken. A number of big bank operations aggregating \$1,400,000 are contemplated in Jersey City. In the latter case, operations are temporarily hampered because of the high price of structural steel. The steel corporation is now running within 9 per cent. of capacity. The Cleveland furnaces have withdrawn all previous schedules.

### TIN AND SHEET METALS QUIET.

The tin and sheet metal markets are feeling the midsummer lull. The business is healthy and collections are good, but there is a shrinkage in volume. Assurances from architects' offices are to the effect that the Fall will be a good building season, but that the real boom is looked for in the Spring. Deliveries are constantly growing worse. In five weeks, it was said, material will be actually scarce. While the feeling is pretty gen-



erally concealed, it is plain that sheet metal people think that the strike at the sheet metal mills will be more serious than was at first anticipated. This has been heightened by the encouragement the strikers received when the Independents signed the Amalgamated scale.

Tin prices advanced about fifteen points as a result of London speculation and the presence of a stronger tone in foreign markets. Lead is firmer.

Northern: No. 1 x Jersey City \$17.75@18.25 No. 2 Foundry x Jersey City 17.25 17.75 No. 2 plain 16.75 17.25

Southern: No. 1 Foundry, steamship dock 17.75 18.25 No. 2 Foundry, spot 17.25 17.75 No. 3 Foundry 16.75 17.25

STRUCTURAL: Nominal prices f. o. b. dock, N. Y. Beams and Channels, 15-in. and under \$1.51 1.56 Angles 1.51 1.56 Tees 1.56 1.61 Zees 1.56 1.61

BAR IRON FROM STORE (National Classification)

ROUND AND SQUARE IRON: 1 to 1 1/2, base price 1.80 3/4 and 7/8 in. 1-10c. extra

FLAT IRON: 1 1/2 to 4 in. x 5/8 to 1 in., base price 1.80 1 1/2 to 4 x 1/4 x 5-16 2-10c extra 2 to 4 in. x 1 1/2 to 2 in. 5-10c extra 4 1/4 to 6 in. x 1 1/4 to 1 1/2 4-10c extra

SOFT STEEL SHEETS: 1/4 and heavier 2.10 3-16 2.20 No. 8 2.30 Blue Annealed No. 8 2.30 No. 10 2.30 No. 12 2.35 No. 14 2.40 No. 16 2.50

RUSSIA, PLANISHED, ETC.: Genuine Russia, according to assortment, per lb. 11 1/4@ 14 Patent planished per lb. A, 10c.; B, 9c., net. Metal laths, per sq. yd. 22 24

GALVANIZED STEEL: Nos. 14 and 16 per lb. \$2.85 " 18 and 20 " " 3.00 " 22 and 24 " " 3.20 " 26 " " 3.40 " 27 " " 3.60 " 28 " " 3.75 " 30 " " 4.40

GENUINE IRON SHEETS.—Galvanized: Nos. 22 and 24 per lb. \$5.75 " 26 " " 6.25 " 28 " " 7.25

SOLDERS: Case. Open. Half and half 19%@ 20% No. 1 17 1/4 17 1/2

TERNE PLATES: N. B.—The following prices are for 1C 20x28. the rate for 144x20 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.

PIG LEAD: Ton lots 4%@5 Less 5 5 1/2

ZINC: Sheet, cask. lots per lb. 7 3/4 Sheet per lb. 8 1/4

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.

Pine Flooring Leads Lumber Sales: Reports from the various wholesale lumber companies show that the leading sales this week have been in good pine flooring with a strong demand for West Virginia Spruce.

some improvement has been noted. Wholesalers are advising buyers to lay in stocks now for early Fall. An advance on Eastern cargoes of from \$2 to \$3 is expected because of curtailment of production in mill centres, Maine and Canada. Already the prices on clear spruce stock has been advanced a little. Hardwood continues to firm up on better grades of chestnut, oak and ash.

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. 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 LATH: 1 1/2 in. round wood lath 3.50 3.60 Eastern spruce, slab 3.75 4.00

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

WHITE PINE: (Rough or dressed.) 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

HARDWOOD FLOORING: K. D. bored, end matched or butted and bundled. Standard grades of oak flooring: Clear—Shall have one face free from defects, except 3/4-in. bright sap, but question of color shall not be considered.

PLAIN OAK: 4-4, 1sts and 2ds \$42.00@43.00 5-4, 6-4 and 8-4 in. 1sts and 2ds 48.00 51.00 4-4 Common 34.00 37.00 5-4, 6-4 and 8-4 in. Common 37.00 40.00 4-4 Culls 22.00 24.00 5-4, 6-4 and 8-4 in. Culls 24.00 26.00

SHINGLES: (New York Lighterage Limits.) Per M. pieces. 6 x 18 No. 1 Heart Cypress \$8.00@ Perfection 18 in Red Cedar 4.50 4.75 Eureka Red Cedar 4.15 Extra Clears, 4-in. Count 3.60 3.65

HARDWOOD: 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., 1st and 2ds (brown) 51.00 52.00

LONG LEAF YELLOW PINE FLOORING: "A" Heart face rift. D. & M., 13-16 x 2 1/2, counted 1 x 3 \$47.00@50.00 "B" Heart rift. D. & M., 13-16 x 2 1/2, counted 1 x 3 47.00 48.00 "C" Heart rift. D. & M., 13-16 x 2 1/2, counted 1 x 3 82.00 84.00

STONE Still in a Rut: New business for building stone in this city is still reported light. Some companies like the New England Granite Works, the Woodbury Granite Works, the Benvenue Granite Works, and A. Klaber & Son, marble, report fairly good business, but save in the last two instances much of that business is not in this city.

SLATE.—Prices are per square, delivered in New York in car lots. Genuine No. 1 Bangor \$4.90@ \$5.65 No. 1 Chapman 5.25 6.00 No. 1 Red 10.00 12.00

Ohio freestone \$0.80@1.00 Longmeadow freestone .85 .90 Brownstone, Portland, Conn. .60 1.25 Scotch redstone 1.05 Lake Superior redstone 1.05 Granite, Maine .35 .50 Granite, grey .50 .80 Granite, black .75 2.00 Granite, Milford pink 1.00 Granite, Picton Island red 1.00 Granite, Picton Island blk. 1.00 Limestone, buff and blue .80 1.00 Kentucky limestone .80 Caeh 1.25 1.75 Portage or Warsaw stone .90 1.00 Vermont white building marble 1.00 1.50 South Dover building marble 1.25 1.50 Bennington building marble 1.25 Georgia building marble 1.40 2.00 Tennessee marble 2.25 2.50 Wyoming bluestone .80 .90 Hudson River bluestone (promiscuous sizes, per cu. ft.) .80

City Hall, Chicago, \$1,500,000 of gray; Pro-Cathedral, Minneapolis Minn., \$500,000 Bethel white; State Capitol, Masison, Wis., two wings and dome, \$2,500,000 Bethel white; post office, Grand Rapids, Mich., \$500,000 Woodbury gray, and the Youngstown, Ohio, Court House. In the latter case there were three contracts, first the base, then the cornices and finally the approaches. It can readily be seen that the value of almost any one of the out-of-town contracts is greater than the local ones.

One company reported that it had \$8,000,000 worth of business at its quarries and that only a very small percentage of that business was being sent to what is defined as the Eastern District.

JERSEY FIRM GETS CONTRACT: All the stone, including four monoliths 14 feet 7 inches high and 3 feet thick, for the Merchants Union National Bank at Union Hill, N. J., is being supplied by the New Jersey Stone Construction Co., of Jersey City.

STONE.—Wholesale rates, delivered at New York. Ohio freestone \$0.80@1.00 Longmeadow freestone .85 .90 Brownstone, Portland, Conn. .60 1.25 Scotch redstone 1.05 Lake Superior redstone 1.05 Granite, Maine .35 .50 Granite, grey .50 .80 Granite, black .75 2.00 Granite, Milford pink 1.00 Granite, Picton Island red 1.00 Granite, Picton Island blk. 1.00 Limestone, buff and blue .80 1.00 Kentucky limestone .80 Caeh 1.25 1.75 Portage or Warsaw stone .90 1.00 Vermont white building marble 1.00 1.50 South Dover building marble 1.25 1.50 Bennington building marble 1.25 Georgia building marble 1.40 2.00 Tennessee marble 2.25 2.50 Wyoming bluestone .80 .90 Hudson River bluestone (promiscuous sizes, per cu. ft.) .80

SLATE.—Prices are per square, delivered in New York in car lots. Genuine No. 1 Bangor \$4.90@ \$5.65 No. 1 Chapman 5.25 6.00 No. 1 Red 10.00 12.00 Brownville and Monson Maine .65 2.00 Peach Bottom .60 7.50 Unfading Green 4.80 5.80



# OF INTEREST TO PROPERTY OWNERS.

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

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

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

### PUBLIC WORKS.

\* To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board

of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks, as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

### CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

### ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest charge at the rate of 7 per cent. a year.

## MUNICIPAL IMPROVEMENTS

### PUBLIC WORKS.

LACOMBE AV.—Proceedings were lately initiated by the Local Board of Chester for regulating and grading, setting curbstones and flagging sidewalks a space of 4 feet, laying crosswalks, building approaches, drains, walls, etc., and erecting fences where necessary in Lacombe av, from Bronx River to White Plains rd, and all work incidental thereto.

### CONDEMNATION PROCEEDINGS.

210TH ST.—Opening and extending East 210th st, from Jerome av to Wayne av; Wayne av, from Reservoir Oval West to Gun Hill rd; Tryon av, from Reservoir Oval West to Gun Hill rd. Commissioners Peter J. Everett, August Gross and Harold C. Knoepper give notice that the abstracts of estimates and damage in this proceeding have been deposited in the Bureau of Street Openings in the Law Department of the city, Nos. 90 and 92 West Broadway, Manhattan, and will remain there until September 9, 1909. Provided no objections are filed, the reports as to awards and as to assessments for benefit will be presented for confirmation to the Supreme Court on November 18.

SPOFFORD AV.—Relative to acquiring title to Spofford av, from Longwood av to Tiffany st and from Tiffany st to the Bronx River. Commissioners John F. O'Ryan and Jacob Katz give notice to all persons interested in this proceeding that they have completed their supplemental and amended estimate of assessment for benefit, and that objections may be presented in writing, duly verified, at their office, 90 and 92 West Broadway, on or before August 30. Provided no objections are filed, their supplemental and amended final report as to assessments will be presented to the Supreme Court on November 16.

### VALUABLE FOR INSULATION.

According to a foreign publication a firm in Munich has succeeded in artificially rendering asbestos waterproof, and has placed upon the market a product known as asbestos slates, which are thus described:

"These asbestos slates, it is claimed, are as hard and as strong as the natural slates, and can therefore be laid on wall or roof constructions without any wooden laths being necessary. They are very easily worked, and can be bored, nailed and cut just like wood, without any danger of splitting. They form a fire proof covering for inside and outside wooden walls, are valuable for insulation work of all kinds, even for electrical purposes; are of great use in building carriages as insulating material under the seats, for use in postal telegraphic work for insulating switches; for covering iron and wooden constructions; for use as fireproof doors for closing off single rooms in stores, warehouses, etc.; for lining wooden doors, and for covering walls and ceilings of all kinds so as to protect them from fire, heat, cold, dampness, disease, germs and vermin."

ALTERING CONTRACTS.—It is not an uncommon thing to see a contract for the purchase of real estate badly mutilated by alterations. Both parties to such an agreement should bear in mind that a material alteration of any written portion by one of the parties to it, without the knowledge or consent of the other, not only discharges the latter from all liability upon it, but if fraudulently made will release him also from all liability upon the consideration for which it was made.



## INTERESTING CONTEST PROMISED.

### TAXPAYER'S SUIT COMMENCED TO ENJOIN CONSTRUCTION OF RESERVOIRS IN CROTON VALLEY.

A TAXPAYER'S SUIT to enjoin the Aqueduct Commissioners from constructing additional reservoirs in the Croton Valley has been brought in the Supreme Court of New York County by James H. Killough, acting on behalf of the Merchants' Association of New York.

On March 23, 1909, the Aqueduct Commissioners formally adopted plans for a proposed new reservoir at Patterson, the estimated cost being \$3,250,000, and the Commission has since filed plans with the Corporation Counsel as a preliminary step to the acquisition of the necessary lands.

The complainant contends that in the adoption of these plans the Aqueduct Commission has proceeded in violation of law; that the city has already provided for all necessary increase of water supply by the Catskill project; that water from the Catskills will be available before the proposed Patterson reservoir can be constructed and filled, and that the latter is therefore unnecessary; that the Croton watershed is already overdeveloped, and that the Patterson reservoir when finished will be practically useless; and that its construction is therefore a waste of public funds.

The complainant sets forth that under the act creating the Aqueduct Commission the plans for all works shall be prepared by the Commissioner of Water Supply, that they may thereafter be modified or rejected by the Commissioner, and that the approval of such plans by the Commissioner of Water Supply is essential to their legality. The law also requires that before final adoption of any plans public hearings shall be held thereon. The complaint alleges that none of said plans or maps have been prepared or approved by the Commissioner of Water Supply, Gas and Electricity, as required by the law, nor have the Aqueduct Commissioners given public notice of any hearing respecting such plan or plans. It further alleges that the act of the Commissioners, in preparing said plans and transmitting them to the Corporation Counsel without the authorization and approval of the Commissioner of Water Supply, is illegal and contrary to law.

The complaint declares that "notwithstanding the existence of the various statutory provisions which purport to continue the functions and powers of the Aqueduct Commission, it has long been generally understood that its duties were substantially completed and that the capacity of the Croton watershed to supply water to the City of New York had been fully met by the construction of the aqueduct and the various dams, reservoirs and other work heretofore performed by the Aqueduct Commissioners."

It is alleged that "the Aqueduct Commissioners, other than the present Mayor and Comptroller, have for years past resisted every attempt of public bodies and citizens to obtain legislation limiting their functions and duties or for the abolition of the Commission. They maintain a large and expensive staff at great and unnecessary cost to the city and in the making of agreements for work are free of the restrictions imposed by the charter upon offices of the city government in the letting of contracts."

The complaint alleges "that it is and it has long been their purpose to continue themselves in office notwithstanding the completion of their duties; that for years past they have been actively at work to prevent legislation which might terminate or abridge their functions and have employed various influences in order to prevent such legislation, to keep the Commission alive, and if possible extend its functions."

It is further alleged "that the Commissioners are not actuated by any genuine desire to serve the interests of the City of New York, but that their purpose is, now that the work of the Commission is substantially finished, to perpetuate themselves in office; that they have for some time past been engaged in an effort to create a public impression that more water might advantageously be stored in the Croton watershed than is provided for by existing reservoirs and that the Patterson reservoir should be constructed in the northeasterly part of said region, and to sound public opinion in order to see whether they might prudently venture upon their fraudulent and sinister scheme to build such additional reservoir at Patterson, although they well know that sufficient water cannot be impounded in said region to fill said reservoir at all or except after the lapse of several years after its completion, too late to render it of value; that the cost of such reservoir would be so great as to be almost prohibitive, and that the utmost addition to be obtained to the city's daily supply from storage in such reservoir would not exceed about 7,000,000 gallons per day." Continuing, the complaint declares that "the reason speciously advanced by said defendants for the construction of such a reservoir is that it can be built as planned and that it can be filled with water all within three years from the present time; that an additional supply cannot be obtained from the Catskill region before the year 1914, and that 'the building of the Patterson reservoir means the difference between continued security and a disastrous water famine,' whereas the said defendants well know that they have no intention of

completing such reservoir within three years; that in all probability it could not be finished within that time even with the utmost dispatch; that even if completed within that time there is no certainty that rainfall conditions will permit it to be filled for many years to come, and they propose to build it although in the best view of the matter the reservoir will be useless as an emergency expedient unless completed and filled with water within three years." It is further set forth if the drought conditions that are advanced as a reason for its construction prevail, the employment of efficient methods to save 5 per cent. in water waste would ensure more water for justifiable consumption than could be counted upon after the proposed Patterson reservoir were built, and that if utilized as an emergency expedient to tide over such a drought, the draft upon stored water would be so enormous as to render a substantial percentage of all the storage useless because of depreciation in its quality.

The complaint further continues:

"Said defendants are well aware that all engineers of character and standing who have studied the subject for years past concur in the opinion that the development of the Croton watershed has reached its economical and sanitary limits, and plaintiff charges that the purpose of the said defendants in planning to construct such additional reservoir is selfish and sinister; that the expenditure that would be involved in the construction of said reservoir and its appurtenances would be a fraud upon the city and constitute a waste of its money; that they well know the said reservoir to be uneconomical and unnecessary for many reasons, including those herein set forth; but that the said defendants realizing that their functions and duties have been completed and fulfilled and that they should forthwith transfer all their papers and records to the Department of Water Supply, Gas and Electricity, prefer to embark the city in this unnecessary, improvident and wasteful expenditure, rather than surrender their offices and relinquish the salaries and emoluments incident thereto."

The complaint sets forth that a Board of Water Supply has been created to take all the necessary and proper steps for the additional water supply of the city, and it is shown by the accompanying affidavits that the supply from the New Catskill System, which will be ample for all the needs of the city, will be available before the new Patterson reservoir can be constructed and filled, and therefore the outlay for the Patterson reservoir will be unnecessary and wasteful.

The allegations of the plaintiff are supported by affidavits by John R. Freeman, James H. Fuertes, eminent hydraulic engineers, and others, who set forth in detail the capacity of the Croton watershed, the fact that it is already overdeveloped, and that the Patterson reservoir can serve no useful purpose.

An order to show cause why the injunction asked should not issue has been granted by Justice Blanchard.

## PRESENT DAY MORTGAGE CONDITIONS.

That the real estate market, from the point of view of the borrower, is in a good healthy condition, is doubted by few. Money is more plentiful, at the present time, than for some years past, and consequently interest rates are lower. The prevailing rate is four and one-half per cent., and borrowers are experiencing but little difficulty in obtaining any reasonable loan on improved real estate at these figures.

Lenders are only too anxious to place their money on desirable realty. This statement is borne out when the vast amount invested in this form of security is realized. During the current year over \$246,000,000 has been loaned, as against about \$211,000,000 during the corresponding period last year. Added to this enormous total about \$55,000,000 worth of mortgages has been extended. The banks and trust companies are lending money more freely on bond and mortgage for some time past.

Julius Bachrach, of the firm of William & Julius Bachrach, in reply to a request for an expression of opinion on the general mortgage condition, said:

"Mortgage loans are very easily obtainable at four and one-half per cent., and I personally have placed three mortgages within the past two months at four per cent. on East Side tenements; they do not appear under the head of mortgages, as they were taken by assignment. I look forward for an active market in the fall, the reason for same being the good business commercial houses are doing and who most always put some of their surplus money in real estate."

Louis J. Levy, president of the Rosehill Realty Corporation, takes an optimistic view of the entire realty situation. In speaking of conditions in general, he said:

"I believe that more people are suffering from the after effects of the late panic, than they are from its direct cause. I have found quite an improvement in the real estate market within the past six months, especially the renting direction, in which there has been an exceptional great improvement. I also believe we will have a much better fall, with a very good spring. In regard to loans, I have never seen a better market than the present for placing loans, especially the four and one-half per cent rate, which shows the confidence of the money people in the real estate of this city."



## ADVICE TO PROPERTY OWNERS.

FIRE WASTE WILL BE LESSENERED IF THE FOLLOWING RULES ARE CONSPICUOUSLY POSTED.

Every owner of improved real estate, especially tenement and factory buildings, should acquaint himself with the various methods of checking the spread of fire. Having done so it is his duty to communicate with all tenants and advise them both orally and otherwise as to the most expeditious way to proceed when a building is threatened with flames. Ordinarily, the average flat dweller becomes bewildered at the cry of fire and cannot be counted upon to render much assistance on such occasions. With this in mind a circular was lately issued by an inspector in a western fire bureau, who is co-operating with the National Fire Protection Association in an effort to lessen the enormous fire waste throughout the country, giving specific directions to be followed in case of fire.

If the blaze is just starting, throw water on the material that is burning—not at the blaze. One bucket of water will do more good if thrown on by handfuls, or with a broom, than dashed on at once. A small fire may be smothered with a rug or blanket, or beaten out with a wet broom. If you cannot put out the starting fire in a minute, yell fire, and then, if in a city, call the fire department. Everyone living in the house should know the telephone number to be used for getting the firemen, and it should be on the wall by the telephone for strangers to use. There is no time for looking in the directory, even if one should not be too nervous to find a number. Everyone should know where the nearest fire-alarm box is, and how to use it.

Do not leave a door open when you run out to give an alarm. If the doors and windows are closed when a fire starts one can always get the firemen there in time to put it out while it is in only one room. The fire soon consumes all the oxygen in a closed room and may die out if it get no fresh air. The fire-alarm box in the street is quicker and surer than the telephone. In using it one telegraphs to the engine house the number of the box. The firemen know, by the number, where the call comes from and get their engines and ladders to it quickly. Nearly all fire alarms are worked by a hook. To turn in an alarm, one must pull a hook, which is just inside the door, down as far as he can and then let go. That is all. This makes a gong at the engine house sound the number four times, so the firemen may be sure of the count.

Before pulling the hook in this kind of box one must open the door. In nearly all boxes this is done with a key. The keys of some boxes are kept in a building near by, and there are signs which show the building. In other boxes the key can be seen behind a piece of thin glass in the door. One can get it in an instant by breaking the glass with a stick, a stone or a knife handle. The glass falls out of the way as soon as it is broken. After the firemen are called, work at getting out the things you want most to save. Don't throw the clock from the window and then carry out your clothing, as some persons have done. If awakened in the night by the smell of fire, don't dress. Wrap yourself in a blanket or quilt from the bed and get out the quickest way you can. Shut the doors you pass through. After calling help look in and see where and what is the danger. You can then tell if it is best to try to carry out the household goods. If the fire is on the first floor it is very dangerous to go above, because heat and smoke ascend.

One can often get out through a hall filled with smoke by going on his hands and knees, when he would fall choking if he ran. The smoke is thickest at the ceiling. Holding a wet towel or anything made of flannel, or even a coat collar, over the mouth greatly lessens the danger of injury to the lungs, or death from the carbonic acid gas in the smoke. Most fires start in the first floor or basement of the building and burn a hole up, through the roof. In a house the flames travel by the stairways; in a big store or hotel they go quickly up the elevator shaft. After reaching the top the fire spreads and slowly goes down, burning the wood that is left. If a man working in a big store or factory sees a fire starting he should turn in the alarm, if there is a box in the building; try to put it out with the water in any pail near by; then use a chemical extinguisher, if there is one.

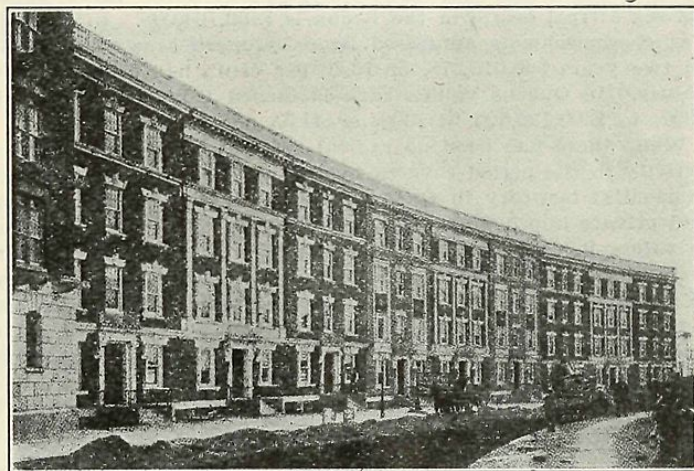
If one is in a burning building with no fire-escape and the stair below is burning or the hall is filled with smoke, he should shut the door and transom to keep out the deadly gases. Then he should throw open the window to get cool air and to let the firemen and neighbors see where he is, so that they may bring a ladder to the window. One should wait at the window for help until he is scorched or choking. By that time the firemen may be holding a big hoop covered with canvas, in which to catch him when he jumps, or the neighbors will hold a blanket to catch him. If no one is near he should throw out the bedding, tick and all, and jump on that. It is safer to jump into the top of a tree than to the ground.

The foregoing suggestions were promulgated in an effort to check fires in their incipency, and to aid as well in preventing unnecessary loss of life and limb through ignorance in not knowing just what to do at such times. Property owners can better conserve their interests by posting similar notices in conspicuous places on their buildings.

## QUICKENING AT HUNTS POINT.

There is perhaps no section in the City of New York which has undergone such a complete transformation in so short a period as the Hunts Point district. While in some respects the geological situation of that territory insured for it an earlier development than other localities not so favorably situated, its remarkable growth has been brought about mainly by the keen judgment and far-sightedness of several of the large operators and property owners in the eastern Bronx, who conceived the idea of improving their holdings with dwellings and apartment buildings of a higher order than may usually be found in new and sparsely settled neighborhoods. The success with which these pioneers have been meeting, especially those who have built with the idea of investment, demonstrates the wisdom of their undertakings.

It will be remembered that but two or three years ago the Hunts Point section was comparatively a wilderness. Gradually the barren fields were broken and a new street or two was opened, quickly followed by others. It was not until actual labor was commenced in cutting through these streets that speculators initiated the boom in Bronx real estate. The result of this movement stimulated small building undertakings in that zone to such an extent that large operators and builders were encouraged to enter the field. Among the first promoters may be mentioned the Henry Morgenthau Co., James F. Meehan, Gaines-Roberts Co., Geo. F. Johnson's Sons, Geo. C. Edgar's



MODEL APARTMENTS.

Sons & Co. and others. The excellent products of these firms soon attracted the attention of prospective tenants of the better class which later warranted the building of elevator apartment houses of generous dimensions.

The accompanying illustration shows a row of new type flats owned by the Henry Morgenthau Co. completed early in the spring. The buildings are situated on the east side of Kelly st, between Intervale av and 163d st, and are within easy walking distance of the subway station at Prospect and Westchester avs. All told there are nine houses in the row, each being 4-stys, with brick and limestone fronts. The apartments contain six and seven rooms, renting from \$34 to \$42 each. Among the installed improvements pleasing to the average tenant are burglar alarms, special compartments for milk bottles, tankless water closets and washstands in bedrooms.

Immediately adjoining the buildings described, Contractor James F. Meehan is erecting for the Henry Morgenthau Co. a large 6-sty brick and limestone apartment house at the northeast corner of Kelly st and Intervale av. The apartments in this building contain from three to six rooms, the smaller being equipped with kitchenettes. Many of the apartments are now receiving their finishing touches and the owner expects to complete the operation by Sept. 15. Included among the other undertakings of the Morgenthau Co. may be mentioned the large 5-sty elevator apartment now in the course of construction at the southwest corner of Southern Boulevard and 163d st. This building is the largest of its kind in the Bronx and will contain 500 rooms and three elevators. The structure covers 13½ lots.

It is not always safe to make rosy predictions where real property is concerned, but if present indications may be accepted as a criterion the new Hunts Point section is about to enjoy the benefits of a wholesome real estate boom.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.



## STATEMENT BY COMMISSIONER PURDY.

The Commissioners of Taxes and Assessments, through President Lawson Purdy, have submitted to Mayor McClellan the complete statement of the principal transactions of the department for the official year, together with an appendix tabulating the legislation enacted at the request of the commissioners and the more important decisions bearing upon the work of the department.

In the tables of comparative assessments of real estate three classes are distinguished—ordinary real estate, real estate of corporations and special franchises. The tangible properties of public service corporations situated in streets and public places, together with the privilege of maintaining and operating in these thoroughfares, are classed as special franchises, while real estate of corporations is almost exclusively private rights-of-way and improvements on these. The former are assessed by the State Board of Tax Commissioners and in the labors of the local department for the official year considerable difficulty has been encountered in determining whether some particular property should be assessed by the State board or by local authority. To end frequent litigation the assessing of properties of public service corporations as a unit by a mathematical rule is suggested.

The tables, containing revised and complete figures, give the present aggregate value of all real estate in the city as \$6,807,179,904. The most important tables show comparative values in the residential boroughs and the effect of the shifting of population to outlying sections. The total value of all classes of real estate in the Bronx is \$462,704,008. In 1907 the Tax Commissioners appraised Bronx properties at \$396,687,730. In two years \$66,016,278, or 16.66 per cent., has been added to values. In Queens values have increased from \$217,668,775 in 1907, to \$309,122,605 in 1909, or 41.55 per cent.

While there has been no radical shifting of Bronx centres of activity in the period covered by the report the opening of new residential territory in Queens by the completion of municipal and private improvements has effected the most rapid increases in values in comparatively new sections. The greatest increase is in the Third Ward of that borough in which are embraced Flushing, Whitestone, Malba, College Point and the new exclusive north shore residential sections. The Fourth Ward is a close second as the result of flat and 2-family house construction in Jamaica and contiguous sections.

The comparative Queens values by wards, compiled by the Tax Commissioners, are shown in the following table:

Wards.	Valuations, 1907.	Valuations, 1909.	Per cent. of Increase.
1 .....	\$55,059,065	\$70,353,740	27.77
2 .....	47,276,370	63,529,970	34.53
3 .....	29,575,075	47,276,605	59.87
4 .....	48,816,370	77,880,775	59.53
5 .....	17,212,970	23,416,065	36.04

## ACTIVITY IN REAL ESTATE.

When the real estate market is active, it is a sure sign that business prosperity is general. It means, as a rule, that all lines of trade are booming and prices good. One of the reasons for this statement, according to a well-known investor, lies in the fact that after a period of depression realty is about the last to respond to the return of prosperity. On the other hand, it is about the last to be affected by a depression. This condition is one of the strong arguments in favor of the purchase of real estate, because when prices are on the ascendancy it is certain that general conditions are good and, should a slump come, plenty of warning is had and an opportunity afforded to sell.

This statement is particularly true of Manhattan realty. There is no city in the world where such a market exists as in New York. It is not an uncommon thing for investors in other cities to be compelled to retain their holdings for years, before a purchaser is found, and if the holding is put up at forced sale, the result is almost invariably disastrous. The recent panic in the money market furnishes a good example. Realty values were not materially lowered. There was a large number of parcels put on the bargain counter, but in practically every case the reason was that the mortgage was overdue, and the holder had urgent need for money to protect him in some other line, whether stocks, bonds or his own business.

The panic, as far as real estate was concerned, amounted only to a period of inactivity, in which the broker and professional speculator were the only sufferers. The man who owned an apartment house, having a fair equity, was able to retain his possession, though in some instances he was forced to pay a higher rate of interest, when renewing his loan, due to the scarcity of that commodity.

Shortly after prices in Wall st recovered, there was a return of confidence and outside business lines reported an increased amount of business. Then came along renewed activity in the realty market. At the present time there is a dullness, due, principally, to the season of the year. That few parcels are transferred at this time of year is a normal condition. Were the reverse true the situation would be abnormal.

Rentals are as high as ever; owners demand as much, if not more, for their properties as ever, and when all is said and

done there are no more vacancies. On the other hand, the houses are becoming each year more habitable. New improvements are continually being installed and builders are competing with each other to see who can give the most for the money. They have learned the lesson that the tenant of an apartment or office building in this city has clearly defined ideas as to what he wants and what he should pay for it, and is not easily fooled.

An important reason for the present inactivity in the market is due to the position held by the owners themselves. They are not willing to meet the buyer anything like half way, but name their figure and are unwilling to make any considerable concession.

## SUPPLYING PURE WATER TO APARTMENTS.

It is hard to overestimate the importance of the attraction which pure, clean and sparkling water has for tenants in apartment houses. It goes without saying that every one prefers it, not only for drinking, but also for cooking, washing and laundry purposes. Many people are not willing to drink the ordinary Croton water. The result is a large number of companies have been formed to supply families and offices with pure spring water.

As a matter of economics, from the landlord's standpoint, a pure water system will pay for itself many times over. Owners of buildings who feed their boilers with clean water save considerable money at the end of the year, because their repair and coal bills will be directly affected. Dirt is responsible for many leaky faucets, which though a trifling expense, nevertheless has a tendency to make the occupants dissatisfied. Often they get an erroneous impression. They think that if the faucets continually get out of order, the rest of the plumbing must be on the same plane and be unsanitary. It does not take a great while before the entire neighborhood hears the news, and the reputation of the property is materially affected.

Then again porcelain and white enameled fixtures are discolored by unclean and muddy water, and while no serious damage is done, still it is one of those unnecessary annoyances which simply make tenants grumble. It is a big advertisement for a house to be able to state that pure water is supplied.

The system does not involve a large expenditure of money at the outset and occupies only a small amount of space in the cellar. It is connected with the main supply pipe to the building. The water is purified, as it enters the structure. The owner who takes care of the trifles will always have his house well tenanted. The larger things will, as a rule, adjust themselves.

## ACTIVITY ON AQUEDUCT AVENUE.

Property owners across the Harlem River are speculating as to the probable extent to which the building of elevator apartments in the Aqueduct av section is likely to go this fall. For some time past the construction of this type of apartment in the Bronx has been confined to the Longwood and Hunt's Point neighborhoods, but lately operators have been giving their attention to Aqueduct av near the easterly end of Washington Bridge, in the West Bronx. The section referred to occupies a high elevation above the Harlem, commanding a superb view of the valley to the east, and is regarded as particularly suitable for residence purposes. It will be recalled that the development of this territory was long held back by the holding intact of the Ogden estate. This large property was auctioned off several years ago, and among the many purchasers were persons who bought with the ultimate intention of building. While it is to be admitted that the Aqueduct av section cannot boast of adequate transit facilities, present accommodations are equal to those in many parts of Washington Heights.

At the northeast cor of Aqueduct av and Featherbed lane The Apartment Building Co. is erecting an imposing 6-sty elevator apartment on a plot of about 10,000 sq. ft. The frontage of the plot is oval and the site overlooks the Sacred Heart Convent and the Harlem River valley. The building will contain 5 apartments of 5 and 6 rooms, and all the rooms except the kitchen and bathrooms are from 12x12 to 18x13 in area. The cost of the operation, including the land, is supposed to equal \$200,000. Plans were filed lately for another building of the same order to be erected on the opposite cor by J. Harris Jones. If all of the projects of this kind now being considered are carried out there will shortly be a veritable colony of elevator apartment houses in the vicinity of the Washington Bridge.

FEATURE IN MODERN APARTMENTS.—Perhaps the latest feature in the designing of apartment buildings is to have the rooms so arranged that every suite has a front view. To do this it is necessary to have a light court in the centre of the front extending from the top of the first floor to the roof. In the construction of this kind of building having apartments of 3 and 4 rooms, builders have generally found it imperative to arrange some of the rooms in the centre, with no windows except those overlooking a central court. This difficulty has been obviated in a measure by having 3 separate courts—one in the front, one in the centre and one in the rear. From the front the houses appear to be semi-detached, but joined together at the first story up, from which the court runs.





