

REAL ESTATE RECORD AND BUILDERS GUIDE.
 ESTABLISHED MARCH 21st 1868.
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to
C. W. SWEET

Published Every Saturday

By **THE RECORD AND GUIDE CO.**

President, **CLINTON W. SWEET** Treasurer, **F. W. DODGE**
 Vice-Pres. & Genl. Mgr., **H. W. DESMOND** Secretary, **F. T. MILLER**
Nos. 11 to 15 East 24th Street, New York City
 (Telephone, Madison Square, 4430 to 4433.)

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

Copyrighted, 1910, by The Record & Guide Co.

Vol. LXXXVI. SEPTEMBER 10, 1910. No. 2217

NEW YORKERS have every reason to feel gratified by the results of the census of 1910. The city has made during the past ten years a truly extraordinary increase in population. During a decade, in which large and prosperous cities like Philadelphia, St. Louis and Buffalo have increased only about twenty per cent. in population, New York has increased almost thirty-nine per cent. Even the Borough of Manhattan, in which land prices are so high and vacant land is becoming so scarce, has added twenty-six per cent. to the number of its inhabitants, while the Bronx can show a larger percentage of increase than any place of its size in the United States. If it should maintain its existent rate of expansion for another ten years it will have about 1,000,000 inhabitants in 1920 against only 200,000 twenty years before. In all probability it will by 1920 duplicate the record of the past decade, because there will be a much larger overflow from Manhattan to be distributed among the other boroughs. If the whole city continues to grow at its existing rate for another ten years, it will have 6,500,000 inhabitants in 1920, and nearly 9,000,000 in 1930. Even with the diminution in the rate of increase which will probably take place, an estimate of 8,000,000 as its population twenty years from now is not unreasonable. By that time somewhere between three-fifths and two-thirds of this total will be living in the outer boroughs; but the inhabitants of these boroughs will be tied to Manhattan even more closely than they are at present. The several boroughs will be united by much better means of communication than those which now exist, and Manhattan real-estate values will benefit more than ever from the growth of the whole city in population and wealth.

THE meaning and consequences of the figures given above are hard to realize, but perhaps a comparison between the New York of 1890 and the New York of to-day will give the reader some idea of what changes may take place during the next ten or fifteen years. Since 1890 New York has enjoyed an increase of a little over 2,200,000 in population. If its existing rate of increase is continued it will gain about 1,800,000 inhabitants before 1921; and by the end of 1922 its total increase will equal the increase that has taken place since 1890. But between the years 1890 and 1910 New York as a modern city has been made over. In 1890 the only skyscrapers in the city were the early experimental buildings erected by the Tribune and the Western Union. The hotel of to-day was unknown, for the Waldorf was being built and the Astoria was not added until three years later. During these twenty years, consequently, all the modern office buildings and hotels have been erected. Some few large apartment houses had been built near the Park in 1890, but they were few in number and private houses were being still erected in considerable numbers on both the East and West Sides. The modern twelve-story loft building was as little known as the twenty-story office building, and at that period the actual district for mercantile construction consisted of the narrow streets of unsavory reputation immediately west of Broadway and southeast of Washington Square. Illustrations of this kind might be multiplied, but enough have been given to show that during these years, while 2,200,000 inhabitants were being added to New York, the city has been radically transformed. A new city has practically been built. Will the transformation which takes place during the next twelve years be equally radical and far-reaching? During that in-

terval another 2,200,000 inhabitants will be added to the population of the city. New York will be increased by another Manhattan or Chicago or by almost two Philadelphias. Will the transformation which ensues be as radical and far-reaching as it has been during the past twenty years? Probably not, but it will involve so many unexpected and so many startling changes that by 1925 New York will probably be almost as different from what it is to-day, as it now is from what it was in 1890. Any very different predictions as to what will take place would be futile; but certain general changes may be anticipated with some certainty. The hotel and theatre district will expand with great rapidity, but will be confined between Columbus Circle and Long Acre Square. The wholesale district will be forced to bulge out laterally and will probably extend from Fourth Ave. to the Hudson River south of Forty-second St. Retail trade will concentrate more and more along the line of Fifth Ave., but by that time it will have taken possession of Fifth-Seventh St. The whole appearance of the city will be dominated by a number of towers, similar to that on the Metropolitan Building, but these towers will be erected only on a few favored squares and avenues. There will be very few private dwellings left on the West Side, and those remaining on the East Side will have become very expensive.

VERY definite statements have been made during the past week that Mayor Gaynor has "placed himself in the hands of his friends," and will accept the Democratic nomination for Governor. If the statements prove to be true, the cause of good government in New York will have received a severe setback, and the Mayor will have disappointed the expectations of the many friends he has made since his election. In case he is nominated for Governor, he can probably be elected; and in case he is elected, he will have an excellent chance for the Democratic nomination for the Presidency. It may be too much to demand of any man that he should refuse to step on to a higher road that appears to lead toward the White House; but there can be no doubt that the people of New York have a peculiar claim upon the services of their present Mayor, and that any relinquishment by him of his existing office would be judged by somewhat different standards than those which ordinarily apply. Mr. Gaynor's whole public career has been identified with municipal rather than state or national affairs. He solicited the suffrages of his fellow citizens on the ground that he was passionately devoted to the cause of good government in New York, and would make that cause his sole pre-occupation after election. He knows as well as any one else that his work has only been begun and that the cause of good government in New York would be very much injured by his resignation. The new Mayor might prove to be an excellent official; but the experience of the last thirty years indicates that very few men possess the qualities necessary to make a good Mayor, and that any change involves a risk. Not only, however, is there a risk involved by the substitution of any other man for the best Mayor New York has had for an indefinite period, but an inevitable loss will result from the promotion of Mr. Mitchel. His successor will be elected by the Board of Aldermen, and if that Board has allowed consideration of good government to affect its elections to local offices, the instance has not yet been called to our notice. The Board of Estimate would be surely weakened by the Mayor's resignation, and his action in resigning would be a sufficient indication he was sacrificing to the dictates of personal ambition the cause which has been proclaimed to be the dominant interest of Mr. Gaynor's life.

UNTIL the end of the next six weeks the controversy which has been raging so long over Subway routes and contracts may well be stilled. No decision of any kind can be taken until the bids for the construction and operation of the Tri-Borough System are opened during the last two weeks in October, and any decision which is subsequently taken must depend upon the results of those bids. New York will then know where it stands in respect to future rapid transit construction. It will learn whether private capital will accept the indeterminate franchise and the distribution of profits, or whether in order to preserve these advantages to the city, it will be necessary to depend on municipal construction. It will learn whether the New Haven Railroad Co. is really seeking an entrance into Manhattan through a Subway, and whether the Broadway-Lexington Ave. route was laid out as an essentially independent line for its benefit. It will learn whether hereafter the city will have one Subway system with

free transfers, or whether a certain percentage of the passengers will be obliged to change cars and pay two fares in order to make certain classes of trips. After all this knowledge has been acquired it should be much more possible than it is at present to reach a definite and unimpeachable decision about further Subway construction; and we sincerely hope that data will be furnished which will make a certain course of action inevitable. New York wants any and all kinds of Subways. Of course, the more convenient and economical they are the better; but if they cannot combine the maximum of convenience with the minimum of expense, the people will not complain—provided some construction is actually started next Spring.

WHAT THE CITY SHOULD EXPECT.

To the Editor of the Record and Guide:

In your issue of August 27th you note that "it is indeed a peculiar situation when in the greatest city in America it becomes necessary for private capital to build sewers." Let me call your attention and the attention of your readers to the fact that it is indeed a peculiar situation when in the greatest city of America, where the increases in land values are very great, the numbers that secure this increase are comparatively small; and that if a small proportion of this annual increase could be secured by the city through taxation it would probably not be necessary that "private capital should build city sewers."

It is equally certain that the city might with reasonable taxes get some more parks, and eliminate the part-time evil, in schools, which will be very serious this Fall.

It is not particularly creditable to the city, as you state, but no such thing as private capital building city sewers would be necessary under proper systems of taxation. Do you consider it creditable for the city's four and three-quarter millions to create the land values and for the land owners to get it?

BENJAMIN C. MARSH.

THE FREE RENT MENACE.

To the Editor of the Record and Guide:

As the leading exponent of realty interests in this city, the Record and Guide should become cognizant of a serious menace to investments in flat and apartment house property.

The evil referred to is that of giving so-called "free-rent" to tenants, an abuse so prevalent at present on the Upper West Side.

Originally, this practice started with builders, who in their anxiety to fill the buildings and make a sale, or in order to compensate the dwellers therein for inconveniences suffered in new structures, offered extra inducements.

The system spread, unfortunately, until now the prospective homeseeker considers a bonus or "concession" his or her natural right and perquisite.

Assuredly, the fixed charges of running a building, such as taxes, interest, light, etc., are not growing any less, and a large cut in the receipts by offering inducements of rent free, naturally reduces the percentage of net return on the investment.

The idea is obviously unfair and is working a hardship upon every investor in multi-family houses on Manhattan Island. If your valued paper could devise some means of checking, if not obviating this abuse, you would confer a lasting benefit on owners of apartment houses in particular, and real estate conditions generally.

SUBSCRIBER.

Queens Borough Topographical Map.

Walter G. Elliott, the new chief engineer in charge of the Topographical Bureau of Queens Borough, says it will be the policy of the Bureau hereafter in making the street maps of the borough to encourage in every way possible development concerns desiring to conform to the tentative layout, where already existing, but to fight those who wilfully depart from it. In this way only can it protect the individual property owner. The tentative map, which is the most important work of the bureau, was started about 1900, and sections of it have been adopted from time to time, until at the present about 30 per cent. of the borough has been tentatively mapped out and adopted. It is the intention of the bureau henceforth to bend its utmost energies to the completion of this map. The total area of the borough, 128 square miles, is divided for the work of this department into about 250 sections, each about 4,000 feet square.

THE AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—This society, of which D. E. Baxter, 27 William st, New York, is president, and D. J. Hauer, 13-21 Park Row, New York, secretary, will hold its annual convention in St. Louis, September 27, 28 and 29, in the Coliseum. Papers will be delivered by J. B. Goldsborough and Ed. Wegmann, both of New York, on "Dam Construction for City Water Supplies," and by George C. Warren of Boston on "Work Preliminary to Street Paving and Road Work."

THE ONLY WAY.

An Anonymous Complaint Against Plumbing Inspectors—How Discriminations Can Be Stopped.

The following letter was recently received at the Manhattan Bureau of Buildings:

"Supt. of Buildings,
"220 4th av., N. Y.

"My Dear Sir: I wish to inform you that there is considerable favoritism being shown to several plumbing firms by your plumbing inspectors. In some cases the water test is not properly applied, lines not being filled, and when filled leaky joints are being passed. Proper ventilation for trap fixtures is being omitted in many cases, plain water fittings in place of drainage fittings are being used on waste and refrigerator lines. Work is being done without plans being filed and approved; allowing this kind of work to be carried on makes it impossible for one who is willing to obey the rules of your department to obtain work in competition with those favored.

"I trust that you will give this matter your attention and see that the inspectors do their duty.

"I remain, yours truly,

"ONE WHO KNOWS."

It seems surprising that the uselessness of sending such a communication does not strike the writer. Not the slightest clue to any of the alleged improper practices is given. If the writer has any faith in the official to whom the letter is addressed, it can only be cowardice that prevents him from coming forward with definite facts. If he does not believe in the honesty or efficiency of the officials of the Bureau, he should not waste his time writing such communications to the Bureau, but should seek his aid through other channels that he considers trustworthy. If his generalities are not based on facts, he surely must see that the mere statement of the accusations in his communication does great injustice to all connected with the inspection service of the Bureau.

Let the complainant be assured of one thing, that any irregularity that may be brought to the attention of the present Superintendent of Buildings, based on facts, will be thoroughly and impartially investigated, and those responsible for it will be called to account and dealt with properly. Neither need the complainant have any fear that any information he may furnish will react unfavorably on him. He can call on the Superintendent in person with the assurance that such matters will be treated as confidentially as consistent with thorough investigation. "One Who Knows" should tell. It is the only way in which the alleged discriminations against him may be stopped.

AUGUST'S BUILDING RECORD.

The total value of the permits for building at eighty-three cities of the United States for August is reported to Bradstreet's at \$67,897,100, as against \$55,221,337 in July and \$62,051,841 in August a year ago. There is here indicated a gain of 22.9 per cent. over July and of 9.4 per cent. over August last year. Fifty of the eighty-three cities show increases over August last year, and thirty-three show decreases.

The large expansion over July and the gain over August above shown is, however, explained by the immense total furnished by Duluth of \$10,197,140, as against only \$266,955 in July. This is accounted for by the filing of one permit issued to the Minnesota Steel Company to erect at New Duluth some fifty buildings to cost \$10,000,000.

To illustrate the difference the inclusion of Duluth's August permits makes in the grand total, it might be noted that with that city's total omitted the August aggregate, eight-two other cities, is \$57,699,960, a decrease of 6.5 per cent. from August a year ago and a gain of only 5 per cent. over July.

Interstate Recreation Grounds.

An important matter was decided at a conference on Monday with reference to the new Park in the Highlands of the Hudson. The conference was held at the foot of Bear Mountain, near Fort Montgomery, where the State once proposed to erect a new "Sing Sing." It was composed of Mrs. Harriman and her son Charles, and the superintendent of her estate, Charles T. Ford; George W. Perkins, president of the Interstate Commission; W. J. McKay, of the State Prison Commission; J. De Pratt White, secretary of the State Prison Commission; President Olcott and Captain White of the Day Line, and A. H. Hardin, Assist. General Manager of the New York Central Lines.

As the result of the conference, Mrs. Harriman will be ready as soon as the Park Commission gets possession of the Bear Mountain tract to transfer the title to 10,000 acres of the Harriman tract and one million dollars in cash; and the Park Commission to build a great recreation pier and lay out the grounds. The New York Central Railroad Company will build a large station on the property. Memorial tablets will be erected to mark the Revolutionary battle ground. The Day Line Steamers and others will regularly land at the pier.

NEW ERA FOR LONG ISLAND.—Regular tunnel train service between the Pennsylvania terminal, Manhattan, and Long Island points, has begun. Now watch Long Island grow.

CONSTRUCTION

ARCHITECTURE IN NEW YORK AND FOREIGN CITIES

Professional Comment on Prof. Adshead's Judgment—Prevailing Opinion Here Is That We Fall Short in Total Result.

PROF. ADSHEAD, head of the Department of Civic Design in the University of Liverpool, in a speech recently delivered in New York, at the City Hall, expressed his opinion that "the architecture of New York City is the finest of any architecture in the world."

He further remarked that, unlike England, Germany and, to some extent, France,—New York in its street architecture is never trivial; everything is on a grand scale.

"Your tall buildings are a credit to your ingenuity, and in your building construction you are far ahead of all the other nations of the world."

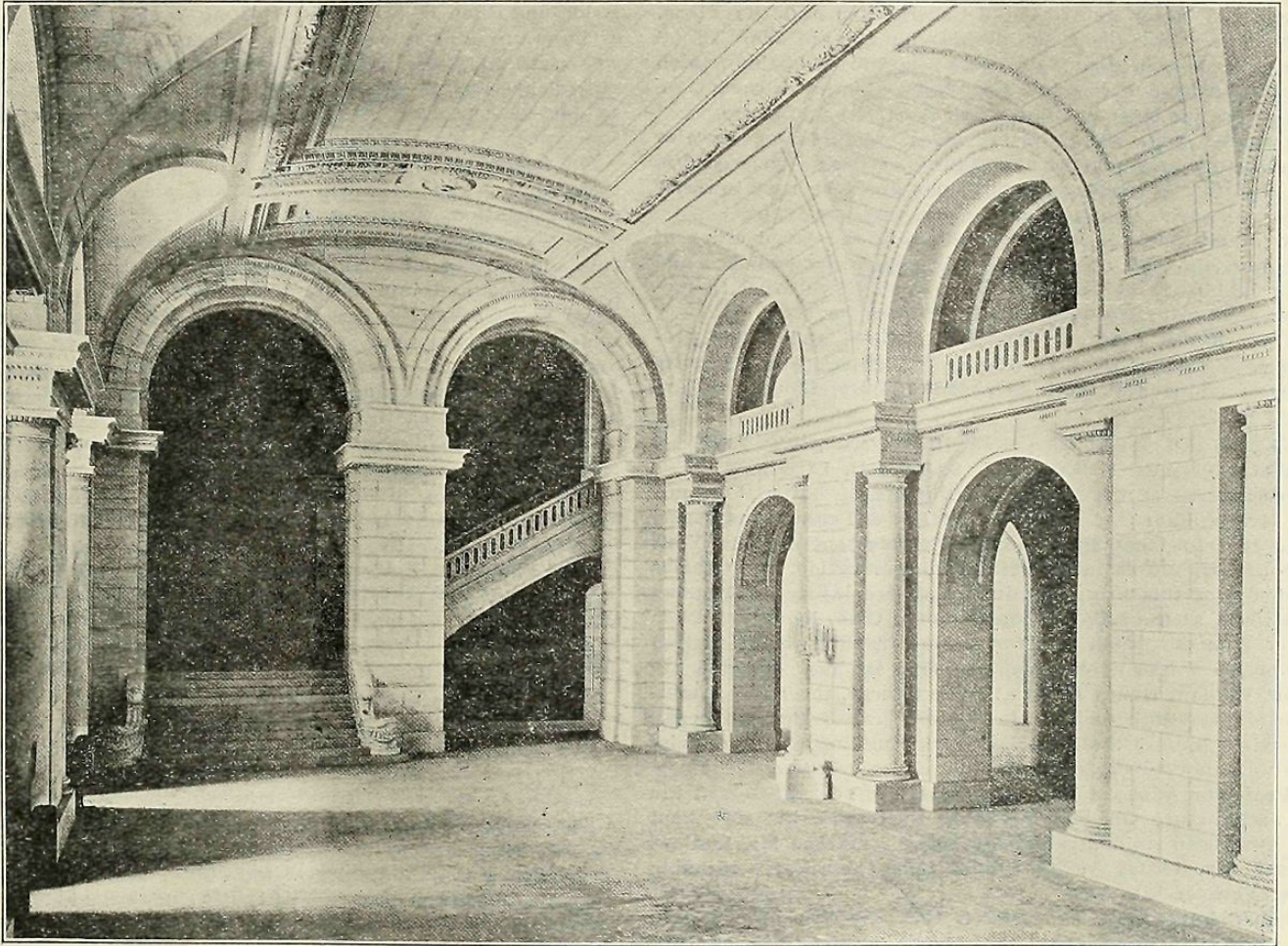
This is the first occasion since the architectural revival in this country that an architect of eminence from the other side has ever made a comparison between contemporaneous work in America and other countries, so comprehensive, direct and positive, and to the advantage of our architects. It has been a rare instance when an architect from abroad has been intellectually able to draw a line between the present and the past in

dreds of dwellings in New York, illustrated this point in a story he related of a visit to York Cathedral in England. He met in the city of York a Scotchman with whom he had a very plain discussion on this subject.

"He asked me," said Mr. True, in telling of the incident, this week, "if we had anything in America like York Cathedral. I replied that I could not see how that had anything to do with it, as my family did not leave England until 1634, and consequently we had as much to do with York Cathedral as he had, it having been completed before that era.

"Then I asked him to show me what they were doing NOW. And I advised him that when he should come to New York not to look for ancient things, as all Americans would naturally do when visiting Britain, but to ask to see the LATEST things, and then he would see something worth while.

"What Professor Adshead says is so," continued Mr. True. "Europeans are beginning to find out that the 'American experiment' is a fact, and consequently the intelligent man is look-



NEW YORK ARCHITECTURE—ENTRANCE HALL, NEW YORK PUBLIC LIBRARY.

Carrère & Hastings, Architects.

architecture and to compare the work of American architects of the present day with what is being done abroad now—in France, Germany and the British Isles.

Representative New York architects who were interviewed this week for the Record and Guide agreed that old-world builders are outclassed by the wonderfully efficient organization and powerful financing of our big building corporations, but the same authorities were not sure of the correctness of Prof. Adshead's judgment upon New York's architecture as a whole, compared with that of Paris, London and Berlin. We excelled in some lines of architectural design, it was said, but the lack of a national architecture was regretted, and also the lack of something in the nature of legal statutes to compel conformity to some general municipal plan.

But other authorities, perhaps more free to make comparisons, were emphatic that the work that is being done in New York at the present time, in architectural design as well as in construction, is superior to contemporaneous work abroad.

Clarence True, the architect, who originated the American basement house and who, during a long career has built hun-

ing for help from us, the same as we have looked for benefits from them. New York now is architecturally in its infancy, but foundations are being laid here for an architecture which, when the city grows up and is half as old as either London or Paris, will far surpass theirs.

"London, Paris, Berlin, and all the largest cities of Europe, have, of course, an advantage over New York in that they are governmental and financial capitals combined, the same as if New York and Washington were one city. The architecture of London and the architecture of Paris have an historical interest which New York's does not possess, but in character and workmanship the buildings NOW being constructed in New York, irrespective of Governmental buildings, far excel those being built anywhere in Europe.

THE FAD OF "KNOCKING" NEW YORK.

"It seems to be a fad to belittle New York. I notice this particularly in the reports of the Tenement House Commission, where on one occasion the worst tenement on Cherry Hill was shown in comparison with the best thing done in Berlin. They have in Berlin nothing like the 'Apthorpe' or the two miles of

elegant 'tenement houses' on Central Park West, or apartments like those on Riverside Drive or on Washington Heights.

"New York is far from being perfect, and we all know ways in which it can be improved, but when it comes to a comparison of modern work, Professor Adshead has told the truth. Take his own city, Liverpool, which is comparatively modern and of the same age as Boston, and Boston can learn nothing from Liverpool, either in architecture or construction. And this being true of Boston, what of New York?"

MR. HARDENBERGH SAYS "PERHAPS."

Henry J. Hardenbergh during the thirty years that he has been in active practice has been recognized as one of the masters of his profession. A long list of notable buildings stands to his credit. In the 1880's he was building such masterpieces as the "Dakota" apartment house on Central Park West, which was an inspiration for the building and real estate fraternity for years afterward. In the 1890's he was building the Waldorf-Astoria, and such, and altogether Henry J. Hardenbergh is responsible for much of the good architecture in this country that Prof. Adshead has ranked first in the world. Perhaps this is the reason why Mr. Hardenbergh was found not prepared at the moment to give an extended answer to the Record and Guide's question as to whether he considered the judgment of the English architect entirely just to his colleagues at home and on the Continent. But his thought was indicated when he answered:

"Prof. Adshead is perhaps right and perhaps wrong, according to the point of view. I would not care to say in a general way just whether he is right or wrong."

CLINTON & RUSSELL'S OPINION.

The members of the firm of Clinton & Russell, architects of the Hudson Terminal Buildings and many other great office buildings, the Hotel Astor, the Knickerbocker and the Plaza, and who, in a word, make the designs for a large share of all the big work done in New York, were found to be of the opinion that Prof. Adshead had given New York architects more than their just due, at least in some particulars.

They agreed that, while our tall office buildings are superior in construction and general adaptability of design to anything of the kind in the world, such buildings are very rare in other parts of the world, comparison was therefore irrelevant.

As to other kinds of buildings, those in the large cities of Europe were, in their opinion, equal in general convenience and superior in beauty of design to ours—though we excel in mechanical equipment, grade for grade or class for class.

They considered that our apartment houses and hotels provide more conveniences than those of Europe, "but generally European monumental work is ahead of ours, though we are catching up rapidly."

WE EXCEL IN DARING CONSTRUCTION, BUT NOT IN FACADE ARCHITECTURE, SAYS MR. LUDLOW.

Representative of the younger architects of national prominence, Mr. William O. Ludlow, of Ludlow & Peabody, was also inclined to think that Prof. Adshead's judgment of New York architecture should be taken with some reservation. Mr. Charles S. Peabody, of this firm, sustained a severe injury on Monday of this week, at the Lake George Country Club, by falling from a ladder upon his head, and for a time his life was despaired of. Notable works upon which the firm are now engaged are the Fort William Henry Hotel at Lake George, the Hotel Champlain at Plattsburgh and the new buildings for the University of Georgia. Before the late New York Building Code Commission Mr. Ludlow advocated limitation of the height of buildings.

"If Professor Adshead had said that New York possessed the finest architecture OF ITS KIND in the world, his statement would have been eminently indisputable," remarked Mr. Ludlow, when asked yesterday for his opinion upon the relative standing of New York architecture.

"My own impression is, however, that the Professor had in mind something other than the facade architecture of New York. I imagine that he was considering our buildings as the creation of the Architect as master builder, and indeed in daring construction, ingenuity of plan and adaptation to complex conditions, our buildings are without parallel.

"From this point of view, perhaps, New York can boast the finest architecture in the world."

NEW YORK SUFFERS FROM A LACK OF A NATIONAL STYLE.

Mr. Charles H. Israels, of the firm of Israels & Harder, architects, who has been prominently identified with the work of the architectural and art societies for the maintenance in this city of a high standard in architecture and construction, and who was a member of one of the recent boards appointed to revise the New York Building Code, was also asked if the remarks of Prof. Adshead in his address at the New York City Hall had surprised him. Said Mr. Israels:

"I believe that the average commercial building in New York City is better than its counterpart in the great European cities when considered as a single building. The thing that New York lacks, however, is a comprehensive building regulation to compel a certain uniformity which is necessary to a satisfying total result.

"We also suffer from the lack of a national style," continued Mr. Israels, "which in turn is responsible for the glaring con-

trasts that have been so frequently criticised. But most of all we lack a comprehensive city plan.

THE TOTAL RESULT NOT SATISFACTORY.

"Our city has few vistas. We have comparatively few sites where monumental buildings may be placed, and even though the individual examples of our city architecture may be excellent, the total result is not by any means as satisfactory as that presented by the average European city."

OLD-WORLD BUILDERS OUTCLASSED.

Mr. Eli Benedict, of 1947 Broadway, well known in his profession as an instructor and critic as well as a practitioner, was also found to be of the opinion that Prof. Adshead's remarks should be taken in a somewhat restricted sense.

There was no question, Mr. Benedict said, but that in the handling of our peculiar problems, such as our tall office buildings and the better class of our hotels and apartment houses, we have created many original and beautiful examples of modern architecture that no other city can duplicate. He also thought that the average work of our best architects is fully up to, if not superior to, the work of the best architects of any old-world city. He added:

"Then, from the builder's point of view, we are undoubtedly using the best of materials in a skilful and substantial manner, and are erecting with wonderful rapidity huge structures which are the wonder of the day in the eyes of old-world builders who are wholly out of class with us in this respect. This is due to the wonderfully efficient organization and powerful financing of our big building corporations."

OUR BEST WILL BEAR COMPARISON WITH EUROPE'S.

Mr. Charles Buek, architect, builder and member of the Board of Examiners of the New York Building Department, said he was afraid that Prof. Adshead had been trying to make us feel good, and that if he really tried he could find some of our architecture that is occasionally "trivial." But Prof. Adshead was right in saying that our building construction, in the engineering sense, is ahead of that of all other nations, certainly so far as our large residential and business structures are concerned.

The beauty of a city architecturally was largely a matter of taste upon which men will differ, and also a matter of habit and association, continued Mr. Buek. Our architecture, in his view, was more vigorous, more original, not so much confined by rule and precept, and our fine business streets were accordingly more varied and interesting than those of European capitals. To a New Yorker the streets of Paris, Berlin and Vienna, built under strict regulations as to size and height, looked monotonous and too uniform. To the European accustomed to this uniformity, our streets appeared irregular and too full of violent contrast. Mr. Buek then said:

"The finest architecture of London is spoiled by the unsightly stains and discolorations due to the climate.

"The European architect in his embellishment and details rarely ventures to depart from the well settled traditional forms of the art.

"The American is freer, bolder and in our best modern work, I think, superior, and is more successful in adapting form and design to new materials and methods. Take it all in all, our best to-day will bear comparison with the best of modern Europe."

New York Public Library.

(Subject of Illustration.)

In the Architectural Record Magazine for September there is a porte folio of illustrations of the New York Public Library on 5th av now near enough to completion for pictorial representation. The exterior is an old story to the public, but the interior is yet like an unopened book. The critic in the magazine article speaks of the edifice as the "most important" erected since the beginning of the American architectural revival. Before this judgment is challenged he gives his reasons for so classifying the building, and it will be found that they are based not altogether on architectural grounds.

From a strictly architectural point of view, he says, many criticisms can be passed upon the design. The niches and fountains on either side of the entrance as devices to ornament stretches of blank wall are not considered happy and appropriate; the treatment of the ends of the facade is weak; the scale of the engaged colonnade looks too contracted.

But blemishes such as these are not of sufficient importance seriously to attenuate the fundamental impressiveness and attractiveness of the facade. The final judgment on the New York Public Library will be, the critic thinks, that it is not a great monument, because considerations of architectural form have in several conspicuous instances been deliberately subordinated to the needs of the plan. A merely monumental library always appears somewhat forbidding and remote, while this one is attractive, it offers a smiling countenance—an outward sign of an inward grace.

"When people enter they will find a building which has been ingeniously and carefully adapted to their use. Professional architects like it because they recognize the skill, the good taste and the abundant resources of which the building as a whole is the result."

FURTHER VIEWS OF PROF. ADSHEAD ON NEW YORK ARCHITECTURE.

By GEORGE B. FORD.

(The author of the following article has been intimately associated with Prof. Adshead, both in this country and abroad. He has just returned from a European tour, during which he attended congresses on civic design or town-planning, notably at Berlin. Mr. Ford is a well known architect, associated with George B. Post & Sons. He has specialized to some extent in town-planning and expects to give more attention to this new phase of work in the future. The University of Liverpool has the only School of Civic Design in the World. Prof. Adshead, head of the department, is perhaps, the foremost of the younger architects of Great Britain. His intimate opinion of American work, as reported by Mr. Ford, verifies the remarks attributed to him at the City Hall.—Editor.)

As one who had the pleasure of accompanying Prof. S. D. Adshead on most of his trips in and about Manhattan, I believe that I can say something further about his views that may be of interest.

In the first place, he was not "jollying us." He was quite sincere, believing all that he said about us in his City Hall speech. Long before he came to America he was well acquainted with our architecture and was so impressed with it that he felt that it was just as necessary for him to see it as it was to see the architecture of France or Italy.

Coming here, he found the actuality quite exceeded his expectations. The three things that impressed him most were the clearness and softness and beauty of color of our atmosphere, the width of our city streets and the big, simple effect of the architecture which bordered them.

WHAT CONCRETE WILL DO.

A book sent out this week by the Lawrence Cement Company of No. 1 Broadway, manufacturers of the Dragon Portland Cement, answers a question that everybody nowadays seems to want information upon. Concrete, while it is very scientific, has practical uses that appeals to everybody. How the material can be applied to your purposes, as a house owner, suburbanite, gardener and farmer, however strange it may seem at first to use cement, for such purposes as yours, is what this book talks about.

Almost every part of every construction on the country place can be and has been made of concrete either in mass form or when reinforced. An ordinary carpenter can make the necessary wooden forms for rather elaborate buildings, as well as for simpler structures like ice-houses, piggeries, troughs, tanks and cisterns where plain concrete is used. Even fence posts and rails, barn floors and feeding floors are being constructed of concrete instead of wood.

All about mixing cement, the tools that are required, and the quantities of ingredients suitable for any job you have in mind to do will be found in this book. The forms and molds—how to make them—is all explained both by textual description and pictorial illustrations. The latter number 150, and a large share of them show the nature of the new purposes to which concrete is being applied.

In scanning these pictures it will be noted that concrete makes, for example, a fine wall around a park lake, or along a brookside, or for straightening a water-course, and it makes a particularly substantial boundary wall. There is a concrete wall on Second avenue, Brooklyn, that is known to be a hundred years old. It is being removed because of the advance of suburban home buildings.

Very full information is given concerning the method of laying concrete sidewalks and curbs, culverts, floors, steps, farm buildings and lawn ornaments and decorative things of various kinds, including garages.

POINTS ABOUT A GARAGE.

In regard to the size of a garage it is said that a large machine requires a width of at least ten feet and a length of twenty feet, and headroom amounting to ten feet should be provided. The first floor should be directly on the ground so as to give ample strength for jacking up parts of the machine. It is constructed exactly like a sidewalk and should not be less than six inches in thickness. Top-surfaces should be coated with a waterproof finish, so that oil and water will not be absorbed by the concrete. It should also be sloped to drains beneath the floor with outlets at convenient points. Full directions are also given for the construction of the walls of buildings.

Rapid Construction.

In perhaps the quickest time ever made on a hotel structure, the Rector Hotel, now being erected at 44th st and Broadway, was finally closed in yesterday, and the energies of the contractors diverted to the task of completing the interior, so that the finished building, equipped from cellar to roof, may be turned over to its owner early in December of the present year. For one whole week the exterior or stone work went forward at the rate of a story a day, and at no time since the inception of the operation has the actual work of erection fallen

He rarely found here that broken-up effect, that triviality, that frittering away into petty and meaningless details, that one meets at every turn in London. The general run of buildings here seemed to him to have a dignity not approached by those in any foreign country, even France.

The beauty and variety of our building materials with the resultant color and texture that they give to our architecture was a constant source of delight to him, and it was largely due to this that he found our miles and miles of six-story apartment houses interesting.

He believes that the future of our architecture here is dependent on our keeping to the Classic and Italian Renaissance for our inspiration. Our "Secession" architecture seems to him to be leading us astray.

The buildings that most appealed to him were Columbia Library, the U. of P. Museum, the Gorham Building, the Metropolitan Tower, Dr. Parkhurst's Church, the Morgan Library, etc.

He has preached American architecture so long in England that he has been called there an American maniac. At first he was almost alone, but to-day among the rising generation of English architects there is not only a rapidly growing appreciation of our work but a tendency to draw inspiration for their own designing from it.

appreciably behind the delivery of materials at the site. The Thompson-Starrett organization has now been engaged on the Rector operation about seven months, but this period includes five and one-half months for the work of demolishing the old buildings and blasting and removing rock for the sub-basement floors, so that the erection of the superstructure from cellar to roof has been accomplished in eight weeks.

REAL ESTATE AND BUILDING CORPORATIONS.

- Viking Realty Co., 784 Manhattan av; inc. June 29, 1910; capital, \$1,000; directors, Wm. H. Meserole, Archibald K. Meserole, George Williams.
- Zimmer Construction Co., 57 Warren st; inc. —; capital, \$50,000; directors, Frederic S. Banks, George Zimmer, John W. Heaney, Henry L. Stine.
- Hagerty-Drummond Co., 41 Park row; inc. June 13, 1910; capital, \$100,000; directors, John J. Hagerty, Walter J. Drummond, Warren Leslie.
- Itteloc Realty Co., care Beals & Nicholson, 203 Broadway; inc. June 2, 1910; capital, \$1,000; directors, J. Turner Grieve, E. Palmyre Coletti, Emile Coletti.
- Legne Realty Co., care Engel Bros., 132 Nassau st; inc. June 3, 1910; capital, \$3,000; directors, Chas. S. Bloch, Nathan Herbst, Isidore Schneider.
- Long Island & Westchester Holding Co., 15 E. 16th st; inc. June 6, 1910; capital, \$10,000; directors, Richard C. Burne, George Reif, Joel B. Goodman.
- Lotze-Hazelwood Co., 286 5th av; inc. June 2, 1910; capital, \$100,000; directors, Wm. G. Lotze, Theodore T. Hazelwood, Thomas Fahay.
- G. E. McLean Co., 200 Webster av; inc. June 2, 1910; capital, \$10,000; directors, Geo. E. McLean, Maud E. McLean, Geo. A. Harris.
- Malvin Realty Co., care Shapiro & Levy, 119 Nassau st; inc. —; capital, \$2,000; directors, Chas. Friedman, Henry Friedman, Nathan M. Eisenberg.
- Roseaire Co.; inc. May 27, 1910; capital, \$1,000; directors, James J. Wilson, 288 St. Nicholas av; Leland S. Osmun, 166 Cumberland st, Brooklyn; Henry Presser, 207 Graham av, Brooklyn.
- Salle Building Co., 8749 21st av, Brooklyn; inc. June 18, 1910; capital, \$5,000; directors, Jacob Kaiser, Sally Kaiser, Levi Abramowitz.
- Schorn & Schmidt Const. Co., 175th st and Crotona Park East; inc. June 9, 1910; capital, \$20,000; directors, Edward Schorn, Harry F. Schadt, Emilie Schorn.
- 6% Bond & Mortgage Security Co. of New York; inc. June 6, 1910; capital, \$10,000; directors, Chas. E. Lockwood, 1133 Broadway; Arthur Martens, 754 Nostrand av, Brooklyn; Chas. E. Terrell, 769 Park pl, Brooklyn; Wm. H. Halsted, 115 Broadway, and two others.
- St. Marks Building Co.; inc. June 18, 1910; capital, \$5,000; directors, Archibald K. Meserole, 784 Manhattan av, Brooklyn; Matteo Marsilia, 18 Conselyea st, Brooklyn; James J. Murray, 784 Manhattan av, Brooklyn.
- Surety Lland Co., care Henry Mandel, 35 Nassau st; ins. June 9, 1910; capital, \$25,000; directors, Alfred C. Bachman, Charles O. Stanley, Frederick W. Fieder, Jr.
- John Violante Realty Co., 697 E. 180th st; inc. June 10, 1910; capital, \$10,000; directors, John Violante, Teresa Violante, Louis Porcelli.
- West End Const. Co., care Herman Strauss, 73 E. 90th st; inc. June 11, 1910; capital, \$10,000; directors, Geo. J. Adams, Edward Petigor, Wm. H. Jeffers.
- Winorsky Lumber Co., West side of Powell st, Brooklyn; inc. June 21, 1910; capital, \$10,000; directors, Philip Winorsky, Annie Cohen, Harry Berend.
- Yonkers Manor Co., care Hardy & Shellabarger, 165 Broadway; inc. June 14, 1910; capital, \$10,000; directors, J. M. Shellabarger, Edmund J. O'Connor, Joseph Steen.

—The Barber Asphalt Co. will repave 4th av, between 23d and 32d sts, at an estimated cost of \$29,613; and Madison av, from 42d to 50th st, at an estimated cost of \$18,808.10.

THE VALUE OF ROOFING GUARANTEES.

By L. P. Sibley,

Secretary of the National Association of Master Slag and Gravel Roofers of America.

GUARANTEES have become more of a factor in roofing than in any other work connected with building construction, and are frequently put in the foreground so the real point at issue, the merit of the roofing, will be overlooked, and they therefore should be subjected to the closest scrutiny.

Very naturally guarantees for five years or ten years will appear in the light of a safeguard, but they are not given because of a sublime faith the guarantor has in his roofing, or because of any generous impulse on his part to protect the buyer; but they are given for one purpose only, to sell the roofing. For the purpose of considering their value they may be divided into three classes.

First: Where the guarantor is responsible and gives the guarantee in good faith. In such cases the buyer has assurance that the roof will be repaired if it leaks, but there is not any protection against damage, as a guarantee against damage would be a greater liability than any solvent contractor would assume, even with the best of roofs. No matter how often leaks occur, all the owner can require is that repairs be made with reasonable promptness; and, as frequently happens, it is better to buy a new roof than stand the loss and annoyance caused by the leaks.

Second: Where the guarantor is responsible but purposely words the guarantee to mislead and avoid legal responsibility. This class is the most misleading and causes the greatest loss. It embraces the "painting-every-so-often" clause, usually calling for material which the owner must buy and apply at certain specified times. One day over, and the guarantee is invalid. Also in this class are the guarantees when other than the guarantor applied the roofing. This means a division of responsibility and there are literally dozens of "excuses" why the manufacturer is not to blame.

Third: Where the guarantor does not remain in business or solvent for the term of guarantee. Statistics show that the life of a surprisingly large percentage of firms is less than five years, to say nothing of ten years, and this is especially true of general contractors as a class, who usually take the sub-contractors' guarantees and then guarantee direct to the owner.

Tile, slate, copper and shingle roofs are rarely guaranteed for more than one year, if at all, so they need not be considered; but it is the two great classes "Ready Roofing" and "Gravel or Slag Roofs"—(frequently referred to as "Built-up Roofs") that have been and are most affected by long-time guarantees.

In buying ready roofing, the character of the building, the incline of the roof to be recoated occasionally (if roofing requiring such care is used), the length of service the roof is expected to give, the experience of others with the same material used under the same conditions for as long a time as it is claimed it will last (printed testimonials should not be accepted without investigation), and the reputation of the manufacturer for fair dealing, are factors of far more importance than any guarantee.

Several of the largest manufacturers of ready roofing who do not apply their roofs have consistently refused to give guarantees, and large dealers who look into the merit of an article usually prefer to deal with such manufacturers. It should be borne in mind that there is no "cure all" in roofing any more than there is in medicine.

When it was the custom to buy gravel roofs on their merit, and the factors considered were quality of material, amount of material (that is, the number of plies and the weight of felt and of pitch), it was usual to have gravel roofs last fifteen to twenty years, and sometimes longer; but since the ten-year guarantee was made the basis for price, with contract awarded to the lowest bidder, most of the responsible roofing contractors have had no option except to figure on a ten-year roof, and if the contract is secured, that is all they can give, as it is all they are to be paid for, or have agreed to give.

Under these conditions contractors soon learned that it was

cheaper to make a few repairs during the term of guarantee than to put on a roof that would not have to be repaired for ten years. Usually a roof upon which there is no maintenance cost of ten years will give good service for more than twenty years, but naturally, roofs that require repairs during the term of guarantees are of little value at its expiration.

Gravel roofs have been in use so long that there is a definite value to a ply of felt and mopping of pitch (with materials of given quality), and by using more plies or less a roof can be made as good or cheap as any building warrants. In calling for a long-time guarantee, an architect or engineer apparently avoids responsibility as to the quality of material and manner in which it is applied. This is not done with boilers, or plumbing, or electric wiring, or any other work in connection with building, and should not be allowed in roofing.

A definite specification which meets the requirements of the building should be provided the same as is provided for the foundation and other parts of the building, and then competent inspection given, so the roof will be its own guarantee, the same as the foundation.

Concrete Coast Defences.

Recent tests at Sandy Hook of the resisting power of reinforced concrete as a defense against high-powered projectiles confirm the calculations of the penetrating power of the twelve-inch gun. A concrete wall twenty feet thick, heavily reinforced with steel beams, was pierced by a twelve-inch projectile fired at high velocity. The blow delivered was sufficient to penetrate twenty-two inches of armor plate, and the reinforced concrete withstood the attacks so well that it will probably be used in the construction of the new coast defense fortifications in the Philippines. A similar attack is to be made with the fourteen-inch gun.

WAGES IN THIS STATE.

From official sources a list of wages paid in the building trades of typical cities has been compiled, to compare with the rates paid in typical cities of some other States. Cities of the first class are represented by New York City and Buffalo, and third-class cities by Rochester, Troy, Elmira, Ithaca, Olean, Utica, Amsterdam and Niagara Falls. It will be noticed by those who have a knowledge of what wage scales in these cities in the past have been that there has been a decided increase.

Eight hours has become pretty generally the length of a day's work in unionized towns. Formerly the hours of work were from seven o'clock until six, with an hour out at noon; then from 7.30 to 5.30—nine hours. In commercial and manufacturing lines up the State nine hours still constitute a day's work, with from seven to five as the hours of labor in most cases. Men usually live near enough to their work to walk home to dinner.

Three dollars and \$3.50 a day were the old rates for masons in small towns, and \$2.50 @ 2.75 for carpenters, proportioned as to steadiness of employment in the respective trades. Until this present year it seemed to be the case that the mechanics netted more money in a year with a lower wage rate than they do now with the highest rate since the days of the Civil War and just after, when the country's finances were on a silver basis.

The high cost of lumber since about 1890 has curtailed speculative building in most towns up the State to such an extent that for years there was very little construction. Exceptions have been found in such thriving towns as Buffalo, Rochester, Syracuse and Schenectady. Laterly there has been a revival of private building, and speculative work is just beginning to pick up again. Such places as West Point, Iona Island and Tuxedo have in recent years provided a large amount of work for high-grade mechanics in Southern New York.

TABLE OF WAGES IN VARIOUS CITIES.

	Bricklayers.	Carpenters.	Cement Finishers.	Electricians.	Hoisting Engineers.	Laborers.	Lathers.	Painters.	Plasterers.	Plumbers.	Stone Masons.	Stone Cutters.	Steam Fitters.	Structural Iron Workers.	Sheet Metal Workers.
Albany.....	60	40 $\frac{1}{8}$	60	43 $\frac{3}{4}$	3.00d.	22-32	50	43 $\frac{3}{4}$	60 $\frac{1}{2}$	50	60	62 $\frac{1}{2}$	50	37 $\frac{1}{2}$ -50	45
Amsterdam.....	55	45	50	37 $\frac{1}{2}$	33 $\frac{1}{2}$	17 $\frac{1}{2}$ -20	2.25M	28 $\frac{1}{2}$ -31 $\frac{1}{4}$	55	43	55	50	43	50	45
Buffalo.....	60	45	40	37 $\frac{1}{2}$ -43	\$21 wk.	22 $\frac{1}{2}$ -25	2.25M	37 $\frac{1}{2}$ -42 $\frac{1}{2}$	55	50	55	50	50	50	37 $\frac{1}{2}$ -42
Elmira.....	50	30 $\frac{1}{2}$	50	31 $\frac{1}{4}$ -37 $\frac{1}{2}$	..	17 $\frac{1}{2}$	3c. yd.	35	50	43 $\frac{1}{2}$	50	50	43 $\frac{1}{2}$	..	28
Ithaca.....	56 $\frac{1}{4}$	37 $\frac{1}{2}$	..	..	..	17-22	..	37 $\frac{1}{2}$	50	44	56 $\frac{3}{4}$	56 $\frac{1}{4}$	44	..	35
New York.....	70	62 $\frac{1}{2}$	62 $\frac{1}{4}$	56 $\frac{1}{4}$	62 $\frac{1}{2}$	37 $\frac{1}{2}$	56 $\frac{1}{4}$	50	68 $\frac{3}{4}$	62 $\frac{1}{2}$	57 $\frac{1}{2}$	62 $\frac{1}{2}$	62 $\frac{1}{2}$	62 $\frac{1}{2}$	56 $\frac{1}{4}$
Niagara Falls.....	60	45	50	37 $\frac{1}{2}$	50	20-22 $\frac{1}{4}$	3 $\frac{1}{2}$ c. yd.	31 $\frac{1}{4}$	50	43 $\frac{1}{4}$	55	50	43 $\frac{3}{4}$	50	43
Olean.....	55-59	37 $\frac{1}{2}$	35	30	..	20	3c. yd.	35	50	30 $\frac{1}{2}$	45	40	30 $\frac{1}{2}$	..	35
Rochester.....	60	43 $\frac{3}{4}$	37 $\frac{1}{2}$	43 $\frac{3}{4}$	3.00d.	26-28	2.25M	41	60	50	60	57	50	50	40 $\frac{1}{2}$
Troy.....	60	45	50	3.00d.	2.50d.	17 $\frac{1}{2}$ -25	50	42 $\frac{1}{2}$	60	45	60	50	45	50	\$3.00d.
Utica.....	55	44 $\frac{1}{2}$	55	37 $\frac{1}{2}$	31 $\frac{1}{4}$	22-25	40	40 $\frac{1}{2}$	55	40 $\frac{1}{2}$	55	50	40 $\frac{1}{2}$	..	50
Cleveland, O.....	65	42 $\frac{1}{2}$ -45	40-50	50	..	25	4.00d.	37 $\frac{1}{2}$	62 $\frac{1}{2}$	56 $\frac{1}{4}$	50	56 $\frac{1}{2}$	50	60	37 $\frac{1}{2}$
Detroit, Mich.....	62 $\frac{1}{2}$	35-40	35	43 $\frac{3}{4}$	30	25-28	45	35-40	60	50	50	50	50	40	35
Pittsburgh, Pa.....	65	50	35-50	50	50	20-25	47 $\frac{1}{8}$	42 $\frac{1}{2}$	62 $\frac{1}{2}$	56 $\frac{1}{4}$	55	50	50	50	45 & up
Toronto, Can.....	50	35	..	30	35	25-30	..	30	50	42 $\frac{1}{2}$	50	50	42 $\frac{1}{2}$	..	33
Grand Rapids, Mich	60	35-45	..	35-45	..	20-25	..	35-45	50	50	40-60	..	50	..	35-40

SOME OF THE PRINCIPAL BUILDINGS TO BE CONSTRUCTED THIS FALL, 1910.

