

# REAL ESTATE RECORD AND BUILDERS' GUIDE

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## A TYPICAL APARTMENT HOUSE DISTRICT.

Morningside Heights Furnishes Examples of All Styles of Multi-Family Houses, From New-Law Tenements to Palatial Apartments—A Development that Has Taken Place Entirely Within Eight Years.

MORNINGSIDE HEIGHTS, which comprises the blocks between 110th and 125th streets, from Morningside Park to the Hudson River, has been in the last eight years the seat of a most remarkable building activity. With the exception of the buildings of Columbia University and St. Luke's Hospital there were no modern structures on the Heights eight years ago. To-day there is very little vacant property, and the small amount remaining is rapidly being absorbed.

The section is ideal from a residential standpoint and offers unusual natural advantages to the homeseeker. No other portion of Manhattan Island of equal area is so bountifully supplied with parks. Morningside Park, forming the eastern boundary, is a beautiful bit of nat-

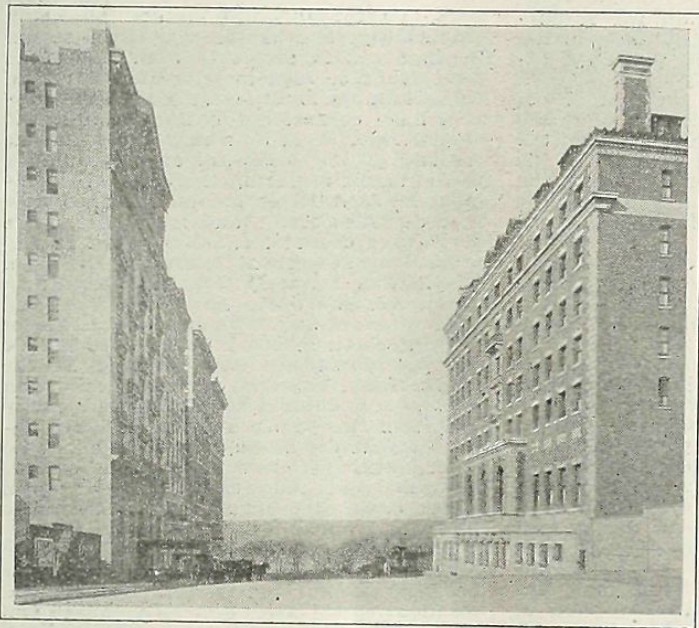
ue and Broadway. It was expected that the settling there of so large and famous an institution would have an immediate effect in the upbuilding of the territory, but the inaccessibility proved too strong an obstacle. The nearest elevated station was at 116th street and Eighth avenue, and the only other means of travel was afforded by the Amsterdam avenue and Broadway surface cars. The advent of the subway removed this objection entirely and the effect was immediately felt. Long before the completion of the road, land values took a decided jump and this territory furnished one of the most striking illustrations which the city affords, of increase in values due to subway construction.

The most valuable property in Morning-

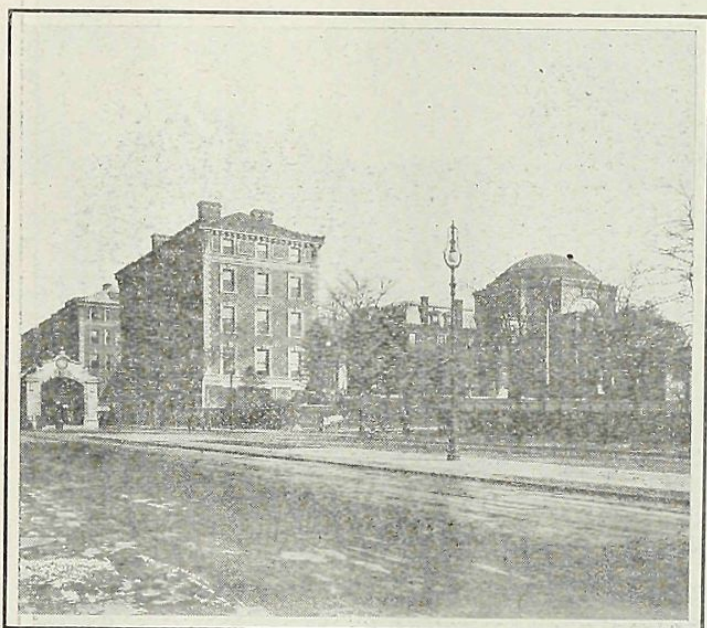
side Heights is on Broadway from 110th to 116th street, and the greatest increase in value has taken place along this thoroughfare. The buildings are nearly all twelve-story apartments of the best class and very few vacant sites are to be found. The last plot of any size was recently sold to a builder and he has had plans drawn for a sixteen-story structure, to cover the entire block front between 115th and 116th streets. If this project is carried through, the Heights will be able to boast of possessing the tallest apartment house in the city. The ground floors of most of the buildings contain stores which are generally well rented. The rents range from \$1,500 to \$2,500 and for some of the large corner stores as much as \$3,500 is obtained. One store at the corner of 110th street, near the subway entrance is rented for \$4,000.

with small suites and these have proved quite profitable. In fact, one of the best paying houses on 116th street contains only suites of three to five rooms. This house was sold sometime ago on a 17 per cent. net income basis.

Morningside Drive, which runs along the crest of the hill overlooking Morningside Park, is next in value from a residence standpoint, but the fact that it is more remote from the subway has tended to lessen the land values there. Considerable vacant property exists north of 116th street, but this is being gradually taken up. The houses now there are mainly of the six-story elevator non-fire-proof type, and the rents are somewhat less than on the streets before mentioned. From ten to twelve dollars a room is the



116TH STREET, LOOKING WEST FROM BROADWAY.



COLUMBIA COLLEGE GROUNDS AT 116TH STREET.

ural woodland, which looks as if it might have been transplanted from the suburbs. The boundary toward the west is Riverside Drive, which at this point attains a considerable elevation and affords a splendid view of the Hudson River. The Columbia University and Barnard College grounds are in the center of the district and are very well kept and sightly. A large part of the Columbia campus is open to the public and is laid out with shaded walks, provided with benches, where one may sit and read in comfort. Besides the numerous breathing spaces, the altitude of the entire section is sufficient to make it very healthful. Morningside Drive at 117th street is 132 feet above tide level and at Amsterdam avenue and 116th street, the elevation is 138 feet, the highest point on the Island south of Washington Heights.