# REAL ESTATE



## REAL ESTATE AND BUILDING STATISTICS.

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

### MANHATTAN AND THE BRONX.

CONVEYANCES.			
1909.		1908.	
Aug. 6 to 12, inc.		Aug. 7 to 13, inc.	
Total No. for Manhattan	140	Total No. for Manhattan	123
No. with consideration	17	No. with consideration	10
Amount involved	\$398,400	Amount involved	\$772,800
Number nominal	123	Number nominal	113
<b>Total No. Manhattan, Jan. 1 to date</b> ..... 1909. 7,222 1908. 6,190			
<b>No. with consideration, Manhattan, Jan. 1 to date</b> ..... 1909. 587 1908. 433			
<b>Total Amt. Manhattan, Jan. 1 to date</b> ..... 1909. \$34,771,790 1908. \$22,491,357			
<b>Total No. for the Bronx, Jan. 1 to date</b> ..... 1909. 84 1908. 107			
<b>No. with consideration</b> ..... 1909. 5 1908. 11			
<b>Amount involved</b> ..... 1909. \$52,990 1908. \$133,760			
<b>Number nominal</b> ..... 1909. 79 1908. 96			
<b>Total No., The Bronx, Jan. 1 to date</b> ..... 1909. 4,710 1908. 5,013			
<b>Total Amt., The Bronx, Jan. 1 to date</b> ..... 1909. \$2,738,738 1908. \$3,718,470			
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b> ..... 1909. 11,932 1908. 11,203			
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> ..... 1909. \$37,510,528 1908. \$26,209,827			

#### Assessed Value Manhattan.

CONVEYANCES.			
1909.		1908.	
Aug. 6 to 12, inc.		Aug. 7 to 13, inc.	
Total No. with consideration	17	Total No. with consideration	10
Amount involved	\$398,400	Amount involved	\$772,800
Assessed value	\$302,500	Assessed value	\$666,500
Total No. nominal	123	Total No. nominal	113
Assessed value	\$6,707,500	Assessed value	\$6,606,000
Total No. with consid., from Jan. 1 to date	587	Total No. with consid., from Jan. 1 to date	433
Amount involved	\$34,771,790	Amount involved	\$22,491,357
Assessed value	\$28,095,000	Assessed value	\$17,767,600
Total No. nominal	6,725	Total No. nominal	4,757
Assessed value	\$365,580,720	Assessed value	\$292,777,200

#### MORTGAGES.

1909.				1908.			
— Aug. 6 to 12, inc. —		— Aug. 7 to 13, inc. —		— Aug. 6 to 12, inc. —		— Aug. 7 to 13, inc. —	
Manhattan.	Bronx.	Manhattan.	Bronx.	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	141	121	124	104	104	104	104
Amount involved	\$4,670,804	\$1,041,822	\$3,591,614	\$556,404	53	53	53
No. at 6%	52	49	67	53	18	18	18
Amount involved	\$953,294	\$249,597	\$701,764	\$282,754	1	1	1
No. at 5½%	1	10	9	18	1	1	1
Amount involved	\$40,000	\$67,275	\$132,500	\$129,825	1	1	1
No. at 5%	30	32	26	13	1	1	1
Amount involved	\$1,503,900	\$304,400	\$1,579,500	\$42,425	21	21	21
No. at 4½%	29	2	4	1	28	28	28
Amount involved	\$1,570,500	\$30,000	\$86,600	1	1	1	1
No. at 4%	1	1	1	1	1	1	1
Amount involved	\$500	28	18	3,000	1	1	1
No. with interest not given	28	28	18	19	1	1	1
Amount involved	\$602,700	\$390,550	\$1,091,250	\$98,400	40	26	24
No. above to Bank, Trust and Insurance Companies	40	26	24	19	19	19	19
Amount involved	\$2,692,000	\$461,500	\$2,085,500	\$171,200	1	1	1
<b>Total No., Manhattan, Jan. 1 to date</b> ..... 1909. 6,285 1908. 5,611							
<b>Total Amt., Manhattan, Jan. 1 to date</b> ..... 1909. \$208,827,446 1908. \$191,434,315							
<b>Total No., The Bronx, Jan. 1 to date</b> ..... 1909. 4,887 1908. 4,567							
<b>Total Amt., The Bronx, Jan. 1 to date</b> ..... 1909. \$42,872,896 1908. \$23,497,062							
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> ..... 1909. 11,172 1908. 10,178							
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> ..... 1909. \$251,700,342 1908. \$214,931,377							

#### EXTENDED MORTGAGES.

1909.				1908.			
— Aug. 6 to 12, inc. —		— Aug. 7 to 13, inc. —		— Aug. 6 to 12, inc. —		— Aug. 7 to 13, inc. —	
Manhattan.	Bronx.	Manhattan.	Bronx.	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	16	2	1	1	1	1	1
Amount involved	\$2,035,400	\$5,600	1	1	1	1	1
No. at 6%	1	1	1	1	1	1	1
Amount involved	\$8,000	\$3,000	1	1	1	1	1
No. at 5½%	2	1	1	1	1	1	1
Amount involved	\$51,400	5	1	1	1	1	1
No. at 5%	5	7	1	1	1	1	1
Amount involved	\$1,218,000	7	1	1	1	1	1
No. at 4½%	7	1	1	1	1	1	1
Amount involved	\$756,000	1	1	1	1	1	1
No. with interest not given	1	1	1	1	1	1	1
Amount involved	\$2,000	7	1	1	1	1	1
No. above to Bank, Trust and Insurance Companies	7	1	1	1	1	1	1
Amount involved	\$1,384,400	1	1	1	1	1	1
<b>Total No., Manhattan, Jan. 1 to date</b> ..... 1909. 1,208 1908. 1,208							
<b>Total Amt., Manhattan, Jan. 1 to date</b> ..... 1909. \$53,320,415 1908. 53,320,415							
<b>Total No., The Bronx, Jan. 1 to date</b> ..... 1909. 376 1908. 376							
<b>Total Amt., The Bronx, Jan. 1 to date</b> ..... 1909. \$3,041,585 1908. 3,041,585							
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b> ..... 1909. 1,584 1908. 1,584							
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b> ..... 1909. \$56,362,000 1908. 56,362,000							

#### PROJECTED BUILDINGS.

1909.		1908.	
Aug. 7 to 13, inc.		Aug. 8 to 14, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	7	Manhattan	8
The Bronx	29	The Bronx	56
Grand total	36	Grand total	64

Total Amt. New Buildings:		
Manhattan	\$1,245,000	\$466,850
The Bronx	455,875	558,550
Grand total	\$1,700,875	\$1,025,400
Total Amt. Alterations:		
Manhattan	\$304,750	\$60,005
The Bronx	13,820	11,750
Grand total	\$318,570	\$71,755
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	727	362
The Bronx, Jan. 1 to date	1,629	1,027
<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>2,356</b>	<b>1,389</b>
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	\$97,330,615	\$52,096,146
The Bronx, Jan. 1 to date	26,526,860	9,281,975
<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>\$123,857,475</b>	<b>\$61,378,121</b>
Total Amt. Alterations:		
<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>\$9,142,869</b>	<b>\$8,226,516</b>

### BROOKLYN.

CONVEYANCES.		
1909.		1908.
Aug. 5 to 11, inc.		Aug. 6 to 12, inc.
Total number	470	408
No. with consideration	29	21
Amount involved	\$191,850	\$224,427
Number nominal	441	388
<b>Total number of conveyances, Jan. 1 to date</b>	<b>18,260</b>	<b>16,776</b>
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$8,769,470</b>	<b>\$12,938,975</b>

#### MORTGAGES.

Total number	521	333
Amount involved	\$1,869,157	\$1,299,297
No. at 6%	289	238
Amount involved	\$784,249	\$668,519
No. at 5¾%	56	68
Amount involved	\$235,800	\$556,180
No. at 5½%	153	18
Amount involved	\$779,058	\$39,753
No. at 4¾%	1	1
Amount involved	\$3,000	1
No. at 4%	1	1
Amount involved	\$225	\$4,500
No. at 3%	1	1
Amount involved	700	700
No. with interest not given	21	6
Amount involved	\$66,825	\$29,645
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>16,773</b>	<b>16,464</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$67,358,422</b>	<b>\$60,696,699</b>

#### PROJECTED BUILDINGS.

No. of New Buildings	495	95
Estimated cost	\$2,262,650	\$1,599,625
Total Amount of Alterations	\$107,420	\$518,725
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>6,389</b>	<b>2,986</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$34,984,311</b>	<b>\$17,872,208</b>
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$2,955,605</b>	<b>\$3,837,077</b>

### QUEENS.

PROJECTED BUILDINGS.		
1909.		1908.
Aug. 6 to 12, inc.		Aug. 7 to 13, inc.
No. of New Buildings	53	75
Estimated cost	\$186,350	\$173,880
Total Amount of Alterations	\$13,850	\$20,625
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>2,911</b>	
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$10,408,220</b>	
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$499,014</b>	

## THE WEEK.

THE market was of the midsummer variety, though a number of interesting deals were reported by brokers. Operators and builders are in the field for large plots, though considerable difficulty is being experienced by them in locating a desirable parcel at a reasonable price. Owners are exceedingly stiff in their prices, and it is the complaint of brokers throughout the city that sales are difficult to put through, though their clients are willing to give fair prices. A prominent broker, who has been in the business for many years and has made a careful study of the present situation, said the other day that practically every owner of property thinks he has a little diamond mine in his back yard, and it takes a lot of persuasion to convince him that such is not the case. It is perfectly natural for an owner to try to get all he can for his



holding, but he should not complain if, after being offered a substantial profit, he has to hold his parcel indefinitely. He usually expects the loaning institution, from which he borrows, to take his optimistic view, and feels very much injured should the reverse be true. At this point he is apt to get discouraged and consider real estate a bad investment. All this trouble could easily have been avoided had ordinary business judgment been exercised. Certainly he would have been the gainer in the long run.

Many leases were reported during the current week. In fact this branch of the business is one of the features of the realty market. Of course it must be taken into consideration that the fall renting season is under way. The large percentage of private dwelling leases expire on October 1. This is particularly true of the middle West Side district. There has been practically no advance in rents this fall, and the desirable houses are being rapidly taken. Tenants have found, by past and bitter experience, that it does not pay to put off "house hunting" until the last minute, for after the season is well advanced only the undesirable houses, or the ones for which the owners ask too much rental remain on the market.

A lease of considerable importance affecting the southwest corner of Hudson and Duane sts was put through recently. The tenant will be the firm of Morse & Rogers, wholesale shoe dealers, at present located at No. 134 Duane st. The annual rental will be \$90,000. They will take possession of the premises on January 1, 1911, after a new building has been built on the site. Another lease of note involves the entire block front on the east side of 5th av, between 125th st and 126th st. This property is improved with a new 3-sty building and will be tenanted by two firms, the Buckley-Newhall Co., furniture dealers, who will occupy the 125th st side and the 126th st store, and Wood's Business School, which will have the two upper floors. The Buckley-Newhall Co. recently purchased Nos. 145 and 147 West 125th st, with the intention of building for their own occupancy. The plans were subsequently changed, and the present lease is the result.

Several sales of significance were closed during the week, including Nos. 116 and 118 East 14th st, 50x106.6. This property was acquired by a restaurateur, who will make extensive alterations and combine it with his present holdings, which adjoin. Abutting on this parcel, and fronting on 13th st, is the new theatre and office building purchased in the early part of the year by Timothy D. Sullivan and George J. Kraus. This property has a frontage on 14th st, adjoining the parcel just disposed of. The two 3-sty buildings Nos. 114 and 116 West 26th st were purchased by Mary Matz, of Arverne, L. I. The seller recently took title to No. 116, and bought the adjoining house, only a short time since. This property will, in all probability, be improved with a modern mercantile building.

Property along Madison av, below 42d st, has been coming into prominence of late, and it would seem as though the conversion of this district into a business one was, at last, an assured fact. As has been pointed out many times in the Record & Guide this avenue must, in time, take care of the overflow of business from 5th av and the adjacent side streets. It took the boom on 4th av, however, to give it the real start. Property along this thoroughfare is largely in the hands of professional speculators, who have been buying during the past few years in anticipation of the movement.

Considerable disappointment has been expressed from time to time that inquiries were few and far between. It would seem as though everyone was afraid to make the necessary start, as did Dodd, Mead & Co. on 4th av. The demolishing of the structure at the southwest corner of 27th st and Madison av and the erection of an office building and a similar project at the northwest corner of this avenue and 38th st are the first two operations of importance, but many other minor improvements are contemplated.

## THE AUCTION MARKET

THERE were no voluntary offerings in the salesroom during the week, all the properties advertised for sale being by the order of the Court. All told there was only an even dozen, the smallest number advertised in many months. The results obtained were not particularly encouraging, and owners have come to the realization that the present time is not a propitious one for selling property at public sale. About every class of property was represented, including dwellings, tenements, factories, loft buildings and vacant lots. The bidding was slow, and the prices obtained, in the main, were unsatisfactory.

The first parcel of the week to fall into outside hands was the 5-sty tenement No. 316 Delancey st, located 50 ft. west of Goerck st, 24.7x100. Aaron Zwerdling was announced as the buyer and the purchase price was \$26,300.

The 10-sty brick factory Nos. 36 to 40 Fletcher st, 69.2x61x irregular, was knocked down to the plaintiff for \$81,319. The judgment amounted to \$104,032.22; taxes, etc., \$1,158.07. The property was also subject to a prior mortgage of \$50,000. The parcel in question is worth more money than it brought, and it is to be regretted that the stated consideration, in this case, must go on record, for an erroneous idea of its value is sure to be created.

## LAW DEPARTMENT

### COMMISSION BY ARRANGEMENT.

To the Editor of the Record and Guide:

Will you kindly answer through the columns of your Record and Guide to settle a dispute "Is there a law governing a broker's commission for the sale of real estate?"

V. HOFFMAN.

Answer.—No statute law. A commission for the sale of real estate is but a fee paid by arrangement of owner to agent employed. By custom it has become regulated to certain fixed rates when not agreed upon before sale. A great many decisions of the courts made in differences between owners and brokers have been added to regulate the subject, where distinct preliminary agreements have not been entered into between the parties, or construing the terms of them, if existing.—Editor.

### WHO PAYS ASSESSMENTS?

To the Editor of the Record and Guide:

Where assessments in Manhattan or Bronx have been confirmed by Supreme Court on day of sale or before selling lot (but assessments not yet entered for payment by Board of Assessors to pay) who pays these assessments confirmed only by Supreme Court (not yet entered for payment by Board of Assessors) does the seller pay them or does the buyer pay them, according to law to-day? I have heard stated that assessments confirmed by a New York Supreme Court in New York County (but not yet entered for payment by Board of Assessors) must be paid by seller before or day of closing title-selling property—though I still believe, too, that until an assessment in New York City is entered for payment by Board of Assessors, the owner is not liable by law, to pay, unless either seller or buyer agree to pay such assessment. What is the New York City law in this matter?

ANXIOUS.

Answer.—Section 159 of the Charter provides that, "An assessment shall become a lien upon the real estate affected thereby ten days after its entry" in the record of the Collector of Assessments and Arrears. However, an assessment does not become a lien when confirmed and not until ten days after it is entered. Where there is a confirmed assessment, it is not necessarily payable by the purchaser; in fact, it is not payable by the purchaser unless title is closed within ten days after the entry of the assessment. Taxes become a lien as provided by the Charter on the first Monday of October.—Editor.

### HARD ON THE BROKER.

To the Editor of the Record and Guide:

A short time ago we consummated a sale of a certain piece of property, the purchaser and the seller both agreeing to price, terms, etc., and the contract was drawn in the office of the seller's attorney, and we, as brokers, represented the purchaser at the time of the signing of the contract.

Just as he (the purchaser) was about to leave his office to sign the contract, the attorneys for the seller advised that they had just found certain restrictions against the property which were not known to us when the contract was drawn up.

Naturally the purchaser refused to buy the property until he could look into the restrictions. After doing so we found them to be of such a serious nature that the seller could not have them removed to make the proper sale to the purchaser, therefore the transaction ended. Are we entitled to our commission?

Answer.—No.

### SECURING A MORTGAGE.

To the Editor of the Record and Guide:

What would be about the average charge for drawing up (and how many documents are needed) to take a mortgage on a city house and lot, 25x100, with counsel fees, etc.?

REGULAR READER.

Answer.—The drawing of a bond and mortgage is a matter of ten to fifteen dollars. The borrower pays for this, for the recording of the mortgage, for the mortgage tax, for the cost of law fees in examining title to the property mortgaged; and if the loan be obtained through the services of a broker, the borrower pays a commission to the broker also—usually of one per cent. on the amount of the loan. Roughly figured in general terms, a borrower usually pays from two to two and a half per cent on the amount borrowed, in obtaining a fair sized amount on first mortgage.—Editor.

### ARCHITECTS' FEES.

To the Editor of the Record and Guide:

What percentage is an architect entitled for drawing plan and supervision? Is any price set by law?

Answer.—It is generally a matter of contract between the parties. The custom is to charge 5% for the plans when the architect also superintends the construction of the building, and 2½% when he simply prepares the plans.



## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

#### Trade Involves Suburban Property.

**BROOME ST.**—The Armor Realty Co. sold 424 Broome st, a 7-sty building, 25.4x107.7. In part payment the buyer gives a 15-room dwelling, 150x150, at the southwest cor of Pierrepont and Stuyvesant avs, Rutherford, N. J., and three houses and 20 lots on Bulls Ferry rd, Columbia Heights, N. J.

**GRAND ST.**—G. W. Drennan of De Selding Brothers sold for Leopold Keil to Jacob Franz for investment, 147 Grand st, a 5-sty store and loft building, 18x80.

**GOERCK ST.**—The Berliant Realty Co, Joseph Berliant, President, bought 6 Goerck st, a 6-sty tenement, 25x100.

**GOERCK ST.**—The Berliant Realty Co., Joseph Berliant, President, bought 3 Goerck st, a 7-sty tenement, 25x100.

**SPRING ST.**—Frederick Meyer sold 264 Spring st, a 7-sty loft building, 25x88.

**13TH ST.**—J. Arthur Fisher sold for Charity A. Britman to George A. Plimpton 4 West 13th st, a 3-sty building, 25x103.3.

#### Will Improve Recent Purchase.

**14TH ST.**—The Schermerhorn estate sold to August Lüchow 116 and 118 East 14th st, two buildings, on a plot 25x106.6 each. The structures have a depth of 85 feet each. The buyer is the owner of a restaurant in East 14th st which occupies four buildings adjoining the property just sold. The new owner will combine his present holdings with his new purchase and use the entire plot for his business. The reported price paid is \$250,000. The sellers have owned this property for nearly one hundred years. The property involved in this deal is exceptionally well located, being near both the subway express station at 4th av and the elevated railway station at 3d av. In addition it faces Irving pl and has a commanding view of that thoroughfare. Should the Broadway-Lexington av subway be built, there will undoubtedly be a station at this point, which will greatly enhance the value of the plot. In the early part of the year the adjoining property 114 East 14th st and the abutting plot, including 111 to 121 East 13th st, was purchased by Timothy D. Sullivan and George J. Kraus from Max and Moses Ottinger. There was a 5-sty building on the 14th st side and six 4-sty buildings facing 13th st. These houses have been demolished and a 4-sty theatre is being erected. The plot comprises about 20,000 square feet. The plans for the new building have been prepared by Thomas W. Lamb, of 224 5th av, and the contract has been awarded to the Ellison Construction Co., of 1465 Broadway. The Dewey Theatre is located 75 feet to the east of the premises just sold, and the Academy of Music is across the street at the northeast cor of Irving pl and 14th st.

#### Sale in East 17th Street.

**17TH ST.**—A. P. W. Kinnan sold to Herman Wronkow the Fanwood at 112 and 114 East 17th st, a 6-sty elevator apartment house, 50x92. It is directly in the rear of the new Borgfelt building and opposite the plot recently purchased by the Germania Life Insurance for its new building.

**20TH ST.**—Louis Schrag sold for John H. Rhode to William H. Silk, 318 West 20th st, a 4-sty dwelling, 25x100.

**21ST ST.**—John H. Bishop sold to Joseph J. Kiernan 148 West 21st st, a 3-sty and basement brick dwelling, 20.10x92x23x92, for \$26,767. This property is located 208.6 ft. east of 7th av. It is assessed, with improvements, at \$20,000.

**25TH ST.**—The Realty Holding Co. sold 167 West 25th st, a 5-sty building, 20.1x78.9, to the owners of the 7th av cor adjoining and 165 West 25th st, also adjoining. This purchase completes a cor plot of 6,200 square feet. The purchasers recently acquired 269 7th av, separated by a narrow lot, for the purpose of protecting the light of the plot.

#### Adjoining Properties in West 26th St Sold.

**26TH ST.**—I. Randolph Jacobs, of 160 Broadway, sold 114 and 116 West 26th st, two 3-sty buildings, 42.10x98.9, to Harry Matz, of Arverne, L. I. Mr. Jacobs took title to 116 West 26th st on July 28 from Joseph Manheimer et al as individual and as heirs and devisees of the late Marx Manheimer. The property is subject to a mortgage of \$8,000. The lot is assessed at \$19,000 and with the improvements at \$21,000. No. 114 is built to a depth of 40 ft. and has a 2-sty and basement extension. There is a saloon license on the premises. Adjoining on the east is a 7-sty mercantile structure, 41.5x95x98.9. There is a saloon license also in No. 116. During March, 1908, 114 was put up at voluntary auction, and was knocked down for \$12,000.

**36TH ST.**—John M. MacDonald of Belleville, N. J., sold to John D. Crimmins, 69 West 36th st, a 5-sty business building, 20x86.4.

**36TH ST.**—John D. Crimmins resold 69 West 36th st, adjoining the northeast cor of 6th av. The purchaser is Timothy J. Shine, who holds a long term lease on the cor property. After extensive alterations Mr. Shine will open a restaurant on the premises.

**40TH ST.**—J. Arthur Fischer sold for the City Real Estate Co. the 4-sty English basement dwelling 210 West 40th st, 14.3x98.9. The Metropolitan Opera Co. has a 4-sty building, 50x98.9, located at 211 to 219 West 40th st, across the street from the property just sold.

#### Princess Building Lease Sold.

**BROADWAY.**—L. & A. Pincus and Joseph L. Graf sold to a Canadian syndicate, a lease for 21 years, with two renewals of 21 years each, of the property located at the southwest corner of Broadway and 29th st. The average yearly rental is \$50,000. The Gilsey estate is the owner of record and leased the property to the sellers in the present transaction about 18 months ago. The buyers have the option to purchase this property for \$1,250,000. It has a frontage of 105.9 ft on Broadway and 72 ft on 29th st. It is reported that the syndicate paid \$250,000 for the unexpired term of the lease. The Gilsey House occupies the northeast corner of Broadway and 29th st, Joseph Weber's Music Hall is at the northwest corner and the Fifth Av theatre adjoins on the south of the property in the present deal, and occupies the balance of the block front, being 105.9 ft on Broadway and 189 ft on 28th st.

**LEXINGTON AV.**—The Riley estate sold 135 Lexington av, at the cor of 29th st, a 5-sty stone front flat, 22.4x80. There is one apartment on a floor of 8 rooms and bath. The house has all improvements, including steam heat and hot water supply.

**MADISON AV.**—Mrs. A. C. Morrell sold to E. G. Moler, 79 Madison av a 4-sty brick front dwelling, 20.1x78. This property is located at the northeast cor of 28th st. Several improvements of importance have been commenced in this neighborhood, including the large structure at the southwest cor of 27th st. Madison av, between 34th and 23d sts, will soon be given over to business. It has already lost its value as a residential street.

#### Will Resell Recent Purchase.

**7TH AV.**—The Mills estate sold its property at the southeast cor of 7th av and 54th st, to the 7th Av and 54th St. Co., which is controlled by clients of the law firm of Norwood & Marden. The deal covers the six 3-sty houses known as 162 to 172 West 54th st, each 16.8x75.4, and the 5-sty flat 829 7th av, 25.1x100—in all a plot 100 x100.5. It is understood that the property will be offered for resale.

### NORTH OF 59TH STREET.

#### Granted Permission to Sell.

**72D ST.**—The Slavic Alliance of New York has obtained leave from Justice Bischoff to sell its property on the south side of 72d st, 183.4 feet west of 2d av, 16.8x102.2, to Myron Sulzberger for \$15,000.

**75TH ST.**—L. J. Phillips & Co. and E. Tanenbaum & Co. sold for Samuel D. Styles, President of the North River Savings Bank, the 4-sty dwelling 31 West 75th st, to Moses Tanenbaum of I. Tanenbaum Son & Co. This house, which was built by John C. Umberfield, has been held by Mr. Styles at \$60,000. The same brokers have negotiated a 4% loan on the property.

**77TH ST.**—The Farmers' Loan and Trust Co., as trustee, sold 69 East 77th st, a 3-sty and basement dwelling, 18.9x102.2.

**77TH ST.**—F. R. Wood & Co. sold for Ada E. Mote to a client for occupancy, 133 West 77th st, a 4-sty and basement dwelling, 20x109.3.

**84TH ST.**—Jacob Marx sold to Franz Heinrich the 5-sty single flat known as 203 West 84th st, 19x102.

**92D ST.**—William Horn sold to Dennis O'Brien 143 West 92d st, between Columbus and Amsterdam avs, a 3-sty and basement brownstone dwelling, 20x100.

**95TH ST.**—Ray Isaacs sold 131 West 95th st, a 3-sty dwelling, 17x100.

**103D ST.**—Jacob Klein sold 205 and 207 East 103d st, a 6-sty new law tenement, 37.6x100. The property is mortgaged for \$36,000. It adjoins the northeast cor of 3d av, a plot 50.5x110, which is occupied by a branch of the Post Office.

#### Uncompleted Building Finds Purchaser.

**113TH ST.**—The Paterno & Son Contracting Co. sold the new 6-sty apartment house known as the Galanthea, at 510 West 113th st, 31.9x100. The buyer is an investor. Although this structure is not quite completed, nearly all of its apartments have been leased. It has been valued at \$75,000.

**119TH ST.**—The Lenox Av Union Church has been granted leave by Justice Brady, of the Supreme Court, to sell its property at No. 41 West 119th st to the Congregation Mount Zion for \$80,000.

**131ST ST.**—Porter & Co. sold for the Mahnken estate to Dr. Edward N. Roeser the 3-sty brown stone dwelling 103 West 131st st, 18.9x100.

**132D ST.**—Parker T. Deane sold to E. A. Johnson 17 West 132d st, a 3-sty dwelling, 17x99.11. In exchange Mr. Johnson gives to Mr. Deane 1774 Bathgate av, a 2-family house, 19.3x110.

**CATHEDRAL PARKWAY.**—Herrman Bindsell sold 216 to 222 Cathedral Parkway (West 110th st), 100x70, partly improved with old buildings, 200 feet west of Amsterdam av. The buyers will erect an apartment house on the plot.

#### Operation Involving \$1,000,000.

**RIVERSIDE DRIVE.**—Harry Schiff sold the southeast cor of 103d st and Riverside Drive, 100x125, being the plot sold by James A. Deering about 2 months ago to Mr. Schiff. The purchaser, James C. McGuire & Co., will erect on this plot a 12-sty fireproof apartment house, to be one of the finest yet erected on the west side. The new operation will entail an outlay of more than \$1,000,000.

**RIVERSIDE DRIVE.**—Jessie E. Keowing, of West Orange N. J., sold 140 Riverside Drive, northwest cor of 86th st, a 5-sty American basement dwelling, 26.5x100. Mrs. Keowing bought the house from Minnie D. Caldwell in March, 1905.

#### Another Purchase by the Paternos.

**RIVERSIDE DRIVE.**—Florence A. Alter sold 3 lots, 75x100, on the east side of Riverside Drive, 150 feet south of 119th st, and for John J. Mahoney the 2 lots, 50x100, adjoining the foregoing plot on the north. The buyer is the Michael E. Paterno Realty Co., which will erect on the entire plot two 12-sty apartment houses. The Paterno Co. recently sold its new Barnard Court apartment house at 15 Claremont av to Louis Ottman. There is an unsurpassed view of the river from this property. An 11-sty modern, fireproof apartment house occupies the southeast cor of 119th st, 100x100.

**8TH AV.**—Hugo Heyman sold 2907 8th av, at the southwest cor of 154th st, a 6-sty tenement, with stores, 37.6x100. The building is built 90 ft deep. The cor store is occupied for saloon purposes. The terminal station of the elevated railway extends in front of this property. Herman Aaron acquired the plot 99.9x38.5 and irreg vacant at the Southwest cor of 8th av and 154th st in July, 1904, for \$37,750.

### WASHINGTON HEIGHTS.

#### Sales on the Heights.

**ST. NICHOLAS PL.**—The Realty Transfer Co. sold the 6-sty elevator apartment house 83 and 85 St. Nicholas pl, 50.9x112.

**143D ST.**—The West Side Construction Co., Jacob Axelrod, President, sold 511 and 513 West 143d st, two 6-sty elevator apartment houses, each 71x100, to D. Werdenschlag.

**144TH ST.**—The University Publishing Co. sold 424 West 144th st, a 4-sty dwelling, 16x80, to an investor for occupancy.

**146TH ST.**—Joshua Silverstein sold the 5-sty new-law house 420 West 146th st, 37.6x99.11, to Samuel Tillis.

**168TH ST.**—The Mosholu Park Building Co. sold 514 and 516 W 168th st, two 5-sty double flats, 50x100, to A. Wallach.

**BROADWAY.**—Christian Trinks sold the southeast cor of Broadway and 165th st, 110x100, to a builder, who will erect a 10-sty apartment house on the site.



**Ready Market for Heights Dwellings.**

**EDGEcombe AV.**—In part payment for 420 West 146th st, Samuel Tillis gave to Joshua Silverstein 104 Edgcombe av, a 3-sty and basement dwelling, 16.6x80, near 139th st.

**RIVERSIDE DRIVE.**—Arnold Schramm sold 3 lots on the cor 158th st and Riverside Drive. The buyer will improve with a modern 12-sty, fireproof apartment house. The site is ideal for the purpose chosen, as it is but one block from a subway station, and faces a square formed by the intersection of 158th st, Audubon pl and Riverside Drive. The plot is removed by a new apartment house from the Protestant Episcopal Church of the Intercession, which occupies the entire block front in the westerly side of Broadway between 158th st and Fort Washington av.

**BRONX.****Activity in the Bronx.**

**MT. HOPE PL.**—M. L. & C. Ernst sold to Saul Remrik 26 Mount Hope pl, near Jerome av, a 3-sty, 2-family house, 25x125.

**145TH ST.**—In part payment for 344 Beekman av, a 5-sty apartment house, 40x100, Louis Seidman received 356 East 145th st, a brick dwelling, 25x100.

**168TH ST.**—Thomas Costello bought from a Mr. Lustgarten 4 lots on the north side of 168th st, 95 ft west of the Grand Concourse, 100x138x irregular.

**236TH ST.**—S. J. Taylor sold the 2-family house, 25x100 in the south side of 236th st, 75 ft east of Oneida av, Woodlawn Heights.

**Two-Family Houses in Demand.**

**BATHGATE AV.**—In part payment for 17 West 132d st, a 3-sty dwelling, 17x99.11, E. A. Johnson gives Parker T. Deane, 1774 Bathgate av, a 2-family dwelling, 19.3x110.

**BEEKMAN AV.**—Louis Seidman sold 344 Beekman av, a 5-sty apartment house, 40x100, to an investor, who gives in part payment 356 East 145th st, a brick building, 25x100.

**CLAY AV.**—A. Warner sold to the Armor Realty Co. 1381 Clay av, a 2½-sty frame dwelling, 16.8x100.

**TINTON AV.**—Mrs. Caroline Solomon, of Philadelphia, sold the 2-family house 598 Tinton av, 20x100.

**VYSE AV.**—Samuel Steinmetz sold the 2-family house, 25x100, on the west side of Vyse av, 175 feet north of 172d st, to A. M. Pfund for occupancy.

**Prominent Architect Sells Residence.**

**WOODYCREST AV.**—George A. Bagge, of the firm of Neville & Bagge, sold his residence at the northeast cor of Woodycrest av and 164th st. It is a 2½-sty brick and frame house, occupying a plot 50x100, and was put up by Mr. Bagge a few years ago.

**LEASES.**

S. Osgood Pell & Co. leased for a client to Mrs. Clara B. Cole 114 and 116 East 25th st.

Theodore Rogers Brill leased for a term of years the dwelling 336 West 58th st to M. Pinkernelly.

Gustave Britt leased for George H. Budke to Ellen Eagleton 3-sty and basement dwelling 9 Van Ness pl.

Mrs. I. I. Leon leased the dwelling 254 West 88th st from Sophie Sterns for \$2,000. The lease starts Oct. 1st.

Samuel H. Martin leased for Bailey Cahen to David Grow the 3-sty building 12 South st for a term of years.

Margaret Maxwell leased to L. Dempsey 74 West 50th st, a 3½-sty dwelling, for \$1,400, from September 1st.

Samuel H. Martin leased for Bailey Cahen to David Grow the 3-sty building 12 South st for a term of years.

Sedohr R. Argilagos leased to C. T. Scott the dwelling 309 West 77th st, from Oct 1st, at an annual rental of \$2,000.

The Duross Co. leased for Frank J. Cassidy the building 326 East 48th st, to the Continental Roofing Co. for 5 years.

Jose Aymar leased for a term of years to Dr. William H. Thomson the 5-sty American basement dwelling, 70 East 54th st.

Duff & Conger leased the 4-sty dwelling 118 East 86th st, and also the 3-sty dwelling 1142 Park av, for terms of years.

Mrs. F. Bianchi leased her residence at 29 East 76th st, northeast cor of Madison av, a 4-sty dwelling, for 3 years.

McKee, Hayward & Co. leased for Mrs. S. Sterns to Mrs. H. Leon the 3-sty dwelling 254 West 88th st, for a term of years.

Huberth & Gabel leased for Thomas J. Nealis to Susanna O'Connell the 4-sty house, 22 East 32d st, for a term of years.

Folsom Brothers leased for Charles W. Leavitt the 3-sty and basement private house 56 West 11th st to a client for occupancy.

McKee, Hayward & Co. leased for Henry A. Casebeer to Dr. Warren B. Chapin the 3-sty dwelling 232 West 101st st, for a term of years.

Kirk Meyer of 1186 Lexington av has rented the private dwelling 115 East 81st st for \$1,200 from Emma T. Mulvany. He will occupy Sept. 1st.

J. Chandler of 183 East 64th st has leased 208 East 79th st, a 3-sty dwelling, 20x102.2, from Morris J. Warmstadt for \$1,400. Possession will be taken August 15th.

Dr. F. St. C. Hitchcock has rented from W. E. D. Stokes the private 5-sty American basement dwelling 339 West 85th st, 25x102.2, from October 1st at \$2,500 a year.

Isaac Julos Mayer leased to Mrs. Annie Eurelle 125 West 48th st, a —sty dwelling, 18.9x53.8x irreg. The annual rental is \$1,400. The new tenant will occupy on Sept. 1st next.

Senior & Stout have rented the 4-sty dwelling 74 West 50th st for August Sturz to L. Dempsey, and the 3-sty dwelling 123 West 48th st for I. J. Mayer to Mrs. Annie Eurelle.

Daniel H. Renton & Son leased for John Wilshusen to P. J. Curry for a term of years the 3-sty dwelling 428 Convent av; also for W. U. Parsons to H. A. Bang the 4-sty dwelling 612 West 138th st.

Leon S. Altmayer leased for a long term of years for Abraham and Leo Schwab the 3-sty and basement dwelling 103 East 81st st, to Alexander M. Bing, who will occupy it after extensive alterations.

Ernst & Cahn leased for M. L. & C. Ernst 606 and 608 East 18th st, 38x188, to the B. R. Mitchell Co. of Cincinnati, for 10 years at a gross rental of about \$40,000. The lessees will spend about \$16,000 on improvements.

Dr. Max J. Schword rented from Edward L. Radcliff, of 372 Lexington av, the private dwelling 206 Lenox av, 20x80, built 45 ft deep. He will occupy on Sept. 1st next. There is a synagogue across the street, 100x100.11.

E. Singerman & Co. leased for Samuel Spero the entire building 705 8th av for 17 years to Alexander Moss, who will make extensive alterations. The same firm has also leased for John J. Buckley to Mrs. E. A. Fowler the dwelling 340 West 28th st.

The New York Wire Spring Co. leased 586 and 588 Washington st, a 6-sty building, 40x75. The building has a depth of 65 ft. and there is a 1-sty extension which extends the depth of the lot. It adjoins the northwest cor of Clarkson st. Possession will be taken Sept. 1st.

Barnett & Co. rented for James Everard's Brewery the 3-sty dwelling house 127 West 120th st to a client for a term of years; also the 3-sty dwelling 42 West 132d st for Dennis Quinn; also for Gertrude Formann the 3-sty dwelling 32 East 119th st, and for R. H. Stern the dwelling 252 West 131st st.

Pease & Elliman have leased for 5 years for the 24 Gramercy Park Co. the remodelled 2-sty studio building at 129 East 19th st to Herbert Lucas, the architect, for office purposes. The lessors are erecting a 12-sty apartment house at 24 and 25 Gramercy Park and acquired the 19th st parcel to protect its rear light.

Denzer Bros. leased for the Skelly Estate the entire 6-sty and basement building at 586 and 588 Washington st, containing about 25,000 square feet to the New York Wire & Spring Co., of Hoboken, N. J., and have also leased for the Whitehall Realty Co. the entire 5-sty and basement building at 32 Washington st to the French-American Wine Co., of California.

Benjamin R. Lummis leased for W. W. Walbaum the 4-sty building 33 West 33d st, for a long term of years to Amron Bros., proprietors of The Little Waldorf Restaurant, now at 42 West 33d st, at an aggregate rental of around \$300,000. This property has never been rented since it came into the possession of Mr. Walbaum, who spent \$100,000 on the interior decorations.

Horse & Rogers, wholesale shoe dealers, Daniel P. Horse, president; Charles W. Terhune, secretary, at present located at 134 Duane st, have rented the plot of ground 120x100 at the southwest cor of Hudson and Duane sts. The present buildings will be demolished and a modern mercantile structure built, and will be ready for occupancy January 1st, 1911. The rental will be \$90,000. Horse & Rogers are at present paying an annual rental of \$35,000.

Pease & Elliman have made the following leases: 5 East 53d st, for the Pyle estate for 5 years; 219 West 79th st, for Dr. Dougal Bissell; 150 West 95th st, for B. McKeon; 130 West 71st st, for Clarence S. McKune; 204 West 100th st, for F. B. Taintor; 57 East 72d st, for Mrs. L. F. Folsom; 259 East 137th st, for Miss Oppen; 105 East 71st st, for E. Holloway Coe; 335 West 77th st, for E. K. Beddall; 179 West 79th st, for Homans estate, and 329 Lexington av, for A. V. Whittmeyer.

George B. Corsa leased for the owner, the Hotel Gallatin, an 11-sty fireproof hotel at 70 and 72 West 46th st, 45x100.5, for a term of 12 years at an aggregate rental of about \$260,000. The lessee is William H. Grosseup, proprietor of the Hotel Aldine, 4th av and 29th st. The name of the Hotel Gallatin will be changed to Hotel Richmond. Mr. Grosseup was formerly proprietor of the Hotel Biscayne at Ocean City; also the Manhasset Hotel, Sea Side Point, N. J., and the Colorado and Atlantic Hotels at Belmar, N. J.

E. A. Turner leased for "Cuskleys," the entire building 379 4th av for a term of 10 years to J. G. Nugent, for use as a cafe. Mr. Nugent intends to remodel the entire building; also for the Jonathan Petrie estate 107 East 30th st to Mrs. Caroline Whiting Palmer, for use as a dressmaking establishment. Mrs. Palmer will take possession after extensive alterations are made, on September 1; also for Herbert R. Limberg the premises 31 East 28th st, for a term of years to E. B. Marvin, and for R. E. Sauce the building 324 West 25th st, for a term of years to E. Hartman.

Jesse W. Powers leased to two tenants the new 3-sty building which is to be built on the block front on the east side of 5th av, between 125th and 126th sts. The entire 125th st side and the 126th st store has been rented by the Buckley-Newhall Co., who are dealers in furniture, while the upper two floors will be occupied by Wood's Business School. The Buckley-Newhall Co. recently bought 145 and 147 West 125th st. It was their intention to erect a building for their own occupancy, but this project was subsequently abandoned. The new building to be erected on the property involved in the present deal will cost \$50,000. The plot is 200 x85 in size.

H. C. Senior & Co. have leased the following dwellings: 119 West 61st st to Mavina Dupouy; 109 West 63d st to Mary Rigney; 108 and 110 West 64th st to May Hilton and Harry S. Romaine, respectively; 121 and 123 West 64th st to E. M. Sugulyana and Dorothea Clausen, respectively; 141 West 64th st, to Nellie Walsh, 159 West 64th st to Arthur W. Hooeboom; 124 West 65th st to Mrs. McCleod; 128 West 65th st to Patrick Haverty; 130 West 65th st to Rose Green for a term of years; 144 West 65th st to Catherine Mulligan; 150 West 65th st to Mary E. Goodwin; 47 West 94th st to Henry Mayer for a term of years, and 208 Amsterdam av to Apostolos Gelepogion.

**UNCLASSIFIED SALES**

The total number of sales reported is 58, of which 20 were below 59th st, 28 above, and 10 in the Bronx. The sales reported for the corresponding week last year were 39, of which 4 were below 59th st, 18 above, and 17 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 141, as against 189 last week, and in the Bronx 121, as against 156 last week. The total amount involved is \$5,712,626, as against \$8,946,209 last week.

The amount involved in the auction sales this week was \$171,775, and since January 1, \$44,897,775. Last year the total for the week was \$1,014,588, and from January 1, \$39,133,060.

**13TH ST.**—J. Arthur Fisher sold for Mrs. Ermance Rigny to George A. Plimpton 2 West 13th st, 25x103.3. When taken together with 4 West 13th st, which has just been purchased by Mr. Plimpton, through J. Arthur Fisher, the plot measures 50x103.3. It adjoins the southwest cor of 5th av, which is also owned by Mr. Plimpton. He contemplates the erection of a modern mercantile structure on the combined plot in the near future.

**ST. NICHOLAS AV.**—Louis Ottman sold the Hancock Court apartment house, a 6-sty structure at 281 to 287 St. Nicholas av, northwest cor of 124th st. It occupies a plot fronting 100.11 on St. Nicholas av, 62 feet on 124th st, and 63 feet on Hancock pl, with a northerly line measuring 118 feet. The property adjoins the West End Theatre on the east and was acquired by Mr. Ottman in December, 1905, from the A. C. & H. M. Hall Realty Co.

**104TH ST.**—Henry Witte sold 306 West 104th st, a 4-sty and basement dwelling, 20x100.11, between West End av and Riverside Drive.

**WEST END AV.**—The Mercantile Trust Co. sold to Eugene Higgins 25.2x59.5x irregular, on the west side of West end av, 25.2 north of 95th st.



# WANTS AND OFFERS

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

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

STENOGRAPHER—General office worker, book-keeping; 8 years' real estate experience; reliable. MC KEON, 190 West 100th Street.

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

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

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## REAL ESTATE NOTES

L. J. Du Mahaut is now connected with the office of Pease & Elliman.

Charles I. Fleck & Co. have moved their offices to 1245 St. Nicholas av, corner of 172d st.

H. J. Morris, formerly with the Duross Co., is now connected with Denzer Bros., at 920 Broadway.

Douglas V. Eskell is now manager of the Manhattan private sales department of Joseph P. Day's office.

Henry Weill has been appointed by Justice Bischoff as receiver of the rents of the 6-sty flat at 367 East 148th st.

Lewis B. Preston has been appointed sole agent of the 12-sty apartment house to be erected on the three lots at the corner of Riverside Drive and 158th st.