The Total Estimated Cost of Those Named in This List is Over \$57,000,000.

Table with columns: LOCATION, KIND OF BUILDING, OWNERS, ARCHITECTS, STORIES, EST. Cost, CONTRACT. Includes entries for various buildings like Municipal building, Bank & office building, Apartment house, etc., with their respective owners and architects.

Estimated cost, total. \$57,315,000

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' ASSOCIATION.

Bulletin No. 47—1910.

MODIFICATION—SECTION 32, BUILDING CODE.

In re application No. 378, New Buildings, 1910; premises, northwest corner 125th street and Fifth avenue:

In a two-story store and office building, the north bearing wall is more than 105 feet in depth, but it is proposed to make it only 12 inches thick, whereas Section 32 of the Building Code would require it to be four inches thicker on account of the excessive length. The wall is, however, reinforced in the first story by a brick enclosure wall for the stair, and has only three window openings in its full length.

A modification of Section 32 of the Building Code is requested and hereby granted, to permit the wall of the length proposed without increasing the same in thickness, inasmuch as the building is only two stories high; as the wall is of excessive length only in the second story without reinforcement; as the wall is of sufficient strength for its purpose and has very few window openings in it, and as the increase of four inches in the second story would necessitate an increase of four inches in the first story, although the wall as proposed is of lawful thickness as it is.

Dated, New York, June 20, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:

GEO. McANENY,
President of the Borough of Manhattan.

Bulletin No. 48—1910.

MODIFICATION—SECTION 105, BUILDING CODE.

In re application No. 1456, Alterations, 1910; premises, No. 32 West 30th street:

It is proposed to enlarge an existing five-story non-fireproof hotel and restaurant, by constructing an extension 25 feet wide by 61 feet deep and six stories high. Both the existing building and the proposed extension are over 36 feet 6 inches in height, but the proposed extension is to be fireproof throughout.

A modification of Section 105 of the Building Code is requested and hereby granted, to permit the enlargement of the existing non-fireproof hotel, inasmuch as the proposed extension is constructed entirely fireproof.

Dated, New York, July 27, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:

GEO. McANENY,
President of the Borough of Manhattan.

Bulletin No. 49—1910.

MODIFICATION—SECTION 31, BUILDING CODE.

In re Application No. 1481, Alterations, 1910; premises, No. 123 West 85th st.

In altering a 4-sty and basement private dwelling, it is proposed to raise a 2-sty and basement extension 1-sty in height, making the same three stories and basement. The height of the extension, as altered, above the ground level will be about 44 feet and about 40 feet above the curb level. The extension itself is 10 feet wide by 12 feet deep, and is constructed practically as a separate building from the main building, inasmuch as the rear wall of the main building goes through from party wall to party wall. The party wall of the extension is 12 inches thick, and will be carried up of that thickness in the new story. The side wall, which is 12 feet long, and the rear wall, which is 10 feet long, are 8 inches thick, and it is proposed to carry it up 8 inches thick in the new story.

A modification of Section 31 of the Building Code is requested and hereby granted, to permit raising the 8-inch walls as proposed, inasmuch as the walls are of sufficient strength, and the extension if considered as a building by itself would be within the limits fixed by Section 31 for 8-inch walls.

Dated New York, July 8, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:

E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.

Similar modification has been granted in the following case:
Appl. No. 1568, Alt., 1910; premises, No. 324 West 88th st.

Bulletin No. 50—1910.

MODIFICATION—SECTION 106, BUILDING CODE.

In re Application No. 304, New Buildings, 1910; premises, southeast corner Hubert and West sts:

In a 9-sty fireproof factory building, it is proposed to omit the tie rods between the steel beams. The floor filling approved and to be used in this building consists of four-inch cinder slabs, reinforced by 9-16-inch round rods, 12 inches on centres, continued over the steel beams and hooked from the far side.

A modification of Section 106 of the Building Code is requested and hereby granted, to omit the tie rods in this case, inasmuch as the form of floor filling used does not produce a lateral thrust on the steel beams supporting the arches.

Dated New York, July 15, 1910.

RUDOLPH P. MILLER,

Approved:

GEORGE McANENY,

President of the Borough of Manhattan.

Similar modification has been granted in the following case:

Application No. 463, N. B., 1910; premises, southwest corner Laight and Hudson sts.

BOARD OF EXAMINERS.

Appeal No. 126 of 1910; new building No. 165 of 1910; 91 William st, and 63 Maiden lane, Manhattan; Clinton and Russell, appellants. Plans call for a 12-sty office building, 14.8x38 ft., to cost \$125,000. The Maiden Lane & William Street Co., 32 Nassau st, owner. The Bureau of Buildings objected, that the building should conform to section 105 of the Code for buildings over 150 feet in height. The Board of Examiners approved the appellants' plans Aug. 30.

Appeal No. 128 of 1910; new building No. 564 of 1910, premises north side of 78th st, northwest corner Exterior st, Manhattan, P. H. Ohm, appellant. Plans show a 6-sty and basement clubhouse, 102.8x96x100 ft, to be erected by the City and Suburban Homes Co., at a cost of \$90,000. The objections by the Bureau of Buildings were: That walls of roof house are of unlawful materials and thickness; also that wood construction of pergola is unlawful. The matter was approved by the Board of Examiners, Aug. 30, in favor of the appellant.

Appeal No. 132 of 1910; New Building No. 443; premises, 308 West 82d st, Manhattan; Charles E. Birge, appellant. Plans call for a 12-sty hotel, 25x80.6 ft., to cost \$85,000. The Bureau of Buildings objected as follows: That fire-escapes are required. Front and rear walls of roof house should conform to the requirements of Sections 27 and 31 of the Code. Also that the building exceeds 12-stys in height, and should be of fireproof construction throughout, in accordance with the requirements of Section 105 of the Code. The Board of Examiners approved, on condition that all of the exterior walls be built of brick not less than twelve inches thick, and that all window and door openings be made fireproof and glazed with wire glass.

Appeal No. 128 of 1910; New Buildings No. 364 of 1910; premises north side of 78th st, northwest corner Exterior st, Manhattan; P. H. Olm, appellant. Plans call for a 6-sty and basement club building to be erected by the City and Suburban Homes Co., at a cost of \$90,000. The objection of the Bureau of Buildings were as follows: That walls of roof are of unlawful materials and thickness, also that wood construction for pergola is unlawful. The Board of Examiners approved in favor of the appellant Aug. 30.

Appeal No. 130 of 1910; Alteration No. 1493; premises, 706-8 Madison av, Manhattan; Miss K. C. Budd, appellant. Plans call for changing entrance, windows, bath rooms, installing stairs, and air shaft. The Bureau of Buildings objected as follows: That metal thickness of cast-iron columns should be increased. Also wall thickness should conform to Section 32 of the Code. The Board of Examiners approved in favor of the appellant Aug. 31.

Appeal No. 131 of 1910; Alteration No. 1730; premises, 409 West 117th st, Manhattan; Wm. Emerson, appellant. Application calls for adding 1-sty on rear, changing front wall and installing partitions. The Bureau of Buildings objected as follows: The party and rear walls, if raised as proposed, would exceed the lawful limit for 12-inch walls. The matter was approved by the Board of Examiners Aug. 31, in favor of the appellant.

Appeal No. 127 of 1910; alteration No. 2034 of 1910; premises Nos. 118 to 126 West 52d st, Manhattan; Harry F. Rees, appellant. The application calls for new brick walls, elevator shafts, new stairways, and door openings. The Bureau of Buildings objected as follows: Area of building will exceed that allowed for non-fireproof building. Section 32 of the Code. Also openings between buildings should not exceed 6 feet in width, and be protected on both sides by self-closing fireproof doors. The Board of Examiners approved the appellant's plans on condition that none of the openings exceeds ten feet in width.

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.

INDEX:

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The Star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

- 1—Demolishing
- 2—Excavating
- 3—Foundations
- 4—Masonry
- 5—Carpentry
- 6—Terra cotta blocks
- 7—Steel and iron work
- 8—Reinforced concrete
- 9—Fireproofing
- 10—Tin roof
- 11—Roofing other than tin
- 12—Front brick

- 13—Granite
- 14—Limestone
- 15—Marble
- 16—Terra Cotta
- 17—Mosaic
- 18—Tile
- 19—Metal lath.
- 20—Plaster partition blocks
- 21—Coping
- 22—Galvanized Iron skylights and cornices
- 23—Fire-escapes

- 24—Plumbing
- 25—Heating
- 26—Elevators
- 27—Dumbwaiters
- 28—Electric power
- 29—Electric wiring
- 30—Lighting fixtures
- 31—Plate glass
- 32 Interior woodwork and trim
- 33—Paints
- 34—Hardware

German Improvement Co., 1627 Eastern Parkway, Brooklyn, 4, 5; Sept. 15.
 R. Grocomino, 359 Shepherd av, owner; 4, 5; Sept. 15.
 The Asif Building & Construction Co., 56 Grafton st, owner; 4, 5, Sept. 15.
 J. Diamond, 1131 Wyatt st, owner; 4, 5, Sept. 15.
 Dailey & Carlson, 440 E. 136th st, owners; 12, 4, 5.
 89th & 90th Street Co., 344 W 72d st, owners; 4, 5, 12.
 Sun Const. Co., 1400 5th av, owner; 4, 5, 12.
 Realty Holding Co., 907 Bway, owner; 4, 5, 12.
 The Losberg Business Institute, Brooklyn, owner; 4, 5, 12, *.
 Fairfax Bldg. Co., 5 E 42d st, owner; 5, 4.

Savoy Improvement Co., 200 Bway, owner; 4, 5, 12.
 Murphy Bros., 200 5th av, builders; 12, 24.
 Department of Parks, 5th av & 64th st; 13, 24.
 City & Suburban Homes Co., 15 W 38th st, owner; 4, 5, 7, 12.
 J. Harper Poor, 33 Thomas st, owner, general contract.
 Southside Const Co, 530 W 179th st, owner; 12.
 Children's Aid Society, 105 E 22d st; owner; 25, 30, 24.
 Dickson & Turnbull, 421 W 54th, owner; 24.
 Joseph Walbaum, 326 E 53d st, owner; 24.
 Ralph Kempner, 37 Liberty st, owner; 24.
 Antonio Marsicano, 28 Oliver st, owner; 24, 22.

P. Stehle, 98 Pitt st, owner; 24.
 Sinclair Realty Co., 752 Bway, owner; 24.
 Fifth Avenue Coach Co., 8th av & 49th st, owner; 8.
 T. Van Antwerp, 1910 Webster av, owner; 4, 5, 12.
 C. Criscuola, 1910 Webster av, owner; 4, 5.
 Chas. S. Clark, 441 Tremont av, ar't; 4, 5, 12.
 Dudley Howes Co., 100 William st, owner; 4, 5, 12.
 Leo Levinson, 1135 Clay av, owner; 4, 5, 12.
 Karnack Realty Co., 605 West 151st st, owner; 4, 5, 12.
 E Lemon, 478 6th av, owner; 4, 5, 12.
 Open Stair Tenement Co, 20 Broad st, owner; 4, 5, 12.
 John McCauley, 346 W 29th st, owner; 24.

PROJECTED BUILDING.

Manhattan.

Apartments, Flats and Tenements.

142D ST, s s, 100 w Lenox av, two 6-sty brick and stone tenements, 50x86.11; total cost, \$130,000; owner, Dutchess Construction Co., 129 West 121st st; architect, John Hauser, 360 West 125th st. Plan No. 604.

Joseph Bloch, 101 East 79th st, president; Michael Behrendt, 129 West 121st st, secretary and treasurer.

DELANCEY ST, n w cor Mott st, 6-sty brick and stone store and tenement; cost, \$50,000; owner, Joseph E. Lemon, 478 6th av; architect, Oscar Lowinson, 18 East 42d st. Plan No. 608.

77TH ST, s s, 98 e Av A, two 6-sty brick and stone tenements, 100x89.2, plastic slate roof; total cost, \$200,000; owner, Open Stair Tenement Co., 20 Broad st; architects, H. A. Smith and Wm. P. Miller, 1181 Broadway. Plan No. 609.

Miscellaneous.

29TH ST, Nos. 512-514 West, two 1-sty brick outhouses, 14.6x10; cost, \$1,400; owners, Joseph Oshinsky, 17 White st, and Jacob Goldstein, 91 Market st; architect, Geo. Dress, 1436 Lexington av. Plan No. 602.

107TH ST, n s, 300.8 w Columbus av, 3-sty brick and stone bottling house, 50x100; cost, \$50,000; owner, Lion Brewing Co., 108th st and Columbus av; architects, Kastner & Dell, 1138 Broadway. Plan No. 605.

22D ST, Nos. 532-542 West, 21st st, Nos. 529-541 West, 2-sty brick, stone and concrete dry kiln for lumber, 76.2x20; cost, \$10,000; owner, Charles Hofferberth, 532-542 West 22d st; architect, H. J. Bowie Clarke, 612 West 146th st. Plan No. 606.

Stables and Garages.

130TH ST, n s, 125 e 1st av, 1-sty brick and concrete garage, 75x199.10, slag roof; cost, \$35,000; owner, Fifth Avenue Coach Co., 8th av and 49th st; architect, J. P. McGuire & Co., 50 Church st. Plan No. 607.

Stores, Offices and Lofts.

CENTRE ST, w s, from White to Walker sts, two 8-sty brick and stone stores and lofts, 147.3x70.2, plastic slate roof; total cost, \$660,000; owner, Israel Lippman, 66-72 Lafayette st; architects, Schwartz & Gross, 347 5th av. Plan No. 603.

Not awarded.

MANHATTAN ALTERATIONS.

BROOME ST, No. 318, partitions, windows, toilets to 4-sty brick workshop; cost, \$450; owner, Rose Sonneberg, 1064 Clay av; architect, Gustav Schwarz, 302 East 158th st. Plan No. 2268.

ESSEX ST, No. 84, windows to 5-sty brick tenement; cost, \$200; owner, Jennie Bolt, 226 East 118th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2267.

M. Levine, 84 Essex st, has contract.

NORFOLK ST, No. 154, partitions, show windows, area to 6-sty brick tenement and store; cost, \$1,500; owner, Myer Jacobs, 36 East 10th st; architect, Herman Horenburger, 122 Bowery. Plan No. 2263.

OAK ST, No. 42, toilets, partitions, skylights to 5-sty brick tenement and store; cost, \$2,200; owner, Antonio Marsicano, on premises; architect, J. A. Rofrano, 28 Oliver st. Plan No. 2278.

PITT ST, No. 98, partitions, windows, toilets to 5-sty brick tenement; cost, \$2,500; owner, Phillipina Stehle, 98 Pitt st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2279.

STANTON ST, No. 294, alter tank to 6-sty brick loft and store; cost, \$250; owner, Elias Diamond, 294 Stanton st; architect, David Bleier, 99 Mangin st. Plan No. 2257.

WASHINGTON ST, No. 26, partitions, toilets, windows to 6-sty brick tenement; cost, \$600; owner, James A. Glover, 80 William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2266.

12TH ST, No. 307 East, partitions, toilets, alter heating and lighting to 4-sty brick hotel; cost, \$2,800; owner, Children's Aid Society, 105 East 22d st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 2272.

19TH ST, No. 311 East, basement, brick rear extension, 7x9, partitions, remove upper story to 4-sty brick dwelling; cost, \$5,000; owner, New York Skin & Cancer Hospital, 2d av and 19th st; architects, Cady & Gregory, 6 West 22d st. Plan No. 2253.

39TH ST, No. 4 East, add 1-sty tank house, walls, to 4-sty brick and stone office; cost, \$30,000; owner, Frederick Keppel, 4 East 39th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 2282.

Niemann & Luth, 25 West 42d st, have contract.

43D ST, Nos. 236-238 West, 1 and 2-sty brick front and rear extensions, stairs, plumbing, steam heating, electric lighting to two 4-sty brick dwellings; cost, \$22,500; owner, Dr. George Evans, 55 West 39th st; architects, John R. Hinchman and Walker & Hazzard, 487 5th av. Plan No. 2270.

Louis Muller, 248 East 75th st, has contract.

48TH ST, No. 438 West, add 1-sty to extension, partitions to 4-sty brick bakery; cost, \$1,000; owner, James

Clarey, 438 West 48th st; architect, Otto L. Spannhake, 438 West 48th st. Plan No. 2260.

53D ST, No. 4 West, partitions, alter walls to 4-sty brick dwelling; cost, \$300; owner, Mrs. D. S. Lamont, 2 West 53d st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 2277.

53D ST, No. 326 East, partitions, toilets, windows to 4-sty brick tenement; cost, \$1,500; owner, Joseph Walbaum, 326 East 53d st; architect, O. Reissmann, 30 1st st. Plan No. 2275.

54TH ST, No. 425 West, toilets to two 3-sty brick tenements; cost, \$800; owners, Dickson & Turnbull, 421 West 54th st; architect, A. Balschun, 462 East 137th st. Plan No. 2274.

57TH ST, No. 111 East, alter stairs, partitions, windows, to 4-sty brick dwelling; cost, \$2,500; owner, Janet E. Bullock, 111 East 57th st; architect, Robert W. Gibson, 103 Park av. Plan No. 2288.

59TH ST, No. 437 West, add 1-sty. alter walls to 1-sty brick storehouse; cost, \$3,000; owner, Trustees Columbia College, 63 Wall st; architect, Henry Lee Norris, 1120 Amsterdam av. Plan No. 2259.

60TH ST, No. 138 East, partitions, windows, to 5-sty brick tenements and store; cost, \$2,000; owner, A. Siegel & Son, 89 Maiden Lane; architect, David Bleier, 99 Mangin st. Plan No. 2285.

61ST ST, No. 215 West, toilets to 5-sty brick tenement; cost, \$1,000; owner, Ralph Kempner, 37 Liberty st; architect, O. Reissmann, 30 1st st. Plan No. 2276.

75TH ST, Nos. 200-216 West, show windows to 5-sty brick stable; cost, \$12,000; owner, Dakota Stable Co., 75th st and Broadway; architects, Radcliffe & Kelley, 3 West 29th st. Plan No. 2256.

Wm. Crawford, 5 East 42d st, has mason work.

75TH ST, No. 241 East, partitions, windows to 4-sty brick tenement; cost, \$1,500; owner, Morris Black, 740 Myrtle av, Brooklyn; architect, John H. Knubel, 318 West 42d st. Plan No. 2262.

79TH ST, No. 324 East, remove partitions to 4-sty brick tenement; cost, \$100; owner, Louis S. Newman, 324 East 79th st; architect, H. Horenburger, 122 Bowery. Plan No. 2264.

86TH ST, No. 519 East, 1-sty brick side extension, 20x16, openings to 4-sty brick day nursery; cost, \$300; owner, Mrs. H. E. Adriance, 122 East 36th st; architect, Harold Hall, 25 East 26th st. Plan No. 2255.

100TH ST, No. 21 West, partitions to 5-sty brick store and tenement; cost, \$600; owner, Estate Henry Roth, 21 West 100th st; architect, L. C. Maurer, 1493 Broadway. Plan No. 2258.

108T HST, No. 223 East, 1-sty brick rear extension, 7.6x6, to 4-sty brick tenement; cost, \$600; owner, Abe Bruiler, 223 East 108th st; architect, Nicholas Conforti, 324 East 116th st. Plan No. 2284.

110TH ST, Nos. 70-72 East, partitions, windows, columns to 6-sty brick tenement; cost, \$2,500; owner, Estate David Geizler, on premises; architect, Wm. Huenerberg, 764 Tinton av. Plan No. 2261.

125TH ST, Nos. 135-137 West, erect sign to 1-sty store and tenement; cost, \$75; owner, J. M. Horton, 115 Park Row. Plan No. 2273.

129TH ST, No. 122 West, partitions, steel beams to 3-sty brick club house; cost, \$450; owner, Cong. Hope of Israel, 122 West 129th st; architect, Thomas Neely, 1023 Woodycrest av. Plan No. 2265.

AUDUBON AV, n e cor 187th st, 1 and 3-sty brick front and rear extensions, 19x39.7, partitions, stairs, walls to 3-sty brick dwelling; cost, \$10,000; owner, South Side Const. Co., 530 West 179th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 2271.

BROADWAY, No. 752, Astor pl, Nos. 9-11, partitions, toilets to 12-sty brick and stone office and loft; cost, \$500; owner, Sinclair Realty Co., 752 Broadway; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 2280.

BROADWAY, Nos. 772-786, erect tank to 5-sty brick store; cost, \$385; owner, John Wanamaker, 772 Broadway; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 2281.

1ST AV, s e cor 71st st, show windows, to 4-sty brick store and tenement; cost, \$1,000; owner, Jacob Katz, 204 East 72d st; architects, Wm. Flanagan, Ft. East 26th st. Plan No. 2283.

1ST AV, Nos. 83-85, partitions, windows, skylights to two 6-sty brick tenements and stores; cost, \$2,500; owner, Joseph Spektorsky, 113 Leonard st; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 2269.

3D AV, No. 293, toilets, partitions, windows to 4-sty brick store and dwelling; cost, \$800; owner, Fisher Bros., 293 3d av; architect, Lewis Leining, Jr., 355 East 19th st. Plan No. 2254.

6TH AV, No. 805, 1-sty brick rear extension, 19.6x30, partitions, windows, stairs, to 4-sty brick store and dwelling; cost, \$1,000; owner, Wm. Pollak, 973 1st av; architect, John Ph. Voelker, 979 3d av. Plan No. 2287.

8TH AV, No. 2611, partitions, toilets, to 5-sty brick store and tenement; cost, \$500; owner, John McCauley, 346 West 29th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2286.

PROJECTED BUILDING.

Bronx.

Apartments, Flats and Tenements.

SUMMIT AV, e s, 50 s 162d st, 5-sty brick tenement, tar and gravel roof, 50x88; cost, \$40,000; owners, Machanler Const. & Realty Co., Jas. L. McDermott, 31 West 42d st, secretary and treasurer; architects, Gross & Kleinberger, Bible House. Plan No. 871.

3D AV, w s, 45 n 180th st, 6-sty brick tenement, slag roof, 40x91.6; cost, \$48,000; owners, Hubbard Realty Co., Mark Levy, 90 West st, president; architect, S. Millman's Sons, 189 Montague st, Brooklyn. Plan No. 872.

MARION AV, n e cor 193d st, five 5-sty brick tenements, slag roof, 34x72.9, 45x66.11; total cost, \$155,000; owner, John Boyland Co., John P. Boyland, 103 East 125th st, secretary and architect. Plan No. 878.

PROSPECT AV, n w cor 179th st, 5-sty brick tenement, slag roof, 50x90; cost, \$45,000; owners, Hammer Realty Co., Ernest Hammer, 172d st and Park av, president; architect, John P. Boyland, 103 East 125th st. Plan No. 875.

KELLY ST, w s, 90 s 167th st, two 5-sty brick tenements, tin roof, 37.6x88; total cost, \$70,000; owner, Max Psaty, 200 Delancey st; architect, Harold L. Young, 1328 Broadway. Plan No. 880.

Dwellings.

181ST ST, s e cor Harrison av, two 2-sty and attic frame dwellings, shingle roof, 22x55; total cost, \$15,000; owner, John Bradley, 73 West 181st st; architect, F. X. Rousseau, 1133 Broadway. Plan No. 876.

DELAVILLE AV, e s, 126.7 s Boston Post road, two 2-sty frame dwellings, tin roof, 21x52; total cost, \$10,000; owners, Jas. Lista Co., Bassett and Eastchester avs; architect, H. Nordheim, 1087 Tremont av. Plan No. 873.

ROSEWOOD AV, e s, 100 n Bartholdi st, 1-sty brick dwelling, tin roof, 22x27; cost, \$1,200; owner, Michael Gentile, 337 East 109th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 874.

Miscellaneous.

RIGHT OF WAY, e s, 168.47 n 254th st, 1-sty frame station, 49.6x18.8; cost, \$7,800; owners and architects, N. Y. C. & H. R. R. Co., Grand Central Station. Plan No. 877.

BRONX PARK (Botanical Garden), 400 e Webster av, 1-sty brick public shelter, tile roof, 36.2x14.2; cost, \$1,800; owners, City of New York; architects, Brinley & Holbrook, 156 5th av. Plan No. 870.

Stores, Offices and Lofts.

VAN NEST AV, n s, 75 e Van Buren st, 1-sty frame store, tar and gravel roof, 20x60; cost, \$3,000; owner, Mary Gasparini, 524 Van Nest av; architect, B. Ebeling, 1136 Walker av. Plan No. 879.

(Continued on page 438.)

BRONX ALTERATIONS.

EDGEWATER ROAD, e s, 380 s Garrison av, move 1-sty frame storage; cost, \$300; owner, J. Gallagher, 31st st and 2d av; architect, W. F. Garvey, 1911 White Plains av. Plan No. 432.

151ST ST, n s, 375 w Courtland av, 1-sty frame extension, 12x15, to 2-sty frame dwelling; cost, \$100; owner, Michael Cerrone, on premises; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 436.

181ST ST, s e cor Harrison av, move 2-sty and attic frame dwelling; cost, \$2,000; owner, John Bradley, on premises; architect, F. X. Rousseau, 1133 Broadway. Plan No. 433.

KINGSBRIDGE AV, w s, 233 s 232d st, 1-sty frame extension, 6x20, to 2½-sty frame dwelling; cost, \$1,000; owners, G. Armeny and Mary Maloney, Kingsbridge; architect, H. R. Tiffany, Spuyten Duyvil. Plan No. 437.

181ST ST, s e cor Harrison av, 1-sty and attic frame extension, 16x12.6, to 1-sty and attic frame stable; cost, \$800; owner, John Bradley, on premises; architect, F. X. Rousseau, 1133 Broadway. Plan No. 434.

3D AV, No. 2719, 1-sty brick extension, 25x36, to 3-sty brick store and dwelling; cost, \$2,000; owner, Minnie Low, 24 West 90th st; architect, John H. Knubel, 318 West 42d st. Plan No. 435.

ADVANCE REPORTS.

Proposed Hotel for Broadway.

BROADWAY.—The Studebaker building at Broadway, 7th av and 48th st, is about to be remodeled into a first class hotel and restaurant structure. Bustanoby Bros., proprietors of the Cafe des Beaux Arts, Sixth av and 40th st, are said to be the new lessees of the building and will make the proposed alterations.

Messrs. Trowbridge & Livingston, of 527 5th av, architects, have been in consultation, although nothing official has yet been decided with reference to building plans, and no contract has yet been awarded for the work.

The Studebaker building occupies the entire frontage on the north side of 47th st, from Broadway to 7th av. On Broadway the plot measures 115 ft, and on 7th av, 112 ft. It is a 10-sty fireproof structure, and was put up about nine years ago by Mrs. A. D. Juilliard under a long term lease. The Studebaker Co. will occupy the building through the remainder of the season, and may not move until next spring.

Contract Not Let for Poor Residence.

69TH ST.—No contract has yet been awarded for the new residence which J. Harper Poor will build in the north side of 69th st, 150 ft. west of Park av, 25x82, with extension. Plans place the cost at \$50,000. The facade will be of brick with limestone trimmings, coped with marble. There will be two balconies at the second story in front. The roof will be Gothic of earth tiles. Handsome entrance doors

of glazed bronze grill work will open into an outer vestibule of marble. An inner vestibule of marble with an arched entrance will lead to the reception room, handsomely decorated. A large conservatory will reach to the third story and will be separated from the stair hall by handsome marble Corinthian columns and arches. A small fountain will play in the centre of the conservatory. Howells & Stokes, 100 William st, architects.

Proposed Development at Carteret, N. J.

CARTERET, N. J.—The International Nickel Co., of No. 43 Exchange place, N. Y. C., of which Mr. A. Monell, is president, is reported to have purchased about 110 acres of ground at Carteret, near Elizabethport, N. J., for development. The Orford Copper Co., 43 Exchange place, N. Y. C., which is controlled by the International Nickel Co., will, it is said, erect several new factories on the site. At the office of the company on Friday the Record and Guide was informed that nothing had yet been settled with reference to the erection of the new buildings or the selection of plans or an architect. The property was purchased direct from E. S. Savage, lawyer, of No. 150 Broadway, N. Y. C., the original owner.

Nine Apartments for Crotona Avenue.

CROTONA AV.—Louis Charles Maurer, architect, 1493 Broadway, has plans under way for the improvement of Crotona av and 187th st, the northeast corner, with nine 3-sty, 3-family and one 4-sty apartments. The facade of each building will be of ornamental brick, tapestry design. Interior woodwork throughout will be of hardwood and parquet floors; open plumbing, with nickel plated trimmings, steam heating plant and all other modern improvements. The unique design of the facade, employing no stone whatsoever, will be called "The House without a Stone." The plot is 200x100 ft., and each building will be 20 ft. in width. The Savoy Improvement Co., of No. 200 Broadway, is the owner.

To Take Bids for Passaic Valley Sewer.

Bids are soon to be advertised for by the Passaic Valley Sewerage Commission of New Jersey for the disposal of sewage by means of a large trunk sewer, the outlet of which is to be in New York Bay. The Commissioners on Tuesday sent out to the mayors and governing bodies of each municipality lying wholly or in part within the Passaic Valley district the form of contract for joining in the project. By so doing the last step has been taken before advertising for bids for the construction. Under the law the pollution of the Passaic River must cease by December, 1912. The Commission has received the necessary permits and approval of the War Department and the Government on the proposed work.

Brooklyn Business College.

BROOKLYN.—The Losberg Business Institute, of Brooklyn, in care of the architects, is about ready to receive estimates for the new brick, granite and limestone business college to be constructed at Lexington and Greene avcs, at a cost of about \$65,000. Designs have been prepared by Messrs. Harrison & Sackheim, architects, 230 Grand st, N. Y. C., calling for bowling alleys, billiard rooms, gymnasium, dance hall, stage and mezzanine floor. No awards have yet been made.

Syracuse to Have Big Apartment House.

SYRACUSE, N. Y.—The city of Syracuse is soon to have a new apartment house to accommodate 100 families. The plans have been prepared by Charles E. Colton,

architect, Kirk Building, of Syracuse, to cost in the neighborhood of \$400,000. The construction will be of the highest type of brick veneer and steel and reinforced concrete, 8-stys, to measure 66x240 ft. The Leavenworth Apartment Company, Inc., composed of local business men, of which L. G. Leonard is president, is the owner. The general contract was awarded on Aug. 30 to the National Const. Co., of Syracuse.

Apartments for the Bronx.

BRONX.—Charles B. Meyers, 1 Union sq, is preparing plans for a number of high-class apartment houses to be erected in the Bronx, five will be erected on the east side of Caldwell av, 300 ft south of 156th st, 55x109 and 43x104 ft, 5-stys each, to cost \$175,000, two 5-stys, 32x78 and 32x86 ft, at the northeast corner of Mohegan av and 178th st, for N. Rubenstein, 15 West 119th st, to cost \$70,000, and one 6-sty elevator apartment for the Gerliet Meyer Const Co., at Edgecomb and Bradhurst avcs. No sub-contracts have yet been awarded.

Plans for Another \$1,000,000 House.

WEST END AV.—Geo. and Edward Blum, architects, 505 5th av, are completing plans for another 12-sty apartment house, 100.8x irregular, to be erected by the 89th and 90th Street Co., 344 West 72d st, at the southeast corner of West End av and 90th st, to cost \$1,000,000. Plans were filed last week by these architects for a similar structure to be erected by the same builders at the northwest corner of Broadway and 89th st, on plot 100.8x131x140 ft., to cost \$1,000,000. No sub-contracts for labor and materials have yet been issued.

General Contract to Merrick Fireproofing Co.

NEWARK, N. J.—Wallace M. Scudder, of the Evening News Publishing Co., 215 Market st, has awarded to the Merrick Fireproofing Co., 1 Broadway, N. Y. C., the general contract to erect the 2½-sty brick and limestone residence, 92x40 ft., at the northwest corner of Ballantine Parkway and Parker st, this city, to cost approximately \$65,000. Frederick Bigelow, Firemen's Insurance Building, is the architect.

Brooklyn to Have New Light Plant.

BROOKLYN.—The German Improvement Company, of which I. Kaplan, 1627 Eastern Parkway, is president, is having plans prepared by Messrs. Cohn Brothers, 361 Stone av, for the construction of a new light manufacturing plant, brick and bluestone, 5-stys, 75x90 ft., to be situated at Rockaway and Dumont avcs, the southeast corner. The owner will receive estimates on materials and sub-contracts about the middle of September. The estimated cost is \$25,000.

107th Street Storehouse.

107TH ST.—The Kenn Well Contracting Co., 12 Elm st, received the general contract during the week for the construction of the 1-sty fireproof brick storehouse, 45x100 ft., in the north side of 107th st, 150 ft. east of Amsterdam av, for the New York Edison Co., 55 Duane st. Estimated cost about \$20,000. Wm. Weisenberger, Jr., 55 Duane st, has prepared plans.

Contract for Bottling House.

107TH ST.—The general contract has been awarded to Murphy Brothers, 200 5th av, for the construction of the new bottling house, 4-stys, fireproof, brick, 100x50 ft., in 107th st, near Columbus av, for the Lion Brewery. Josephine Del

Grago, president, and Herman P. Calvi, secretary. Kastner & Dell, 1135 Broadway, prepared these plans.

Plans for Comfort Station.

CENTRAL PARK.—A new comfort station will be erected by the city in Central Park, near West 86th st. T. E. Videto, of the Department of Parks, Arsenal Building, 5th av and 64th st, is now preparing the plans. Construction will be of granite and brick, 1-sty, 40x95 ft., and the cost is \$25,000. Bids will soon be advertised for.

Contract for Brooklyn Factory.

WALLABOUT ST.—The Brooklyn Mason Contracting Co., 98 Graham av, Brooklyn, has obtained the general contract to erect the brick 3-sty (mill construction) woodworking factory at No. 148 Wallabout st for C. H. Pearson, on premises. Estimated cost about \$30,000.

Apartments, Flats and Tenements.

SYRACUSE, N. Y.—James D. Meehan, Hendricks Building, has plans in progress for an apartment house for James Kernan, of 305 Chemung st, this city.

32D ST, N. Y. C.—Howells & Stokes, 100 William st, have completed plans for two 6-sty flats, 50x86.9 ft, for the Dudley Howes Co., 100 William st, to be erected at Nos. 339-349 East 32d st, to cost a total of \$95,000.

227TH ST, N. Y. C.—L. F. J. Weiher, 271 West 125th st, has prepared plans for a 5-sty flat, 50x88 ft, for Leo Levinson, 1135 Clay av, to be erected in the east side of 227th st, 100 ft south of Adrian av, to cost \$40,000.

YONKERS, N. Y.—The Martha Construction Co. will erect five 3-sty 6-family and one 4-sty 8-family houses at Martha av and 242d st, Yonkers, to cost \$70,000. F. Hammond, 391 East 149th st, N. Y. C., is the architect.

BROADWAY, N. Y. C.—Neville & Bagge, 217 West 125th st, have completed plans for the 6-sty apartment house, 100x139.11 ft. to be erected by Daily & Carlson, 440 East 136th st, at the southwest corner of Broadway and 135th st, to cost \$225,000.

156TH ST, N. Y. C.—The Karnack Realty Co., 605 West 151st st, owner, will soon erect a 6-sty flat building, 125x86.11 ft, in the southside of 156th st, 100 ft east of Broadway, to cost \$125,000. Sommerfeld & Steckler, 19 Union sq, have prepared plans.

187TH ST, N. Y. C.—M. W. Del Gaudio, of 1910 Webster av, is preparing plans for the erection of a 5-sty brick apartment, 50x88 ft, in the south side of 187th st, 100 ft west of Belmont av, to cost \$50,000. C. Criscuola, of 1910 Webster av, is the owner.

BROOKLYN.—The Asif Building & Const. Co., M. Feldman, 56 Grafton st, president, will erect three 6-family tenements in East 21st st, near Dorchester road, to cost \$20,000 each. L. Danancher, 7 Glenmore av, has plans. Bids will be taken by the owner about Sept. 15.

CROTONA AV, N. Y. C.—M. W. Del Gaudio, of 1910 Webster av, is preparing plans for the erection of a 4-sty brick apartment, 44x70 ft, with two stores on the block front of Crotona av, between Garden and Grote stcs, to cost \$30,000. T. Van Antwerp, 1910 Webster av, owner.

MAPES AV, N. Y. C.—Joseph Diamond, owner, 1131 Wyatt st, is ready for bids on materials and labor for two tenements and stores, 5-stys, 73x141 ft., to be erected at the southeast corner of Mapes av and 179th st, to cost \$125,000. Morris Weinstein, 459 Tremont av, has prepared plans.

BROOKLYN.—R. Grocchino, 359 Shepherd av, builder and owner, will erect two 4-sty brick tenements, 25x70 ft., in the west side of Linwood st, 150 ft. north

of Liberty av, to cost \$20,000 each. L. Danancher, 7 Glenmore av, has plans in progress. Bids will be received by the owner about Sept. 15.

WASHINGTON AV, N. Y. C.—John P. Boyland, architect, 103 East 125th st, has plans in progress for a 5-sty brick, 40-family flat, 97x140 ft, to be erected at the southeast corner of Washington and 188th st, to cost \$150,000. The Fairfax Building Co., 5 East 42d st, is the owner. Bids will be received by the owner.

157TH ST, N. Y. C.—Gronenberg & Leuchtag, 7 West 22d st, have completed plans for the 5-sty, 49-family flat building, 75x86 ft., for the Sun Construction Co., B. Nieberg, president, 1400 5th av, to be erected in the south side of 157th st, 200 ft. west of Broadway, to cost \$75,000. The owner will award sub-contracts.

BROOKLYN.—L. Danancher, architect, 7 Glenmore av, Brooklyn, is preparing plans for a 4-sty, 16-family tenement for the M. Asif Building & Const. Co., M. Feldman, 56 Grafton st, president, to be erected at the southwest corner of Dorchester road and East 21st st, to cost \$25,000. The owner will take bids on labor and materials about Sept. 15.

Contracts Awarded.

AMSTERDAM, N. Y.—The supervising architect, Treasury Department, Washington, D. C., has awarded the contract to the Westchester Eng. Co., 103 Park av, N. Y. C., at \$60,580, for the construction of the U. S. public building at Amsterdam, N. Y.

5TH AV, N. Y. C.—Chas. A. Cowen & Co., 1123 Broadway, have received the general contract for store alterations at No. 450 5th av, for the Mirror Candy Co., 360 Washington st. Buchman & Fox, 11 East 59th st, are the architects. A new front will be installed.

5TH ST, N. Y. C.—William Crawford, 5 East 42d st, has received the contract for \$12,000 worth of alterations to the 5-sty brick stable Nos. 200-216 West 75th st for the Dakota Stable Company, Broadway and 75th st, from plans by Radcliffe & Kelley, 3 West 29th st.

MADISON AV, N. Y. C.—The Centerboro Realty Co., owner, has awarded to J. Quinn, Coney Island av, Brooklyn, the general contract for \$25,000 worth of changes to the store and loft building No. 176 Madison av. Henry G. Pelton, 10 East 33d st, has prepared plans.

17TH ST, N. Y. C.—The Power Engineering & Contracting Co., 1182 Broadway, has received the electrical contract from the Theodore Starrett Co., 103 Park av, general contractors for the Jansen building, now being erected at Nos. 113-119 West 17th st. Rouse & Goldstone, architects.

PELHAM, N. Y.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the contract for the waterproofing of the new sewage disposal plant and filter bed at Pelham, N. Y. There will be over 3,000 sq. yds. of waterproofing work. Geo. H. Gifford is the general contractor.

43D ST, N. Y. C.—Louis Muller, 243 East 75th st, has received the contract for adding rear and front extensions, stairs, plumbing, steam-heating and electric lighting to the two 4-sty residences Nos. 236-238 West 43d st for Dr. George Evans, 55 West 39th st, owner. John R. Hinchman and Walker & Hazzard, 437 5th av, are the architects. Estimated cost is \$22,500.

108TH ST, N. Y. C.—The Libman Contracting Co, 1968 Broadway, has received the contract for extensive alterations to Nos. 234-236 West 108th st for the Manchester Garage Co. from plans by Charles B. Meyers, architect. This makes the sixth automobile building handled by the Libman Contracting Co. within the past two years, the others being the Belnord

Garage, Pierce Arrow Building, Cadillac showroom, Frawley garage and the Motor Transportation Co.'s building.

Churches.

PAWTUCKET, R. I.—Plans have been completed for a church and school to be built on Newport and Central avs for St. Cecilia's R. C. Church, Rev. H. Z. Sylvester, pastor. Private plans. Frame, 2-stys, 61x113; cost, \$20,000.

SHEFFIELD, MASS.—Henry Vance, architect, Boston, has completed plans for a new edifice to be erected by Christ Church parish. It will be constructed of local steam-faced stone and cost about \$10,000. Rev. F. W. Stearns is pastor and funds are being raised. The seating capacity will be about 115.

PLAINFIELD, N. J.—Cunniff Bros., of Plainfield, have just received the mason work and M. D. O'Keefe, 681 West 4th st, the carpentry, for the new stone and frame 2-sty edifice, 85x120 ft, for the St. Joseph's Roman Catholic church, of which the Rev. Wm. H. Miller, 42 Jackson av, is rector. J. A. Jackson, 1123 Broadway, N. Y. C., is the architect. Estimated cost \$40,000.

Dwellings.

NEWARK, N. J.—John W. and Harry E. Gibson, of 11 Mt. Pleasant av, have purchased a corner plot comprising four lots at Cedar st and Hobart av, Lackawanna Park, where they will erect an all-year bungalow.

BABYLON, L. I.—E. W. Howell, Babylon, has received the general contract to erect a 2½-sty residence, 100x35 ft., from plans by Mills & Greenleaf, 345 5th av, N. Y. C. S. J. Wagstaff is the owner. Estimated cost is \$30,000.

NEWARK, N. J.—Charles E. Talbot, superintendent of the City Hospital, Newark, has purchased a plot fronting 100 ft. on Riverside Drive and 200 ft. on Madison av at Lackawanna Park. Mr. Talbot intends to erect a suburban residence.

ROSEBANK, S. I.—M. W. Del Gaudio, of 1910 Webster av, is preparing plans for the erection of a 2-sty, 2-family dwelling, 25x50 ft, to be erected on the south side of St. Mary's av, east of Tompkins av, Rosebank, S. I., to cost \$5,000.

PORTCHESTER, N. Y.—E. P. Casey, architect, 1 Nassau st, N. Y. C., is taking figures for a 2½-sty residence and garage, 60x100 ft., to be erected by Samuel W. Andrews at this place. The cost is estimated at \$40,000. Local builders are bidding.

MORRISTOWN, N. Y.—R. C. Walsh, architect, of Morristown, has awarded contracts to De Coster & Mills, 49 Spring st, carpentry, and Sturgis Bros., masonry, both of Morristown, for the \$25,000 residence for Frederick H. Behr, at this place. 3-stys, brick.

ALBANY, N. Y.—Lewis W. Livingston, owner, 208 North Pearl st, has awarded to H. P. Schoonmaker, of Delmar, N. Y., the general contract to erect a \$10,000 residence at Nos. 41-43 South Main st. H. G. Wichmen, 3 North Pearl st, Albany, is the architect.

176TH ST, N. Y. C.—Chas. S. Clark, 441 Tremont av, is preparing plans for five 3-sty private dwellings, 19x37 ft each in the north side of east 176th st, 100 ft east of Monroe av, for C. Bull, owner, on premises, at a cost of \$30,000. Brick with tin roof, hot water heat.

37TH ST, N. Y. C.—John Downey, 410 West 34th st, has received the general contract for extensive alterations to the 3-sty residence of Mrs. Robert Winthrop, No. 38 East 37th st, at No. 27 East 37th st, to cost about \$30,000. Carrere & Hastings, 225 5th av, are the architects.

LONDENVILLE, N. Y.—Charles G. Ogden, 59 State st, Albany, N. Y., is preparing plans for a stone and stucco 2½-sty residence, 40x86 ft., to be erected at

Londenville, near Albany, by Charles S. Stedman (lawyer), of No. 94 Chestnut st, Albany, at a cost of about \$30,000. W. S. Egerton, 132 Chestnut st, Albany, will be the landscape architect.

NEWARK, N. J.—John H. & Wilson C. Ely, architects, have prepared plans for a \$6,000 residence at Lackawanna Park for M. S. Sherwood, superintendent of the Summit branch of the Public Service Corporation, and also plans for a \$5,000 house to be erected by P. S. Brower, of West Summit. Ground will be broken for both of these houses immediately.

NEWARK, N. J.—Frederick G. Nobbe, of Newark, architect, is taking estimates for a 2½-sty private residence to be erected in Leslie near Cypress st for Frederick Wolf. The first story will be constructed of hollow tile covered with stucco, the upper story and roof will be shingled. Included in the specifications are steam heat and electric lighting. About \$4,500 will be expended.

Factories and Warehouses.

HOLYOKE, MASS.—Plans are being prepared for a new packing plant to be erected at the foot of Dwight st for the Cudahy Packing Co. The company's engineer will make the plans.

JAMESTOWN, N. Y.—The general contract was awarded on Tuesday to Chas. Swanson, River st, Jamestown, for the 3-sty brick (mill construction) metal furniture and art metal manufacturing plant, 57x100 ft., to cost \$20,000. The Interior Metal Mfg. Co., Jamestown, is the owner. Chas. Lindbeck, also of Jamestown, has the carpentry.

Halls and Clubs.

BRISTOL, CONN.—Plans of Architect W. P. Crabtree, of New Britain, have been selected for the proposed club house to be erected by the Red Men's Building Association, of which A. J. Muzzy is president. Brick, 60x100 ft, 2-stys high, having an auditorium seating about 1,000.

HACKENSACK, N. J.—The Junior Order of American Mechanics, has awarded to Oscar D. Banta, of Westwood, N. J., the carpenter work, on the new 2-sty concrete block and steel, fireproof, club house, 50x130 ft, to be erected here, at a cost of about \$20,000. D. D. Read, of Hackensack, is architect.

Miscellaneous.

WATERVLIET, N. Y.—Fuller & Robinson Co., architects, 95 State st, Albany, have prepared plans to be ready about Sept. 15 for a 2-sty brick and limestone school, 74x115 ft., for the Board of Education. Estimated cost is \$50,000.

138TH ST, N. Y. C.—M. W. Del Gaudio, of 1910 Webster av, is preparing plans for the erection of a brick building to be used as a moving picture theatre on a plot, 50x100 ft, in the south side of 138th st, 100 ft east of St. Ann's av, for the Value Realty Co., 1910 Webster av, to cost \$3,000.

Stables and Garages.

130TH ST, N. Y. C.—J. P. McGuire & Co., 50 Church st, has completed plans for the 1-sty concrete garage, 75x199.10 ft, in the north side of 130th st, 125 ft east of 1st av, to cost \$35,000. The Fifth Avenue Coach Co., 8th av and 49th st, is the owner.