The improvements are nearly all apartment houses and this in spite of the fact that a strong effort was made to prevent this form of building. A large part of the Heights, west of Amsterdam avenue, was long owned by the New York Hospital, and when it began to sell its holdings the land was restricted for twenty years against tenement house building. In this restricted district, a few fine residences were put up and one or two rows of dwellings were erected by speculative builders, but outside of these, the land was held vacant until the restrictions expired a few years ago.

Another great drawback to the early development of the section was the lack of adequate transit. The university was moved to the Heights about 1890 and its holdings at that time were bounded by 114th and 120th streets, Amsterdam ave-

side Heights is on Broadway from 110th to 116th street, and the greatest increase in value has taken place along this thoroughfare. The buildings are nearly all twelve-story apartments of the best class and very few vacant sites are to be found. The last plot of any size was recently sold to a builder and he has had plans drawn for a sixteen-story structure, to cover the entire block front between 115th and 116th streets. If this project is carried through, the Heights will be able to boast of possessing the tallest apartment house in the city. The ground floors of most of the buildings contain stores which are generally well rented. The rents range from \$1,500 to \$2,500 and for some of the large corner stores as much as \$3,500 is obtained. One store at the corner of 110th street, near the subway entrance is rented for \$4,000.

The next most desirable streets are Riverside Drive, Claremont avenue and 116th street, west of Broadway. The Drive is almost entirely built up with twelve-story houses, and land is estimated to be worth from \$50,000 to \$55,000 for single inside lots, while corners are worth nearly double these figures. Claremont avenue starts at 116th street, and as far up as 119th street is considered very choice. Inside lots here are worth from \$40,000 to \$45,000 each. About the same values also hold on 116th street, from Broadway to Riverside Drive. There are no stores on any of these streets. Most of the buildings contain apartments of eight or nine rooms and the rents range from \$1,500 to \$2,500. On Broadway, a few suites bring as high as \$3,000. Here and there one finds a house

average price for six, seven and eight-room apartments and the houses are well rented. Were it not for its remoteness from the subway land would be much more valuable than it is, as the outlook here is extremely good. From the street one has an unobstructed view of all Harlem, and the Sound can be seen from several places. The Cathedral of St. John the Divine and St. Luke's Hospital take up a number of blocks at the lower end and until recently much of the remaining property was held in large ownerships. The largest recent sale involved the entire block between 119th and 120th streets, from Morningside Drive to Amsterdam avenue. This was a part of the Pinkney estate holdings and was acquired by a firm of operators at the auction sale of the estate's holdings last spring. This block has since been parceled off and will all no doubt be improved before long. Lots on the Drive, near 116th street, are worth about \$800 a front foot on the inside. On the side streets in this neighborhood, lots are held at about \$15,000 each. An effort has been made recently to have another subway station established at 122d street, and if this should be accomplished it would make the north end of the Drive much more accessible.

The poorest avenue on the Heights is Amsterdam. This is fairly well built up, but the class of improvements is not nearly so good as on the other streets. The houses are mainly of the five-story walkup type, many of them being little more than new law tenements. A few six-story elevator houses are to be found, but some of these were not modernly planned or extremely well constructed, and on this account have not proved very

desirable. Fortunately, this style of building is rapidly ceasing to be popular, and it is likely that the few remaining plots on Amsterdam avenue will be improved with substantial, if not palatial, apartments. The rents in some of the elevator houses are as low as eight and a half dollars a room, and the walkup houses bring still less. The majority of the buildings have stores, and these rent for from \$60 to \$100 a month. Property is worth about \$1,000 a front foot near 110th street, a trifle less near 116th street, and still less below the crest of the hill. The side streets between 110th street and 116th street, are well built up with a very good class of houses, and lots are worth from \$25,000 to \$28,000 each. The rock on the Heights lies very close to the surface and in many places outcrops, and this accounts for many of the variations in price.

#### CATHEDRAL PARKWAY.

The most remarkable changes in this section, or in fact in west side streets, are to be found in 110th street, from Amsterdam avenue to Broadway. Several years ago this street, west of Fifth avenue, was officially named "Cathedral Parkway," but it is only recently that there has been a general use of the name. From one of the most forlorn and neglected blocks in the city, lined with anti-

in the former history of the street. The plot of about 200 feet adjoining is also unimproved. The northwest corner and a large plot adjoining on the street are also practically vacant. The balance of the block is entirely improved mainly with twelve-story buildings, of superior construction.

Besides being a choice residential section, Morningside Heights has become the greatest educational center in the city. In addition to Columbia University and Barnard College, the Horace Mann School, the Teacher's College, and the Union Theological Seminary are all situated there. The last named institution, which is one of the best known seminaries in the country, occupies two entire blocks and is a masterpiece of architecture and construction.

Considerable historic interest is attached to the Heights. Many of the skirmishes of the Revolution were fought on this hill, the most famous being the Battle of Harlem Heights, said to have taken place on what is now South Field. A tablet commemorating this battle is to be found on one of the Columbia buildings.

#### The Street System at Spuyten Duyvil.

Under the agreement entered into with the New York Central Railroad Company in 1903, title to the abandoned right-of-way at Spuyten Duyvil passed to the city, but the land has since not been disposed of or utilized in any way. During the past year, negotiations were opened by the railroad company for the re-purchase of that portion of the property adjoining the New York and Putnam Railroad, and a plan has also been submitted under which it is proposed to use the portion adjoining the old Spuyten Duyvil Road as a part of the street system.

The former proposition was referred to the Borough President and the latter has been made the subject of informal conferences with a representative of the borough and with the railroad company. The area adjoining the old Spuyten Duyvil Road on the east is now being filled in for use as a railroad yard, and the planned diversion of the Tibbett's Brook into a storm water sewer will evidently lead to the discontinuance of the creek in the near future and the reclamation of the entire area now under water. Under these

conditions and before the railroad project is advanced too far to accommodate itself to street needs it would seem desirable to prepare an adequate street plan for the vicinity.