The American Real Estate Co. has moved its renting department to No. 985 Southern Boulevard and its construction department to No. 989 Southern Boulevard.

Joseph D. E. Hughes, who has been connected for a number of years with Slawson & Hobbs, will assume the management of Gibbs & Kirby's Washington Heights branch office.

There was recorded on Wednesday a lease of part of Pier 39, North River, from the Manhattan Terminal Co. to the Manhattan Navigation Co., for a term of 10 years, at \$29,550 per annum.

Frederick Southack & Alwyn Ball, Jr., have been appointed agents for the buildings now being erected for the American Woolen Co., covering the entire block front on 4th av, between 18th and 19th sts.

John H. Berry has returned from an automobile trip through the Green and White Mountains and will remain at his cottage at Lawrence, L. I., until after the holidays, coming to town daily after Labor Day.

The business of Jesse C. Bennett & Co. has been purchased by S. Osgood Pell & Co. A branch of their 5th av office, to be known as the S. Osgood Pell West Side Agency, will be located at No. 2259 Broadway.

Samuel Goldsbecker has been appointed by Justice Lehman receiver of rents of No. 310 East 82d st, a 6-sty tenement. This receivership is the result of a suit brought by Abraham Lipzig against Joseph Manganaro and others to foreclose a second mortgage of \$7,500.

George H. McCarthy, formerly of the office of Gross & Gross, and George P. Fellows have opened offices on the 9th floor of the Transit Building, No. 7 East 42d st. They will conduct a general real estate and insurance business under the firm name of McCarthy & Fellows.

E. D. Manley, of Philadelphia, has moved to New York to assume the managership of the New Jersey private sales department in the office of Mr. Joseph P. Day. Mr. Manley is a young and active man, bringing energy and hustle to the work, and would be pleased to hear from any prospective purchasers or those having property to dispose of.

Justice Goff, of the Supreme Court, appointed William H. F. Wood receiver of rents of 417 East 65th st pending a suit brought by Lucius H. Beers against Benjamin Jackerson and others to foreclose a second mortgage of \$13,000. The prior mortgage amounts to \$33,000.

A suit has been brought by the Metropolitan Life Insurance Co. against the Thomas McKeone, Mary McKeone and others to foreclose a mortgage of \$100,000 on the property on the south side of 17th st, 250 ft. west of Union Square West, 25x92. The mortgage was dated Nov. 3, 1899.

William H. Malcolm, of the Bryant Park Realty Co. and a prominent investor in Manhattan and Westchester County real estate, American and Canadian timber tracts, left the city last Thursday on a business and pleasure trip to Portland, Bangor and so on to St. John, Canada. Mr. Malcolm will go to Alber, N. B., to examine a lumber property in which he is interested.

A deficiency judgment for \$9,513.17 has been entered in favor of the Knickerbocker Trust Co. against the 49th St. & Madison Ave. Co. growing out of a foreclosure sale of a 12 and 13-sty brick and stone hotel building located at the northeast corner of Madison av and 49th st. On July 2 last, the Knickerbocker Trust Co. purchased this property at the Real Estate Exchange.

Louis Siegel has resigned as a director and treasurer of Herbst & Co. and has severed all his connections with that corporation. He has been elected president of the "Longfellow Realty Corporation," with offices at 141 Broadway. This corporation is engaged in the business of builders and general contractors, and will erect four 5-sty houses on the premises situated on the southwest corner of Longfellow av and Freeman st, which was formerly owned by Herbst & Co., and duly conveyed to the "Longfellow Realty Corporation" on Aug. 10, 1909.

### RECENT LOANS.

Abingdon Construction Co. has secured a building loan of \$55,000 from the City Mortgage Co. on the property, 50x100, on the east side of 5th av, 24.11 ft. south of 128th st.

The Title Guarantee & Trust Co. has made a building and permanent loan of \$250,000 to the 19 West 24th St. Co. The property affected is located at that address and is 50.6x98.9 in size. A 12-sty stone and loft building will be erected on the site.

The McVickar-Gaillard Realty Co. negotiated a loan of \$300,000 for five years at 4½ per cent. on the Schuyler, a 10-sty apartment building, 75x100, at 57 to 63 West 45th st, for the Schuyler Land and Building Co., to whom the property was transferred yesterday by Margaret D. Hopper. The mortgage loan was made by Thomas B. Hidden as trustee.

The building loan contract filed Aug. 8, 1908, for \$1,800,000 on the Masonic Hall at the northeast corner of 6th av and 23d st, for the erection of a new building on 24th st, east of 6th av, has been reduced to \$900,000, and the Bank for Savings has made a new loan of \$300,000 to the trustees of the Masonic Hall and Asylum Fund on the same properties.



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

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Aug. 16.

Triangular area, &c, at 11 a m.

Tuesday, Aug. 17.

West 184th st, opening from Broadway to unnamed st, at 12 noon.

Friday, Aug. 20.

225th st (Muscotta st), assessment, at 11 a m.

ADVERTISED LEGAL SALES.

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

No Legal Sales advertised for this day. Aug. 16.

147th st, No 408, s s, 141.6 w St Nicholas av, 16x99.11, 3-sty and basement stone front dwelling. Sheriff's sale of all right, title, &c, which Harriet L Deal had on Dec 26, 1908, or since. Thomas F Foley, sheriff. By Joseph P Day.

1st av, No 1895's w cor 98th st, 25x99.6, 5-sty 98th st, No 340' brk loft and store building. Pendant Realty Co agt Fannie S Patterson et al; Bowers & Sands, att'ys, 31 Nassau st; Joseph Ullman, ref. (Amt due, \$16,585.38; taxes, &c, \$980.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.

Aug. 17.

Ferris av, ws, 816.3 s lands of St Joseph's Institute for Deaf Mutes, 473.3x823.4, to Westchester Creek, x-892.10, Westchester. Albert L Lowenstein agt Henry Emanuel et al; Edw V Thornall, att'y, 50 Church st; James Kearney, ref. (Amt due, \$24,298.26; taxes, &c, \$-; sub to a prior mort of \$10,000.) Mort recorded April 8, 1908. By Herbert A Sherman.

7th av, Nos 2308 to 2312's w cor 136th st, 99.11x136th st, No 200 | 100, three 5-sty brk tenements and stores. Aaron C Horn agt Hudson Grant View Realty Co et al; Edw D Newman, att'y, 160 Broadway; Henry S Dottenheim, ref. (Amt due, \$4,491.78; taxes, &c, \$2,515.31; sub to four mort aggregating \$103,500.) Mort recorded Feb 19, 1907. By Joseph P Day.

Madison st, Nos 186 & 188, s s, 183.4 w Rutgers st, 42.6x100, two 5-sty brk and stone tenements and stores. Jonas Weil et al agt Davis Berkman et al; Malcolm Sundheimer, att'y, 34 Nassau st; Philip J McCook, ref. (Amt due, \$10,963.71; taxes, &c, \$1,746.54; sub to two mort aggregating \$52,000.) Mort

recorded June 11, 1906. By Joseph P Day. 78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y, 170 Broadway; John B Golden, ref. (Amt due, \$1,185.03; taxes, &c, \$69.) Mort recorded Aug 12, 1908. By Joseph P Day. Aug. 18.

St Pauls pl n w cor Crotona pl, 51.2x95.6x50x Crotona pl | 84.10, vacant. George Colon agt St Pauls Construction Co et al; Gratz Nathan, att'y, 261 Broadway; Thomas H Baskerville, ref. (Amt due, \$3,359.85; taxes, &c, \$-; sub to a mort of \$3,000.) By Joseph P Day.

119th st, No 132, s s, 120 w Lexington av, 20x100, 5-sty brk tenement and store. Maude E Cooke agt Adolph Danziger et al; Miller & Bretzfelder, att'ys, 120 Broadway; Walter A Hirsch, ref. (Amt due, \$17,303.72; taxes, &c, \$460.38.) Mort recorded Aug 11, 1903. By Joseph P Day.

133d st, No 171, n s, 75 e 7th av, 25x99.11, 5-sty brk tenement and store. Daniel Houlihan agt Isaac Huppert et al; Wm E Morris, att'y, 61 Park Row; James Oliver, ref. (Amt due, \$1,145.04; taxes, &c, \$66; sub to a first mort of \$19,500.) Mort recorded Oct 18, 1904. By Joseph P Day.

Riverside Drive, No 547, on map No 539, e s, 224 s 127th st, runs e 95 x 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty brk tenement. Bergen Realty Co agt Nettie A B Weitz et al; Edw L Blackman, att'y, 43 Cedar st; Edgar J Nathan, ref. (Amt due, \$64,126.66; taxes, &c, \$3,671.77; sub to a prior mort of \$200,000.) Mort recorded Feb 4, 1907. By Joseph P Day.

105th st, Nos 239 & 241, on map Nos 239 & 243, n s, 176.10 w 2d av, 40.8x100.9, 6-sty brk tenement and store. Joseph Yeska agt Adolph Messer et al; Max Altmayer, att'y, 290 Broadway; Royal E T Riggs, ref. (Amt due, \$13,246.46; taxes, &c, \$1,073.26; sub to a first mort of \$38,000.) April 3, 1906. By Joseph P Day. Aug. 19.

Riverside Drive, No 149, e s, 27 n 87th st, 23.8 x100, 5 and 6-sty brk dwelling. Martin D Wylly agt Archibald G Loomis et al; Spier & Bartlett, att'ys, 52 Wall st; Richard H Clarke, ref. (Amt due, \$68,282.42; taxes, &c, \$3,068.63.) Mort recorded Feb 9, 1900. By Joseph P Day.

Ryer av, w s, 144 s 183d st, 75.5x75.6x75x66.8, four 3-sty frame dwellings. Louis Eickwort agt Clarence C Johnson et al; Wm R Osborn, att'y, 165 Broadway; Augustine R McMahon, ref. (Amt due, \$1,289.77; taxes, &c, \$87; sub to eight mort aggregating \$17,000.) Mort recorded March 10, 1908. By John L Parish. Oliver st, No 44, e s, 88.9 s Madison st, 30.1x

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

69x29.10x72.2, 5-sty brk tenement and store. Ruby Schwartz agt Ike Silberman et al; Joseph Gans, att'y, 140 Nassau st; Paul Crandell, ref. (Amt due, \$1,210.00; taxes, &c, \$500; sub to two mort aggregating \$26,000.) Mort recorded June 7, 1906. By Joseph P Day.

121st st, Nos 321 & 323, n s, 225 e 2d av, runs n 100.10 x e 23.8 x s e - x n - x e 25 x s 100.11 x w 50 to beg and right, title, &c, to a gore in rear, 16x22, 6-sty brk tenement and stores. Belwood Realty Co agt Samuel Kadin et al; Lese & Connolly, att'ys, 35 Nassau st; William Halpert, ref. (Amt due, \$14,689.35; taxes, &c, \$432.40.) Mort recorded June 18, 1906. By Joseph P Day.

6th st, Nos 709 & 711, n s, 154.4 e Av C, 44.11 x90.10, 6-sty brk tenement and store. Jonas Weil et al agt Louis Ray et al; Isaac S Heller, att'y, 71 Nassau st; Geo C Weller, ref. (Amt due, \$13,098.50; taxes, &c, \$554.90; sub to a first mort of \$49,000.) By Joseph P Day. Aug. 20.

1st av, Nos 2029 & 2031, w s, 38 s w 105th st, 37.11x85, 6-sty brk tenement and stores. Sheriff's sale of all right, title, &c, which Maria Perneti et al had on March 2, 1909, or since. Guido J Guidici, att'y, 63 Park Row; Thomas F Foley, sheriff. By Joseph P Day.

127th st, No 157, n s, 240 w 3d av, 30x99.11, 6-sty brk tenement and stores. Julia D Sturges agt Louis Grossman et al; Stephen P Sturges, att'y, 56 Liberty st; Louis F Doyle, ref. (Amt due, \$31,130.96; taxes, &c, \$242.) Mort recorded May 25, 1906. By Joseph P Day. Aug. 21.

No Legal Sales advertised for this day. Aug. 23.

116th st, No 129, n s, 325 w Lenox av, 25x100.11, 5-sty brk tenement and store. Charles Jaeger agt Maurice Goldberg et al; Ira J Ettinger, att'y, 257 Broadway; Wm J O'Sullivan, ref. (Amt due, \$6,172.35; taxes, &c, \$168.40.) Mort recorded March 3, 1908. By Joseph P Day. Av C, Nos 117 & 119, w s, 58.8 s 8th st, 38.8x 83, 6-sty brk tenement and stores. Saul Bernstein agt Sam Biller et al; Harry M Friedman, att'y, 149 Broadway; Augustine R McMahon, ref. (Amt due, \$6,025.42; taxes, &c, \$1,187.09; sub to prior mort aggregating \$61,896.50.) Mort recorded July 6, 1906. By John L Parish.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 12 to 26, 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: 2D WARD. GREENE AVENUE-REGULATING, GRADING, CURBING AND PAVING, from Grandview avenue to Kings County Line. HERMAN A. METZ, Comptroller. City of New York, August 10, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 12 to 26, 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 WARD, SECTION 3. 42D STREET-SEWER, between 7th and 8th avenues. 29TH WARD, SECTION 16. LAYING CROSSWALKS on East 4TH STREET, west side, at the intersection of Avenue C, Avenue D and Beverly road. 30TH WARD, SECTION 18. LAYING CEMENT SIDEWALKS on 3D AVENUE, west side, between 60th and 64th streets; between 65th and 66th streets; between 67th and 68th streets, and on east side, between 63d and 65th streets, and between 86th and 88th streets. 76TH STREET-PAVING, between 3d and 4th avenues. 30TH WARD, SECTION 17. 14TH AVENUE-PAVING, between 45th and 60th streets. HERMAN A. METZ, Comptroller. City of New York, August 10, 1909.

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 BROOKLYN.

List 603, No. 1.-Constructing sewer basin on Beverley road, at the northeast corner of Flatbush avenue, and at the northeast and southwest corners of East Twenty-second street.

List 616, No. 2.-Constructing sewer in Huntington street, between Henry street and Hamilton avenue.

List 617, No. 3.-Constructing sewer in Hemlock street, between Glenmore and Pitkin avenues.

List 641, No. 4.-Sewer in Douglass street (St. Johns place), between Plaza street and Underhill avenue.

List 645, No. 5.-Sewer basin at northerly corner of Eighteenth avenue and Bath avenue.

List 646, No. 6.-Receiving basin at the northerly corner of Eighty-sixth street and Eighteenth avenue.

List 647, No. 7.-Sewer basin at northeast and northwest corners of East Fifteenth street and Dorchester road.

List 649, No. 8.-Constructing sewer in Fifty-third street, between Eleventh and Fort Hamilton avenues.

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 September 7, 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, August 6, 1909. (12644)

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 BROOKLYN.

List 657, No. 1.-Receiving basins at northeast and southeast corners of Hinsdale street and Blake avenue; at northwest corner of Hinsdale street and Dumont avenue; at northeast and northwest corners of Hinsdale street and Livonia avenue; at northeast and northwest corners of Hinsdale street and Riverdale avenue.

List 658, No. 2.-Outlet sewer in Hausman street, between Norman avenue and Nassau avenue.

List 659, No. 3.-Constructing sewer in Inlay street, from summit south of Commerce street to Commerce street.

List 660, No. 4.-Constructing sewer in Lincoln avenue, between Atlantic and Ridgewood avenues.

List 661, No. 5.-Constructing sewer basin at the southwest corner of Madison street and Stuyvesant avenue.

BOROUGH OF QUEENS. List 119, No. 6.-Constructing sewer and appurtenances in the Boulevard, from Webster avenue to Broadway.

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 September 14, 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, August 13, 1909.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 13, 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.

\*16th st, No 616, s s, 263-e Av B, 25x103.3, 5-sty brk tenement. (Amt due, \$5,569.02; taxes, &c, \$364.32.) John H McLain, \$18,837

\*Elliott av | n w cor Willow Lane, 158x90x176.6x102, Throggs Neck. Willow Lane | (Amt due, \$6,435.76; taxes, &c, \$224.90.) Susan E Laytin 3,000 West End av, No 520 | n e cor 85th st, 27.2x100, 4-sty and basement brk 85th st dwelling. (Amt due, \$47,049; taxes, &c, \$825.75.) Withdrawn 107th st, No 84, s s, 25 w Park av, 25x75, 5-sty stone front tenement and store. (Amt due, \$7,661.73; taxes, &c, \$332.39.) Readvertised for Aug 26. Delancey st, No 316, n s, 50 w Goerck st, 24.7x100, 5-sty brk tenement. (Amt due, \$24,876.07; taxes, &c, \$1,130.44.) Aaron Zwerdling...26,300



\*Fletcher st, Nos 36 to 40 on map Nos 34 to 40, n s, 75.5 w South st, runs n 29.8 x w 8 x n 32.5 x w 43 x s — x w 17.10 x s 24.8 x w — x s 31.8 x e 69.2 to beg, 10-sty brk factory. (Amt due, \$104,032.22; taxes, &c, \$1,158.07; sub to a prior mort of \$50,000.) John C Brown et al. 81,319

\*Vyse av, No 1163, w s, 420 n 167th st, 20x100, 3-sty brk dwelling. (Amt due, \$2,313.13; taxes, &c, \$389.62; sub to a first mort of \$8,000.) Joseph S Marcus 8,200

215th st, No 762, s s, 325 e Maple st, 25x125, Wakefield. (Amt due, \$2,046.77; taxes, &c, \$168.39.) Withdrawn

SAMUEL MARX.  
 Av A, No 1434 n e cor 76th st, 25.6x98, 5-sty brk tenement and stores. 76th st, No 501 (Amt due, \$17,158.33; taxes, &c, \$600; sub to a first mort of \$17,000.) Marks Rosenberg et al, defendants.....34,119  
 Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty brk loft & store building. Allen st (Amt due, \$8,109.04; taxes, &c, \$40.) Adj to Sept 8.....  
 Total ..... \$171,775  
 Corresponding week, 1908..... \$1,014,588  
 Jan. 1st, 1909, to date..... \$44,897,775  
 Corresponding period, 1908..... \$39,133,060

# 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.

## CONVEYANCES

Aug. 6, 7, 9, 10, 11 and 12. (No. 85)

### BOROUGH OF MANHATTAN.

Bedford st, No 83 s w cor Barrow st, 24.5x50x23.9x50, 3-sty brk Barrow st, No 67 tenement and store. Sven P Nelson to Charles Harft. 1/2 part. Mort \$10,000. Aug 10, 1909. 2:584-61. A \$9,500-\$11,000. other consid and 100

Bedford st, No 51, w s, 50 n LeRoy st, 25x100, 5-sty brk tenement. Linda Perodi to Bartolomeo Sabini. Mort \$21,500. Aug 11. Aug 12, 1909. 2:583-34. A \$12,000-\$27,000. other consid and 100

Chrystie st, No 36, e s, 75.11 s Canal st, 25x73.6, 5-sty brk tenement and store, now demolished. Benj M Gruenstein and ano to the City of N Y. July 22. Aug 10, 1909. 1:291-part lot 1. A \$—\$. 42,000

Chrystie st, No 36, e s, 76.2 s Canal st, 25x73.4, 5-sty brk tenement and store, now demolished. Same to same. Q C. July 22. Aug 10, 1909. 1:291-part lot 1. A \$—\$. 42,000

Chrystie st, No 213, w s, 86.10 n Stanton st, runs n 28.10 x w 100 x s 15.8 x s e 25.10 x n e 1.1 x s e 34.6 x n e 3.2 x s e 41.4 to beginning, 5-sty brk tenement and store. Augusta Briefner to Louis Briefner. Mort \$28,400. Aug 2. Aug 6, 1909. 2:427-40. A \$17,000-\$37,000. other consid and 100

Cedar st, No 5, n s, 115.4 w Pearl st, runs n 45.10 x w 21.3 x s 43.5 to st, x e 21.10 to beginning, 5-sty brk loft and store building. John H Rhoades et al EXRS John H Rhoades deed to John H Rhoades, Benj O Chisolm and Howland Davis as TRUSTEES for Cornelia H Rhoades under will of John H Rhoades. July 13. Aug 6, 1909. 1:42-9. A \$15,500-\$19,500. 28,500

Front st, No 126, w s, 90.3 n Wall st, runs w 75 x s 0.8 x w 7.2 x n 18.7 x e 82.2 to st, x s 18.6 to beginning, 3-sty brk loft and store building. John T Williams to Wm J McNulty. Mort \$22,000 and all liens. Aug 4. Aug 12, 1909. 1:38-38. A \$15,400-\$21,000. other consid and 100

Goerck st, No 3, w s, about 100 n Grand st, 25x100, 6-sty brk tenement and store. Yetta Cohn to The Berliant Realty Co. Morts \$33,500. Aug 4. Aug 11, 1909. 2:326-52. A \$14,000-\$35,000. other consid and 100

Goerck st, No 6, e s, 110.2 n Grand st, 25x99.7x25x99.5, 6-sty brk tenement and store. Yetta Cohn to The Berliant Realty Co. Morts \$33,500. Aug 4. Aug 11, 1909. 2:321-3. A \$14,000-\$30,000. other consid and 100

Grand st, No 415, s s, 75 e Clinton st, 25x100, 6-sty brk tenement and store. Benj M Kremer to Kremuf Realty Co. Mort \$41,000. Aug 5. Aug 6, 1909. 1:314-15. A \$30,000-\$50,000. other consid and 100

Houston st, No 123 s e cor Sullivan st, 25x95, 6-sty brk loft and Sullivan st, No 161 store building. PARTITION, June 30, 1909. Geo W Glaze, ref, to Philip Krauss. Aug 11, 1909. 2:517-14. A \$29,000-\$44,000. 45,800

Same property. Philip Krauss to Saveria Ruffolo. Mort \$36,000. Aug 11, 1909. 2:517. other consid and 100

Jefferson st, No 86 (56), w s, 64.3 n South st, 11.10x69x12.5x69, 3-sty brk tenement and store. Benjamin Emmerman to Morris Kulok. Mort \$7,500. Feb 17. Aug 12, 1909. 1:247-13. A \$3,000-\$4,000. nom

Leroy st, No 40 s w cor Bedford st, 18.9x50, 3-sty brk tenement and store. Fredk W Voss HEIR Chas and Anna M Voss to Geo S Bradt as TRUSTEE of Brooklyn. 1/4 part. Mort \$5,000 and all liens. Aug 4. Aug 7, 1909. 2:582 31-A \$6,500-\$8,000. nom

Madison st, No 348, s s, 192.11 e Scammel st, 23.6x95.1x23.6x95.3, 5-sty brk tenement and store. Morris Punskey to Israel Lewis. All title. All liens. Oct 31, 1907. Aug 11, 1909. 1:266-64. A \$14,000-\$23,000. other consid and 100

Mott st, No 163, w s, about 175 n Grand st, 25x100, 5-sty brk tenement and store.

Mott st, No 165, w s, 137.8 s Broome st, 24.4x100x24x100, 5-sty-brk tenement.  
 Louis Horn to Mary Horn. 1-3 part. All liens. Aug 5. Aug 11, 1909. 2:471-47 and 48. A \$37,500-\$60,000. 100

Rivington st, No 247, s s, 25.3 w Sheriff st, 24.9x57, 5-sty brk tenement and store. Abraham J Katz to Jonas Schimel. Mort \$22,250. July 28. Aug 10, 1909. 2:338-58. A \$15,000-\$21,000. other consid and 100

Sullivan st, No 50, n w s, 46 n Watts st, 21.4x61 to 9 ft alley x 20.2x61, 3-sty frame brk front tenement and store.

Sullivan st, No 48, w s, about 25 n Watts st, 22x39.6, s s, 11.4 w s x n 17 in rear by 8 ft alley leading to Broome st, x 61 n s, with rights to alley, 3-sty brk tenement and store.  
 Luigi Casassa HEIR Giovanni B Casassa to Stefano S Casassa, his brother. All title. All liens. July 29. Aug 11, 1909. 2:477-61 and 62. A \$14,000-\$16,000. nom

Thompson st, No 106, e s, 176 s Prince st, runs e 70 x n 19 x w 70 to st, x s 19 to beginning, 4-sty brk tenement and store.

Thompson st, No 108, e s, 157 s Prince st, runs e 70 x s 19 x w 70 to st x n 19 to beginning, 3-sty brk tenement and store. (probable error in beginning line in one of above.) Luigi Casassa HEIR Giovanni B Casassa to Stefano S Casassa, his brother. All title. All liens. July 29. Aug 11, 1909. 2:502-10 and 11. A \$16,000-\$21,500. nom

Thompson st, No 111, w s, 76 s Prince st, 25x75, 5-sty brk tenement and store. Luigi Casassa HEIR Giovanni B Casassa to Stefano S Casassa, his brother. All title. All liens. July 29. Aug 11, 1909. 2:503-24. A \$12,000-\$18,000. nom

Washington st, Nos 578 to 582 s w cor Clarkson st, runs s 75 x West st, Nos 350 to 352 w 96.3 x s 25 x w 75 x n 25 x w Clarkson st, Nos 62 to 72 105.1 to e s West st, x n 75 to s s Clarkson st, x e 281.10 to beginning, one 2 and 3-sty brk laundry, 1 and 2-sty brk stable, 1-sty brk store and vacant. Morris J Rose to Mary Ehrmann. 1/4 part. All title. Mort \$125,000 on whole. Aug 10, 1909. 2:600-6 to 14. A \$153,000-\$162,500. other consid and 100

Willett st, No 68, e s, 100.2 s Rivington st, 24.9x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. FORECLOS. Aug 2, 1909. Joseph Pool ref to Rexton Realty Co. All title. Aug 7. Aug 12, 1909. 2:338-48. A \$18,000-\$29,000. 3,000

3d st W, No 64 s w cor West Broadway, 25x West Broadway, Nos 552 to 560 100, 10-sty brk and stone loft and store building, all of.

6th av, Nos 33 to 39 s w cor 4th st, runs s 105 x w 54, x n Cornelia st, Nos 2 to 8 w 27 to e s Cornelia st, x n e 115.5 to 4th st s s 4th st, x e 9.3 to beginning, four 2-sty brk and frame tenements and stores and three 3-sty brk and frame tenements and stores. 2-3 parts.  
 Barbara Cavinato to Albert Miller. All liens. Dec 17, 1907. Aug 7, 1909. 2:537-19. A \$30,000-P \$110,000, and 2:589-23 to 27. A \$49,500-\$54,500. nom

3d st W, No 64 s w cor West Broadway, 25x West Broadway, Nos 552 to 560 100, 10-sty brk and stone loft and store building. Albert Miller to Mary Cavinato. Mort \$95,000. Aug 6, Aug 7, 1909. 2:537-19. A \$30,000-P \$110,000. nom

4th st E, No 385, n s, abt 105 w Lewis st, 20x75, 3-sty brk tenement. Max Rieder et al to Sarah Zimney. Mort \$7,000. Aug 10. Aug 12, 1909. 2:360-29. A \$8,000-\$10,000. nom

6th st E, No 532, s s, 449.7 e Av A, 25x97, 5-sty brk tenement and store. Jennie Wolf to Louis Wolf. Mort \$23,000. July 26. Aug 6, 1909. 2:401-26. A \$17,000-\$25,000. other consid and 100

10th st W, Nos 145 and 147, n s, 66 e Waverly pl, runs e 44 x n 95 x w 35 x s 22 x w 9 x s 73 to beginning, 6-sty brk tenement. The Berliant Realty Co to Yetta Cohn. Mort \$67,000. Aug 1. Aug 10, 1909. 2:611-72. A \$23,000-\$38,000. nom

13th st E, No 631, n s, 310.6 w Av C, 27.6x103.3, 5-sty brk tenement and store. Jacob Glick to Flora Wenz, of Newark, N J. 1/2 part. Mort \$31,750. Aug 5. Aug 12, 1909. 2:396-47. A \$13,000-\$31,000. other consid and 100

13th st E, No 423, part of n s, 269 e 1st av, runs n 53.3 x e 25.3 x n e 29.10 along n s Old Stuyvesant st, x — 33 x e 25 x s 17.5 to n s Old Stuyvesant st, closed, x again s — to c l said st, x s w — to 13th st, x w — to beginning, gore, part 1-sty frame stable. U S Trust Co of N Y as TRUSTEE James Foster for benefit Hannah M Perry to Thos J Bannon. All title. B & S. All liens. July 31. Aug 6, 1909. 2:441-part lot 47. A \$—\$. 250

14th st E, No 308, s s, 91.6 e 2d av, runs s 51.6 x e 8.6 x s 51.9 x e 11 x n 103.3 to st, x w 19.6 to beginning, 4-sty stone front tenement. Giuseppe Stella to Caterina Scimeca. Morts \$18,300 and all liens. Aug 11, 1909. 2:455-11. A \$13,000-\$18,000. other consid and 100

16th st E, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. FORECLOS. Aug 9, 1909. Albert G Thorne, ref, to John H McLain. Mort \$12,000. Aug 11, 1909. 3:983-47. A \$8,000-\$16,500. \$4,500 over and above 1st mort for 12,000.

21st st W, No 148, s s, 208.6 e 7th av, 20.10x92x23x92, 3-sty and basement brk dwelling. John H Bishop to Eliphalet L Davis. July 28. Aug 10, 1909. 3:796-66. A \$17,000-\$20,000. other consid and 100

21st st W, No 148, s s, 208.6 e 7th av, 20.10x92x23x92, 3-sty and basement brk dwelling. Eliphalet L Davis to Madison Square Mortgage Co. Mort \$18,500. Aug 9. Aug 10, 1909. 3:796-68. A \$17,000-\$20,000. other consid and 100

21st st W, No 148, s s, 208.6 e 7th av, 20.10x92x23x92, 3-sty and basement brk dwelling. CONTRACT. John H Bishop with Joseph J Kiernan. May 29. Aug 9, 1909. 3:796-66. A \$17,000-\$20,000. 26,767

24th st W, Nos 19 and 21, n s, 475 e 6th av, 50.6x98.9, two 5-sty stone front buildings and stores. Andrew J Bastine to 19 West 24th Street Co. Morts \$44,500. Mar 19. Aug 6, 1909. 3:826-26 and 27. A \$80,500-\$96,500. nom

26th st W, No 461, n s, 100 e 10th av, 25x98.9, 6-sty brk tenement and store. Harris Mandelbaum et al to Maryland Mortgage Co. B & S. July 30. Aug 11, 1909. 3:724-6. A \$—\$. other consid and 100



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17 BATTERY PLACE, NEW YORK

- 34th st E, No 120, s s, 236.9 e Park av, 47.5x117.6, 7-sty brk tenement. Benedict J Greenhut to Mary A Franklin. Mort \$100,000. Aug 5. Aug 7, 1909. 3:889-76. A \$105,000-\$174,000.  
other consid and 100
- 34th st E, No 120, s s, 236.9 e Park av, 47.5x117.6, 7-sty brk tenement. Mary A Franklin to Benedict J Greenhut. Mort \$100,000. Aug 7, 1909. 3:889-76. A \$105,000-\$174,000.  
other consid and 100
- 36th st W, No 30, s s, 380 w 5th av, 15x98.9, 3-sty brk dwelling. Wm T Elliott of Philadelphia, Pa, to Stuart W Huber, of Philadelphia, Pa. Mort \$25,000. July 23. Aug 10, 1909. 3:837-63. A \$44,000-\$47,000.  
other consid and 100
- 36th st W, No 32, s s, 395 w 5th av, 20x98.9, 3-sty stone front dwelling. Wm T Elliott to Stuart W Huber of Philadelphia, Pa. Mort \$45,000. July 23. Aug 10, 1909. 3:837-64. A \$42,000-\$65,000.  
other consid and 100
- 36th st W, No 69, n s, 60 e 6th av, 20x86.4, 5-sty brk building and store. John M Macdonald to Timothy J Shine. All liens. Aug 12, 1909. 3:838-6. A \$47,000-\$54,000. nom
- 38th st E, Nos 318 and 320, s s, 280.9 e 2d av, 40x81.7x53.2x75.7, two 2-sty frame buildings and stores.  
Interior gore at c l blk bet 37th and 38th sts, and 320.9 e 2d av, runs n 17.2 x n w 53.2 x s 23.2 x e 53 to beginning, 2-sty frame building.  
Terance F Morgan and Nellie his wife to Nellie Morgan. Aug 11. Aug 12, 1909. 3:943-46. A \$17,500-\$19,000. nom
- 44th st W, No 520, s s, 300 w 10th av, 25x100.5, 2-sty brk building and store; also property in Brooklyn, N Y, and Flushing, L I. Trust deed. Wilhelmina D Torney of Brooklyn, to Wm J Elliott, of Brooklyn in trust. B & S. Aug 3. Aug 7, 1909. 4:1072-45. A \$9,000-\$13,500. nom
- 45th st W, Nos 57 to 63, n s, 213.9 e 6th av, 75x100.5, 9-sty brk and stone tenement. Margt D Hopper to Schuyler Land and Building Co. Morts \$290,000. Aug 7. Aug 12, 1909. 5:1261-10. A \$145,000-\$350,000. nom
- 45th st W, Nos 109 to 113, n s, 120 w 6th av, 60x100.5, 12-sty brk and stone hotel. Edw H Litchfield of Brooklyn, to Bertfield Realty Co. All liens. B & S. June 7. Aug 12, 1909. 4:998-26. A \$130,000-\$375,000. nom
- 46th st W, No 447, n s, 479.2 w 9th av, 24.2x100.5, 4-sty brk tenement and store. Mary A Finneran to Alice O'Reilly. Morts \$14,000. Aug 2. Aug 12, 1909. 4:1056-13. A \$11,000-\$16,000.  
other consid and 100
- 46th st W, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 10-sty brk and stone tenement. Henry M Rau to Wm N Heard. Morts \$190,000. July 20. Aug 10, 1909. 5:1261-70. A \$100,000-\$250,000.  
other consid and 100
- 46th st W, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 10-sty brk and stone tenement. Wm N Heard to William Rau. Mort \$190,000. Aug 10, 1909. 5:1261-70. A \$100,000-\$250,000.  
other consid and 100
- 46th st W, No 64, s s, 153.4 e 6th av, 16.8x100.5, 4-sty stone front dwelling. Sadie S Dearborn et al to Wm C Spalding, of Freeport, L I. Mort \$25,000. July 15. Aug 11, 1909. 5:1261-68. A \$30,000-\$35,000.  
other consid and 100
- 48th st W, No 315, n s, 188 w 8th av, 18x100.5, 4-sty stone front dwelling. Margaretta E Sharp to David Israel. Aug 12, 1909. 4:1039-24. A \$11,000-\$12,000. 100
- 49th st W, No 110, s s, 164.4 w 6th av, 21.4x100.4, 4-sty stone front dwelling. Charles E Blaney Amusement Co to Geo N Ballanger. Mort \$90,000 on this and other property. July 19. Aug 12, 1909. 4:1001-40. A \$30,000-\$33,000. nom
- 49th st W, No 112, s s, 185.8 w 6th av, 21.4x100, 4-sty stone front dwelling. Charles E Blaney Amusement Co to Geo N Ballanger. Mort \$90,000 on this and other property. July 19. Aug 12, 1909. 4:1001-41. A \$30,000-\$33,000. nom
- 49th st W, No 108, s s, 143 w 6th av, 21.4x100.5, 4-sty stone front dwelling. Chas E Blaney Amusement Co to Geo N Ballanger. Mort \$90,000 on this and other property. July 19. Aug 12, 1909. 4:1001-39. A \$30,000-\$33,000. nom
- 51st st E, Nos 222 and 224, s s, — e 3d av (?) should be 260 e 3d av runs s 106.4 to c l Eastern Post road, x e — x n 88.8 to st, x w 35.4 to beginning, (error, beginning line omitted), 7-sty brk tenement and store. Emanuel Heller to Morris Schindler, of Newark, N J. ¼ right, title and interest. All liens. Aug 6, 1909. 5:1324-39. A \$18,000-\$54,000. nom
- 53d st E, No 121, n s, 140 w Lexington av, 25x100.5, 4-sty brk dwelling. Eugene Gavard INDIVID and EXR Henri Berlie to Fanny Schlesinger. Aug 11. Aug 12, 1909. 5:1308-11. A \$15,000-\$19,000. 33,000
- 58th st W, No 316, s s, 225 w 8th av, 20x100.5, 4-sty stone front tenement and store. Mayer S Bernheimer EXR Simon Bernheimer to Louis Berger. June 16. Aug 7, 1909. 4:1048-42. A \$17,500-\$23,000. 18,000
- 58th st W, No 316, s s, 225 w 8th av, 20x100.5, 4-sty stone front tenement and store. Meyer A Bernheimer et al EXRS Isaac Bernheimer to Louis Berger. June 16. Aug 7, 1909. 4:1048-42. A \$17,500-\$23,000. 18,000
- Same property. Lorin S Bernheimer EXR Simon Bernheimer to Louis Berger. June 16. Aug 7, 1909. 4:1048. 18,000
- 63d st E, No 343, Marshal's certificate of sale of all right, title and interest of Patrick G Powers which he had on July 22, 1909, to lease which expires May 1, 1912, at \$720 per annum. Alfred Freeman (Marshal) to Bernard Rosenberg. July 22. Aug 7, 1909. 5:1438. 12
- 64th st E, No 102, s s, 20 e Park av, 20x80, 4-sty and basement stone front dwelling. Myer Jacobs to Nicholas Biddle of Roslyn, L I. Mort \$20,000. Aug 5. Aug 12, 1909. 5:1398-71. A \$24,000-\$30,000.  
other consid and 100
- 65th st W, No 164, s s, 192 e Amsterdam av, 18x100.5, 4-sty and basement stone front dwelling. Eliza Nugent to Julia K Wilkins. Mort \$15,000. Aug 9. Aug 10, 1909. 4:1136-56½. A \$10,000-\$16,000. 19,550
- 72d st E, No 332, s s, 283.4 e 2d av, 16.8x102.2, 3-sty and basement stone front dwelling. Sara N and Max J Foss to Louis Fondiller. Mort \$5,000. July 30. Aug 6, 1909. 5:1446-41. A \$6,500-\$10,500. nom
- 76th st E, Nos 221 and 223, n s, 255 e 3d av, 50x102.2, two 4-sty stone front tenements. Edward Holthaus of Brooklyn to Franziska Holthaus of Brooklyn. Mort \$28,750. Aug 9. Aug 11, 1909. 5:1431-11 and 12. A \$22,000-\$33,000. 100
- 76th st E, No 422, s s, 300 w Av A, 25x102.2, 5-sty brk tenement. FORECLOS, Aug 4, 1909. Edward L Parris ref to James Fulton. Aug 9. Aug 12, 1909. 5:1470-38. A \$8,000-\$21,000. 17,000
- 77th st E, No 59, n s, 143.9 e Madison av, 18.9x102.2, 4 and 5-sty stone front dwelling. Viola B Cockcroft to Samuel O Edmonds. Morts \$35,000. Aug 10. Aug 11, 1909. 5:1392-27. A \$24,000-\$27,000. nom
- 79th st E, No 8, s s, 175 e 5th av, 35x102.2, vacant. Louis C Raeger to Heinrich Schniewind, Jr. B & S. Mort \$85,000. Nov 21, 1908. Aug 2, 1909. 5:1393-65. A \$130,000-\$130,000. Corrects error in last issue when grantee's name was Sennie- other consid and 100
- 79th st E, No 155, n s, 350 w 3d av, 18.9x102.2, 4-sty stone front dwelling. Samuel O Edmonds to Gouverneur M Phelps. Aug 4. Aug 10, 1909. 5:1508-22. A \$13,000-\$19,000. nom
- 79th st E, No 332, s s, 381.3 e 2d av, 18.9x102.2, 4-sty stone front tenement. The Cherokee Club to Eva E Muller. Aug 5. Aug 6, 1909. 5:1453-37. A \$7,000-\$12,500. 13,500
- 80th st E, No 231, n s, 228.9 w 2d av, 25.5x102.2, 4-sty stone front tenement. Samuel Cohen to F Cornelius Leibow, of Brooklyn. Mort \$16,000. July 15. Aug 12 1909. 5:1526-15. A \$11,000-\$16,000. nom
- 80th st E, No 231 n s, 228.9 w 2d av, 25.5x102.2, 4-sty stone front tenement. F Cornelius Leibow to Rudolph L Blumenthal, of Brooklyn. Mort \$16,000. Aug 10. Aug 12, 1909. 5:1526-15. A \$11,000-\$16,000. nom
- 81st st E, No 345, n s, 175 w 1st av, 25x102.2, 5-sty brk tenement and store. FORECLOS, July 9, 1909. James B Butler ref to Wilson Mizner. Mort \$6,000 and all liens. Aug 9. Aug 10, 1909. 5:1544-19. A \$9,000-\$18,000. 2,525
- 82d st W, No 313, n s, 160 w West End av, 20x102.2, 4-sty and basement brk and stone dwelling. Hart E Berg to Ora M Russell. Aug 10. Aug 12, 1909. 4:1245-13. A \$13,500-\$24,000.  
other consid and 100
- 83d st W, No 51, n s, 275 e Columbus av, 18.9x102.2, 3-sty & basement brk dwelling. Chas R Hubert to W Virginia Hill. Mort \$16,000. Aug 9. Aug 12, 1909. 4:1197-12. A \$13,000-\$16,000. nom
- 83d st W, No 51, n s, 275 e Columbus av, 18x102.2, 3-sty and basement brk dwelling. Frances A Makewen to Chas R Hubert of Yonkers, N Y. Aug 9. Aug 10, 1909. 4:1197-12. A \$13,000-\$16,000. other consid and 100
- 84th st W, No 203, n s, 100 w Amsterdam av, 19x102.2, 5-sty brk tenement. Jacob Marx to Franz Heinisch. Mort \$20,000. Aug 6. Aug 7, 1909. 4:1232-28. A \$11,000-\$23,000.  
other consid and 100
- 86th st E, No 437, n s, 203 n w Av A, 18x100.8, 4-sty stone front dwelling. Release mort. Julius Harris to Hermina Rubin. Aug 10. Aug 12, 1909. 5:1566-16½. A \$6,500-\$11,000. 100
- 89th st E, No 331, n s, 150 w 1st av, 25x100.8, 5-sty stone front tenement. Henry Schroeder EXR Pauline Schroeder to John Timmermann. Mort \$12,000. Aug 10. Aug 11, 1909. 5:1552-20. A \$9,000-\$19,000. 8,216.66
- Same property. Rosa Elstroth and Henry Schroeder to same. Mort \$12,000. Aug 10. Aug 11, 1909. 5:1552. other consid and 100
- 91st st E, No 110, s s, 123 e Park av, 27x100.8, 5-sty brk tenement. Louis Starr to Esther Schulman. Mort \$26,000. July 29. Aug 6, 1909. 5:1519-67. A \$16,000-\$28,000. other consid and 100
- 97th st E, No 307, n s, 150.2 e 2d av, 25x100.11x24.11x100.11, 4-sty brk tenement. FORECLOS, Aug 2, 1909. Geo E Kent, ref, to Henry Allen. Aug 12, 1909. 6:1669-7. A \$7,000-\$14,000. 10,200
- 100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and stores. Levi W Rubenstein to Samuel Lorber of Brooklyn. I-8 right, title and interest. All liens. Aug 4. Aug 7, 1909. 6:1672-12. A \$12,000-\$45,000. other consid and 100
- 102d st E, Nos 406 to 410, s s, 145 e 1st av, 75x100.11, 2-sty brk building and store. Geo Dumrauf to Adam C Wicke. ½ part. Mort \$ —. Aug 7. Aug 9, 1909. 6:1695-42. A \$18,000-\$33,000. other consid and 100
- 105th st E, Nos 243 to 247, on map Nos 245 and 249, n s, 136.3 w 2d av, 40.7x100.9, 6-sty brk tenement and stores. Ida Goldstein to Aaron Goldberg. All liens. Aug 10. Aug 11, 1909. 6:1655-18. A \$15,000-\$52,000. other consid and 100
- 106th st E, No 62, s s, 188.4 w Park av, 29.2x100.11, 4-sty brk tenement. Jane C Seggebruch to Thos A Clark. Mort \$18,500. Aug 10. Aug 11, 1909. 6:1611-46. A \$14,000-\$22,000. 100
- 112th st E, No 160, on map No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue. FORECLOS, Aug 6, 1909. James T Brady ref to Max Levin. Mort \$14,000. Aug 10, 1909. 6:1639-46. A \$10,000-\$20,000. 10,000
- 114th st W, s s, 100 w Broadway, 25x100.11, vacant. James Bradley to Robt J F Schwarzenbach. Mort \$8,470. Aug 9. Aug 10, 1909. 7:1895-63. A \$10,000-\$10,000. other consid and 100
- 114th st E, No 113, n s, 98 e Park av, 16x100.10, 3-sty stone front dwelling. Alexander Barnett to Israel Kantor. Aug 10. Aug 11, 1909. 6:1642-6. A \$6,500-\$8,500. other consid and 100
- 116th st E, No 123, n s, 256 e Park av, 25x100.11, 6-sty brk tenement and store. John J McQuaide to Johnston Umsted Realty Co. Mort \$65,000 and all liens. July 21. Aug 6, 1909. 6:1644-11. A \$13,000-\$45,000. other consid and 100

## MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER  
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117th st W, No 33, n s, 385 w 5th av, 25x100.11, 5-sty brk tenement. Nathan K Habel to Rose Kroll. Mort \$18,000 and all liens. Aug 6. Aug 7, 1909. 6:1601-21. A \$14,000-\$24,000. 100

118th st W, No 306, s s, 125 w 8th av, 25x100.11, 5-sty brk tenement and store. Raphael Brill to Solomon Zadek. Mort \$25,900. May 28. Aug 9, 1909. 7:1944-38. A \$11,000-\$28,000. nom

119th st E, No 310, s s, 140 e 2d av, 20x100.11.  
 119th st E, No 312, s s, 160 e 2d av, 20x100.11.  
 two 5-sty brk tenements.  
 John P Shafer to Maurice Herman. All liens. July 30. Aug 12, 1909. 6:1795-47 and 48. A \$11,000-\$38,000. nom

121st st E Nos 214 and 216, s s, 123.6 e 3d av, runs s 75.7 x e 26.6 x s 25.2 x e 25 x n 100.10 x w 51.6 to beginning, two 4-sty brk tenements and stores. Jessie Crawford to Edw Callan. Mort \$14,500. Aug 2. Aug 7, 1909. 6:1785-43 and 46C. A \$19,000-\$31,500. other consid and 100

122d st E, Nos 119 to 123, n s, 190 e Park av, 50x100.11, three 3-sty brk dwellings. Release mort. Daniel R Kendall to Louise Fox. July 3. Aug 12, 1909. 6:1771-9 to 10½. A \$18,000-\$28,500. 29,166.67

122d st E, Nos 125 to 129, n s, 240 e Park av, 50x100.11, three 3-sty brk dwellings. Release mort. Daniel R Kendall to Louise Fox. July 29. Aug 12, 1909. 6:1771-11 to 12½. A \$18,000-\$28,500. 29,166.67

126th st W, No 74, s s, 160 e Lenox av, 25x99.11, 3 and 4-sty brk clubhouse. FORECLOS. July 20, 1909. Percival H Gregory ref to Hector Realty Co. Aug 10, 1909. 6:1723-65. A \$15,000-\$27,000. 22,650

127th st W, No 124 A, s s, 275 w Lenox av, 25x99.11, 6-sty brk tenement. Israel Kantor to Emma Barnett. Mort \$36,000. Aug 10. Aug 11, 1909. 7:1911-45. A \$12,000-\$34,000. other consid and 100

129th st W, No 215, n s, 181.3 w 7th av, 18.9x99.11, 3-sty and basement stone front dwelling. Gertrude Hershfield and ano EXTRXCES Eliza Hershfield to Arthur Blue. Fort \$7,000. July 20. Aug 11, 1909. 7:1935-24. A \$7,300-\$11,000. 13,750

131st st W, No 638, s s, 200 e 12th av, 25x99.11, 1-sty frame building. Henry C Weigold et al HEIRS, &c, Henry Weigold deed to Joseph Tino and John Belsole. Aug 4. Aug 12, 1909. 7:1997-56. A \$5,500-\$5,500. nom

131st st W, No 638, s s, 200 e 12th av, 25x99.11, 1-sty frame building. Release yearly rents under grant. Q C, &c. The City of N Y to Henry C Wiegold. Aug 2. Aug 12, 1909. 7:1997-56. A \$5,500-\$5,500. nom

132d st W, No 202, s s, 75 w 7th av, 16.8x99.11, 3-sty and basement brk dwelling. Wm H Draper to Madeleine E Claussen. Mort \$9,000. Aug 11, 1909. 7:1937-37. A \$6,600-\$11,000. other consid and 100

132d st W, No 17, n s, 177 w 5th av, 17x99.11, 3-sty and basement stone front dwelling. Parker K Deane to Edward A Johnson. Mt \$7,000. Aug 7. Aug 10, 1909. 6:1730-29½. A \$7,000-\$10,000. other consid and 100

132d st E, No 7, n s, 135 e 5th av, 25x99.11, with strip on west, —x—, 4-sty stone front tenement. Becker Realty Co to Fanny Weinberg. Mort \$12,000 and all liens. Aug 9. Aug 10, 1909. 6:1757-6. A \$8,000-\$16,000. 100

134th st W, No 89, n s, 85 e Lenox av, 17.6x99.11, 3-sty and basement stone front tenement and store. Alfred Pioneer to Alonzo G McLaughlin, of Brooklyn, and Leo C Stern, of New York. Mort \$8,150. June 8. Aug 6, 1909. 6:1732-5. A \$7,000-\$10,000. other consid and 100

137th st W, Nos 263-265, n s, 80 e 8th av, runs n 87.5 x e 22.6 x n 12.6 x e 22.6 x s 99.11 to st, x w 45 to beginning, 6-sty brk tenement. Jacob Harris to Sarah Cohen. Mort \$67,000. Aug 6. Aug 9, 1909. 7:2023-5. A \$18,000-\$65,000. nom

140th st W, Nos 41 to 51, n s, 325 e Lenox av, 200x98.9, two 2-sty frame dwellings, two 2-sty brk dwellings, 2-sty brk building and vacant. FORECLOS. Aug 6, 1909. Henry H Davis, ref, to John Monks. Aug 10. Aug 11, 1909. 6:1738-15 to 22. A \$66,000-\$70,500. 25,000

145th st W, No 470, s s, 78 e Amsterdam av, 17.4x99.11, 3-sty and basement stone front dwelling. FORECLOS. June 30, 1909. Fredk W Longfellow, ref, to Sophy Bernstein. Aug 10. Aug 11, 1909. 7:2059-58. A \$5,200-\$14,000. 17,950

153d st W, Nos 265 to 269, n s, 100 e 8th av, 112.6x99.11, three 5-sty brk tenements. William Brandt to Samuel Cohen and Julius W Brandt. Mort \$108,000. Aug 7. Aug 11, 1909. 7:2039-5 to 8. A \$31,500-\$99,000. other consid and 100

153d st W, Nos 265 to 269, n s, 100 e 8th av, 112.6x99.11, three 5-sty brk tenements. Saml Cohen et al to Wm Brandt. Mort \$108,000. Aug 7. Aug 9, 1909. 7:2039-5 to 8. A \$31,500-\$99,000. other consid and 100

157th st W, n s, 100 e Broadway, 50x100, 1-sty frame rear building and vacant. Cyrus F Judson to Ellery A Thompson, of Troy, N Y. Q C. Feb 13, 1904. Aug 7, 1909. 8:2116-64. A \$14,000-\$14,000. nom

157th st W, s s, 275 e Broadway, 200x99.11, vacant. Leo M Klein et al to Mabel R Thrush, of Brooklyn. Mort \$56,000. June 1. Aug 6, 1909. 8:2115-part lot 5. nom

157th st W, s s, 275 e Broadway, 200x99.11, vacant. Mabel R Thrush, of Brooklyn, to Allanel Construction Co. Mort \$74,000. Aug 5. Aug 6, 1909. 8:2115-part lot 5. other consid and 100

159th st W, n s, 100 e St Nicholas av, 120x100, three 5-sty brk tenements. John H Scully to John H Scully Construction Co. Mort \$21,590. Aug 11. Aug 12, 1909. 8:2109-42 to 45. A \$—\$. other consid and 100

168th st W, Nos 514 and 516, s s, 120 e Audubon av, 50x95, two 5-sty brk tenements. Wm Lustgarten to Susie Goldstein. All liens. Aug 10. Aug 12, 1909. 8:2123-86 and 87. A \$14,000-\$38,000. other consid and 100

168th st W, Nos 514 and 516, s s, 120 e Audubon av, 50x95, two 5-sty brk tenements. Mosholu Realty Co to William Lustgarten. Mort \$37,000. Aug 10. Aug 11, 1909. 8:2123-86 and 87. A \$14,000-\$38,000. other consid and 100

170th st W, Nos 557 to 561, n s, 100 w Audubon av, 75x100, 6-sty brk tenement. John Yule to Alexander Cameron. Mort \$90,000. Aug 11. Aug 12, 1909. 8:2127-56 and 58. A \$21,000-\$49,000. other consid and 100

179th st W, No 523, n s, 47.6 e Audubon av, 15.6x75, 2-sty brk dwelling. Union Real Estate Co to John D Feldmann. Aug 2. Aug 10, 1909. 8:2152-60¼. A \$3,800-\$6,500. 100

Av A, Nos 287 and 289 | s w cor 18th st, 46x94, four 5-sty brk 18th st, Nos 438 to 442 | tenements and stores on av. Martin Garone to Minnie Palladino. ½ right, title and interest. Mort \$50,000. Aug 12, 1909. 3:949-30. A \$27,500-\$45,000. 100

Same property. Martin Garone to Thos Garone. ½ right, title and interest. Mort \$50,000. Aug 10. Aug 12, 1909. 3:949. 100

Amsterdam av, Nos 1628 and 1630, w s, 49.11 n 140th st, 50x100, two 5-sty brk tenements and stores. The N & Z Realty Co to Alfred and Harry Bleyer. Mort \$47,000. Aug 2. Aug 10, 1909. 7:2072-31 and 32. A \$24,000-\$48,000. other consid and 100

Amsterdam av, No 2110, w s, 27.11 s 165th st, 30x100, 5-sty brk tenement and stores. Mary J wife of Henry O Heuer to August F Viemeister, of Brooklyn. Mort \$35,000. July 22. Aug 6, 1909. 8:2121-37. A \$15,000-\$30,000. 100

Broadway, No 4180 | begins 177th st, n s, 170 w Wadsworth av, 177th st | 100.2 to e s Broadway, x91.2x115.9x89.10, 6-sty brk tenement and store. Emanuel M Krulewitch to E M K Construction Co, a corpn. Mort \$175,000. Aug 10, 1909. 8:2145-22. A \$47,000-\$—-. other consid and 100

Columbus av, Nos 351 to 357 | s e cor 77th st, 102.2x50, 7-sty 77th st, No 64 | brk tenement and store. Victor H Anderson to Minnie H Steinmetz. Mort \$137,500. Nov 27, 1908. Aug 6, 1909. 4:1129-64. A \$100,000-\$175,000. nom

Same property. Minnie H Steinmetz to Sarah E Crowell. Mort \$137,500. Aug 5, 1909. Aug 6, 1909. 4:1129. nom

Columbus av, Nos 351 to 357 | s e cor 77th st, 102.2x50, 7-sty 77th st, No 64 | brk tenement and stores. Sarah E Crowell to Zadah H Reakirt. Mort \$—-. Aug 5. Aug 7, 1909. 4:1129-64. A \$100,000-\$175,000. other consid and 100

Edgecombe av, No 142 | s e cor 142d st, 25.3x73.11x24.11x71.3, 5-142d st, No 318 | sty brk tenement and store. FORECLOS. Aug 6, 1909. Wm E Morris, ref, to Geo Kitt. Aug 9, 1909. 7:2043-28. A \$8,000-\$22,000. 500

Lexington av, No 1034, w s, 68.2 s 74th st, 17x93.9, 3-sty stone front dwelling. Frances Marks to Philip Lewisohn. Mort \$10,000. Aug 6. Aug 7, 1909. 5:1408-56¼. A \$14,000-\$17,000. nom

Lexington av, No 253 | s e cor 35th st, runs e 125 x s 97.6 x w 35th st | 25 x n 50.10 x w 100 to av, x n 46.8 to beginning, 3-sty stone front dwelling and 3-sty brk stable on st. Gelyna Fitzgerald to A Harding Hartshorn. July 27. Aug 10, 1909. 3:890-62 and 64. A \$110,500-\$126,500. other consid and 100

Same property. A Harding Hartshorn to The Alliance Realty Co. B & S. Mort \$110,000. Aug 9. Aug 10, 1909. 3:890. other consid and 100

Madison av, Nos 953 to 957 | n e cor 75th st, 61.6x65, three 5-75th st | sty stone front tenements and stores. Rosalie de N wife of Chas A Moran to Edward W C Arnold, of Islip, L I. Mort \$100,000. Aug 10. Aug 12, 1909. 5:1390-22 to 23. A \$110,000-\$145,000. other consid and 100

Morningside av E, No 108, or | w s, 148.2 n 123d st, 26.10x100, Columbus av | 5-sty brk tenement. Mort \$20,000.

114th st W No 11, n s, 202 w 5th av, 25.6x100.11 5-sty stone front tenement. Mort \$20,000.

Guedalia & Co to Aaron Guedalia. May 3. Aug 10, 1909. 7:1964-35. A \$15,000-\$28,000; 6:1598-29. A \$13,000-\$26,000. 100

Park av, No 1882, w s, 20 n 128th st, 20x70, 4-sty brk tenement and store. Margaretha Hinners DEVISEE Frederick Hinners to Fredk J and Harold B Hinners, joint tenants. Aug 9. Aug 10, 1909. 6:1753-34. A \$5,000-\$9,000. nom

Park av, Nos 1490 to 1496 | s w cor 109th st, runs w 17 x s 66.1 109th st, No 88 | x w 0.10 x s 4.9 x w 6.7 x s 10 x e 24.5 to av, x n 80.10 to beginning, 4-sty stone front tenement and store. Hodus Berman to Bessie N Michelsohn and Fanny Spivak. ½ part. Mort \$15,000 and all liens. Aug 6. Aug 7, 1909. 6:1614-38. A \$9,000-\$12,500. other consid and 100

Park av, Nos 1490 to 1496 | s w cor 109th st, runs w 17 x s 66.1 109th st, No 88 | x w 0.10 x s 4.9 x w 6.7 x s 10 x e 24.5 to av, x n 80.10 to beginning, 4-sty stone front tenement and store. Benj F Vineburg and ano to Hodus Berman. Mort \$15,000. Aug 6, 1909. 6:1614-38. A \$9,000-\$12,500. other consid and 100

Riverside Drive, e s, 107.6 n 116th st, 57.6x92.7 to w s Old Bloomingdale road, x58.7x81.1, vacant.

Old Bloomingdale road (closed), w s, 107.6 n 116th st, runs e 31.1 to e l said Old road, x n 58.1 x w 31 x s 58.7 to beginning, vacant.

Samuel H Spingarn to Paterno Bros, a corpn. Mort \$70,000. Aug 3. Aug 6, 1909. 7:1990-67. A \$48,000-\$48,000. nom

Riverside Drive, Nos 120 to 124 | n e cor 84th st, 137.5x130.9x127.2 84th st, No 359 | x79, one 9 and one 12-sty brk and stone tenements. Wm R Stewart et al to "Riverside Drive Apartments," a corpn. Mort \$610,000. Aug 10. Aug 11, 1909. 4:1246-1 and 7. A \$205,000-\$535,000. nom

2d av | n e cor 17th st, 84x22.8, 4-sty and basement 17th st, No 301 | stone front dwelling. Robert Gast and ano EXRS, &c, Wm Arefred to Laura S Moering. Mort \$25,000. Aug 9. Aug 10, 1909. 3:923-1. A \$23,000-\$31,000. other consid and 1,000

Same property. Release dower. Alice D Arefred widow to Laura S Moering. May 10. Aug 10, 1909. 3:923. nom

3d av, No 2056, w s, 69.9 s 113th st, 19x100, 4-sty brk tenement and store. Levi Hussey and ano EXRS Albert B Hussey to Francis Hustace. Aug 5. Aug 6, 1909. 6:1640-37½. A \$15,000-\$19,000. 22,000

3d av, No 1960, w s, 50 s 108th st, 25x73, 4-sty stone front tenement and store. Benjamin Abert to Gustav Basch. ½ part. All liens. Aug 9. Aug 11, 1909. 6:1635-38. A \$15,000-\$22,000. other consid and 100

3d av, No 1762, w s, 75.11 s 98th st, 25x100, 5-sty brk tenement and store. Fannie Starbecker to Kalman Popper. Mort \$24,000. Aug 11. Aug 12, 1909. 6:1625-37. A \$14,000-\$24,000. other consid and 100

6th av, Nos 33 to 39 | s w cor 4th st, runs s 105 x w 54 x n w Cornelia st, Nos 2 to 8 | 27 to e s Cornelia st, x n e 115.5 to s s 4th st, x e 9.3 to beginning, four 2-sty frame and brk tenements and stores and three 3-sty frame and brk tenements and stores. Albert Miller to The Sixth Av and Fourth St Realty Co. 2-3 parts. Mort \$65,000. Aug 6. Aug 7, 1909. 2:589-23 to 27. A \$49,500-\$54,500. nom



# HECLA IRON WORKS

# Architectural Bronze

North 10th, 11th and 12th Streets  
BROOKLYN,

AND  
NEW YORK  
IRON WORK

Same property. Luigia Cavinato to same. 1-3 part. Mort \$65,000. Aug 6. Aug 7, 1909. 2:589. nom  
6th av, No 514, e s, 42 s 31st st, 21x60, 3-sty brk tenement and store. Herbert D Hewlett et al HEIRS, &c, John Hewlett to Sophia Junker. Mort \$40,000. July 29. Aug 7, 1909. 3:832-80. A \$55,000-\$63,000. other consid and 100  
7th av, No 2312 | s w cor 136th st, 25x100, 5-sty brk tenement 136th st, No 200 | and stores. Hudson-Grant View Realty Co et al to Mary W Dunlop. Morts \$51,000. Aug 6. Aug 7, 1909. 7:1941-36. A \$22,000-\$47,000. other consid and 100  
7th av, No 829 | s e cor 54th st, deed reads e s at c l blk 54th st, Nos 162 to 172 | bet 53d and 54th sts, runs e 100 x n 100.5 to s s 54th st, x w 100 to av, x s 100.5 to beginning, six 3-sty and basement stone front dwellings in st and one 5-sty stone front tenement and store on av. Mary E wife James A Norris and ano to Seventh Avenue-Fifty-Fourth Street Co, a corpn. C A G. Mort \$125,000. July 29. Aug 11, 1909. 4:1006-61 to 64. A \$216,000-\$228,000. other consid and 100  
10th av, Nos 278 and 282 | n e cor 26th st, 74x100, two 6-sty brk 26th st, Nos 463 to 469 | tenements and stores. Harris Mandelbaum et al to New Amsterdam Realty Co. Q C. July 30. Aug 11, 1909. 3:724-1 and 3. A \$-\$. other consid and 100  
12th av | n w cor 134th st, 199.10 to s s 135th st, x l 4 to lands 134th st | N Y C & H R R R Co, x 201 to n s 134th st, x 23.1 to 135th st | beginning. Homer R Gillies to Viola M Scudder. Aug 4. Aug 6, 1909. 7:2005-34 and 35. A \$7,000-\$7,000. other consid and 100

## MISCELLANEOUS.

Power of attorney. Charles Buchbaum to Adolph Buchbaum. July 26. Aug 10, 1909.  
Power of attorney. Carrie J wife of Henry U Singhi to Henry U Singhi. July 23. Aug 6, 1909.  
Power of attorney. Helen K Devlin to Michael E Devlin. July 28. Aug 6, 1909.  
Power of attorney. Helene De Cordova to Eustace De Cordova. July 19, 1907. Aug 11, 1909. (P. A.)  
Power of attorney. Edward Brady to Patrick J Brady. June 18. Aug 11, 1909. (P. A.)  
Power of attorney. Geo G Kip to Chas A and Elbert S Kip of Morristown, N J. Jan 15, 1897. Aug 12, 1909.  
Power of attorney. Yetta Saek to Louis Minsky. Aug 11. Aug 12, 1909.  
Revocation of power of attorney. Charles Buchbaum to R H Cohen. Aug 4. Aug 10, 1909.  
Will of John W Walker. Aug 9, 1909. Aug 11, 1909.

## BOROUGH OF THE BRONX.

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

Chisholm st, No 1339, w s, 100 s Jennings st, 25x95.8x25.3x91.4, 3-sty frame tenement. Martha Huebener to Hanna Young. Mt \$7,500. Aug 5. Aug 6, 1909. 11:2971. other consid and 100  
Elsmere pl, No 791, n s, abt 325 w Marmion av, 25x100, 2-sty frame dwelling. Nellie J Larkin to Edward Slevin. B & S and release. June -. 1909. Aug 10, 1909. 11:2956. omitted  
Fox st, n s, 122.11 e Prospect av, runs e 76.10 x n w 107.5 x s w 132.1 to beginning, vacant. North American Mortgage Co to the Aqueduct Construction Co. C A G. Aug 6. Aug 7, 1909. 10:2684. other consid and 100  
Fox st, w s, 433.4 n Longwood av, 33.4x100.  
Fox st, w s, 466.8 n Longwood av, 33.4x100, vacant.  
Release mort. N Y Trust Co to Winnie Realty and Construction Co. Aug 10. Aug 12, 1909. 10:2709. other consid and 1,000  
\*Fillmore st, e s, 225 n Columbus av, 25x100, Van Nest. Charles Meyer to John J Cork. Mort \$3,000. Aug 3. Aug 6, 1909. 100  
Freeman st | s w cor Longfellow av, 109.3x131.6, vacant. Longfellow av | Herbst & Co to Longfellow Realty Corp. Mort \$37,000. Aug 10. Aug 12, 1909. 11:2993. 100  
Fort Independence st, e s, about 873.7 s Oloff st, and being lot 73, map (No 408) of the Wm O Giles at Kingsbridge Heights, 25x 75.3x25x74.4, vacant. Harrison W Mills to Ellsworth L Mills. Aug 9. Aug 11, 1909. 12:3258. nom  
Hall pl, No 1072 | e s, 163.1 s 167th st, runs e 51.8 x again e 48 Intervale av | to w s Intervale av, x s 28 x w 56.7 and 52.7 to pl, x n 30 to beginning, 2-sty frame dwelling and 1-sty brk garage. Louis Siegel to Herbst & Co. Mort \$9,700. Aug 10. Aug 12, 1909. 10:2700. 100  
Kelly st, e s, 230.3 n 165th st, 50x100, vacant. Sophie V Reynolds to Albert Gerhards, a corpn. Mort \$4,000. Aug 6. Aug 7, 1909. 10:2716. other consid and 100  
Lorillard st, e s, 221.7 n 3d av, lot 119 map No 296 in Westchester County, of Union Hill, Powell Estate, 50x100, vacant. Cornelius J Horgan to Herman Hartman. Q C. All title. Aug 9. Aug 10, 1909. 11:3054. nom  
\*Magenta st, s s, 100 w Olinville av, 50x100, Olinville. Michael Murtha to Christiane Meyer. June 18. Aug 11, 1909. other consid and 100  
\*Same property. Christiane Meyer to Raffo Sellite. Aug 5. Aug 11, 1909. other consid and 100  
Mt Hope pl, s s, 110.11 e Jerome av, 50x125, vacant. August Rehbock to Rehbock Construction Co. Aug 9. Aug 10, 1909. 11:2851. 100  
Teasdale pl, No 580, s s, 119.10 e 3d av, old line, 25x100, 5-sty brk tenement. Henry T Fittzell to Geo W McDermott. Mort \$19,000. Aug 5. Aug 6, 1909. 10:2621. 100  
\*Tacoma st, n s, 100 e St Lawrence av, 25x100, and being lot 263, blk G, amended map No 514, Mapes Estate. Wolf Karnis to Fred C Stein. Aug 7. Aug 9, 1909. other consid and 100  
135th st, No 585, n s, 175 e St Anns av, 16.8x100, 2-sty brk dwelling. Margaretha Hinners to Fredk J and Harold B Hinners, joint tenants. Aug 9. Aug 10, 1909. nom  
145th st, No 356, s s, 78.4 e 3d av, 25x100, 2-sty frame brk front dwelling. Alessandro Borsella to Louis Seidman. Mort \$6,500. Aug 10. Aug 11, 1909. 9:2306. nom  
160th st, No 429, n s, 100 w Elton av, 25x100, 2-sty frame tenement and store. Susan E Rowan et al HEIRS, &c, Wm H Rowan to Frederick Schrader. B & S. Mort \$1,000. Feb 17. Apr 19, 1909. 9:2382. Corrects error in issue of Apr 24, when block No was 3382. other consid and 1,000  
162d st, No 423, n s, 196.3 e Melrose av, 37.6x100, 6-sty brk tenement. Werner Knaus Realty Co to John Muth. B & S and correction deed. Aug 5. Aug 6, 1909. 9:2384. nom  
167th st, No 458, s s, 118.10 w Washington av, 22.2x100, 3-sty brk dwelling. Cathrine Helbock to Minnie Schwarzler. Mort \$4,000. July 30. Aug 6, 1909. 9:2388. other consid and 100  
169th st, s e s, 123.2 n e Lind av, and being lot 4 parcel 9 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x63.3x27.3x52.3, vacant. John Janick to Albine wife of John Janick, of Jersey City, N J. Aug 5. Aug 6, 1909. 9:2533. other consid and 100  
\*174th st, e s, 313 s Westchester av, 25x100 and being lot 96 amended map of Gleason property, dated May 18, 1904. Katharine Schuck to John Kiernan. Mort \$5,700. Aug 3. Aug 7, 1909. nom  
175th st, No 764, s s, 20 e Prospect av, 20x95, 3-sty brk tenement. Michael Haas and Rebecca his wife to Rebecca Haas. Morts \$11,000. July 24. Aug 6, 1909. 11:2952. other consid and 100  
179th st, No 714, s s, 116.8 w Clinton av, 16.8x95, 2-sty frame dwelling. Emil C Jaekel to Eliz D and Geo J H Jaekel. 1-3 part. Q C. Mort \$4,900. Dec 31, 1908. Aug 6, 1909. 11:3092. nom  
180th st, No 784, late Samuel st, s s, 75 w Mapes av and being part lot 117, map East Tremont, adj lot 118, 25x103, except part for 180th st, 2-sty frame dwelling. Nathaniel Landine to Dennis Carraher. Mort \$4,000. Feb 26. Aug 10, 1909. 11:3109. other consid and 100  
184th st, No 63, n s, 106 w Grand av. 16x100, 3-sty brk dwelling. Germano Fioravanti to Wm H Hayes. Mort \$6,000. Aug 7, 1909. 11:3212. nom  
189th st, n s, 44.7 e Elm pl, 25x93.11x25x92.10, 2-sty frame dwelling. Thos C Lisk to Marie Adelman. Mort \$5,500. Aug 10. Aug 11, 1909. 11:3023. other consid and 100  
198th st, No 244, s s, 55 w Briggs av, 25x98, 2-sty frame dwelling. FORECLOS, July 19, 1909. Louis E Kuster, ref, to Charlotte S Siener. Aug 10, 1909. 12:3301. \$500 over and above two prior morts \$-  
\*222d st, s s, 155 w Barnes av, 50x89. Raffo Sellite to Christiane Meyer. Morts \$11,000. Aug 5. Aug 11, 1909. other consid and 100  
\*233d st, s s, abt 80 e 2d av, deed reads, at e s lot 1023, runs s 89.6 x n 100 x n 25 x w 25 x n 64.6 to st, x e 125 to beginning, being part of lots 1068, 1023 and 1024 map No 143 of Wakefield. Mary Lechnyr to Wm Lechnyr. Mort \$5,600. May 6. Aug 10, 1909. nom  
236th st, No 112 East, on map No 106, s s, 75 e Oneida av, 25x 100, 2-sty frame dwelling. Imogene J Crossman to Ardsley Terrace Estates, a corpn. Mort \$6,000. Aug 2. Aug 10, 1909. 12:3370. nom  
261st st, n s, 86.4 e Spencer av, 37.6x89, vacant. Fredk P Forster to Sydney Grant. Aug 5. Aug 6, 1909. 13:3423. 100  
Andrews av, e s, 460.11 s on curve from Fordham road and 652 n 183d st, runs e 100 x s 28 x w 100 to av, x n 28 to beginning, 2-sty frame dwelling. Henry H Vought et al to Jeannette D Stewart. Mort \$7,500. Aug 9. Aug 10, 1909. 11:3218. other consid and 100  
Arthur av, No 2388, e s, 112.6 n 186th st, 37.6x84.8x37.6x84.10, 4-sty brk tenement and store. FORECLOS, Aug 3, 1909. Sylvester L H Ward ref to the Henry Elias Brewing Co. Mort \$15,000 and all liens. Aug 5. Aug 7, 1909. 11:3073. 2,300  
Arthur av, e s, 100 n 188th st, old line, and being lot 455 map S Cambreling et al at Fordham, 25x87.6 except part for av, vacant. Release mort. Harlem Savings Bank to Minna Jappe. Aug 9. Aug 11, 1909. 11:3077. 500  
Same property. Minna Jappe widow to Wolf Burland. Aug 9. Aug 11, 1909. 11:3077. other consid and 100  
Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40.3x102.8, 5-sty brk tenement. Louis Seidman to Tony Wolf. Mort \$43,150. July 30. Aug 12 1909. 10:2554. other consid and 100  
\*Broadway, w s, 59 s Tremont road, 59x144.8x50x113.3, Tremont terrace. FORECLOS, July 7, 1909. Denis O'L Cohalan ref to Bankers Realty and Security Co. Aug 5. O' L, 1909. 1,890  
Brook av, No 420, e s, 75 s 145th st, 25x100, 4-sty brk tenement and store. Simon J Levy to Abraham Blumberg. 73-200 parts. B & S. Mort \$12,000. Jan 11. Aug 10, 1909. 9:2271. other consid and 100  
Same property. Same to David L Kadane. 107-400 parts. B & S. Mort \$12,000. Jan 11. Aug 10, 1909. 9:2271. other consid and 100  
Bathgate av, No 1774, e s, 299.11 s w 175th st, 19.1x110.6x19.1x 109.10, 3-sty frame dwelling. Edward A Johnson to Parker K Deane, of Cornwall, Orange Co, N Y. Mort \$5,000. Aug 9. Aug 10, 1909. 11:2922. other consid and 100  
\*Bronx Park av (Berrian st), c l at c l blk bet Lebanon st and 180th st, runs w 430 to e s Devoe av x n 180 to s s Bronx Park, x e - x s 31.4 and 20.11 x w 1.4 to c l n Bronx Park av, x s 180 to beginning. Julia Neill widow et al to The City & County Contract Co. June 28. Aug 11, 1909. nom  
Clinton av | w s, 119 s 183d st, late Columbia av, 24x125 to Crotona av | tona av. Deed of trust. Martha G Seggermann to Edward L Norton TRUSTEE Allen T Norton. B & S and correction deed. Jan 30, 1904. Aug 6, 1909. 11:3101. nom  
Clay av, No 1264, e s, 396.9 n 168th st, 40.3x80, 5-sty brk tenement. A J Schwarzler Co to Cathrine Helbock. Mort \$23,500. and all liens. July 30. Aug 6, 1909. 9:2427. other consid and 100  
Clay av No 1260 e s 356.6 n 168th st 40.3x80 5-sty brk tenement. A J Schwarzler Co to Chas E Utsinger. Morts \$24,750 and all liens. Aug 2. Aug 12 1909. 9:2427. other consid and 100  
Creston av, Nos 2270 and 2272, e s, 93 s 183d st, 33.4x89.6, two 2-sty brk dwellings. Richard J Mullen to Eureka Realty Co, a corpn. Morts \$10,000. Aug 9. Aug 10, 1909. 11:3163. other consid and 100  
Creston av, Nos 2270 and 2272, e s, 93. s 183d st, 33.4x89.6, two 2-sty brk dwellings. Eureka Realty Co to Richard J Mullen. Aug 9. Aug 10, 1909. 11:3163. other consid and 100