STAMFORD, CONN.—Joseph T. Smith, architect, of Waterbury, has plans out for figures for a fireproof stable to be erected in Stamford for the William Halpin Co. It will be built of brick, steel and concrete, 50x120 ft., 3-stys. There will be reinforced concrete flooring, an elevator with a lifting capacity of 5,000 pounds, steam heat, gravel roofing, 100 single stalls, eight box stalls, offices, harness room, paint

shop and wash rooms. The White system of floor construction with round tension bars will be used.

NEWARK, N. J.—It is expected that work will be started shortly on the erection of another large garage at Nos. 418-420 Washington st, in the centre of the city, which when completed will involve an expenditure of about \$28,000. Joseph Oswald will be the owner. The F. H. Ogden Co., of Newark, have made plans. 3-stys, 55x160 ft, fireproof construction, brick walls and reinforced concrete floors. There will be metal frames and sash glazed with wired glass. A large automobile elevator and also a sidewalk elevator will be installed.

Stores, Offices and Lofts.

NEWARK, N. J.—Specifications have been completed by Gustavus Staehlin, architect, for the erection of a 3-sty brick building for the Orange Manufacturing Co. at Emmet st and New Jersey Railroad av; 60x75 ft. Cost, \$14,000.

CENTRE ST, N. Y. C.—No contract has yet been awarded for the two 8-sty store and loft buildings to be erected on the west side of Centre st, from White to Walker sts, by Israel Lippman, 66 Lafayette st. Schwartz & Gross, 347 5th av, have completed plans. Estimated cost is \$660,000.

37TH ST, N. Y. C.—Neville & Bagge, architects, 217 West 125th st, have completed plans for the 12-sty office building 75x100 ft, to be erected at Nos. 5-7 West 37th st, for the Realty Holding Co., 907 Broadway. Robert E. Moss, 126 Liberty st, is steel engineer. The owner builds.

Bids Opened.

BRONX.—For installing electric equipment in new P. S. 44, Bronx, T. Frederick Jackson, Inc., 94 John st, \$9,698, low bidder.

BRONX.—Bids for new sliding doors at Public School No. 10, Bronx, were opened Sept. 5. W. H. Quinn put in the lowest bid.

MANHATTAN.—William Werner, 657 Vanderbilt av, Brooklyn, on Sept. 5 submitted the lowest bid for alterations and repairs to P. S. No. 51, Manhattan. The School Board will readvertise.

BROOKLYN.—The Board of Education opened bids on Monday, Sept. 6, for alterations and equipment of a cooking room at Public School 134, Brooklyn. Joseph Balbaban, 2065 Ryer av, \$2,030, low bid. The matter was laid over.

BROOKLYN.—Bids were opened on Sept. 6 for installing electric equipment in addition to and alterations in Erasmus Hall High School, Brooklyn. The Commercial Const. Co., 24 State st, \$28,549, submitted the lowest bid. Other bidders were: New York Const. Co. and Peet & Powers.

MANHATTAN.—Bids were opened on Aug. 25 by the supervising architect, Washington, D. C., for installing lighting fixtures in the U. S. Post Office, New York City as follows: Cooper-Hewitt Electric Co., 220 West 29th st, N. Y. C., \$9,077.92 (low bid). Other bidders were: Black & Boyd Manufacturing Co.; the Mitchell-Vance Co., and Wahle-Phillips Co.

MANHATTAN.—The J. F. Walsh Const. Co., 1 Madison av, at \$74,940, was the lowest bidder for the general construction of additions to and alterations in Public School 40, Bronx, opened Sept. 5. Other bidders were: Charles Wille, William Werner, George Hildebrand, Thomas McKeown, Inc., Kerr & Krenkel, A. L. Guidone & Co., P. J. Brennan & Son, T. A. Clarke Co. and H. C. Stowe Const. Co.

MARLBORO, MASS.—W. H. Fissell & Co., St. James Building, N. Y. C., submitted the lowest bid at \$63,600 for the

construction of the U. S. public building at Marlboro. Bids were opened by James Knox Taylor on Aug. 25. Other bidders were: J. C. & A. L. Pennock, Philadelphia, Pa.; Richardson & Burgess, Washington, D. C.; Charles H. Peckworth, N. Y. C.; Wm. Werner, Brooklyn, N. Y.; Woodbury & Leighton, Boston, Mass.

BRADFORD, PA.—Wm. Hanney, Bradford, Pa., at \$54,780, was the lowest bidder for the construction of the U. S. Post Office in this city. Other estimates were put in by A. B. Stannard, N. Y. C.; W. H. Fissell, St. James Building, N. Y. C.; McHenry-Beatty Co., East Liverpool, Ohio; Wm. Werner, Brooklyn, N. Y.; Charles H. Peckworth, N. Y. C.; John A. Carter Co., Philadelphia, Pa.; M. P. Wells, Philadelphia, Pa.; Westchester Engineering Co., N. Y. C.

OLEAN, N. Y.—Wm. Werner, Brooklyn, N. Y., at \$58,426, submitted the lowest bid to the Treasury Department, Washington, D. C., on Aug. 31, for the construction, complete, of the U. S. Post Office at Olean, N. Y. Other bidders were: W. H. Fissell & Co., N. Y. C.; the Durolithic Co., Buffalo, N. Y.; A. B. Stannard, N. Y. C.; Richardson & Burgess, Washington, D. C.; Westchester Engineering Co., N. Y. C.; the Connors Bros. Co., Lowell, Mass.; Charles H. Peckworth, N. Y. C.

Brief and Personal

Chas. S. Clark, architect, formerly at 446 Tremont av, has moved his office to 441 East Tremont av, corner of Park av.

The Edison poured cement house will again be exhibited to the public at the coming Cement Show in Madison Square Garden, New York City, December 14-20, 1910. The management of the show has also engaged Sousa's Band.

Charles S. Peabody, the New York architect, who sustained a serious accident on Labor Day at the Lake George Country Club, by falling from a ladder to the ground and striking on his head, will fully recover, though it was feared at one time that his skull was fractured. Mr. Peabody is a member of the firm of Ludlow & Peabody, architects, of 12 West 31st street. His firm, with H. J. Hardenberg, as an associate, are drawing the plans for the Fort William Henry Hotel and the Hotel Champlain for the Delaware & Hudson R. R. Co. His home is at 28 Monroe place, Brooklyn.

Dexter Brothers Co., manufacturers of English shingle stains announces that they are making a white stain, which is being quite extensively used in place of white paint for shingled work, particularly on old Colonial houses. They state that it does not have that "painty" effect which is so undesirable for shingled work, but gives a beautiful white finish without destroying the natural grain of the wood. Dexter Brothers' English shingle stains have a reputation of twenty-five years back of them and guarantee satisfaction. Mr. Arthur Brandt is manager of the New York office, 1133 Broadway; Tel. Madison Sq., 5978.

Mr. Denton Fowler, who was waylaid, robbed and killed last Saturday near Hudson, N. Y., was a young son of Everett Fowler, of Haverstraw, president of a bank and prominently identified with brick manufacturing on the Hudson river. Denton Fowler was the paymaster of the Atlas Building Material Company, with works at Roseton and Hudson. These works formerly belonged in part to the Barletts and are now controlled by Senator John B. Rose and Everett Fowler. Denton Fowler was only about twenty-three years old and was named after his grandfather, the Denton Fowler, who gave the Fowler Public Library to the town of

Haverstraw and was one of the largest brick manufacturers at Haverstraw Bay. The young man had started from Newburgh, where the main office of the Atlas Building Material Company is, with funds to pay off the employees at the Hudson works, and was set upon when riding from the station by the band of highwaymen, and fatally beaten as well as robbed, his colored driver being also killed.

Municipal Work.

BRONX.—On Sept. 14 the Water Dept. will open bids for hauling and laying water mains and appurtenances in City Island av and intersecting streets in City Island, the Bronx.

NEW BRIGHTON, S. I.—The President of the Borough of Richmond will open bids Sept. 14 for furnishing and delivering broken stone at Stable "B" yard, Columbia st, West New Brighton, S. I.

TOMPKINSVILLE, S. I.—Bids will be received by the President of the Borough of Richmond, Tuesday, Sept. 13, for furnishing and delivering broken stone at Stable "A" yard, Swan st, Tompkinsville, S. I.

MANHATTAN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, Sept. 14, for furnishing and delivering cast-iron pipe, special castings and valve box castings.

BLACKWELL'S ISLAND.—The Department of Public Charities will open bids, Thursday, Sept. 15, for labor and materials required for making certain alterations and repairs to the building known as "Old Nurses' Home," at the Metropolitan Hospital, Blackwell's Island.

BRONX.—Estimates will be received by the Park Board, Thursday, Sept. 15, for furnishing and delivering 100 barrels Portland cement for parks. Also for the erection and completion of an addition to greenhouses, furnishing 6,000 linear ft. two-pipe iron railing, Botanical Garden, and setting granite coping south of the Administration Building, in the New York Zoological Park, Bronx Park.

HOUGHTALING & WITTPENN

Impervious Face Bricks

ALL COLORS

44 EAST 23d ST., NEW YORK

Telephone, 1154 Gramercy

WHITNEY-STEEN CO. ENGINEERS CONTRACTORS & BUILDERS

1 LIBERTY STREET, N. Y.

NEW YORK, HARTFORD, SALT LAKE, DENVER

THE QUAY ENGINEERING CO., Inc.

Cleveland Office NEW YORK

Contracting and Consulting Engineers For Mechanical Equipment, Heating and Ventilating, Power Plants, Plumbing.

THE INGLESON QUAY SIEGRIST CO. Consulting, Designing, Supervising Engineers CLEVELAND

PUTNAM A. BATES, E. E. CONSULTING ENGINEER

2 RECTOR STREET, NEW YORK DESIGNER of Power Plants, Heating and Ventilating Installations and Equipments for the Proper Illumination of Buildings; Plans, Specifications, Supervision, Reports, Etc.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

NOTICE TO ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS.

Tables containing prices current in all departments of building construction will be published in the Record and Guide on the **THIRD** Saturday of each month.

The Metropolitan Market Summarized.

The demand for building material this week was light. Prices were steady in nearly all lines, with the exception of Hudson River common brick. There was a further weakening, owing to over-supply and some manufacturers are now sending this commodity into this market at a figure too low to allow a margin of profit. Buyers are limiting themselves, as a rule, to less than \$5 and some manufacturers make practically nothing when they sell as low as \$5.25. The gloom everywhere manifest by reason of the depressed market was further increased by the shooting of Denton Fowler, Jr., at Hudson, reference to which is made in another column. Nearly every one of the commission men in the city attended the funeral. Everybody seemed to feel the sudden demise of the young man as a personal loss.

There was a better inquiry for marbles early in the week, but the fact that there is 50,000 feet of second hand material now available from the old Grand Central station, may have some effect upon the purchases for a while.

There is a good market for roofing material and specialists in this line declare they are fairly busy for this time of the year. There is no change in the price or call for lumber, both being steady, while cement remains at the old quotations.

The week was a short one, owing to the holiday, and material transactions are always slower following an idle day. There were assurances during the week that the better feeling noted among financiers and general contractors in previous reports in this department, shows no sign of waning and that the indications continue to be favorable to a reasonably active building season this Fall.

Brick.

HUDSON RIVER COMMON—The market is lower although buying shows only slight recession. Prices current at the docks are from \$5 to \$5.12½ per thousand, but on the floor of the Exchange there is a decided bear movement. In consequence, some brick went out this week at \$4.75, and attempts were made to bear it still lower. Buyers are indifferent. They are well supplied as far as their immediate needs are concerned and they are adding to their stacks only when they can get a good brick at exceptionally low price. Medium grades predominate on the market now.

More than one manufacturer up the river is sending brick into this market without making a cent of profit. With a constantly descending market, the prospects of an actual loss of a shilling or a quarter a thousand will have the effect

of stopping shipments, or at least, of regulating them so as to permit the market to catch up.

A meeting of the Brick Manufacturers' Association was held at Newburgh, on Aug. 30 for the purpose of shutting down early, but several Fishkill companies objected to such a plan on the ground that they had had strikes and had not yet made their complement. The meeting was without result as far as that business was concerned. Another meeting was held in the same city on Friday a week ago for the purpose of regulating shipments. Once more there was a lack of harmony of action.

An idea of the over-supply existing in this city can be obtained when it is shown that there were 40 barges in the market on Wednesday, aggregating 14,000,000 brick, with only 17 barges of 6,000,000 sold. At a time when building is just going ahead again, the market is unable to absorb such quantities and prices crumble in consequence.

Transactions for last week, with 8 cargoes left over from the week ending Aug. 27, 8; follow:

	Arrivals	Sales
Monday	21	14
Tuesday	3	9
Wednesday	8	7
Thursday	20	19
Friday	5	4
Saturday	14	10
Totals	71	61

Left over 19.

Not much new work came out this week. Bronx buyers were watchful of the market, however, and promptly took good loads, but as a rule they fixed a price at \$5 or under and in some cases refused to pay more than \$4.75. They bought 19 cargoes on Wednesday at prices in that neighborhood. Brooklyn buying is very slow. Many operations now in progress are about finished and little new business is coming out in the development sections. But commercial construction work is taking a good quantity of material.

RARITAN RIVER—There is no change in the market for this kind of brick, either here or in Newark. New operations did not come out and the outlook, while good fifteen days off, is not bright for immediate new business.

FACE BRICK—The increasing call for good grades of enamel and porcelain brick for facade use is attracting the attention of not only front brick men but also of others. Three new operations in Riverside Drive, have used them within the recent past and another structure, a commercial one, at Hubert and West sts, has followed the lead set by the City Investing building. But tremendous gains are being made by front brick manufacturers in Eastern sales, owing to the fact that distributors of front brick are using modern advertising methods to create a bigger demand for their products. Prices, despite the unusual call for this product, show no change.

Cement.

The cement trade is in a more satisfactory condition as far as demand and supply are concerned than at any time this year and this in spite of the advanced prices recently made here. But there are said to be internal complications which, unless amicably adjusted,

threaten to lead to a condition not unlike that existing a year ago. This has to do with price agreements and territory. A new mill is about to enter the field, but whether that is a disturbing element or not cannot be learned authoritatively.

The situation, is practically this: The field is rapidly becoming crowded and competition is therefore very keen. Manufacturers cannot produce this material at a lower cost and the only way that seems open at this time is to effect some sort of a consolidation of some of the larger companies. Steps toward such action had already been taken it seems when it became necessary to postpone action, pending the recovery from illness of an officer of one of the biggest companies.

The general market conditions here in this territory were said to be good for the opening of the Autumn season, and the prospects of big sales for subway, and building construction within the next 90 days also good. Prices are unchanged, both in Portland and Natural cement.

Iron and Steel.

One of the best features of the week was the strength developed by wire and cut nails. The demand and sales were conspicuously heavier. There was a strong inquiry from local and out-of-town distributors and outstanding orders now cover large quantities. This is a gratifying development of the improvement noted during the last two weeks in August. Orders for general hardware are numerous and individual ones are, as a rule, of large size. The total sales, it was said, for the first half of 1910 were in excess of those for the same period last year. Wire nails are steady at the \$2 and \$2.05 quotation, while cut nails are having a strong movement at the same figure, both quotations being keg ex store.

PIG IRON—While there is an improvement in the general iron situation, the market is not yet strong. Foundry iron, however, is going principally to pipe manufacturers. Orders booked for Northern iron were taken mostly at concessions, following the example set during the week preceding. Some producers in the Central West show a disposition to book orders for delivery covering the first three months of 1911 at a shade above present quotations for balance of 1910 delivery, but as a rule the producers are not seeking business above this year because of the uncertainty of the extent of the Fall buying movement.

STRUCTURAL STEEL—There was a decided quickening of the structural steel market this week. Some railroad business was stirring, but it was not conspicuous, the activity being principally among their bridge departments, probably covering repairs. The present rate of merchant steel consumption would justify additional mill capacity, but none has taken place so far this year.

The American Steel and Wire Company is preparing to start some of its idle capacity. The Pittsburgh Steel Co., the largest independent wire interest in the Pittsburgh district, started its plant last week after nearly a month's idleness.

The increased call for structural material and bars is a source of gratification to jobbers who have stocked heavily in expectation of a fair construction

movement in this city and vicinity this Fall. Withdrawals on outstanding contracts were considerably larger and the market's tone was up to expectations for the week prior and the week after the triple holidays.

Roofing Material.

The roofing material interests report a good market at present, with evidences of early strengthening. This is particularly true of the higher grades of material, and is said to be due to the great quantity of apartment house operations in the Bronx.

SLATE—There is a steady demand for good slate-roofing from this city, but more particularly from the suburbs. The operations include many churches, which are now being closed in.

ROOFING TILE—Selects now being \$30 per thousand and \$20 per thousand for kiln runs although a lower type of tile can be purchased for \$10 and \$12, but this is not suitable for promenade use. Blocks are 9x9 inches, f. o. b. factory.

ROOFING GRAVEL—White quartz roofing gravel is quoted at the present time at \$1.25 to \$1.35 per net ton, with the demand normal for this time of the year.

Sand and Gravel.

The sand and gravel market here is kept in a satisfactory condition by large construction work going on along the line of the New York, Westchester & Boston railroad in the upper Bronx, numerous large bridge approach jobs and apartment house and factory operations in the upper part of the city. This is one line where the falling-off in demand for building material was not particularly felt during the summer months.

While the above holds true only for New York city, it is interesting to note in this connection that the total production for the entire country for 1909 was \$59,565,551 short tons valued at \$18,336,990. This represents a net increase of 22,349,507 tons and \$5,066,958 over the year 1908. This probably is largely accounted for by large dam construction in New York State and through the West and the heavy building year that features 1909 in nearly all parts of the country.

Stone.

The only evidence of an improvement in the stone trades noted this week was a better inquiry for marbles, certain granites and limestone. There is no change in prices from the quotations recently printed in this department.

GRANITE—Wholesalers handling this line report no improvement in business in hand, but note a good inquiry from cutters who have not been especially busy within the last two months. Most of these inquiries cover good-sized quantities and are for delivery in November.

LIMESTONE—There is no change for the better as far as demand is concerned, although there is an undertone looking for a very active month-end, providing the projectors of new operations decide to go ahead with their enterprises. The hesitation is due, it is said, to the evidences of unrest now noticeable in financial districts. The quarries are turning out a fair quantity of rough material, but the custom mills report they are in good shape to take new business.

MARBLES—Vermont marble flooring, finished, ready to lay, is 50 to 70 cents per square foot; Italian marble is 70 to 90 cents; Tennessee marble is quoted at 65 cents. Ordinary stair work, such as slate steps, are quoted at 24 cents per sq. ft.

New Real Estate and Building Corporations.

Midwood Realty Co., inc. June 29, 1910; capital, \$20,000; directors, Henry J. DeBoer, 52 Snyder av, Brooklyn; Henry Boberg, Flatlands, Brooklyn; Henry Beye, 1488 Flatbush av, Brooklyn.

National Instalment Farm Dealers, inc. July 13, 1910; capital, \$100,000; directors, Richard H. Sears, 1274 Broadway; Elliott C. Brown, 27 William st; John S. Sumner, Freeport, N. Y.

Powell Construction Co., inc. July 8, 1910; capital, \$3,000; directors, Abraham Koepfel, 608 Stone av, Brooklyn; Annie Koepfel, 608 Stone av, Brooklyn, Yet tie Leber, 608 Stone av, Brooklyn.

Rose Construction Co., inc. July 5, 1910; capital, \$5,000; directors, Rosie Cohn, 1535 East 7th st, Brooklyn; VanMater Stillwell, 916 President st, Brooklyn; Chas. C. Carrington, 108 Park pl, Brooklyn.

Sherman & Jackman Estates, 449 Pearl st., inc. July 6, 1910; capital, \$10,000; directors, Egbert J. Armstrong, 515 Madison av; Arthur L. Sherman, 449 Pearl st; P. S. Riggs, Pelham, N. Y.

Wahlen-Hadley, inc. July 2, 1910; capital, \$20,000; directors, Alfred C. Backman, 552 Manhattan av; Charles O. Stanley, 181 East 111th st; Frederick W. Fieder, 551 West 160th st.

Daniels Parkind Space Co., inc. July 26, 1910; capital, \$2,000; directors, Franklyn D. Daniels, 96 Sterling pl, Brooklyn; Lew J. Daniels, 96 Sterling pl, Brooklyn; Rich. W. Hollaman, 936 President st, Brooklyn.

47th Street Mortgage Co., care Stoddard & Marks, 135 Broadway; inc. July 25, 1910; capital, \$170,000; directors, Alfred C. Bachman, Charles O. Stanley, Frederick Fieder.

Forrest Realty & Production Co., care Edwin B. Root, 55 Liberty st; inc. July 12, 1910; capital, \$75,000; directors, Edwin B. Root, Warren A. Schenck, Miles T. Gordon.

The Greater City Development Co., inc. July 15, 1910; capital, \$40,000; directors, Wm. H. Cumings, 16 Exchange pl; John J. Roberts, 225 5th av; Arthur S. Willdigg, 16 Court st, Brooklyn.

Hempstead Estates, inc. July 18, 1910; capital, \$150,000; directors, Aubrey G. Hutcheson, Hempstead, L. I.; Willis A. Hutcheson, Hempstead, L. I.; Carol F. Hutcheson, Hempstead, L. I.

Higgins & Stanton Construction Co., care Harris, Corwin, Gunnison & Meyers, 150 Nassau st; inc. July 16, 1910; capital, \$25,000; directors, John Higgins, John L. Stanton, Wm. Schek, Jr.

Homesborough Realty Co., inc. July 15, 1910; capital, \$5,000; directors, Henry B. Feldberg, 250 East 25th st, Brooklyn; Anna Rubin, 506 6th st, Brooklyn; Abraham H. Kesselman, 215 Montague st, Brooklyn.

Ideal Building Co., 13 East 125th st; inc. July 11, 1910; capital, \$10,000; directors, Ethel Arvestor, Andrew N. Arvestor, Rudolph E. Weist.

Keese Building Co., 1794 Prospect av; inc. July 15, 1910; capital, \$3,000; directors, Frank Begrish, Jr., Lillie Begrish, B. Scholz.

H. Klein Construction Co., inc. July 26, 1910; capital, \$2,000; directors, Herman Klein, 3 Ames st, Brooklyn; Edward L. Neuman, 3 Ames st, Brooklyn; Joseph Kornweis, 155 Rivington st, N. Y. C.

Krabo-Ernst Realty Co., inc. July 25, 1910; capital, \$5,000; directors, August Krabo, 2175 Belmont av; Marie Krabo, 2175 Belmont av; Gustav Ernst, 503 East 165th st.

Lockhart Construction Co., 1286 Broadway; inc. July 19, 1910; capital, \$10,000; directors, Edwin H. Lockhart, Wm. R. Hughes, Fredk. G. Randall.

John McKeown, 50 Albany av, Brooklyn; inc. July 14, 1910; capital, \$5,000; directors, John McKeown, Ed. F. Ives, Thomas Hill.

Monroe Construction Co., inc. July 20, 1910; capital, \$10,000; directors, Michael Marrone, 648 East 221st st; Felix Gasparini, 147 South 7th av; Nicholas Silvestro, 2257 1st av.

Morgenstern Brothers, care S. N. Tuckman, 320 Broadway; inc. July 25, 1910; capital, \$1,000; directors, Sigmund Morgenstern, Morris Morgenstern, Bertha Halpron.

Neck Road Realty Co., East 35th st and Neck road, Sheepshead Bay; inc. July 25, 1910; capital, \$5,000; directors, Chas. H. Furrer, Ameila Furrer, Isidor Simon.

Newbegin Realty Co., Flatbush av and Lincoln road, Brooklyn; inc. July 16, 1910; capital, \$5,000; directors, Robert G. Newbegin, Carolyn O. Newbegin, Margaret F. Daily.

New York-Columbus Realty Co., inc. July 15, 1910; capital, \$100,000; directors, Edgar R. Jackson, Hotel Cadillac, N. Y. C.; Elsworth C. Irvine, Columbus, Ohio; Ulysses S. Morris, Columbus, Ohio.

Nindiri Realty Co., inc. July 19, 1910; capital, \$25,500; directors, John H. Henshaw, 2030 Broadway; Mary Ann Henshaw, 2030 Broadway; John McKeon Hecker, 2030 Broadway.

G. Nuovo Construction Co., 2481 Hughes av; inc. July 19, 1910; capital, \$2,000; directors, Gennaro Nuovo, Harry J. Curtis, Paul P. Maccarrotte.

Rodiso Holding Co., inc. July 14, 1910; capital, \$10,000; directors, Alexander B. Simonds, 39 East 27th st; Jacob Neadle, 158 West 120th st; Isidor J. Kresel, 158 West 120th st.

St. James Realty Co., 1133 Broadway; inc. July 15, 1910; capital, \$15,000; directors, G. F. Martin, H. P. Jones, E. J. Forhan.

Security Holding Co., inc. July 27, 1910; capital, \$10,000; directors, Bernard W. Naftal, 299 Broadway; Edward M. Bernstein, 299 Broadway; George Cherrurg, 299 Broadway.

Max Spector Building Co., inc. July, —; capital, \$2,000; directors, Abraham Spector, 470 Bradford st, Brooklyn; Baba Spector, 470 Bradford st, Brooklyn; Samuel Spector, 470 Bradford st, Brooklyn.

Stay-A-While Beach Estates, 391 Fulton st, Brooklyn; inc. July 23, 1910; capital, \$1,000; directors, Clarence M. Davis, Frances E. Reid, Kathryn R. Morrin.

Stevens Constructing Co., inc. July 23, 1910; capital, \$7,000; directors, L. Christian Sorensen, 18 East 42d st; Walfrid Nelson, 121 Martense st, Brooklyn; Chester A. Wiberley, 174 East 111th st.

35 & 37 Frankfort Street Co., inc. July 15, 1910; capital, \$1,000; directors, Alfred C. Bachman, 553 Manhattan av; Chas. O. Stanley, 181 East 111th st; Frederick W. Fieder, Jr., 551 West 160th st.

Torrens Land Co., 120 Broadway; inc. July 14, 1910; capital, \$1,000; directors, Wm. F. Montrose, Victor E. Whitney, Gilbert Ray Hawes.

The Union-Tinton Improvement Co., 35 Nassau st; inc. July 25, 1910; capital, \$5,000; directors, Max J. Kramer, Lillian L. Levy, Abraham Baris.

Up-To-Date Realty Co., inc. July 12, 1910; capital, \$1,000; directors, Isidor Kaltz, 1130 50th st, Brooklyn; Morris Bercow, 4904 New Utrecht av, Brooklyn; Julius Segal, 384 Georgia av, Brooklyn.

West 20th Street Co., 20th st and 6th av; inc. July 18, 1910; capital, \$5,000; directors, Henry Altman, Joseph A. Finch, Ada M. Hickx.

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.		1910.		1909.	
		Sept. 2 to 8, inc.		Sept. 3 to 9, inc.	
Total No. for Manhattan	108	Total No. for Manhattan	107		
No. with consideration	5	No. with consideration	11		
Amount involved	\$440,388	Amount involved	\$397,671		
Number nominal	103	Number nominal	96		
Total No. Manhattan, Jan. 1 to date		1910.		1909.	
		7,484		7,769	
No. with consideration, Manhattan, Jan. 1 to date		675		633	
Total Amt. Manhattan, Jan. 1 to date		\$38,261,269		\$37,042,821	
		1910.		1909.	
		Sept. 2 to 8, inc.		Sept. 3 to 9, inc.	
Total No. for the Bronx	102	Total No. for the Bronx	101		
No. with consideration	7	No. with consideration	5		
Amount involved	\$96,250	Amount involved	\$43,100		
Number nominal	95	Number nominal	96		
Total No., The Bronx, Jan. 1 to date		1910.		1909.	
		4,853		5,152	
Total Amt., The Bronx, Jan. 1 to date		\$3,974,141		\$2,862,688	
Total No. Manhattan and The Bronx, Jan. 1 to date		12,337		12,921	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$42,235,410		\$39,905,509	

Assessed Value Manhattan.

1910.		1909.	
Sept. 2 to 8, inc.		Sept. 3 to 9, inc.	
Total No. with consideration	5	Total No. with consideration	11
Amount involved	\$440,388	Amount involved	\$397,671
Assessed value	\$337,000	Assessed value	\$283,400
Total No. nominal	103	Total No. nominal	96
Assessed value	\$6,485,000	Assessed value	\$5,004,800
Total No. with consid. from Jan. 1 to date	675	Total No. with consid. from Jan. 1 to date	633
Amount involved	\$38,261,269	Amount involved	\$37,042,821
Assessed value	\$32,648,200	Assessed value	\$29,847,900
Total No. nominal	7,309	Total No. nominal	7,127
Assessed value	\$407,729,930	Assessed value	\$392,044,729

MORTGAGES.

1910.		1909.	
Sept. 2 to 8, inc.		Sept. 3 to 9, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	95	Total number	140
Amount involved	\$4,211,341	Amount involved	\$1,149,437
No. at 6%	37	No. at 6%	70
Amount involved	\$605,691	Amount involved	\$409,269
No. at 5½%	2	No. at 5½%	9
Amount involved	\$180,000	Amount involved	\$39,900
No. at 5%	30	No. at 5%	39
Amount involved	\$1,914,650	Amount involved	\$410,598
No. at 4¾%	1	No. at 4¾%	1
Amount involved	.....	Amount involved	.....
No. at 4½%	15	No. at 4½%	3
Amount involved	\$1,288,000	Amount involved	\$40,800
No. at 4%	.....	No. at 4%	.....
Amount involved	.....	Amount involved	.....
No. with interest not given	11	No. with interest not given	19
Amount involved	\$223,000	Amount involved	\$248,870
No. above to Bank, Trust and Insurance Companies	18	No. above to Bank, Trust and Insurance Companies	16
Amount involved	\$2,386,000	Amount involved	\$279,600
Total No., Manhattan, Jan. 1 to date		1910.	
		6,029	
Total Amt., Manhattan, Jan. 1 to date		1909.	
		\$226,326,840	
Total No., The Bronx, Jan. 1 to date		1910.	
		4,735	
Total Amt., The Bronx, Jan. 1 to date		1909.	
		\$46,353,575	
Total No. Manhattan and The Bronx, Jan. 1 to date		10,764	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$270,566,185	

EXTENDED MORTGAGES.

1910.		1909.	
Sept. 2 to 8, inc.		Sept. 3 to 9, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	21	Total number	7
Amount involved	\$536,800	Amount involved	\$36,200
No. at 6%	2	No. at 6%	2
Amount involved	\$9,000	Amount involved	\$4,950
No. at 5½%	.....	No. at 5½%	.....
Amount involved	.....	Amount involved	.....
No. at 5%	10	No. at 5%	3
Amount involved	\$835,000	Amount involved	\$15,000
No. at 4¾%	.....	No. at 4¾%	.....
Amount involved	.....	Amount involved	.....
No. at 4½%	8	No. at 4½%	2
Amount involved	\$190,000	Amount involved	\$16,250
No. at 4%	.....	No. at 4%	.....
Amount involved	.....	Amount involved	.....
No. with interest not given	1	No. with interest not given	.....
Amount involved	\$2,800	Amount involved	.....
No. above to Bank, Trust and Insurance Companies	13	No. above to Bank, Trust and Insurance Companies	2
Amount involved	\$405,000	Amount involved	\$16,250
Total No., Manhattan, Jan. 1 to date		1910.	
		1,680	
Total Amt., Manhattan, Jan. 1 to date		1909.	
		\$59,718,107	
Total No., The Bronx, Jan. 1 to date		1910.	
		435	
Total Amt., The Bronx, Jan. 1 to date		1909.	
		\$3,218,885	
Total No. Manhattan and The Bronx, Jan. 1 to date		2,115	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$62,934,492	

PROJECTED BUILDINGS.

1910.		1909.	
Sept. 3 to 9, inc.		Sept. 4 to 10, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	12	Manhattan	19
The Bronx	30	The Bronx	23
Grand total	42	Grand total	42
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$424,140	Manhattan	\$859,800
The Bronx	750,300	The Bronx	161,100
Grand total	\$1,174,440	Grand total	\$1,020,900
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$115,110	Manhattan	\$156,825
The Bronx	6,450	The Bronx	5,095
Grand total	\$121,560	Grand total	\$161,920
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	643	Manhattan, Jan. 1 to date	782
The Bronx, Jan. 1 to date	1,319	The Bronx, Jan. 1 to date	1,740
Manh'tn-Bronx, Jan. 1 to date	1,962	Manh'tn-Bronx, Jan. 1 to date	2,522
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$79,044,895	Manhattan, Jan. 1 to date	\$103,180,797
The Bronx, Jan. 1 to date	28,170,140	The Bronx, Jan. 1 to date	27,932,260
Manh'tn-Bronx, Jan. 1 to date	\$107,215,035	Manh'tn-Bronx, Jan. 1 to date	\$131,113,057
Total Amt. Alterations:		Total Amt. Alterations:	
Manh'tn-Bronx, Jan. 1 to date	\$10,440,541	Manh'tn-Bronx, Jan. 1 to date	\$10,808,754

BROOKLYN.

CONVEYANCES.		1910.		1909.	
		Sept. 1 to 7, inc.		Sept. 2 to 8, inc.	
Total number	456	Total number	469		
No. with consideration	22	No. with consideration	18		
Amount involved	\$144,077	Amount involved	\$150,135		
Number nominal	434	Number nominal	451		
Total number of conveyances, Jan. 1 to date	18,773	Total number of conveyances, Jan. 1 to date	20,080		
Total amount of conveyances, Jan. 1 to date	\$10,699,700	Total amount of conveyances, Jan. 1 to date	\$9,783,163		

MORTGAGES

1910.		1909.	
Sept. 1 to 7, inc.		Sept. 2 to 8, inc.	
Total number	351	Total number	511
Amount involved	\$1,080,051	Amount involved	\$2,085,721
No. at 7%	.....	No. at 7%	.....
Amount involved	.....	Amount involved	.....
No. at 6%	212	No. at 6%	260
Amount involved	\$491,171	Amount involved	\$804,676
No. at 5½%	55	No. at 5½%	70
Amount involved	\$230,365	Amount involved	\$287,487
No. at 5%	.....	No. at 5%	.....
Amount involved	.....	Amount involved	.....
No. at 4¾%	63	No. at 4¾%	150
Amount involved	\$280,290	Amount involved	\$906,197
No. at 4½%	.....	No. at 4½%	.....
Amount involved	.....	Amount involved	.....
No. at 4%	1	No. at 4%	1
Amount involved	\$1,000	Amount involved	\$966
No. at 2%	.....	No. at 2%	.....
Amount involved	.....	Amount involved	.....
No. with interest not given	20	No. with interest not given	30
Amount involved	\$77,225	Amount involved	\$86,395
Total number of Mortgages, Jan. 1 to date	17,729	Total number of Mortgages, Jan. 1 to date	18,632
Total amount of Mortgages, Jan. 1 to date	\$83,355,592	Total amount of Mortgages, Jan. 1 to date	\$79,212,083

PROJECTED BUILDINGS.

1910.		1909.	
Sept. 2 to 8, inc.		Sept. 3 to 9, inc.	
No. of New Buildings	96	No. of New Buildings	180
Estimated cost	\$501,450	Estimated cost	\$681,500
Total Amount of Alterations	\$30,730	Total Amount of Alterations	\$37,358
Total No. of New Buildings, Jan. 1 to date	4,267	Total No. of New Buildings, Jan. 1 to date	7,440
Total Amt. of New Buildings, Jan. 1 to date	\$26,099,219	Total Amt. of New Buildings, Jan. 1 to date	\$41,541,846
Total Amount of Alteration, Jan. 1 to date	\$3,177,416	Total Amount of Alteration, Jan. 1 to date	\$3,264,393

QUEENS.

PROJECTED BUILDINGS.		1910.		1909.	
		Sept. 2 to 8, inc.		Sept. 3 to 9, inc.	
No. of New Buildings	91	No. of New Buildings	88		
Estimated cost	\$536,945	Estimated cost	\$271,165		
Total Amount of Alterations	\$9,880	Total Amount of Alterations	\$13,435		
Total No. of New Buildings, Jan. 1 to date	2,918	Total No. of New Buildings, Jan. 1 to date	3,235		
Total Amt. of New Buildings, Jan. 1 to date	\$10,738,130	Total Amt. of New Buildings, Jan. 1 to date	\$12,539,535		
Total Amount of Alterations, Jan. 1 to Date	\$514,271	Total Amount of Alterations, Jan. 1 to Date	\$479,769		

THE WEEK'S STATISTICS

The total number of sales reported in this issue is 29, of which 10 were below 59th st, 12 above, and 7 in the Bronx. The sales reported for the corresponding week last year were 30, of which 7 were below 59th st, 15 above, and 8 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 95, as against 90 last week, and in the Bronx 82, as against 92 last week. The total amount was \$4,781,526, as against \$3,750,675 last week.

The amount involved in the auction sales this week was \$134,136, and since January 1, \$40,174,842. Last year the total for the week was \$625,811, and from January 1, \$46,811,997.

THE WEEK.

Prospects of the Fall and Winter Market
—Discouraging Views.

CONDITIONS present and to come are the subject of general discussion nowadays. On the eve of the fall and winter market a feeling of uncertainty prevails, in sharp contrast to the striking confidence indulged in at the beginning of the year. The most observing brokers and traders are not in great hopes of an active season. The spirit of unrest, of uncertainty, of instability, noticeable in all other branches of business has affected the real estate market, and the fact that the outlook does not excite hopefulness is perceived everywhere.

Reasons for this pessimistic sentiment are as plentiful as blackberries in June. Information obtained by the Record and Guide from men connected with large real estate interests shows that the prospects are not very bright—to state the results of the inquiry mildly. Officials of the Title and Life Insurance Companies, of firms well-known as operators and traders, and brokers of extensive experience—all unite in expressing the view that conditions at present do not warrant great expectations for an active fall and winter market. They point to Wall street, to reports of the mercantile agencies which do not show a healthy state of affairs in the general business world, to the declining building activity, to the diminished sales of the summer months, to the unfavorable reports of rental agents.

As the underlying cause of all the conditions tending to create these discouraging symptoms, the political unrest is given. There is no lack of confidence in the strength of New York real estate. Values have not depreciated and the income producing forces—increase of population and growth of business—are everlastingly at work. Good property can still be sold at the right figure. But the stimulating powers which tend to increase the number of investors and speculators have temporarily disappeared. Money invested in real estate is as safe as it ever was. Nevertheless, the large life insurance companies are hesitating to put out mortgage money on a large scale, notwithstanding their announcement that they are ready to receive applications for loans. The Equitable and some of the other companies who until recently charged 4½ per cent. have increased the rate of interest to 5 per cent. and in some cases 5½ per cent. is asked.

No crash or panic is impending. Real estate is not going to get "a black eye," but a number of causes which have made real estate attractive to investors will cease for a while to encourage traders and speculators in the activity of former years. One of these was the ease with which a piece of property could be sold. Real estate has been considered in the past as an asset which would be quickly made into cash. It is a question whether it still enjoys this distinction.

It would be a more pleasant duty to discuss the situation from an optimistic point of view, but concealing the existing state of affairs will not benefit real estate interests. To be successful every real estate broker and trader must be an optimist, even at times when conditions are the reverse of anything and everything having a tendency to produce optimistic feelings. As the real estate trade is based on a solid foundation—as solid as the earth itself—the present situation will give way to more favorable conditions and the market will adjust itself to an improved order of things as soon as other branches of trade and commerce enter upon a new period of prosperity.

EFFECT OF PENNA. TUBES AND NEW SUBWAYS

Additional Transit Facilities Will Increase
Real Estate Values, Mr. R. E. Simon Says.

Discussing the effect of the opening of the Pennsylvania Station and the advertising for bids for the Broadway-Lexington av route, upon real estate values, Mr. Robert E. Simon, Vice-President of the Henry Morgenthau Company, said:

"There is no doubt that these additional transit facilities will cause an enormous increase in real estate values in and around New York. Not only will they make new sections accessible, but older sections will become more convenient and the theatre, hotel, shopping and business centres will be benefited.

"The reports of the Building Department of the Borough of Manhattan will show that, during the past year, practically no construction of apartment houses with rents within the reach of the masses has taken place. This was naturally to be expected.* The number of vacant lots in the Borough of Manhattan is very limited and their values have reached such a point where homes with moderate rentals can no longer be profitably erected on them. In addition, annually, hundreds if not thousands of this type of house are being torn down to make way for the new business buildings, bridge approaches, railroad terminals, parks, etc.

"It therefore becomes necessary, for the constantly increasing population, as well as those unhoused by demolition, to find quarters elsewhere. As their business takes them to Manhattan the questions of transit facilities and accessibility are paramount, in deciding upon a location for their residences.

"There is no doubt that the Pennsylvania improvement will benefit New Jersey as much as it will benefit Long Island. This is somewhat unfortunate from the standpoint of the city's income, as the people will be earning their money in New York and increasing the tax values of New Jersey. On the other hand, the people residing in New Jersey will find it more convenient to come to the city for various purposes and the balance of trade will probably equalize itself.

"The benefit derived to Long Island from the improvement of the Long Island Railroad is very hard to estimate. A new transit facility on Long Island does not bring forth the same quick results as a transit facility in the Bronx, the reason for this being the totally different class of improvement.

"Whereas, along the line of the Subway in the Bronx, one will find four or five, and even 6-sty elevator apartment houses, bringing a large number of families under one roof, and a vast population within a limited area, in Long Island the character of improvement is one and two-family houses, each built on a number of lots of ground, scattering the population over a large area and making but a limited portion really accessible to transit.

"Another reason why the effect of the Pennsylvania improvement may not be at once noticeable, is that Long Island has so many channels of entrance to Manhattan, through its ferries, bridges and tunnels. The Bronx has at present, no ferries, which it is self-evident are unnecessary, and comparatively few bridges, so that its entire traffic instead of coming into Manhattan broadside, is compelled to enter more as through a funnel and, therefore, needs more transit facilities in proportion to its population, and will respond more quickly to additional transit facilities than any of the boroughs of Long Island.

MAGIC WAND.

"On the other hand, the effect of the advertising of the Broadway-Lexington av route will be as though a magic wand

had been passed over the districts affected. This holds good whether the route is let in its entirety to private capital, or the Bronx extensions are omitted for the present in the event of the city itself having to finance the construction. Because the time required to build the main section through Manhattan will be so much longer than that necessary to complete the extensions in the Bronx, the latter can be let by the city as long as two years hence, when additional moneys will be in the city treasury, and yet be completed in time to open the entire Broadway-Lexington av route at the same time.

"The history of additional transit facilities in the Bronx has been that they are always anticipated. Buildings in large numbers are erected along the route, beginning nearest the points designated for stations and gradually radiating therefrom, in order that the people may be accommodated when the road is in operation. It takes some time to plan and erect the buildings, and if they are ready before the road is in operation, inducements are made to tenants through concessions in the rents, until such a time as trains are running.

"A study of the increased assessed valuations of Long Island and the Bronx will show a vastly greater percentage in favor of the Bronx. This is due largely, as previously stated, to the form of construction, the multi-family house with its larger income naturally increasing the value of the land on which it is constructed. The increased assessed valuations, and consequent increased borrowing capacity of the city, will be much greater through the advertising and letting of the Broadway-Lexington av route, than the improvement of the Pennsylvania and Long Island roads. Therefore, though the increase in Long Island through the opening of the roads and actual running of trains will be great, the increase in the Bronx, in anticipation of additional transit facilities, will, in my opinion, be still greater."

TO WIDEN EIGHTH STREET.

Editor, Record and Guide:

The advice given in your paper, to create changes in street conditions as soon as possible, as delay means more structural improvements to be paid for, and likely also, an increase of land value, as reimbursement to the property owners.

With this as an impetus, would it not be well for the city to increase to 100 feet the present 60 feet width of 8th st, from Broadway to 6th av, in so far as 5th av being the Sailors Snug Harbor leasehold, the character of improvements are not those of property in fee, and the cost of acquiring would be greatly minimized.

8th st at 3d av is really the converging point for 2d av. 8th st at Lafayette pl meets as well the Bowery, 4th av, Lafayette pl, and Astor pl congestion.

OBSERVANT.

West Side Property Owners.

At a meeting held last Tuesday the Property Owners' Association of the West Side received a report from its committee on sewers that the association has succeeded in successfully opposing the construction of a new sewer in West 50th st, between 8th and 9th avs, thus saving the property owners abutting on that street about \$10,000.

PRIVATE SALES MARKET.

SOUTH OF 59TH STREET.

BLEECKER ST.—Pepe & Bro. sold for Frank and Edward McCoy, 149 Bleecker st, a 4-sty building, on plot 28.7x100, to A. Mosulli. The buyer will remodel the building.

GREENWICH ST.—James H. Cruikshank bought from George H. Budke, 767 Greenwich st, occupied by a 3-sty dwelling, on plot 21x68. This old dwelling will be remodeled over for business purposes. John H. Dye & Company were the brokers in this transaction.

PERRY ST.—Nathan Randall and Simon Zuchtman sold 129 Perry st, a 5-sty tenement, on lot 25.1x98, between Greenwich and Washington sts. Brooklyn property was taken in part payment.

Sale of a Co-Operative House.

18TH ST.—The Randolph Co., E. Francis Hyde, president, has sold to Maurice Mandelbaum, through E. H. Ludlow & Co., the Randolph, an 8-sty elevator apartment house at 12 and 14 West 18th st, on plot 53x92, between Fifth and Sixth avs. The structure was one of the first co-operative apartments erected in this city. The Randolph Co. acquired the site in January, 1884, for a stated consideration of \$68,000 from William W. Britton, who had bought the property the same month under foreclosure. The Randolph Co. engaged David H. King and H. Edgar Hartwell & Co. to erect the building, which is from plans by T. M. Clark. Its estimated cost was \$110,000. The front is of brick and terra cotta. The Charles F. Noyes Co. represents the buyer.

37TH ST.—The Hibson Company sold for Robert Jackson, 321 East 37th st, a 5-sty double tenement, on plot 25 by 98.9.

Bar Association Makes a Purchase.

43D ST.—The Bar Association bought from Mrs. Margaret O. Sage the stable property at 87 West 43d st, which was used by the late Russell Sage when the family residence was at 506 5th av. The Bar Association, in addition to the building it occupies, owns the private sanitarium property to the east, at Nos. 39 and 41 West 43d st, and the club house of the Phi Delta Gamma Club, at 34 and 36 West 44th st, the combined properties having a frontage of 97.6 feet in 43d st and 130.2 feet in 44th st. This plot, through the purchase of the Sage stable, has been rounded out to correspond with the 44th st frontage, with a probable view of meeting the contingency of extending the home of the association. This, however, will not occur for some time, as both club and sanitarium properties were recently leased for long terms.

45TH ST.—Justice Brady, in the Supreme Court, has granted permission to the Actors' Society of America to sell its property at 133 West 45th st, to H. B. Skinner. The reason the society wants to sell the property, as set forth in its application, is because the regular income has not been found sufficient for the purposes of the organization and the maintenance of the property. There is a mortgage on the property of \$38,000. It was placed in 1907 when the society purchased the property; the lot is 20x100.4.

54TH ST.—Mrs. Margaret O. Sage, who sold the old family stable at 87 West 43d st, to the Bar Association, has purchased the 3-sty private stable, No. 117 West 54th st, and will remodel it. The property was sold recently by the Douglas Robinson, Charles S. Brown Company for G. Warrington Curtis.

Negotiations for the Raleigh Hotel Site.

BROADWAY.—Negotiations are said to have about been completed for a sale of a valuable site in the older Broadway mercantile district. The property involved is the old Raleigh Hotel at 663

and 665 Broadway, opposite Bond street, and adjoining the Broadway Central on the north. It consists of 5-sty buildings, on plot 50x200, running through to 230 and 232 Mercer st. The seller is the Robert Fulton Realty Co., which acquired the property last January from the Stephen Whitney estate in exchange for the Robert Fulton apartment house at the northeast corner of Riverside drive and 95th st.

The buyer of the Broadway site is said to be a builder who plans to erect a merchantile building, probably 12-stys high.