It is assumed that the lack of such a plan at the present time is due to the fact that the borough line between Manhattan and The Bronx traverses the creek, making it impracticable for the president of either borough to control the situation. Arthur S. Tuthill, the engineer in charge of the division of public improvements for the Board of Estimate, is of the opinion that with the disappearance of the creek there can be little justification for retaining the area located between it and the Ship Canal in the Borough of Manhattan, and that attention might therefore be again directed to the recommendation that has been made concerning the readjustment of the borough line in such a way as to place Marble Hill within the limits of the Borough of The Bronx. Such a modification would doubtless clear the way for the preparation of an harmonious plan for the entire area.

—In furtherance of the street widening operations on Broadway, between Madison square and 33d street, plans have been filed for removing the columns, steps and entablature at the main entrance to the new Hoffman House, at No. 1111 Broadway, and setting them back, as required by the Borough President. It will cost the Francis S. Kinney estate \$500 to make this change.

## WATERFRONT CHANGES

### Riverside Drive Extension—New Pier at Manhattanville—Two More Ferryhouses.

The Department of Docks and Ferries is to have the sum of \$5,351,638 to spend this year. The Mayor has just approved of the appropriation and the Comptroller has been authorized to issue the stock. A large part of the money will be spent for new improvements which will make great changes in the appearance of the waterfront in different parts of the harbor.

Twenty thousand dollars of the total will provide means for dredging and the construction of riprap foundations and retaining walls along the channel line from 83d to 129th street, North River, in connection with the extension of Riverside Park. The river-shore is to be filled in with spoil from the new subway and other excavations and laid out by the Park Department in lawns, gardens and landing places for pleasure boats. This is the program under the existing ordinances, but the Dock Department is seeking to have a provision inserted in the new city charter which will take the jurisdiction from the Park Department and permit of the new-made land being taken for docking and freighting purposes.

#### THE MANHATTANVILLE TERMINAL.

The Dock Department will also construct a pier at the foot of West 135th street. An appropriation of \$79,000 has been approved by the Mayor. At present there is no pier at the place named, but there are piers at the foot of 134th, 133d, 132d, 131st and 129th streets, all being reached by land traffic via 129th street. South of 129th street to 97th street the waterfront belongs to Riverside Park.

The landing facilities at old Manhattanville have become highly important to the whole upper West Side of the city, and as the city grows northward every year adds to the traffic centering there. All the principal Hudson River steamboat lines now land at 129th street, and more passengers arrive and depart from there than at any other city steamboat landing. Brooklyn people who formerly debarked downtown now leave the boats at 129th street and take the subway. Large quantities of freight which in other years were landed far downtown are now handled at the Manhattanville piers. Another interesting fact about uptown traffic is that many people in the Bronx and upper Washington Heights are finding it convenient to go to Yonkers to meet steamboats on the Hudson, and that the Central Hudson boats have this year added Yonkers to their list of landings.

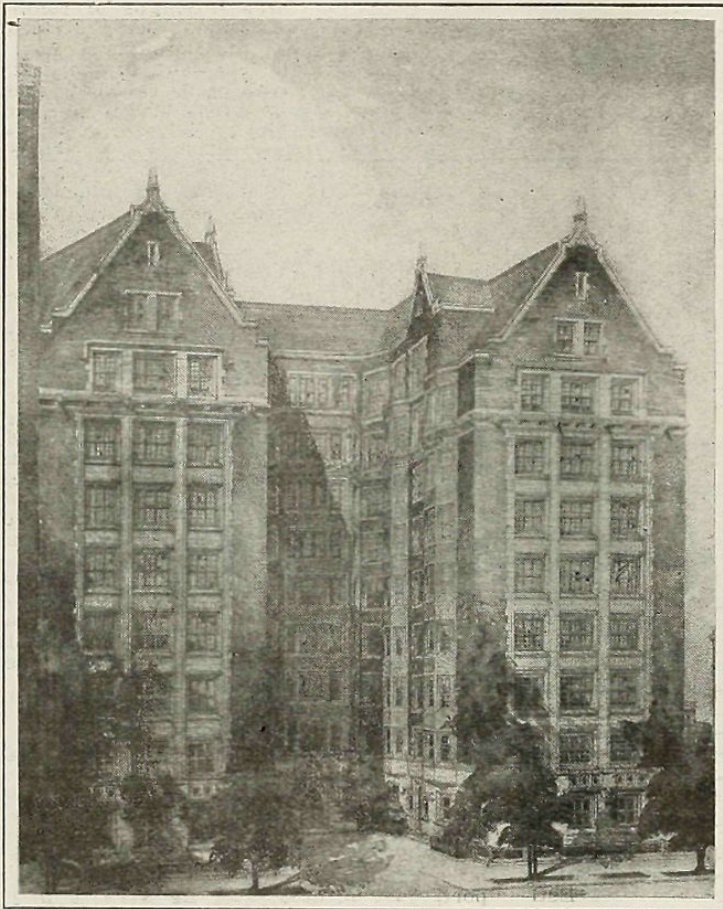
Two hundred thousand dollars has been set aside for the construction of a new ferry-house at 39th street, Brooklyn, a terminal which will be more adequate and convenient for the immense traffic which is developing between South Brooklyn and Manhattan. A large part of this traffic consists of loaded trucks which have by their great number taxed the ferry facilities.

A new ferry-house will also be built at St. George, at an estimated cost of \$209,000, which will include the rearranging of railroad tracks and the construction of a steel and concrete platform in the rear of the ferry-house. A new ferry-boat to cost \$300,000 has also been provided for in the budget.

The piers on the West Side of the city from 43d up to 49th street inclusive are all to be lengthened. The estimated cost in most cases is \$35,000. An entirely new pier is to be built on the Harlem at the foot of Cheever place, at a cost of \$85,000, a new pier to cost \$25,000 at the foot of Nott avenue, Long Island City, and two new piers on the East River, one at 38th street and the other at 103d street.