THE GEORGE A. JUST CO. IRON WORK
239 VERNON AVENUE FOR BUILDINGS
LONG ISLAND CITY NEW YORK

\*Cornell av, n s, 100 e Chestnut st, and being lot 481 map No 1106 in Westchester Co, of Arden property, at East and Westchester, 100x—. Harry M Gough to Jessie G Sadler. Mort \$1,400. Aug 3. Aug 10, 1909. other consid and 100
\*Ellis av (13th st), s s, 355 w Castle Hill av (Av C), 50x103, Unionport. Van Nest Woodworking Co to George Costar. Mort \$7,000. Aug 5. Aug 6, 1909. other consid and 100
\*Ferris av, w s, 303.5 s from east end of stone wall at s line land St Josephs Institute for Deaf Mutes, runs s 512.10 x s w 892.10 to Westchester Creek, x n w 143.10, 77.9, 27.6 x n e 29.10, 50.7 x n w 84.1, 221.3 x — 1,104.5 to beginning, with all title to land under water of said creek, Throggs Neck. J Harold McLaine to Albert L Lowenstein. Q C. May 10. Aug 6, 1909. nom
Fulton av, Nos 1571 and 1573, on map No 1571, w s, 256.9 n Wendover av, 50x158.2x50.3x163.1, 5-sty brk tenement. Giuseppe Stella to Caterina Scimeca. 1/2 part. All title. Mort \$51,500. Aug 11, 1909. 11:2929. other consid and 100
\*Green av, s s, 100 w Mapes av, 25x100, Westchester. Mary E Clinton to Josephine K Garry. All title. June 4. Aug 11, 1909. nom
Hughes av, No 2249, w s, 275 s 183d st, 25x100, 2-sty frame dwelling. Wm Hinkle to Zoe Meyer. Mort \$3,700. Aug 4. Aug 5, 1909. 11:3071. Corrects error in last issue when name of grantor was Hinkle. other consid and 100
Hughes av, s e s, 150 n e 183d st, 25x100, vacant. Angelo Corbo to Corbo Contracting Co. Mort \$1,300. July 30. Aug 11, 1909. 11:3087. other consid and 100
Independence av | e s, old line, at s s land James C Sid-Spuyten Duyvil Parkway| ney on map of Spuyten Duyvil, runs s e 298 x s w 241.9 to n s Palisade av or Spuyten Duyvil Parkway x — to e s Independence av, x n — to beginning, except part of old abandoned highway and shown on tax map as lot 200, to which a Q C is given. Mary J Scoville to Isaac A Stewart of De Land, Volusia Co, Florida. All liens. July 6. Aug 11, 1909. 13,3407. other consid and 100
Jackson av, No 821, w s, 180.5 n 158th st, 18x75, 3-sty frame tenement. Wm H Nestrock to Catherine wife of Wm H Nestrock. Mort \$6,000. May 7. Aug 7, 1909. 10:2637. other consid and 100
\*Kossuth av | s e cor Byron st, 99.4x155.4x56.10x168.5, South Byron st | Mt Vernon. Francesca Parisi to Rachel Milone. Mort \$5,450. July 15. Aug 6, 1909. other consid and 100
Lind av, n s, 624.7 e from s e s 169th st, runs s w 140.11 x n e 57.7 x s e 100 to av, x n e 151.5 to beginning, vacant. Carrie Schile to the City of New York. July 6. Aug 7, 1909. 9:2533. 6,500
\*Lorillard av w s 150 s Westchester av 75x100 and being lots 17 to 19 blk 29 map No 599 in Westchester County, Pelham Park. Perley S Crosier to Fredk W Peinecke. Mort \$600 and all liens. Sept 21, 1898. Aug 10, 1909. exch
\*Main av, e s, 100 s Central av, 50x100. Perley S Crosier to Emily Van Meter. Mort \$500 and all liens. Dec 21, 1900. Aug 10, 1909. nom
\*Monaghan av, e s, 325 n Jefferson av, 25x100. Land Co A of Edenwald to Morris Kramer. Aug 4. Aug 7, 1909. nom
\*Muliner av, w s, 150 s Lydig av, 25x100, and being lot 35 blk 55 map No 1138 of Sec 1, Morris Park. Release mort. Van Nest Land and Impt Co to Fidelity Development Co. Aug 2. Aug 6, 1909. nom
\*Madison av, s w s, 25 s e from n s lot 137, runs s w 100 x s e 25 x n e 86.6 x n 18.11 to av, x n w 11.10 to beginning, being part lot 137 map No 666 in Westchester Co, of Wm Adee. Augusta B Fromm to Marcus Nathan. Mort \$700. Aug 3. Aug 6, 1909. other consid and 100
\*Monticello av, w s, 250 n Jefferson av, 50x100, Edenwald. James Reynolds to Mary Riley. Aug 5. Aug 9, 1909. other consid and 100
Nelson av, e s, 260 n 175th st, 50x97.4x52.6x81.7, vacant. Burdick Realty Co to Frederick Weller Jr and Ernest L Meeker. Mort \$2,550. Aug 9. Aug 11, 1909. 11:2876. other consid and 100
Ogden av, e s, 35 s 162d st, 40x95, 5-sty brk tenement. Herman Hartman to Cornelius J Horgan. All title. Q C. Aug 9. Aug 10, 1909. 9:2511. nom
Popham av, w s, about 221.6 n 176th st and being lots 198 and 199 map (No 1069) of Undercliff Terrace, Morris Heights, 50x100, vacant. Theodore Faulhaber to John Massimino Co, a corpn. Mort \$2,500. Aug 9. Aug 11, 1909. 11:2877. other consid and 100
Park av, No 4420, e s, 75 n 181st st, 25x141 2-sty brk dwelling. August P Schmeding to Nellie Schmeding. Mort \$5500. July 30. Aug 12 1909. 11:3037. 100
Park av e s, 150 s 182d st, 50x141 vacant. Wm Guggolz to William Guggolz Construction Co. Mort \$2000 and all liens. Aug 11. Aug 12 1909. 11:3037. nom
\*Railroad av | n w cor Jefferson st, 125x122.6x265.6 to w s Jefferson st | ferson st, x358.1, Unionport. George Costar to Van Nest Wood Working Co. Mort \$8,250. Aug 5. Aug 6, 1909. other consid and 100
Sedgwick av, w s, 375 s 171st st, 25x95, and being lot 13, parcel 27 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, vacant. John Janick to Albine wife of John Janick, Jersey City, N J. Aug 5. Aug 6, 1909. 9:2541. other consid and 100
Southern Boulevard, n e cor Tiffany st, 150x100. Romeo-Serra Construction Co to Winnie Realty & Construction Co. July 29. Aug 9, 1909. 10:2733. other consid and 100
Stebbins av, Nos 1177 and 1179, w s, 370.3 n e 167th st 45x73.7x 45.5x67.6, two 3-sty frame tenements. Release dower. Cath Hickland widow to Jennie and Annie Hickland. Aug 11. Aug 12, 1909. 10:2693. 3,000
Same property. Wm Hickland et al to same. Q C. Jan 15. Aug 12, 1909. 10:2693. nom
Tinton av, No 598, late Beach av, No 102, e s, 160 s 151st st, 20x100, 2-sty frame dwelling. Caroline Solomon to Andrew L Corvey. Aug 10. Aug 11, 1909. 10:2664. other consid and 100
Tremont av, e s, at e s West 177th st, runs n along av, 27.7 x e 119 x s 25.11 x w 110.11 to beginning, 4-sty brk dwelling. Release mort. Irving W Dimelow to John Massimino Co. Aug 5. Aug 11, 1909. 11:2862. nom

Tremont av | n e cor Morris av, runs e 93 x n 53.6 x w 100 to e Morris av | s Morris av, x s 28 and 20.11 to beginning, vacant. Tremont av | n w cor Morris av, 100.3x35.3x100x42.8, vacant. Morris av | August Jacob to August Jacob Construction Co. April 15. Aug 12, 1909. 11:2807 and 2829. other consid and 100
Valentine av, No 2060, old No 2050, e s, 375.3 n 179th st, runs n 28 x e 100 x n 28.8 x e 85.5 x s 133.4, x n 91 x w 155.4 to beginning, 2-sty frame dwelling and 2-sty frame building in rear. FORECLOS, July 16, 1909. Albert W Venino ref to Samuel Forbes. Aug 5. Aug 6, 1909. 11:3142 and 3144. 9,100
Vyse av, No 1175, on map Nos 1177 and 1179 | s w cor Home st, Home st, Nos 976 and 978, on map No 982 | 71x81.11x61.8x 82.5, one 5 and one 4-sty brk tenements, stores on cor. O'Leary Realty and Construction Co to Simon Nyburg and Solomon Fry. Mort \$44,000. Aug 6. Aug 7, 1909. 10:2752. other consid and 100
Wales av, w s, 100.8 n 142d st, 25.2x113.8x25x116.7, vacant. Wales av, w s, 125.10 n 142d st, runs w 113.8 x n 97.5 to s w s Port Morris Branch R R x s e 120.5 to av, x s 45.2 to beginning, vacant. Michael Marrone to Vincent Valentine Co. Mort \$7,220. Aug 2. Aug 10, 1909. 10:2574. other consid and 100
Woodlawn road, No 3203. Agreement as to share ownership and occupation of said premises, &c. Rosina Primavera with Raffaele De Virgiliis. Aug 7. Aug 11, 1909. 12:3335.
\*White Plains road, Nos 4436 and 4438, e s, 50.1x126.6x50x130 s s, except part for road. Carl Enslin, of Patchogue, L I, to Anna wife of Carl Enslin, of Patchogue, L I. Mort \$11,000 and all liens. Aug 9. Aug 10, 1909. nom
Woodycrest av | n e cor 165th st, 25x100.9, 2-sty frame dwelling. 165th st | Nelson av, No 1047, w s, 77.8 s 165th st, 17.6x76.4x17.6x77.8, 2-sty frame dwelling. Cornelius J Horgan to Herman Hartman. All title. Q C. Aug 9. Aug 10, 1909. 9:2509 and 2512. nom
Washington av | n e cor 183d st, 68.6x175 to Bassford av, x 52 to 183d st | st, x175 to beginning, except part for Washington Bassford av | ton and Bassford avs, vacant. Wm W Sullivan to Dorman Realty Co. Mort \$7,000. Aug 10. Aug 12, 1909. 11:3053. nom
Washington av, No 1836, e s, 162 s 176th st, late Mott st, 62x120, except part for av, 2-sty frame dwelling and vacant. FORECLOS, June 16, 1909. Geo E Weller ref to Lincoln Holding Co. July 9. Aug 12, 1909. 11:2917. 13,200
Same property. Bertha Hoffman to same. B & S. July 9. Aug 12, 1909. 11:2917. nom
\*White Plains road | s w cor Elizabeth st, —x107x80x102, East-Elizabeth st | chester. John H Corwin to Clinton S Harris of Brooklyn. 1/2 part. All title. Sept 16, 1901. Aug 12, 1909. nom
3d av, No 4197, w s, 113.1 s Tremont av, 26x93.7x26x92.7, 4-sty brk tenement and store. Release mort. Chas A Sherman exr Geo C Chase to George Heuser. July 27. Aug 10, 1909. 11:2924. nom
3d av, Nos 3854 and 3856, e s, 39.5 n Wendover av, 41.10x100, 5-sty brk tenement and stores. Morris Osmansky to Saml Borowsky. Mort \$33,000. May 26, 1908. Aug 9, 1909. 11:2929. other consid and 100
3d av, No 2608, e s, 28 n 140th st, 28x99x25x111.7, 2-sty frame store. Frederick Hitchcock to Adam P Dienst. Mort \$7,000. Aug 9. Aug 11, 1909. 9:2315. other consid and 100
\*Part lot 46A, map No 2 of Olinville which lies w of line 100 w Elliott av, —x—. Laura Sattler to Christiane Meyer. Q C. July 31. Aug 11, 1909. nom
\*Plot begins 100 w White Plains road at point 445 n along same from Morris Park av, runs w 45 x n 25 x e 45 x s 25 to beginning, with right of way over strip to Morris Park av Regent Realty Co to Edward W Bowne, of Tarrytown, N Y. July 15. Aug 6, 1909. nom

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.

Aug. 6, 7, 9, 10, 11 and 12.

BOROUGH OF MANHATTAN.

Baxter st, No 38. Assign lease. Davies J Marshall to Gaetano Viagore. Aug 7. Aug 9, 1909. 1:166.....nom
Baxter st, No 38. Assign lease. Gaetano Vialore to Davies J Marshall. Aug 5. Aug 6, 1909. 1:166.....nom
Bleeker st, No 188.....
MacDougal st, Nos 87 and 89.....
Assign lease. Nicola Galgano to Ludovico Afeltra. Aug 5. Aug 10, 1909. 2:526.....other consid and 100
Bleeker st, No 305, all. Mrs A Trabert to Kate Kennedy; 3 yrs. from May 1, 1909. Aug 10, 1909. 2:591.....720
Cornelia st, No 31, store, &c. John Knacke to Carlo Besser; 3 years, from Aug 1, 1909. Aug 11, 1909. 2:598.....480
Christopher st, Nos 168 to 174 | 77.11x130 to Barrow st, all.. | Barrow st | .....
Central Crostown Railroad Co to E B Van Horn; 5 years, from June 1, 1909. Aug 10, 1909. 2:604.....7,000
Cherry st, No 32, —x100, all. Bernard Golden to Prospero Viggiano; 3 years, from May 1, 1909. Aug 12, 1909. 1:112... 3,900
Same property. Assign lease. Prospero Viggiano to Wm Zoll. Aug 11. Aug 12, 1909. 1:112.....nom
Division st, Nos 2 to 8 | all. Richd Mortimer EXR Richd Mor-Bowery, Nos 1 to 7 | timer to Wm Hennessey; 5 years, from May 1, 1910. Aug 9, 1909. 1:289.....7,500
Delancey st, No 146, cor store and basement. Louis Wildman to Jacob Cohen; 2 3-4 years, from Aug 1, 1909. Aug 11, 1909. 2:353.....1,620



**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

Essex st, No 170, store and basement. Abraham Bollt to Abraham Langer; 3 years, from May 1, 1912. Aug 12, 1909. 2:355.  
 Houston st, pier New No 39, North River, n 1/2 of ground floor, together with bulkhead extending 94 ft northerly. Manhattan Terminal Co to Manhattan Navigation Co; 10 years, from date that said pier is vacated by International Steamship Co (10 years renewal at \$32,425.) Aug 11, 1909. 2:656.....29,550  
 Same property. Agreement as to lease of said property for 10 years at \$28,750, and renewal of 10 years at \$31,625. Central Railroad Co of New Jersey with Manhattan Terminal Co. Aug 15, 1907. Aug 11, 1909. 2:656.....nom  
 Maiden lane, No 57. Agreement modifying lease. Seth S Terry with Wells Building Cafe Co. June 17. Aug 6, 1909. 1:67.  
 Murray st, No 72. Assign lease. FORECLOS, Wm J A Caffrey ref to Mary J Heuer. Aug 5. Aug 6, 1909. 1:127..... 8,500  
 Same property. Assign lease. August F Viemeister to same. July 22. Aug 6, 1909. 1:127..... 5,005  
 Same property. Consent to assign lease. TRUSTEES of Columbia College to August F Viemeister. Aug 4. Aug 6, 1909. 1:127.....  
 Same property. Consent to assign lease by way of mort in the sum of \$6,000. Same to Mary J Heuer. Aug 4. Aug 6, 1909. 1:127.....  
 Macdougall st, No 29, cor store. Geo J Troll to Pasquale Gili-berti et al; 5 years, from Sept 1, 1909. Aug 11, 1909. 2:506,660  
 Norfolk st, No 170. Assign lease. Henry Milch to Morris Miller. July 22. Aug 9, 1909. 2:355.....nom  
 Water st, No 328 | store. Mary Byrnes to Cornelius A Byrnes; Roosevelt st, No 114 | 7 years, from Aug 1, 1909. Aug 10, 1909. 1:110.....1,000 and 1,020  
 Same property. Assign lease. Cornelius A Byrnes to Peter Doel-ger. Aug 6. Aug 10, 1909. 1:110.....nom  
 4th st, No 167 East. Assign lease. Jos Kozacek to Wm Schack. Aug 9, 1909. 2:432.....nom  
 4th st, No 214, s s, 293.3 e Av A, 24.9x96.2, the lot. Winthrop A Chanler and ano, EXRS, &c, John W Chanler to Wm Uterstaedt EXR John Uterstaedt; 5 years, from May 1, 1909. Aug 12, 1909. 2:399.....taxes, &c, and 800  
 Same property. Assign lease. Wm Uterstaedt EXR John Uter- staedt to Wm Uterstaedt et al. May 1. Aug 12, 1909. 2:399.....nom  
 17th st, Nos 127 to 133 West, 2d loft. Oscar Willgerodt to Louis Wolf & Sons, a corpn; 1 year, from Feb 1, 1910; 2 years\* re- newal. Aug 6, 1909. 3:793.....3,500  
 24th st W, No 39. Subordination of lease to mort. Geo G Guion and Andrew J Kerwin, Jr, with Lawyers Title Ins and Trust Co. Aug 4. Aug 7, 1909. 3:826.....nom  
 25th st, Nos 114 and 116 East, all. Charlotte E Trope and ano to Clara B wife of John A Cole; 5 years, from July 26, 1909. Aug 6, 1909. 3:880.....5,000  
 31st st, Nos 142 to 156, s s, 100 w 3d av, 146x98.9. Subordina- tion of lease to mort for \$80,000. Taxi-Service Co of N Y & N J with Broadway Savings Institution of N Y. July 31. Aug 11, 1909. 3:886.....nom  
 31st st E, Nos 5 to 9 | store, basement, 1st loft and part 2d loft 32d st E, Nos 6 to 10 | on 32d st. Improved Property Holding Co of N Y to F A O Schwarz, a corpn; 21 years, from May 1, 1910. Aug 12, 1909. 3:861.....32,500 and 35,000  
 38th st, No 270 West, all. Frank A Butler to Julia Centos; 3 1-12 years, from Aug 1, 1909. Aug 10, 1909. 3:787.....1,500  
 45th st, Nos 57-63 West, "Hotel Schuyler." Assign lease. Margt D Hopper to Schuyler Land and Building Co. Aug 7. Aug 12, 1909. 5:1261.....nom  
 45th st, Nos 57 to 63 West. Subordination of lease to mort for \$300,000. Margaret Luez and Schuyler Land and Building Co with Thos B Hidden as TRUSTEE Wm H Webb. Aug 2. Aug 12, 1909. 5:1261.....nom  
 46th st, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, all. Wm N Heard to Wm H Grosscup; 12 years, from Sept 15, 1909. Aug 11, 1909. 5:1261.....taxes, &c, and 19,000 to 22,000  
 49th st, No 110 West, all. The Chas B Blaney Amusement Co to Edward Knauer; 5 years and 3 1/2 months, from June 15, 1907. Aug 7, 1909. 4:1001.....2,100 to 2,300  
 51st st, No 303 East, all. Emma Stickel to Elise Boppel; 2 years. from May 1, 1909. Aug 11, 1909. 5:1344.....840  
 67th st, No 205 West. Assign lease. Denis Sheridan to Chas Kennedy. Aug 6. Aug 9, 1909. 4:1159.....nom  
 71st st, No 408 East, west store, &c. Annie Langer to Mary Podrozil; 3 years, from Aug 1, 1909. Aug 11, 1909. 5:1465.....480  
 71st st, No 340 East, west store, &c. Joseph Jedlicka to Charles Zemek; 5 years, from June 1, 1909. Aug 11, 1909. 5:1445..... 480 and 540  
 112th st, Nos 46 and 48 East, all. Abraham Finkelstein to Israel Berger; 3 years, from Sept 1, 1909. Aug 12, 1909. 6:1617.....4,500  
 Av A, No 1485. Assign lease. Wm Reider to John D Haase. Aug 11. Aug 12, 1909. 5:1473.....nom  
 Av A, No 235, top floor. J Truchinsky to B Herblum & Co; 1 year, from Jan 1, 1909. Aug 6, 1909. 3:946.....300  
 Amsterdam av, n w cor 145th st, store, &c. B F Hooper Estate to Emil Engel and Morris Levy; 5 years, from Oct 1, 1909. Aug 9, 1909. 7:2077.....3,999.96  
 Audubon av, s e cor 179th st, store, &c. Abraham Ruth to Louis Berdy; 10 years, from Oct 1, 1908. Aug 11, 1909. 8:2152.....1,200 to 1,700  
 Same property. Assign lease. Louis Berdy to Louis Berdy Phar- macy Co. Apr 15. Aug 11, 1909. 8:2152.....nom  
 Broadway e s bet 178th and 179th sts, 4th store from n s of group of 5 stores. James F McGarry to Stephen Saas; 5 years from May 1, 1909. Aug 6, 1909. 8:2163.....900 to 1,200  
 Broadway, No 487, corner Broome st, space for cigar store. Roy Scherick and ano to David A and Rose Schulte; 5 years, from Feb 1, 1908. Aug 10, 1909. 2:474.....10% on gross sales  
 Broadway, cor 60th st, store in new Circle Theatre building. As- sign lease. Regal Drug Co to David Schulum. Aug 10. Aug 11, 1909. 4:1112.....nom  
 Broadway, s e cor 38th st, "Hotel Normandie." Agreement as to ratification of lease of portion of above premises. Normandie Hotel Co with The O J Gude Co. Aug 4. Aug 11, 1909. 3:813.

Bowery, Nos 1 to 7. Assign lease. William Hennessy to Ernst Rohland. Aug 3. Aug 9, 1909. 1:289.....nom  
 Same property. Assign lease. Ernst Rohland to Jas A Geraty and Ernst Rohland, firm Geraty & Rohland. Aug 3. Aug 9, 1909. 1:289.....nom  
 Madison av, No 413, n e cor 48th st, 22x100, all. Grace M Lane and ano to Lesk Realty Co; 21 years, from May 1, 1909. Aug 11, 1909. 5:1284.....taxes, &c, and 5,000  
 Madison av, No 675, all. Lou B Bruce-Webster to Philip Suval; 10 years, from Oct 1, 1909 (10 years renewal at \$6,000 net and option to purchase before Oct 1, 1914, for \$125,000.) Aug 11, 1909. 5:1376.....net, 5,000  
 1st av No 1653 n w cor 86th st store &c. A Frederick Behre to Henry Hornung; 5 7-12 years from Oct 1 1908. Aug 6 1909. 5:1549.....1520 and 1380  
 Same property. Assign lease. Henry Hornung to Franz Koch. Aug 5. Aug 6 1909. 5:1549.....nom  
 Same property. Assign lease. Franz Koch to Geo Ringler & Co. Aug 5. Aug 6 1909. 5:1549.....nom  
 1st av, No 1114, store, &c. Henry G Schlewitz to Charles Essel- mann; 5 years, from Aug 1, 1909. Aug 7, 1909. 5:1456 .. 1,080  
 Same property. Assign lease. Charles Esselmann to Peter Doel- ger. Aug 6. Aug 7, 1909. 5:1456.....nom  
 1st av, No 1749, store.....  
 1st av, Nos 1749 and 1751, loft over store.....  
 Nelson P Sandquist, Jr to Berger Bros Tea Co; 3 years, from May 1, 1909. 7 years renewal.) Aug 9, 1909. 5:1553.....1,260  
 2d av, No 69, cor 4th st, front store. David Schwartz to Nathan Rosenzweig and Louis Friedman; 3 9-12 years, from Aug 1, 1909. Aug 9, 1909. 2:460.....1,900 to 2,200  
 2d av, s e cor 92d st, store, &c. Julia F Henes to George Ring- ler & Co; 5 years, from Sept 1, 1909. Aug 6, 1909. 5:1554.....1,500  
 3d av, No 1240, store and basement.....  
 3d av No 1242, rear, part of basement.....  
 Estate of J Bookman to John Schwenker; 4 years, from May 1, 1909. Aug 7, 1909. 5:1406.....1,650  
 3d av, No 2125 | n e cor 116th st, all. Frida Oehl to Gus- 116th st, No 201 East | tav C Behm and Geo Baumgarth; 15 years, from Aug 1, 1909. Aug 9, 1909. 6:1666.....6,000  
 3d av, No 1374, store, part of cellar and 8 rooms on 1st floor above store. Henry L Hessen and ano to Gustave Schaefer and ano; 4 9-12 years, from Aug 1, 1909. Aug 11, 1909. 5:1413.....1,572  
 5th av, No 590 1st loft. Hermine Haan to Emma R Rice; 5 yrs, from Oct 1, 1909. Aug 6, 1909. 5:1263.....3,500 to 6,000  
 5th av, No 505, room 1301. Improved Property Holding Co to Fredk C Turner; 5 8-12 years, from Sept 1, 1909. Aug 10, 1909. 5:1277.....1,600  
 5th av, n e cor 31st st, store and basement. Improved Property Holding Co of N Y to F A O Schwarz, a corpn; 21 years, from May 1, 1910. Aug 12, 1909. 3:861.....30,000 and 32,500  
 7th av, No 246, store, &c. Louis Massucci to Felice and Nun- ziata Rozzo; 5 years, from Aug 1, 1909. Aug 6, 1909. 3:774.....1,200  
 8th av, No 705. Assign lease. Samuel Spero to Alexander Moss. Aug 6, 1909. 4:1035.....nom  
 8th av, No 906. Assign lease. John L Grobet to Eva L Grobet. Aug 7. Aug 9, 1909. 4:1025.....1,000  
 11th av, n e cor 21st st, 41x96x39x82, stores. The Acme Mort- gage Co to the Saranac Realty Co; 10 years, from Oct 1, 1909. Aug 10, 1909. 2:693.....5,300 to 5,750  
 Assign lease made by Astor to Daners, dated Nov 22, 1898, but recorded under block No 432. Jos Kozacek to Wm Schack. Aug 9, 1909. 2:432.....nom

**BOROUGH OF THE BRONX.**

\*Carroll st, s s, known as "Prospect House," City Island. Wm H Wellbrock as EXR Henry Wellbrock to Edw Cochran; 3 years, from Apr 1, 1907. Aug 9, 1909.....600  
 138th st, No 504 East, s w cor Brook av. Bill of sale of lease and chattels, &c. Wm Kurtze to John Bernhard. 1/2 part. All title. Aug 10, 1909. 9:2265.....1,500  
 \*217th st, No 719, n s, 131 e White Plains av, 1st floor. Michael Brennan to Henry Johnson and ano; 3 years, from Jan 1, 1909. Aug 6, 1909.....300 to 500  
 Courtlandt av, Nos 705 and 707. Assign lease. David Blank to Wm G Warren. Feb 3. Aug 10, 1909. 9:2414.....nom  
 \*Elliot av, n e cor Fort Schuyler road, all. Bernard Lavin et al to Thomas F Hart; 3 years, from Sept 1, 1907. Aug 9, 1909.....720  
 \*Harrington av, n s, 155.4 e Fort Schuyler road, 100x100, and being lots 88 to 91 map (No 1131 C) of Harrington Estate, Westchester. Subordination of lease to mortgage for \$5,000. Nicholas J Kieffer to Ray Batt. Aug 3. Aug 6, 1909.....nom  
 Jerome av, n w cor 172d st "The Belmont Hotel." Mary T Sweet to Wm and Gus Kanze; 5 years, from Aug 1, 1909. Aug 10, 1909. 11:2859.....1,200 and 1,500  
 Lincoln av, No 167, store. Isak Barr and ano to Ignatz Geis; 3 years, from Aug 1, 1909. Aug 10, 1909. 9:2318.....540  
 Morris av, No 686. Bill of sale and assign lease. John Schenk to Prospero Benedetta. Jan 18. Aug 9, 1909. 9:2413.....nom  
 Robbins av, s e cor 147th st, 50x100, all. Morris Bloch and ano to Samuel Smith; 5 years, from May 1, 1909. Aug 11, 1909. 10:2578.....480  
 St Anns av, s e cor 135th st. Agreement modifying terms of lease. Minnie Israel and Henrietta Harris with Chas J Nelson. Aug 4. Aug 9, 1909. 10:2547.....nom  
 Same property. Assign lease. Wm Zoll to Chas J Nelson. Aug 4. Aug 9, 1909. 10:2547.....nom  
 Same property. Bill of sale and assign lease. John Jackson to Wm Zoll. July 21. Aug 9, 1909. 10:2547.....nom  
 Willis av, No 221. Assign lease. Lawrence Keogh to Lawrence Crudden. Aug 6. Aug 9, 1909. 9:2300.....nom  
 Walton av, No 553, n w cor 149th st, 1st floor and part cellar. James B Powers to Edward Ehlers; 5 years, from May 1, 1910. Aug 7, 1909. 9:2352.....1,000  
 3d av, No 4029, all. Harry Simon to John C Reed; 8 years, from Oct 1, 1909. Aug 9, 1909. 11:2921.....3,000 and 3,500  
 \*Westchester Creek, w s, 231 n Bowne st, ——. Agreement as to erection of platform. City of N Y (Dept of Docks) with E S Prince Co. May 18. Aug 9, 1909.....nom



# INHIBITIVE COATINGS FOR STEEL WORK

Based on Investigations of Scientific and Government Authorities

**CHAS. H. SPOTTS,**

SPECIFICATION AND TECHNICAL PAINTS

Manager Architectural Paint Dept., C. M. Childs & Co.

**Hudson Terminal Building  
30 CHURCH ST., N. Y.**

## 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.

Aug. 6, 7, 9, 10, 11 and 12.

### BOROUGH OF MANHATTAN.

Abingdon Construction Co to City Mortgage Co. 5th av, e s, 24.11 s 128th st, 50x110. Building loan. Aug 4, demand, 6%. Aug 6, 1909. 6:1752. 65,000

Same to same. Same property. Certificate as to above mortgage. Aug 5. Aug 6, 1909. 6:1752. —

Andriaccio, James G to Chas W Banby. 106th st, No 332, s s, 350 e 2d av, 25x100.11. Secures bail bond. Aug 5, due, &c, as per bond. Aug 6, 1909. 6:1677. 5,000

Aymar, Herbert A, of East Orange, N J, to GREENWICH SAVINGS BANK. 6th av, No 642, e s, 58.7 n 37th st, 20.3x75. Aug 5, due, &c, as per bond. Aug 6, 1909. 3:839. 2,000

Aaron, Montague to GERMAN SAVINGS BANK in City N Y. 2d st, No 229 E, s s, 372 w Av C, 24.9x83.4x24.10x81.9 e s. Aug 12, 1909, due Aug 1, 1912, 4½%. 2:384. 22,500

Aaron, Montague and Simeon Kuttner with GERMAN SAVINGS BANK. 2d st, No 229, s s, 372 w Av C, —x—. Subordination agreement. Aug 10. Aug 12, 1909. 2:384. nom

Biddle, Nicholas, of Roslyn, L I, to Caroline Jacobs et al trustees Lewis Jacobs. 64th st, No 102, s s, 20 e Park av, 20x80. P. M. Prior mort \$—. Aug 11, 2 years, 6%. Aug 12, 1909. 5:1398. 10,000

Same to Pauline Emmet. Same property. P. M. Prior mort \$30,000. Aug 11, 2 years, 6%. Aug 12, 1909. 5:1398. 6,000

Borck, Max to Chas Griffen et al trustees Saml M Jacobus. Forsyth st, No 74, e s, abt 150 n Hester st, 25x100. Aug 12, 1909, 5 years, 4½%. 1:306. 50,000

Bonifer, Katherina individ and as committee Estate Elizabetha Bonifer; and Maria A Kern to Susan Mount. Stanton st, No 153½, s s, 49.11 e Suffolk st, 25x100. Aug 9, 1909, 3 years, 4½%. 2:349. 10,000

Bauer, Herman F with BANK FOR SAVINGS in City N Y. 26th st, No 419 West. Extension of \$6,000 mort until July 2, 1912, at 4½%. Aug 11, 1909. 3:724. nom

Bernstein, Sophy wife Ludwig B to Caroline Hurry and ano trustees Wm Hurry. 145th st, No 470, s s, 78 e Amsterdam av, 17.4x99.11. P. M. Aug 10, 3 years, 4½%. Aug 11, 1909. 7:2059. 13,000

Behm, Gustav C and George Baumgarth to Lion Brewery of N Y City. 3d av, No 2125, n e cor 116th st, No 201. Saloon lease. Aug 4, demand, 6%. Aug 9, 1909. 6:1666. 8,500

Byrnes, Cornelius A to Peter Doelger. Roosevelt st, No 114, n w cor Water st. Saloon lease. Aug 6, demand, 6%. Aug 10, 1909. 1:110. 1,500

Brandt, William to Samuel Cohen. 153d st, No 269, n s, 100 e 8th av, 37.6x99.11. P. M. Prior mort \$30,000. Aug 7, due Aug 10, 1912, 6%. Aug 9, 1909. 7:2039. 6,000

Brower, Matilda W of Turner, N Y, to Allen Marquand et al exrs Henry G Marquand. Riverside Drive, No 336, e s, 33.11 s 106th st, 25x100. Aug 1, due, &c, as per bond. Aug 9, 1909. 7:1891. 10,000

Brandt, Wm to Saml Cohen and ano. 153d st, No 267, n s, 137.6 e 8th av, 37.6x99.11. P. M. Prior mort \$30,000. Aug 7, 3 years, 6%. Aug 9, 1909. 7:2039. 6,000

Brandt, William to Samuel Cohen and ano. 153d st, No 265, n s, 175 e 8th av, 37.6x99.11. P. M. Prior mort \$30,000. Aug 7, due Aug 10, 1912, 6%. Aug 9, 1909. 7:2039. 6,000

BANK FOR SAVINGS in City N Y with trustees of the Masonic Hall & Asylum Fund. 6th av, Nos 376 to 382, n e cor 23d st, Nos 71 to 79, 98.9x141; 24th st, Nos 46 to 54, s s, 95 e 6th av, 89x98.9. Extension of \$900,000 mort until Sept 18 1918, at 5%. Aug 12, 1909. 3:825. nom

Balfour, Madeleine to Patrick A Fogarty. Ridge st, No 81, w s, 150.2 n Delancey st, runs w 73 x s 22 x w 27.6 x n 48.2 x e 100.5 to st, x s 23 to beginning; 9th av, No 102, s e cor 17th st, Nos 362 to 366, 26.4x100x26x100. All title. Prior mort \$—. Aug 5, 2 years, 6%. Aug 6, 1909. 2:343, 3:740. 2,000

Blyth, Margery H, of Dongan Hill, N Y, to Florence V Burden. Mott st, No 41, w s, about 175 s Bayard st, 25x93.6. Aug 5, 3 years, 5%. Aug 6, 1909. 1:164. 18,000

Buchler Louis to Wm Clark. 13th st No 218 s w s 400.6 n w 2d av 15.6x103.3 Prior mort \$10,000. Aug 2, due as per bond, 6%. Aug 7, 1909. 2:468. 2,500

Brunswick Realty Co to BROOKLYN SAVINGS BANK. 27th st, Nos 121 and 123, n s, 164.5 w Lexington av, runs n 98.9 x w 15.7 x n 98.9 to s s 28th st, No 118, x w 20 x s 98.9 x w 4.5 x s 98.9 to n s 27th st, x e 40 to beginning. Aug 2, 5 years, 4½%. Aug 7, 1909. 3:883. 240,000

Same to same. Same property. Certificate as to above mortgage. Aug 2. Aug 7, 1909. 3:883. —

Berger, Louis to Meyer A Bernheimer. 58th st, No 316, s s, 225 w 8th av, 20x100.5. P. M. June 16, due July 1, 1912, 5%. Aug 7, 1909. 4:1048. 27,000

Cohn, Alfred with Bernard Frankel. 2d av, No 1968, n e cor

101st st, No 301, 25.11x75. Extension of \$8,000 mortgage until July 5, 1911, at 6%. Aug 5. Aug 6, 1909. 6:1673. nom

Cosgrove, Patrick J to Wm F Cosgrove. 63d st, No 147, n s, 414.3 w Columbus av, 18.6x100.5. Prior mort \$12,500. Aug 4, due Feb 5, 1912, 6%. Aug 6, 1909. 4:1135. 2,700

Colombo, Michael to DeWitt C Flanagan and ano trustees, &c. Bayard st, No 47. Saloon lease. June 29, demand, 6%. Aug 10, 1909. 1:163. 1,920.80

Cohn, Yetta to Berliant Realty Co. 10th st, Nos 145 and 147, n s, 66 e Waverly pl, runs e 44 x n 95 x w 35 x s 22 x w 9 x s 73 to beginning. P. M. Prior mort \$—. Aug 4, due Feb 1, 1912, 6%. Aug 11, 1909. 2:611. 2,750

Doyle, Mary G and Jos A heirs Jos F Doyle and Annie M Doyle widow to Clinton Van Vliet. 4th st, w s, 66.1 s Horatio st, runs w 74 x s 21.5 x e 64 to n w s 8th av, No 45, x n e 15.7 to st, x n 9.7 to beginning. Aug 10, 3 years, 6%. Aug 11, 1909. 2:626. 1,500

Donley, John E, Mary E Raymond and E Hubbell Hotchkiss with Moses Dinkelspiel. Mulberry st, Nos 197 and 199, 50x100. Extension of \$50,000 mort until June 20, 1910, at 5½%. July 12. Aug 10, 1909. 2:481. nom

Dunlop, Mary W to Hudson Grant-View Realty Co. 7th av, No 2312, s w cor 136th st, No 200, 25x100. P. M. Prior mort \$—. Aug 6, 3 years, 6%. Aug 7, 1909. 7:1941. 10,000

Davis, Eliphalet L to LAWYERS TITLE INS AND TRUST CO. 21st st, No 148, s s, 208.6 e 7th av, 20.10x92x23x92. Aug 9, 3 years, 5%. Aug 10, 1909. 3:796. 18,500

Devine, Thos F with Agnes Young. Broadway, Nos 2906 and 2908, e s, 50.11 n 113th st, 50x100. Subordination agreement. Aug 9. Aug 10, 1909. 7:1885. nom

Davis, Annie to Patrick A Fogarty. Ridge st, No 81, w s, 150.2 n Delancey st, runs w 73 x s 22 x w 27.6 x n 48.2 x e 100.5 to st, x s 23 to beginning; 9th av, No 102, s e cor 17th st, Nos 362 to 366, 26.4x100x26x100. All title. Prior mort \$—. Aug 5, 1 year, 6%. Aug 6, 1909. 2:343, 3:740. 500

Davis (Joseph H) Building Co to Jacob Axelrod. Colonial Parkway, late Edgecombe av, w s, 229.10 n 145th st, 129.11x100. Prior mort \$155,000. Aug 4, due Oct 1, 1912, 6%. Aug 7, 1909. 7:2053. 27,500

Same to same. Same property. Certificate as to above mortgage. Aug 4. Aug 7, 1909. 7:2053. —

De Koven, Reginald and Star Holding Co with LAWYERS TITLE INS & TRUST CO. 43d st, Nos 216 to 222 West. Subordination agreement. Aug 2. Aug 7, 1909. 4:1014. nom

De Koven, Reginald and MERCANTILE TRUST CO with same. Same property. Subordination agreement. Aug 2. Aug 7, 1909. 4:1014. nom

EAST RIVER SAVINGS INST with Mary E Dunphy. Cherry st, No 175, s s, 18x60. Extension of \$3,000 mort until Aug 1, 1912, at 5%. Aug 9, 1909. 1:249. nom

E M K Construction Co to Harry Hyman. 177th st, n s, 170 w Wadsworth av, 100.2 to e s Broadway, No 4180, x91.2x115.9x89.10. Prior mort \$175,000. Aug 10, 1909, 3 years, 6%. 8:2145. 30,000

Same to same. Same property. Certificate as to above mort. Aug 10, 1909. 8:2145. —

Esselmann, Chas to Peter Doelger. 1st av, No 1114, n e cor 61st st. Saloon lease. Aug 6, demand, 6%. Aug 7, 1909. 5:1456. 4,000

Eichler, David to Augustus Van Cortlandt. 115th st, No 219, n s, 305 w 7th av, 20x100.11. Aug 11, 4 years, 5%. Aug 12, 1909. 7:1831. 14,000

Fox, Louise to GREENWICH SAVINGS BANK. 122d st, Nos 119 to 123, n s, 190 e Park av, 50x100.11. Aug 12, 1909, due, &c, as per bond. 6:1771. 20,000

Fox, Louise to FARMERS LOAN AND TRUST CO. 122d st, Nos 125 to 129, n s, 240 e Park av, 50x100.11. Aug 12, 1909, 3 yrs, 4½%. 6:1771. 21,000

Same and Jacob Klingenstein with same. Same property. Subordination agreement. Aug 12, 1909. 6:1771. nom

Fox, Louise and Jacob Klingenstein with GREENWICH SAVINGS BANK. 122d st, Nos 119 to 123 East. Subordination agreement. Aug 12, 1909. 6:1771. nom

Feldmann, John D to Union Real Estate Co. 179th st, No 523, n s, 47.6 e Audubon av, 15.6x75. P. M. Aug 2, 3 years, 5%. Aug 10, 1909. 8:2152. 6,000

Foerster, Cath to Frank M Tichenor. 85th st, No 330, s s, 350 e 2d av, 25x102.2. Aug 11, 1909, 5 years, 4½%. 5:1547. 10,500

Same and Christian Speck with same. Same property. Subordination agreement. Aug 11, 1909. 5:1547. nom

Foss, Wilhelmena J with American Mortgage Co. 39th st, No 532, s s, 450 w 10th av, 25x98.9. Subordination agreement. Aug 6, 1909. 3:710. nom