7TH AV.—The Coleman Construction Co., Aaron Coleman, president, has bought from Philip Levy, 360 7th av, southwest corner of 30th st, a 3-sty building on lot 24.9x75, leasehold. The Henry M. Weill Company negotiated the sale. The buyer plans to erect on the site a store and office building.

NORTH OF 59TH STREET.

75TH ST.—Eugene Vallens sold 120 West 75th st, a 4-sty stone front dwelling, on lot 20x102.2, between Columbus and Amsterdam avs.

98TH ST.—James A. Jackson sold to an investor, for the Revenue Realty Company, the 5-sty double flat 55 West 98th st, on a plot 25 by 100.

109TH ST.—Arnold, Byrne & Baumann sold for Joseph H. Davis to a client for investment the Ponchetrain, an 8-sty elevator apartment house at 312 West 109th st, on plot 75x100.11, between Broadway and Riverside drive. The house was completed about three years ago and is fully rented. It was held at \$300,000.

113TH ST.—Max Goldberger sold to a Mr. Friedman 63 West 113th st, a 3-sty and basement dwelling on lot 17x100.11 near Lenox av.

115TH ST.—S. B. Goodale & Son sold for Madison Square Mortgage Co., to Mark Aaron, 223 West 115th st, a 5-sty flat on lot 19x100.

120TH ST.—Louis Brandt, sold 154 West 120th st, a 3-sty and basement dwelling, on plot 16.8x100.11 between Lenox and Seventh avs. The buyer is a Mr. Goldstein, who will occupy.

130TH ST.—The Gross & Gross Company resold for Frederick F. Sampson the plot 75x200 ft. on the north side of 130th st, running through to 131st st, 125 ft. east of 12th av. The Fifth Avenue Coach Company is the new buyer and has planned to erect a garage covering the entire plot for the housing of their vehicles.

165TH ST.—Harlam & Co., have sold to a client for investment the apartment houses, 484-86 West 165th st. Also 2111-13 and 15 Amsterdam av.

Operation Near High Bridge.

AMSTERDAM AV.—Charles M. Rosenthal sold the block front in the west side of Amsterdam av, between 176th and 177th sts, 200x100, to the Gingold Realty Co. The property, which faces Highbridge Park, will be improved with two 6-sty elevator apartments, to accommodate seven families on each floor. No architect has been selected.

LEXINGTON AV.—Charles Wynne has sold to William Manning the southeast corner of 123d st and Lexington av, a 5-sty apartment, containing five stores and occupying a plot fronting 100 ft on Lexington av and 35 ft on 123d st. Mr. Wynne acquired the property June 1 last under foreclosure for \$65,016.

A Fifth Avenue Plot Changes Hands.

5TH AV.—The Douglas Robinson, Charles S. Brown Co., has sold for Joseph Hamerslag a plot, 50.2x110.2, on the east side of 8th av, 25 feet south of 87th st.

10TH AV.—Kempe & Cohen and Sheldon Becker sold for Dorbor Realty Co. to Chas. Gahren, the northwest corner of

WANTS AND OFFERS

Continued from opposite page.

For a Building or Permanent Loan
(MANHATTAN OR BRONX)
Call Write or Phone
REMSEN DARLING
170 BROADWAY, N. Y. TRADE MARK
TELEPHONE 1491 CORTLANDT

PAYING TOO LARGE COUNSEL FEES?

LAWYER, Real Estate Expert (35), will accept moderate annual retainer from one or more responsible Realty Companies or Operators to handle entire legal business. Familiar with titles in New York, Kings, Queens, Nassau and up-State Counties; experienced in drawing contracts and conveyances; conversant with Title Company methods; well up in Corporation Law; practitioner in all State Courts. Character, ability and application assured.

Address Box 12, Record and Guide

YOUNG MAN, thoroughly experienced in keeping records, managing real estate office, stenography, seeing owners and tenants, active, bright and with best of references, desires position with reliable firm; interview greatly appreciated. BOX 30, Record and Guide.

HIGHLY ENDORSED young man 23, six years' general real estate experience, seeks opening any department where opportunity awaits worker; particularly experienced, rental-collection branch. BOX 70, Record and Guide.

REAL ESTATE SALESMAN desires connection with established city real estate concern on Commission, with view to purchasing a partnership. BOX 55, Record and Guide.

EXPERIENCED suburban real estate man is open for large development proposition on Long Island; knows the game thoroughly; good advertiser, organizer and salesman. BOX 45, Record and Guide.

YOUNG MAN of good education and address, several years' experience, now with real estate broker, contemplates making change; good correspondent; references. "SHUBERT," c/o Record and Guide.

REAL ESTATE FIRM can secure the services of a practical superintendent, well trained, long experience with the best architects in the City. Address BOX 35, Record and Guide.

BUILDING SUPERINTENDENT desires position with estate or real estate office. Competent to advise on alterations and new work. Best of references from leading architects. Address BOX 25, Record and Guide.

YOUNG MAN wishes position with Contractor or Builder to gain experience in connection with study, civil engineering, night school. B. V. CORCORAN, 171 E. 111th St.

SALESMAN, energetic man for down-town office of prominent real estate firm for rental and sale of business property; previous experience necessary, and to work on commission basis. Address "OPPORTUNITY," Box 20, Record and Guide.

WANTED, in a long established, large down-town real estate firm, an experienced man for sales and loans, or to obtain management of buildings; liberal arrangement and exclusive control of loans. "F.," Box 22, Record and Guide.

WANTED, experienced man take charge business property department 5th av office; state age, experience. BOX 32, Record and Guide.

YOUNG LADY, 4 years' real estate experience, desires position. BOX 42, Record and Guide.

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

BACK NUMBERS WANTED OF RECORD AND GUIDE

The Realty Records Co., 11 East 24th St., will pay 10 cents each, for one copy each, of the Record & Guide of the following dates:

January 27, 1906	April 14, 1906
February 3, 1906	June 30, 1906
April 7, 1906	November 3, 1906

The Record and Guide

Is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches of industry.

Wants and Offers

MECHANICS ON
HAND FOR EVERY
EMERGENCY
AT ANY HOUR

INSPECTORS
AT YOUR BUILDING
EVERY DAY

We run your building for a contract price per year, supplying and paying for all coal, men, cleaners, supplies, repairs and insurance.

**LOFT BUILDINGS
OFFICE BUILDINGS
APARTMENTS
THEATRES**

WE WILL GIVE YOU A-1 REFERENCES

REALTY SUPERVISION Co.

VIVIAN GREEN, Pres.

45 WEST 34TH STREET

Telephone, 2806 Murray Hill

OUR CONTRACT
PRICE LOWER THAN
YOUR COST

EVERY CARE AND
DETAIL TAKEN OFF
YOUR SHOULDERS

**We Guarantee to Please
Your Tenants**

WANT

Particulars of Business Property
FOR SALE OR TO LEASE
Canal to 59th Street

HEIL & STERN

Uptown Office
1165-1167 Broadway
N. W. Cor. 27th St.

Downtown Office
604-606 Broadway
S. E. Cor. Houston St.

We have an opening for able and experienced
RENTING MAN
for the section south of Canal Street
LOVEJOY & HANRAHAN
160 1/2 Broadway

CROSS & BROWN COMPANY

REAL ESTATE-INSURANCE
KNICKERBOCKER TRUST BLDG.

TEL - MURRAY HILL 1600 5TH AVE. C, 34TH ST.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 18 years

160 Broadway, New York 188 Montague St., Brooklyn
RECEIVES DEPOSITS subject to check or on certificate,
allowing interest thereon. Depository for moneys paid
into Court and for money of bankrupt estates.

LEND ON APPROVED STOCKS and Corporation Bonds
as Collateral.

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

OFFICERS:

EDWIN W. COGGESHALL, President and General Manager
LOUIS V. BRIGHT
THORWALD STALLKNECHT, { Vice-Presidents
ARCHIBALD FORBES, Treasurer. HERBERT E. JACKSON, Comptroller
WALTER N. VAIL, Secretary. U. CONNIT VARICK, Asst. Genl. Manager.
ROBERT I. SMYTH, { Asst. Treasurers.
GEORGE A. PLEURY,
DAVID B. OGDEN, Counsel. FREDERICK D. REED, { Asst. Secretaries

EXECUTIVE COMMITTEE

EDWIN W. COGGESHALL, Chairman. HENRY MORGENTHAU
GEORGE F. BUTTERWORTH HENRY GOLDMAN JAMES N. WALLACE
WILLIAM P. DIXON PHILIP LEHMAN ALBERT H. WIGGIN
JULIAN D. FAIRCHILD JOHN T. LOCKMAN

If you are contemplating **ALTERATIONS**

In Your { RESIDENCE
STORE
OFFICE

we can save you money, as we
have the equipment; and what
is better, the experience.

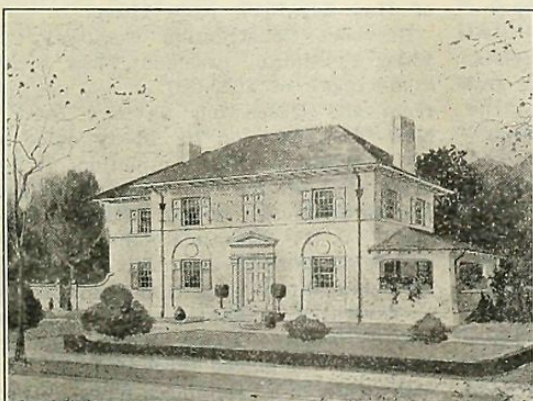
No job too **BIG** for our ca-
pacity, and none too **SMALL**
for our attention.

BEAVER CONSTRUCTION COMPANY

26 EXCHANGE PLACE

Telephone, 67 Broad

NEW YORK CITY



A Builder's Opportunity

TO meet the demand for more houses at Douglaston Park,
on the north shore of Long Island, created by its accessi-
bility to the shopping, hotel and amusement centers of New
York City, the Developing Co. has decided to make exceedingly
liberal arrangements with a responsible builder, for the con-
struction of a few high class detached houses, in keeping with
those already erected there, one of which is illustrated at the left.
Don't fail to take advantage of this opportunity.

Douglaston Realty Co.

J. W. DOOLITTLE, Treasurer

347 FIFTH AVENUE

NEW YORK

10th av. and 214th st., a plot 37.6x100. Hall J. How & Co., have resold the property for Mr. Gahren to Thomas Alexander.

BRONX.

FAIRMONT PL.—Luther C. Bissell sold 873 Fairmount place, a 2-sty frame dwelling, on lot 25x100. This is one of a row of four houses recently built by the Bremen Realty and Construction Company.

Land for a Bronx Operation.

LOWELL ST.—The Usona Construction Co. sold to the Oldchester Realty Co., the plot 195x80x irregular on the south side of Lowell st., 80 feet east of Longfellow av. The buyers will improve the site with 5-sty apartment houses. The property is part of a plot of thirty-eight lots recently acquired by the Usona Co. from the American Real Estate Co.

MANIDA ST.—The Manida Building Co. sold to Charles Baumohl, 840 Manida st., a 2-sty brick, two-family house on lot 25x100, in the Hunts Point section of the Bronx. It is within a block of the American Bank Note Company's new plant, now nearing completion.

179TH ST.—Ernst & Cahn sold for a client to Louis Pfriender, 668 East 179th st., a 4-sty new-law house, on plot 33x92.

DALY AV.—Frank Maeridian sold for Krabo & Ernst two 4-sty double flats on the east side of Daly av., between 179th and 180th sts.

Theatre for Tremont Avenue.

EAST TREMONT AV.—Herbert M. Horkheimer has purchased for the purpose of a new theatre in the Bronx the property on the south side of East Tremont av., about 155 feet east of Park av., comprising an area of 42,175 square feet. The transaction was negotiated through the Stewart Realty Co. and Joseph R. Stillwell. The theatre which will be constructed on the site will cost over \$200,000, and will have a seating capacity of about 2,000. There will be entrances on both Tremont and Park av. Work on the new structure will be commenced at once, and it is expected to have the building completed early in 1911, when it will be opened under Mr. Horkheimer's management.

KINGSBRIDGE ROAD.—Seth Sprague Terry sold to J. H. Hale, 16 Kingsbridge road, a 3-sty dwelling on lot 16x80. B. H. Weisker, Jr., of James L. Libby's office, was the broker.

LEASES.

Christian Schierloh leased the 2d floor in building, 136 West 42d st., to Thomas Burns for a period of years for a billiard parlor.

Senior & Stout have leased for the Century Holding Co., the 3-sty dwelling at 118 West 49th st., to Eustace Pothemont for a term of years.

Daniel H. Renton & Son leased to E. L. Davenport, the 4-sty and basement private dwelling, 419 West 146th st., and for Rebecca B. Reynolds, 419 West 146th st.

Pease & Elliman have leased for a term of years to George P. Schmidt, one of the houses recently erected by General E. P. Meany, at Convent, near Morris-town, N. J.

Goodwin & Goodwin leased for David Finelite, the 3-sty private residence, 238 West 121st st., to Mrs. A. F. Stanford for a term of 2 years; for Mrs. Geo. F. Dodge, the 4-sty private residence, 231 Lenox av. to Mrs. P. A. Malony for a term of 2 years.

The Lewis H. May Co. has leased for a term of years: for E. Blum, 10,000 square feet to the Arlington Ribbon Co. in the new building at 124th st., and 1st av.; for National Ventilating Co., top loft at 337-339 East 26th st., to A. Grun-

berg, and for Adolph Weiss, a loft at 8 East 17th st., to Kern Fur Co.

Goodwin & Goodwin leased for S. H. Stone the 4½-sty American basement, private residence, 144 West 118th st., to Mrs. Bertha Simons, for a term of 3 years, for David Finelite to Annie F. Stanford the 3-sty and basement private residence at 238 West 121st st., and for Mrs. Geo. F. Dodge to Phebe Malony the 4-sty dwelling at 231 Lenox av.

The Fitch H. Medbury Co. has leased for ex-Judge William N. Cohen the three 3-sty and basement dwellings, 117, 119 and 121 West 47th st., on plot 60x98.9, for a long term of years at an aggregate rental of \$160,000. The lessees are Lew M. Fields and Edward Margolies. The property is located between Sixth and Seventh avs., and will be altered for business purposes by the lessees.

Nail & Parker leased for the New York Church Extension and Missionary Society of the Methodist Episcopal church, six private houses, 453-455-457-461-463 Lenox av., and Nos. 102-104 West 133d st. for a term of years; for Mary G. Eugelman, 15 West 132d st.; 39 West 133d st., for Jacob Cohn; for the Frogs, 111 West 132d st., for a term of years, and for C. Le Roy Butler, 23 West 135th st., for a term of years.

W. H. Dolson & Co. report the following leases in 8-10 West 45th st.; 2d floor loft to DeVorak and McKee, gowns, for a term of three years; 5th floor loft to Madame Julie, dressmaker, for a term of three years; at 16 West 45th st., the following rentals: The store to Clairmont & Co., for a term of 21 years. Clairmont & Co. now being located at 539 Fifth av.; 2d loft to Misses Campbell and Burke; 3d loft to Hyman Straus, and 5th loft to Greenberg and Brecht.

Heil & Stern have leased for the Building & Engineering Co., in the new building they are erecting at 16-18 West 22d st., running through to 15-17 West 21st st., the eleventh loft containing 11,000 square feet to Solomon & Newman for a term of years at a total rental of \$35,000; for the Criterion Const. Co., the 9th loft containing 8,500 square feet in the building 114-120 West 26th st., to Joseph Weisman; for A. D. Juilliard, the 5th loft containing 10,000 square feet in the building 460-462 Broadway, corner of Grand st., to Levy Bros., and for Alfred D. Pell the 4th loft in the building 426 Broadway to Friedman Bros. & Son.

M. & L. Hess have leased for A. T. W. Pilgrim & Ano, the 4th loft, 54 East 11th st., to Rosenberg Brothers; for K. D. Veiling Co., part of 10th floor, 114-116 5th av. to Brandon Magnus & Co., Inc.; for 25th Construction Co., the 9th loft, 24-26 West 25th st., to J. H. Herbert & Co.; for Douglas Realty Co., the store and basement, 124 West 18th st., to D. Koranyi; for Brunswick Realty Co., the 9th floor, 12-16 East 22d st., to Lee Goodman & Brother; for Alfred R. Conkling, the 4th loft, 127 Spring st., to Pollak & Goldberg; for Eagle Improvement Co., the 7th loft, 134-140 West 26th st., to Harry Herzenstein & Co., and for Estate of Charles Lesinsky, the 5th loft, 31-35 West 15th st., to Gotham Waist Co.

The City Investing Company has leased to the W. B. Riker & Son Co., druggists, the greater part of the ground floor and about one-third of the basement in the new 6-sty building about to be erected at the southwest corner of Broadway and Dey st. The lease is for a term of twenty-one years, at an aggregate rental of over \$1,000,000. It covers the entire Broadway frontage on the ground floor, about 47 feet, and the Dey street frontage for a distance of about 60 feet, together with storage space in the basement. Although the lease has been taken by the Riker concern, provision has been made for transferring it to the Hegeman-Riker combination. It

is planned to make the new store the most complete of its kind in the city.

Bustanoby Bros., proprietors of the Cafe des Beaux Arts, at Sixth avenue and Fortieth st., are reported to be the new lessees of the Studebaker building, at Broadway, Seventh av. and 48th st. It is said to be the intention of the Bustanoby Bros. to convert the building into a hotel of the highest class. This, it is understood, is to be wholly a new enterprise and does not involve the abandonment of the Sixth av. and 40th st. establishment, where the firm's lease has a long time yet to run. Plans for the alteration of the Studebaker building call for the addition of three stories. The Studebaker building occupies the entire frontage on the north side of 48th st., from Broadway to 7th av. On Broadway the plot measures 115 feet and on 7th av. 112 feet. It is a 10-sty fireproof structure, and was put up about nine years ago by Mrs. A. D. Juilliard under a long term lease with the Studebakers. This lease carries with it privileges of renewal and was entered into when values in the neighborhood were far below their present level. The Studebaker Co. will occupy the building through the remainder of the season, and may not move until next spring.

REAL ESTATE NOTES.

S. Osgood Pell & Co., have removed their offices from 537 5th av. across that thoroughfare to 542 5th av.

The real estate firm of Richtmyer and Irving of 2649 Broadway, has been dissolved. Mr. Sylvester L. Richtmyer continues the business at the same address.

The real estate business of the late Edward McVickar has been taken over by E. P. Gillard, and will in future be conducted by him under the name of Edward McVickar, Inc., at 200 Broadway.

The Title Guarantee & Trust Company loaned to Wilber Daily, \$60,000, on the 4-sty and basement with 1-sty extension, building located at the northeast corner of Madison av. and 69th st. The mortgage is for 5 years at 4½ per cent.

The firm composed of Wm. J. Collins, James E. Barry and John M. Finlay, doing general real estate business under the firm name of Collins & Barry have dissolved partnership and will continue business under the firm name of James E. Barry & Co.; firm composed of James E. Barry and John M. Finlay.

A. F. Holly, who for fifty years was in the real estate business, making a specialty of mortgage and building loans, died Wednesday morning at 5 o'clock. He was a pioneer investor in Harlem land having held for about 35 years a large plot bought in the early 70's in the block bounded by 110th and 111th sts., 7th and 8th avs.

Slawson & Hobbs, west side real estate brokers and agents, for twenty years located at 28½ Columbus av., have moved to their new office building at 162 West 72d st. The firm is one of the oldest on the Upper West Side, and has the care and management of many large apartment houses in that section. (See issue of May 21, 1910, page 1104).

Brevort Construction Company, Edward Friedman, president, has secured a mortgage of \$625,000 at 4½ per cent. from the Greenwich Savings Bank of New York City on its 16-sty office and loft building nearing completion, at 2-4-6 West 45th st., 100 feet west of Fifth av., and to be known as the "Putnam Building." J. P. Putnam's Sons, publishers, will occupy the lower stories of the building immediately upon completion, as well as several prominent jewelers who have already secured space in that building. The loan was placed through R. H. Waddell, of John H. Golding's office as brokers.

TRINITY'S IMPROVEMENTS IN GREENWICH VILLAGE

Fireproof Business Buildings Replace Old Fashioned Dwellings—Brokers Invited to Co-operate.

THE new policy of Trinity Corporation to get rid of its tenements and improve its holdings with high-class buildings is being carried out successfully. In the old Greenwich Village, where the corporation owns all property between Vestry and Christopher and Varick and Greenwich streets, nearly twenty-five plots have been improved or sold for improvements within the last year. The accompanying map prepared for the Record and Guide shows the improved sites and such plots for which contracts for improvements have been made.

Including some of the older buildings—Butterick's, Henry Heide's candy manufactory and two or three others erected before the new policy was inaugurated—the improvements made involve an expenditure of more than \$5,000,000. All

mentioned prejudice are asked to accept this statement as being authentic.

Following is a list of the improvements as shown on the map:

King st, running through to Charlton st, east of Greenwich st, 5-sty apartments.

East side of Greenwich st, between Charlton and Vandam st, sold to J. H. Cruikshank, who has erected a fireproof building which the United States Government has leased for army purposes.

Southeast cor of Greenwich and Spring st, 5-sty building erected for Cornell & Underhill, pipe and fittings.

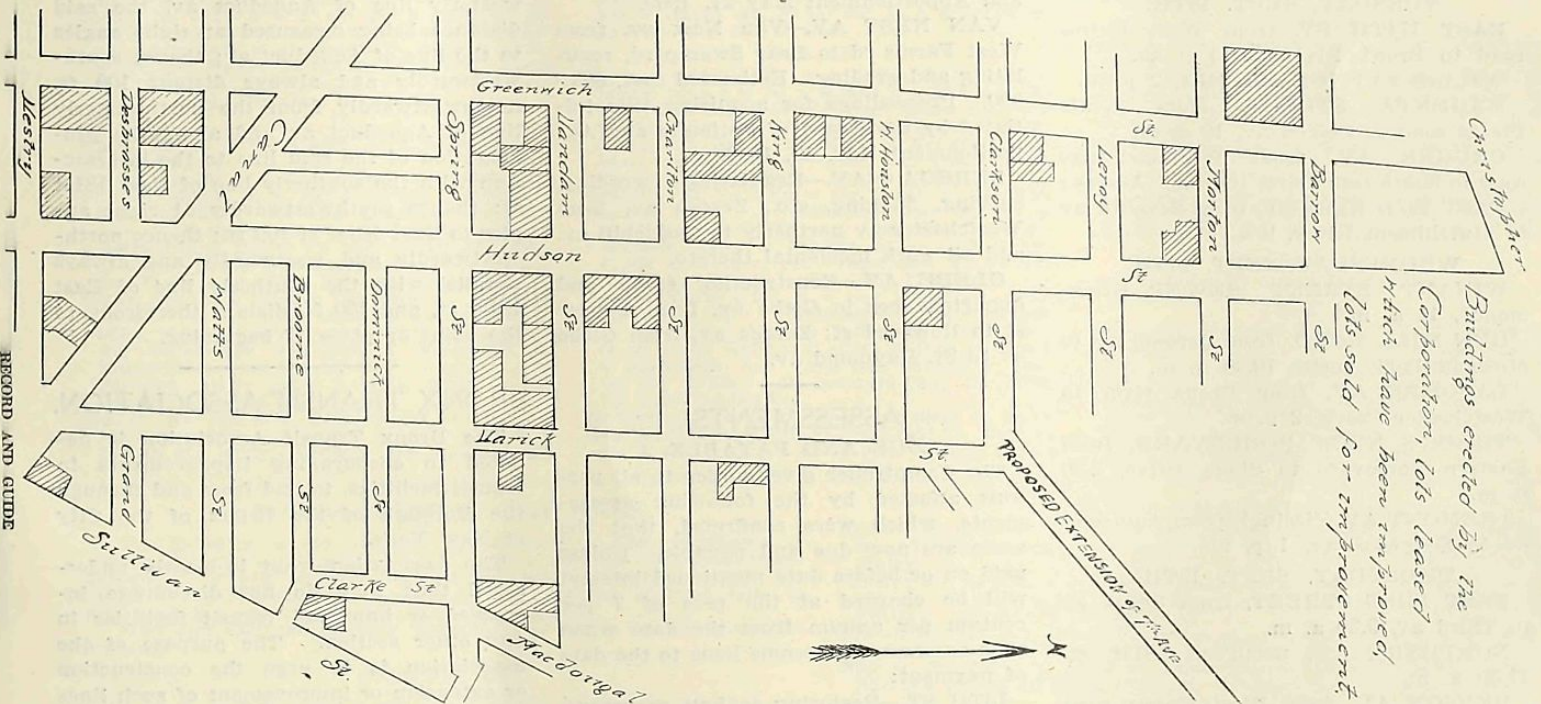
Vandam st, southwest cor of Hudson st, Henry Heide's factory.

West side of Greenwich st, between Morton and Barrow st, an 8-sty fireproof building, to be erected by James H. Cruikshank.

APPORTIONING ASSESSMENTS.

The following statement was issued by President Lawson Purdy, of the Tax Board:

"Until this department was given the duty of apportioning assessments on divided parcels of real estate, there was frequently a delay of months in obtaining correct tax bills. This was partly due to the fact that applications for apportionment all came at the same time, and that time was when taxes were payable. The law was amended in such manner in 1907 that the Tax Department now makes the apportionment and is able to make apportionments at any season of the year. It is therefore possible to apportion assessments before taxes are extended in all cases where applications are made before the end of March, and



new buildings erected are made fireproof whenever possible. The restrictions imposed by Trinity in regard to the business to be carried on are severe. No objectionable manufacturing process is tolerated, the character of all tenants must be of the highest class and trades not desirable are excluded.

The transformation of this section, which until recent date was covered with old 2-sty dwellings, is going on rapidly. The Corporation offers to tenants all plots covered with old dwellings as soon as present leases expire. Lessees must agree to construct modern high-class business buildings. While the Corporation does not prefer to sell the properties it has transferred some of the isolated plots to James H. Cruikshank, who agreed to construct 8-sty loft buildings.

Brokers and traders are misled by statements that only a certain firm connected with one of the officials of Trinity can transact business for the Corporation. It was stated at the office of the Corporation that this impression is erroneous. No firm of brokers connected with officials is acting as agent for Trinity, or has been shown any preference. Trinity encourages applications from all reliable brokers for leasing of its property for building purposes. All brokers and traders are treated with courtesy and impartiality, and firms who have hitherto hesitated to deal with Trinity's real estate department on account of the afore-

Southeast cor of Morton and Greenwich sts, 8-sty building to be occupied by the General Electric Co.

Southwest cor of Morton and Hudson st, 8-sty building erected for Mirror Candy Co.

North side of Clarkson st, east of Greenwich st, Diamond Match Co.

Northeast cor of Greenwich and King st, Fred Neff, paper box manufacturer.

Southeast cor of Greenwich and King st, 6-sty fireproof building, leased to Gordon & Dillworth, preserves.

East side of Greenwich st, between Watts and Desbrosses st, 6-sty candy factory.

South side of Desbrosses st, west of Hudson st, 7-sty manufacturing building.

Northwest cor of Vestry and Hudson st, 8-sty loft building; Park Davis Patent Medicine Co.

Canal st, running through to Vestry st, west of Varick st, 7-sty loft building.

East side of Hudson st, between Vandam and Spring st; 8-sty building leased to Pittsburg Glass Co.

Northwest cor of Varick and Spring st, 8-sty building; Garvin Machine Co.

East side of Hudson st, between Vandam and Charlton st, 8-sty building; manufacturing establishments.

Northwest cor of Macdougall and Clarke st, running through to Vandam st, 15-sty building. Butterick Publishing Company.

East side of Varick st, between Spring and Vandam sts, Binghamton Oil Co.

where applications are made before the first of September the apportionments can be ready for the Receiver of Taxes as soon as taxes are payable.

"These good results can only be accomplished when persons interested make applications in time. It is earnestly requested that property owners paying a real estate tax for the first time this year or who have during the year purchased recently subdivided property may compare at once the description of the property in their deeds with the location on the tax maps. If the tax map correctly shows the property there is no delay in obtaining a tax bill, but if it is necessary to alter the tax maps and to apportion the tax, application should be made at once in order that apportionment may be made and the bill ready for payment before October 31. Requests for tax bills must always contain the description of the property by ward and block and lot numbers."

—Olcott C. Colt has placed for the Franco Realty Co. with the City Mortgage Co., a building loan of \$150,000 on the property at 9 and 11 East 33d st. The plot is 93x100, and it is proposed to erect upon the site a 12½-sty loft building. Nine of the lofts will be occupied by Frankel Bros. The top floor of the building will contain a restaurant for the use of the employees of the firm.

MUNICIPAL IMPROVEMENTS.

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

MONDAY, SEPT. 12TH.

CASTLE HILL AV, from West Farms road to Public place, 11 a. m.

METCALF AV, from the Bronx river to East 177th st, 11 a. m.

GUERLAIN ST, from Beach av to Unionport road, 2.30 p. m.

RICHARD ST, from Bronx and Pelham Parkway to Morris st, 11 a. m.

BRONX BOULEVARD, from Old Boston Post Road to 242d st, 2.30 p. m.

CITY ISLAND BRIDGE, 1 p. m.

FOURTH AV, from Monroe av to Tompkins av (Richmond), 3 p. m.

VAN CORTLANDT AV, from Sedgwick av to Van Cortlandt Park, 2.30 p. m.

UNNAMED STREET (Bennett av), 1.30 p. m.

BUSH ST, from Creston av to Grand Boulevard and Concourse, 10 a. m.

TUESDAY, SEPT. 13TH.

EAST 174TH ST, from West Farms road to Bronx River av, 1 p. m.

WILLIS AVENUE BRIDGE, 2 p. m.

MAGENTA STREET, from White Plains road to Colden av, 10 a. m.

CRUGER AV, from Williamsbridge road to South Oak drive, 10 a. m. (Assess.)

EAST 222D STREET, from Seventh av to Hutchinson River, 9 a. m.

WEDNESDAY, SEPT. 14TH.

WINANT STREET SEWER (Richmond), 11 a. m.

GUN HILL ROAD, from Jerome av to Mosholu Park north, 10.30 a. m.

LACOMBE AV, from Bronx river to Westchester Creek, 2 p. m.

THROG'S NECK BOULEVARD, from Eastern Boulevard to Shore Drive, 2.30 p. m.

TREMONT AV (closing), from Aqueduct av to Sedgwick av, 1 p. m.

THURSDAY, SEPT. 15TH.

EAST 161ST STREET, from Brook av to Third av, 9.30 a. m.

NORTHTRN AV, north of 181st st, 11.30 a. m.

BENSON AV, from West Farms road to Lane av, 1 p. m.

BAKER AV, from Baychester av to City line, 9.30 a. m.

HILLSIDE AV, from Nagle av to Nagle av, 1 p. m.

FRIDAY, SEPT. 16TH.

CURTIS PLACE (Richmond), from Westervelt av to Hamilton av, 11 a. m.

PROPOSED IMPROVEMENTS.

The following improvements have been recommended by the Local Boards of the Borough of Bronx:

188TH ST.—Paving with asphalt blocks East 188th st, from 3d av to Park av.

WALTON AV.—Constructing sewer and appurtenances in Walton av, from East 168th to East 167th st.

231ST ST.—Constructing sewers and appurtenances in West 231st st, between Broadway and Kingsbridge av, and in Kingsbridge av, between West 230th st and West 232d st.

PERRY AV.—Paving with bituminous macadam Perry av, from Bedford Park Boulevard to Mosholu Parkway South.

PARK AV.—Regulating and regrading, setting and resetting curbstones, flagging and reflagging sidewalks, laying and relaying crosswalks, building approaches, drains, walls, etc., erecting fences where necessary and paving the roadways with asphalt blocks on a concrete foundation where not already paved in Park av West, from East 189th st to Pelham av; in Park av East, from East 189th st to Pelham av; in 3d av, from East 189th st to Pel-

ham av; in Welch st, from Park av West to Webster av, and in East 189th st, from 3d av to Washington av, together with all work incidental thereto.

171ST ST.—Paving with sheet asphalt East 171st, from Webster av to Park av West. Amend resolution adopted by Local Board on April 29, 1909, to read from Webster av to the New York & Harlem Railroad. No sewer necessary in said street.

Constructing receiving basin at the northwest corner of Randall av and Tiffany st.

KELLY ST.—Asphalt block paving Kelly st, from Westchester av northerly to Intervale av.

SIMPSON ST.—Constructing sewer, etc., in Simpson st, between East 167th st and a point about 251 ft. southerly therefrom.

MELVILLE ST.—regulating and grading, from West Farms road to Morris Park av. Estimated cost is \$12,500, as reported in 1907.

VAN BUREN ST.—Regulating and grading, from West Farms road to Morris Park av. Estimated cost, \$11,300 as reported in 1907. Proceedings for acquiring title initiated by Board of Estimate and Apportionment May 21, 1909.

VAN NEST AV.—Van Nest av, from West Farms rd to Bear Swamp rd, regulating and grading. Estimated cost, \$83,000. Proceedings for acquiring title initiated by the Board of Estimate and Apportionment Nov. 19, 1909.

ZEREGA AV.—Regulating, grading, curbing, flagging, etc., Zerega av, from Westchester av northerly to Castlehill av, and all work incidental thereto.

GLEBE AV.—Constructing sewer and appurtenances in Glebe av, from Parker st to Rowland st; Zerega av, from Glebe av to St. Raymond av.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment:

13TH ST.—Restoring asphalt pavement, in front of premises 111-121. Area of assessment: North side of 13th st, between 3d and 4th avs, known as Lot No. 16 in Block 559. Payable Nov. 12th.

FINAL REPORTS.

The Commissioners of Estimate appointed in the following named proceedings will submit their final reports for confirmation to the Supreme Court on the day mentioned:

SEDGWICK AV.—In the matter relative to acquiring title to the lands required for the widening of Sedgwick av, between Fordham rd and Bailey av; of Bailey av, between Sedgwick av and Albany rd; of Albany rd, between Bailey av and Van Cortlandt Park, and for the opening and extending of Heath av, between West 189th st and West 191st st; of the public place, between Heath av and Bailey av, south of West 191st st, and the lands and premises required for the widening of Kingsbridge rd, between Exterior st and Bailey av, in the 24th Ward, Borough of The Bronx, City of New York, Nov. 15th.

The area of assessment includes all those lands and premises situate and being in the Borough of The Bronx, bounded and described as follows, viz.:

Beginning at the intersection of the prolongation of a line 100 ft. south of the southerly side of East 181st st and parallel therewith, with the easterly bulkhead line of the Harlem River, and running thence northwardly along the said easterly line of the Harlem River to the

intersection with a line midway between Broadway and Exterior st to the northerly side of Kingsbridge road; thence northwardly at right angles to the line of the Kingsbridge road 100 ft.; thence eastwardly and parallel with Kingsbridge road to the easterly line of the land of the New York and Putnam Railway; thence northwardly and along the said easterly line of the New York and Putnam Railway to the intersection with a line distant 100 ft. north of and parallel with the southerly line of Van Courtlandt Park, the said distance being measured at right angles to the said southerly line of Van Courtlandt Park; thence easterly and parallel with the southerly line of Van Courtlandt Park to the intersection with the prolongation of a line midway between Gouverneur av and Norman av; thence southwestwardly along the said line midway between Gouverneur av and Norman av and the prolongation of the said line to the intersection with the centre line of Sedgwick av; thence southwestwardly to a point on the southwest side of Kingsbridge road where the same is intersected by a line 100 ft. northwest of and parallel with the northwesterly line of Aqueduct av, the said distance being measured at right angles to the line of Aqueduct av; thence southwestwardly and always distant 100 ft. northwestwardly from the northwesterly line of Aqueduct av and along the prolongation of the said line to the intersection with the southerly line of East 181st st; thence southwestwardly at right angles to East 181st st 100 ft.; thence northwardly and westwardly and always parallel with the southerly line of East 181st st, and 100 ft. distant therefrom, to the point or place of beginning.

BRONX TRANSIT ASSOCIATION.

The Bronx Transit Association is devoted to encouraging improvements in transit facilities, to and from and through the Borough of the Bronx of the City of New York.

The association want it clearly understood that they do not discourage increased or improved transit facilities in any other section. The purpose of the association is to urge the construction or extension or improvement of such lines as will furnish much needed transit facilities to the vast population already actually living in the Bronx, numbering at present nearly one-half a million.

The association endorses the recommendation of the Public Service Commission, favoring the construction of the Broadway-Lexington subway route complete. The association favors every possible effort which will lead to prompt letting of contracts, and an early beginning of construction work, vigorously pushed until the Broadway-Lexington avenue subway which has been advocated for years, is finally opened and affording service over the entire route as recommended by the Public Service Commission.

The increase in population in the Borough of the Bronx for the last decade was 114 per cent., which is by far the largest increase recorded by the recent census in Greater New York for that period.

Careful estimate based on past developments and the possibility for growth show that the Borough of the Bronx will in 1920 have a population of 1,000,000, or an increase of 108 per cent. which is greater than that estimated for any other Borough Division.

If the construction of the Broadway-Lexington avenue subway were to begin at once, it would be four or five years before it was opened for public traffic, and by 1915, the business and social activity in the Bronx will be so great that every possible line of transit will be required.

THE TITLE INSURANCE CO., OF NEW YORK

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

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

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas.
Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate
162 WEST 72D STREET

ADVERTISED LEGAL SALES.

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

Sept. 10.
No Legal Sales advertised for this day.
Sept. 12.

Cathedral Parkway, n s, 375 e 7th av, 150x70.11, vacant. Equitable Life Assurance Society of the United States agt Harry L Topplitz et al; Action No 2; Alexander & Green, att'ys, 120 Bway; Henry P Keith, ref. (Amt due, \$63,555.51; taxes, &c, \$2,962.86.) Mt recorded Feb 20, 1900. By Saml Marx.
117th st, Nos 523 & 525, n s, 248 e Pleasant av, 37.6x100.10, 6-sty bk tnt & str. Jared W Bell agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Eugene A Philbin, ref. (Amt due, \$25,815.75; taxes, &c, \$917.60.) Mt recorded Aug 4, 1908. By Jos P Day.
3d av, No 3621, n w s, abt 280 n 169th st, 25x118, 3-sty fr tnt & str. Theresa Shueler agt Addie Levy et al; Goldfogle, Cohn & Lind, att'ys, 271 Bway; Alexander Wolf, ref. (Amt due, \$3,674.35; taxes, &c, \$—.) Mt recorded Jan 16, 1906. By Danl Greenwald.
Sept. 13.

8th av, No 750 | n e cor 46th st, 25.5x100.
46th st, No 249 |
8th av, No 752, e s, 25.5 n 46th st, 25x100.
46th st, No 247, n s, 100 e 8th av, 25x100.5.
6-sty bk office loft and str bldg. Sheriff's sale of all right, title, &c, which Metropolitan Mercantile & Realty Co had on Oct 29, 1909, or since; Fredk C Pitcher, att'y, 56 Pine st; Jno S Shea, sheriff. By Danl Greenwald.
8th av, Nos 750 & 752 | n e cor 46th st, 50.5x125
46th st | x irreg, 6-sty brk str & office bldg. (Sheriff's sale of all right, title, &c, which the Metropolitan Mercantile & Realty Co had on Dec 15, 1909, or since); J F Forester, att'y; John S Shea, sheriff. By Daniel Greenwald.
83d st, No 166, s s, 149.8 w 3d av, runs s 102.2 x w 16.1 x n 50.2 x e .06 x n 52 x e 15.7 to beg, 4-sty stn dwg. Wm McBrien agt

Lena Holl et al; Archibald C Weeks, att'y, 30 Broad st; Wm B Ellison, ref. (Amt due, \$10,912.03; taxes, &c, \$367.20; sub to a prior mt of \$7,000.) Mt recorded May 16, 1899. By Jos P Day.
Sept. 14.

Henry st, No 89, n s, 185.7 w Pike st, 29x75, 3-sty bk synagogue. Schalam Goldberg agt Chebra Anshei Borisoff Uminsk et al; Louis Goldberg, att'y, 170 Bway; Albt W Ransom, ref. (Amt due, \$4,809.27; taxes, &c, \$501.92; sub to a prior mt of \$18,000.) Mt recorded Dec 10, 1908. By Danl Greenwald.
3d av, No 4288, e s, 255.2 n 178th st, 50x108.2 x49.11x106.1, 6-sty bk tnt & str. Isidor Cline agt Northwestern Realty Co et al; Lese & Connolly, att'ys, 35 Nassau st; Francis W Pollock, ref. (Amt due, \$11,408.06; taxes, &c, \$2,347.31; sub to a first mt of \$35,000.) Mt recorded May 14, 1907. By Jos P Day.
3d av, No 4284, e s, 205.2 n 178th st, 50x106x49.9x104, 6-sty brk tnt & str. August Levy agt Northwestern Realty Co et al; Lese & Connolly, att'ys, 35 Nassau st; Francis W Pollock, ref. (Amt due, \$10,433.61; taxes, &c, \$2,314; sub to a first mt of \$35,000.) Mt recorded May 14, 1907. By Jos P Day.
134th st, No 56, s s, 509.10 w 5th av, 16.10x99.11, 3-sty & b bk dw. Jennie Pisko agt Abner B Smith et al; M Carl Levine, att'y, 119 Nassau st; Jas B Butler, ref. (Amt due, \$1,155.39; taxes, &c, \$9.45; sub to a prior mt of \$6,500.) By Jos P Day.
Sept. 15.

Clinton av, No 1421, w s, 100 s Crotona Park South, runs s w 50 x w 50.6 x s 16.7 x e 100 x n 24 to beg, 2-sty fr dwg. Clara Lion agt Moses Salm et al; Kantrowitz & Esberg, att'ys, 320 Bway; Theodore K McCarthy, ref. (Amt due, \$2,265.00; taxes, &c, \$155.71.) Mt recorded Dec 3, 1906. By Jos P Day.
Greenwich st, No 394 | n w cor Beach st, 25x79.10
Beach st, No 63 | x25x79.8, 4-sty bk loft & str bldg. Saml Weil agt Chas Bettels et al; Arnstein, Levy & Pfeiffer, att'ys, 128 Bway; Fredk C Hunter, ref. (Amt due, \$15,141.77; taxes, &c, \$579.58.) By Jacob H Mayers.
West st, Nos 98 & 99 | n e cor Cedar st, 47.2x
Cedar st, No 157 | 64.9x46x55.6, 5-sty bk loft & str bldg. Edmund Coffin agt Saml Levy et al; Isidor Grayhead, att'y, 34 Pine st; Louis B Hasbrouck, ref. (Amt due, \$21,132.77; taxes, &c, \$3,540.) Mt recorded May 28, 1909. By Saml Goldsticker.
Webster av, No 2771 | s w cor 198th st, 28.7x
198th st, Nos 394 & 396 | 93.10x45.2x91.11, 3-sty fr tnt & str & two 1-sty fr str. Ebling Brew-

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

ing Co agt Nellie A Sullivan et al; Norbert Blank, att'y, 38 Park Row; Richard H Clarke, ref. (Amt due, \$9,483.61; taxes, &c, \$353.69; sub to a prior mt of \$15,000.) By Jos P Day.
47th st, Nos 613 & 615, n s, 225 w 11th av, 50x100.5, 1, 2 & 3-sty bk & fr brewery. Wm Esselborn agt Emil Esselborn et al; Jos H Hayes, att'y, 42 Bway; Francis W Pollock, ref. (Partition.) By Jos P Day.
108th st, No 155, n s, 82 e Lex av, 16.9x100.11, 4-sty stn tnt.
107th st, No 181, n s, 303 e Lex av, 17x100.11, 4-sty stn tnt.
Robt J Armstrong agt Mary E Armstrong et al; Edgar R Cook, att'y, 38 Park Row; Adam Wiener, ref. (Partition.) By Bryan L Kennelly.
Wausworth av, No 294, w s, 166.1 n 187th st, 23.8x95, 3-sty bk dwg. Emma C Sillocks agt Thos J Meehan et al; Fredk A Southworth, att'y, 68 William st; S Stanwood Menken, ref. (Amt due, \$8,202.74; taxes, &c, \$150.) Mt recorded Sept 1, 1905. By Saml Goldsticker.
Sept. 16.

160th st, Nos 388 & 392, s s, 49 w Melrose av, 50x100, 2-sty fr dwg & 1 & 2-sty fr stable. Mary A Coyle agt Honora Donohue et al; G Arnold Moses, att'y, 4740 White Plains rd; Jas J Higgins, ref. (Partition.) By Hugh D Smyth.
Washington av, Nos 1152 & 1154 | n e cor 167th
167th st, Nos 481 to 491 | st, 65x127.1x65
x126.11, two 6-sty bk tnts & str. Jos Rubano agt Carmine Altieri et al; Menken Bros, att'ys; Adam Wiener, ref. (Amt due, \$21,896.05; taxes, &c, \$1,666.89.) By Jos P Day.
Sept. 17.

No Legal Sales advertised for this day.
Sept. 19.

Prospect av, Nos 1405 & 1407 | n w cor Jennings
Jennings st, No 775 | st, 43x90.10x67.7x
74.5, 5-sty bk tnt & str. Max Kahlert et al agt Louis Schulze et al; Ferriss, Roeser & Storck, att'ys, 165 Bway; Albt P Massey, ref. (Amt due, \$10,819.49; taxes, &c, \$2,343.76; sub to a first mt of \$35,000.) Mt recorded April 26, 1905. By Jos P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending Sept. 9, 1910, 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.

226th st, n s, 305 e White Plains rd, 25x114, Wakefield. (Amt due, \$390.68; taxes, &c, \$162.26. F K Morris.....1,050
Clay av, No 1059, w s, 275 n 165th st, 25x100, 2 & 3-sty bk dwgs. (Partition.) Jas Barrett9,200
*172d st, No 1221, w s, 200 n Gleason av, 25x100, 2-sty fr dwg. (Amt due, \$4,634.01; taxes, &c, \$252.07.) An Association for the Relief of Respectable Aged Indigent Females in the City of N Y.....4,000
*142d st, No 291, n s, 125 e 8th av, 25x99.11, 5-sty bk tnt & str. (Amt due, \$7,130.44; taxes, &c, \$46; sub to a first mt of \$21,000.) Jonas Weill et al27,780
151st st, s s, 175 w 7th av, 75x99.11, vacant. (Amt due, \$24,733.58; taxes, &c, \$501.87.) Withdrawn.....
151st st, s s, 100 w 7th av, 75x99.11, vacant. (Amt due, \$24,820.58; taxes, &c, \$501.87.) Withdrawn.....
*13th st, No 605, n s, 88 e Av B, 25x103.3, 6-sty bk tnt & str. (Amt due, \$8,435.12; taxes, &c, \$—; sub to a first mt of \$27,000.) Anna Amend27,496
*120th st, Nos 325 & 327, n s, 275 e 2d av, 50x100.11, vacant. (Amt due, \$21,951.36; taxes, &c, \$811.60.) Lawyers Mortgage Co.....22,750

DANIEL GREENWALD.

31st st, No 330, s s, 245 w 1st av, 20x98.9, 4-sty bk tnt & str. (Amt due, \$4,472.93; taxes, &c, \$1,017.08.) Edw Henderson & Elmer F Finlay9,100
*Cherry st, No 429, s s, 75.4 w Jackson st, 24.11x92.9x24.10x94.9, 5-sty stn tnt. (Amt due, \$12,174.56; taxes, &c, \$443.44; sub to a first mt of \$16,000.) Abraham J Dworsky.....20,100
82d st, No 128, s s, 305 w Columbus av, 20x102.2, 4-sty & b bk dwg. (Amt due, \$19,825.79; taxes, &c, \$1,204.91.) Adj sine die.....
96th st, No 204, s s, 117.3 w Amsterdam av, 27x100.8, 5-sty bk tnt. Sheriff's sale of all right, title, &c. Withdrawn.....