—In response to the complaint lodged by Mayor Otto H. Wittppenn, of Jersey City, the Board of Public Utility Commissioners has ordered the Pennsylvania Railroad to equip with elevator or escalator service the proposed station to be built near Summit avenue for the joint use of the Pennsylvania and the tunnel companies. The order also directs that the train platforms of the station shall be equipped with proper and adequate protected roofing.

—Under the latest concession by the Board of Estimate the New York Central R. R. Company has until December 31, 1912, to finish the Grand Central improvements, but must have all the bridge across Park avenue, between 45th and 55th streets, completed and open to the public by April 1, 1912.



A HIGH-CLASS MORNINGSIDE APARTMENT.

quated wooden shanties and filled with not very reputable places, it has become one of the best crosstown residential streets on the upper West Side. This transformation has all taken place in the last four years. The block once enjoyed the distinction of being the most notorious in all the upper part of the city, and was known as "Little Coney Island." Concert halls, beer gardens and inferior amusement resorts occupied almost the entire block. For a long time the Riverside Association waged a hard fight against the worst of these places and soon had their licenses revoked, but they always opened up again in a few days under new names. The change began in 1907, when the "Hendrick Hudson" was built on the Riverside Drive block front, between 110th and 111th streets. This was one of the first of the really high-class houses to appear in the locality, and it proved so successful that the following years the annex was built covering the remaining portion of the 110th street side of the block, to Broadway, and having a frontage of half a block on the latter thoroughfare. Gradually the sites of the old dives passed into other hands and the resorts were driven out one by one. Some few of the old buildings still remain, but they no longer house disreputable tenants, and the day is not far distant when they, too, will feel the transforming touch of the builder's hand. The southwest corner of Broadway is occupied by a two-story building which figured prominently

# CITY PROBLEMS FOR THE BOARD OF ESTIMATE.

What Shall Be Done With the City Sewage?—How Shall the Cost of New Thoroughfares Be Distributed?—Plans for Waterfront Improvement—Railroad Grade Crossings.

WHEN members of the Board of Estimate meet next Thursday, for the first time this month, they will be prepared by a brief relaxation during the heated term to take up the varied questions of public policy that will be presented for their determination during the coming fall and winter. The major questions connected with starting the construction of the new subway system, which overshadowed all other public business for a long period, have been disposed of and the board will now have more time to consider other matters. There are several questions of general policy of the highest importance awaiting settlement. They are questions to which the enormous growth of the metropolis has given rise. Tradition and established precedent no longer point out satisfactory solutions, and the principal government board of the most progressive city in the whole world is being called upon to devise and execute policies and plans for which there is no pattern in the history of American municipal government.

For example, the metropolitan development of the city is demanding public improvements of such a nature and cost as to exceed the capacity of the historic and statutory methods of financing them. Several very necessary public works, such as the extension of Seventh avenue and the erection of the new Court House, are being put off on this account. The very urgent need for a subway for the middle West Side of the city cannot be satisfied at this time for the reason that the work would necessitate the extension of Seventh avenue southward, with the widening of Varick street, and the estimated cost is greater than the accepted means of financing such improvements will permit. The policy of excess condemnation is therefore being brought directly to the attention of the board. If this is a safe policy for a city like New York to enter upon, it is likely that the entire cost of many great public works which would make this a really wonderful city could be realized from the sale of the surplus property.

Another of the great problems before the Board of Estimate is to map the remainder of the large territories annexed to the City of New York by the act of consolidation. Though thirteen years have passed since the consolidation, large portions of the Boroughs of Queens and Richmond are still unmapped, and property owners are left in uncertainty concerning street lines and grades. The problem of sewage disposal and the purification of the harbor waters will not come up for final solution by the Board of Estimate until 1913, but in the meantime it is the subject of investigation by the Metropolitan Sewage Commission. Eventually the city will have to resort to purification works embodying the principles of sedimentation, screening and filtration, and find new outlets for a large portion of the sewage now being discharged into the Harlem River and the upper part of the East River.

## STREET IMPROVEMENTS.

The number of proposed street improvements now pending is less than in some years. One reason for this is that there are nowadays fewer resolutions defective for one reason or another, which cause improvements to hang over from year to year. Last year there were only 91 defective resolutions from all boroughs, compared with 398 in the year 1909. It is evident from this that greater care is being exercised in preliminary investigations. It was often the case that the necessary title to the street in question had not been perfected, or the cost proved to be so large that an assessment for the entire amount could not be collected.

To the plan inaugurated in 1909 of giving preliminary authorization and withholding final authorization until all the necessary surveys and plans have been made and the Borough Presidents are prepared to place the work under contract is due the dispatch with which improvements are now carried out, and also the decrease in the amount of money required to finance local improvements.

The physical improvements authorized last year were greater in number than during any previous year. Based upon their estimated cost the distribution of these improvements was as follows: Manhattan, 6.8%; Brooklyn, 37.9%; the Bronx, 33.3%; Queens, 20.1%; Richmond, 1.9%. For the last nine years the cost of local improvements has amounted to less than 10% of the total cost of such improve-

ments in all the boroughs. Brooklyn's share has been 35.3% of the total expenditure in the nine years, and the share of the Bronx, 39.4%.

The number and estimated cost of such improvements authorized during the nine years since the Board of Estimate has had control over them, as computed by Chief Engineer Lewis, is as follows, the figures for each year having been corrected by deducting the estimated cost of the improvements for which the authorizing resolutions were rescinded:

Year.	Number of Improvements.	Estimated Cost
1902.....	324	\$6,777,936.98
1903.....	418	6,661,681.22
1904.....	384	4,138,490.00
1905.....	467	5,457,430.00
1906.....	557	9,742,400.00
1907.....	504	6,413,750.00
1908.....	304	2,940,600.00
1909.....	374	4,627,400.00
1910.....	597	6,341,900.00
Total.....	3,929	\$53,101,588.20

## FEW PARK PROJECTS.

Few park projects are now presented to the Board of Estimate, compared to the number a few years ago. Since the Board adopted the policy of assessing a substantial part, if not all, of the cost of acquiring lands for park purposes upon the property in the surrounding district where the petition for the park originated there has been less enthusiasm for more parks and playgrounds. The only park project adopted last year was the extension of Lincoln Terrace Park in the Borough of Brooklyn. In the Borough of Manhattan the two matters which engage public attention are, first, the beginning of the work of resoling Central Park and, second, the reclaiming of land under water to be added to Riverside Park, the actual work of which is about to begin.