Fondiller, Louis to Sara N Foss. 72d st, No 332, s s, 283.4 e 2d av, 16.8x102.2. P. M. Prior mort \$5,000. Aug 5, 6 years, 6%. Aug 6, 1909. 5:1446. 4,000

Fuchs, Mary to Geo W Dunn and ano exrs Wm A Martin. Lenox av, No 90, e s, 27.11 s 115th st, 36.6x100. Aug 3, 5 years, 5%. Aug 7, 1909. 6:1598. 50,000

Fuchs, Mary to Robt T Emmet et al trustees Jane E Edgar. Lenox av, No 88, e s, 64.5 s 115th st, 36.6x100. Aug 6, 5 years, 5%. Aug 7, 1909. 6:1598. 50,000

Frasciello, Francesco and Marie G to Nicola Mandano. 111th st, No 231, n s, 225 w 2d av, 25x100.10. Prior mort \$11,000. Aug 6, 1909, 5 years, 6%. 6:1661. 1,500

Friedman, Harry to The Boys' Club. 97th st, No 119, n s, 181.6 w Columbus av, 15x100.11. Aug 9, 1909, 5 years, 5%. 7:1852. 10,000

Franklin, Mary A with Jacob A Geissenhainer and ano as trustees Henry Elsworth. 34th st, No 120, s s, 236.9 e Park av, 47.5x117.6. Extension of \$100,000 mort until Sept 21, 1912, at 4½%. Aug 7, 1909. 3:889. nom

Foster, Chauncey C, of Nashville, Tenn, to TITLE GUARANTEE AND TRUST CO. 158th st, n s, 192 w 12th av, (as on Randalls map but not opened), runs n — to e 1 159th st (not opened), x e 137.8 to Riverside Drive, x s 238.7 to e 1 12th av, x s 115.10 to 158th st, x w 317 to beginning, with use of carriage way to said land until 159th st and 12th av shall be opened. Prior mort \$70,000. July 21, due, &c, as per bond. Aug 10, 1909. 8:2135. 20,000





# WATER-FRONT PROPERTIES

## FACTORIES, FACTORY SITES

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

Telephone 1094 Rector

- Greenwich Holding Co to Mary S Croxson. Greenwich st, Nos 719 and 721, e s, 58.4 n Charles st, 37.6x76x41.4x92. Aug 9, 1 year, 6%. Aug 10, 1909. 2:632. 27,500
- Same to same. Same property. Consent to above mort. Aug 9. Aug 10, 1909. 2:632.
- Same to same. Same property. Certificate as to above mort. Aug 9. Aug 10, 1909. 2:632.
- Same and Alex W Fraser and Geo A Macdonald with same. Same property. Subordination agreement. Aug 9. Aug 10, 1909. 2:632. nom
- Geraty, James A and Ernst Rohland to Beadleston & Woerz. Bowery, Nos 1 to 7, cor Division st, Nos 2 to 8. Saloon lease. Aug 3, demand, 6%. Aug 9, 1909. 1:289. 3,000
- Guion, Geo G to LAWYERS TITLE INS & TRUST CO. 24th st, No 39, n s, 283.4 e 6th av, 20.10x98.9. Aug 5, 3 years, 4½%. Aug 6, 1909. 3:826. 35,000
- Grob, Caroline K to TITLE GUARANTEE & TRUST CO. 173d st, No 558, s s, 66.6 w Audubon av, 16.6x50. June 28, due, &c, as per bond. Aug 7, 1909. 8:2129. 7,000
- Grant, Alexander Construction Co to GERMAN SAVINGS BANK in City N Y. Broadway, n w cor 178th st, 103x145.4x92.6x100. Aug 6, 5 years, 4½%. Aug 10, 1909. 8:2176. 185,000
- Same to same. Same property. Certificate as to above mort. Aug 6. Aug 10, 1909. 8:2176.
- GREENWICH SAVINGS BANK with Moses Price. Allen st, No 118 and Delancey st, Nos 74 and 76. Extension of \$70,000 mort until Aug 12, 1914, at 4½%. Aug 12. 1909. 2:415. nom
- Guida, Luigi, Antonio and Luigi Cosentino to U S SAVINGS BANK of City N Y. 110th st, No 324, s s, 275 e 2d av, 25x100.11. Aug 9, 3 years, 5%. Aug 11, 1909. 6:1681. 9,000
- Harrington, Dennis with TITLE GUARANTEE & TRUST CO. 52d st, No 249, n s, 100 w 2d av, 25x100.5. Subordination agreement. July 30. Aug 11, 1909. 5:1326. nom
- Hubert, Chas R of Yonkers, N Y, to Frances A Makewen. 83d st, No 51, n s, 275 e Columbus av, 18.9x102.2. P M. Aug 9, due, &c, as per bond. Aug 10, 1909. 4:1197. 16,000
- Haeseler, John A to WEST SIDE SAVINGS BANK. Old Broadway, No 2386, e s, 26.1 n 132d st, 26.2x89.8x25x81.1. Aug 10, due, &c, as per bond. Aug 11, 1909. 7:1986. 11,000
- Haeseler, John A to WEST SIDE SAVINGS BANK. Old Broadway, No 2388, e s, 52.4 n 132d st, 26.2x97.5x25x89.8. Aug 10, due, &c, as per bond. Aug 11, 1909. 7:1986. 12,000
- Hustace, Francis to NORTH RIVER SAVINGS BANK. 3d av, No 2058, w s, 50.5 s 113th st, 19.4x100; 3d av, w s, 69.9 s 113th st, 19x100. Aug 5, 3 years, 4½%. Aug 6, 1909. 6:1640. 25,000
- Heuer, Mary J to Frieda Waue. Murray st, No 72, s s, 25x75. Leasehold. Aug 5, 1 year, 6%. Aug 6, 1909. 1:127. 6,000
- Heinisch, Franz to Jacob Marx. 84th st, No 203, n s, 100 w Amsterdam av, 19x102.2. P M. Prior mort \$20,000. Aug 6, 3 years, 6%. Aug 7, 1909. 4:1232. 4,500
- Haffacker, B F to Thos J Donigan. Centre st, Nos 43 and 45. Satisfaction of mort. July 13, 1907. Aug 9, 1909. 1:155.
- Harper, Myra R wife Henry S to Blanche E S wife J Frederick Tams. 22d st, Nos 136 and 138, s s, 121.3 e Lexington av, 32.6x98.9. P M. Prior mort \$10,000. July 8, due Jan 9, 1911, 5%. Aug 9, 1909. 3:877. 17,500
- Hyman, Sundel and Maurice Gordon and Saml Cohen with Louis Hyman. Delancey st, No 192. Agreement as to payment of balance of mort on Nov 1, 1910. Aug 3. Aug 10, 1909. 2:343. nom
- Heydt, Margt wife of Herman A to TITLE INS CO of N Y. 7th st, No 33, n s, 225 w 2d av, 25x74.10. Aug 6, 5 years, 4½%. Aug 10, 1909. 2:463. 12,000
- Hector Realty Co to HARLEM SAVINGS BANK. 126th st, No 74, s s, 160 e Lenox av, 25x99.11. Aug 10, 1909, 3 years, 5%. 6:1723. 20,000
- Same to same. Same property. Consent to above mort. Aug 6. Aug 10, 1909. 6:1723.
- Same to same. Same property. Certificate as to above mort. Aug 6. Aug 10, 1909. 6:1723.
- Hartshorn, A Harding to TITLE INS CO of N Y. Lexington av, No 253, s e cor 35th st, runs e 125 x s 97.6 x w 25 x n 50.10 x w 100 to av, x n 46.8 to beginning. P M. Aug 9, 3 years, 4½%. Aug 10, 1909. 3:890. 110,000
- Intramural Realty Co to County Holding Co. 27th st, Nos 253 and 255, n s, 209.4 e 8th av, 49.9x98.9. Aug 9, 2 years, 5½%. Aug 10, 1909. 3:777. 40,000
- Same to same. Same property. Certificate as to above mort. Aug 9. Aug 10, 1909. 3:777.
- Isaacson, Harris and Max to Mary C wife of Albert C Hencken. Lenox av, Nos 49 to 53, w s, 90.5 n 112th st, 61x100. Aug 9, 5 years, 4½%. Aug 10, 1909. 7:1822. 100,000
- Italian Union Realty & Security Co to Antonio Sabatino and ano. 1st av, No 181, w s, 22.11 n 11th st, 22.11x100. July 28, installs, 4%. Aug 11, 1909. 2:453. 500
- Italian Union Realty & Security Co to Antonio Sabatino and ano. Chrystie st, No 218, e s, 224.3 s Houston st, 25x75; Chrystie st, No 220, e s, 199.3 s Houston st, 25x75. July 28, due Aug 1, 1911, 5%. Aug 11, 1909. 2:422. 2,400
- Israel, David to LAWYERS TITLE INS AND TRUST CO. 48th st, No 315, n s 188 w 8th av 18x100.5. P M. Aug 12 1909 5 years, 5%. 4:1039. 11,000
- Johnson, Emily D, of Brooklyn, to Seth R Johnson. 32d st, No 33, n s, 150 e Madison av, 25x98.9. Dec 26, 1908, 1 year, 5%. Aug 9, 1909. 3:862. 8,000
- Jacobs & Rosen Co to Leon Rosen. 14th st, No 46 West. Leasehold. Feb 27, due, &c, as per bond. Aug 7, 1909. 2:577. 4,200
- Johnston-Umsted Realty Co to Marion F Ackley. 116th st, No 123, n s, 256 e Park av, 25x100.11. July 31, installs, 6%. Aug 6, 1909. 6:1644. 3,000
- Jonasson, Lars G to TITLE GUARANTEE & TRUST CO. 123d st, No 457, n s, 50 e Amsterdam av, 50x100.11. Aug 4, due, &c, as per bond. Aug 7, 1909. 7:1964. 60,000
- Junker, Sophia to Herbert D Hewlett and ano. 6th av, No 514, e s, 42 s 31st st, 21x60. P M. Prior mort \$40,000. Aug 6, due, &c, as per bond. Aug 7, 1909. 3:832. 40,000
- Johannsen, Johannes M to Anna McNally. 8th av, Nos 2420 to 2424, e s, 49.11 s 130th st, 50x100. Prior mort \$65,000. Aug 5, due June 30, 1911, 6%. Aug 6, 1909. 7:1935. 22,000
- Same and Margaretha Eggers committee Geo W Eggers with same. Same property. Subordination agreement. Aug 5. Aug 6, 1909. 7:1935. nom
- Keenan, Annie M to Eliz F King et al exrs Edw F King. Pleasant av, No 308, e s, 80 n 116th st, 20.10x98. Aug 5, 3 years, 5%. Aug 6, 1909. 6:1715. 8,500
- Keenan, Annie M to Eliz F King et al exrs Edw F King. Pleasant av, Nos 310 and 312, e s, 72.5 s 117th st, 28.5x98. Aug 5, 3 years, 5%. Aug 6, 1909. 6:1715. 13,000
- Kopf, Barbara widow to EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, No 506, e s, 74 n 29th st, 24.8x100. Aug 6, 1909, 3 years, 4½%. 3:961. 12,000
- Kohn, Ludwig to Baron De Hirsch Fund, a corpn. 120th st, No 107, n s, 150 w Lenox av, 20x100.11. Aug 6, 1909, 3 years, 4½%. 7:1905. 20,000
- Kaufmann, Moritz to N Y SAVINGS BANK. 26th st, No 446, s s, 275 e 10th av, 25x98.9. Aug 10, 1909, due, &c, as per bond. 3:723. 2,000
- Krauss, Philip to New York Public Library, Astor, Lenox & Tilden Foundations. Houston st, No 123, s e cor Sullivan st, No 161, 25x95. P M. Aug 11, 1909, 5 years, 4½%. 2:517. 36,000
- Kantor, Israel to Isabel M Smith. 114th st, No 113, n s, 98 e Park av, 16x100.10. Aug 10, 5 years, 5%. Aug 11, 1909. 6:1642. 6,500
- Kauffeld, Johann G T or Theodore, Adelaide H Von Palmenberg, Anna Riesenber, Bertha W Limpert and Geo H Kauffeld to MUTUAL LIFE INSURANCE CO of N Y. 130th st, No 107, n s, 130 w Lenox av, 20x99.11. July 28, due, &c, as per bond. Aug 11, 1909. 7:1915. 10,000
- LAWYERS TITLE INS & TRUST CO with Robert Gordon Realty Co. 210th st, s s, 100 e Amsterdam av, 25x99.11. Extension of \$1,400 mort until July 30, 1912, at 5½%. July 30. Aug 10, 1909. 8:2206. nom
- Lee Lash Co to Elma C Mennen. Certificate as to mort for \$15,000 covering land in Mt Vernon, N Y. April 20. Aug 10, 1909.
- Lewisohn, Philip to Frances Marks. Lexington av, No 1034, w s, 68.2 s 74th st, 17x93.9. P M. Prior mort \$10,000. Aug 6, 2 years, 6%. Aug 7, 1909. 5:1408. 6,500
- LAWYERS TITLE INS & TRUST CO with John Yule. 170th st, Nos 557 to 561, n s, 100 w Audubon av, 75x100. Extension of mort for \$90,000 to Aug 11, 1914, at 4½%. Aug 11. Aug 12, 1909. 8:2127. nom
- LAWYERS TITLE INS & TRUST CO with Leah H Piza Weil. 77th st, No 109, n s, 100 w Columbus av, 18.6x104x irreg x100.8. Extension of \$20,000 mort until Aug 8, 1914, at 4½%. Aug 5. Aug 12, 1909. 4:1149. nom
- Marasco, Rocco M and Thomas Rosson to Anna A Rogers. Mott st, Nos 291½ and 293, s w cor Houston st, Nos 53 to 57, 76x64.4x82x63.4; Mott st, No 284, e s, 75.8 s Houston st, 25x86.10; Spring st, No 55, n s, abt 75 e Lafayette st, 25.3x118x25x112.3, w s; Spring st, No 57, n s, about 50 e Lafayette st, 25.3x106.6 x25x112.3; Prince st, No 64, s s, 7.6 w Lafayette st, 20x54.9; Rivington st, No 7, s s, 148.2 e Bowery, 28.9x99.11x22.6x99.10, and the leasehold premises No 62 Attorney st. Prior mort \$242,775. Aug 6, installs, 6%. Aug 7, 1909. 2:509, 508, 495, 496, 425 and 342. 10,000
- Minaldi, John A to Leo Oppenheim. 85th st, No 129, n s, 37 w Lexington av, —x—. Assignment of rents, 17 months, 6%. Mar 24. Aug 6, 1909. 5:1514. notes, 1,700
- Miller, Morris to Lion Brewery of New York City. Norfolk st, No 170. July 22, demand, 6%. Aug 9, 1909. 2:355. 1,167.24
- Mead, Sallie M wife Isaac F of Caldwell, N J, to SEAMEN'S BANK FOR SAVINGS in City N Y. 73d st, No 261, n s, 212.2 e West End av, 18.10x102.2. Aug 9, 1909, 3 years, 4½%. 4:1165. 10,000
- McClosky, Daisy B to ROYAL BANK of N Y. 121st st, No 302 W. Assign rents to secure \$300. Aug 30. Aug 10, 1909. 7:1947. nom
- Mutual Milk and Cream Co to EMIGRANT INDUSTRIAL SAVINGS BANK. 22d st, Nos 214 to 224, s s, 197 e 3d av, 147.5x98.9. Prior mort \$75,000. Aug 10, 1909, 5 years, 4½%. 3:902. 50,000
- Same to same. Same property. Certificate as to above mort. Aug 10, 1909. 3:902.
- Manhattan Navigation Co to MECHANICS TRUST CO of New Jersey. Houston st, Pier New No 39, North River, lease of n ½ of ground floor together with bulkhead adj same; also leasehold property in Albany and Troy, N Y; also steamers "Frank Jones" and "Saratoga." Aug 9, installs, 6%. Aug 11, 1909. 2:656. 50,000
- Murphy, Mary J to TITLE GUARANTEE & TRUST CO. 52d st, No 249, n s, 100 w 2d av, 25x100.5. Prior mort \$10,500. July 31, due, &c, as per bond. Aug 11, 1909. 5:1326. 1,500
- Munro, Henrietta E and Henry to BOWERY SAVINGS BANK. 59th st, Nos 34 and 36, s s, 270 e 6th av, 50x100.5. Aug 9, 3 years, 4½%. Aug 11, 1909. 5:1274. 60,000
- McKinley Realty & Construction Co to Theresa Rothschild. Lenox av, Nos 504 and 506, n e cor 135th st, Nos 73 to 81, 50x110. Aug 6, due Aug 1, 1913, 6%. Aug 11, 1909. 6:1733. 15,000
- McKinley Realty & Construction Co to Theresa Rothschild. Lenox av, Nos 504 and 506, n e cor 135th st, Nos 73 to 81, 50x110. Certificate as to mort for \$15,000. Aug 6. Aug 11, 1909. 6:1733.
- Monheimer, Jeanette with Becker Realty Co. 132d st, No 7, n s, 135 e 5th av, 25x99.11. Extension of \$2,000 mort until Dec 5, 1910, at —%. July 9. Aug 10, 1909. 6:1757. nom
- McGinley, Georgiana to Harris D Colt. 59th st, No 123, n s, 225 e Park av, 20x100.5. Aug 11, 1909, due Aug 1, 1914, 4½%. 5:1394. 22,000
- Macklin, Thomas H, of Borough of Queens N Y, to TITLE GUARANTEE & TRUST CO. 91st st, No 122, s s, 275 w Columbus av, 33.4x100.8. Aug 11, due, &c, as per bond. Aug 12, 1909. 4:1221. 32,000
- Müller, Eva E to BOWERY SAVINGS BANK. 79th st, No 332, s s, 381.3 e 2d av, 18.9x100. P M. Aug 6, 1909, 5 years, 4½%. 5:1453. 9,000
- Natkins, Benjamin indivd and trustee Julian Benedict and Jacob Needle to Julius Cohen. Madison av, Nos 1772 and 1774, w s, 60 n 116th st, 40.11x110. Prior mort \$75,000. Dec 9, 1908, 6 months, 6%. Aug 6, 1909. 6:1622. 1,500
- 19 West 24th Street Co to TITLE GUARANTEE & TRUST CO. 24th st, Nos 19 and 21, n s, 475 e 6th av, 50.6x98.9. Certificate as to mortgage for \$250,000. Aug 5. Aug 6, 1909. 3:826. —
- 19 West 24th Street Co to TITLE GUARANTEE & TRUST CO. 24th st, Nos 19 and 21, n s, 475 e 6th av, 50.6x98.9. Building loan. Aug 5, 5 years, 6%. Aug 6, 1909. 3:826. 250,000



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BANK WORK A SPECIALTY

Nash, John McL trustee Frances E Berger with Sarah Ettinger. 5th av, No 2147. Extension of \$20,000 mort until Nov 1, 1912, at 4½%. July 31. Aug 6, 1909. 6:1756. nom

Offner, Louis to American Mortgage Co. 39th st, No 532, s s, 450 w 10th av, 25x98.9. Aug 6, 1909, 5 years, 5%. 3:710. 14,500

O'Rourke, Frank to Cath Tighe. 11th av, e s, 24.8 n 22d st, 24.8x75. Leasehold. Assign rents to secure \$4,000. Aug 5. Aug 6, 1909. 3:694. nom

Ogle, Christiana to Leah Cohn. 113th st, No 85, n s, 25 w Park av, 25x100.11. Prior mort \$—. Aug 3, 2 years, 6%. Aug 7, 1909. 6:1619. 3,500

Offner, Louis with Wilhelmina J Foss. 39th st, No 532, s s, 450 w 10th av, 25x98.9. Extension of mort for \$3,000 to Aug 6, 1912, 5%. Aug 9, 1909. 3:710. nom

Pandozza, Teresa to LAWYERS TITLE INS & TRUST CO. 117th st, Nos 337 and 339, n s, 150 w 1st av, 50x100.11. Aug 1, 5 years, 5%. Aug 6, 1909. 6:1689. 26,000

Paterno Bros, a corpn, to Saml H Spingarn. Riverside Drive, e s, 107.6 n 116th st, 57.6x92.7x58.7x81.1. Old Bloomingdale road (closed), w s, 107.8 n 116th st, runs e 31.1 to c l old Bloomingdale road (closed), x n 58.1 x w 31 to road x s 58.7 to beginning. P M. Aug 3, 2 years, 5%. Aug 6, 1909. 7:1990. 70,000

Pippo, Filippo to EMIGRANT INDUSTRIAL SAVINGS BANK. 108th st, No 220, s s, 286.6 e 3d av, 24.6x100.11. Aug 5, 1 year, 4½%. Aug 6, 1909. 6:1657. 4,500

Plath, Ernst to Fredk A Clark. 2d av, No 13, w s, 35.2 s 1st st, 17.7x59.3. Aug 9, 1909, due, &c, as per bond. 2:456. 10,000

Phelps, Gouverneur M to Saml O Edmonds. 79th st, No 155, n s, 350 w 3d av, 18.9x102.2. P M. Aug 9, due, &c, as per bond. Aug 10, 1909. 5:1508. 20,000

Paterno & Son Contracting Co to ALBANY SAVINGS BANK. 113th st, No 510, s s, 193.3 w Amsterdam av, 31.9x100.11. Aug 10, 1909, 5 years, 4½%. 7:1854. 42,500

Same to same. Same property. Certificate as to above mort. Aug 10, 1909. 7:1884. —

Peet, Walter B, of Dunwoodie Heights, Yonkers, N Y, to Thomas Alexander. Broadway, n w s, 100.8 s w Isham st, 50.4x264.4x50x269.8. Prior mort \$15,000. Aug 9, due, &c, as per bond. Aug 10, 1909. 8:2242. 3,500

Philanthropin Hospital in City N Y to Pine Moon Realty Co. 5th av, No 2076, s w cor 128th st, 23.5x75. Aug 9, 3 years, 6%. Aug 10, 1909. 6:1725. notes 4,000

Same to same. Same property. Prior mort \$4,000. Aug 9, 1 year, 6%. Aug 10, 1909. 6:1725. notes 2,000

Powers, Eliza J wife of Thomas J to Abigail H Louderback. 167th st, No 509, n s, 175 w Amsterdam av, 25x81.7. Aug 10, 1909, 3 years, 5%. 8:2123. 2,000

Paskusz, Jacob to METROPOLITAN SAVINGS BANK. Great Jones st, No 47, s s, 153.7 w Bowery, 27x100. Aug 10, 5 years, 5%. Aug 11, 1909. 2:530. 50,000

Parepa Realty Co to Chas J Gerlich Jr. 82d st, Nos 167 to 173, n s, 102.2 w 3d av, 76.8x102.2. Aug 5, 1 year, 6%. Aug 11, 1909. 5:1511. 470

Paterno (Michael E) Realty Co to GREENWICH SAVINGS BANK. Claremont av, w s, 500.6 s 119th st, runs w 64.6 to c l Old Bloomingdale road x s w 61.1 x s w 58.7 x e 70 to av, x n e 59.7 and 35.1 and 25 to beginning. Aug 11, 1909, due, &c, as per bond. 7:1990. 220,000

Same to same. Same property. Consent to above mortgage. Aug 11, 1909. 7:1990. —

Same to same. Same property. Certificate as to above mortgage. Aug 11, 1909. 7:1990. —

Russell, Ora M to Hart E Berg as trustee Mariam Berg will Leon Berg. 82d st, No 313, n s, 160 w West End av, 20x102.2. P M. Aug 10, due, &c, as per bond. Aug 12, 1909. 4:1245. 21,000

Rubin, Hermina and Hyman Rose with Mary W Duttonhofer. 86th st, No 437, n s, 203 w Av A, 18x100.8. Subordination agreement. Aug 5. Aug 12, 1909. 5:1566. nom

Ruffolo, Saveria to Pincus Lowenfeld et al. Houston st, No 123, s e cor Sullivan st, No 161, 25x95. P M. Prior mort \$—. Aug 11, 1909, 5 years, 6%. 2:517. 7,000

Rosson, Thomas to ITALIAN SAVINGS BANK, N Y. Minnetta lane, Nos 18 and 20, n s, 122.10 e 6th av, 42.11x70x45.1x70. Aug 10, 3 years, 5%. Aug 11, 1909. 2:543. gold 10,000

Rubin, Hermina to Mary W Duttonhofer. 86th st, No 437, n s, 203 n w Av A, 18x100.8. Aug 10, 5 years, 5%. Aug 11, 1909. 5:1566. 10,500

Recometre Co of America to U S MORTGAGE & TRUST CO as trustee. Broadway, No 2120, n e cor 74th st, ——. Store lease; also all title to letters patent, &c. Aug 2, 10 years, 6%. Aug 9, 1909. 4:1166. gold bonds, 100,000

Ruttman, Margery S to John W Sterling and ano trustees Jemina N Dudley. 33d st, No 303, n s, 100 w 8th av, 20x98.9. Aug 5, due, &c, as per bond. Aug 6, 1909. 3:757. 8,000

Rensselaer Polytechnic Institute of Troy, N Y, with Island Realty Co. 34th st, Nos 108 and 110, s s, 643 e 7th av, 47.3x98.9. Extension of mort for \$450,000 to Feb 1, 1913, at 4½%. Aug 6. Aug 12, 1909. 3:809. nom

Schulman, Esther to Louis Starr. 91st st, No 110, s s, 123 e Park av, 27x100.8. P M. Prior mort \$—. July 29, due Jan 29, 1912, 6%. Aug 6, 1909. 5:1519. 4,500

Scudder, Viola M to Homer R Gillies as exr, &c, Abram Post. 12th av, n w cor 134th st, 199.10 to 135th st, x1.4x201 to 134th st, x23.1. Aug 4, 3 years, 5%. Aug 6, 1909. 7:2005. 13,000

Schriever, Henry J to John H Schriever. 27th st, No 238, s s, about 265 e 8th av, 24.10x98.9. Nov 19, 1908, due Nov 19, 1913, 4½%. July 8, 1909. 3:776. Corrects error in issue of July 10, when last line read July 2, 5 years, 6%. July 8, 1909. 3:926. 12,500

Seach, Wm H to BROADWAY SAVINGS INSTN of City N Y. 31st st, Nos 142 to 156, s s, 100 w 3d av, 146x98.9. Aug 6, due Nov 1, 1910, 4½%. Aug 9, 1909. 3:886. 80,000

Singerman, Saml A to American Mortgage Co. 53d st, No 131, n s, 375 w 6th av, 25x100.5. Aug 5, 1909, 5 years, 5%. 4:1006. Corrects error in last issue when amount of mortgage was \$22,500. 22,000

Somerville, Mary W to U S TRUST CO of N Y. West End av, No 520, n e cor 85th st, 27.2x100. Aug 9, 5 years, 4½%. Aug 10, 1909. 4:1233. 42,000

Schkolinkoff, Rebecca to Fannie Rechson. Broome st, No 557, s s, 70 e Varick st, runs s along alley 4 ft wide, 63 x e 24 x n 63 to st, x w 21 to beginning. All title to alley. Aug 9, due, &c, as per bond. Aug 10, 1909. 2:477. 2,000

Shine, Timothy J to American Mortgage Co. 36th st, No 69, n s, 60 e 6th av, 20x86.4. P M. Aug 12, 1909, 5 years, 4½%. 3:838. 50,000

Same to Geo Ehret. Same property. P M. Prior mort \$50,000. Aug 12, 1909, 1 year, 5%. 3:838. 35,000

Scully (John H) Construction Co to City Mortgage Co. 159th st, n s, 100 e St Nicholas av, three lots, each 40x100. Three building loan morts, each \$35,000. Aug 11, demand, 6%. Aug 12, 1909. 8:2109. 105,000

Same to same. Same property. Three certificates as to above morts. Aug 11. Aug 12, 1909. 8:2109. —

Sabini, Bartholomeo to Linda Parodi. Bedford st, No 51, w s, 50 n Le Roy st, 25x100. P M. Prior mort \$18,000. Aug 11, 5 years, 6%. Aug 12, 1909. 2:583. 3,000

Schuster, Sophia to Hannah Schuster. 2d av, Nos 2231 and 2233, w s, 50.11 n 114th st, 50x80. Aug 11, 3 years, 6%. Aug 12, 1909. 6:1664. 1,000

Sobel (Leon) Co to Howard Wilson. Manhattan av, No 217, n w cor 109th st, No 51, 72.11x100. Prior mort \$—. Aug 4, 6 yrs, 6%. Aug 12, 1909. 7:1845. 54,243.59

Same to same. Same property. Consent to above mort. Aug 11. Aug 12, 1909. 7:1845. —

Same to same. Same property. Certificate as to above mort. Aug 11. Aug 12, 1909. 7:1845. —

Schuyler Land and Building Co to Thomas B Hidden trustee Wm H Webb. 45th st, Nos 57 to 63, n s, 213.9 e 6th av, 75x100.5. Aug 12, 1909, 5 years, 4½%. 5:1261. 300,000

Same to same. Same property. Certificate as to above mort. Aug 7. Aug 12, 1909. 5:1261. —

Spalding, Wm C of Freeport, L I, to Fredk M Dearborn. 46th st, No 64, s s, 153.4 e 6th av, 16.8x100.5. P M. Prior mort \$—. Aug 2, due, &c, as per bond. Aug 11, 1909. 5:1261. 7,500

Scheinman, Wm with Henry P Moorhouse. 92d st, No 348 East. Subordination agreement. Aug 10. Aug 11, 1909. 5:1554. nom

Stewart, Wm R and James M to METROPOLITAN LIFE INS CO. Riverside Drive, Nos 120 to 124, n e cor 84th st, No 359, 137.5 x130.9x127.2x79. Aug 10, due Oct 1, 1914, 6%, until Oct 1, 1910, and 5½% until Oct 1, 1911, and 5% thereafter. Aug 11, 1909. 4:1246. 610,000

Seventh Avenue-Fifty-Fourth Street Co to Mary E Norris et al. 7th av, No 829, s e cor 54th st, Nos 162 to 172, 100.5x100. P M. Prior mort \$160,000. June 29, due Oct 1, 1912, 5%. Aug 11, 1909. 4:1006. 64,000

Seventh Avenue-Fifty-Fourth Street Co to MUTUAL LIFE INSURANCE CO of N Y. 7th av, No 829, s e cor 54th st. Mort reads e s, at c l block bet 53d and 54th sts, runs e 100 x n 100.5 to s s 54th st, Nos 162 to 172, x w 100 to e s of av, x s 100.5 to beginning. Aug 10, due, &c, as per bond. Aug 11, 1909. 4:1006. 35,000

Same to same. Same property. Certificate as to above mortgage. Aug 10. Aug 11, 1909. 4:1006. —

Shlachetzki, Israel D to Henry P Moorhouse. 92d st, No 348, s s, 75 w 1st av, 25x50.8. Aug 2, due Nov 1, 1912, 5%. Aug 11, 1909. 5:1554. 10,000

Timmermann, John to Rosa Elstroth and ano individ and Henry Schroeder as exr Pauline Schroeder. 89th st, No 331, n s, 150 w 1st av, 25x100.8. P M. Prior mort \$12,000. Aug 10, due, &c, as per bond. Aug 11, 1909. 5:1552. 5,000

Trustees of the Masonic Hall and Asylum Fund, to BANK FOR SAVINGS, N Y. 24th st, Nos 46 to 54, s s, 95 e 6th av, 98.9x98.9; 6th av, Nos 376 to 382, n e cor 23d st, Nos 71 to 79, 89.9x141. Aug 11, due Sept 18, 1918, 5%. Aug 12, 1909. 3:-825. 300,000

Tassi, Joseph to Dominick Berni. Houston st, No 121, s s, 25 e Sullivan st, 25x95. Prior mort \$20,000. July 29, due Apr 15, 1912, 6%. Aug 6, 1909. 2:517. 6,504

TITLE GUARANTEE & TRUST CO with Franmor Realty Co. 24th st, Nos 207 to 217, n s, 121.5 w 7th av, 28.6x98.9. Extension of \$300,000 mort until May 23, 1912, at 5%. May 23, 1907. Aug 6, 1909. 3:774. nom

Thrush, Mabel R of Brooklyn, N Y, to Leo M Klein and ano. 157th st, s s, 275 e Broadway, two lots, each 100x99.11. two P M morts, each \$9,000. Two prior morts \$28,000 each. Aug 6, 1909, due, &c, as per bond. 8:2115. 18,000

Valk, Nathan to Lena Salmanovitz. Broome st, No 77, s s, 55 e Columbia st, 24.8x100. Prior mort \$15,000. Aug 4, 3 years, 6%. Aug 6, 1909. 2:331. 4,750

Wilson, Mary and Chas F Jenssen of Yonkers, N Y, to Josephine Klar. Houston st, No 162, n s, 125 w Macdougall st, 25x100. Prior mort \$26,000. July 31, 2 years, 6%. Aug 6, 1909. 2:526. 4,500

Wilkins, Julia to IRVING SAVINGS INSTITUTION. 65th st, No 8, s s, 125 w Central Park West, 25x100.5. Prior mort \$23,000. Aug 6, 1909, 1 year, 4½%. 4:1117. 3,500

Wolfe, Peter and Beni M Levoy to Geo B Lauck as committee John W Quincey. 105th st, No 71, n s, 100 e Columbus av, 18 x100.11. Aug 3, 5 years, 4½%. Aug 6, 1909. 7:1841. 15,000

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8 Towels per week	1.25 per month	SPECIAL RATES ON LARGER ORDERS.		



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Woolf, Rosamond to John E Eastmond of Brooklyn. West End av, No 832, e s, 85 n 100th st, 15.11x100. Prior mort \$15,000. Aug 2, 2 years, 6%. Aug 6, 1909. 7:1872. 500  
Wurst, Geo with Rosa Elstroth et al individ and Henry Schoeder exr Pauline Schroeder. 89th st, No 331 East. Extension of \$12,000 mort until Aug 10, 1914, at 5%. Aug 9. Aug 11, 1909. 5:1552. nom  
Zipser, Amelia, Cornelius Daniels and Isidor Teitelbaum and Henry De F Weekes with Corp of The Brick Presbyterian Church in City N Y. 109th st, No 164 East, s s, 25x100. Subordination agreement. July 30. Aug 7, 1909. 6:1636. nom  
Zdenek, Joseph and Emil Kubik and Joseph Novak to Land and Mortgage Co Bohemia of City N Y. Av A, No 1387, w s, 51.2 s 74th st, 25.6x100. Prior mort \$18,500. Aug 9, 1909, 3 years, 6%. 5:1468. 4,500

## BOROUGH OF THE BRONX.

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

Aqueduct Construction Co to North American Mortgage Co. Fox st, n s, 122.11 e Prospect av, runs e 76.10 x n w 107.5 x s w 132.1 to beginning. Prior mort \$9,000. Aug 6, 1 year, 6%. Aug 7, 1909. 10:2684. 28,000  
Same to same. Same property. Certificate as to above mortgage. Aug 6. Aug 7, 1909. 10:2684. —  
Same to same. Same property. P M. Aug 6, 1 year, 6%. Aug 7, 1909. 10:2684. 9,000  
Altherr, John D to EMIGRANT INDUSTRIAL SAVINGS BANK. Westchester av, s s, 32.5 w Eagle av, 29.4x90.5x29x95. Aug 6, 1909, 5 years, 4½%. 10:2616. 18,000  
Blue Ridge Construction Co to TITLE GUARANTEE AND TRUST CO. Vyse av, w s, 175 s Jennings st, two lots, each 50x100. Two morts, each \$32,500. Aug 11, due, &c, as per bond. Aug 12, 1909. 11:2987. 65,000  
Same to same. Vyse av, w s, 175 s Jennings st, 100x100. Certificate as to two morts for \$32,500 each. Aug 11. Aug 12, 1909. 11:2987.  
Burland, Wolf to Charles Regnault. Arthur av, e s, 100 n 188th st, old line and being lot 455 map property S Cambreling et al at Fordham, 25x87.6, except part for av. P M. Aug 9, due Jan 1, 1913, 6%. Aug 11, 1909. 11:3077. 2,000  
Barnett, Abraham to Grace S Whiting. Aqueduct av, e s, abt 218 n 170th st, 25x146.1 to Merriam av, x 25x152.6 to beginning, and being lots 11 and 29 parcel 23, map subdivision Estate Wm B Ogden at Highbridge, filed May 24, 1907. Aug 10, 3 years, 6%. Aug 11, 1909. 9:2534. 1,500  
Baker, Frank to TITLE GUARANTEE AND TRUST CO. Stebbins av, e s, 113.9 s 165th st, 25x80, plot begins 100 e Stebbins av, and 133.8 s 165th st, runs n 19.11 x w 20 x s 17.1 x e 20.2 to beginning. Aug 10, 1909, due, &c, as per bond. 10:2698. 3,500  
BROOKLYN SAVINGS BANK to whom it may concern. Walnut av, s w cor 138th st, 203.11 to n s 137th st, x322.5 to N Y, N H & H R R Co and other property. Certificate as to payment of \$25,000 on account of mort made by De La Vergne Refrigerating Machine Co, on Jan 3, 1896. July 15. Aug 7, 1909. 10:2589, 2595 and 2596 and 2760.  
Bahr, Henry D to Bridget C Sullivan. 136th st, n s, 100 e Lincoln av, 50x100. Prior mort \$8,000. July 1, 3 years, 6%. Aug 9, 1909. 9:2312. 2,000  
Beran, Marie H to LAWYERS TITLE INS AND TRUST CO. Freeman st, s s, 82 e Vyse av, 27.4x86.1x25x97.3. Aug 5, 5 years, 5%. Aug 6, 1909. 11:2993. 5,000  
Betsch, William to Adeline Brooker. Hughes av, n e cor 183d st, 100x50. July 27, due July 2, 1911, 6%. Aug 9, 1909. 11:3087. 1,500  
Birchall, Lucy K, Nathan and Thomas B to Edgar S Appleby and ano. Locust av, s w cor 140th st, 200x125. Aug 6, 3 years, 5½%. Aug 9, 1909. 10:2598. 30,000  
Brandt, Anna A to Bronx Investment Co. Honeywell av, n w cor 178th st, 36.6x140.3x36.4x140.3; Honeywell av, s w cor 178th st, 35.7x140.3. Building loan. Aug 6, due July 1, 1910, 6%. Aug 7, 1909. 11:3121 and 3123. 44,000  
\*Bohm, Victoria wife of and Jos to Ray Batt wife Simon Batt. Harrington av, n s, 155.4 e Fort Schuyler road, 100x100. Aug 5, 5 years, 5%. Aug 6, 1909. 5,000  
\*Bowne, Edw W of Tarrytown, N Y, to Regent Realty Co. Plot begins 100 w White Plains road at point 445 n along same from Morris Park av, runs w 45 x n 25 x e 45 x s 25 to beginning, with right of way over strip to Morris Park av. P M. July 15, 3 years, 5½%. Aug 6, 1909. 775  
\*Clemente, Gaetano to Fredk K Morris. Willow Lane, s s, 25 e Robin av, 25x96.9x25x97.7. July 20, 1 year, 6%. Aug 6, 1909. 700  
Conneally, Hubert A to Cath F Farrell. 239th st, s s, 105 w Katonah av, 40x100. July 30, due Jan 4, 1912, 5%. Aug 6, 1909. 12:3379. 500  
\*Corti Building Co to Bronxwood Realty Co. Elm st, w s, 125 n Locust av, and being lot 22 supplementary map No 1039, of Bronxwood Park. 25x100. P M. Prior mort \$800. July 7, 1 year, 6%. Aug 10, 1909. 525  
Costello, Mary A to Rose Flood. 206th st, s s, 312.10 w Perry av, 25x100. Prior mort \$7,000. Apr 16, 2 years, 6%. Aug 11, 1909. 12:3341. 1,250  
Corvey, Andrew L to Caroline Solomon. Tinton av, No 598, late Beach av, No 102, e s, 160 s 151st st, 20x100. P M. Aug 10, 5 years, 5%. Aug 11, 1909. 10:2664. 4,900  
\*Clemente, Constantino to Raffaele Mercogliano. Bracken av, e s, 250 n Randall av, 25x100. Prior mort \$400 on this and other property. Aug 11, 1909, due July 1, 1910, 6%. 420  
Callaghan, Grace V to LAWYERS TITLE INS & TRUST CO. Clinton av, w s, 120 s 179th st; also 70 n 178th st, runs w 100 x n 16.8 x e 100 to av, x s 16.8 to beginning. Aug 11, 1909, 3 years, 5%. 11:3092. 2,000  
Carragher, Dennis to Christine Meyer. 180th st, No 754, late Samuel st, s s, 75 w Mapes av, and being plot bounded e by lot No 118, s by lands heretofore conveyed to Winkelman, w by line 25 w lot 117, and n by Samuel st, being part of lot 117 map East Tremont, 25x103, except part for 180th st. Aug 9, demand, 6%. Aug 10, 1909. 11:3109. 800  
\*Deere, Mary to Abbie H Wightman. Union av, s e cor 3d st, 100 x100, Westchester. June 11, demand, 6%. Aug 10, 1909. 1,000  
Dorman Realty Co to Wm W Sullivan. Washington av, n e cor