CHARLES A. BERRIAN.

Water st, No 428, n s, 71 w Market st, 20x60, 5-sty bk tnt & str. (Amt due, \$6,175.06; taxes, &c, \$25; sub to a first mt of \$8,000.) Isidore Bernstein12,660

PARISH, FISHER & CO.

Allen st, No 163, w s, 175 s Stanton st, 25x87.6, 5-sty bk tnt & str. (Amt due, \$9,884.50; taxes, &c, \$57.75; sub to a first mt of \$22,000.) Adj to Sept 22.....

SAMUEL MARX.

13th st, No 161, n s, 100 e 7th av, 20x103.3, 3-sty & b bk dwg. (Amt due, \$6,666.58; taxes, &c, \$300.) Adj to Sept 20.....

HERBERT A. SHERMAN.

Walton av, w s, 468.9 s Fordham rd, 318.9x101.5x317.11x101.6, vacant. (Amt due, \$93,843.63; taxes, &c, \$—.) Adj to Sept 21.....

Total \$134,136
Corresponding week, 1909..... \$625,811
Jan. 1, 1910, to date..... \$40,174,842
Corresponding period, 1909..... \$46,811,997

REAL ESTATE RECORDS

CONVEYANCES

September 2, 3, 6, 7 and 8.

BOROUGH OF MANHATTAN.

Academ^y st, w s, 100 n Post av, 50x100, vacant. Chas Heymann to Jacob Heymann. Mts \$8,750. Aug 22. Sept 8, 1910. S:2220-27. A \$7,000-\$7,000. nom
Attorney st, No 152, e s, 100 n Stanton st, 25x100. Agreement as to covenants in deed. Ida Bogolowitz to Max Zucker. Aug 30. Sept 7, 1910. 2:345. nom

Barrow st, No 27, s s, abt 115 e Bleecker st, 37.6x80, 4-sty bk tnt & 2-sty bk stable in rear. Amos T Brazier & ano to Angela C Brazier. All title. Aug 12. Sept 7, 1910. 2:590-58. A \$14,000-\$21,000. O C & 100
Bedford st, No 42, e s, 20 s Leroy st, 20x60, 2-sty & b bk dwg. Lydia Huyler widow to John T Clarke. All title. Q C. Sept 1. Sept 6, 1910. 2:586-4. A \$6,000-\$6,500. 200
Charles st, No 11, n s, 148.2 w Greenwich av, 22x95, 4-sty & b bk dwg. Mary C Hammann et al to James Coyle. July 21. Sept 2, 1910. 2:612-69. A \$11,000-\$13,500. O C & 100
Christopher st, No 16 | s s, 21 w Gay st, runs s 48.9 x s e 11.6 to
Gay st, No 18 | n w s Gay st x s w 18 x n w 23.5 x n 55.3
to Christopher st x e 21 to beg, 3-sty fr bk ft tnt & 4-sty bk tnt. Henry Heidenis to Henry J Heidenis. 1-6 part. Q C. All title. Aug 26. Sept 2, 1910. 2:593-44. A \$13,500-\$15,000. nom

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

- Same property. Francis Heidenis to same. All title. Q C. July 18. Sept 2, 1910. 2:593. 800
- Same property. Pauline Church to same. All title. Q C. July 18. Sept 2, 1910. 2:593. nom
- Eldridge st, Nos 210 & 212, e s, 105.2 s Stanton st, 45x87.6, 2 6-sty bk tnts & str. Rachel Samuels to Paulina Schwartz. Mt \$47,000. June 28. Sept 2, 1910. 2:416-8 & 9. A \$38,000-\$62,000. O C & 100
- Front st, No 124, w s, 72.1 n Wall st, runs w 72.1 x n 18.2 x e 0.6 x n 0.8 x e 74.6 to st x s 18.4 to beginning, 6-sty bk office & str bldg. FORECLOS, Aug 8, 1910. Henry M Gold-fogle, ref. to Max Marx. Sept 6, 1910. 1:38-39. A \$16,500-\$33,000. 35,388.64
- Greenwich st, No 69 | e s, abt 118 n Edgar st, 25.6x80.2 to w s Church st, No 68 or 98 | Trinity pl, No 32, or Church st, No 68 or Trinity pl, No 32 | 98, x25.6x70.9 on s s, 6-sty stn office bldg. The N Y Loan & Impt Co to The Metropolitan Elevated Railway Co. Mt \$12,000. July 23. 1878. Sept 7, 1910. 1:19-13. A \$27,500-\$36,000. nom
- Monroe st, Nos 263 & 265, n s, 100.4 w Jackson st, runs w 50.3 x n 108.2 x e 25 x n 1 x e 25 x s 105.10 to beg, 2 5-sty bk tnts & str & 2 5-sty bk tnts in rear. Morris Sherman to Saml N Haberman. Mts \$57,500 & all liens. Aug 26. Sept 8, 1910. 1:266-33 & 34. A \$36,000-\$56,000. nom
- Monroe st, Nos 4 & 6, s s, 80.2 e Catharine st, runs s 51.7 x e 21.5 x n 10.4 x e 25 x n 59.9 to st x w 45.10 to beg, 6-sty bk tnt. & str. Isabella Jaffe & ano to R & S Realty Co. All liens. Sept 6. Sept 8, 1910. 1:253-105. A \$25,000-\$45,000. nom
- Mangin st, No 26 | e s, 150.4 n Broome st, runs e along s s Will-Tompkins st, No 19 | jansburgh Bridge property 200.2 to w s Tompkins st x - 25 x w 200.2 to Mangin st x n 25 to begin-ning, 2-sty bk stable & vacant. Walter D Starr to Chas M Canon. 7-41 parts. All title. C a G. Mt \$12,000 on whole. Aug 24. Sept 8, 1910. 2:322-37 & 50. A \$20,000-\$21,000. nom
- Orchard st, No 34, e s, abt 50 s Hester st, 25x65, 4-sty bk tnt & str. Molly Cohen to Saml Hammer. 1/4 part. All liens. Aug 12. Sept 8, 1910. 1:298-11. A \$16,000-\$23,000. O C & 100
- Ridge st, No 87, w s, 152.11 s Rivington st, runs w 75 x n 25 x w 50.7 x s 51 x e 125.7 to st x n 26 to beg, 3-sty bk synagogue & str & 3 4-sty bk loft bldgs in rear. George Decker to Clara Levin. Sept 1. Sept 2, 1910. 2:343-23. A \$22,000-\$30,000. O C & 100
- Stone st, No 15.
- Broad st, Nos 78 & 80.
- Agreement as to encroachment. Reginald G & Blanche Barclay TRUSTEES Geo C Barclay of Bklyn with The Maritime Association of the Port of N Y. May 24. Sept 6, 1910. 1:11. nom
- West st, No 354 n e cor Clarkson st, 25x80, 5-sty bk tnt & str. Clarkson st, No 77 | Release mt. The Bowery Savings Bank to Michael Regan. Aug 29. Sept 2, 1910. 2:601-1. A \$22,000-\$34,000. 24,000
- Same property. Michael Regan to Peter & Patrick McBreen. Aug 18. Sept 2, 1910. 2:601. O C & 100
- Wall st, Nos 78 & 80 | n e s at e s Pearl st, runs n along Pearl Pearl st, Nos 158 to 162 | st 76.1 & 47 x s e 101.11 x s 22.10 x w 0.11 x s 17.9 x w 13.7 x s 1.2 x w 22.8 x s 0.4 x w 0.10 x s 17.3 x e 6.8 x s 10.9 x w 20 x s 53.5 to n s Wall st x w 48.11 to beg, 12-sty bk & str office & str bldg & 2 5-sty bk loft & str bldgs. Renwick Co to 162 Pearl St, a corpn. B & S. Mt \$535,000. July 28. Sept 6, 1910. 1:39-4, 6 & 7. A \$411,200-\$640,500. nom
- 4th st E, No 61, n s, 142.5 e Bowery, 25x96.2, 4-sty bk tnt & str with 1-sty fr extension. Isaac Yagoda et al to Jos & Herman Bauman. Mt \$21,000. Sept 6. Sept 7, 1910. 2:460-56. A \$19,500-\$23,000. 100
- 6th st E, No 532, on map No 528, s s, 415.7 e Av A, 25x97, 5-sty bk tnt. Louis Wolf to Jennie Wolf. Mt \$23,000. Aug 26, 1909. Sept 2, 1910. 2:401-24. A \$17,000-\$26,000. O C & 100
- 12th st E, No 415, n s, 197.4 e 1st av, 24.4x103.3x26.9x92.3, 6-sty bk tnt & str. Esther Reich to Annie Hochfelsen. Mts \$31,000. Sept 2. Sept 6, 1910. 2:440-52. A \$16,000-\$33,000. O C & 100
- 18th st W, No 319, n s, 247 w 8th av, 22x92.2, 2-sty & b bk dwg. Bridget A Collins to Stephen J Collins. Sept 2. Sept 8, 1910. 3:742-25. A \$10,500-\$12,000. O C & 100
- 18th st W, No 321, n s, abt 269 w 8th av, 21.10x92, 2-sty & b bk dwg. Bridget A Collins to Stephen J Collins. Sept 2. Sept 8, 1910. 3:742-24. A \$10,500-\$12,000. O C & 100
- 22d st W, No 402, s s, 14.3 w 9th av, 14.3x72, 4-sty & b bk dwg. Thos M Fleming to Robt G Furey. Mt \$10,500. Aug 17. Sept 6, 1910. 3:719-45. A \$6,000-\$9,000. 100
- 22d st W, No 400 | Power of attorney to lease, mt or sell above.
- 11th st W, No 269 | Ada I wife Clarence H Young to Henry D Winans. Jan 22. Sept 6, 1910.
- Same property. Power of attorney. Clarence H Young to same. Jan 22. Sept 6, 1910.
- 27th st W, No 219, n s, 202.2 w 7th av, 19.6x98.9, 4-sty bk tnt & str. Max Weber to Jos W Kelly. Mt \$8,000. Sept 1. Sept 8, 1910. 3:777-30. A \$10,000-\$11,500. O C & 100
- Same property. Jos W Kelly to Wm Goldstone. Mts \$20,000. Sept 1. Sept 8, 1910. 3:777. O C & 100
- 30th st W, (in front of part of No 111), n s, 144.4 w 6th av, runs e along n s of former Stewart st (closed), 6 x s - to 30th st at pt 138.2 w 6th av x w 6.1 to beg, gore, part 4-sty bk tnt & str. Henry Morgenthau et al to The Oestreicher Realty Co, a corpn. B & S. All liens. June 30. Sept 2, 1910. 3:806-part lot 29. A \$-\$. O C & 100
- 30th st E, Nos 33 to 37, n s, 175 e Mad av, 65x98.9, 9-sty bk tnt. FORECLOS, July 28, 1910. Myron Sulzberger ref to The Notting-ham Apartments, a corpn. Mt \$310,000. Aug 31. Sept 2, 1910. 3:860-27. A \$120,000-\$305,000. 40 000 above 1st mt
- 32d st E, Nos 318 to 324, s s, 225 e 2d av, 93x98.9, 3 4 & 1 2-sty bk tnts with str in Nos 320 & 324 & 1 2-sty bk stable in rear No 318. Louis Frankel to Franbro Realty Co. Mt \$35,000. Sept 6. Sept 7, 1910. 3:937-55 to 58. A \$37,000-\$44,000. O C & 100
- 33d st W, No 317, n s, 250.11 w 8th av, 24.1x98.9, 4-sty stn dwg. Julius Barasch to Hattie Barasch. 1/4 part. Mt \$20,000. Sept 1. Sept 2, 1910. 3:757-23. A \$11,400-\$18,000. nom
- 33d st E, No 18, s s, 250 e 5th av, 25x98.9, 4-sty & b stn dwg. Chas E Proctor to Peter C Hewitt. B & S. Mt \$73,500. Aug 15. Sept 2, 1910. 3:862-63. A \$75,000-\$88,000. O C & 100
- 35th st E, No 338, s s, 100 w 1st av, 25x100, 1-sty fr shop & 4-sty bk tnt in rear. Jno J McGrath to N Y Association for the Blind. All liens. Sept 8, 1910. 3:940-40. A \$11,000-\$12,000. O C & 100
- 37th st E, No 10, s s, 202 e 5th av, 24x98.9, 4-sty & b stn dwg. Kate W Winthrop to Chas E Haviland. July 21. Sept 2, 1910. 3:866-69. A \$77,000-\$100,000. O C & 100
- 38th st W, Nos 229 & 231, n s, 469.6 e 8th av, 41.2x98.9, 2 5-sty bk dwgs. Virginia W Baldwin to Watson Vanderpoel. Mts \$30,000. Sept 1. Sept 2, 1910. 3:788-31 & 32. A \$36,000-\$44,000. 100
- Same property. Watson Vanderpoel to Realty Holding Co. Mts \$60,000. Sept 1. Sept 2, 1910. 3:788. 100
- 39th st W, No 208, s s, 84.6 w 7th av, 20.6x98.9, 4-sty stn dwg. Jennie Dyer et al to Jane L Van Cott. Q C. Aug 30. Sept 2, 1910. 3:788-53. A \$18,000-\$21,000. nom
- Same property. Minnie wife Arthur Cole to same. Q C. Sept 1. Sept 2, 1910. 3:788. nom
- 40th st E, No 322, s s, 300 e 2d av, 25x98.9, 4-sty bk tnt. Margt Moran INDIVID & TRUSTEE of & Edw J Moran to Mary F Moran. Aug 17. Sept 6, 1910. 3:945-44. A \$9,000-\$12,000. 12,000
- 41st st E, Nos 229 to 245, n s, abt 75 w 2d av, runs w 234.2 x n 117.11 x w 25.3 x n e 31.4 x s e abt 273.4 to beg, 3 3-sty bk tnts, 3 4-sty bk loft & str bldgs & 3-sty bk factory. Fannie E Kip to Brainard T & Noah Norris. Q C. All liens. Dec 14, 1909. Sept 2, 1910. 5:1315-15, 18, 21, 22 & 23. A \$67,500-\$89,500. nom
- 41st st E, Nos 229-245, n s, abt 75 w 2d av being lot 55 & part lots 54 & 57 to 62 map part Kips Bay farm called Quarry Hill lot, runs w 234.2 x n 117.11 x w 25.3 x n e 31.4 x s e abt 273.4 to beg, 3 3-sty bk tnts, 3 4-sty bk loft & str bldgs & 3-sty bk factory. Chatfield H Kip to Brainard T & Noah Norris. Q C. May 18. Sept 8, 1910. 5:1315-15, 18, 21, 22 & 23. A \$67,000-\$89,500. nom
- 47th st E, No 227, n s, 250 w 2d av, 25x78.9x25.1x76.5, 5-sty bk tnt & str. Sigmund Orbach to Benjamin Brettler. Mts \$20,000. Aug 23. Sept 8, 1910. 5:1321-15. A \$9,000-\$19,000. nom
- 49th st E, No 56, s s, 140 w 4th av, 20x100.5, 5-sty bk dwg. Robt A Chesebrough to N Y State Realty & Terminal Co. B & S. Mt \$40,000. Aug 31. Sept 2, 1910. 5:1284-42 1/2. A \$37,000-\$66,000. O C & 100
- 51st st W, No 333, n s, 378.9 w 8th av, 17.6x100.5, 3-sty stn dwg. Ernest W Goode to E Allan Goode. Mt \$12,000. Aug 30. Sept 3, 1910. 4:1042-17. A \$10,000-\$15,500. O C & 100
- 54th st E, Nos 118 to 122, s s, 140 w Lexington av, 50x100.5, 3 3-sty & b stn dwgs. John M Wing et al EXRS, & c, John D Wing to James C McGuire & Co, a corpn. Aug 26. Sept 2, 1910. 5:1308-62 to 63. A \$37,500-\$48,000. 100
- 54th st E, No 124, s s, 115 w Lex av, 25x100.5, 2-sty bk stable. E Victor Loew et al HEIRS, & c, Julia F & Edw V Loew to James C McGuire & Co, a corpn. Mt \$25,000. June 23. Sept 2, 1910. 5:1308-61. A \$20,000-\$25,000. O C & 100
- 54th st E, No 11. Release covenant as to restrictions. Title Guar-antee & Trust Co to Alice T Drexel. Sept 7. Sept 8, 1910. 5:1290. nom
- 55th st W, Nos 147 & 149, n s, 125 e 7th av, 50x121.2x50.2x117.2, 2 & 3-sty bk garage. Philip Krauss to Herald Square Holding Co. Mt \$75,000. Sept 1. Sept 2, 1910. 4:1008-6. A \$70,000-\$85,000. O C & 100
- 56th st E, No 231, n s, 275 w 2d av, 25x100.5, 5-sty bk tnt & str. Wm J Freed et al to Irene Goldberger. B & S. All liens. June 2. Sept 7, 1910. 5:1330-13. A \$11,000-\$25,000. nom
- 57th st W, No 362, s s, 60 e 9th av, 20x100.5, 4-sty & b stn dwg. Kate M Smith to F Conger Smith. B & S. Mt \$22,000. May 3. Sept 6, 1910. 4:1047-61 1/2. A \$16,000-\$25,000. O C & 100
- 65th st W, Nos 120 & 122, s s, 588.3 e Amsterdam av, 37.2x100.5, 2 3-sty & b stn dwgs. Waldron P Brown et al to Empire Square Realty Co. Q C. Feb 14 (Re-recorded from Mar 4, 1910.) Sept 3, 1910. 4:1136-40 & 41. A \$30,000-\$40,000. nom
- 69th st W, No 37. Power of attorney to sell. Edw H Sothern to J Langdon Ward. June 19, 1909. Sept 7, 1910.
- 70th st E, No 403, n s, 113 e 1st av, 25x100.5, 5-sty bk tnt & str. Irving Cohen to Fannie Adler. All liens. July 24. Sept 6, 1910. 5:1465-5. A \$8,000-\$21,000. 100
- 72d st W, No 119, n s, 175 w Columbus av, 20x102.2, 4-sty & b stn dwg. Ellen A Slaven to John May. Mt \$28,000. Sept 2. Sept 3, 1910. 4:1144-25. A \$30,000-\$46,000. nom
- 74th st E, No 216, s s, 185 e 3d av, 25x102.2, 4-sty bk tnt & 2-sty bk tnt in rear. Hyman Harkavy et al to Annie Firstenberg. 1/2 part. All title. Mt \$11,000. Nov 1, 1907. Sept 2, 1910. 5:1428-41. A \$11,000-\$16,000. O C & 100
- 76th st E, No 107, n s, 100 e Park av, 25x102.2, 2-sty bk stable. Myrtle Scott to Jacob Sassi of Orange, N J. Mt \$24,000 & all liens. Aug 17. Sept 6, 1910. 5:1411-5. A \$21,000-\$35,000. nom
- 83d st W, No 35, n s, 428.9 e Col av, 20x80, 3-sty & b bk dwg. Chas F Wilder, Jr, et al HEIRS, & c, Jane A Wilder to Chas F Wilder, Sr. All title. B & S. May 5. Sept 8, 1910. 4:1197-18. A \$13,000-\$17,000. nom
- 83d st W, No 38, s s, 403 w Central Park West, 19x102.2, 4-sty & b bk dwg. Florine A Lyons to Carolyn A Perera. Mt \$20,000. Sept 1. Sept 7, 1910. 4:1196-49. A \$13,000-\$23,000. O C & 100
- 89th st W, No 264, on map No 276, s s, 52 e West End av, runs s 24.8 x e 12 x s 43 x e 18 x n 18 x n 67.8 to st x w 30 to beg, 4-sty bk dwg. Clifford H Chaffee to Chas A Starbuck. Mt \$20,000. May 17, 1894. Sept 6, 1910. 4:1236-60 1/2. A \$11,000-\$24,000. 25,000

 **WATER-FRONT PROPERTIES**
Tel., 1094 Rector **FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.**

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

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering
Engines and Generators Installed
Also Telephones, Pumps, Motors
Telephone 7220 Mad. Sq. 15 W. 29th St., New York

101st st E, Nos 209 to 213, n s, 160 e 3d av, 75x100.11, 3 4-sty bk tnts. Thos F Featherstone to Frances Featherstone. All liens. Aug 10. Sept 8, 1910. 6:1651-7 to 9. A \$27,000-\$45,000. O C & 100
104th st E, No 214, s s, 176.8 e 3d av, 16.8x100.11, 3-sty stn dwg. Caroline Muller et al HEIRS, &c, Mathilde Muller to Louis Rand. All title. Sept 6. Sept 8, 1910. 6:1653-4 1/2. A \$6,000-\$7,500. O C & 100
Same property. Emma Muller by Edw Muller GUARDIAN to same. All title. Sept 6 Sept 8, 1910. 6:1653. 833.34
111th st E, No 188, the business. Power of attorney. Ray Nierenberg to Imperial Bedding Co. Sept 1. Sept 2, 1910.
111th st W, Nos 517 to 523, on map No 521, n s, 275 w Ams av, 100x100.11, 6-sty bk tnt. Leslie E Thompson to Larkin-Thompson Realty Co. B & S & C a G. Mts \$175,000 & all liens. Sept 2, 1910. 7:1883-18. A \$60,000-\$175,000. nom
112th st W, Nos 250 & 252, s s, 150 e 8th av, 50x100.11, 6-sty bk tnt. Mts \$75,000.
118th st W, Nos 348 & 350, on map No 352, s s, 25 w Manhattan av, 50x100.11, 6-sty bk tnt. Mt \$69,500.
Jacques & Jos Samuels to Borough Apartment Co, a corp. Sept 2. Sept 8, 1910. 7:1827-57. A \$26,000-\$85,000. 1944-53. A \$24,000-\$85,000. 100
116th st W, No 610, on map Nos 608 & 610, s s, 175 w Bway, 50x100.11, 10-sty bk tnt. Idella Hanna to Larkin-Thompson Realty Co. Mts \$205,000 & all liens. Sept 2, 1910: 7:1896-77. A \$42,000-\$170,000. nom
117th st E, No 321, n s, 250 e 2d av, 25x100.11, 5-sty bk tnt & str. Benj L Weil & ano to Jacob Hertzberg. Mt \$28,450. Sept 2, 1910. 6:1689-11. A \$8,000-\$23,500. O C & 100
128th st E, No 240, s s, 153 w 2d av, 26x99.11, 5-sty bk tnt. Mary H Langer to Anna Spergel, of Bklyn. Mt \$15,000. Aug 31. Sept 2, 1910. 6:1792-31. A \$8,500-\$20,000. 100
130th st W, Nos 645 & 647, n e s, 125 s e 12th av, 50x99.11, 2-sty fr tnt & 1 & 2-sty fr stable. Release mt. Chas G Hedge & ano to Cortlandt Godwin, of Englewood, N J. 1-10 part. Aug 26. Sept 8, 1910. 7:1997-6. A \$14,000-\$14,000. nom
Same property. Cortlandt Godwin et al to Fredk F Sampson. Aug 31. Sept 8, 1910. 7:1997. O C & 100
133d st W, No 153, n s, 300 e 7th av, 25x99.11, 5-sty bk tnt & str. Barbara Fritz to Albert Schuckle. All liens. Sept 2, 1910. 7:1918-14. A \$11,000-\$20,000. O C & 100
143d st W, s s, 125 w 8th av, strip 0.4x99.11. Release mt. Murtha J Garry to Giovanni de Maio. Aug 19. Sept 7, 1910. 7:2043. nom
Same property. A right or easement in strip as long as wall stands. Giovanni de Maio to Ida C Person, of Upper Montclair, N J. Aug 22. Sept 7, 1910. 7:2043. nom
144th st W, s s, 150 w Bway, 50x99.11, vacant. Macran Realty Co to Julia Leffler. Mt \$20,000. Sept 1. Sept 7, 1910. 7:2090-40 & 41. A \$20,000-\$20,000. O C & 100
150th st W, No 289 n s, 536.4 w 7th av, 137 to e s Macombs pl, late Macombs pl, No 26 | Central Bridge rd x-x110x50, 3-sty & b fr dwg & 2-2-sty fr stables. Richard B Maslen to Joseph Wannop. Mt \$14,000. Aug 31. Sept 6, 1910. 7:2036-1. A \$23,000-\$26,000. O C & 100
157th st W, s s, 200 e Bway, 75x99.11, vacant. Central Building Impt & Investment Co & Mortgage Realty Co to The Sun Construction Co. Mt \$20,500. Aug 29. Sept 2, 1910. 8:2115-14. A \$33,000-\$33,000. O C & 100
158th st W, Nos 529 & 531, n s, 375 w Ams av, 50x99.11, vacant. Loretto G Lyman to Cornelius J Reilly. Nov 4, 1909. Sept 2, 1910. 8:2117-54 & 55. A \$20,000-\$20,000. nom
162d st W, Nos 535 & 537, on map Nos 535 to 539, n s, 285 e Bway, 80x99.11, 5-sty bk tnt. Middle Town Realty Co to Placid Realty Co. All liens. Aug 31. Sept 2, 1910. 8:2122-15. A \$29,000-\$84,000. O C & 100
163d st W, Nos 535 to 541, on map Nos 525 to 535, n s, 210 e Bway, 155x99.11, 2 5-sty bk tnts. Middle Town Realty Co to Placid Realty Co. All liens. Aug 31. Sept 2, 1910. 8:2122-127. A \$55,800-\$156,000. O C & 100
165th st W | n s, 290 e Ams av, 130.1 to w s Edgecombe av | Edgecombe av | x42.7x124.2x60.
Edgecombe av, w s, 101.3 s 166th st, 38.1x114.2x21.1x106, with strip bet above & w s of Edgecombe rd, old line, vacant. Harris Mandelbaum et al to Woodmont Realty Co. B & S. Mt \$25,000. Aug 2. Sept 7, 1910. 8:2111-64. A \$30,000-\$30,000. O C & 100
Amsterdam av, Nos 2113 & 2115 | e s, 150 n 164th st, 56 to s s 165th st, Nos 484 & 486 | 165th st x100, 2 5-sty bk tnts with str on av. John Rollmann to Edw M Harlam. Mts \$86,500 & all liens. Aug 15. Sept 3, 1910. 8:2111-8. A \$34,000-\$78,000. nom
Amsterdam av | w s, 259.10 n 175th st, or n w cor 176th st, 199.10 176th st | to 177th st x100, vacant. Freybell Realty Co to 177th st | Chas M Rosenthal. Mt \$88,000. Sept 7. Sept 8, 1910. 8:2132-47 to 55. A \$106,000-\$106,000. 100
Amsterdam av | w s, 259.10 n 175th st, or n w cor 176th st, 199.10 176th st | to 177th st x100, vacant. Chas M Rosenthal to 177th st | Gingold Realty Co. Mt \$88,000. Sept 7. Sept 8, 1910. 8:2132-47 to 55. A \$106,000-\$106,000. O C & 100
Broadway, No 231, w s, abt 45 n Barclay st, 25.4x118.1x25.1x117.4, 5-sty stn office & str bldg. Chas W Tiffany by Union Trust Co GUARDIAN to Broadway Park Place Co. 1-12 part. All title. Sept 2. Sept 3, 1910. 1:123-25. A \$205,000-\$240,000. 33,000
Same property. Stephen P Nash, ref, by order of court by petition of Fanny E McVickar as life tenant to same. 1/3 part. All title. Sept 3, 1910. 1:123. 132,000
Same property. Alex T Mason TRUSTEE Anna McVickar to same. All title. All liens. Aug 31. Sept 3, 1910. 1:123. 57,666.67
Same property. Edw P Lee to same. All title. C a G. Aug 27. Sept 3, 1910. 1:123. O C & 100

Same property. Sarah B Haight to same. All title. C a G. Aug 29. Sept 3, 1910. 1:123. O C & 100
Same property. Chas E & Fredk R Kneeland to same. All title. Aug 27. Sept 3, 1910. 1:123. O C & 100
Same property. Arabella C Kneeland to same. All title. C a G. Aug 27. Sept 3, 1910. 1:123. O C & 100
Same property. Geo P Tiffany to same. All title. C a G. Aug 25. Sept 3, 1910. 1:123. nom
Same property. Fanny E McVickar to same. All title. C a G. Aug 25. Sept 3, 1910. nom
Bowery, Nos 305 & 307 | Power of attorney & priority agreement of 1st st, No 2 E | interest to mt for \$28,000 to Emigrant Industrial Savings Bank. Caroline T & Rebecca T Hosmer to Edward D Hosmer, all of Chicago, Ill. June 1. Sept 7, 1910.
Same property. Power of attorney & agreement as above. Victor Matthews, of North Yakima, Wash, to same. June 21. Sept 7, 1910.
Same property. Power of attorney and agreement as above. Caroline T Hosmer to same. June 28. Sept 7, 1910.
Same property. Power of attorney & agreement as above. Sarah H Willis & May Matthews, of Staten Island, N Y, to Geo R Harkness, of Bklyn. June 30. Sept 7, 1910.
Bolton rd, s w s, lot 518 map (No 725) of part 3 Dyckman Homestead, 77.5x21.10x80x5.9, n w s, vacant. Nathan J Packard et al to Francis C Menair, of New Rochelle, N Y. Mt \$1,000. Q C. Sept 2. Sept 6, 1910. 8:2247-140. A \$-\$. nom
Same property. Francis C Menair to Frank A Bucknam. Mt \$1,000. Sept 6, 1910. 8:2247. O C & 100
Convent av, No 325, e s, 559.6 n 141st st, 20x100, 3 & 4-sty & b bk dwg. John Cooper to Sarah M Cooper. All liens. May 11. Sept 7, 1910. 7:2050-26. A \$7,200-\$18,000. nom
Columbus av, Nos 763 & 765, e s, 26.5 n 97th st, 50x100, 2 5-sty bk tnts & str. John Rollmann to Eva J Sauter. Mt \$72,000. Aug 3. Sept 3, 1910. 7:1833-2 & 3. A \$40,000-\$68,000. O C & 100
Edgecombe av, No 227, w s, 110 s 145th st, 20x100, 3-sty & b bk dwg. Anthony Hahn to Augusta M Hahn. 1/2 part. Aug 30. Sept 2, 1910. 7:2051-62. A \$3,200-\$10,000. nom
Edgecombe av, No 42, e s, 37.4 s 137th st, 17.6x90, 3-sty bk dwg. Alma H J Hubbell to Flora E H Jones. Mts \$13,000 & all liens. Apr 8. Sept 2, 1910. 7:1960-65. A \$9,000-\$15,000. O C & 1.287
Lexington av, Nos 1726 to 1730 | s w cor 108th st, 60.11x75, 2 3-108th st | sty bk dwgs & 1 & 3-sty bk tnt & str on cor. Max Lukather to Alema Realty Exchange Co. All liens. Sept 7. Sept 8, 1910. 6:1635-56 1/2 to 57 1/2. A \$29,500-\$34,000. O C & 100
Madison av, No 2137, on map Nos 2141 to 2147 | n e cor 134th st, 134th st, No 43 | 99.11x35, 6-sty bk tnt & str. Newport Realty Co to Max J Klein & Etta Crakow. Mts \$45,000. July 29. Sept 8, 1910. 6:1759-21. A \$19,000-\$50,000. O C & 100
Madison av, Nos 1772 & 1774, w s, 60 n 116th st, 40.11x110, 2 5-sty bk tnts & str. FORECLOS, Aug 31, 1910. John J O'Connell, ref, to Lucius H Beers, of Southampton, L I. Mt \$55,000. Sept 1. Sept 2, 1910. 6:1622-16 & 17. A \$31,000-\$56,000. 10,250
Madison av, No 274, w s, 74.1 s 40th st, 24.8x120, 4-sty & b stn dwg. City Real Estate Co to John Gellatly. B & S. Feb 25. Sept 7, 1910. 3:869-58. A \$93,000-\$108,000. O C & 100
St Nicholas av, No 921 | n w cor 156th st, 25.10x92.10x24.11x99.9, 156th st | 5-sty bk tnt. Julia Leffler to Macran Realty Co. Mt \$36,000. Sept 1. Sept 7, 1910. 8:2107-79. A \$18,000-\$41,000. 100
West End av, lot bounded by line 225 e Riverside av, s by line 113.11 s 92d st, e by West End av & n by land of party 2d part. Henry Oppenheimer to The A C & H M Hall Realty Co. C a G. Aug 31. Sept 7, 1910. 4:1251. O C & 100
West Broadway, No 507, the business. Dionigi Guardincerri to Antonio Guardincerri. Sept 26, 1907. Sept 8, 1910.
3d av, No 1761, e s, 50.9 s 98th st, 25x83.9, 5-sty bk tnt & str. Fannie Popkin to Franziska Szathmary. Mts \$17,000 & all liens. Aug 30. Sept 2, 1910. 6:1647-47. A \$13,000-\$23,000. O C & 100
3d av, No 1693 | s e cor 95th st, 25.2x100, 4-sty stn tnt & 95th st, Nos 200 & 202 | str & 1-sty bk str in st. Helene V Engel to Lina Strauss. 1/2 part. Mt 1/2 of \$25,000. July 1. Sept 3, 1910. 5:1540-46. A \$27,500-\$34,000. O C & 100
5th av | s w cor 139th st, 99.11x100.
139th st |
5th av | n w cor 138th st, 99.11x100.
138th st | vacant.
Isaac Schmeidler et al to Thos J Butler. Mt \$120,000. Sept 2. Sept 7, 1910. 6:1736-33 to 40. A \$82,000-\$82,000. O C & 100
7th av, Nos 159 & 161, e s, 65 n 19th st, 38.2x80, 2 4-sty bk tnts & str. Eliphalet L Davis to Pauline H Drew & Madison Square Mort Co. Mt \$37,000. Aug 8. Sept 7, 1910. 3:795-4 & 5. A \$24,000-\$30,000. O C & 100
7th av, Nos 229 & 231, e s, 117.3 s 24th st, 37x80, 2 4-sty bk tnts & str. Henry M Moeller to Alfred C Bachman. Mt \$60,000. Sept 6. Sept 7, 1910. 3:799-3 & 4. A \$43,000-\$50,000. 100
7th av, No 233, e s, 98.9 s 24th st, 18.6x80, 4-sty bk tnt & str. Maggie A Graham widow to Alfred C Bachman. Mt \$14,000. Sept 6. Sept 7, 1910. 3:799-5. A \$20,000-\$23,000. 100
7th av, Nos 229 & 231, e s, 117.3 s 24th st, 37x80.
7th av, No 233, e s, 98.9 s 24th st, 18.6x80, 3 4-sty bk tnts & str. Alfred C Bachman to Henry M Moeller. Mt \$90,000. Sept 6. Sept 7, 1910. 3:799-3 to 5. A \$63,000-\$73,000. 100
7th av, No 2253, e s, 74.11 s 133d st, 25x100, 5-sty bk tnt & str. Ripin Realty Co to Windsor Land & Impt Co. Mts \$30,000. Sept 1. Sept 2, 1910. 7:1917-64. A \$16,000-\$30,000. nom
7th av, No 2295, e s, 41.6 s 135th st, 16.7x75, 3-sty stn tnt & str. Julia T Feist to Lewis H Lazarus. Q C. Sept 1. Sept 6, 1910. 7:1919-61 1/2. A \$8,500-\$13,500. nom

Brooklyn
E. I. City
New York
Hoboken
Bayonne
Staten Island
New Jersey

DEEP WATER-FRONT.
BULKHEADS WITH PIER PRIVILEGES FOR RENT
FACTORIES, FACTORY SITES, RAIL CONNECTIONS
Tel. 5307 CORT. CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.

East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic River

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

9th av | s w cor 22d st, 72x14.3, 4-sty & b bk dwg. Clarence
 22d st, No 400 | H Young to Robt G Furey. Aug 31. Sept 6, 1910.
 3:719-44. A \$9,000-\$13,000. 18,000
 Interior lot at e l of blk bet 31st & 32d sts & 225 e 2d av, runs n
 17 x e 25 x s 17 x w 25 to beg, 2-sty bk stable. Lizzie Newman
 to Louis Frankel. Sept 6. Sept 7, 1910. 3:937-part lot 58.
 A \$-\$. 100

MISCELLANEOUS.

Anti-Nuptial agreement. Harris Rosenthal with Rose Isenberg.
 Aug 29. Sept 3, 1910. nom
 Assignment of all right, title & interest to legacy under will
 Joseph Rosenthal. Joseph Auerbach to John Poole of Wash-
 ington, D C. Aug 5. Sept 2, 1910. nom
 Copy of Letters Testamentary granted to Wm W Lyon as EXR
 of Wm J Winghart, decd, late of Rye, N Y. June 13. Sept 2,
 1910. wills
 Exemplified copy of last will & testament of Alex McCarthy. Mar
 17, 1899. Sept 8, 1910. Mar
 Power of attorney. James A Farley to Bessie M Corson. June 8.
 Sept 3, 1910. Mar
 Power of attorney. Ellen A Slaven to Ralph E Slaven. Jan 4,
 1906. Sept 3, 1910. Mar

BOROUGH OF THE BRONX.

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

Chisholm st, s s, 157.10 w Intervale av, 27x75, vacant. John Ire-
 land to German Evangelical Mission Church of N Y. Mt \$1,000.
 Sept 2. Sept 3, 1910. 11:2973. O C & 100
 Chisholm st, s s, 110.2 e Stebbins av, runs s 25.7 x n e 37.8 to
 st x w 29.1 to beg, vacant. Benj M Tucker to German Evan-
 gelical Mission Church of N Y. C a G. Sept 1. Sept 3, 1910.
 11:2973. 100
 Chisholm st, No 1340, e s, 58.4 s Jennings st, 16.8x75, 2-sty fr
 dwg. George Herzberger to Philip Jaeger. Mt \$2,750. July
 16. Sept 2, 1910. 11:2972. O C & 100
 Freeman st, Nos 992 & 994, s s, 33.6 w Longfellow av, 47x90.4, 5-
 sty bk tnt.
 Longfellow av, No 1255, w s, 90.4 s Freeman st, 41.4x109.5, 5-
 sty bk tnt.
 Release mt. Daniel J Mendelson to Longfellow Realty Corp.
 Sept 2. Sept 3, 1910. 11:2993. 3,401.55
 Same property. Release mt. Cross, Austin & Ireland Lumber Co
 to same. Sept 1. Sept 3, 1910. 11:2993. 1,417.20
 Gilbert pln w cor Faile st, 25x100, vacant. Dorsey J Miller to
 Faile st | Jesse M Samilson Realty & Constn Co. Mts \$4,400.
 June 16. Sept 2, 1910. 10:2761 & 2762. O C & 100
 Hoffman st, No 2534 s e cor 191st st, 25x100, 3-sty fr dwg.
 191st st, No 570 | Annie Brill to Henry Gundlach. Mt \$8,500.
 Sept 7. Sept 8, 1910. 12:3273. nom
 *Hickory st, w s, part lot 73 amended map (No 1038 in West-
 chester Co) of Bronxwood Park, begins at line bet lots 73 & 74,
 runs w along s line lot 73, 85.11 x n 40 x e - to st x s - to
 beginning.
 Also part lot 74 same map, situate n of a straight line drawn
 through said plot from e to w line & parallel with its n line &
 distant 10 ft s therefrom.
 Annie B Pray to Joseph T Mortensen. Mt \$1,000 & all liens.
 Mar 18. Sept 2, 1910. 1,100
 Jennings st, No 1050 s w cor Chisholm st, 76.5x25. Assigns rents
 Chisholm st | to extent of \$250. Adelina wife Adolf
 Gollubier to Bronx Security & Brokerage Co. Sept 1. Sept 2,
 1910. 11:2971. nom
 Kelly st, No 948 s e cor 163d st, 50x103.8x59.10x100, 5-sty bk tnt
 163d st, No 950 | & str. Meehan Constn Co to Gustavus Robit-
 zek. B & S. Sept 1. Sept 3, 1910. 10:2711. O C & 100
 Lisbon pl, s s, 150 w Cadiz pl, 25x125, vacant. Lucy wife Wm K
 Townsend to The Northern Bank of N Y. Sept 6. Sept 7, 1910.
 12:3311. nom
 Mt Hope pl, No 251, n s, 152.6 w Anthony av, 18.9x100, 3-sty bk
 dwg. Mary Brode to Theodore Fassig. Mt \$7,500. Sept 3. Sept
 6, 1910. 11:2804. O C & 100
 Oak Tree pl, No 611, n s, 145 w Hughes av, 25x95, 2-sty fr dwg.
 Emil Goldnick to Antonio Giamondi. Mt \$3,000 & all liens.
 Sept 1. Sept 2, 1910. 11:3070. O C & 100
 Park st (Terrace pl) | s w cor Terrace pl, 175x100, vacant.
 Terrace pl
 Eagle av | n e cor 149th st, old line, 300x200 to Park st (Terrace
 149th st | pl), except part for 149th st, 1 & 2-sty fr dwg & va-
 Park st | cant.
 Terrace pl
 FORECLOS, July 11, 1910. Julius H Cohen, ref to St Marys
 Park Realty & Const Co. All liens. Aug 11. Sept 7, 1910. 10:-
 2623. 60,300
 *Tacoma st | s s, 126 w Beach av, 25x100 to Tremont av, lot 385 blk
 Tremont av | L map (No 514) amended map Mapes estate, except
 part for Tremont av. Jno G Rohling to Geo Hauser. Sept 1.
 Sept 2, 1910. O C & 100
 *Same property. George Hauser to Jno G Rohling & Friederike
 his wife joint tenants. All liens. Sept 1. Sept 2, 1910.
 O C & 100
 Wilkins pl, or av, w s, 182.11 n Jennings st, runs w 109.10 x n 40
 x w 7.2 x n 40 x e 102.8 to pl x s 81.3 to beg, vacant. Jno J
 Tully Co to Success Const Co. Mt \$17,000. Sept 1. Sept 8,
 1910. 11:2965. O C & 100
 Wilkins pl, or av, w s, 182.11 n Jennings st, runs w 100.10 x n 40
 x w 7.2 x n 40 x e 102.8 to pl, x s 81.3 to beg, vacant. Patk J
 Mitchell to Mitchell-McDermott Const Co. Mt \$60,875 on this &
 other property. Sept 1. Sept 8, 1910. 11:2965. nom

Wilkins pl, w s, 101.7 n Jennings st, 81.2x-x80x158, vacant. Jno
 J Tully Co to Patk J Mitchell. Mt \$60,875 on this & other prem-
 ises. Sept 1. Sept 8, 1910. 11:2965. O C & 100
 134th st, No 370, s s, 206.6 w Willis av, old line, 25x100, 3-sty &
 b bk dwg & 1-sty bk str. Rena Sulzberger to Meyer Israelo-
 witz. Mt \$7,000. Sept 1. Sept 2, 1910. 9:2296. nom
 135th st, No 342, s s, 131.6 e Alexander av, 19.2x100, 3-sty & b fr
 dwg. Gustavus Robitzek to Mary & Bridget Butler. Sept 1.
 Sept 3, 1910. 9:2297. O C & 100
 135th st, No 293, n s, 225 e Lincoln av, 25x100, 4-sty brk tnt.
 Samuel Weisinger to Solomon E Nelson. 1/2 part. Mts \$8,900.
 Aug 31. Sept 3, 1910. 9:2311. 100
 136th st, No 581 (845), n s, abt 100 e St Ann's av, also 1,075 w
 Home av, 25x100, 4-sty bk tnt. Anna Spall to Bernard H Borg-
 stede. Mts \$12,000. Sept 1. Sept 2, 1910. 10:2549. O C & 100
 136th st, No 417, n s, 166.8 e Willis av, 16.8x100, 3-sty & b bk
 dwg. Gustavus Robitzek to Meehan Constn Co. Sept 1. Sept
 3, 1910. 9:2281. O C & 100
 139th st, No 542, s s, 100 w St Ann's av, 37.6x100, 6-sty bk tnt.
 Moritz Schwartz & ano to Joseph Palazzola. Mts \$33,500. Sept
 2. Sept 3, 1910. 9:2266. O C & 100
 142d st, n s, 100 e Concord av, 44.9x100.8x33.2x100, vacant.
 Grace Hyde to Fortunato D'Onofrio. Mt \$1,000. July 27. Sept
 3, 1910. 10:2574. nom
 146th st, No 241, old No 463, n s, abt 292.3 w Morris av, 16.8x110,
 2-sty & b fr dwg. Andrew Larsen to Wm F Bollman. All liens.
 Aug 1. Sept 7, 1910. 9:2336. nom
 150th st, No 337, n s, 125 w Courtlandt av, 25x118.5, 1-sty fr rear
 bldg & vacant. Arthur E Miller to John H Langton, of Sala-
 manca, N Y. 1/2 part. Mt \$4,500. Aug 2. Sept 8, 1910. 9:2410.
 O C & 100
 150th st, No 319, n s, 325 w Courtlandt av, 25x118, 1 & 2-sty fr
 rear dwg & vacant. Same to same. Mt \$4,000. Nov 19, 1909.
 Sept 8, 1910. 9:2410. nom
 152d st, No 736 | s s, 154 e Robbins av, 46 to Concord av x 70.9,
 Concord av | 5-sty bk tnt & str.
 Robbins av, No 642 | s e cor 152d st, 41.8x104, 5-sty bk tnt &
 152d st, No 750 | str.
 Mercury Realty Co to Brener Realty Co. All liens. June 24.
 Sept 8, 1910. 10:2643. O C & 100
 161st st, Nos 823 & 825, n s, 100 e Union av, 50x96.1, 6-sty bk
 tnt & str. Polatschek-Spencer Realty Co to Clara Thorman.
 Mt \$46,500. Sept 1. Sept 3, 1910. 10:2677. O C & 100
 Same property. Clara Thorman to John H Boschen. Mts \$54,-
 000. Sept 2. Sept 3, 1910. 10:2677. O C & 100
 162d st, n s, 139.11 e Courtlandt av, 50x100, vacant. PARTITION,
 Apr 13, 1910. Wm C Arnold, ref to Clyde M Slater, of North
 Plainfield, N J. Aug 30. Sept 7, 1910. 9:2408. 8,800
 173d st, No 452, s s, 100 e Park av, 50x100, 2-sty fr dwg & va-
 cant. Louis E Kleban to Minnie Levy & Sarah Hillson. Mt
 \$4,000. Aug 25. Sept 7, 1910. 11:2905. nom
 177th st Nos 53 & 55, on map Nos 51 & 53 | n e cor Walton av,
 Walton av | runs e 45 x n 100
 x e (?) 45 to e s Walton av x s 100 to beg (error, two east
 courses), 2 2-sty fr dwgs. Elmer E Stevens to Edith B Hard-
 of Fairlee, Orange Co, Vermont. Mt \$12,750. July 28. Sept 7,
 1910. 11:2828. nom
 179th st, No 1005, n s, abt 35 e Bryant av, 40x117x40x117.9, ex-
 cept part for st, 2-sty fr dwg & 2-sty fr stable in rear. Aug H
 Potts to Kate Potts his wife. Mt \$4,000. Sept 7. Sept 8, 1910.
 11:3137. O C & 100
 179th st, No 668, s s, 64.11 e Belmont av, 30x88x33.1x92.2, 4-sty
 bk tnt. Lucy Hargrove to Louis Pfriender. Mt \$15,000. Sept 7.
 Sept 8, 1910. 11:3079. nom
 179th st, No 226, s s, 155.2 w Anthony av, 25x74.5x25x73.3, 2-sty
 fr dwg. Simon A Hirshbaum to Wm J Cobb. Aug 15. Sept 7,
 1910. 11:2811. O C & 100
 183d st, No 480 s e cor Washington av, 100x40, 5-sty bk tnt &
 Washington av | str. Peter Fox to Alfred C Bachman. Mt \$36,-
 000. Apr 3. Sept 2, 1910. 11:3050. 100
 184th st, No 465, n s, 111.11 w Washington av, 16.8x100, 3-sty fr
 tnt. Max A Herzog to Tenea Herzog. Confirmation deed. Mt
 \$6,200. Sept 6. Sept 8, 1910. 11:3039. nom
 Same property. Tenea Herzog to Anna Bade. Mt \$6,200. Sept
 6. Sept 8, 1910. 11:3039. O C & 100
 *213th st, n s, 100 w Maple av, 50x100, Williamsbridge. Sher-
 iffs deed under execution (Jan 19, 1909). Jno S Shea, Sheriff,
 to Bernardo Colletti. All title which the defendant James
 Colletti had on Nov 4, 1908. Aug 23, 1910. Sept 2, 1910. 25
 *223d st, No 771, n s, 80.6 w Barnes av, 25x100. FORECLOS, Aug
 8, 1910. Wm R De Lano to Fredk K Morris. Aug 15. Sept 8,
 1910. 4,600
 *225th st, n s, abt 250 w Laconia av, 50x109. Thomas Lyon to
 Frances E Lyon his wife. All title. Mt \$3,000. Sept 3. Sept
 6, 1910. nom
 236th st, s s, 460 w Oneida av, 37x101.1x51x100, vacant. Jos
 P Schwab to E S Prince Co, a corpn. All liens. Sept 1. Sept
 2, 1910. 12:3366. O C & 100
 Belmont av n e cor 188th st, 95x50, vacant. Pasquale D'Auria to
 188th st | D'Auria Constn Co. B & S. Aug 31. Sept 3, 1910.
 11:3075. O C & 100
 Belmont av n e cor 179th st, 89.1x170.5x99.7x67.7, vacant. Joseph
 179th st | P Schwab to E S Prince Co. Sept 1. Sept 2, 1910.
 11:3080. O C & 100
 Bryant av, w s, 300 n Freeman st, 50x100, vacant. Bridget Gon-
 nello to The One Hundred & Seventy-third Street Bldg & Constn
 Co. Mts \$3,450. Aug 31. Sept 2, 1910. 11:2994. O C & 100
 *Beech av, s s, 476 e Elm st, 25x100, Laconia Park. James
 Ruffolo to Leopold Salamon. Mt \$450. Aug 23. Sept 3, 1910.
 O C & 100
 *Brown av, e s, 75 n Sagamore st, 25x100. Geo Lahrman to Jas
 Garvey. Sept 3. Sept 6, 1910. O C & 100

LONG BEACH

24 MILES 35 MINUTES FROM MANHATTAN
 ARE BEING COMPLETED, NOT FOR SPECULATION, BUT TO ESTABLISH
 THE CHARACTER OF OCEAN VILLA AT THIS PERFECT CITY BY THE SEA.