An appropriation of \$20,000 to the Dock Department to defray the cost of building a retaining wall was approved by Mayor Gaynor within a few days. An important question in connection with this latter improvement which may come before the Board of Estimate soon relates to the jurisdiction of the waterfrontage of Riverside Park, as the Dock Department is seeking control with the object of using the new addition for commerce. The land to be reclaimed was purchased in the first instance for park purposes.

The fate of Owl's Head Park in Brooklyn is yet to be determined. The park was originally laid out in 1905, but the lands have not yet been acquired. Property owners within the proposed area of assessment, or within 4,000 feet of the park boundary, object to paying three-fourths of the cost. Similar objection has been raised to another project now awaiting the consideration of the Board of Estimate, providing for laying out a park to include the block bounded by Pacific and Dean streets, Saratoga and Hopkinson avenues in Brooklyn.

The Board has also under consideration the laying out of seaside parks at Coney Island and Rockaway Beach. Hearings were accorded to the public on both of these matters at the last meeting of the Board, on August 31. In accordance with the directions of the Board, a map has been prepared showing the land to be acquired at Coney Island. This amounts to 14.42 acres. An option executed by the Dreamland Company relates to a little less than one-half of this area, but also includes property fronting upon Surf avenue outside of the park limits. For the Rockaway park it is proposed to acquire a tract of 262 acres, now owned by the Neponsit Realty Co., and situated immediately west of Belle Harbor. The assessed valuation of the property is \$490,000.

## PROPOSED NEW STREETS.

The three most important street opening proceedings in mind at the present moment are, (1) the extension of Seventh avenue southward, (2) the extension of Irving place from East 14th street through to Fourth avenue and the construction of a great parkway, two hundred feet wide, to be called "Queens Boulevard," and to extend from the Queensboro Bridge across the borough of Queens to Hillside avenue at Jamaica.

The importance of the Seventh avenue improvement has been emphasized by the subway discussion of the past year or two, and whether or not a Seventh avenue line

is to be part of the next subway system, it seems to be taken for granted that such a subway is inevitable, but that it can not be satisfactorily laid out and constructed without this extension of Seventh avenue and the widening of Varick street.

The Irving place extension particularly relates to three short blocks which were placed on the city map last March, with a width of 75 feet. The street is primarily desired to permit of the construction of the tri-borough subway serving the Boroughs of Manhattan, Brooklyn, and The Bronx. It will also provide an additional north and south traffic artery. In recognition of these conditions it is recommended that provision be made for assessing the entire cost of the proceeding upon a local area of benefit and upon the three Boroughs of reference, pursuant to the provisions of chapter 679 of the Laws of 1911. This suggestion has been concurred in by the President of the Borough, as has also the proposition to place 25 per cent. of the expense upon the adjoining area and the remaining 75 per cent. upon the three Boroughs of reference, the latter assessment being divided in such a way that the Borough of Manhattan will bear 40 per cent. of the cost, the Borough of Brooklyn 25 per cent., and the Borough of The Bronx 35 per cent. It is estimated that the probable expense involved will be about \$2,000,000, in which case and on the basis of the present assessed valuations, the effect of the assessments will be to raise the tax rate in the year when it is imposed \$0.012 per \$100 valuation in Manhattan, \$0.022 in Brooklyn, and \$0.087 in The Bronx. The adjacent property owners are objecting to paying 25 per cent. of the cost.

Another contemplated improvement which is of more than local interest and benefit is the acquisition and construction of Queens Boulevard. There is now a street one hundred feet wide for a considerable portion of the distance, and there seems to be general consent to a plan to have a central boulevard 43 feet wide, with parking spaces on each side, outside of which would be traffic roads of 22 feet in width and side walks of 20 feet. In arranging for the distribution of the expense it is probable that the central boulevard and the parking spaces will be constructed and maintained as part of the park system of the city, while the cost of the two side roads and walks will be assessed upon the abutting owners.

## BOROUGH ASSESSMENTS.

The problem of equitably distributing the expense of projects such as the extension of Seventh avenue and Irving place and the construction of Queens Boulevard, has long troubled the Board of Estimate. Chief Engineer Nelson P. Lewis brought up the question in his annual report, just printed, and he says it may be taken for granted that the city, with the enormous demands made upon it for other purposes which may be called strictly metropolitan, cannot assume the entire cost of changes such as these. Moreover, the cost is so great that it cannot be met entirely by local assessment. Are they then to be indefinitely postponed?

The suggestion has been made that legislation be secured to permit of the division of the expense of such improvements between a district of peculiar benefit, one or more Boroughs or parts of Boroughs, and the City at large. This has met with the approval of the Board. One of the objects of such legislation would be to avoid the necessity of an increase in the City's bonded indebtedness, and it is therefore proposed to provide for the immediate expense of improvements of this kind by the issue of certificates of indebtedness and the collection of that part of the expense which might be imposed upon one or more Boroughs or the City with the annual taxes. "If the improvement involves a large expense," says Mr. Lewis, "a special tax might be imposed in from two to five annual installments, the deferred payments bearing interest, while if the local assessment upon the district of peculiar benefit amounts to more than 25 per cent. of the assessed land value of the property, the privilege of paying in installments might also be extended to the local district. This would not involve a serious burden for any one. It would not add to the City's bonded indebtedness. It would not appreciably increase the annual tax, and it would enable the City to pay cash for improve-

ments of this class without imposing the burden upon the next generation, while the taxable values in the vicinity of the improvement would be greatly increased."