183d st, 68.6x175 to Bassford av, x52 to st, x175, except part for Washington and Bassford avs. P M. Prior mort \$7,000. Aug 10, 1 year, 5½%. Aug 12, 1909. 11:3053. 9,500  
\*Devlin, Michl F to Lucy M Arnold. Av B, w s, extends from 8th to 9th sts, 216x205, except part for Tremont av, Unionport. Prior mort \$18,000. July 17, due Jan 17, 1910, 6%. Re-recorded from July 20, 1909. Aug 10, 1909. 8,000  
Doyle, Jas T to John F Collins and Jas F Leonard, firm Collins & Leonard. McLean av, n w cor 240th st, runs w 113 x n 75 x e 36 x s 10 x e 21 to av, x s 88 to beginning. Prior mort \$20,000. June 25, 1 year, 6%. Aug 9, 1909. 12:3394. 2,130  
Eckhardt, Katherine to Wilhelmina Wilkening, of Brooklyn. Whitlock av, w s, 200 n Barretto st 25x100. Prior mort \$7,500. Aug 6, 3 years, 6%. Aug 10, 1909. 10:2735. 2,000  
Elvli Realty Co to Morris M Sinske. Jennings st, s w cor Bryant av, 100x20. Aug 5, 3 years, 5%. Aug 6, 1909. 11:2994. 12,000  
Same to same. Bryant av, w s, 40 s Jennings st, 3 lots, each 20 x100. Three morts, each \$8,500. Aug 5, 3 years, 5%. Aug 6, 1909. 11:2994. 25,500  
Elvli Realty Co to Morris M Sinske. Bryant av, s w cor Jennings st, 20x100. Mort for \$12,000; Bryant av, w s, 40 s Jennings st, 3 lots, each 20x100. Three morts, each \$8,500. Certificate as to above morts. Aug 5. Aug 7, 1909. 11:2994. —  
Ekwanok Realty Co to Vincenzo Conforti. 174th st, n w cor Anthony av, 59.6x117x88.11x135.7. Prior mort \$— Aug 11, 1909, demand, 6%. 11:2891. 8,500  
Forbes, Saml to John Biggart. Valentine av, e s, 375.3 n 179th st, runs n 28 x e 100 x n 28.8 x e 85.5 x s 133.4 x n 91 x w 155.4 to beginning. P M. Aug 5, due, &c, as per bond. Aug 6, 1909. 11:3142 and 3144. 5,000  
Same to Martin Walter. Same property. P M. Prior mort \$5,000. Aug 5, due, &c, as per bond. Aug 6, 1909. 11:3142 and 3144. 4,000  
\*Ferago, Maria wife of Felix to Manhattan Mortgage Co. Morris Park av, s w cor Garfield st, 25x100, except part for Morris Park av. Prior mort \$— Aug 11, due, &c, as per bond. Aug 12, 1909. 12,000  
Gerhards, Albert, Inc, to Sophie V Reynolds. Kelly st, e s, 230.3 n 165th st, 50x100. P M. Prior mort \$4,000. Aug 4, due, &c, as per bond. Aug 7, 1909. 10:2716. 3,500  
Gerhards (Albert), Inc, to Manhattan Mortgage Co. Kelly st, e s, 230.3 n 165th st, 50x100. Prior mort \$— Aug 6, due, &c, as per bond. Aug 7, 1909. 10:2716. 25,000  
Same to same. Same property. Certificate as to above mortgage. Aug 6. Aug 7, 1909. 10:2716. —  
\*Gareis, Max C to Fredk K Morris. Bronxdale av, n e cor Matthews av, 31.4x98.3x25x78.4, and being lot 1 blk 47 map (No 1138) sec 1, Morris Park. Aug 4, 3 months, —%. Aug 6, 1909. 300  
Guidone & Galardi Co to Park Mortgage Co. Aqueduct av, e s, 175 s Ogdan av, 50x77x52.10x59.11; Ogdan av, w s, 175 s Aqueduct av, 50x77x52.10x59.11, and being lots 14, 15 and 22 and 23, parcel 22 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. Aug 4, 3 years, 6%. Aug 6, 1909. 9:2536. 6,000  
Grossman, Samuel to UNION DIME SAVINGS BANK. Brook av, n e cor 135th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 39,000  
Same and Joseph Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom  
Grossman, Saml to same. Brook av, s e cor 136th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 42,000  
Same and Jos Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom  
Grossman, Saml to same. Brook av, e s, 40 n 135th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 31,000  
Same and Jos Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom  
Grossman, Saml to same. Brook av, e s, 120 n 135th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 31,000  
Same and Jos Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom  
Grossman, Saml to same. Brook av, e s, 80 n 135th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 32,000  
Same and Joseph Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom  
Giehl, Wm to John Eichler Brewing Co. Vyse av, e s, 214.7 n Home st, 24.11x100. Prior mort \$5,000. Aug 9, due, &c, as per bond. Aug 10, 1909. 11:2993. 600  
Gilbert, Eliz W with Fremont Realty Co. Webster av, e s, begins at s w cor of lot conveyed at n w cor of lot conveyed by Barker to Faughnan by deed dated Apr 30, 1852, in L 192, c p 145, runs e 100 x n along land of Bussing to wall of lands conveyed by Dodge Baker in 1851 x s — to beginning, except part for av. Extension of \$3,000 mort until June 29, 1910, at 6%. Sept 19, 1908. Aug 12, 1909. 12:3360. nom  
Gannon, Thomas J to EMIGRANT INDUSTRIAL SAVINGS BANK. Brook av, s e cor 142d st, 25x100. Aug 10, 3 years, 4½%. Aug 11, 1909. 9:2268. 12,000  
Same to Kips Bay Brewing & Malting Co. Same property. Prior mort \$12,000. Aug 10, demand, 5%. Aug 11, 1909. 9:2268. 5,500  
\*Goldschmidt, Katharina with Engelbert Brunn. 223d st, late 9th st, s s, 305 w 4th av, 25x114, Wakefield. Extension of \$2,600 mort until July 1, 1914, —%. July 3. Aug 9, 1909. nom  
Goff, Patrick F to James Devlin. 169th st, late Arcularius pl, n w cor Walton av, 126.9x100x100x116.2, except part for 169th st. Aug 12, 1909, 3 years, 6%. 11:2839. 8,000  
Harrington, Adele M to Manhattan Mortgage Co. Vyse av, e s, 200 n Jennings st, 25x100. Prior mort \$— Aug 10, due, &c, as per bond. Aug 11, 1909. 11:2995. 10,000  
Harrington, Richd V to EMIGRANT INDUSTRIAL SAVINGS BANK. Anthony av, s w cor 180th st, 50x100. Aug 5, 3 years, 5%. Aug 6, 1909. 11:3156. 3,000  
Hennessy, Cath to Anna Flock. Aqueduct av, e s, abt 206.5 s Fordham road, 25x100.7 to Croton Aqueduct, x25x100.6. Aug 5, 3 years, 6%. Aug 6, 1909. 11:3212. 2,000  
\*Hale Building and Realty Co to Emily A Kurzi. 203d st, s s, block front bet Timpson and Post avs, 200x128.4 to road to Westchester, x221x34.7, Adee Park. Certificate as to mort for \$4,500. July 15. Aug 10, 1909. —





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- Harnett, Kath or Kath J wife of and John to DOLLAR SAVINGS BANK of City N. Y. Tintn av, e s, 120.5 n Southern Boulevard, runs n 50 x e 100 x s 22.4 to Southern Boulevard, x s w 33.4 x w 81.4 to beginning, except part Southern Boulevard. Aug 11, due June 1, 1912, 5%. Aug 12, 1909. 10:2582. 7,500
- Same and Michl O Shea with same. Same property. Subordination agreement. Aug 9. Aug 12, 1909. 10:2582. nom
- Hickland, Annie and Jennie to Walter O Beaton. Stebbins av, w s, 370.3 n e 167th st, 22.6x70.6x22.6x67.6. Aug 11, 5 years, 5%. Aug 12, 1909. 10:2693. 5,500
- Same to same. Stebbins av, w s, 392.10 n 167th st, 22.6x73.7x22.6 x70.6. Aug 11, 5 years, 5%. Aug 12, 1909. 10:2693. 5,500
- Harlem Bottling Works to MAIDEN LANE SAVINGS BANK. Austin pl, e s, 37.6 s 147th st, 37.6x100. July 17, due, &c, as per bond. Aug 7, 1909. 10:2601. 10,000
- Same to same. Same property. Certificate as to above mortgage. Aug 6. Aug 7, 1909. 10:2601. —
- Hitchman, John C to Wm Stursberg. 138th st, n s, 94.1 w Brook av, 25x100. Aug 2, 5 years, 5%. Aug 6, 1909. 9:2283. 20,000
- \*Herrman, Caroline to Jacob Mattern. 241st st, n s, 49.3 w Mathilda st, 34.1x100. July 1, 3 years, 6%. Aug 6, 1909. 1,000
- Helbock, Catrine to A J Schwarzler Co. Clay av, No 1264, e s, 396.9 n 168th st, 40.3x80. P M. Prior mort \$—. July 30, 3 years, 6%. Aug 6, 1909. 9:2427. 2,500
- Hecht, Michael to Maurice Muller. 175th st, s s, 321.6 w Macombs road, 75x100, and being lots 159, 160 and 161 map of lots of Century Investing Co. June 28, due, &c, as per bond. Aug 7, 1909. 11:2876. 1,500
- Horgan, Cornelius J to Herman Hartman. Ogden av, e s, 35 s 162d st, 40x95. Aug 9, due Sept 1, 1912, 6%. Aug 10, 1909. 9:2511. 10,000
- Jung, Geo to TITLE GUARANTEE AND TRUST CO. Park av, n e cor 172d st, 40x90. Aug 11, 1909, due, &c, as per bond. 11:2905. 6,500
- Jacob (August) Construction Co to TITLE GUARANTEE & TRUST CO. Tremont av, n e cor Morris av, runs e 93 x n 33.6 x w 100 to Morris av, x s 8 x s 20.11 to beginning. Building loan. Aug 11, 5 years, 6%, until completion of building and 5% thereafter. Aug 12, 1909. 11:2807. 20,000
- Same to same. Same property. Certificate as to above mort. Aug 11. Aug 12, 1909. 11:2807. —
- Same to same. Tremont av, n w cor Morris av, 42.8x100x35.3x 100.3. Building loan. Aug 11, 5 years, 6% until completion of building and 5% thereafter. Aug 12, 1909. 11:2829. 28,000
- Same to same. Same property. Certificate as to above mort. Aug 11. Aug 12, 1909. 11:2829. —
- Same to same. Morris av, e s, 300 s 179th st, 20x100. Building loan. Aug 11, 5 years, 6%, until completion of building and 5% thereafter. Aug 12, 1909. 11:2807. 7,000
- Same to same. Same property. Certificate as to above mort. Aug 11. Aug 12, 1909. 11:2807. —
- Klees, Albert H to Estate of Ludwig Klees. Arthur av, No 2147, w s, about 70 s Oak Tree pl, and being lot 59 map 65 lots Oak Tree plot, 25x100, except part for av. Aug 9, 3 years, 5%. Aug 10, 1909. 11:3063. 2,000
- Kolkebeck Mary to Smith Williamsen. 205th st, s s, 367.7 w Lisbon pl, 52.5x114.7x50x130.2. Aug 11, due July 1, 1912, 6%. Aug 12, 1909. 12:3311. 4,000
- \*Klingenstein, Mathilde to Wm F Kenny. Barnes av, w s, 75 s 237th st, 25x82x28.6x95.11, and being lot 4 block 1 map Section 1 Bathgate Estate. Aug 2, 1 year, 6%. Aug 7, 1909. 200
- Kronenberger, Lawrence Construction Co to Wm Schmitz and ano. Seabury pl, e s, 275 s 172d st, 37.6x100. Prior mort \$16,500. Aug 5, due Sept 1, 1910, 6%. Aug 6, 1909. 11:2977. 8,000
- Kronenberger, Lawrence Construction Co to Wm Schmitz and Gustav Eulenstein. Seabury pl, e s, 275 s 172d st, 37.6x100. Certificate as to mort for \$8,000. Aug 5. Aug 6, 1909. 11:2977. —
- Kronenberger, Jacob to HARLEM SAVINGS BANK. Boston road, (Morse av), Nos 1351 and 1353, n w s, about 250 s w Jefferson st, and being part lot 91 map (No 143, now 641 in Westchester Co) of Morrisania, runs n w 131 x n e 37.6 x s e 142 to av, x s w 35.11 to beginning, except part for road. Aug 11, 1909, 3 years, 5%. 11:2934. 18,000
- Lesley, Geo H to Cornelia L Nelson of New Brunswick, N. J. Arlington av (Troy st), w s, 135 s 227th st, 40x70.5. Building loan. July 23, due Jan 23, 1910, 5%. Aug 6, 1909. 13:3407. 3,000
- La Velle, Lewis V with Morris M Sinske. Bryant av, s w cor Jennings st, 100x100. Subordination agreement. Aug 5. Aug 7, 1909. 11:2994. nom
- \*Lang, Jacob to Regent Realty Co. Morris Park av, n s, 615 e White Plains road, 25x70. Aug 5, 3 years, 5½%. Aug 6, 1909. 3,000
- Lincoln Holding Co to Francesca C Nesbitt extrx Mary J Fraser. Washington av, e s, 162 s 176th st, late Mott st, 62x120, except part for av. P M. July 9, due, &c, as per bond. Aug 12, 1909. 11:2917. 9,500
- \*Meyer Rudolph to Louisa B Diener. 216th st, n s, 397 e White Plains road, 25x114, Williamsbridge. Aug 10, due Jan 1, 1910, 5½%. Aug 12, 1909. 4,000
- \*Mackenzie, Annie F to Eliz K Dooling. Theriot av, e s, 292.9 s Westchester av, 2 lots, each 25x100, Westchester. Two mortg, each \$4,000. Aug 10, 3 years 5½%. Aug 12, 1909. gold 8,000
- \*McQuade, Besse M to Simeon C Bradley. Penfield av, s s, 163 w Baker av, 100x101.2 and being lots 149B, 150A, 150B and 151A map No 1108B, subdivision of part of Penfield property. Aug 5, 3 years, 6%. Aug 10, 1909. 2,000
- \*Mitchell, Alfred J with Simeon C Bradley. Penfield av, s s, 163 w Baker av 100x101.2, and being lots 149B, 150A, 150B and 151A map No 1108B subdivision of part Penfield property. Subordination agreement. Aug 5. Aug 10, 1909. nom
- Monaghan, Christopher to Wm J Edwards. Lafontaine av, e s, 148.1 s 180th st, 16.2x100. July 31, installs, 6%. Aug 11, 1909 11:3069. 250
- Mahoney, Daniel F with Clara Best. Wendover av, s s, 51.11 w Brook av, runs s 75.3 x w 18.3 x w — to w s Mill Brook, x n — to Wendover av, x e 54.8 to beginning. Subordination agreement. Aug 10. Aug 11, 1909. 11:2896. nom
- Malbrunn, Morris L to Fred Hirschhorn. Lane shown on map No 2, property Chas Darke (being most northerly lane), distant 105 n road leading from Kingsbridge to Williamsbridge, runs s w 100 x n w 25 x n e 100 to lane, x s e 25 to beginning, being lot 108 on said map. Aug 4, 3 years, 6%. Aug 6, 1909. 12:3257. 3,200
- McKeon, Margt to Margt Fitzell. 147th st, n s, 187.3 e Bergen av, 27.5x ½ blk. Prior mort \$16,000. July 1, 3 years, 6%. Aug 6, 1909. 9:2292. 3,000
- Muth, John to Morris M Sinske. 162d st, n s, 196.3 e Melrose av, 37.6x100. Aug 5, 5 years, 5%. Aug 6, 1909. 9:2384. 31,000
- Same to Conrad J Muth. Same property. Prior mort \$31,000. Aug 5, 2 years, 6%. Aug 6, 1909. 9:2384. 4,500
- Mosholu Realty Co to Peter Herche. 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. Aug 3, 3 years, 6%. Aug 6, 1909. 11:3086. 5,000
- Same to same. Same property. Certificate as to above mortgage. July 30. Aug 6, 1909. 11:3086. —
- Michel, Lena with 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 & n e along n s 182d st, and w s of Belmont av, 128.7 to beginning. Subordination agreement. Aug 3. Aug 6, 1909. 11:3086. nom
- Massimino (John) Co to Wm I Seaman. Davidson av, e s, 188 n 177th st, 51.4x54.10x65.9x55.1. Prior mort \$9,000. Aug 5, 2 years, 6%. Aug 6, 1909. 11:2862. 1,450
- Mellwin Realty & Construction Co to HARLEM SAVINGS BANK. Honeywell av, n e cor 178th st, 24.11x88. Aug 6, 1909, 3 years, 5%. 11:3122. 18,000
- Same to same. 178th st, n s, 88 e Honeywell av, 24.8x65.1x24.8x64.11. Aug 6, 1909, 3 years, 5%. 11:3122. 7,500
- Same to same. Honeywell av, e s, 44.11 n 178th st, 20x88. Aug 6, 1909, 3 years, 5%. 11:3122. 8,000
- Same to same. Honeywell av, n e cor 178th st, 24.11x88; 178th st, n s, 88 e Honeywell av, 24.8x65.1x24.8x64.11; Honeywell av, e s, 44.11 n 178th st, 20x88. Consent to three mortg aggregating \$33,500. July 12. Aug 6, 1909. 11:3122. —
- Same to same. Same property. Certificate as to three mortg aggregating \$33,500. July 12. Aug 6, 1909. 11:3122. —
- McKenna, Kath J to Edw McK Whiting guardian John S Wilson. Buchanan pl, n s, 125 w Jerome av, 25x100. Aug 2, 3 years, 5½%. Aug 9, 1909. 11:3196. 5,000
- Mellwin Realty and Construction Co to Frank H Ten Eyck et al trustees Harriet H Ten Eyck. Honeywell av, e s, 24.11 n 178th st, 20x88.8. Aug 6, 3 years, 5%. Aug 9, 1909. 11:3122. 8,000
- Same to same. Same property. Certificate as to above mort. Aug 6. Aug 9, 1909. 11:3122. —
- McDermott, Geo W to Henry T Fitzell. Teasdale pl, s s, 119.10 e 3d av, 25x100. Prior mort \$19,000. Aug 5, due, &c, as per bond. Aug 10, 1909. 10:2621. 5,000
- Mullen, Richd J to BRONX SAVINGS BANK. Creston av, e s, 93 s 183d st, two lots, each 16.8x89.6. Two P M mortg, each \$5,000. Aug 9, 5 years, 5%. Aug 10, 1909. 11:3163. 10,000
- Mann, Edw to Edw E Black. Summit av, s w cor 166th st, 75x50. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2526. 2,000
- O'Connor, Ann T to Sarah F Cornish. Aqueduct av, e s, 311.7 n 183d st, 42.2x—. Certificate as to correction of interest, date, &c. July 26. Aug 7, 1909. 11:3212. —
- O'Grady, James to Clara Best. Wendover av, s s, 51.11 w Brook av, runs s 75.3 x w 18.3 x w — to Mill Brook, x n — to Wendover av, x e 54.8 to beginning. Aug 10, 5 years, 5%. Aug 11, 1909. 11:2896. 15,500
- Reynolds, Sophie V with Manhattan Mortgage Co. Kelly st, e s, 230.3 n 165th st, 50x100. Subordination agreement. Aug 6. Aug 7, 1909. 10:2716. nom
- Rehbock Construction Co to LAWYERS TITLE INS AND TRUST CO. Mt Hope pl, late Morris st, s s, 110.11 e Jerome av, 50x 125. Building loan. Aug 9, due Feb 9, 1910, 6%. Aug 10, 1909. 11:2851. 28,000
- Same to same. Same property. Certificate as to above mort. Aug 9. Aug 10, 1909. 11:2851. —
- \*Ringelstein, Chas to Alwell Realty Co. Plot begins 195 w White Plains road, at point 120 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Aug 10, due, &c, as per bond. Aug 11, 1909. 4,000
- Sussman, Ray to Wm S Sussman. Kelly st, No 48, e s, 325 n 156th st, 25x100. Prior mort \$8,500. July 27, 2 years, 6%. Aug 10, 1909. 10:2708. 2,000
- Samuels, Charles to Julius Wolf. 148th st, n e s, 221.5 s e Bergen av, 28.1x94.5x25.7x106.1. Prior mort \$10,000. July 22, due &c, as per bond. Aug 10, 1909. 9:2293. 3,500
- Steinmetz Construction Co to Balthasar Schoppelrey. Vyse av, w s, 150 n 172d st, 25x100. Prior mort \$5,750. Aug 6, 3 years, 6%. Aug 10, 1909. 11:2989. 2,000
- Same to same. Same property. Certificate as to above mort. Aug 6. Aug 10, 1909. 11:2989. —
- Schwarzler, Minnie to Catrine Helbock. 167th st, No 458, s s, 118.10 w Washington av, 22.2x100. P M. Prior mort \$—. July 30, 3 years, 6%. Aug 6, 1909. 9:2388. 2,500
- Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. July 10, demand, 6%. Aug 6, 1909. 11:3121. 2,500
- Same to same. Same property. Certificate as to above mortgage. July 10. Aug 6, 1909. 11:3121. —
- \*Scully, Michael to George Hauser. Adams st, e s, 218 s Morris Park av, 22x—x25x100, and being lot 40 map Van Nest Park. Aug 5, due Dec 1, 1912, 5½%. Aug 6, 1909. 3,500
- Schwarzler, August F to Catherine Kelly. 179th st, No 1020, s s, 132 w Boston road, 41.6x80. Prior mort \$24,000. Aug 9, 1909, 2 years, 6%. 11:3136. 3,500
- Schwarzler, August F to Leo P Kelly. 179th st, No 1018, s s, 173.6 w Boston road. Aug 9, 1909, 1 year, 6%. Prior mort \$24,000. Aug 9, 1909. 11:3136. 2,000
- Stewart, Thos A to Esther F Hopping. Ogden av, w s, 50 n 171st st, 25x100. July 19, due July 28, 1912, 6%. Aug 9, 1909. 10:2536. 2,500
- Siener, Charlotte S to Mary S Todd. 198th st, s s, 80 w Briggs av, 25x98. Aug 10, 1909, 1 year, 6%. 12:3301. 2,000
- Schmidt, Minnie and Nathan Blau with DOLLAR SAVINGS BANK. 210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9. Subordination agreement. Aug 10. Aug 11, 1909. 12:3343. nom
- Schmidt, Minnie to DOLLAR SAVINGS BANK of City N. Y. 210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9. Aug 10, 1909, due June 1, 1910, 5½%. 12:3343. 3,500



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tion.

Thornton Brothers Co to Fanny Behlen and ano. 180th st, No 411, n s, 105 w Park av, 20x93.10x20.1x92.1. June 24, 3 years, 5%. Aug 12, 1909. 11:3030. 4,000

University Heights Realty Co to Hubbell Hardwood Door Co. Andrews av, Nos 2334 and 2336, e s, 223.11 s Fordham road, 50x 160. Sub to all liens. Aug 4, 3 months, 6%. Aug 10, 1909. 11:3218. 472.60

Utsinger, Chas E to A J Schwarzler Co. Clay av, No 1260, e s, 356.6 n 168th st, 40.3x80. P M. Prior mort \$— Aug 2, 4 years, 6%. Aug 12 1909. 9:2427. 3,750

Vincent, Valentine Co to Fredk G Lee. Wales av, w s, 100.8 n 142d st, 25.2x113.8x25x116.7; Wales av, w s, 125.10 n 142d st, 45.2x120.5x97.5x113.8. P M. Prior mort \$3,220. Aug 2, due, &c, as per bond. Aug 10, 1909. 10:2574. 4,000

Vought, Henry H and Nathan F Vought to LAWYERS TITLE INS AND TRUST CO. Andrews av, e s, 460.11 s Fordham road, also 652 n 183d st, runs e 100 x s 28 x w 100 to av, x n 28 to beginning. Aug 9, 3 years, 5%. Aug 10, 1909. 11:3218. 7,500

Van Nest Woodworking Co to Geo Costar. Jefferson st, n w cor Railroad av, 358x265.6x122.6x125. P M. Prior mort \$6,250. Aug 5, 2 years, 6%. Aug 6, 1909. 2,000

Weisman & Herman, a corpn, to Cath M Finnen. Minford pl, e s, 150 n 172d st, two lots, each 37.6x100. Two morts, each \$5,000. Two prior morts, \$18,000 each. Aug 5, 3 years, 6%. Aug 6, 1909. 11:2977. 10,000

Same to same. Same property. Two certificates as to above mort. Aug 5. Aug 6, 1909. 11:2977.

Weber (Louis) Building Co with TITLE GUARANTEE & TRUST CO. Eastburn av, w s, 43.3 n 173d st, — x—. Subordination agreement. July 28, Aug 6, 1909. 11:2794. nom

Willgerodt, Oscar to SEAMENS BANK FOR SAVINGS in City N Y. Aqueduct av, w s, 514 n 183d st, 50x100. Aug 11, 1909, 5 yrs, 5%. 11:3218. 15,000

Weller, Frederick, Jr. and Ernest L Meeker to Burdick Realty Co. Nelson av, e s, 260 n 175th st, 50x97.4x52.6x81.7, and being lots 201 and 202 map of Century Investing Co. P M. Prior mort \$9,500. Aug 9, due, &c, as per bond. Aug 11, 1909. 11:-2876. 3,150

Same to Cresco Mortgage Co. Same property. Building loan. Aug 9, due Feb 10, 1910, 6%. Aug 11, 1909. 11:2876. 9,500

\*Wadick, Mary F to M Katherine Wadick. 222d st, n s, 279 e White Plains road, and being w 3/4 of lot 602 map Wakefield, 75 x114. July 26, 3 years, 6%. Aug 10, 1909. 350

Winnie Realty and Construction Co to TITLE GUARANTEE & TRUST CO. Fox st, w s, 433.3 n Longwood av, two lots, each 33.4x100. Two morts, each \$17,000. Aug 11, due, &c, as per bond. Aug 12, 1909. 10:2709. 34,000

Same to same. Same property. Two certificates as to above morts. Aug 12, 1909. 10:2709.

\*Zuelch, George to Wm Ludden of Brooklyn. Barker av, e s, 133 n Magenta (Julianna) st, 33x125 Olinville. Aug 5, due, &c, as per bond. Aug 12, 1909. 3,500

**JUDGMENTS IN FORECLOSURE SUITS.**

Aug. 5.  
No Judgments in Foreclosure Suits filed this day.

Aug. 6.  
Riverside Drive, e s, 52.7 n 113th st, 51x111.9 x50x98.7. Robert E McDonnell agt Winthrop Realty Co et al; Miles M O'Brien, Jr, att'y; Henry A Brann, ref. (Amt due, \$13,845.)

Av A, w s, 102.2 s 75th st, 85.8x101.3x69.11x 100. Margaret W Johnston agt Clarence Clayton et al; Edgar Whitlock, att'y; Maxwell Davidson, ref. (Amt due, \$10,215.)

Madison av, s w s, 28 w Kingsbridge rd, 25x 96.6. John Knobloch agt Henry Schmidt; Geo W Simpson, att'y; Henry Hopkins, ref. (Amt due, \$7,934.50.)

Av A, e s, 118.6 s 17th st, 19.6x95.6. Abraham Roffman agt Miriam Levitt; Schenkman & Brown, att'ys; Gilbert H Montague, ref. (Amt due, \$5,381.66.)

Grand st, n e cor Ridge st, 43.10x100. Gustav Lange agt Benjamin Leipzig et al; Gustav Lange, Jr, att'y; Edmund J Tinsdale, ref. (Amt due, \$19,489.77.)

41st st, Nos 212 & 214 West. Louis Keller agt Herman Aaron; Holmes & Rogers, att'ys; Edw L Parris, ref. (Amt due, \$19,114.24.)

Aug. 7.  
No Judgments in Foreclosure Suits filed this day.

Aug. 9.  
Duncomb av, w s, 100 s Julianna st, 100x250 to Newall av; Marie Hughes agt Francis Shackell; Louis Sturcke, att'y; Horace D Byrnes, ref. (Amt due, \$3,788.75.)

Concord av, No 331. Wm B Hays agt Celia Becher et al; Addison Gardner, att'y; Chas L Cohn, ref. (Amt due, \$5,956.84.)

Av D, s w cor 10th st, 108x105. Northern Bank of N Y agt Henry Demmerle et al; Gifford, Hobbs & Beard, att'ys; James Kearney, ref. (Amt due, \$1,102.83.)

Aug. 10.  
Lafontaine av, w s, 75 n 178th st, 37.6x100. Katrina A Henderson agt Stefano La Sala et al; Quackenbush & Adams, att'ys; Maurice Wormser, ref. (Amt due, \$8,791.20.)

72d st, n s, 75 e West End av, 25x100. Henry T Casey agt Wm M D De Peyster; John C O'Connor, att'y; Maurice Deiches, ref. (Amt due, \$9,391.58.)

Aug. 11.  
Broome st, No 113. Simon Hammerstein agt Joseph Wolf et al; Cohen Bros, att'ys; Maurice J McCarthy, ref. (Amt due, \$9,086.72.)

49th st, Nos 326 to 330 East. Wilhelmina Bohland agt Minnie Schapiro et al; Feltenstein & Rosenstein, att'ys; Edwin W Sohmer, ref. (Amt due, \$30,438.91.)

Rogers pl, w s, 508.10 n Westchester av, 17.5x 70.10x17.6x71.1.

Rogers pl, w s, 520.3 n Westchester av, 17.1x 20.9x17.7x20.10.

Victorine Curnick agt Harry F Marker et al; Harold C Knoepfel, att'y; Wallace S Fraser, ref. (Amt due, \$3,710.)

**LIS PENDENS.**

Aug. 7.  
118th st, Nos 411 to 415 East. Murtha & Schmolh Co agt Max Lippman et al; action to foreclose mechanics lien; att'ys, Wilson, Berker & Wager.

Aug. 9.  
No Lis Pendens filed this day.

Aug. 10.  
Courtlandt av, e s, 50 n 151st st, 25x100. Peter F Wirsing, et al admsrs; partition; att'y, S Lent.

Worth st, No 121, leasehold. K Conton agt

Winnifred F Harding, indiv and committee et al; ejection proceedings; att'ys, Marsh & Bennett.

Aug. 11.  
115th st, Nos 111 & 113 East. Yetta Berkowitz agt Ida B Hyman et al; action to set aside deed; att'y, A H Brill.

Aug. 12.  
72d st, No 405 East. Ike Finkelstein agt Karoline Adler et al; action to foreclose mechanics lien; att'y, H Koppelman.

Aug. 13.  
179th st, s s, 127 e Valentine av, 25x99.10. Randall Salisbury agt Louisa Casina et al; action to set aside deed; att'ys, Reeves, Todd & Swain.

East Houston st, No 279.  
11th st, s s, 333 w Av C, 25x94.9.  
117th st, Nos 538 & 540 East.  
119th st, s s, 285 e Park av, 27x100.11.  
Northern Bank of N Y agt Albert Reitman et al; action to set aside transfer, &c; att'y, C L Hoffman.

7th av, No 260. Otto Petersen agt Augusta Polifeme et al; action to foreclose mechanics lien; att'y, G C Francisus.

**FORECLOSURE SUITS.**

Aug. 7.  
83d st, No 602 East. Park Mortgage Co agt Jacob Harrison et al; att'ys, Fetretch, Silkman & Seybel.

101st st, Nos 103 & 105 East; two actions. Lionello Perera agt Gussie Englander et al; att'y, L Skidmore.

Aug. 9.  
Madison av, w s, 60 n 116th st, 40.11x110. Rosanna Rosenfeld agt Benjamins Natkins et al; att'y, A Cohen.

Aug. 10.  
Brook av, n w cor 156th st, 100x24.11x irreg. Gustav W Beck agt Philip Scherr et al; att'y, C L Foltz.

Lexington av, n w cor 33d st, 26.8x100. Bridget Clare agt Thomas H Monroe indiv and admr et al; att'y, J L Clare.

Lot 323, map 1114 A, map of 329 lots, part of Schieffelin Estate, 24th Ward. Henry H Jackson agt Eugene H Cocheu et al; att'y, S H Jackson.

Chisholm st, s w cor Jennings st, 25x76.6. Anna Stein agt Adelina Gollubier et al; att'y, C Stein.

17th st, s s, 250 w Union Square West, 25x92. Metropolitan Life Insurance Co agt Thomas McKeone et al; att'ys, Ritch, Woodford, Beeve & Butcher.

11th st, Nos 301 to 309 East.  
12th st, Nos 304 to 308 East.  
Iphigenia Z Place agt Simon Uhlfelder et al; att'ys, Welis & Snedeker.

Madison av, No 274. City Real Estate Co agt Percy B O'Sullivan et al; att'y, H Swain.

Aug. 11.  
Mott st, No 120. Samuel Aronson et al agt Carmela Lama et al; att'ys, Aronson & Salant.

80th st, No 110 West. May W Bloom agt Elizabeth McKnight et al; amended; att'y, J H Rogan.

Attorney st, No 122. Harris B Greenberg agt Joseph L Weber et al; att'ys, Kantrowitz & Esberg.

128th st, No 17 East. Emily M Coddington agt Viola H Banning et al; att'y, S B Robinson.

109th st, s s, 76 e Park av, 19x100.11. Ella P Bigelow et al agt Philip Koplik et al; att'ys, Duer, Strong & Whitehead.

106th st, No 311 East. Gertrude K Brennan agt Michele La Sala et al; amended; att'y, A L M Bullowa.

22d st, No 235 East. Anna C S Hassey agt Isaac Schwarרון et al; att'y, M Sundheimer.

Broome st, No 424. Catherine A Tone et al agt Bertha De Goode et al; att'y, J G Harris.

Aug. 12.  
Timpson pl, n e cor 144th st, 100x75x irreg. Whitlock av, n w cor 144th st, 20.6x141.8x irreg.

Westchester County Savings Bank agt Land Company Number One et al; att'y, H A Thornton.

Morris av, w s, 250 s 184th st, runs w 203.9 to Walton av, x s 75 x w 204.1 x n 75 to beg. Samuel A Archibald agt Michael E Foody et al; att'y, E D Patton.

121st st, No 229 East. Rose Bardach agt Henry H Korn et al; amended; att'ys, Hymes, Woytisek & Schaap.

Pleasant av, No 423. Claude V Pallister agt Geo C Kline et al; att'ys, Reed & Pallister.

Av B, s e s, intersec s w s 13th st, 29.5x93. Maximilian Fleischman Co agt Henry Bergman et al; att'ys, Jackson, Arnold & Fleischmann.

111th st, No 311 West. John J Radley agt Mella Hylkema et al; att'y, J E Kelly.

Broadway, n w s, 152 s w Houston st, 25x200 to Mercer st. Francis K Pendelton et al agt Simon Uhlfelder et al; att'ys, Anderson, Pendelton & Anderson.

Aug. 13.  
Kingsbridge rd, s w s, 98 s Heath av, runs w 68.1 to Heath av, x s w 45.6 x e 89.9 x n 40 to beg. Park Mortgage Co agt Bartholomew Donovan et al; att'ys, Fetretch, Silkman & Seybel.

110th st, No 10 East. Barbara Schmidt agt Knepper Realty Co et al; att'y, J C Hoeningler.

97th st, Nos 315 to 325 East. John S Lyle agt Samuel P Pearson et al; att'ys, Philbin, Beekman & Manken.

Eagle av, No 688. Park Mortgage Co agt Frank Valenti et al; att'ys, Fetretch, Silkman & Seybel.

**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.

Aug.