If you want to offer your clients a list for purchase of the most complete
 modern and attractive ocean villas, at terms which will appeal, apply to
ESTATES OF LONG BEACH
 225 FIFTH AVENUE, N. Y. CITY PHONE: MADISON, 3600
 WILLIAM H. REYNOLDS, President

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

Bathgate av, No 2277 | w s, 92.3 s 183d st, 40x176.10 to Bassford av Bassford av | x40x177.11, 2-sty fr dwg & vacant. Louise B Schumacher EXTRX Margaretha A Schumacher to Fredk C Schumacher. Mt \$7,000. Sept 7. Sept 8, 1910. 11:3050.

*Carpenter av, Nos 3983 to 3987, Williamsbridge. Assignment of rents gs security for mt of \$500. Gustave Blass to Louise Withey, of Bklyn. May 9. Sept 8, 1910. O C & 100

College av, No 1043, w s, 238 n 165th st, 22x92.6, 3-sty bk dwg. Portia Horwitz to Helene Trattner. Mt \$9,000. Sept 7. Sept 8, 1910. 9:2437. O C & 100

Crotona av, No 1825, w s, 139.4 n 175th st, 18.9x100, 2-sty fr dwg. Nathan Jacobs et al to Wm E Schott. Mt \$3,000. Aug 31. Sept 2, 1910. 11:2945. O C & 100

Cauldwell av, No 864 | s e cor 161st st, 100x28, 4-sty bk tnt & str. 161st st, No 650 | Philipp Freudenmacher to Marie Frerck. Mts \$30,500. Sept 1. Sept 2, 1910. 10:2630. O C & 100

*Eastchester rd, n e s, 50 s e from c l of N Y, Westchester & Boston Ry, runs n e 199 x s e 17.4 x s w 221.4 to road x n e 20.3 to beg. Release mt. John S Hoyt to Peter J Shields. Aug 31. Sept 7, 1910. nom

*Same property. Peter J Shields to The City & County Contract Co. Sept 1. Sept 7, 1910. nom

Grant av, No 955, w s, 175.9 n 163d st, 20x95.2, 3-sty bk dwg. Wm E Diller to Maria Hart. Mt \$8,000. Sept 2, 1910. 9:2446. nom

*Gifford av, s s, 233.2 w Swinton st, 25x100, Westchester. Release mt. Robert Miller to John R Peterson. Sept 1. Sept 3, 1910. nom

*Same property. John R Peterson to Emma N Polak. Sept 2. Sept 3, 1910. O C & 100

Grand Boulevard & Concourse, w s, 89.11 s 189th st, 50x90, 1 & 2-sty fr dwg & vacant. Mary A McCormick to Gustave A Domidion. Aug 29. Sept 6, 1910. 11:3165. O C & 100

Honeywell av, No 2086, late Orchard st, s e s, 120 s w 180th st, late Samuel st, 25x98.11, 2-sty fr dwg. Wm W Lyon EXTR Wm J Winghart to Norbert Leibel. Aug 17. Sept 2, 1910. 11:3122. 5,200

Hull av, n s, 150 e Mosholu Parkway North, 81.11x110.1x78.4x 110 vacant. Wm A Stahl to Annie D'Ambra. Mts \$7,800. Sept 2. Sept 3, 1910. 12:3333. nom

Hoe av, e s, 125 s 173d st, 75x100, vacant. Mary S Croxson to E 167th St Realty Co. Sept 1. Sept 7, 1910. 11:2989. nom

Jerome av | s w cor Buchanan pl, 50x100, vacant. FORECLOS. Buchanan pl | Aug 8, 1910. Jos D Edelson, ref to F Wm Sohns. Mt \$8,000. Sept 8, 1910. 11:3196. 7,650 over mt

Kingsbridge road, No 263. Kingsbridge road, No 261. Agreement for easement of passage or right of way. Wm H Wright & Son, Inc, a corpn, with Louis F Kuntz. July 28. Sept 6, 1910. 12:3293. nom

*Kingsbridge rds e s, 144.11 n e 233d st, 41.5x89.3 to Bronx-Bronxwood av | wood av x51.5x132.4. Michl M Schultz to Jno J Ford. All liens. June 7. Sept 7, 1910. nom

Longfellow av late st | n e cor Bancroft st, 200x331 to w s Whitlock Bancroft st | av x203.5 to n s Bancroft st x w 293.7 to Whitlock av | beg, vacant. Release mt. Mutual Life Insurance Co of N Y to American Real Estate Co. Aug 23. Sept 7, 1910. 10:2757. 15,145

Lafontaine av, No 2116, e s, 131.5 n 180th st, 25x95, 3-sty fr tnt. Fredk Voegeler to Margt Moloney. Mt \$4,500. Sept 6. Sept 7, 1910. 11:3062. 100

Longwood av, No 874 (1040), s s, 260.10 e Prospect av, 37.6x110, 5-sty bk tnt. Lillian Greenberg to Dr Luis P Bernstein. All liens. Aug 17. Sept 7, 1910. 10:2688. nom

Liebig av | n e cor 261st st, 100x37.6, 2-sty fr dwg. Forster 261st st, No 419 | Property Builders to Florence J Sullivan. Mts \$10,000. Sept 8, 1910. 13:3423. nom

*Maple av, n w s, 90 n e Briggs av, runs n e 102.8 x w 67.3 x s | w 78.1 x s e — to beg, being part lots 19 to 21 map Briggs Estate at Williamsbridge.

Ruskin st, s s, lots M, N & O map Wm Duncan at Williamsbridge. Wm J Edwards to Eliz F Liddington. Mt \$10,000 on this & other property. May 14, 1904. Sept 3, 1910. nom

Morris av, No 342, e s, 28.1 s 141st st, 28.1x56.10x25x69.8, 3-sty fr dwg. Frank Murphy to Jno J Murphy. All title. B & S. Sept 7, 1910. 9:2321. nom

Morris av, No 340, e s, 56.2 s 141st st, 28.1x44x25x56.10, 2-sty & b fr dwg. Same to Jas J Murphy. All title. B & S. Sept 7, 1910. 9:2321. nom

*Maple av | n w cor Briggs av, 90x—x—x74.4, except part for Briggs Briggs av | av. Frank L Bacon to Eliz F Liddington. Mt \$10,000 & all liens. Sept 1. Sept 3, 1910. O C & 100

*Morris Park av | n w cor 177th st, 106.2x—x100x—, and being lot 177th st | 75 map Neill estate. Agnes Murphy to D J Dillon Co. Mt \$2,800. Sept 1. Sept 2, 1910. O C & 100

*Nelson av, n s, 50 w Amundson av, 25x100. Land Co C of Edenswald to Delia Manning. Aug 31. Sept 6, 1910. nom

*Olinville (2d) av, No 3644, e s, 333.4 s 216th st, 33.4x100, Olinville Alma wife Victor Shostak to said Alma wife of & Victor Shostak as tenants by entirety. Aug 15. Sept 2, 1910. nom

Oneida av | s w cor 236th st, 50x100, vacant. Jos P Schwab to 236th st | E S Prince Co. Mt \$—-. Sept 1. Sept 2, 1910. 12:3366. O C & 100

*Old road, e s, 75.4 s Maitland av, 50.3x132x50x138, Westchester. Danl Horgan et al to Mary Thorpay, of Westchester, N Y. July 29. Sept 7, 1910. O C & 100

*Pier av, e s, 139.4 n Middletown rd, 25.1x116.5x25x119. Amsterdam av, e s, 150 s Mad av, 50x100. Tremont rd, s s, 50 e Edison av, 50x100. Broadway, e s, 150 n Tremont rd, 25x100. Madison av, s s, 50 w Williams av, 25x100. Edison av, w s, 94.4 n Middletown rd, 50x95, Tremont Terrace. Release mt. Washington Savings Bank to Bankers Realty & Security Co. Sept 6. Sept 8, 1910. nom

Stebbins av, e s, 350.11 s Freeman st, runs e 110 x s 45.10 x w 6.6 & 104.11 to av x n 50 to beg, 1-sty fr bldg & vacant. J Ulric Audibert to German Evangelical Mission Church of N Y. All liens. Aug 18. Sept 3, 1910. 11:2973. O C & 100

Sedgwick av No 1753, w s, abt 415.3 n 176th st, lot 17 map (No 1076) of Lewis G Morris at Morris Dock, 25x100, 2-sty fr dwg. Lot begins at s w cor lot 17 as above, runs w 23.7 to N Y City & Northern R R x n 25 x e 21.9 x s 25 to beg, being the rear of above.

Geo E Hall to Jno J McDonad & Katie T his wife as tenants by entirety. Sept 7, 1910. 11:2882. O C & 100

Stebbins av, e s, 35.11 s Chisholm st, runs e 104.11 x n e 44.3 to s s Chisholm st x 0.8 x s 78.2 x w 135.4 to av x n 50 to beg, vacant. Frank Belsky to German Evangelical Mission Church of N Y. Sept 2. Sept 3, 1910. 11:2973. O C & 100

*Syracuse av, n e cor Oak st, 100x100, and being plot 178 map (No 1106 in Westchester Co) of Arden property at East & Westchester. Robt D Elder, Jr to Henry A Mark, of Bklyn. Mts \$985 & all liens. Feb 17. Sept 7, 1910. 100

*Shore Drive, s s, — e Gridley av, —x—, & being lots 46 & 47 blk 20 & shore lots 46A & 47A map No 1443 of Bruce Brown Land Co at Throggs Neck. Bruce Brown Land Co to Maria W Dittmar. July 23. Aug 24, 1910. Corrects error in issue of Aug 27, when grantors & grantees names were omitted. O C & 100

Tinton av, w s, 240.5 n 161st st, 27x35, vacant. Henry Gundlach to Annie Brill. Mt \$3,800. Sept 7. Sept 8, 1910. 10:2568. 100

Teller av, No 1059, w s, 179.5 n 165th st, 20x100.1, 3-sty bk dwg. Brown-Weiss Realities, a corpn to Saml Rothaus. Mts \$8,750 & all liens. Sept 6. Sept 7, 1910. 9:2428, 2433. nom

Tinton av, w s, 240.5 n 161st st, 27x135, vacant. Josephine Perina to Henry Gundlach. Sept 6. Sept 7, 1910. 10:2658. O C & 100

Trinity av | s w cor 166th st, 99.5x155, 2 & 3-sty fr dwg & 1-sty 166th st | fr bldg & vacant. Release mt. Emigrant Industrial Savings Bank to Wahlig & Sonsin Co. Aug 16. Sept 7, 1910. 10:2633. 9,000

Union av, Nos 1111 & 1113, w s, 201.4 n 166th st, late George st, 50x140, except part for av, 1-sty fr str & 2-sty & b fr dwg. Otilie M Boschen to Polatschek-Spencer Realty Co. Mt \$6,500. Aug 29. Sept 3, 1910. 10:2671. nom

Vyse av | s e cor 173d st, 35x100, 4-sty bk tnt. The 173d 173d st No 960 | St Bldg & Constn Co to Bridget Gonnello. Mt \$32,500. Sept 1. Sept 2, 1910. 11:2996. O C & 100

Webster av | s w cor 169th st, 148x100, vacant. Augusta Morris de 169th st | Peyster to S Harby Plough & Peter Fox. Aug 30. Sept 2, 1910. 9:2427. O C & 100

*White Plains rds | w cor Nereid av, 105.6x90.4x105x101.1. Au-Nereid av | gusta M de Peyster et al to Edw H Kelly. Aug 6. Sept 3, 1910. nom

*White Plains rd | n w cor Nereid av, 100.3x85.10x100x82.11. Same Nereid av | to same. Aug 6. Sept 3, 1910. nom

*Same property. Edw H Kelly to Max Just. Mt \$8,500. Aug 15. Sept 3, 1910. 100

Washington av, No 1816, e s, 64 n e 175th st, late Fitch st, 44x 52.6, 1 & 2-sty fr dwg. Frances J wife Geo Beardsley to Addison A Sterling of Wilkesbarre, Pa. B & S. Aug 24. Sept 2, 1910. 11:2917. O C & 100

Washington av | n w cor 185th st, 100x91, vacant. Mary J Heuer 185th st | to Polatschek-Spencer Realty Co. Mt \$14,000 & all liens. Aug 29. Sept 3, 1910. 11:3039. nom

Washington av, No 1685, w s, 50 n 173d st, 25x90, 4-sty bk tnt. Betsy Siskind et al to Adolph Biermann. Mt \$14,000. Aug 17. Sept 2, 1910. 11:2906. nom

Webster av | s w cor 169th st, 148x100, vacant. S Harby Plough 169th st | et al to Plough & Fox Co. B & S. Mt \$21,000. Sept 2. Sept 6, 1910. 9:2427. O C & 100

Walton av, No 2257, w s, 228 s 183d st, 20x95, 2-sty bk dwg. Bedford Park Construction Co to Maria Eggers. Mt \$7,500 & all liens. Sept 2. Sept 6, 1910. 11:3186. nom

Walton av, No 2255, w s, 248 s 183d st, 20x95, 2-sty bk dwg. Bedford Park Construction Co to Maria Eggers. Mt \$7,500 & all liens. Sept 2. Sept 6, 1910. 11:3186. nom

Westchester av, Nos 674 to 686, s s, 239.2 w Wales av, 105x79.11x 117.2x131.11, 2 5-sty bk tnts & str. Saml Brener to Brener Realty Co. All liens. June 24. Sept 8, 1910. 10:2644. O C & 100

*2d av, n s, 80 w 5th av, 25x89, Wakefield. Melrose Realty Co to Gabriele J Biondi, of Cliffwood, N J. Correction deed. Mt \$500. Sept 3. Sept 7, 1910. O C & 100

Interior lot, 100 s 181st st and 84 e Creston av, deed reads lot begins at s e cor lot 228 map (No 188 in Westchester Co) of Prospect Hill estate at Fordham, runs n 31.11 along e s of said lot to point 100 s 181st st x w 25 x s 31.2 to s s lot 228 x e 25 to beginning. Mary G Burdick to Josephine Klar & Frank Tucek. All title. B & S & C & G & confirmation deed. Aug 27. Sept 2, 1910. 11:3161. nom

Lot begins 80 e Longfellow av & 200 n Bancroft st, runs s 100 x e 156 x n 20 x e 39 x n 80 x w 195 to beg, vacant. American Real Estate Co to Usona Const Co. Sept 6. Sept 7, 1910. 10:2757. 100

*Lots 4 to 8 blk 20 map of Pelham Park. FORECLOS. Feb 10, 1910. Louis B Hasbrouck, ref to Henry A Mark. All liens. Mar 7. Sept 7, 1910. 600

Lot begins 87.1 e Creston av & 115.1 s 189th st, runs e 7.11 x s 50 x w 8.3 x n 50 to beginning. Release mt. Thomas & Isabella Hawkins EXRS Edwin Shufeldt to Mary A McCormick. Aug 31. Sept 6, 1910. 11:3165. 100

*Lot 9 blk 18 map Pelham Park. Max C Baum to Gertrude C Riessman. Jan 21. Sept 8, 1910. O C & 100

Plot begins at c l blk bet 238th & 239th sts at pt 100 n 238th st & 100 w Martha av, runs w 150 x n e — to pt 100 w Martha av x s — to beg, vacant. Wm Crowley to Louis Eickwort, of Mt Vernon, N Y. Sept 6. Sept 8, 1910. 12:3387. O C & 100

*Plot begins 990 e White Plains road at point 320 n along same from Morris Park av, runs e 92.5 x n 25 x w 87.5 x s 25 to beginning with right of way over strip to Morris Park av. Agnes Schano & ano to Bernard Gallagher. Mt \$4,000. Sept 3. Sept 6, 1910. O C & 100

Interior lot, 182.2 n Jennings st, & 109.10 w Wilkins pl or av, runs n 40 x w 7.2 x n 40 x w 18.7 x s 80.1 x e 30.1 to beg, vacant. Jno J Tully Co to Harry H Hess. Mt \$17,000. Sept 1. Sept 8, 1910. 11:2965. nom

NORWOOD TWO MILES street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO.** 45 WEST 34th STREET

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.

September 2, 3, 6, 7 and 8.

BOROUGH OF MANHATTAN.

Allen st, No 56, all. Edw A Ridley to Jacob Zucker; 4 9-12 yrs. from Aug 1, 1910. Sept 3, 1910. 1:308.....1,500
 Cherry st, No 115, store & basement. Teresa Bacigalupo & ano EXRS Charles Bacigalupo & ano to Max Kanter & Saml Halbreich; 3 yrs, from July 1, 1910. Sept 2, 1910. 1:251. 720 & 780
 Chrystie st, No 65, all. Hyman Claman to Morris Davidson; 5 yrs, from May 1, 1908. Sept 6, 1910. 1:303.....1,800
 Elizabeth st, No 265, all. Geo J Stier to Antonio Ciolino; 3 yrs from Nov 1, 1910. Sept 7, 1910. 2:508.....1,800
 Henry st, No 49, all. Esther Schnitzer EXTRX Hyman Schnitzer to Morris Levy & Mayer Rothstein; from Dec 1, 1909 to Apr 30, 1919. Sept 2, 1910. 1:280.....2,200 & 2,400
 Jefferson st | n e cor Madison st, cor store, &c. Louis Shulsky to Madison st | Julius Margolin; 5 yrs, from Sept 1, 1910. Sept 6, 1910. 1:270.....900
 Jefferson st, No 76, 5 upper floors. Jno M Dempsey & ano EXRS, &c. Robt C Maxwell to Gabriel Goldberg; 3 yrs, from May 1, 1910. Sept 6, 1910. 1:247.....2,500
 Lafayette st, Nos 126 to 130 | two upper lofts with space 20 formerly Elm st, Nos 118 to 122 | x25 on ground floor. Hugh L Fox to Wm B Richardson & Henry M Dutt; 5 yrs, from May 1, 1911. Sept 2, 1910. 1:209.....3,000
 Monroe st, No 134 1/2. Reassign lease. Davies J Marshall to Meyer Golub & ano. All title. Mt \$500. Aug 29. Sept 7, 1910. 1:256.....nom
 Mulberry st, No 115. Assign lease. Chas Stable to Mary Felino. Sept 8, 1909. Sept 8, 1910. 1:206.....nom
 Montgomery st, Nos 26 & 28, all. Michl Tenzer to Leon Zetekoff; 2 8-12 yrs from Sept 1, 1910. Sept 7, 1910. 1:269.....6,714
 New Bowery, No 61, store & basement. Elia Poulo to Spyros Microoutsicos; 4 7-12 yrs, from Oct 1, 1910. Sept 3, 1910. 1:279.....900
 West st, No 401. Assign lease. Robert Chambers to The Eastern Brewing Co of Bklyn. July 28. Sept 2, 1910. 2:636.....nom
 Watts st, Nos 47 to 51, str & b. Chas Barkelman to Atlantic Glass Co; 5 9-12 yrs from May 1, 1910. Sept 8, 1910. 2:477.....2,300
 3d st, Nos 279 to 283 E, all. Jas Wanderer to Saml Klatzky; 3 yrs from Sept 1, 1910. Sept 7, 1910. 2:373.....9,520
 3d st, Nos 389 & 391 E, all. Annie Klein & Sarah Rosner to Jos Stern; 3 yrs from Sept 1, 1910. Sept 7, 1910. 2:358.....5,016
 3d st, No 217 E, all. Welz & Zerweck to Saml Berger; 5 yrs from Aug 1, 1910. Sept 8, 1910. 2:386.....1,800
 5th st, No 628 E, all. Jennie Bollt to Joseph Danenfeld; 3 yrs, from Oct 1, 1910. Sept 3, 1910. 2:387.....3,788
 14th st, No 148 E, s s, 20, 10x106, all. Milton Hirshfeld to Benj H Kaufman; from Sept 1, 1910, to Apr 30, 1920, with privilege of renewal on this & No 126 E 14th st for \$20,000 to Apr 30, 1931. Sept 8, 1910. 2:559.....taxes, &c, & 7,750 & 8,000
 17th st, No 317 E, 1st flat. Eliz Bickmann to Henry Horn; 1 yr, from Oct 1, 1910. Sept 3, 1910. 3:923.....780
 21st st, Nos 19 to 27 W, w s of west store. Saml Cohen to Simon Tyroler; 9 yrs, from Feb 1, 1911. Sept 3, 1910. 3:823.....1,625
 Same property, west store. S Katz & Co to Saml Cohen; 9 yrs, from Feb 1, 1911. Sept 3, 1910. 3:823.....3,250
 25th st, Nos 325 & 327 E, all. David H Posner to Adolph Klein & Edwin M Birns; 10 yrs, from Oct 1, 1910. Sept 6, 1910. 3:931.....6,500 & 7,000
 33d st, Nos 520 to 526 W, 5th floor. Howard & Childs Co to Pino Lyptol Chemical Co; 5 yrs, from May 1, 1910. Sept 3, 1910. 3:704.....1,200
 47th st, No 121, n s, 580 e 7th av, 20x100.4, all.....
 47th st, No 119, n s, 600 e 7th av, 20x100.4, all.....
 47th st, No 117, n s, 620 e 7th av, 20x100.5, all.....
 Wm N Cohen to Edw Margolies & Lew M Fields; 10 yrs from Oct 31, 1910 (11 yrs renewal). Sept 8, 1910. 4:1000.....taxes, &c, & 6,000 to 8,500
 52d st, Nos 136 to 146 W, s s, 150x100.5, 12-sty loft bldg, all. Michl Coleman to Frank M Randall; 20 yrs from Aug 1, 1910. Sept 8, 1910. 4:1004.....taxes, &c, & 37,000 to 40,000
 53d st, No 420 E. Assign lease. Isabella Reese INDIV & as EXTRX to Artificial Ice Co. June 6. Sept 3, 1910. 5:1364.....1,000
 56th st, Nos 524 & 526 E. Assign lease. Jacob Elenstein to Annie Elenstein. Sept 6, 1910. 5:1348.....nom
 61st st, No 207 W, all. Ida Marcus & Max Grossman to Israel Weiner & Jacob Liebowitz; 3 yrs from Sept 1, 1910. Sept 7, 1910. 4:1153.....1,550 & 1,600
 86th st, No 339 W, all. Nellie D Fraser to Arthur C Rounds; 5 yrs, from Oct 1, 1910. Sept 6, 1910. 4:1248.....2,600
 113th st, Nos 240 & 242 E, two str & 1 apartment of 3 rooms in back of said stores. Carlo Salvati to Gennaro Brancale; 3 yrs, from May 1, 1910. Sept 3, 1910. 6:1662.....480
 127th st, Nos 214 & 216, east store, basement & hall in rear of store. August H Sievers & ano to John V Hampton & ano; 5 yrs, from Sept 1, 1910. Sept 2, 1910. 6:1791.....900 to 1,200
 Same property. Assign lease. John V Hampton to Saml Cullers or Collers et al. Aug 29. Sept 2, 1910. 6:1791.....nom
 Av A, No 247, w s, 51.9 n 15th st, 25.9x94. Assign lease. Ernst Kern to Isidor Braun. Mt \$4,000. Sept 2, 1910. 3:947.....nom
 Av A, Nos 103 & 105/store. Abraham Wolf & ano to Bay Ridge 7th st, No 128 | Amusement Co; 9 mos, from Aug 1, 1910. (Privilege of 2 yrs renewal.) Sept 2, 1910. 2:434.....yearly rent 3,000
 Amsterdam av, No 46, north str, &c. Hannah Abraham to Karl Heidt; 5 yrs from May 1, 1910. Sept 8, 1910. 4:1153.....900
 Broadway, Nos 1650 & 1652, part of. Assign lease. Fred W Wright to Short & Wright, a corpn. June 16. Sept 7, 1910. 4:1022.....nom
 Columbus av, No 763 (premises omitted in instrument). stores & basements for market. Eva J Sauter to Yorkshire Market Co; 10 yrs, from Aug 3, 1910. Sept 3, 1910. 7:1833.....2,750 & 3,250

Lenox av, No 513, all. Luise Schneider to Al J Abrams; 10 yrs. from Oct 1, 1910. Sept 6, 1910. 7:1920.....2,000
 West End av, No 481, all. Peter W Rouss to Sidney H March; 3 yrs from Oct 1, 1910 (3 yrs renewal at \$3,100). Sept 8, 1910. 4:1245.....3,000
 1st av, No 2201. Reassign lease. Davies J Marshall to Pietro Spadagora. All title. Mt \$1,215. Aug 15. Sept 7, 1910. 6:1684.....nom
 2d av, No 1202, n e cor 63d st, str & b. Richd Price to John McFarland; 5 yrs from May 1, 1910. Sept 8, 1910. 5:1438.....1,620
 2d av, No 765 | w cor 41st st, str & cellar. Chas Laue to Jno F 41st st | Dolan; 5 yrs from Sept 1, 1910. Sept 7, 1910. 5:1314.....1,200
 2d av, No 86, str & b. Margt S Heydt to Jacob Wald; 2 10-12 yrs from July 1, 1909. Sept 7, 1910. 2:446.....1,200
 3d av, No 631, 4-sty bk bldg. Eugene Staubsandt to Frank Greimel, Jr; 5 yrs from Oct 1, 1909. Sept 7, 1910. 5:1314.....2,100
 4th av, Nos 310, 316 & 322 | w cor 24th st, rooms 81 & 96 & 61 24th st | & 97 on 1st floor & room in basement containing 6,117 sq ft. Metropolitan Life Ins Co to the U S of A by Chas P Grandfield, acting P G of the U S; 10 yrs, from Aug 18, 1909. Sept 2, 1910. 3:853.....31,500
 8th av, No 2190. Bill of sale & assign lease. Helene H & Martin Lynch to Michl Smith. Sept 1. Sept 2, 1910. 7:1924.....nom
 9th av, No 132, all. Estate of Washington Smith by Geo H Leatherbee, ATTY to Henry & Herman Becker; 3 yrs from May 1, 1911. Sept 8, 1910. 3:742.....1,000
 9th av, No 89 | n w cor 16th st. Reassign lease. Jno D Haase to 16th st | Bernard Gallagher. All title. Mt \$4,000. Sept 1. Sept 7, 1910. 3:714.....nom

BOROUGH OF THE BRONX.

Intervale av, w s, 154.5 n 169th st, 25x184.10, stable. Theresa Sofia to John C Weiler; 5 yrs, from Sept 1, 1910. Sept 2, 1910. 11:2973.....1,920 to 2,100
 Tinton av, No 920, all. Fred A Olpp to Klein's Stables, a corpn; 5 yrs, from Aug 1, 1910. Sept 2, 1910. 10:2668.....1,500
 Wilkins av, w s, bet Freeman st & Intervale av, 2d str & b from cor Freeman st. David Herman to David Simon; 5 3-12 yrs from July 1, 1910. Sept 7, 1910. 11:2976.....800 & 840
 3d av, No 3880, all. Chas Friedman & ano to Jos Konovitch & Morris Nover; 3 yrs, from Sept 1, 1910. Sept 6, 1910. 11:2929.....1,680

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.

September 2, 3, 6, 7 and 8.

BOROUGH OF MANHATTAN.

Artificial Ice Co to Adam Muller & ano exrs, &c. John Muller. 53d st, Nos 406 to 420, s s, 94 e 1st av, 200x126.7x203.5x89.6. Sept 1, 5 yrs, 5%. Sept 3, 1910. 5:1364. 75,000
 Same to same. Same property. Certificate as to above mt. Sept 1. Sept 3, 1910. 5:1364.
 Auerbach, Rubin to Lambert Suydam. Essex st, No 126, e s, 52.6 s Rivington st, 17.6x50. Aug 25, 5 yrs, 5%. Sept 6, 1910. 2:353. 12,000
 Same & Martha Oser with same. Same property. Subordination agreement. Aug 23. Sept 6, 1910. 2:353. nom
 Auerbach, Rubin & Morris Punch with Lambert Suydam. Essex st, No 126. Subordination agreement. Aug 26. Sept 6, 1910. 2:353. nom
 Brevoort Construction Co to GREENWICH SAVINGS BANK. 45th st, Nos 2, 4 & 6, s s, 100 w 5th av, 75x100.5. Building loan. Sept 2, due Dec 15, 1915, 4 1/2%. Sept 2, 1910. 5:1260. 625,000
 Same to same. Same property. Certificate as to above mt. Aug 31. Sept 2, 1910. 5:1260.
 Broadway Park Place Co to UNION TRUST CO of N Y as trustee for Fanny E McVickar. Broadway, No 231, w s, abt 45 n Barclay st, 25.4x118.1x25.1x117.4. P M. Equal lien with four other mts. Sept 2, 5 yrs, 4 1/2%. Sept 3, 1910. 1:123. 120,000
 Same to Chas E Kneeland as trustee for Edw P Lee, &c. Same property. P M. Equal lien with four other mts. Sept 2, 5 yrs, 4 1/2%. Sept 3, 1910. 1:123. 60,000
 Same to Arabella C Kneeland. Same property. P M. Equal lien with four other mts. Sept 2, 5 yrs, 4 1/2%. Sept 3, 1910. 1:123. 35,000
 Same to Geo Maccullough Miller. Same property. P M. Equal lien with four other mts. Sept 2, 5 yrs, 4 1/2%. Sept 3, 1910. 1:123. 22,500
 Same to Sarah B Haight. Same property. P M. Equal lien with four other mts. Sept 2, 5 yrs, 4 1/2%. Sept 3, 1910. 1:123. 12,500
 Blyth, Margery H to Jas Everards Breweries. Bowery, Nos 27 & 29, & Bayard st, Nos 35 & 37. Leasehold. Sept 3, demand, 6%. Sept 6, 1910. 1:290. 5,000
 Boehm, Fannie & Bertha Robinson with Leah Cohn. Allen st, No 173, w s, 50 s Stanton st, 25x87.6. Subordination agreement. Aug 8. Sept 7, 1910. 2:416. nom
 Barbour, Wm to UNITED STATES TRUST CO. 53d st, Nos 11 & 13, n s, 331 w 5th av, 43x100.5. Aug 22, due Sept 1, 1915, 4 1/2%. Sept 7, 1910. 5:1269. 180,000

HAND POWER ELEVATORS
suitable for
STORES, WAREHOUSES
STABLES AND SMALL
FACTORIES, INSTALLED
AT SMALL COST

OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

Breithaupt, Gustav, of N Y, & Wm Breithaupt, of Weehawken, N J, to Clairville E Benedict guardian James A Benedict. 3d av, Nos 649 & 651, e s, 49.4 s 42d st, runs s 49.4 x s e 105 x n e 20.11 x n 52.6 x n w 60.6 to beg. Sept 7, 1910, 3 yrs, 5%. 5:1315. 63,000

Same to Wm A Edwards. Same property. Prior mt \$63,000. Sept 7, 1910, 1 yr, 6%. 5:1315. 12,000

Butler, Thos J to Isaac Schmeidler & ano. 5th av, s w cor 139th st, 99.11x100; 5th av, n w cor 138th st, 99.11x100. P M. Prior mt \$—. Sept 2, due Mar 2, 1911, 6%. Sept 7, 1910. 6:1736. 54,000

Bachman, Alfred C to TITLE GUARANTEE & TRUST CO. 7th av, Nos 229 to 233, e s, 98.9 s 24th st, 55.6x80. Prior mt \$60,000. Sept 6, due, &c, as per bond. Sept 7, 1910. 3:799. 30,000

Barclay, Harold to Wm P Dixon, trustee Camilla W Moss. 56th st, No 68, s s, 174 w Park av, 20x100.5. Sept 6, due Sept 1, 1913, 4½%. Sept 7, 1910. 5:1291. 24,000

Brettler, Benj to Sigmund Orbach & ano. 47th st, No 227, n s. 250 w 2d av, 25x78.9x25.1x76.5. P M. Prior mt \$16,000. Sept 7, 5 yrs, 6%. Sept 8, 1910. 5:1321. 4,000

Brown, Mary C to Bettie Rothfeld. Bethune st, No 8, n s, 22 e Greenwich st, runs n 25 x n 45.8 x e 44.5 x s 34.8 x w 10.7 x s 24.3 x w 3 x s 16.1 to Bethune st x w 31.8 to beg. Sept 8, 1910. 5 yrs, 4½%. 2:624. 23,000

Brown, Mary C to Chas Salomon. Front st, No 43, s s, 25.3 e Coenties slip, 25.7x50.8x25.5x50.4. Sept 8, 1910, due Oct 1, 1915, 4½%. 1:34. 14,000

Collers, Saml, J Henry Webb, Jos H Mosley & Harry Webb to V Loewers Gambrinus Brewery Co. 127th st, Nos 214 & 216 E. Saloon lease. Aug 30, demand, 6%. Sept 8, 1910. 6:1791. 1,300

Cohn, Jos & Wm with Fanny Liebovitz. Henry st, No 306. Extension of \$4,000 mt until Sept 4, 1914, at 6%. Sept 7. Sept 8, 1910. 1:267. nom

Congregation Adas Le Israel Anshe Meseritch, a corpn to Walter Aronstein & ano. 6th st, No 415, n s, 178.7 e 1st av, 21.10x 90.10. Sept 6, due Feb 24, 1914, 6%. Sept 7, 1910. 2:434. 5,000

Coyle, James to Chas A Hammann. Charles st, No 11, n s, 148.2 w Greenwich av, 22x95. P M. July 21, 3 yrs, 5%. Sept 2, 1910. 2:612. 3,500

Same to Edw Hammann. Same property. P M. July 21, 3 yrs, 5%. Sept 2, 1910. 2:612. 3,500

Same to Mary C Hammann. Same property. P M. July 21, 3 yrs, 5%. Sept 2, 1910. 2:612. 3,500

Cunneen, Carroll to Hulbert Peck. 9th av, No 551, w s, 98.9 n 40th st, 24.8x100. Sept 1, 6 yrs, 6%. Sept 2, 1910. 4:1050. 1,000

Congers Park Realty Co to Morris Simons. Consent of stockholders to mt for \$1,880 on property at Clarkstown, Rockland Co, N Y. Aug 26. Sept 6, 1910. Miscel. —

Same to same. Same property. Certificate of consent to above. Aug 26. Sept 6, 1910. Miscel. —

Doris, Jas to Henry Elias Brewing Co. 2d av, No 582, n e cor 32d st, 24.8x100. Sept 6, due, &c, as per bond. Sept 7, 1910. 3:938. 1,000

Dalley, Wilber M to TITLE GUARANTEE & TRUST CO. Mad av, n w cor 69th st, No 17, 75x27. Sept 7, 1910, due, &c, as per bond. 5:1384. 60,000

Dougherty, Chas H A to Edw Hilss. 30th st, No 338, s s, 334 e 9th av, 22x98.9. Sept 3, due Jan 1, 1914, 5%. Sept 8, 1910. 3:753. 7,500

Dorcey or Darcey, Thos to John G Darcey. 75th st, Nos 116 & 118, s s, 150 e Park av, 50x102.2. Prior mt \$—. Sept 1, 2 yrs, 6%. Sept 3, 1910. 5:1409. 7,000

Davidsmeyer, Christopher H to John Jantzen. William st, Nos 165 & 167. Store lease. Aug 25, installs, 6%. Sept 2, 1910. 1:92. notes \$5,495

Ershowsky, Barney to David Mayer. 1st st, No 95, s w s, 325 w Av A, 25x80.4 to Houston st, No 200, x25.2x77.2. Prior mt \$23,000. Aug 23, 2 yrs, 6%. Sept 8, 1910. 2:428. 4,500

Furey, Robt G to Cassanda Mendelson. 9th av, s w cor 22d st, Nos 400 & 402, 72x28.6. P M. Sept 6, 1910, 5 yrs, 5%. 3:719. 28,000

Same to Patk J McDonald. 9th av, s w cor 22d st, 72x28.6. Prior mt \$28,000. Sept 6, 1910, 2 yrs, 6%. 3:719. 3,000

Froelich, Christian G to Geo F Abendschein et al. 39th st, No 308, s s, 100 e 2d av, 25x75. Prior mt \$—. Sept 1, 5 yrs, 5%. Sept 2, 1910. 3:944. 14,000

Foster, Morton H C with Moritz Adler. 2d av, No 1706, e s, 75.8 n 88th st, 25x100. Extension of \$20,000 mt until Nov 8, 1913, at 5%. Aug 31. Sept 2, 1910. 5:1551. nom

Franbro Realty Co to Louis Frankel. 32d st, Nos 318 to 324, s s, 225 e 2d av, 93x98.9. P M. Prior mts \$35,000. Sept 6, 1 yr, 6%. Sept 7, 1910. 3:937. 50,000

Fish, Jacob to Solomon Zadek, guardian Stanley C Zadek et al. Houston st, Nos 309 & 311, s s, 60 w Attorney st, 50x100. Sept 7, 7 yrs, 5%. Sept 8, 1910. 2:350. 70,000

Furey, Robt G to Wm F Donnelly. 9th av, s w cor 22d st, Nos 400 & 402, 72x28.6. Prior mt \$31,000. Sept 6, 1 yr, 6%. Sept 8, 1910. 3:719. 5,000

Gingold Realty Co to Chas M Rosenthal. Riverside Drive, Nos 745 to 749, s e cor 152d st, No 622, —x—x99.11x140. Prior mt \$195,000. Sept 7, demand, 6%. Sept 8, 1910. 7:2098. 11,000

Same to same. Same property. Consent to above mt. Sept 7. Sept 8, 1910. 7:2098. —

Same to same. Same property. Certificate as to above mt. Sept 7. Sept 8, 1910. 7:2098. —

Gingold Realty Co to Chas M Rosenthal. Ams av, w s, 259.10 n 175th st, or n w cor 176th st, 199.10 to 177th st x100. Bldg loan. Sept 7, due Oct 1, 1912, 6%. Sept 8, 1910. 8:2132. 170,000

Same to same. Same property. Consent to above mt. Sept 7. Sept 8, 1910. 8:2132. —

Same to same. Same property. Certificate as to above mt. Sept 7. Sept 8, 1910. 8:2132. —

Same to same. Same property. P M. Prior mt \$88,000. Sept 7, due Oct 1, 1912, 6%. Sept 8, 1910. 8:2132. 42,000

GREENWICH SAVINGS BANK with Louisa F Kramer. 14th st, No 54 W. Extension of \$43,000 mt until Sept 2, 1913, at 4½%. Sept 2. Sept 8, 1910. 2:577. nom

Same with same. Same property. Extension of \$10,000 mt until Sept 2, 1913, at 4½%. Sept 2. Sept 8, 1910. 2:577. nom

Same with same. Same property. Extension of \$7,000 mt until Sept 2, 1913, at 4½%. Sept 2. Sept 8, 1910. 2:577. nom

Same with same. Same property. Extension of \$5,000 mt until Sept 2, 1913, at 4½%. Sept 2. Sept 8, 1910. 2:577. nom

GREENWICH SAVINGS BANK with Geo N Seger. 2d st, No 84, Extension of \$10,000 mt until Sept 1, 1915, at 4½%. Sept 2. Sept 8, 1910. 2:444. nom

GARFIELD NATIONAL BANK with Lawyers Mort Co. 105th st, Nos 340 & 344, s s, 125 w 1st av, 2 lots, each 34.4x100.11. Agreement as to share ownership in two bonds & mts. Aug 25. Sept 7, 1910. 6:1676. —

Gerson, Robt to Bernhard Feifer. 79th st, No 314, s s, 184 e 2d av, 20x102.2. Av D, No 4, e s, 70 n Houston st, 28.7x90. Prior mt \$—. Sept 7, 3 yrs, 6%. Sept 8, 1910. 2:357, 5:1453. 3,000

Ganley, Winifred to TITLE INSURANCE CO OF N Y. 80th st, No 119, n s, 218.9 e Park av, 18.9x100. Sept 6, 3 yrs, 4½%. Sept 7, 1910. 5:1509. 10,000

GREENWICH SAVINGS BANK with Jacob Einsheimer. Thompson st, Nos 34 to 38 & West Bway, Nos 356 to 360. Extension of \$75,000 mt until Sept 1, 1913, at 4½%. Aug 30. Sept 2, 1910. 2:476. nom

Haviland, Chas E to Kate W Winthrop. 37th st, No 10, s s, 202 e 5th av, 24x98.9. P M. July 21, due Sept 1, 1915, 4½%. Sept 2, 1910. 3:866. 80,000

Hahn, Anthony & Augusta M to Magdalene M Hahn & ano. Edgecombe av, No 227, w s, 110 s 145th st, 20x100. Aug 30, due, &s, as per bond. Sept 2, 1910. 7:2051. 5,000

Harrison, Maie B, of London, Eng, to Fannie J Nagle. 2d av, Nos 116 & 118, on map No 118, n e cor 7th st, No 47, 26.8x 125. Aug 24, 3 yrs, 5%. Sept 6, 1910. 2:449. 2,000

Hickey (Wm J), Inc, a corpn, to Queens County Mortgage Co. Certificate as to consent to 4 mts for \$3,250 each on land in Queens Borough. Sept 2. Sept 6, 1910. Miscel. —

Horn, Saml to Julia L Butterfield. Av B, No 6, w s, 111.11 s 2d st, runs w 80 x s 20 x e 35 x s 5 x e 45 to Av B x n 25 to beg. Sept 1, 5 yrs, 5%. Sept 7, 1910. 2:397. 28,000

Hall, Frank L trustee Jas J Alexandre for benefit Nathalie Bonner et al with Annie Miller et al. 8th av, No 399. Extension of \$15,000 mt until Aug 1, 1913, at 4½%. Sept 7, 1910. 3:753. nom

H G Realty Co to Henry Guttman. St Nicholas av, No 1281, n w cor 174th st, No 601, 124.8x100. Prior mt \$200,000. Sept 7, 1910, due, &c, as per bond. 8:2143. 15,000

Hagar Realty Co to Albt F Hagar. 106th st, No 232, s s, 225 w 2d av, 25x100.11. Prior mt \$17,600. Sept 1, due, &c, as per bond. Sept 8, 1910. 6:1655. 5,000

Harrington, Mary E with GERMANIA LIFE INS CO. St Nicholas av, No 767, w s, 81.9 s 149th st, 20.4x118.5x19.11x114.1. Extension of \$14,000 mt until Aug 1, 1913, at 5%. Aug 31. Sept 7, 1910. 7:2063. nom

Katzner, Anna & Jennie F Keil & Maksz Wiener with Alice C Holden. Attorney st, No 100, e s, 100 s Rivington st, 25x75. Subordination agreement. Sept 1. Sept 2, 1910. 2:343. nom

Katzner, Anna & Jennie F Keil to Alice C Holden. Attorney st, No 100, e s, 100 s Rivington st, 25x75. Sept 1, 3 yrs, 5%. Sept 2, 1910. 2:343. 22,000

Katz, Ettie B & Hattie Barasch to Lewis Jacobs. 33d st, No 317, n s, 250.11 w 8th av, 24.1x98.9. Prior mt \$20,000. Sept 1, due July 17, 1912, 6%. Sept 2, 1910. 3:757. 2,500

Kramer, Louisa F of Saddle River, N J to GREENWICH SAVINGS BANK. 14th st, No 54, s s, 175 e 6th av, 25x103.3. Sept 2, 1910, due, &c, as per bond. 2:577. 10,000

Knoepke, Wm M with Ripin Realty Co. 7th av, No 2253. Extension of \$25,000 mt until Mar 1, 1915, at 4½%. Dec 9, 1909. Sept 2, 1910. 7:1917. nom

Same with same. Same property. Extension of \$5,000 mt until Mar 1, 1915, at 6%. Dec 9, 1909. Sept 2, 1910. 7:1917. nom

Kelly, Jos W, of Bklyn, N Y, to Max Weber. 27th st, No 219, n s, 202.2 w 7th av, 19.6x98.9. P M. Prior mt \$8,000. Sept 1, 2 yrs, 6%. Sept 8, 1910. 3:777. 12,000

Levy, Saml to Max Warshauer. Monroe st, No 108, s s, 129.5 e Pelham st, 25.9x93x25.9x93.2. Prior mt \$25,000. Sept 7, installs, 6%. Sept 8, 1910. 1:255. 3,000

Lewis, Ida M to GREENWICH SAVINGS BANK. 131st st, No 159, n s, 157 e 7th av, 17x99.11. Sept 8, 1910, due, &c, as per bond. 7:1916. 8,000

Lawyers Mort Co with Thos D Adams. 105th st, No 340, s s, 159.4 w 1st av, 34.4x100.11. Extension of \$30,000 mt until June 22, 1913, at 5%. Aug 25. Sept 7, 1910. 6:1676. nom

Levin, Clara to Geo Decker. Ridge st, No 87, w s, 152.11 s Rivington st, runs w 75 x n 25 x w 50.7 x s 51 x e 125.7 to Ridge st x n 26 to beg. P M. Sept 1, due Sept 1, 1925, 5%. Sept 2, 1910. 2:343. 31,000

LINCOLN TRUST CO with Saml & Max Hirsch. Av C, Nos 126 to 130. Extension of \$78,000 mt until Sept 1, 1913, at 5%. Aug 9. Sept 3, 1910. 2:378. nom

Levy, Ike to Morris J Wallach. 7th av, No 228, w s, 49.4 n 23d st, 19.8x80. Prior mt \$18,000. Sept 6, 1910, 2 yrs, 5%. 3:773. 2,150

LAWYERS TITLE INS & TRUST CO with New Realty Co. Monroe st, Nos 294 & 296. Extension of \$39,000 mt until Oct 19, 1915, at 5%. Aug 20. Sept 7, 1910. 1:263. nom

Lawyers Mort Co with Thos D Adams. 105th st, No 340 E. Extension of \$30,000 mt until June 22, 1913, at 5%. Aug 25. Sept 7, 1910. 6:1676. nom

LAWYERS TITLE INS & TRUST CO with Wm Cumming. Convent av, No 290. Extension of \$15,000 mt until Oct 8, 1915, at 5%. Aug 25. Sept 7, 1910. 7:2058. nont

LAWYERS TITLE INS & TRUST CO with Wm Hahn. 11th st, No 617, n s, 243 e Av B, 25x103.3. Extension of \$14,000 mt until Sept 1, 1915, at 5½%. Aug 31. Sept 8, 1910. 2:394. nom

Macran Realty Co to Julia Leffler. St Nicholas av, No 921, n w cor 156th st, 25.10x92.10x24.11x99.9. P M. Prior mt \$—. Sept 1, due Mar 1, 1913, 6%. Sept 7, 1910. 8:2107. 8,000

Meyne, Henry C to Gottlob Schweizer & ano. 3d av, No 1341, e s, 63.9 s 77th st, 19.2x75. Prior mt \$11,000. Sept 7, 1910, 3 yrs, 6%. 5:1431. 1,000

Mendelson, Cassanda with LAWYERS TITLE INS & TRUST CO. 9th av, s w cor 22d st, No 400, 72x28.6. Agreement as to share ownership in bond & mt. Sept 6. Sept 7, 1910. 3:719. —



VULCANITE PORTLAND CEMENT

PHONE, GRAMERCY 1000

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

"The Brand with a Reputation." VULCANITE PORTLAND CEMENT CO., Fifth Ave. Building, N. Y.