In Europe the policy of excess condemnation is followed in such cases with success. In the Strand-to-Holburn improvement completed in London in 1905 the total cost of the property and its improvement was \$30,000,000, yet in the report issued by the London County Council at the time of the opening it was stated that the final result is likely to involve no financial burden whatever to the rate-payers.

#### GRADE CROSSINGS.

The completion of the topographical map of Queens Borough is being hindered by the absence of any plan or plans showing the various changes in street lines and grades which will be necessary at the new railroad crossings which must be built under the existing State Railroad Law. It is assumed that before the improvements can be carried out a complete set of plans of the various crossings must be submitted to and approved by the public service commission. It is understood that the plans are nearly completed. The plans of the railroad will then come before the Board of Estimate for consideration in connection with necessary changes in the city map, in which changes property owners in Queens will be greatly interested.

#### WATERFRONT IMPROVEMENTS.

One of the principal duties of the Board of Estimate during the coming term will be the formulation of plans for the harbor or water front improvements recommended by Commissioner Tomkins and authorized by the State Legislature. Tentative plans for the first step, the removal of the tracks of the New York Central Railroad from West Side avenues are now being prepared. A map of the harbor lines of Jamaica Bay, as the first requisite to any physical improvement, has been prepared by the Dock Department and is being considered by the Harbor Line Board.

#### No Elevated Extensions.

The prospect of extensions of the Manhattan Elevated Railroad up Jerome avenue and White Plains road in the Bronx has faded away. President Shonts has informed the Public Service Commission that the terms are "too onerous" for acceptance. Jerome avenue interests will now rely altogether on the Lexington avenue subway project, which in due time will provide rapid transit for the West Bronx, though the extension of the west side elevated lines into the Bronx would have been more appreciated. Property interests along the White Plains road have hoped for years that they would get an extension of the Manhattan Elevated road and a five-cent fare. As this hope has now fled they will be more appreciative of the offer of the New York, Westchester & Boston Railroad Company to build a branch along the road.

The building of these two elevated extensions was interwoven with the third-tracking of the Manhattan divisions, and the prospect of this improvement being made has also faded out. President Shonts says that his directors are not willing to apply to the Public Service Commission for a certificate for the third-tracking of the elevated lines under conditions which would make the third track improvements subject to capture by the city at the end of ten years.

Another hope that has faded out is the plan for an extension of the Second avenue elevated road across the Queensboro Bridge to a connection with a proposed extension of the Brooklyn elevated lines to Astoria and Corona.

At the first autumn meeting of the Williamsburg Bridge and Wakefield Rapid Transit Committee of taxpayers a committee was appointed to call upon President Miller of the New York, Westchester and Boston Railroad and ascertain the exact purport of the railroad company's proposal. As generally stated, the offer is to build a branch of the railroad from West Farms along White Plains avenue to connect with the New Haven tracks at Wakefield. The committee consists of Senator Stilwell, J. H. Behrman, Judge Penfield, William Archer, Alderman Sheridan, Dr. Durland, Frank Graham and Thomas Mulligan.

—The cost of Passaic Valley sewerage and sewage disposal works (N. J.) will be diminished \$1,000,000 it is reported through the withdrawal of Orange, East Orange, Montclair and Bloomfield from the scheme. Owing to the heavy loss in assessed valuations caused by these withdrawals of territory, the cost to the remaining communities is not lessened by the withdrawals and the reduction in size of outfall and works.

## EMPLOYERS' LIABILITY.

### Frank E. Law Discusses Trend Toward Workmen's Compensation.

Discussing the question of "Employers' Liability or Workmen's Compensation" as the basis used for settling claims arising from industrial accidents, Frank E. Law, vice-president of the Fidelity & Casualty Company, says:

"A very practical question confronts each and every one of us as citizens today in the proposal to abandon the employers' liability system of compensating workmen for accidents and to substitute for it a workmen's compensation system. What shall be our attitude toward the question? Shall we insist that an employer shall be mulcted in damages only when at fault as heretofore, or shall we agree that an employer should be compelled to pay compensation irrespective of any fault on his part? Before we can answer these questions satisfactorily we must settle the principle which shall guide us in making the answers. What is the principle which should guide us in all sociological matters? Is it not that the ideal of the race should be the establishment of conditions that will promote the happiness of the greatest number?"

"Viewed from the standpoint of this ideal, how shall we regard the workmen's compensation system as contrasted with the employers' liability system? Must we not regard the system which leaves the injured victim, or his family in case he is killed, to bear the entire burden—unless it can be shown that the employer was at fault—of the financial loss due to the accident, in addition to the pain and suffering, as violating the principle of the greatest good to the greatest number? Our conclusion that such is the case is strengthened on noting that over 40 per cent. of all accidents that occur are inevitable, and that of the remainder the larger proportion must be regarded as practically inevitable, considering that it is impossible for men to be on the qui vive all the time to avoid accidents. In fact, in but one case in four is the employer at fault, so that under the employers' liability system but few workmen can secure compensation. The result is that injured men are driven into poverty, women are driven from the home and children are driven prematurely into factories and made less efficient members of society by deprivation of a proper education. At first sight it may seem unjust to the employer to take his property, when he is not at fault, and hand it over to an injured employee. But it is to be noted that the employer does not in the end pay the loss; he adjusts his prices accordingly and passes the cost on to the consumer."

### Waterfront Improvements for the Bronx.

An address was delivered by Dock Commissioner Tomkins, on Thursday evening, at the Bronx Borough Hall, on the subject of waterfront improvements in the Bronx. He declared that it was proposed to straighten the bend of the Harlem River at Spuyten Duyvil, to blast the obstructions from the Bronx Kills and to clear the bed of the Harlem River at High Bridge. Delegations from the various property owners' associations in the Bronx, the Taxpayers' Alliance, the North Side Board of Trade, and other organizations were present.

### Westchester Fights for Reduced Fares.

The Public Service Commission of the Second District will hold a public meeting, on September 25 and 26, at the Metropolitan Building, 1 Madison avenue, at 10 a. m., to hear complaints on the proposed increase of commutation rates made against the New York Central, the Harlem, and the New York, New Haven & Hartford Railroad companies. This meeting comes as a result of one held at Harrison, at which a representative of each town in Westchester County was present. They have agreed to stand together and demand a reduction in rates.