7 Arthur, Horace-E Hillyer	69.92
7 Atkins, Marie J-C H Jones	934.29
7 Adams, Louis B-B C Ga Nues	627.45
10 Anderson, James L-C M Fisk	118.16
10 Armstrong, Alice I-Burdett College	34.63
11 Andrews, William-S Reiss et al	112.01
11 Aronowitz, Meyer-O H Kraeger	87.81
11 Adler, Elias J et al-H Richard	3,594.44
12 Adler, Rudolph-McDermott Dairy Co	101.77
13 Adams, Albert J Jr-R G Chase Co	363.59
13 Arfman, Walter-H C White Co of N Y	113.15
13 Arnstein, Joseph-United Dressed Beef Co	309.59
7 Bello, Tony-Julius Kessler & Co	77.66
7 Billings, Geo J-the same	218.91
7 Basch, Sigmund-N Y Telephone Co	25.49
7 Biffar, Bernard J-the same	32.59
7 Baroni, Albert-J S Sills et al	182.24
7 Brous, Jacob, Louis, Philip & Herman D*	352.11
American Woolen Co of N Y	352.11
7 Brugger, Barbara et al-C Uhlinger	736.87
7 Bishop, Bennett et al-A W Catlin	139.62
9 Burdick, Estella P-R O Gilbert	67.94
9 Burns, John-O P Barker	455.94
10 Blank, Sigmund R-H Spiegel et al	44.75
10 Brandizer, Regina-A Herzig	54.65
10 Boush, Hattie G-E L Platky et al exrs	370.07
11 Bellotti, Michael, Michael, Jr, & James*	28.74
N Y Telephone Co	28.74
11 Buck, Louis-the same	33.57

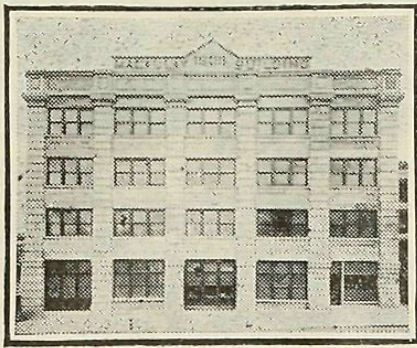


ATLAS PORTLAND CEMENT 30 BROAD STREET, NEW YORK

Table listing names and addresses of various businesses and individuals, such as Blake, Daisy A; Biber, Sigmund; Brancato, Gaetano; Bochen, Victor; Baird, Wm A; Bauer, Joseph; Brown, Michael; Baldwin, Ernest; Blankfort, Bernard; Bader, Edw D; Bader, August; Botvink, Louis; Brown, Falk; Berkowitz, Samuel; Brown, Harry; Binnote, Vincenzo; Carson, Chas G; Crawford, Robert; Chapman, Isaac; Copin, August; Crosby, Charles; Chatoff, Norman; Carpel, Edward; Ciampino, Calogero; Camargo, Tomas; Chase, Chas G; Carpenter, Edw C; Cavanaugh, Ralph; Cohen, Davis; Cuomo, John; Converse, Edmund; Cline, Adolph; Corrigan, Annie; Contino, Angelo; Corle, Christianus; Dominik, Paul; Dusart, Geo C; Davidson, Adela; Dwyer, Chas F; Dunford, Wm J; de Florez, Raphael; Dickman, Samuel; Driscoll, Cornelius; Day, Wm; Epstein, Isadore; Eickstein, Oscar; Economopoulos, Nicholas; Enslin, Carl; Elterman, Abraham; Elliott, John; Evans, W J; Elsworth, Joseph; Edward, Peter; Epstein, Ida; Feld, Clarence; Frost, Charlotte; Fischbain, Harris; Flemming, Ralston; Forney, Mowbray; Ferber, Nathan; Fried, Chas; Fine, Jacob; Friedman, Harris; Fitzgerald, Patrick; Fishbourne, William; Feinstein, James; Flegenheimer, Antoinette; Friedman, Harry; Friedman, Louis; Feller, Benjamin; Foster, Orlando; Gilles, Abram; Grab, Helen; Globes, Alex; Geare, Iltyd; Gillette, Mott; Gill, Wm H; Gyftakis, Constantine; Guttman, Adolph; Gindin, Moe; Gifuni, Joseph; Goldsmith, Samuel; Grau, Wm; Grant, John; Giolito, Oreste; George, James; Goffin, Clara; Gordon, Abraham; Goldman, Abraham; Goldberg, Jeanette; Glynn, Michael; Gabler, Frank; Greenwald, Charles; Geller, Louis; Gifford, Geo; Grimel, Frank; Gutterman, Abram; Hamburger, Lena; Hughes, Frank; Heilmuth, August; Hollender, Herman; Hanig, Herman; Horowitz, Salo; Horowitz, Antonia; Heins, Edward; Healy, Sumpter; Hoage, D Ivison; Howard, Wm S; Hopkins, Eustus; Hammerstein, Abraham; Hanley, David; Herbert, Edward; Henninger, Chas; Hughes, Andrew; Henderson, James; Hofmann, Rudolph; Hookey, Wm T; Hart, Wm W; Hill, John; Hinds, Howell; Huebsch, Leopold; Hinrichs, Geo; Heusch, Leopold; Harrison, James; Heumann, Geo; Hance, Charles; Hamlin, Wm; Harrison, Wm; Hamilton, Wm; Hupfer, Edw J; Holmes, Sarah; Holmes, John; Holst, Andrew; Howe, Clifford; Hanfield, Dewey; Irwin, Robert; Isaacson, Israel; Jamison, John; Jones, Edward; Jackson, John; Jebb, Wm; Jones, John; Jaffe, Moses; Jordan, Clark; Jones, Frederick; Janowsky, Joseph; Kutyn, Paul; Kelly, John; Kelly, Joseph; Kessler, Oscar; Kivarskanski; Kwistkowski; Katscher, Charles; Kasineta, Samuel; Kaplan, Henry; Koch, George; Kling, David; Knowles, Horace; Kolbe, Charles; Kalmonowitz, Abraham; Kohle, Arthur; Kramer, Aaron; Kaufman, Harry; Kranz, James; Kellogg, David; Leiser, Marcus; Lachman, Geo; Levin, Max; Levintham, Hyman; Levi, Morris; Landenberger, Chas; Lewson, Geo; Lefkowitz, Simon; Leichter, Benj; Levkowitz; Lowden, Wm; Lefkowitz, Charles; Lee, Joseph; Lietz, Chas; Lepore, Christ; Lyon, James; La Mura, Frederick; Mallory, Harry; Meader, John; Michael, Marroon; Martier, Richard; Marker, Joseph; Mitchell, Daniel; Marks, Joel; McClellan, Geo; Mathieson, Richard; Moses, Sigmund; Miggins, Abraham; Moore, Chas; McNeill, Michael; Miller, Edward; Mason, Nathan; McKoon, Dennis; Mitchell, Atticus; Michel, Ida; Napelbaum, Moses; Napier, Hugh; Nelle, Annie; Naylor, Hartman; Nolty, Stephen; Nichthouser, Bertha; Nicholson, William; Nappi, Saverio; O'Neill, James; Oswald, Bernold; O'Sullivan, Percy; O'Neill, Geo; Olson, Chas; O'Reilly, Daniel; O'Connor, Nicholas; Petron, John; Pine, Howard; Palmerie, Vincent; Petron, John; Plaff, Edward; Pugh, Joseph; Proctor, John; Pappone, Zito; Perlman, Abraham; Pidgeon, Thomas; Philandrinis, Spiros; Page, Chas; Pugliese, Alfonso; Peck, Theo; Quick, Augusta; Quinby, Frederick; Rider, Chas; Rommel, Hans; Risbrough, Edward; Riesel, Ernest; Reeber, Frank; Romano, Giuseppe; Roche, James; Ruppel, John; Rouquette, Wm; Rosenbaum, Morris; Rosenzweig, Joseph; Rosenheim, Julius; Reeves, John; Rheinstrom, Samuel; Rosenthal, Chas; Russell, John; Reiser, Solon; Ryley, Thomas; Raisch, Charles; Rich, Edw; Rauch, Beckie; Rubin, Morris; Rosenberg, Abraham; Rosenbaum, Theresa; Shea, Jerry; Schlessinger, Henry; Scheier, John; Sullivan, Mary; Stricker, Fred; Schnopp, Mary; Stein, Jozef; Sullivan, James; Stallo, Edmund; Shine, Francis; Swift, Stephen; Scammon, Albert; Steinmetz, Christian; Spiegel, Wm; Swart, Frederick; Stanton, Melville; Sullivan, Thomas; Sanger, Harry; Sutton, Frederick; Seaturro, Antonio; Schumacher, Herman.

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<p>10 Simon, Solomon and Benj Rabinowitz the same ..... 37.98 10 Shatrau, Edward M—H Wolfensohn. 205.51 10 Sokolower, Benj—M Dicker ..... 31.78 10 Stroonsky, Valerian, Harris Bernstein and Isaac Schneider—J Volk ..... 113.45 10 Silverman, Chas—M Rubinsky et al. 536.55 11 Siegel, Max J—H Gottlieb ..... 105.16 11 Strand, Amandus E—A Salstrom ..... 46.65 11 Seidel, Bernard et al—H Richard. 3,594.44 12 Spitz, Leopold et al—N Y Telephone Co. 46.58 12 Sagatsky, Jacob—J Dickman et al. 47.00 12 Singer, Jacob M—M Cottlieb ..... 33.41 12 Springer, Bernat et al—H J McLain. 1,644.91 12 Segal, Aaron et al—the same ..... 1,644.91 12 Shinkowitz, Louis &amp; Yetta—F Rosenthal. ..... 154.96 12 Schieffelin, Lucy D et al—G R Sutherland ..... 1,846.12 12 the same—the same ..... 390.18 12 Stone, Margaret et al—G R Sutherland. ..... 1,170.68 12 Schieffelin, Lucy D et al—the same ..... 1,170.68 12 Shapiro, Philip D—New England Mantel &amp; Tile Co. .... 114.40 12 Smith, John D—N Y Telephone Co. .... 39.34 13 Shayne, Mary E—H P Rice ..... 116.01 13 Sheers, Thomas A—N Y &amp; N J Telephone Co. .... 69.04 13 Siegel, Harry—N Y &amp; N J Telephone Co. ..... 37.22 13 Sloan, Frederick W—the same ..... 62.01 13 Schwarz, Rudolph et al—C D Folsom et al ..... 75.30 13 Silverman, Abraham—German Exchange Bank ..... 1,334.82 9 Thompson, Frederick M—I Secor ..... 46.95 11 Trotta, Enrico—S Tartaglione ..... 76.47 11 the same—S Tartaglione costs, 27.41 12 Troffone, Carlo—P Manganelli ..... 41.91 7 Wilhelms, Charles—Julius Kessler &amp; Co. ..... 149.01 7 Walsh, Patrick J—the same ..... 170.16 9 Wheeler, Herbert—The Aeolian Co. .... 85.24 9 Wheeler, Adolph—D J Heffner et al. .... 50.78 10 Woytisek, Louis—Lachman &amp; Jacobi, Inc. ..... 194.01 11 Warren, Wm J or Wm I—Castle Co, Inc. ..... 70.22 12 Wynn, Wm A et al—N Y Telephone Co. 40.72 12 Walter, Louis T et al—the same ..... 40.72 12 Walsh, Wm J—Title Guarantee &amp; Trust Co. .... 119.05 12 Waxman, Ascher—H G Jacobs et al. 225.65 12 Wollthan, Carl R et al—A H Beyer. 1,360.05 12 Woytisek, Frank &amp; Louis—A H Meyer Co. ..... 141.97 13 Winne, Chas G—N Y &amp; N J Telephone Co. ..... 21.66 13 Wollenberg, Henry—the same ..... 28.35 13 Wolfensohn, Haskel—S Daniels et al. .... 49.65 13 Weber, Joseph L—S D Multz ..... 574.16 7 Young, Howard J—N Y Telephone Co. 35.01 10 Young, Elias—H Halparn ..... 42.80</p>	<p>11 German-American Cable News Co—H Green- field ..... 1,686.72 11 O K Ice Cream Co—R Levine ..... 84.40 11 Hinds Consolidated Mining Co et al—F L Lower ..... 3,997.91 12 Edward Miller, Inc—N Y Telephone Co. ..... 72.66 12 Knickerbocker Lunch Co—the same ..... 35.75 12 Commercial Publicity Corp—M A White. ..... 653.27 12 Scheffer-Foster Realty Co et al—G R Sutherland ..... 1,846.12 12 Sheffer-Foster Realty Co et al—the same. ..... 390.18 12 the same—the same ..... 1,170.68 12 Wollthan Mfg Co et al—A H Beyer. 1,360.05 12 United States Horse Ins Co—Bates Adver- tising Co. .... 45.92 12 Tallman Radiator Co—J H Haaren et al. ..... 173.26 12 Summit Avenue Construction Co—Kingston Securities Co. .... 7,635.81 12 W G Dean &amp; Son—Columbia Auditor. 94.01 13 T J Bartley &amp; Co—N Y &amp; N J Telephone Co. .... 35.95 13 Fernwood Co—the same ..... 38.75 13 Schneeman Callister Construction Co—the same ..... 42.97 13 Great Northern Engineering &amp; Supply Co— Topping Bros ..... 185.85 13 the same—Marine Mfg &amp; Supply Co. ..... 74.74 13 R Schwarz Macaroni &amp; Egg Noodle Co et al—C D Folsom et al. .... 75.30 13 Arnold Realty Co—O Karpf et al. .... 29.41 13 Hardware Jobbers Purchasing Co—C A Porter et al ..... 53.03 13 Belmont Park Improvement Co—A Bataille et al ..... 44.74 13 National Ice Cream &amp; Mfg Co—G W Galla- way ..... 73.27 13 White Star Transfer Co—J Toth ..... 67.65</p>	<p>Premsky, Samuel—I Schneider et al. 1908. 59.65 *Parshelsky, Isaac—A Goldberg. 1909. 489.65 Rosen, Sam H—J Feinstein. 1909. 73.80 Rothenberg, Fritz et al—M H Koblin. 1907. ..... 519.40 *Roman, Edw M—Keystone Publishing Co. 1909 ..... 313.37 Silver, Isadore—G S Wooley. 1909. .... 30.13 *Sheffield, Justus P—F P Hill et al. 1909. 274.65 Scott, Robert—City of N Y. 1908. .... 403.00 Shkolnikoff, Rebecca—G Rosen. 1909. .... 522.11 Stumpf, Anthony et al—J J McDonald. 1909. ..... 1,673.27 Steuer, Chas D et al—J J McDonald. 1909. ..... 1,673.27 Simmons, John Co—P Torraca. 1909 ..... 200.00 Talcott, James—J G Ludoweig. 1904. 1,643.39 Thuman, Nathan—S Berzick. 1909. .... 87.77 *Van Court, Robert H—A Josephson. 1908. 247.32 Von, Arthur M—Chelsea Exchange Bank. 1908. ..... 211.68 Waterman, Sarah &amp; Edmund—J McLean. 1902. ..... 168.34 Wheeler, Walter H—A Bloch et al. 1902. 463.45 Winegrad, Harris H—J Silverstein. 1909. 383.99 Wolff, Henry L—W S Devery. 1909. .... 109.20 Zucker, Moses and Annie—M M Goldschmidt. 1908 ..... 110.82</p>
<p><b>SATISFIED JUDGMENTS.</b> Aug. 7, 9, 10, 11, 12 and 13.</p>		
<p>Betz, John F—H M Washbourn et al. 1903. ..... 1,691.12 Buckley, John J et al—Chelsea Exchange Bank 1908 ..... 211.68 Burkhardt, Rudolph—H Klotz et al. 1909. 127.92 Chase, Chas G et al—Chelsea Exchange Bank. 1908 ..... 211.68 Cohen, Harry—J Marx. 1909. .... 2,344.35 *Colasunno, Oronzio—U S Exchange Bank. 1909 ..... 3,387.09 Combes, Hamilton J—E O Wildberger. 1909. ..... 403.22 Cypress, Adolph et al—S Zuckerman. 1909. ..... 1,407.55 Canfield, Edw S—S G Fox. 1909. .... 62.41 Cohen, Morris et al—M H Koblin. 1907. 519.40 Darby Deck Co—H S Jones. 1909. .... 119.88 Davis, Lewis H—L Marcotte Co. 1908. .... 76.77 Danson, Jacob—Kalt Lumber Co. 1909. .... 52.85 Eichler, Otto—W T Hookey et al. 1899. 137.51 Firestone, Charles—G S Wooley. 1909. .... 30.13 Frankenbush, Alfred—E C Carroll. 1909. 34.61 Greenwald, Samuel et al—S Zuckerman. 1909. ..... 1,047.55 Heller, Paul—J S Ridley et al. 1908. .... 200.27 Hart, Charles—Booth Bros &amp; Hurricane Isle Granite Co et al. 1902. .... 22,432.98 Heck, Chas H—F W Holls et al. 1902. .... 220.08 *Hatch, J Leffingwell—M E Strong. 1907. 234.72 *Same—H Blenderman. 1907 ..... 34.20 *Same—Locust Farms Co. 1907. .... 38.28 Johnson, Walter L et al—J Spiezio. 1909. 332.91 Jackson, Carl—City of N Y. 1907. .... 264.91 Krueger, George et al—J Spiezio. 1909. .... 332.91 Kingsley, George—Nason Mfg Co. 1905. 44.66 Kramer, Abraham et al—M H Koblin. 1907. ..... 519.40 Luria, Max—H Lang. 1909 ..... 595.86 La Ferriere, Fred R—Goodyear Rubber Co. 1900 ..... 83.66 Leeder, Charles—C F Budenbender. 1902. 311.22 Max, Ezra, Clara William &amp; Della—M J Klein 1909 ..... 343.92 Same—same. 1909 ..... 419.30 Moore, George &amp; Margaret—Sonnenschild Bros. 1908 ..... 779.80 *Manesaldo, Paul—City of N Y. 1909. .... 207.67 Perlman, Alfred N—National Alumni. 1907. ..... 71.82 Pulch, Henry—V Loewers Gambrinus Brewery Co. 1907 ..... 1,310.54 Powers, Edmund—O'Brien Bros. 1909. .... 215.39 Premsky, Samuel—J Levy. 1907. .... 359.15 Peterson, Charles A, Joel B Peterson, Hyalmar Johnson and Berger Johnson—Wm P Youngs &amp; Bros. 1909 ..... 129.63</p>		
<p><b>Mechanics' Liens</b> Aug. 7.</p>		
<p>53—Intervale av, w s, 50 s intersec 169th st &amp; Home st, 25x97.7x irreg. Standard Plumb- ing Supply Co agt Halvorser Barmore Con- struction Co &amp; William Churchill ..... 425.00 54—34th st, No 314 East. Herman Weinberg agt Harry &amp; Morris Ginsberg ..... 157.00 55—James st, No 9. Abraham Levine agt Nicholas T Brown, Isaac Mautner &amp; Joseph Mautner ..... 600.00 56—128th st, No 215 West. Isidor Greenberg agt Carrie L Frear ..... 300.00</p>		
<p>Aug. 9.</p>		
<p>57—133d st, No 5 West. Frank Schwartz- man agt William Feltenstein and Sigmund Lazarowitz ..... 50.00 58—53d st, Nos 108 and 110 West. Darcy &amp; Wadds agt Henry Van Schaick &amp; C H Lang ..... 172.00 59—Satisfied. 60—Morris av, Nos 2760 and 2762. Thomas F Lahey agt Edward Elliott ..... 505.35 61—163d st, n s, 90 e Ogden av, 100x100. Michael Ricciardi agt Thomas J Waters, Gallo &amp; Pittelli Construction Co and An- tonio Giura ..... 61.15 62—Same property. A C Sitallo agt same. ..... 10.90 63—Same property. T Bevallagna agt same. ..... 11.83</p>		
<p>Aug. 10.</p>		
<p>64—71st st, No 340 East. Ike Finkelstein agt Joseph Jedlicka &amp; Frank Brann ..... 150.00 65—Forsyth st, No 184. Samuel Sidoroff agt Max Lancet ..... 43.00 66—Broadway, w s, 93 n 190th st, 50x240 to e s of Bennett st. Frederick B Benedict agt Henry C Naumann ..... 160.00 67—Same property. Same agt same ..... 600.00 68—Intervale av, n w s, 50 ft s w of 169th st, 25x irreg to Home st. Dorothea Grohman agt Halvorser Barmore Construction Co. 38.00 69—Garfield st, e s, 100 n Van Nest av, 30x100. John Bell Co agt First Van Nest Hebrew Congregation, Leiman and Kaplan (reversed) ..... 825.62 70—Broadway, No 3136. William Eisenstein agt John Doe and Eugene M Hoffman. 100.00</p>		
<p><b>CORPORATIONS.</b></p>		
<p>7 Joseph Menchen Co et al—H W Johns Man- ville Co. .... 147.18 7 P J Sweeney &amp; Co—Steinhardt Bros &amp; Co. ..... 262.14 7 Au Bon Marche—J T Stanley ..... 106.46 7 the same—the same ..... 73.22 7 Rex Electric Co—G R Fickert ..... 1,471.90 7 City of N Y—S Aggen ..... 2,000.00 7 Multiphone Operating Co—C L Cohn. 2,518.97 9 Great Northern Engineering &amp; Supply Co —S Putnam, Jr, et al ..... 54.10 9 Hall, Henry Sons Co—G Lindenmeyer et al ..... 248.23 9 Siegel Hardware Co—E S Hewitt et al. ..... 361.37 9 Troy, Rensselaer &amp; Pittsfield R R Co— A W Sperry ..... 13,205.13 9 Woman's Business Bureau—M B Hilton. ..... 77.41 10 Levison, Ira &amp; Co—S C Herbst Importing Co. .... 134.32 10 Magnesia Co of Am—N Y Tel Co ..... 31.22 10 North American A B C—N Y Tel Co. 126.87 10 Orient Fruit &amp; Produce Co—N Y Tel Co. ..... 26.71 10 Payne, Geo J Co—The Staines, Bunn &amp; Ta- bor Co. .... 161.25 10 The N Y &amp; Virginia Copper Co—National Bank of Commerce in N Y. .... 174.13 11 Nelson Co, Inc—R T Jones et al. .... 288.20 11 Morrison Novelty Co—N Y Telephone Co. ..... 32.16 11 Great Northern Engineering &amp; Supply Co— N J Asbestos Co ..... 82.73 11 Berliner &amp; Greenberg, Inc, et al—Niagara Wood Working Co ..... 961.58 11 the same—the same ..... 852.11</p>		



**GEORGE DOAN RUSSELL**

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Aug. 11.

71—Burke st, n s, 100 e White Plains rd, 100x75. Ruggero Stanchina agt David G & John J O'Hara .....275.00  
72—48th st, No 230 West. Bernard Drucker agt Beatrice E Lawrence .....70.00  
73—Roebling av, No 2832. Christian Vorn-dran's Sons agt Otto Eichler .....100.00  
74—Same property. Antonio Tolosi Jr agt same .....125.00  
75—Broome st, No 236. Bloom & Shapiro agt Yetta Gross, Herman Marcus, Herman Brown Samuel Kopelman and Samuel Marcuson. ....125.00  
76—Delancey st, No 152. Morris Hochberg agt Isaac Lefkowitz and King & Zolkin.....123.75  
77—2d st, No 213. Morris Hochberg agt A Siegfried and King & Zolkin.....55.00  
78—Quimby av, n s, 130 w Olmstead av, 25x 108. Adam Janson agt Emma McGinn or Uhl and Fred Uhl.....445.00  
79—234th st, s s, 349.11 w Kingsbridge road, 67.10x irreg. Henry Nordheim agt Wm A Riley .....75.00

Aug. 12.

80—Plimpton av, Nos 1311 to 1329. John Nor-ton agt James C Picken .....3,350.00  
81—126th st, 127th st, 1st av and 2d av, entire block. Cross, Austin & Ireland Lumber Co agt G L & Arthur Ingraham and Harlem River Park Amusement Co, lessee (renewal) .....4,602.50  
82—Morris av, No 1911. Frederick Widder agt Elmer Stevens .....20.75  
83—20th st, No 508 West. Rheinfrank House Wrecking Co agt Frederick S Meyers.....257.04  
84—Van Nest av, No 607. Michael Eanuzelli agt John Rielly & George Broadband.....8.00  
85—Bronxdale av, n s, 250 w Matthews av, 25x100. Same agt Anthony Fisher & George Broadband .....9.75  
86—124th st, Nos 154 to 160 West. A P Bige-low & Co agt Uptown Realty Co and Eugene F Kachel .....273.92  
87—152d st, Nos 277 to 283 East. Solomon Sobol agt F A Waldemar & Oscar Krause. ....20.00  
88—180th st, No 784 East. Vincent F Ber-nesser agt Nathaniel Candino & S L'Asper-ches.....360.00  
89—Brook av, n w cor 170th st, 50x90. Adolph Gottesman et al agt Geo H Hill Realty Co.....925.00

Aug. 13.

90—Home st, s s, 100 w Intervale av, 25x100. James C Forbes agt Halvorsen Barmore Construction Co.....319.00  
91—180th st, No 784 East. Christian Von-dran's Sons agt Frederick Meyrr, Nathaniel Candino, Dennis Carraher & Salvat L'Asoer-ches .....175.00  
92—Same property. Frank Pittinati agt same. ....70.00  
93—Same property. Papantonio & Salzano agt same.....700.00  
94—Same property. Raffo Sellite agt same. ....970.00  
95—7th st, No 241 East. Ordo & Silk agt Da-vid Goodman .....507.35  
96—43d st, Nos 311 to 319 West. Edward Smolka & Co agt Charles & Arthur H Scribner (renewal) .....261.52

**BUILDING LOAN CONTRACTS.**

Aug. 7.

Kelly st, e s, 230.3 n 165th st, 50x100. Man-hattan Mortgage Co loans Albert Gerhards Inc, to erect two 2-sty dwellings; 11 pay-ments .....\$25,000  
Fox st, n s, 122.11 e Prospect av, 76.10x107.6. North American Mortgage Co loans Aqueduct

Construction Co to erect a — sty building; 14 payments .....28,000  
193d st, n s, whole front between Marion & Bainbridge avs, 170.4x32.1x181.3x36.10. Title Guarantee & Trust Co loans John Boyland Co to erect a 2-sty apartment; 6 payments. ....40,000

Aug. 9.

No Building Loan Contracts filed this day.  
Aug. 10.  
Greenwich st, e s, 58.4 n Charles st, 37.6x92x irreg. Mary S Croxson loans Greenwich Holding Co to erect a — sty building; — payments .....27,500  
24th st, Nos 19 and 21 West. Title Guarantee & Trust Co loans 19 West 24th Street Co to erect a — sty building; — payments. ....250,000

Aug. 11.

Vyse av, e s, 200 n Jennings st, 25x100. Man-hattan Mortgage Co loans Adela M Harring-ton to erect 4-sty dwelling; 10 payments. ....10,000  
Nelson av, e s, 260 n 175th st, 50x97.5x52.5x 81.7. Cresco Mortgage Co loans Frederick Weller, Jr, & Ernest L Meeker to erect two 1-family dwellings; 4 payments .....9,500  
Victor st, w s, 120 n Morris Park av, 25x100. Alwell Realty Co loans Charles Ringelstein to erect a 2-sty dwelling; — payments..4,000

Aug. 12.

216th st, n s, 397 e White Plains rd, 25x114. Louisa B Diener loans Rudolph & Marie Meyer to erect a 2-sty dwelling; — payments .....4,000  
Morris Park av, s w cor Garfield st, 25x100. Manhattan Mortgage Co loans Maria & Felix Perago to erect a 4-sty tenement; 3 pay-ments .....12,000  
6th av, n e cor 23d st, 98.8x141. |  
24th st, s s, 95 e 6th av, 89x98.9. | Bank for Savings in the City of N Y loans Trustees of the Masonic Hall & Asylum Fund to erect a — sty building; — payments.300,000

Aug. 13.

159th st, n s, 100 e St Nicholas av, 120x 100. City Mortgage Co loans John H Scully Construction Co to erect three 5-sty apart-ments; 7 payments .....70,000  
Mount Hope pl, s s, 110.11 e Jerome av, 50x 125. Lawyers Title Ins & Trust Co loans Rehbock Construction Co to erect a 4-sty apartment; 5 payments .....28,000  
161st st, n s, 150 w Amsterdam av, 50x99.11. Irving Savings Institution loans 507 West 161st St Co to erect a — sty building; 5 payments .....45,000  
Hughes av, n w cor 179th st, 107.7x186. City Mortgage Co loans O'Leary Realty & Con-struction Co to erect six 4-story apartments; 11 payments .....75,000  
Bergen av, e s, 85 s 153d st, runs s 74.1 x e 107.6 to c l of Old Mill Brook, x s 16.7 x e 27.7 to Brook av, x n 206.3 to 153d st, x w 38.9 x s 103.3 x w 82.3 to beg. Jared W Bell loans Conron Bros Co to erect a — sty warehouse; — payments .....80,000  
Tremont av, n e cor Morris av, 93.1x33.6x irreg. Title Guarantee & Trust Co loans Aug-ust Jacob Construction Co to erect a 5-sty apartment; — payments.....20,000  
Tremont av, n w cor Morris av, 100.3x42.8x irreg. Same loans same to erect a 5-sty apartment; — payments .....28,000  
Morris av, e s, 300 s 179th st, 20x100. Same loans same to erect a 2-family dwelling; — payments .....7,000

**SATISFIED MECHANICS' LIENS.**

Aug. 7.

No Satisfied Mechanics Liens filed this day.  
Aug. 9.

21st st, Nos 18 and 20 West. T Frederick Jackson, Inc agt Twenty-first Street Build-ing & Construction Co. (April 10, 1907) .....1,435.57  
Same property. Clara Bois agt same. (April 16, 1907) .....329.00  
Same property. Voightman & Co agt same. (April 18, 1907) .....354.90  
Same property. National Elevator Co agt same. (April 8, 1907) .....3,600.00  
Same property. Thomas Galligan agt same. (April 9, 1907) .....1,882.29  
Same property. John L Keating & Co agt same. (April 11, 1907) .....313.50  
Same property. A P Bigelow Co agt same. (April 8, 1907) .....3,365.88  
Same property. Kertscher & Co agt same. (April 9, 1907) .....684.00  
Same property. J P Duffy Co agt same. (April 9, 1907) .....1,062.30  
Broadway, w s, 50 n 190th st. Charles W O'Shea agt Henry C Naumann. (April 5, 1909) .....165.00  
Brook av, n w cor 170th st. Max Juster agt George N Hill Realty Co et al. (July 21, 1909) .....1,160.00  
Same property. Jacob Kaplan agt same. (July 28, 1909) .....328.45  
21st st, No 42 East. Max Friedman et al agt John A Hadden et al. (June 20, 1909).....245.00

Aug. 10.

Broadway, No 643. Joseph Elias agt Robert B Buckley et al. (March 10, 1909) .....14.32  
8th av, No 581. Joseph Elis agt Mary A Simpson et al. (March 10, 1909) .....81.36  
94th st, No 13 East. Henry G Collenburg agt Morris Sternberg et al. (Aug 4, 1909).....230.91  
102d st, No 318 West. Henry G Collenburg agt Charles Gulden et al. (August 4, 1909) .....107.10  
103d st, No 317 West. Henry G Collenburg agt Walter E Strobel et al. (Aug 4, 1909) .....575.35  
West End av, No 692. Henry G Collenburg agt George T Jackson et al. (Aug 4, 1909) .....54.08  
87th st, No 24 West. Henry G Collenburg agt Alfred V Amy et al. (Aug 4, 1909).....136.00  
97th st, No 43 West. Henry G Collenburg agt Hugo B Roelker et al. (Aug 4, 1909).....82.78  
Trinity av, w s, 27 s 164th st. John J Don-nelly & Co agt Herman Strauss et al. (Feb 17, 1906) .....186.80  
54th st, No 156. Jacob Schlisinger agt C Lawry et al. (Nov 4, 1908) .....1,217.00  
Hoe av, Nos 1071 to 1083. Isaac Bonyor agt Mary McCarthy Construction Co et al. (June 25, 1909) .....33.16  
Brook av, s e cor 170th st. Rogers Terra Colta Co agt Wm F Lennon Construction Co. (April 22, 1906) .....50.00  
Anthony av, n w cor 174th st. Charles Bayer Co agt Ekwanok Realty Co. (Aug 5, 1909) .....88.00  
Same property. Same agt same. (July 21, 1909) .....88.00  
Broadway, w s, — n 190th st, 50x—. Aaron Schanberger agt Henry C Naumann et al. (June 11, 1909) .....150.00  
236th st, s e cor of Oneida av, 25x100. Ra-phael Malango agt Frank Tozzio et al. (Aug 9, 1909) .....33.50  
Anthony av, n w cor 174th st, 135.7x59.6. Charles Bayer Co agt Ekwanok Realty Co et al. (Aug 5, 1909) .....88.00  
Aug. 11.  
21st st, No 42 East..... |  
20th st, No 41 East..... | Chas E Dowdall agt John A Hadden et al. (June 24, 1909) .....150.00

**Principles of City Land Values**

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

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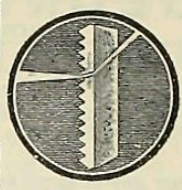


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103d st, No 317 West. Henry G Collenberg agt Walter E Strobel et al. (Aug 4, 1909) .575.35  
 Fairmount pl, n s, 225 e Marmion av. James O'Connell agt Bremen Realty Co et al. (April 15, 1909) .49.50  
 Broadway, n w cor 141st st. McMann & Taylor agt Garnet Hall Realty Co et al. (Aug 2, 1909) .259.71  
 172d st, e s, 123 s Westchester av. Samuel Weingarten agt Josephine K McOwen et al. (Dec 1, 1908) .55.00  
 Aug. 12.  
 86th st, Nos 422 & 424 East. Ignatz Vogel agt Morris Rubin et al. (Aug 6, 1909) .48.00  
 36th st, No 23 West. Fleischmann Bros Co agt Albert Friedlander et al. (March 2, 1909) .3,643.00  
 160th st, n s, whole front between Jackson and Forest avs. Antonio Giuri et al agt Anna M S Mestaniz et al. (May 5, 1909) .2,525.00  
 Aug. 13.  
 Belmont av, w s, 280 n 181st st. Standard Plumbing Supply Co agt Cerra Realty &

Construction Co et al. (April 26, 1909) .1,002.30  
 72d st, s s, 66.8 w Av A. Morris Delitsky agt Louise Fink et al. (July 6, 1909) .200.00  
 Southern Boulevard, w s, 225 s Penfold av. Geo H Mitchell agt Emil S Levin et al. (Aug 4, 1909) .50.66  
 Same property. James McNeal agt same. (Aug 4, 1909) .42.43  
 Same property. Michael Ryan agt same. (Aug 4, 1909) .54.80  
 Same property. James Crosson agt same. (Aug 4, 1909) .21.44  
 Same property. Edward McCue agt same. (Aug 4, 1909) .17.00  
 Same property. Daniel Breen agt same. (Aug 4, 1909) .11.55  
 Same property. Patrick Lynch agt same. (Aug 4, 1909) .21.30  
 323d st, n s, 230 e Barnes av. Michele Attenasio agt James Ceburte et al. (June 12, 1907) .39.67

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ATTACHMENTS.**

Aug. 6, 7, 9, 10 and 11.  
 No Attachments filed these days.

**CHATTEL MORTGAGES.**

**AFFECTING REAL ESTATE**

Aug. 6, 7, 9, 10, 11, and 12.  
 Berliner & Greenberg. 156th st and Amsterdam av. Malbin & Kammerman. Bath Tubs, Fixtures, &c. (R) \$2,100  
 Castello, T F. 206-08 E 206th. Albert G Fix Co. Gas Fixtures. 70  
 Goodhill Realty Co. 817 Union av. A B See Elec E Co. Elevator Fixtures. 2,300  
 G H Hill Realty Co. Northeast cor Brook av and 170th st. Hudson M & M Co. Mantels. 266  
 Segelbohm, L. 18 E 105th. Union Stove Works. Ranges. 150  
 Smith, J. 47 Greenwich av. P J Weiss. Plumber Fixtures. 100

**COLORS IN MARBLE WORK.**

**T**HERE are certain principles of color decoration recognized among artists who work with colors, and these principles should be followed, as nearly as possible, in dealing with the natural colors of marble. One of the first rules is that the lightest colors should be applied to the largest apparent surfaces.

No color in a decorative composition should appear isolated or strike attention on account of its singularity. To avoid this and to provide a generally harmonious effect, the same color should be repeated in other parts of the composition. The darker and heavier colors should occupy the lower part of a composition, and the lighter colors the upper parts.

The primary colors are usually sparingly employed, blended tints being mostly applied to large surfaces. In marble the pure primary colors are not available in large sizes, as their effects are subdued by means of veins and blended colors.

In ceilings or in similar situations, bluish grey or bluish white marbles will best produce the desired affect—that of distances and size.

A sense of coldness is produced by a composition in which blue and white predominate, while red, yellow and gold convey the impression of warmth.

It is an error to employ too many colors in one composition. Some of the finest decorative effects have been produced by not more than three varieties of colored marble.

all allowances show them to amount to 10.86 per cent. of the total 313 possible working days of the year. Calculating the rate of pay on this basis, the consulting engineers show that instead of a nominal wage of \$2.25, the city is paying \$2.52 per day, or 31½ cents per hour.

**ELEMENTS IN THE VALUE OF A MANUFACTURING PLANT.**

Into the market value of a plant enters the broad element of location, with its varying hours and price of labor; skill and abundance or scarcity of operatives; cost of transportation of raw material, supplies, and finished product; cost of fuel or power; cost of construction and equipment; and rate of taxation. Also the narrower and more restricted element of the physical condition of the plant and its relative value to a new plant constructed upon modern principles, and constructed with all regard to the economical production of a finished product of the best quality of the goods manufactured. The standard of value should be a modern mill so constructed and located as to avail itself of as many combined advantages as possible.

The ultimate value of a plant is its capability of producing a profit, and into the possibility of producing a profit enter all of the above items and perhaps some not mentioned.

The question of management is a personal one, and must not enter into the problem, except so far as to make sure that with good management the business would be successful. The business of a large and valuable plant might be conducted in such a manner as not to realize a profit; but it might, nevertheless, have a great value, and would bring a large amount if offered for sale.

On the other hand, a plant not nearly so valuable might, with skilful and close management, yield a profit; but if offered for sale would bring very little. Although the past profits of a concern will have some influence in determining its value, that is not a measure of its value, because a purchaser might by different management reverse the profit or loss, or the changes, real or anticipated, in trade might do the same thing. We must therefore eliminate as far as possible all personal equations from the problem.

CHARLES T. MAIN.

**Rental of Machinery Upon Municipal Day Labor Work.**

In their study of the efficiency of work done by day labor in Boston, Mass., Messrs. Metcalf & Eddy, of that city, consulting civil engineers to the late Boston Finance Commission, the fact was revealed that it was customary for the Sewer Department to rent the machinery used upon its work. Their report, recently published, discusses the basis upon which such rental should be charged.

It is frankly stated by the engineers that it is somewhat difficult to determine what is a fair rental for machinery upon this class of work. It not infrequently happens that such machinery is abused by those operating it, and it is also at times injured when being moved, and in cold weather it is liable to be damaged by freezing of water in pipes and boilers. The owner must take all of these conditions into consideration in fixing his price.

In view of all the circumstances, it did not appear to the Commission that a rental amounting to 5 per cent. of the first cost of the machine for each month's use is unreasonable, although at first glance it appears to be very high. Hence, the Commission recommended that the city adopt the policy of owning its own machinery, but if it became imperative to rent machinery, the rate of rental should in no case exceed 5 per cent. of the first cost of the machine, per month.

**COMPARATIVE WAGES PAID BY MUNICIPALITIES AND PRIVATE PARTIES.**

In the case of 32 cities an inquiry showed that the length of day in the sewer departments to be 8 hours in twenty-two cases, 8½ hours in two cases and 9 hours in the others. The nominal rate of pay ranged from 17 cents per hour to 28½ cents per hour, and the actual rate from 17.2 cents per hour to 28.7 cents per hour. Varying conditions were found with regard to pay for holidays and allowance for sick leave.

In about one-third of the cities the laborers are permitted to have half holidays on Saturday, although in about one-half of these cases the half holidays are restricted to the summer months. In several of the cities where half holidays are granted the length of day is so arranged that the laborers work 48 hours during the week.

In New York City the rate of pay for unskilled labor on municipal works is 25 cents per hour, for eight hours' work per day. There is no half holiday on municipal work for unskilled labor, but overtime is paid for at double rates. In private practice the prevailing rate is the same for this kind of labor, but in some lines the laborers who help are organized and receive better pay.

In the city of Boston, according to the investigations of the Finance Commission of that city, the nominal rate of pay per day for common labor has increased from \$1.75 in 1878 to \$2.25 at the present time; while during the same period, the nominal length of day has been reduced from ten hours to eight hours. The present rate of pay per day based upon an eight-hour day (28.1 cents per hour) does not indicate the actual net cost to the city of labor. In 1891 the city granted its labor force Saturday half holidays with pay, which custom has prevailed up to the present time. Making allowance for the Saturday half holiday, the rate of pay per hour at the present time becomes 30¼ cents. It has been customary to allow full pay for legal holidays, and in numerous cases pay has been continued when employees are away on account of sickness. A consideration of