- McBreen, Peter & Patrick to Michael Regan. West st, No 354, n e cor Clarkson st, No 77, 25x80. P M. Sept 1, 5 yrs, 5%. 50,000
Sept 2, 1910. 2:601.
- McGuire (Jas C) & Co to John M Wing et al exrs, &c, John D Wing. 54th st, Nos 118 to 122, s s, 140 w Lexington av, 50x 100.5. P M. Aug 26, 1 yr, 5%. Sept 2, 1910. 5:1308. 70,000
- May, John to Ellen A Slaven. 72d st, No 119, n s, 175 w Colum- bus av, 20x102.2. P M. Prior mt \$28,000. Sept 2, due Jan 23, 1914, 5%. Sept 3, 1910. 4:1144. 22,000
- McDonald, Hannah to American Mortgage Co. Broadway, Nos 4140 to 4144, n e cor 175th st, No 651, runs e 124.7 to w s Wadsworth av, No 40, x n 63.4 x w 90.9 x n 1.1 x w 52.3 to e s Bway x s 67 to beg. Sept 2, 1910, 3 yrs, 5½%. 8:2145. 40,000
- Meyers, Augustus to EMIGRANT INDUSTRIAL SAVINGS BANK. Marginal st, n e cor 20th st, runs e 87.8 x n 92 x w 75 x s 18.8 x w 41 to Marginal st x s e 78.6 to beginning. Sept 6, 1910, 1 year, 5%. 3:692. 25,000
- Marx, Max to Harris D Colt trustee Marie L Cameron. Front st, No 124, w s, 72.1 n Wall st, runs n w 72.1 x n 18.2 x e 0.6 x n 0.8 x e 74.6 to Front st x s 18.4 to beginning. P M. Sept 6, 1910, 5 yrs, 4½%. 1:38. 25,000
- Moran, Mary F to Margt Moran trustee Edw J Moran. 40th st. No 322, s s, 300 e 2d av, 25x98.9. P M. Aug 17, 1 yr, 5%. Sept 6, 1910. 3:945. 6,000
- MUTUAL LIFE INS CO of N Y with Samuel & Benj Aufses. 96th st, Nos 108 & 110, s s, 217.6 w Lexington av, 37.6x100.11. Extension of mt for \$35,000 to Sept 7, 1913, at 5%. Sept 7. Sept 8, 1910. 6:1624. nom
- New (Jacob) Realty Co to EQUITABLE LIFE ASSURANCE SO- CIETY OF THE U. S. 58th st, Nos 358 & 360, s s, 100 e 9th av, 75x100.5. Sept 1, due Oct 1, 1915, 5%. Sept 2, 1910. 4:1048. 85,000
- NEW YORK TRUST CO with Walter A Wells. 83d st, Nos 150 to 162, s s, 150 e Ams av, ——. Extension of \$60,000 mt until Sept 1, 1915, at 5%. Sept 1. Sept 2, 1910. 4:1213. nom
- New (Jacob) Realty Co to EQUITABLE LIFE ASSUR SOC of the U. S. 58th st, Nos 358 & 360 W. Certificate as to mt for \$85,000. Sept 1. Sept 6, 1910. 4:1048.
- O'Brien, Joseph L to FARMERS' LOAN & TRUST CO. Audubon av, No 420, n w cor 186th st, 64.1x175. Sept 2, 1910, 3 yrs, 5% as per bond. 8:2157. 20,000
- O'Neil, Ella W to Jno E Brown. 145th st, No 614, s s, 140 w Bway, 15x99.11. Extension of \$2,800 mt until Sept 1, 1913, at % as per bond. Sept 6. Sept 7, 1910. 7:2094. nom
- Plapinger, Morris to Wm Stern. Suffolk st, No 25, w s, 128.7 s Grand st, 28.2x100. Prior mt \$—. Given as collateral secur- ity for mt of \$6,500 covering No 237 E 73d st. Sept 8, 1910, due, &c, as per bond. 1:312. 3,000
- Pearl Bindery, a corpn to whom it may concern. Consent to mt for \$2,500 covering machines, &c. Sept 7. Sept 8, 1910. ———
- Plapinger, Morris to Wm Stern. 73d st, No 237, n s, 100 w 2d av, 25x102.2. Prior mt \$—. Sept 8, 1910, installs, 6%. 5:1428. 6,500
- Princeton Construction Co to E Matilda Ziegler et al, exrs, &c, Wm Ziegler. 100th st, Nos 306 to 310, s s, 125 w West End av, 75x100.11. Aug 16, due July 1, 1915, 5%. Sept 2, 1910. 7:- 1888. 200,000
- Paterno Bros, a corpn, to TITLE INSURANCE CO OF N Y. 116th st, s s, 400 w Bway, runs s 65.11 x w 103.1 to Riverside Drive x n — x n & e along st — to beg. Sept 2, 3 yrs, 5%. Sept 3, 1910. 7:1896. 300,900
- Same to same. Same property. Certificate as to above mt. Sept 2. Sept 3, 1910. 7:1896.
- Prager, Louis W & Saml F to Delia G Levy. Madison st, No 125, n s, abt 88 e Market st, 25.4x100, except part for Bridge struc- ture. Prior mt \$—. Aug 26, due Feb 26, 1912, 6%. Sept 3, 1910. 1:275. 6,000
- Ripley, Mary B widow, of Hempstead, L I, to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U. S. 79th st, No 16, s s, 90 w Mad av, 35x102.2. Prior mt \$75,000. Sept 1, due July 1, 1913, 5%. Sept 2, 1910. 5:1393. 75,000
- Rollmann, Jno to Peter Clemens. 135th st, No 624, s s, 525 w Broadway, 75x99.11. July 28, 3 yrs, 6%. Sept 6, 1910. 7:2001. 7,896.12
- Same to Ferdinand Denhard. Same property. Aug 20, 3 yrs, 6%. Sept 6, 1910. 7:2001. 3,000
- Rubinstein, Abraham & Max Rubin to Frank Zivek. Madison av, No 1532, n w cor 104th st, 17.2x70. Prior mt \$16,000. Sept 6, 1910, 2 yrs, 6%. 6:1610. 1,500
- Regent Const Co to METROPOLITAN LIFE INS CO. 28th st, Nos 44 to 48, s s, 100 e 6th av, 99x98.9. Sept 7, 1910, due Oct 1, 1920, 6% until completion of bldg, 5½% thereafter until Oct 1, 1915, & 5% thereafter. 3:829. 600,000
- Same to same. Same property. Certificate as to above mt. Sept 7, 1910. 3:829.
- Rusiello, Giovanni to Gottlieb F Sewing. 1st av, No 2169, e s, 25.11 n 112th st, 25x100. Prior mt \$30,400. Sept 6, due May 6, 1912, 6%. Sept 7, 1910. 6:1684. 1,000
- Rand, Louis to American Mort Co. 104th st, No 214, s s, 176.8 e 3d av, 16.8x100.11. P M. Sept 8, 1910, 5 yrs, 5%. 6:1653. 5,000
- Sun Const Co to Burns Bros, a corpn. Colonial Parkway, late Edgecombe rd, w s, 100 s 159th st, runs w 108.10 x s 50 x w 113.9 to e s St Nicholas av, No 960, x s 40.5 to n s 158th st x e — to rd x n — to beg. Prior mt \$255,000. Sept 7, installs, 6%. Sept 8, 1910. 8:2108. 6,000
- Schrader's (A) Son, Inc to LAWYERS TITLE INS & TRUST CO as trustee. Rose st, No 28, w s, 134.4 s Duane st, runs w 111.1 x s 25.6 x e 101.7 to Rose st x n 27.7; also certain machines lo- cated in Nos 28, 30 & 32 Rose st. Supplemental mt or deed of trust to secure two other bonds, &c, already on No 30 Rose st for a total of \$52,500 and recorded July 18, 1906, & Mar 11, 1909. Aug 19, due, &c, as per bond. Sept 8, 1910. 1:120. nom
- Same to same. Same property. Certificate as to above deed of trust. Aug 19. Sept 8, 1910. 1:120.
- Schwartz, Paulina to Rachael Samuels. Eldridge st, Nos 210 & 212, e s, 105.2 s Stanton st, 45x87.6. Prior mt \$—. Aug 1, 3 yrs, 6%. Sept 2, 1910. 2:416. 10,000
- Same to Sam Dick. Same property. Prior mt \$57,000. Sept 1, installs, 6%. Sept 2, 1910. 2:416. 3,000
- Sklamberg, Hyman to UNION TRUST CO OF N Y. Ludlow st, No 71, w s, 137.6 n Grand st, 25x87.6. Sept 1, 5 yrs, 5%. Sept 2, 1910. 2:408. 25,000
- Schrank, Pincus to Wm B Lovell as trustee Rufus C Read. Colum- bus av, No 764, w s, 50.7 n 97th st, 25.1x100. Sept 1, 3 yrs, 4½%. Sept 2, 1910. 7:1852. 29,000
- Sun Construction Co to Central Bldg Impt & Investment Co & ano. 157th st, s s, 200 e Bway, 75x99.11. Building loan. Prior mt \$50,000. Aug 29, 1 yr, 6%. Sept 2, 1910. 8:2115. 60,000
- Same to same. Same property. P M. Prior mt \$20,500. Aug 29, 1 yr, 6%. Sept 2, 1910. 8:2115. 29,500
- Same to same. Same property. Certificate as to mt dated Aug 29, 1910. Sept 2, 1910. 8:2115.
- Stabile, Francis R to American Surety Co of N Y. Grand st, Nos 191 & 193, s e cor Mulberry st, Nos 148 to 152, runs e 51.1 x s 76.8 x e 15.4 x s 23.1 x w 59 x n 100 to beg. Sept 1, due, &c, as per bond. Sept 3, 1910. 1:237. 66,000
- Szathmary, Franziska to Fannie Popkin. 3d av, No 1761, e s, 50.9 s 98th st, 25x83.9. P M. Prior mt \$—. Aug 30, installs, 6%. Sept 3, 1910. 6:1647. 1,500
- Teichman Engineering & Construction Co to Candee, Smith & Howland Co. Macombs pl, late Macombs Dam rd, n w cor 152d st, 85.1x109.7x74.11x69.2. Prior mt \$74,000. Aug 23, demand, 6%. Sept 2, 1910. 7:2038. 5,000
- Teichmann Engineering & Construction Co to Candee, Smith & Howland Co. Macombs pl, late Macombs Dam rd, n w cor 152d st, 85.1x109.7x74.11x69.2. Consent to mt for \$5,000. Aug 23. Sept 3, 1910. 7:2038.
- Same to same. Same property. Certificate as to mt for \$5,000. Aug 23. Sept 3, 1910. 7:2038.
- Texier, Rose E to Peter J Schneider. 34th st, No 403, n s, 25 e 1st av, 25x75. Certificate as to payment of \$12,000 on account of mt. Sept 2. Sept 6, 1910. 3:966.
- Tillson, Anah E S & Lida D, of N Y; Carrie Winegard, of Catskill, N Y; Caroline T Hosmer, of Chicago, Ill; Rebecca T Hosmer, of Rome, Italy; Sarah Willis, of West New Brighton, N Y; May Matthews, of Port Richmond, N Y, & Victor Matthews, of North Yakima, Wash, to EMIGRANT INDUSTRIAL SAVINGS BANK. Bowery, Nos 305 & 307, n e cor 1st, No 2, 30.10x73.1x40.9x70. June 29, due Jan 2, 1913, 4½%. Sept 7, 1910. 2:457. 28,000
- Vanderpoel, Watson to Virginia W Baldwin. 38th st, Nos 229 & 231, n s, 469.6 e 8th av, 41.2x98.9. P M. Sept 1, 2 yrs, 6%. Sept 2, 1910. 3:788. 30,000
- Weinstein (Chas I) Realty Co to Fredk Lewisohn et al exrs Leon- ard Lewisohn. 26th st, No 130, s s, 350 w 6th av, 25x98.9. Aug 27, 5 yrs, 5%. Sept 3, 1910. 3:801. 67,000
- Same to same. Same property. Certificate as to above mt. Aug 27. Sept 3, 1910. 3:801.
- West 139th Street Realty Co to METROPOLITAN LIFE INS CO. 150th st, s s, 125 w Bway, 130x99.11. Sept 2, 1910, due Oct 1, 1915, 6% until completion of bldg & 5½% thereafter. 7:2096. 140,000
- Same to same. Same property. Certificate as to above mt. Sept 2, 1910. 7:2096.
- Same & Max Marx with same. Same property. Subordination of mt for \$20,000 to above mt. Sept 1. Sept 2, 1910. 7:2096. nom
- Weinberg, Regina with Wm B Lovell as trustee Rufus C Read. Columbus av, No 764, w s, 50.7 n 97th st, 25.1x100. Subor- dination agreement. Aug 31. Sept 2, 1910. 7:1852. nom
- Wannop, Jos to Richard R Maslen. 150th st, No 289, n s, 536.4 w 7th av, 137 to Macombs pl, No 26, late road leading to Cen- tral Bridge x—x110x50. P M. Prior mt \$14,000. Sept 5, 3 yrs, 5%. Sept 6, 1910. 7:2036. 6,500
- Woodbury, Thornton to CORN EXCHANGE BANK. Houston st, No 19, s w cor Mercer st, No 177, 25x63. Sept 6, due Mar 6, 1911, 6%. Sept 7, 1910. 2:513. 25,000
- Willey, Chas F, Sr to Felicitas Fuhr. 83d st, No 35, n s, 428.9 e Col av, 20x80. Sept 7, 3 yrs, 5%. Sept 8, 1910. 4:1197. 13,500

BOROUGH OF THE BRONX.

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

- Ammidown, Albert H committee Mary A Ammidown with Jo- hanna Schurman. 152d st, No 330 E. Extension of \$2,500 mt until Aug 14, 1915. Aug 1. Sept 6, 1910. 9:2411. nom
- Butler, Mary & Bridget to Gustavus Robitzek. 135th st, No 342, s s, 131.6 e Alexander av, 19.2x100. P M. Sept 1, 5 yrs, 5%. Sept 3, 1910. 9:2797. 3,000
- Barba, Carmela to Fredk C Hardy. Belmont av, w s, 100 s 187th st, 25x87.6. Sept 2, due, &c, as per bond. Sept 3, 1910. 11:- 3074. 2,500
- Bammann, Ida to Henry Kroger & Co. Sedgwick av, w s, 238.9 n Cedar av, runs w 131.2 to e s Cedar av x n 50 x e 159.8 to Sedgwick av x s 57.6 to beg; Cedar av, e s, 190 n from pt on e s Cedar av which pt is west end of corner formed by Cedar av & Sedgwick av, runs s e — x n e 11.6 x w 131.2 to Cedar av x s 10 to beg. Aug 16, 1 yr, 6%. Sept 2, 1910. 11:2881. 5,000
- Bachman, Alfred C to Franklin Avenue Co. Washington av, No 480, s e cor 183d st, 40x100. Prior mt \$36,000. Apr 3, due, &c, as per bond. Sept 2, 1910. 11:3050. 8,000
- *Burke, Wm to Hester J Morrison. 228th st, s s, 255 w Pros- pect terrace, e ½ of e ½ of lot 987 map Wakefield, 25x114. P M. Sept 3, 1910, 3 yrs, 6%. 600
- Begley, Hugh J with Mary E Doyle extrx Thos O'Rorke. Union av, e s, 27.5 s Dawson st, 18.9x95. Extension of mt for \$2,000 to Apr 11, 1915, at 5%. Aug 16. Sept 7, 1910. 10:2675. nom
- Ciampoli, Tony to DOLLAR SAVINGS BANK. Hughes av, e s, 150 s 187th st, 25x87.6. Sept 8, 1910, due Dec 1, 1913, 5%. 11:- 3074. 7,000
- *Caportorto, Michelangelo to Snare & Triest Co. 225th st, s s, 125 e Bronxwood av & being lot 227 map No 1114A of 329 lots part Schieffelin Est, 32.4x67.9x34.8x55.3. Given to secure perform- ance of contract. Sept 7, due, &c, as per bond. Sept 8, 1910. 3,000
- *Same to same. 221st st, n s, 405 e 4th av, 25x114. Given to se- cure performance of contract. Sept 7, due, &c, as per bond. Sept 8, 1910. 3,000
- Cobb, Wm J to Simon A Hirshbaum & ano. 179th st, No 226, s s, 155.2 w Anthony av, 25x74.5x25x73.3. Sept 7, 1910, 3 yrs, 5%. 11:2811. 4,750
- D'Onofrio, Fortunato to Otille Polak. 142d st, n s, 100 e Con- cord av, 44.9x100.8x33.2x100. P M. Prior mt \$1,000. Sept 2, due, &c, as per bond. Sept 3, 1910. 10:2574. 300
- D'Auria Construction Co to North American Mortgage Co. Bel- mont av, n e cor 188th st, 95x50. Aug 31, 1 yr, 6%. Sept 3, 1910. 11:3075. 30,000
- Same to same. Same property. Certificate as to above mt. Aug 31. Sept 3, 1910. 11:3075.

Eminent Architects and Engineers

are agreed that the finer cement is, the better it is

EDISON PORTLAND CEMENT

is ground uniformly 10 per cent. finer than any other brand. If you want the best, be sure to SPECIFY EDISON.

EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

- de Forest, Lee to Along the Hudson Co. River Drive, w s, 20 s from n s of party 2d part, runs s on curve 70.7 & 68.7 x s w 128.1 to e s private road x n e on curve 108.11 x — 56.4 x n e 93.5 & 8.3 to beginning, contains 17,500 sq ft, Spuyten Duyvil. Aug 1, 1 yr, 6%. Sept 6, 1910. 13:3411. 4,600
- East 167th Street Realty Co, a corpn to Mary S Crosson. Hoe av, e s, 125 s 173d st, 75x100. P M. Sept 1, 1 yr, 6%. Sept 7, 1910. 11:2989. 9,000
- Same to same. Same property. Certificate as to above mt. Sept 2, Sept 7, 1910. 11:2989.
- Fiorella, Raffaele to LAWYERS TITLE INS & TRUST CO. 149th st, n s, 425.3 e Morris av, 25x100, except part for st. Sept 8, 1910, 5 yrs, 5½%. 9:2331. 3,000
- Freudenmacher, Helena wife Philipp to Helena Berk. 154th st, s s, 95.3 e Morris av, 50x100. Prior mt \$4,000. Sept 7, 3 yrs, 6%. Sept 8, 1910. 9:2413. 2,800
- Gear, Luella G wife James Gear to American Mort Co. Prospect av, w s, 87.3 s 169th st, 25x151. Aug 29, 5 yrs, 5%. Sept 8, 1910. 10:2682. 7,000
- Gonnello, Bridget to The One Hundred Seventy-Third Street Bldg & Construction Co. Vyse av, No 1328, e s, 275 s Jennings st, and being lot 237 map of land of Twenty-Third Ward Land Impt Co. Prior mt \$3,000. Sept 1, due, &c, as per bond. Sept 2, 1910. 11:2994. 1,500
- Same to same. Vyse av, No 1330, old No 1430, e s, 250 s Jennings st & being lot 238 same map. Prior mt \$3,500. Sept 1, due, &c, as per bond. Sept 2, 1910. 11:2994. 500
- Germansky Const Co to Edw N Bloomingberg. Belmont av, e s, 150 n 183d st, 50x100. Prior mt \$32,000. Sept 6, due Dec 6, 1910, 6%. Sept 7, 1910. 11:3088. 2,500
- Gundlach, Henry to Conradine Friess. Tinton av, w s, 240.5 n 161st st, 27x135. P M. Sept 6, due, &c, as per bond. Sept 7, 1910. 10:2658. 3,800
- Giamondi, Antonio to Emil Goldnick. Oak Tree pl, No 611, n s, 145 w Hughes av, 25x95. P M. Prior mt \$3,000. Sept 1, due, &c, as per bond. Sept 2, 1910. 11:3070. 2,500
- *Germansky, Max to David S Crater. Carpenter av, s e cor 235th st, 27x105; Carpenter av, n e cor 234th st, 25x105. Prior mt \$1,000, given to secure sale of merchandise. July 12, due Oct 10, 1910, 6%. Sept 3, 1910. 2,000
- *Geffe, Ernestine wife Chas to Ellen F Monahan. Av D, w s, 58 n 3d st, 25x105, Unionport. Sept 3, due, &c, as per bond. Sept 6, 1910. 3,800
- *Garvey, Jas to Geo Lahrman. Brown av, e s, 75 n Sagamore st, 25x100. P M. Sept 3, 1 yr, 5%. Sept 6, 1910. 900
- *Goldgeier, Adolph W to Michl Struth. Plot begins 395 w White Plains road at point 550 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Aug 27, 3 yrs, 6%. Sept 6, 1910. 1,500
- Hart, Maria to Wm E Diller. Grant av, No 955, w s, 175.9 n 163d st, 20x95.2. P M. Prior mt \$8,000. Sept 2, 1910, installs, 5%. 9:2446. 3,000
- Harris, Daniel to James W McElhinney. Tinton av, e s, 148.10 s 156th st, 25.6x160.6x25x165.5. Prior mt \$—. Aug 1, due &c, as per bond. Sept 2, 1910. 10:2665. 1,000
- Heine, Francis to Max Weil. Teller av, No 1322, e s, 174.1 n 169th st, 25x80. Prior mt \$6,750. Sept 6, 1 yr, 6%. Sept 7, 1910. 11:2782. 375
- Helbing, Rudolph J to Wm W Niles exr Wm W Niles. Woodlawn rd, e s, 25.6 s 207th st, 25.6x100. Bldg loan. Prior mt \$583. Sept 7, 3 yrs, 5½%. Sept 8, 1910. 12:3342. 5,000
- Israelowitz, Meyer to Rena Sulzberger. 134th st, No 370, s s, 206.6 w Willis av, old line, 25x100. P M. Prior mt \$—. Sept 1, 2 yrs, 6%. Sept 2, 1910. 9:2296. 2,000
- Johnson, Geo F with Eliz A Hays. Beck st, w s, 430 n Longwood av, 40x100. Subordination agreement. Aug 29, Sept 3, 1910. 10:2710. nom
- Johnson, Geo F with TITLE GUARANTEE & TRUST CO. Kelly st, w s, 346 n Longwood av, 33.4x100; Kelly st, w s, 379.4 n Longwood av, 36.8x100; Kelly st, w s, 412.8 n Longwood av, 36.8x100; Kelly st, w s, 449.4 n Longwood av, 33.4x100; Kelly st, w s, 482.8 n Longwood av, 33.4x100; Kelly st, w s, 516 n Longwood av, 33.4x100. Subordination agreement. Aug 25, Sept 3, 1910. 10:2702. nom
- *Kelly, Edward H to Augusta M de Peyster. White Plains rd, s w cor Nereid av, 105.6x90.4x105x101.1. P M. Sept 2, 3 yrs, 5%. Sept 3, 1910. 9,500
- *Same to same. White Plains rd, n w cor Nereid av, 100.3x85.10 x100x82.11. P M. Sept 2, 3 yrs, 5%. Sept 3, 1910. 8,500
- Krug, Edw J, Jr, with Edw L Coster as committee Jno G Coster. 179th st, s s, 100 w Mapes av, 45x75. Subordination agreement. Sept 2, Sept 6, 1910. 11:3106. nom
- Lindner, Chas to TITLE GUARANTEE & TRUST CO. 240th st, s s, 225 e Martha av, 75x100. Building loan. Sept 2, 3 yrs, 6%, until completion of buildings & 5½% thereafter. Sept 3, 1910. 12:3393. 4,000
- *Lyon, Thos to Anna J Baldwin. 225th st, n s, 406.11 e Paulding av, 25x109. Aug 19, 3 yrs, 6%. Sept 3, 1910. 3,000
- Longfellow Realty Corpn to Sender Feldmark. Freeman st, Nos 992 & 994, s s, 33.6 n w Longfellow av, 47x90.4. Certificate as to mt for \$7,000. Aug 2. Sept 3, 1910. 11:2993. nom
- Same to same. Longfellow av, No 1255, w s, 90.4 s Freeman st, 41.4x109.5. Certificate as to mt for \$7,000. Aug 2. Sept 3, 1910. 11:2993.
- Loeloff, Fredk to Alfred J Amend. 139th st, No 591, n s, 300 e St Anns av, 25x100. Sept 2, 1910, 5 yrs, 5%. 10:2552. 10,000
- Leibel, Norbert to Wm W Lyon exr Wm J Winghart. Honeywell av, No 2086, s e s, 120 s w 180th st, late Samuel st, 25x98.11. P M. Aug 31, due Mar 2, 1911, 5%. Sept 2, 1910. 11:3122. 4,000
- *Lynch, Martin to Richard Sullivan. Watson av (9th st), s s, 155 e Olmstead av, 25x108. June 14, 3 yrs, 6%. Sept 6, 1910. 700
- Levy, Minnie & Sarah Hillson to Louis E Kleban. 173d st, No 452, s s, 100 e Park av, 50x100. P M. Prior mt \$4,000. Aug 31, due Nov 1, 1915, 6%. Sept 7, 1910. 11:2905. 4,500
- Long, Bertha L with L Hopp Co. Brook av, n w s, 88.3 n from n s 3d av, 28.7x86.11x25.1x86.8. Extension of \$11,000 mt until Oct 7, 1912, at 5½%. Sept 6, Sept 7, 1910. 9:2365. nom
- *Morrison, Isabelle wife of & Alex Morrison to Jno Mueller. 231st st, s s, 380 e 2d av, 25x114, Wakefield. Sept 7, 1 yr, 6%. Sept 8, 1910. 300
- *McCort, Annie A wife Danl F McCort to Eliz K Dooling. Pelham rd, w s, 14.7 n from an angle in said road opposite Middle-town rd, runs w — to high water mark on e s Westchester Creek x n 78.2 x e — to rd x s 75 to beg, being lots 104 to 106 map Benson Est, Throggs Neck. Aug 15, 3 yrs, 5½%. Sept 8, 1910. 3,500
- McDonald, Jno J to DOLLAR SAVINGS BANK. Sedgwick av, w s, 350 s from stone monument in w s said av at n e cor of lot conveyed by Lewis G Morris to Wells Sponsable, runs s 25 x w 100 x n 25 x e 100 to beg; also plot begins at s w cor of lot 17 on map No 1076 prop Lewis G Morris, runs w 23.7 x n 25 x e 21.9 x s 25 to beg. P M. Sept 7, 1910, due June 1, 1913, 5%. 11:2882. 3,200
- Melillo, Pasquale to Flora Porfilio & ano. Arthur av, w s, 269 n Belmont pl, late Kingsbridge rd, 25x125. Prior mt \$—. Sept 7, 1910, 1 yr, 6%. 11:3065. 2,200
- Mardece Construction Co to Eliz A Hays. Beck st, w s, 430 n Longwood av, 40x100. Sept 2, 5 yrs, 5%. Sept 3, 1910. 10:2710. 28,000
- Mitchell, Patk J to Jno J Tully Co. Wilkins pl, w s, 101.7 n Jennings st, 81.2x—x80x158. P M. Prior mt \$60,875 on this & other property. Sept 1, 3 yrs, 6%. Sept 8, 1910. 11:2965. 5,000
- Meehan Construction Co to Gustavus Robitzek. 136th st, No 417, n s, 166.8 e Willis av, 16.8x100. P M. Sept 1, 5 yrs, 5%. Sept 3, 1910. 9:2281. 6,500
- Muller Construction Co to Wilhelm Lauter. Grand av, e s, 84.11 s Fordham rd, 64.7x103.11x36.1x100. Prior mt \$29,000. Sept 2, due, &c, as per bond. Sept 3, 1910. 11:3199. 6,000
- Same to same. Same property. Certificate as to above mt. Sept 2, Sept 3, 1910. 11:3199.
- Marshall, Grace B with Solomon Aronson. 165th st, No 818 E. Extension of \$6,000 mt until June 30, 1915, at 5½%. June 9, Sept 2, 1910. 10:2678. nom
- Myers, Mary A of White Plains, N Y, to Kath C Mead. Longfellow av, s w cor 176th st, 155.10x206.5 to e s Bryant av, x 153.1x205.9. Sept 2, due, &c, as per bond. Sept 3, 1910. 11:2998 & 3003. 20,000
- *Meyer, Barbara to Jason P Golden. 5th st, s s, 305 w Havemeyer av, 50x108.2, Unionport. Sept 2, 1910, due, &c, as per bond, 3,600
- Nelson, Aug to Chas D Recunda. 168th st, n s, 116.8 w Lind av, 25x83.11x26x74. Prior mt \$4,750. Aug 3, due, &c, as per bond. Sept 6, 1910. 9:2530. 1,500
- Nixon, Harriet I with Amalia Pirk. Webster av, n s, 175 w Woodlawn rd, 50x120. Extension of \$4,000 mt until Jan 1, 1913, at 5%. Sept 7, 1910. 12:3331. nom
- Pfriender, Louis to Sigmund Ernst & ano. 179th st, s s, 64.11 e Belmont av, 33x88x33.1x92.2. P M. Prior mt \$—. Sept 7, installs, 6%. Sept 8, 1910. 11:3079. 1,750
- Palazzola, Joseph to Moritz Schwartz. 139th st, No 542, s s, 100 w St Ann's av, 37.6x100. Prior mt \$33,000. Sept 2, due Jan 2, 1912, 6%. Sept 3, 1910. 9:2266. 1,000
- Plough, S Harby & Peter Fox to Augusta M de Peyster. Webster av, w s, 40 s 169th st, 108x100. P M. Sept 1, 3 yrs, 5%. Sept 2, 1910. 9:2427. 13,000
- Same to same. Webster av, s w cor 169th st, 40x100. P M. Sept 1, 3 yrs, 5%. Sept 2, 1910. 9:2427. 8,000
- *Pace, Chas to Leopoldina Siebert. 226th (12th) st, n s, 180 w 4th av, 25x114, Wakefield. Prior mt \$3,750. Sept 1, 2 yrs, 6%. Sept 2, 1910. 1,250
- *Same to same. 226th (12th) st, n s, 155 w 4th av, 25x114. Prior mt \$3,750. Sept 3, 2 yrs, 6%. Sept 2, 1910. 1,250
- Rietmann, Sophie to Stephan Parker. 178th st, No 712, s s, 121.3 e Crotona av, 25x122.11x25x123.1. Aug 30, 3 yrs, 5%. Sept 7, 1910. 11:3092. 4,500

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<p>ALSEN</p>	<p>SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS</p>	<p>This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
---	--	---------------------	---	---

Royall, Geo W to Sarah W H Christopher. Kingsbridge terrace, s e s, 194 s w Kingsbridge rd, 25.6x166x25x161; Kingsbridge terrace, s e s, 219.6 s w Kingsbridge rd, 25.3x169.7x25x166. Prior mt \$4,000. Aug 24, installs, 6%. Sept 2, 1910. 11:3237. 8,000

Rothaus, Saml to Brown-Wiess Realities, a corpn. Teller av, No 1059, w s, 179.5 n 165th st, 20x100.1. P. M. Prior mt \$7,500. Sept 6, 2 1/2 yrs, 6%. Sept 7, 1910. 9:2428 & 2433. 1,250

*Rose (Hudson P) Co with Yetta Adelstein. Bassett av, w s, abt 222 s McDonald st, 24.8x100x24x100. Subordination agreement. Aug 30. Sept 6, 1910. nom

Rofsky, Harris to Bertha Abraham. Brook av, w s, 27.5 n St Paul's pl, runs w 83.11 x n 25 x e 54.7 x n 3 x e 27.11 x s 28 to beg. Sept 8, 1910, due, &c, as per bond. 11:2896. 11,500

*Schieffelin, Edgar S to Park Mort Co. 227th st, c l, at land of Wakefield, runs e — to land Nathaniel Prime x e & s — to old road from Eastchester to Westchester x s w — to n e cor land David Smith x s e 4 chs & 25 lks x s 2 chs & 25 lks x s w 70 lks x s e 2 chs & 77 lks x s w 4 chs & 73 lks to Public road formerly known as Cole's road x s w 70 lks x n w 87 lks x n w 1 ch & 37 lks x n w 1 ch & 47 lks x n w 3 chs & 83 lks x w — to c l Gunther av x n w — to c l Crawford av x s w — to c l Tieman av x n w — to c l Schieffelin av x w — to c l Laconia av x n — to c l 227th st x w — to beg. Prior mt \$20,000. Sept 7, 1910, due May 4, 1914, 6%. 12,000

*Shaffer, Elda E to Sarah C Buckenham. Ams av, w s, 300 n Tremont rd, 25x100, Tremont Terrace. Aug 23, 2 yrs, 6%. Sept 7, 1910. 500

St Marys Park Realty & Const Co to Mayer Stern & ano. Eagle av, n e cor 149th st, 95.11x100x111.2x101.1. Sept 6, due, &c, as per bond. Sept 7, 1910. 10:2623. 22,000

Same to same. Same property. Certificate as to above mt. Sept 6. Sept 7, 1910. 10:2623.

Same to same. Eagle av, e s, at line bet lots 348 & 349 map East Morrisania, runs s 150 x e 100 x n 150 x w 100 to beg. Sept 6, due, &c, as per bond. Sept 7, 1910. 10:2623. 15,000

Same to same. Same property. Certificate as to above mt. Sept 6. Sept 7, 1910. 10:2623.

Same to same. 149th st, n w cor Park st, 101x86.3x100x100. Sept 6, due, &c, as per bond. Sept 7, 1910. 10:2623. 16,000

Same to same. Same property. Certificate as to above mt. Sept 6. Sept 7, 1910. 10:2623.

Same to same. Park st, s w cor Terrace pl, 175x100, except part for st. Sept 6, due, &c, as per bond. Sept 7, 1910. 10:2623. 5,000

Same to same. Same property. Certificate as to above mt. Sept 6. Sept 7, 1910. 10:2623.

Same to same. Park st, w s, 100 n 149th st, 174.11x10. Sept 6, due, &c, as per bond. Sept 7, 1910. 10:2623. 5,000

Same to same. Same property. Certificate as to above mt. Sept 6. Sept 7, 1910. 10:2623.

*Stadler, Henry A Jr to Augustus Gareiss. Saxe av, w s, 75 s Wood av, 25x100. Sept 3, due, &c, as per bond. Sept 6, 1910. 4,500

Spall, Anna to Bertha Dunn. 136th st, No 581, n s, abt 100 e St Ann's av; also 1,075 w Home av, 25x100. Prior mt \$10,500. Oct 1, 3 yrs, 6%. Sept 2, 1910. 10:2549. 1,500

Storck, Julia to TITLE GUARANTEE & TRUST CO. 169th st, No 887, n s, 60.3 e Stebbins av, 18.9x105.8x18.9x103.11. Sept 1, due, &c, as per bond. Sept 2, 1910. 11:2973. 2,750

Schaefer, Chas Jr to Edward L Coster committee John G Coster. 179th st, s s, 100 w Mapes av, 45x75. Sept 2, 5 yrs, 5%. Sept 3, 1910. 11:3106. 22,000

Schumacher, Fredk C to Chas F Mueller. Bathgate av, w s, 90.2 s 183d st, 40x176.10x40x177.11. Sept 7, 1 yr, 6%. Sept 8, 1910. 11:3050. 1,800

Sohns, F Wm to Louise Fiedeldey. Jerome av, s w cor Buchanan pl, 50x100. Sept 8, 1910, due, &c, as per bond. 11:3196. 2,500

Success Const Co to Jno J Tully Co. Wilkins pl, w s, 182.11 n Jennings st, runs w 109.10 x n 40 x w 7.2 x n 40 x e 102.8 to pl x s 81.3 to beg. P. M. Prior mt \$55,500 on this & other premises. Sept 1, 3 yrs, 6%. Sept 8, 1910. 11:2965. 5,000

Trattner, Helena to Portia Horwitz. College av, No 1043, w s, 238 n 165th st, 22x92.6. P. M. Prior mt \$9,000. Sept 7, 1 yr, 6%. Sept 8, 1910. 9:2437. 400

*Thorpay, Mary, of Westchester, N Y C, to Frank Scomaci. Fort Schuyler rd, e s, 157 s Pelham rd, mt reads at c l of 4 inch party wall, being n w cor of premises hereby described, runs s 25.5 x e 54.10 to w s of old lane x n 30.11 x w 50.11 x s 1.6 x w 15 to beg, Throggs Neck. Sept 6, 2 yrs, 5%. Sept 7, 1910. 1,500

Thorman, Clara to Polatschek-Spencer Realty Co. 161st st, Nos 823 & 825, n s, 100 e Union av, 50x96.1. Prior mt \$46,500. Sept 1, due, &c, as per bond. Sept 3, 1910. 10:2677. 7,500

Tuchman Bros Construction Co to Frieda M Buehrle. Beaumont av, w s, 220 s 187th st, 50x100. Prior mt \$26,000. Sept 3, 1910, due Oct 18, 1910, 6%. 11:3089. 2,000

Same to same. Same property. Certificate as to above mt. Sept 3, 1910. 11:3089.

Usona Const Co to Oldchester Realty Co. Plot begins 80 e Longfellow av & 200 n Bancroft st, runs s 100 x e 156 x n 20 x e 39 x n 80 x w 195 to beg. Bldg loan. Sept 6, demand, 6%. Sept 7, 1910. 10:2757. 80,000

Same to same. Same property. Certificate as to above mt. Sept 6. Sept 7, 1910. 10:2757.

Same to American Real Estate Co. Same property. P. M. Prior mt \$80,000. Sept 6, 1 yr, 6%. Sept 7, 1910. 10:2757. 17,550

Waters (Thos J) Co to Otto Gerdau. 163d st, n s, 140 e Ogden av, 50x100. Sept 2, 1910, 5 yrs, 5%. 9:2511. gold, 42,000

Same to same. Same property. Certificate as to above mt. Sept 1, Sept 2, 1910. 9:2511.

*Wagner, Mary & Anna Bell to Wm Roland. 12th st, n s, 305 w Zerega av, at s w cor lot 345, runs n 108 x w 50 x s 108 to st x e 50 to beg, being part of lot 344 map Unionport. Prior mt \$ —. Sept 1, 3 yrs, 5 1/2%. Sept 3, 1910. 4,000

*Zahringer, Peter to Yetta Adelstein. Bassett av, w s, abt 222 s McDonald st, 24.8x100x24x100. Bldg loan. Aug 30. Sept 6, 1910, 3 yrs, 6%. 1,500

PROJECTED BUILDING.

Bronx.

(Continued from page 416.)

Apartments, Flats and Tenements.

TIFFANY ST, w s, 125 n 163d st, eight 5-sty brick tenements, plastic slate roof, 40x68; total cost, \$240,000; owners, Winnie Co. Maurice Muller, 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 882.

LAFONTAINE AV, w s, 112.6 n 178th st, 5-sty brick tenement, plastic slate roof, 37.6x88; cost, \$37,500; owners, Well-er & Meeker, 2163 Crotona av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 883.

MAPES AV, w s, 78.4 s 182d st, two 5-sty brick tenements, tin roof, 30.5x107; total cost \$70,000; owners, John Violante Realty Co., John Violante, 667 East 181st st, pres; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 884.

Dwellings.

225TH ST, n s, 230 w White Plains av, 2-sty frame store and dwelling, tin roof, 22x54; cost, \$6,000; owner, Angela Passarelli, 18 6th av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 881.

BRONX ALTERATIONS.

WEBSTER AV, s e cor 173d st, new plumbing to 3-sty frame store hotel and dwelling; cost, \$250; owner, Magdalena Kolbeck, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 438.

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Sept. 15.

74th st, No 3 W, 20x102.2, 4-sty bk & stn dwg with 3-sty extension.
West st, Nos 396 & 397, 44.8x90xirreg, 3-sty bk hotel with stores.
129th st, Nos 245 & 247 W, 37.6x99.11, two 3-sty bk dwgs.
Lenox av, s e cor 112th st, 100x100.11, two 7-sty bk tnts.
138th st, No 221 W, 20x99.11, 3-sty bk dwg.
92d st, No 26 E, 19.11x100.8, 4-sty stn front dwg.
161st st, No 559 W, 17.11x99.11, 4-sty bk & stn dwg.

Sept. 17.

(At 1.30 P. M. on the premises.)
156 Bronx lots at Baychester adj Pelham Bay Park.

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 1.

No Judgments in Foreclosure Suits filed this day.

Sept. 2.

165th st, n s, 50 e Stebbins av, 25x113.4. Man-hattan Mortgage Co agt Albt Gerhards, Inc; Carrington & Pierce, att'ys; Jas C Brady, ref. (Amt due, \$5,210.67.)
Lexington av, No 1697. Wolf Mellis agt Hulda Cohn et al; Samuel N Freedman, att'y; Phe-lan Beale, ref. (Amt due, \$2,544.08.)

Sept. 3 and 5.

No Judgments in Foreclosure Suits filed these days.

Sept. 6.

Jackson st, No 32. Lucille Kurtz agt Max Gold; Wilson, Barker & Wager, att'ys; Wil-liam Klein, ref. (Amt due, \$34,160.89.)
Plimpton av, w s, 119.7 s 170th st, 22x100. Jas S Alexander agt Jas C Picken; Jno P Her-ren, att'y; Jno J Hynes, ref. (Amt due, \$7,247.92.)
Plimpton av, w s, 97.7 s 170th st, 22x100. Same agt same; same att'y; same ref. (Amt due, \$7,262.50.)
Plimpton av, w s, 75 s 170th st, 22.7x100. Same agt same; same att'y; same ref. (Amt due, \$7,262.50.)
142d st, s s, 250 e Brook av, 50x100. Geo Lautensack agt Max Walther et al; Isaac Cohen, att'y; Wm J A Caffrey, ref. (Amt due, \$7,700.80.)

Sept. 7.

105th st, n s, 100 w Columbus av, 25x100.11. Christine Gramlich agt Froma Realty Co et al; Harold Swain, att'y; Francis S McAvoy, ref. (Amt due, \$10,693.33.)
15th st, n s, 113 e Av B, 25x103.3. Melaine Johl agt William Connelly; Jerome Eisner, att'y; Louis B Hasbrouck, ref. (Amt due, \$5,233.27.)

LIS PENDENS.

Sept. 3, 6 and 7.

No Lis Pendens filed these days.

Sept. 8.

113th st, n s, 375 w 7th av, 50x100.11. Hennessy Realty Co agt Jno Healey; specific perfor-mance; att'y, H B Davis.
10th st, No 272 East. People of the State of New York agt Jos Goldberg et al; two actions; two notices of levy; att'y, S C Whitman.
Morris av, e s, 75 n 149th st, 25x70.3. Guise-pina D Pellegrino agt Antonio Diorio et al; partition; att'ys, Hillquit & Levene.
68th st, s s, 175 e Amsterdam av, 25x100.5. Henry A Collins Jr agt Sarah Collins; action to compel conveyance; att'ys, Beeroft, Cogs-well & Stevenson.
East Broadway, No 222. Saml Rosenberg agt Louis Friedenber; action to foreclose me-chanics lien; att'y, N H Kramer.

Sept. 9.

96th st, 97th st, 1st av & 2d av, entire block. Trussed Concrete Steel Co agt Second Avenue R R Co et al; action to declare lien; att'ys, Riegelman & Bach.
Delancey st, n s, 74.7 w Goerck st, 24.7x100. Hyman Rabinowitz agt Jos Rabinowitz et al; action to declare ownership; att'y, I Hersh-feld.
Greenwich st, No 74. Elias N Mallouk agt American Exchange National Bank et al; action to set aside deed; att'ys, Cohen Bros.
65th st, No 222 East. Chas H Fenichel agt Bernat Zicherman et al; action to foreclose me-chanics lien; att'ys, Cohen Bros.

FORECLOSURE SUITS.

Sept. 3.

8th av, Nos 2547, 2553 & 2555; three actions. Herbert S Ogden exr agt Jacob Klein et al; att'y, J W Middlebrook.
115th st, No 20 E. Sidney Wallach exr, &c, agt Carol Dryfoos et al; att'y, S Wallach.
Brook av, No 1502. Grover M Moscowitz agt Abraham Shatzkin et al; att'y, S F Strongin.

ATLAS PORTLAND CEMENT 30 BROAD STREET, NEW YORK

83d st, s s, 41.11 e Riverside Drive, 39.5x31.8x irreg. Mary D Wendell agt Robt E Dowling et al; att'ys, Cowing, White & Wait.

Sept. 6.

14th st, No 534 E. Gene Bruder agt Tillie Burkan et al; att'y, S Hillinger.

83d st, s s, 41.11 e Riverside Drive, 39.5x31.8x irreg. Mary D Wendell agt Robt E Dowling et al; att'ys, Cowing, White & Wait.

Amsterdam av, n w cor 214th st, 37.6x100. Combined Real Estate Interests agt Dorsar Realty Corporation; att'y, A P Fitch, Mott & Grant.

72d st, No 246 E. Windsor Trust Co et al agt Abraham Kosower et al; att'ys, Rollins & Rollins.

Hughes av, n e cor 179th st, 66.5x95.

Belmont av, n w cor 179th st, 81.7x80.9x irreg. Sarah Cohen agt Garfield Construction Co et al; amended; att'y, J Rosenzweig.

Brook av, e s, 25.1 n 139th st, 37.7x103.7.

Brook av, e s, 62.9 n 139th st, 37.7x103.7; two actions. Jonas Reutlinger et al agt Hasse-Lippman Construction Co et al; amended; att'y, A G Frank.

Sept. 7.

1st av, No 2366. Jno J Sullivan agt Josef Scharf et al; att'y, J C McEachen.

116th st, n s, 48 w Pleasant av, 46x86. Meyer Jarmulowsky agt Simon Lefkowitz et al; att'y, B Alexander.

Sept. 8.

137th st, s s, 255 w Bway, 85x99.11. Wm L Condit et al agt Celia Uhlfelder et al; att'ys, James, Schell & Elkus.

Monroe st, Nos 238 to 242. City Real Estate Co agt Beryl Land & Building Co et al; att'y, H Swain.

4th st, or av, w s, 25.6 s 215th st, 76.6x89.4; three actions. Benjamin F Elgar agt George Zuelch et al; att'ys, Cook & Elgar.

183d st, n e s, 102.11 n w 3d av, 20x125x irreg. Jno C Heintz agt Matilda S Jones et al; att'y, G Frey.