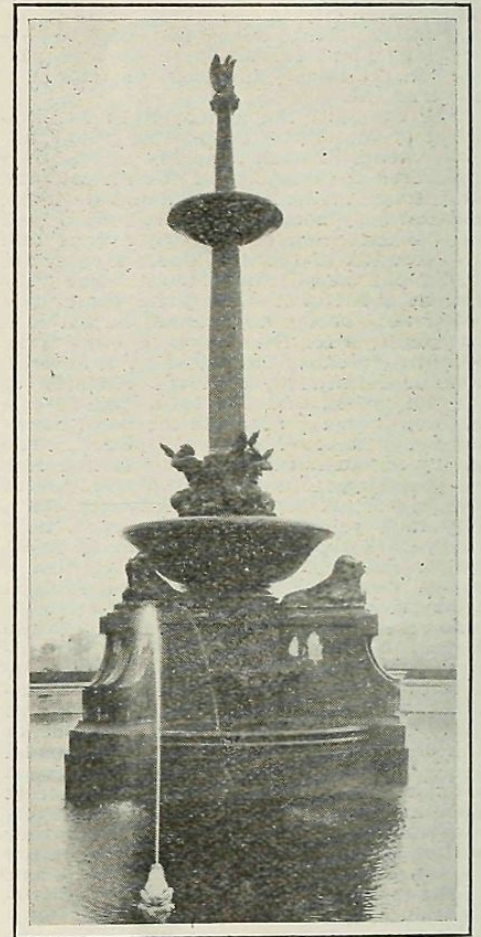
—The excavating at the Grand Central Depot is about 65 per cent. completed. Between 150 and 200 carloads of rock are being taken out daily and used at various points along the line between Yonkers and Croton. During the construction of the terminal three track levels have been maintained: the original track level, the new express level and the new suburban level. The last being about 45 ft. below street grade. The bulk of the excavating is being done with steam shovels.

## Jersey City's New Fountain.

The monumental fountain illustrated on this page has recently been completed at West Side Park, Jersey City, from designs of Pierre J. Cheron, sculptor, 1947 Broadway, New York, and is one of the largest concrete monuments of its kind ever attempted.

Its height is 53 feet and its weight over 300 tons. Owing to the great size of the various architectural members, the work was done in place. First the plaster moulds were set in position and reinforced with rods of corrugated iron. Then the water pipes for the spray and the conduits and wires for 150 concealed electric lamps. As the work advanced from one section to another the plaster moulds were left in place until the top was reached, and by keeping the moulds wet the concrete hardened under the most favorable conditions. The sculptural features, which were cast in moulds made from the sculptors' models, were also permitted to harden only by slow degrees.

Mr. Cheron, the sculptor, who is in no way identified with the concrete business but works in all materials alike, be-



Pierre J. Cheron, Sculptor.

### CONCRETE FOUNTAIN IN WEST SIDE PARK, JERSEY CITY.

lieves that concrete in monumental work must be developed along its own lines and not in imitation of any other material. He said:

"It must never be designed for or used as a substitute for stone in monumental work, but rather as an art in itself, as distinct in appearance and style as the method of casting is distinct from carving. It must also be different from bronze casting. In other words, concrete should lead us into a new field of art with unlimited possibilities."

### Subway Contract Let.

The Public Service Commission let the contract September 12 for the construction of Section 12 of the Lexington avenue subway, extending from 105th to 117th street. The contract went to the Oscar Daniels Company, of Chicago, for \$2,825,740.74. They were the lowest bidders. There are to be two stations on the section—one at 110th street and the other at 116th street. The Daniels company put up a personal bond of \$400,000 for the faithful performance of the work.

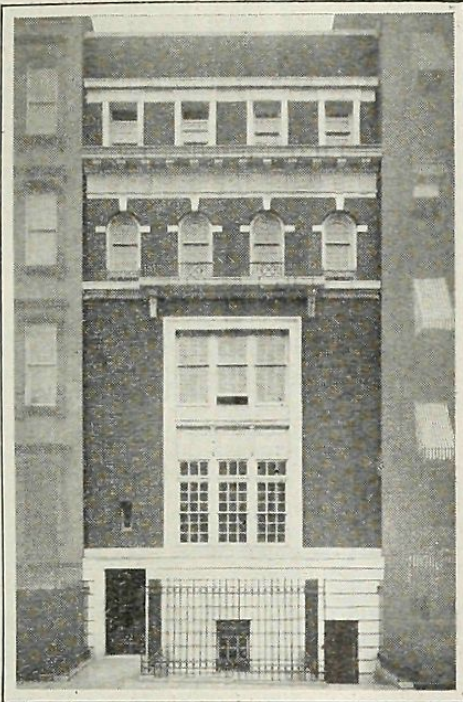
This leaves Sections 7 and 9 still to be let. One is that for which there was only one bidder, and the lowest bidder on the other did not qualify. Both are to be re-advertised.

—The city has provided \$100,000 for the work of extending Irving place from East 14th street through to Fourth avenue.