Sullivan st, Nos 125 & 127. Francis Hoffman agt Julia Piance et al; att'y, P Hellinger.

Sept. 9.

9th st, n s, 316.8 e 1st av, 16x85.

9th st, n s, 300 e 1st av, 16.8x85. Margaret Knox agt Louis Cohen et al; att'y, A Knox.

117th st, Nos 441 to 445 East. Susan Van Praag agt Hyman Levin et al; att'ys, Eisman, Levy, Corn & Lewine.

121st st, Nos 330 & 332 East. Susan Van Praag agt Josephine Miller et al; att'ys, Eisman, Levy, Corn & Lewine.

Perry st, No 8. Jos A O'Donnell et al agt Jno McDermott et al; att'y, J E Duross.

Chrystie st, No 220. Lina Ettlinger agt Italian Union Realty & Security Co et al; att'ys, Peacock & Steves.

Chrystie st, No 218. Lina Ettlinger agt Italian Union Realty & Security Co et al; att'ys, Peacock & Steves.

11th st, n s, 139.10 w Waverly pl, 20.3x45x irreg. Abram L Cross agt Gertrude E Cooper et al; att'y, F Benjamin.

5th av, No 12. Harry B Davis agt Carlene A Way et al; att'y, H S Mansfield.

116th st, No 135 W. Mary Dux agt Goldmount Realty Co et al; att'ys, Alexander, Cohn, Sandheim & Ettinger.

14th st, n s, 206 e 3d av, 29x103.3. Germania Life Ins Co agt C Lawton Work et al; att'ys, Dulon & Roe.

Aqueduct av, e s 50 n proposed new street, 50x100. United States Realty & Improvement Co agt Louise Brandt et al; att'y, R G Bab-bage.

5th st, No 327 East. Adolph Pawel agt Kal-man Sadowsky et al; att'y, J Pawel.

158th st, n s, 375 w Amsterdam av, 50x99.11. Helen M Gaylord agt Loretto G Lyman et al; att'y, W Anway.

181st st, s s, 100 e Park av, 50x150. Gertrude Schaffer agt Ray Weiss et al; att'y, M C Gross.

3 Brady, Mary-E Flaherty2,052.12

6 Bancker, Abram J-E T Burrowes Co. 58.45

6 Brand, Saml-J Meyers43.01

6 Buckley, Leander J-A A Hasell...5,304.01

6 Badesch, Solomon-Title Guarantee & Trust Co.50.52

6 Beluck, Saml-S V De Forrest et al...78.73

6 Brandreth, Ralph-Peerless Rental Service Co.268.80

6 Bogert, Chas J-R Hyman79.65

6 Benson, Edwin-E J Batchelar25.66

7 Bearman, Harris & Isaac*-J Weil et al...162.15

7 Barend, Annie-United Electric Light & Power Co42.55

7 Bloom, Benjamin-A Krummenaker249.71

7 Bachner, Frederick-J Casmento et al.138.17

7 the same-the same114.17

7 Berkelman, Theodore-Washburn Crosby Co123.95

8 Benjamin, Isaac R-J Dreicer et al.101.29

8 Brand, Jacob-E V Kraus.382.18

8 Balish, Frederick A-J F Knapp.71.40

8 Bachelis, Michael-N Y Edison Co.11.31

8 Barton, Theodore V-the same.94.73

8 Beasley, Maria E-E S Mitchell.165.92

8 Brandt, Sol-Jno N Stearns & Co.758.33

8 Bertolinio, Guisepppe et al-J Ringen.21.91

8 Bonanno, Frank et al-W McKay.335.47

8 Brown, Jacob & Ida-L K Ungrich.74.31

8 Bristol, Abram H-D C Weber.58.41

8 Beeding, Laura J-E Arnstein et al.54.64

8 Bjork, Joel et al-M C Katz et al.1,030.98

8 Back, Andreas et al-the same.1,030.98

8 Bjork, Joel J et al-the same.1,030.98

9 Brandt, Solomon-West Side Construction Co.126.41

9 Balsano, Jos S-N Y Edison Co.91.66

9 Blass, Gustave-H G Silleck, Jr.412.35

9 Beeding, Lucy G et al-J O'Brien et al.112.08

3 Clement, Maynard N Comr-J Eidelsohncosts, 53.51

6 Cooper, Bert-S Silverman.322.91

6 Cuccio, J G-Mercadante Regan Co.530.41

6 Clark, Arthur B-J H Cassidy.5,485.71

6 Cullen, William-N Schellenberg et al.207.74

6 Craven, Jas J-National Alumni.62.95

6 Crowley, Michael P-G Bianco.108.35

6 Creveling, Warne S-Robt Gordon & Son Inc.38.97

7 Coates, Jas et al-United Electric Light & Power Co25.29

7* Cohen, Jos et al-C Berlin.190.12

8 Clark, Henry B-I E Raymond.59.46

8 Couch, Eva L-C J Roberts.191.15

8 Clark, Chas S-W L Beadleston et al.costs, 149.36

8 Cohn, Bernard-T H Kellogg.239.31

8 Cohn, Bernard & Louis*-the same. 239.31

8 Carucci, Antonio et al-J B Owens.114.71

8 Conlin, Frank-National Fire Proofing Co.costs, 38.08

8 Collins, William-G F Elliott et al.258.50

8 Cohen, Moses-S Herbert Cut Glass Co. 53.91

9 Consaul, Jno-Quaker Oats Co.41.10

9 Carucci, Antonio et al-J Barba.404.41

9 Califano, Anna & Ernest et al-Mutual Alliance Trust Co of N Y.142.36

9 Cuff, Jno T-J J Friel.80.06

9 Cornbia, Jas-Frank V Strauss Co.29.62

9 Carucci, Antonio et al-C Shapiro.97.47

9 Cushing, Arthur D-M Moses.421.10

9 Camponeschi, Romolo* & Albert* et al-Aste Press19.51

3 Dunston, Thos-F D Palmer.74.16

7 Dicker, Geo-K Gretzer.19.67

7 Druchman, Berel or Benny-L B Boudin et al65.26

7 Delahanty, Thos F Jr-Iroquois Door Co.378.77

8 Duberstein, Fannie-J N Fithian.74.92

8 Dean, Mary-N Y Edison Co.17.39

8 Decy, Richard J-Terwilliger Floor Mfg Co.40.95

8* Doe, John et al-United States Gas Fixture Co.52.59

8 Doe, Jno & Richard* et al-J Ringen. 21.91

9 Driscoll, Clement J-N Y Edison Co.31.91

9 Donovan, Jos M-the same.29.26

9 Ducoux, Eugene-S Bassi.570.98

9 Davis, Ben-Frank V Strauss & Co.31.06

9 Davis, Harry-A Tauber.25.91

3 Elmood, Frederick A-W H Siebrecht, Jr.283.65

7 Englander, Bethoven-United Electric Light & Power Co71.27

7 Ehrlich, Bertha-A Rauner.14.31

7 Easter, Robt K M-H L Lynch.116.03

8 Eldredge, Ella M-N Y Edison Co.11.41

8 Engesser, Jos et al-W McKay.335.47

9 Edwards, Albt-N Y Edison Co.117.16

9 Ellis, Saml et al-N Y Edison Co.47.29

3 Fleig, Albt B-Henry Steers, Inc.334.66

3 Fitzhenry, Chas J-A Coguato.517.65

3 Fertitta, Salvatori-Degnon Contracting Co.costs, 33.08

6 Felix, Saml-M Cohen et al.131.50

6 Farbar, Jno H-U W Tompkins.587.43

6 Frear, Frank B-H B Hayward.44.35

6 Fink, Louis-J Best.15.41

7 Fertig, Moses B-H A Wilkins.130.09

7 Fritz, Meyer-Brownrigg & Stevenson Co.109.61

7 Fegert, Arthur P-Acker, Merrill & Condit Co646.39

7 Finkelstein, Louis-J Schrage.495.78

7 Friedman, Henry G et al-W M Barrett.costs, 127.85

7 Fink, Isaac-Stevens & Co.77.41

7 Frecker, Alfred N-T A Hill.75.59

8 Fleming, Geo E-N Y Edison Co.12.49

8 Foran, Geo F-J Brennan.60.00

8 Farnsworth, Walton G-S Block.64.42

9 Frank, Adele-N Y Edison Co.11.39

9 Flecker, Henry-the same.12.57

9 Frecker, Alfred N-Penn Iron Works. 453.88

9 Fegert, Arthur-J Clavel Wine & Cordial Co.233.41

9 French, Lillian H or Lillian Hobart or Lucy G Beeding-J J O'Brien et al.112.08

9 Frindel, Max et al-Public Bank of New York City.1,031.92

3 Grossman, Edw-L Albrecht192.84

3 Gardner, Mary E-Simpson Crawford Co.563.25

3 Grossman, Simon D-J Rosenberg et al.27.41

3 Guttenberg, Jennie-M Wochs97.65

6 Ginsberg, Isaac-I Goodstein89.31

6 Greenberg, Ruben et al-L Pizer et al.59.41

6 Grissler, Louis-J B Burger.251.83

7 Glass, Jno-S Schneider.239.41

7 Garrison, Simon F-G F Kumpf.54.41

7 Greenwald, Isaac et al-W M Barrett.costs, 127.85

7 Goldman, Adloph et al-W M Barrett et alcosts, 127.85

8 Greenberg, Abraham gdn-H M Groehl.costs, 38.26

8 Goldstein, Frances-A Urbranski.77.91

9 Goodman, Morris-J Alexander et al. 223.88

9 Goldberg, Maurice et al-Mutual Alliance Trust Co of N Y.142.36

9 Gibney, Henry F-Union Real Estate Co.159.65

9 Glaser, Geo J-Motor Car Equipment Co.64.41

9 Garvey, Marion-R Mortimer.costs, 12.72

3 Hitchcock, Frederick R-H M Barry. 42.60

3 Hadeed, Chas-J Munk60.16

3 the same-the same85.91

3 Hess, Monroe D-G Cohen.28.41

3 Hornthal, Ida-J Klugman.104.36

3 Hearn, Jno-Interborough Taxi Cab Co.132.01

3 Higby, Porter-R B Bradley.54.51

6 Hamor, Wm A-Brentano's.15.39

6 Hotz, Michael-F M Schildwachter.93.72

6 Hamilton, Chas-Lambert Hoisting Engine Cocosts, 53.15

6 Hogan, Wm F-P B Sweeney.978.32

7 Hachman, August-H Finkelstein Inc. 281.40

7 Hooke, Cecil-United Electric Light & Power Co19.85

7 Hayes, Kirk B-the same.44.97

7 Hinshelwood, Jas-B C Samuel et al. 97.74

7 Harer, Wm B-A Loewenberger.174.64

7 Hill, Stephen F-H Martin.176.91

7 Harrigan, Thos F-J H Little.36.48

7 Haase, Martin et al-H Russell.221.75

7 Hogarty, Arthur B-L Sonneborn Sons.34.25

8 Hevia, Alfred A-H L Bartlett.29.22

8 Hall, Chas M-N Y Edison Co.63.95

8 Hawley, Natalie-the same.23.01

8 Hamrick, Oliver M-the same.25.61

8 Hubbell, Marvin D & Alma H J-G Schwenphausen186.55

8 Hulse, Howard W-Empire State Surety Co.519.40

8 Havlicheck, Mary gdn-D Schmidt.33.26

8 Hess, Moses J-L Baumann et al.30.19

8 Hans, Jos W-L Glynn.353.91

8 Harris, Maxwell-D Searies.14.99

9 Harstn, Alfred L-N Y Edison Co.102.02

9 Holtz, Louise E-the same.74.31

9 Herrman, Frank J-the same.10.56

9 Henderson, Wilbur S-G W Burnes.199.08

9 Hendrickson, Eugene M-C De H Brower.63.16

9 Howe, Edw-J O'Brien.62.22

9 Haggerty, Archibald J et al-W H Beardsley251.61

8 Igel, George-Rheinfrank House Wrecking Co.356.57

3 Jaques, Schuyler C-M Kristensen.553.05

7 Jacobs, Jacob-A S Ungar.181.81

7 Jacobs, Leonard-I D Steinhardt.57.25

7 Janney, Margaret E M & Saml M-G A Haubitzer178.27

7 Jarashow, Nathan & Benj-S V B De Forrest et al106.75

7 Janney, Saml M-American Surety Co of N Y2,478.84

7 Jessup, Grace A-L E Hedgman.168.93

9 Jones, Fred-B Savarese et al.181.95

9 Jackson, Elmer C-J A Villeumier.41.92

3 Krim, Leon et al-M Monfried et al. 34.72

3 Kleinberg, Kate-A Deutsch.costs, 22.97

3 Kee, Jno or Chu Fung Wing-D Marks et al793.36

3 Katzman, Wolf* & Saml-A Rusch et al.706.07

3 Katz, Morris gdn-H P Koester.costs, 33.08

6 Kirk, Chas J-H Edwards.260.21

6 Kyle, Oriin C-R F Frank.170.24

7 Koffler, Solomon-United Electric Light & Power Co17.01

7 Kriger, Moses et al-Wiertz Silk Mfg Co.222.07

7 Koppel, Morris-D Furman et al.88.20

7 Kobler, Albt J-Carter Rice & Co.121.73

7 Kohn, Louie-S Silberstein.145.12

7 Krizt, Ernst-W Entemann.133.91

8 Keogh, Lawrence-N Y Edison Co.28.74

8 Kleinfeld, Max-the same.

KING'S WINDSOR CEMENT

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

For PLASTERING WALLS AND CEILINGS

J. B. KING & CO., 17 State St., N. Y.

7 Levin, Benj—German Exchange Bank.293.63	9 Porges, Bernhard—N Y Edison Co....25.71	9 Salkin, Elek E—J Asch.....469.65
7 Levin, Herman—German Exchange Bank.486.78	9 Philipowitz, Morris—J & M Haffen Brewing Co.....461.15	9 Sheperd, Louis J et al—C Shapiro.....97.47
7 Lutz, Geo—L De Graff & Son.....77.78	9 Proctor, Robt G—Union Real Estate Co.....32.79	9 Shader, Virgie et al—G W Martin & Bro.....186.21
7 Levine, Jos—F H Hobbs.....172.31	9 Prohaska, Jno—M Hasbrouck et al.....222.07	9 Sisto, Tiberio et al—Aste Press.....19.51
7 Levy, Archibald L—E J Palmer.....45.41	3 Reilly, Jos W—D M Levy.....118.40	3*Tomack, Richard et al—J L Levesque et al.....45.76
7 Littenberg, Solomon & Max—R J Rendall et al.....1,030.39	3 Rudinsky, Louis & Rachel—L Nathanson.....353.28	3 Terry, Orange F—I B Neitel.....233.82
7 Larnier, Albt—J Hart.....289.81	3 Rescigno, Parmilo or Emilio—J Kulla Co.....342.18	3 Tullett, Thos W et al—H Wilkens.....38.65
8 Levy, Henry—N Y Edison Co.....10.05	3 Riley, Thos et al—D Seebeck.....225.72	7 Towers, David—Metropolitan Printing Co.....474.97
8 Lipson, Howard—C Wilkins et al.....53.17	3 Rockowitz, Abraham et al—J L Levesque et al.....45.67	7 the same—D T Tiffany.....costs, 55.00
8 Lieghey, Helen—H N Rowe.....129.78	6 Reisman, Morris—L H Schwartz.....34.86	7 the same—W Bingham et al.....costs, 55.00
8 Leventhal, Hyman et al—J Frank et al.65.95	6 Roth, Paul—J D Tietjen.....235.72	7 the same—L C Tiffany.....costs, 67.08
9 Levy, Henry—Edw Stern & Co Inc.141.33	6 Reiner, Louis—Taunton Stove Lining Co.....294.02	7 Tallman, Aaron W—E E Hirtle.....465.83
9 Lynch, David W* & Henry F—American Laundry Machinery Mfg Co.....83.75	6 Reilly, Francis J—W W Astor.....32.65	9 Thompson, Anthony—Equitable Trust Co of N Y.....25.85
9 La Cagnina, Giovanni—J A McCafferty.44.43	7 Roos, Henry et al—United Electric Light & Power Co.....74.22	9 Tubbs, Wm—S Cohn.....92.81
9 Lowe, Chas—Frank V Strauss & Co.....65.57	7 Rochlitz, Julian W—the same.....28.22	9 Tomasulo, Angelo—N Y Edison Co.....33.89
9 Lane, Paysol S et al—C Heck.....789.72	7 Rosen, Sadie—the same.....41.41	9 Tyrrell, Matthew J—R Kinzinger.....32.40
9 Lerner, Saml A et al—Public Bank of N Y City.....1,031.92	7*Roberts, Harry et al—Wiertz Silk Mfg Co.....222.07	9 Tuchman, Morris—I Eisenberg.....404.41
9 Levy, Leonce—H Goldberg et al.....79.67	7 Rosasco, Marie admtrix—J McKeefrey.....costs, 23.08	9 Tierce, Francis G B—N D Stern.....663.29
9 Murray, Edw L—J M Raymond.....45.08	7 Rechon, Benj—Jos Stern & Sons Inc.335.42	8 Ulrich, Mary—N Y Edison Co.....14.31
9 Munroe, David H et al—H Wilkens.....38.65	7 Rosenbaum, Philip et al—C Berlin.....190.12	7 Vafiopulos, Peter—Rockwood & Co.....160.54
3 Muhlendorf, Bernard et al—A Rusch et al.....334.25	7 Rosenberg, H—D Goebelsmann.....32.72	7 Van Vleit, Fredk exr—F Kanter.....161.97
3 McGrane, Thos—A Elbers.....93.00	8 Raddazzo, Jno—N Y Edison Co.....64.00	9 Van Marter, Edw—T McKeon.....77.54
6 Masson, Emile & Virginie—F A M Schieffelin.....145.81	8 Roviro, Anna—the same.....14.54	3 Wallach, Belle S—K Wise.....100.33
6 Meyer, Abraham I—Sharp & Dohme.....54.43	8 Rupzstelis, Kazis—Frank Brewery.....194.55	3 Wing, Chu Fung or John Kee—D Marks et al.....793.63
6 Murphy, Mary L—E A Heffeker.....42.09	S*Redell, Benjamin D et al—I Mosson et al.....113.76	3*Weintraub, Kalman et al—A Rusch et al.....334.25
6 Mendelson, Nathan—A Berrent.....130.15	8 Reimer, Saml—H Strizer.....184.85	6 Walker, David S—W J Elliott et al.....46.21
7 Meagher, Jas A—United Electric Light & Power Co.....344.43	8 Rahaim, Thos et al—European American Bank.....385.89	6 Wendelken, Dederick—M Rosenfeld et al.....414.11
7 Moore, Jas—the same.....40.14	9 Rapaport, David—D Kurtman et al.....171.54	6 Weinberg, Chas—E Tabachnick et al.132.59
7 Mathes, Albt E—the same.....68.82	9 Rosenfeld, Wm—N Y Edison Co.....38.05	6 Weisman, Aschaer & Chas—German Exchange Bank.....253.40
7 Moore, Thos—the same.....26.02	9 Robbins, Edgar S—the same.....11.99	7 Woh, Lee—United Electric Light & Power Co.....97.65
7*Multer, Louis et al—the same.....25.29	9 Raferty, Jno M—the same.....65.26	7 Wolfert, Naum—the same.....87.63
7 Mayer, Jos L et al—the same.....219.35	9 Rork, Minnie L—J J Friel.....90.01	7 Wolf, Max et al—H B Clafin Co.....307.32
7 Mendelson, Louis—L Silbermuntz.....209.85	9 Roeder, Ernest & Mary L—R H Williams et al.....1,613.28	7 Weinstein, Walter et al—United Electric Light & Power Co.....74.22
7 Meyers, Simon—Renard Co, Inc.....82.46	9 Rothenberg, Ettie & Jno W—A Grooe.236.41	7 Wilson, Jas—J H Little.....50.32
7 Mecombe, Walter T—the same.....366.65	3 Shanne, Chas D—Fritz Handrich & Sons Co.....32.31	8 Wilson, Maude G B—Holliday Box Co.227.41
7 Miller, Wm P et al—H J Wirth.....320.46	3 Silken, Morris—Zasharias Garage Co.....108.71	8 the same—C W Post et al.....352.66
7 Myers, Simon—Lebolt & Co.....366.65	3 Scholl, August—H Tieber.....69.81	8 Wallace, Jessie—N Y Edison Co.....13.40
8 Mainetti, Leon—N Y Edison Co.....22.13	3 Smith, Theron L et al—S S Sapiro.....411.72	8 Ware, Wm V as chairman et al—United States Gas Fixture Co.....52.59
8 Musacchio, Nicola—the same.....14.11	3 the same—the same.....439.49	S*Wright, Harold A et al—Rabinovitz.....60.62
8 Muller, Fred—the same.....15.44	3 the same—the same.....457.39	8 Weiner, Phillip et al—J Frank et al.65.95
8 Meyer, Hugo—the same.....114.31	6 Spiegel, David—M McNamara.....64.51	8 Warner, Geo—A S Armstrong.....29.41
8 Moore, Jno G—W E D Stokes.....577.27	6 Stewart, Jno—A Bruder.....33.06	8 Whittaker, Wm F—G L Delaney.....594.44
8 Morgenstein, Sarah—E Mayer.....costs, 38.96	6 Simon, Milton L—Imperial Pub Co.....338.07	8 Warren, Jas—H Brockmuller.....25.08
8 Mayer, Albert—R Krumenaker.....95.96	6 Santry, Domineck—C Stamato.....77.31	9 Wallace, Ernest H—W C Vosburg et al.160.90
8 Morgan, Matthew—R B Bradley.....38.96	6 Smith, Laurie M—M J Goodwin et al.94.42	9 Weinstein, Max* & Jennie—B Lipiansky.....56.16
8 MacDougall, Harry F—E M Levin.....103.23	7 Stackpole, Chas B—Everall Bros.....130.96	9 Wallach, Hirsch—N Y Edison Co.....64.29
8 Malone, Robt H—J Silverberg.....27.50	7 Slomowitz, Salmon—A Kaminsky et al.407.75	9 Wandell, Jas W—Booth & Lewis Lumber Co.....229.01
8 Michalek, Jno—H Tieber.....69.33	7 Singer, Louis et al—United Electric Light & Power Co.....26.02	9 Wadsworth, Philip C—J M Ferguson et al.....162.26
8 McKewan, Wm A et al—Fifth Avenue Bank of N Y.....1,047.56	7 Schiler, Harry—S Kozinsky.....112.56	9 Wekselblatt, Morris & Minnie—S Freeman et al.....4,361.60
8 McCarthy, Wm J—Jose Jene Cigar Co.75.91	7 Soclof, Kalman & Jno* et al—J Altkrug.....547.55	9 Weise, Dora admtrix—J Jordan et al.....costs, 12.72
9 Mintzer, Bernard—R T Cochran et al.84.41	7 Solinsky, Moe—Renard Co Inc.....47.93	9 Weinberg, Alter—L Schiren et al.....30.29
9 Maline, Wolf—A Blondel.....323.57	7 Sohnrada, Frank W—L Schlessiner et al.....101.84	8 Yamin, Alexander et al—European-American Bank.....385.29
9 Mitchell, Oliver D Jr—H Heide.....139.17	7 Stock, Chas et al—H J Wirth.....320.46	9 Yeck, Lee—N Y Edison Co.....98.41
9 Merker, Michael E—J Gluck et al.....86.00	7 Solomon, Max—M B Lander et al.....127.21	9 Young, Wm J—Federal Varnish Co.....116.53
9 Mobil, Leo—Van Zandt Jacobs & Co.127.69	7 Shulman, Morris S—A A Stoltz et al.166.41	3 Zwilling, Bernhard—Carnegie Trust Co.....270.90
9 Morrow, Geo—M B Evans.....61.10	7 Smith, Harry—United Electric Light & Power Co.....132.66	6 Zuckerman, Jacob et al—L Pizur et al.59.41
9 Malino, Wolf—J Lessler.....122.98	8 Spencer, Henry—N Y Edison Co.....30.86	7 Zwegenthal, Morris—I Blueh.....105.84
9 McCoy, Kid or Norman Selby—C Bindler.....79.31	8 Schapiro, Louis—the same.....18.12	7 Zauderer, Gedale—F E Pierson.....345.29
9 McLaughlin, Chas B—F O Pierce Co.569.69	8 Solomon, Adeline—the same.....327.03	8 Zagarino, Frank—Kerin & Dunn.....53.41
3 Newman, Isidor et al—M Monfried et al.....34.72	8 Schwarz, Alwin J—S Schwersenski.....45.31	8 Zilli, Thos et al—J B Owens.....114.71
3 Nordstrom, Jno M—Suburban Press.....60.91	S*Schlesinger, Jacob et al—I Mosson et al.....113.76	9 Zook, Chas—H Tieber.....69.35
7*Neuwirth, Benj et al—H B Clafin Co.207.23	8 Schneider, Sam—Forty-Sixth Street & Broadway Realty Co.....113.30	9 Zatz, Louis—N Y Edison Co.....12.32
7 Neff, Peter et al—H J Wirth.....320.46	S*Sellitto, Jno et al—F Florio.....252.99	
7 Natkins, Benj—L H Beers.....4,302.37	8 Schieff, Herman—H Tieber.....69.25	
S*Nekton, T H et al—United States Gas Fixture Co.....52.59	S*Smith, Wm et al—J Ringen.....21.91	
8 Nelson, Bertha—J Klugman.....87.35	8 Smith, Chas & Wm J*—W J Sidway.....188.06	
9 Newson, Nathan—J Liebman et al.....29.41	9 Schiff, Arthur—N Y Edison Co.....20.47	
6 Onffroy, Agnes B—J B Mugford.....60.84	9*Silver, Robt et al—the same.....47.29	
6 O'Reilly, Geo J—S A Sanford.....64.21	9 Stratchan, Robt W Jr—Dimock & Fink Co.....26.16	
6 Ohlenbusch, John M—David Mayer Brewing Co.....39.57	9 Singer, Israel—S Zebrowitz.....94.65	
7 Ottens, Wm H—C W Bliss.....519.41	9 Schumacher, Wm A—W A De Long Jr.210.36	
8 O'Shea, Chas—McKelvey Machinery Co.....191.43	9 Selby, Norman or Kid McCoy—C Bindler.....79.31	
9 O'Beirne, Francis J—B Campbell et al.35.86	9 Schulman, Abraham J—Johnson & Johnson the same—Lehn & Fink.....156.60	
9 Overend, Jas E—M A Rice et al.....107.57	9 the same—Lehn & Fink.....185.38	
9 O'Connor, Jas—Equitable Trust Co of N Y.....45.63	9 Saxton, Benj F—Twelfth Ward Bank of City of N Y.....274.63	
9 O'Brien, Wm—M T Skelly.....522.00	9 Silberstein, Edw et al—Public Bank of N Y City.....1,031.92	
3 Pazen, Jos—London Realty Co.....169.65		
6 Platt, Jas H—Frederick F Ingram Co.16.41		
6 Perlitch, Raymond—Wm Peterman Inc.28.79		
6 Platt, Jno G—Automobile Topics.....153.31		
6 Parks, F Jas—Title Guarante & Trust Co.....61.40		
7 Pierro, Happy—United Electric Light & Power Co.....31.01		
8 Pasnik, Alex M—N Y Edison Co.....16.89		
8 Pulici, Salvatore—the same.....11.28		
8 Pipitone, Frank—S Zinn.....costs, 23.26		

CORPORATIONS.

3 Standard Nitrogen Co, Inc, et al—S S Sapir.....457.59
3 the same—the same.....411.72
3 the same—the same.....439.49
3 The Art Paper Box Co—Cordon Realty Co.....392.15
6 A J Ellis Inc—F M Ashley.....100.56
6 Rapid Floor Surfacing Co—American Glue Co.....123.03
6 Long Island R R Co—S Wininski.....350.00
6 Cornell Steamboat Co—Phoenix Construction Co.....4,146.58
6 the same—the same.....4,422.52
6 the same—the same.....9,908.36
6 E J Mast & Co—W W Astor.....77.81

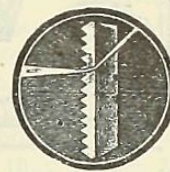
It is poor policy to let anyone look in vain for your Business Card. All Real Estate and Building Material Men should see that they are represented in the advertising columns of the Record and Guide. A special representative will be sent to see you if requested.

Phone. 4430 Madison Square

Luxfer

The saving in light bills will usually pay all the cost of an equipment of LUXFER prisms within one year.

AMERICAN LUXFER PRISM CO.
Tel. 8257
Spring 8258 507-509 West Broadway N.Y.



6 North River Woodworking Co—D Grieme Coal Co	49.08
6 City of N Y—M Lawton	50.00
7 Smithers, Nordenholt & Co—Republic of Panama	1,114.57
7 American Hippodrome Co—Columbia Building & Theatre Co.	178.15
7 Rutland Realty Co—United Electric Light & Power Co	52.29
7 Just Tungsten Illuminating Co—Federal Sign System Electric Co.	76.77
7 Chebra Anshei Borisow Umink—M A Scherman	225.45
7 City of N Y—E Schuster	400.00
7 Haase Lippman Construction Co et al—H Russell	221.75
7*Jay See Corset Co et al—C Berlin	190.12
7 Eureka Realty Co—J M Talbot et al.	303.36
8 Consolidated Electrical Sign Co—N Y Edison Co.	14.41
8 Grand Central Ice Cream Co—Borden's Condensed Milk Co.	417.91
8 Gervais Electric Co—I Mosson et al.	20.81
8 Bedford Park Construction Co et al—J B Owens	114.71
8*Excelsior Woodworking Co et al—I Mosson et al.	113.76
8 Aklahoma Petroleum Co—M Raphael	39.40
8 Manufacturers Dyeing Co—R Ferguson et al.	131.81
8 Whitson Autopress Co—H Lipschitz	312.31
8 White Star Transfer Co—R C Aimone	19.17
8 Metzler Building & Construction Co et al—F Florio	252.99
9 Brown, Forman Co—T Stewart	81.09
9 Feinstein & Gilman Inc—N Y Edison Co.	12.11
9 Allen Fire Department Supply Co—S C Welsh	223.00
9 Bedford Park Construction Co et al—J Barba	404.11
9 Coleman Stable Co—Pope Hartford Auto Co.	33.82
9 Wyanoak Co—C & M Envelope Co.	231.24
9 Homan & Schulz Co—A Elliott Ranney Co.	216.73
9 Lane Contracting Co et al—C Heck	789.72
9 Reade-Duane Cold Storage Co—E Roche	56,748.20
9 Bedford Park Construction Co et al—C Shapiro	97.47

Wilson, Mande Yale Bishop—E A Hecht	1910.	217.19
Zerillo, Frank & Manuel—T Lenane	1910.	1,037.99

CORPORATIONS.

Elveil Realty Co—West End Mfg Co.	1910.	219.24
Ciccone Construction Co—Empire Grille Co	1910	121.09

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS

Sept. 3.		
19—127th st, No 109 East. Wm Sonkowitz agt Oliva Raunheim & Maurice S Raunheim.		250.00
20—17th st, No 73 West. Herrmann & Grace Ca agt Mae Nardi & Geo Fox Jr.		371.40
21—8th av, No 2455. Solomon Blecher agt Jacob Hack Jr & Fredk Hack		13.50
22—8th av, No 2794. Same agt Jacob Hack & Fredk Hack		202.75
23—Ryer av, s e cor 180th st, 34.5x102x25x104.6. Angelo Fasany agt S A Whisten Construction Co		470.00
Sept. 6.		
24—Bronx Boulevard, n e cor Reiss pl, 102.8 x102.8. Vincenzo Toriell agt Geo Reiss & Henry Jaeger		2,525.00
25—Pleasant av, No 378. Regent Painting Co agt Sunflower Realty & Security Corporation		175.00
26—Anthony av, e s, 198 s 173d st, 98.11x103.6. Tager & Katz agt Anthony Avenue Construction Co & Anthony F Barro		15,396.66
27—Lexington av, No 589. Nathan Feinstein agt Jno Doe, Jake Kapilowsky & Hyman Cohn		50.00
28—Baxter st, No 20. Sam Feldstein agt H Prince, Jno Boski & Nicolo Cristiani		225.00
29—Mansion st, s w cor Commonwealth av, 75x95. Corbitt & Co agt St Anthony's Church of Van Nest & Rocco Scoeca		123.00
30—45th st, Nos 141 to 147 West. Wm Strianese agt Forty-Fifth Street Exchange.		25.00
31—25th st, Nos 127 to 131 West. Frank A Paladino agt Jno E Olson Construction Co.		1,800.00
32—106th st, No 329 East. Antonio Sutura agt Ignazio Maddi		50.00
33—Bryant av, s e cor 173d st, 50x100. Keystone Equipment Co agt Bethany Gospel Church, M Di Menna & G Colmento		263.16
Sept. 7.		
34—36th st, No 224 West. Francis C Slusher et al agt Michael Fitzsimmons, Benj Klausner, Saml Meyers & J P Klausner		179.80
35—5th av, No 505. Klenert & Rosenbluth agt Rudolph M Haas, Improved Property Holding Co & Wm J Coudien		163.41
36—111th st, No 536 West. Patent Scaffolding Co agt Riverside Viaduct Realty Co & Allegro & Spallone Construction Co.		362.16
37—111th st, Nos 523 to 532 West. Same agt Carnegie Construction Co & Allegro & Spallone Construction Co		724.33
38—Commonwealth av, s w cor Mansion st, 75x100. South Amboy Terra Cotta Co agt Church of St Anthony & Anthony D'Andrea		550.00
39—Belmont av, s w cor 181st st, 85x50. Jno Barba agt Checchina Carucci		1,600.00
Sept. 8.		
40—Washington av, e s, 50 s 165th st, 25x100. Van Nest Woodworking Co agt Anton Dill & Carl Rieger		401.54
41—28th st, No 45 West. O Reissmann agt Saml H Russin & Solomon Hauffing & J Paletz		40.00
42—Av B, n e cor 13th st, 49.9x88. Morris Seidman agt Lena Jacobowitz, Peisach Ban ni & Meier Bunion		251.00
43—Webster av, No 2020. 179th st, Nos 401 to 405 West. Barnet Silverman agt Caryl A Montgomery & Robt W Montgomery		365.00
44—Heath av, w s, 25 s 230th st, 175x100. Ernest Magnetti agt Metzler Building & Construction Co.		450.00
Sept. 9.		
45—Bathgate av, No 1715. Harry Falk agt Rosie Wieser & Louis Ruskin		29.90
46—8th av, n e cor 46th st, 50.5x100xirreg. Jos Rueth agt Wm W Astor, Metropolitan Mercantile & Realty Co, lessee (renewal).		2,625.10
47—65th st, No 222 E. Chas H Fenichel agt Mini Zicherman & Bernat Zicherman		1,220.00

BUILDING LOAN CONTRACTS.

Sept. 3.		
99th st, n s, 125 w West End av, 75x100.11. Germania Life Ins Co loans Jacobs Construction Co to erect a —sty bldg; — payments.		200,000
Belmont av, n e cor 188th st, 95x50. North American Mortgage Co loans D'Auria Construction Co to erect a —sty bldg; — payments		30,000
Madison st, No 125. Delia G Levy loans Louis W & Saml F Prager to erect a —sty bldg; — payments		6,000

Sept. 6.		
Washington av, w s, 125 s Fletcher st, 50x100. Prospect Investing Co loans A Warren Construction Co to erect a 5-sty apartment; 8 payments		50,000

Sept. 7.		
240th st, s s, 225 e Martha av, 75x100. Title Guarantee & Trust Co loans Chas Lindner to erect a —sty bldg; 2 payments		4,000
Lowell st (proposed), s s, 80 e Longfellow av, 195x80xirreg. Usona Construction Co loans Oldchester Realty Co to erect a —sty bldg; — payments		80,000

Sept. 8.		
Amsterdam av, w s, whole front between 176th & 177th sts, 199.10x100. Chas M Rosenthal loans Gingold Realty Co to erect two 6-sty apartments; 15 payments		170,000

Sept. 9.		
Arthur av, e s, 95 n 188th st, 25x81.7. Manhattan Mortgage Co loans Defeo Realty Co to erect a 4-sty str & apartment; 2 payments		7,500
Van Nest av, s s, 250 e Garfield st, 25x100. Fredk H St John, att'y, loans Domenick Farago to erect a 3-sty flat & str; 3 payments		6,000

SATISFIED MECHANICS' LIENS.

Sept. 3.		
University pl, s e cor 11th st. Silman & Whittle agt Estate of A S Rosenbaum et al. (Aug 18, 1910)		403.12
Sept. 6.		
No Satisfied Mechanics' Liens filed this day.		
Sept. 7.		
*8th av, Nos 972 to 982. Abraham Cohen et al agt Walter J Salomon et al. (Aug 23, 1910)		500.00
Sept. 8.		
*2d av, Nos 2404 & 2406. Damm House Moving Co agt Mutual Alliance Trust Co et al. (Aug 11, 1910)		140.00
Sept. 9.		
Bayard st, Nos 1 to 7. Klenert & Rosenbluth, Inc, agt Eliza A Pease et al. (July 30, 1910)		918.20
35th st, No 13 E. Jacob H Seidenberg agt Wm Astor et al. (May 2, 1910)		32.50
*52d st, Nos 47 to 51 E. A P Bigelow & Co agt Wm K Vanderbilt. (Aug 24, 1910)		14.81
*Same property. D B Pershall & Son agt same. (Aug 23, 1910)		784.33
*Same property. Hasbrouck Flooring Co agt same. (Aug 22, 1910)		977.03
*Same property. A W Burritt Co agt same. (Aug 29, 1910)		250.00
*Same property. Pittsburgh Plate Glass Co agt same. (Aug 22, 1910)		1,824.00
*Same property. Russell & Erwin Mfg Co agt same. (Aug 25, 1910)		73.28
*Same property. Pitt Balance Door Co agt same. (Sept 2, 1910)		657.00
*Same property. A W Burritt Co agt same. (Aug 24, 1910)		10,419.26
*Same property. Jno J Wallace agt same. (Aug 24, 1910)		369.18

ATTACHMENTS.

Sept. 2.		
American Resort Hotel Co; Acker, Merrall & Condit Co; \$120.16; C S Pinkney.		
Sept. 3 and 5.		
No Attachments filed these days.		
Sept. 6.		
Kollath, Geo or Ernest Kern; Town of Ezrse-Betalva; \$12,500; Lexow, Mackellar & Wells. Magro Car Co; A D Granger Co; \$1,745.36; Foley, Martin & Nelson.		
Sept. 7 and 8.		
No Attachments filed these days.		

CHATTEL MORTGAGES.

Sept. 1, 2, 3, 6 and 7.		
AFFECTING REAL ESTATE.		
Elviel Realty Co. Bryant av & 172d st..Anton Larsen & Son. Dumbwaiters. (Contract.) \$270		
Elviel Realty Co. Bryant av & Jennings st..Anton Larsen & Son. Dumbwaiters. (Contract.)		297
Flannery, Thos. n w cor 113th st & 8th av..Herman F Ehler. Doors, &c. (Contract.)		698
Irvine Realty Co. Burnside av. n e cor 178th st..A B See Electric Elevator Co. Elevators		2,450
Miller, Josephine. 435 East 121st..Alexander Spiro. Chandeliers, Washtubs, &c. (Contract.)		350
Miller, Josephine. 330 East 121st..Alexander Spiro. Chandeliers, Washtubs, &c.		350
Miller, Josephine. 427-29 East 121st..Alexander Spiro. Chandeliers, Washtubs, &c. (Contract.)		350
Miller, Josephine. 441-43-45 East 117th..Alexander Spiro. Chandeliers, &c. (Contract.)		350
Silverman, Isaac. Saratoga av..Fulton & Hall st. Bklyn..Louis Greenberg. Plumbing. (Contract.)		265

SATISFIED JUDGMENTS.

Sept. 3, 6, 7, 8 and 9.		
*Alexander, George—People, &c. 1910.		361.20
*Brown, Jno & Ida—L K Ungrich et al. 1910.		74.31
Banter, David & Christine Keller—A Karlin et al. 1910		120.51
Crimmins, Jno J—J A Brower. 1909.		859.44
Cottrell, Jno W & Mamie R—M Engel. 1909.		423.51
Same—same. 1909		144.71
Same—E A Sparenberg. 1909		696.40
Cottrell, Jno W—M Engel. 1909.		218.18
Cerra, Antonio—Savoy Trust Co of City of N Y. 1910		217.07
Cottrell, Jno W—J E March. 1909.		556.91
Dillsburg, Wm L—M Friedman. 1910.		1,381.22
Dunne, Jno F—L Rauch. 1909.		92.65
De Witt, Orville—G Spaeth. 1908		81.11
De Guire, Mary—Edw Rogers. 1907.		66.41
Fogil, Morris—M M Bernstein. 1909.		52.92
Gordon, Morris & Harry—A B Loewy. 1910.		1,702.10
*Goldstein, Louis & Wm Kerner—City of N Y. 1909		59.72
Gibbs, Henry C—F J Sawyer. 1899.		230.63
Same—Oliver Typewriter Co. 1908.		77.15
Same—C W Thorne. 1906.		794.50
Same—J Wanamaker. 1904.		178.89
Same—J F Valiant. 1903.		109.73
Ginsberg, Aaron—B R Silver. 1909.		26.65
Greenthal, Bernard—Glokner & Blue Co. 1910.		348.93
Hansen, Jasper P—W Blair et al. 1910.		966.67
Kaufman, Max—City of N Y. 1908.		265.17
Klein, Louis—S Goldberg. 1910.		96.88
Livingston, Cambridge—L Sherry. 1902.		282.40
Ledogar, Alexandrina—K J Schmidt. 1908-97.52		
Lewinsky, Julius—J Fleischer. 1909		191.75
Same—H Barnett. 1909		290.89
Minkoff, Chas I—S Thau. 1909		68.35
Nason, Jas H—N Nelson. 1910.		84.86
Oakley, Jno W K—I V Baldwin. 1904.		372.50
O'Hare, Hugh A—M Thompson. 1910		63.41
Palumbo, Theodore—J W Gasterger et al. 1910		91.88
Prager, Louis W—B Papirnick. 1910.		731.76
Priest, Byron S—H D Winans. 1910.		533.34
Puckerin, Andrew E—G F Taft et al. 1908, 228, 09		
Roth, Ignatz—F L Goodman et al. 1910.		158.25
Rafel, Will—W Kuchler. 1907.		3,130.35
Refor, Otto—J Edw Ogden Co. 1908.		1,143.98
Same—same. 1908		181.35
Same—same. 1910		114.20
Segesneider, Rudolph C—L Garfinkel et al. 1910		200.00
Schmel, Isador & Morris Schanker—Congress Brewing Co Ltd. 1909		974.11
Seguine, Crowell M—J S Phillips et al. 1910.		292.41
Smith, Howard D—A Mansert. 1909.		34.54
Schneider, Solomon—E Rosenberg et al. 1910.		92.81
Tooker, Jos H—S Groszman. 1910.		188.31
Thompson, Albt—White, Von Glahn & Co. 1909		215.78
Thompson, Henry M—N Y Telephone Co. 1906.		25.09
Utting, Max—F G Bauer. 1910		1,025.37
Viemeister, Jennie C & Edmund C—P R Towns 1908		275.90



WHALE CREEK IRON WORKS

ORNAMENTAL IRON, BRONZE and ELECTROPLATED WORK for BUILDINGS

Calyer and Moultrie Streets

Telephone, 980-981 Greenpoint

Brooklyn, New York C'ty

WHY YOU NEED THE Record and Guide

IT GIVES you RELIABLE information.

IT GIVES locations of PROJECTED BUILDINGS.

IT GIVES COST, with owner and architect.

IT SHOWS WHERE and WHAT materials are needed.

IT SHOWS you WHERE to look for business.

IT SHOWS you HOW to get it.

IT SHOWS you HOW to make money.

You are in business for MONEY and SUCCESS.

This great publication shows you how to secure both.

It not only furnishes tools, but shows you how to use them.

It is TEACHER and HELPER combined, showing WHAT to do, WHEN to do it, and HOW to do it.

More Contracts closed

by the use of

DODGE REPORTS

Daily detailed, verified reports on all building and engineering enterprises contemplated or in course of construction.

OUR SYSTEM

enables us to furnish only such matter as will
INTEREST YOU

The F. W. Dodge Company

11 East 24th Street, New York

Rule for Valuing Fractional Lots in Manhattan

The rule for valuing fractional lots in Manhattan Borough, prepared by Henry Harmon Neill, has been printed by The Record and Guide on a sheet of cardboard suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each.

Apply at office of the Record and Guide, 11 to 15 East 24th St.

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 4212 Melrose

219-221 E. 144th Street, NEW YORK

MANHATTAN FIREPROOF DOOR CO.

412 to 422 EAST 125th STREET

Manufacturers of Best Classes of

Tel., 1770 and 1771 Harlem

Kalameined and Metal Covered Work

JOSEPH STOLZ, 854-860 Jackson Avenue, Tel. 1767 Melrose

All kinds of Leaf and Scroll Work. Estimates furnished.

ARCHITECTURAL and ORNAMENTAL IRONWORK

John W. Rapp

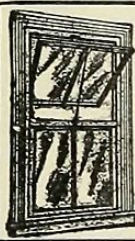
Manufacturer of

DOORS, WINDOWS and TRIM

In Bronze or Steel, Hollow Metal or Wood Covered

Apartments A Specialty

METROPOLITAN LIFE BUILDING NEW YORK



VOIGTMANN FIREPROOF WINDOWS

Manufactured by

S. H. Pomeroy Co., Inc.

427 W. 13th STREET

Successors to Voigtman & Co., N. Y.

A. BATAILLE & CO.

MANUFACTURERS OF

Elevator Enclosures

Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron, Bank and Office Railings.

587 Hudson St., New York

Ross Bldg., Cor. Bank St.

Tel., 891 Chelsea

WINE BOTTLE RACKS

NORMAN Fireproof Construction Co.

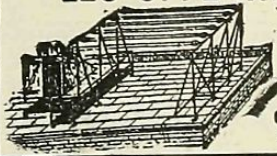
Manufacturers and Builders of

Elevators and Dumb-Waiter Shafts

Floor Partitions, Roof Structures, Etc.

Tel., 1770-71 Harlem 412-424 East 125th St.

LEO OPPENHEIMER

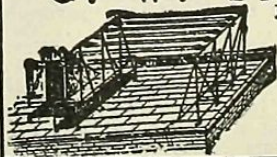


Manufacturer of
**FIRE-PROOF
Clothes-Drying
FRAMES**

Office, 419 First Ave.
24th and 25th Sts.

G. W. SMITH

Manufacturer of
**FIREPROOF
Clothes Drying
FRAMES**



138 Manhattan St.
near Broadway



REINFORCED CONCRETE

Dillman Fireproof Construction Co.

1133 BROADWAY, NEW YORK

Rapp Construction Co.

PATENT FIREPROOF
FLOOR ARCHES

Tel., 1868-79th St.

311 E. 94th St.

HENRY MAURER & SON

Manufacturers of

Fireproof Building Materials OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

STANDARD CONCRETE-STEEL CO.

31st-32d Streets, East River, New York

SYSTEM M
(Patents Pending)

Only Rapid and Safe Reinforced Concrete Construction
Send for Special Booklet on System M

WELSH MACHINE WORKS, 278-277 West St.

Magnet Control and PUSH BUTTON Devices
Phone 3729 Spring

**ELECTRIC ELEVATORS
AND DUMB WAITERS**

BURWAK ELEVATOR COMPANY

Elevators and Dumbwaiters of every description
ELEVATORS

Phone, 8463 Cort. 216 Fulton Street

A. PERLMAN IRON WORKS Tel. 2412

ORNAMENTAL WROUGHT IRON WORK
ELEVATOR ENCLOSURES, VESTIBULE DOORS, ETC.
1735 West Farms Road, near 174th St.