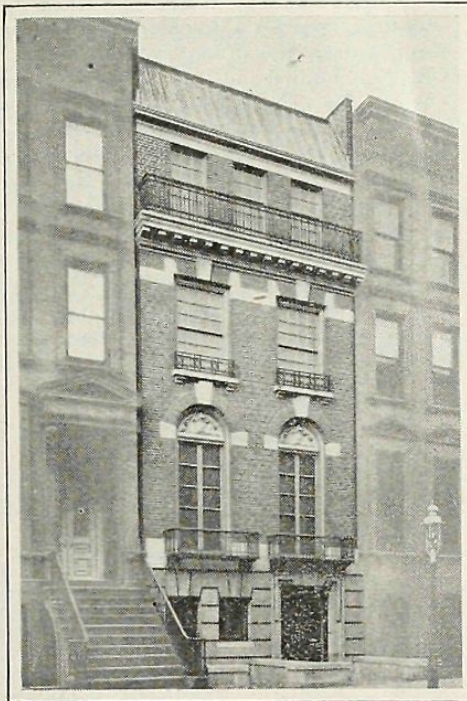




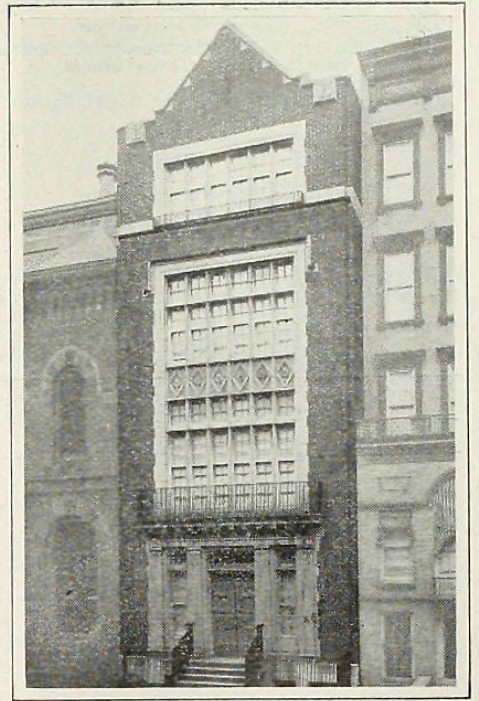
# SOME NEW TOWN HOUSES IN MANHATTAN



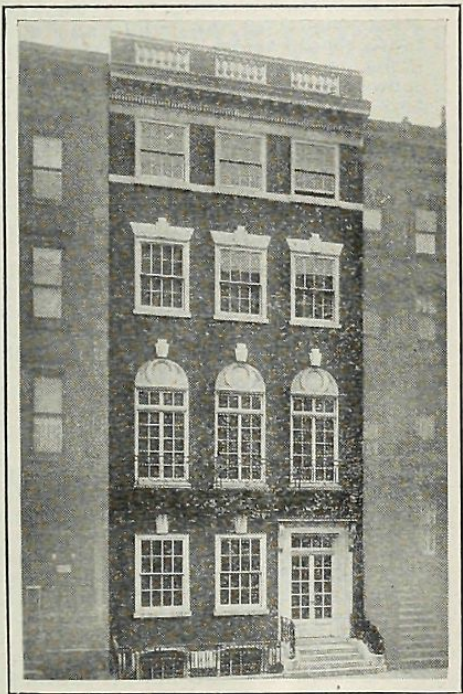
NO. 891 PARK AV.  
A. Brusselle, Archt.  
Frederick A. Dwight, owner.



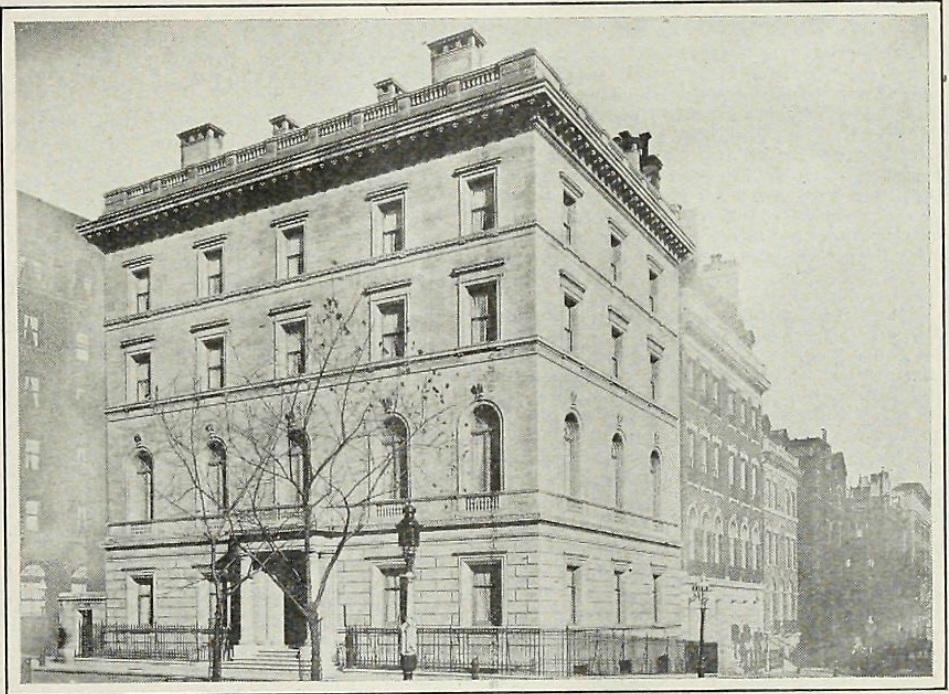
NO. 163 EAST 64TH ST.  
R. D. Graham, Archt.  
Mrs. Robert Dun Graham, owner.



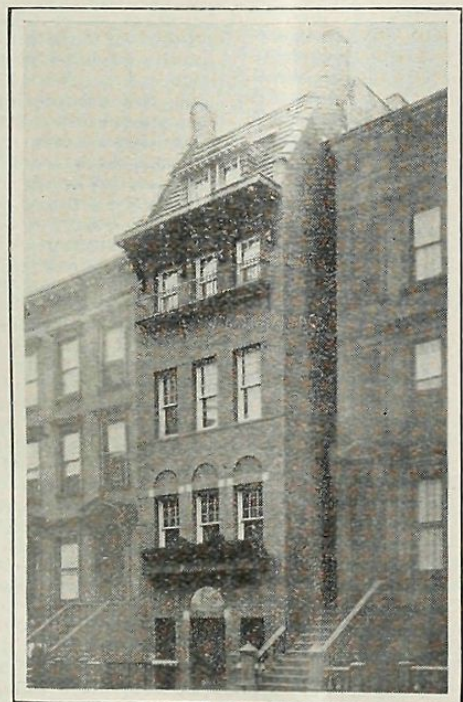
NO. 124 EAST 55TH ST.  
Albro & Lindeberg, Archts.  
Mary H. Cunningham, owner.



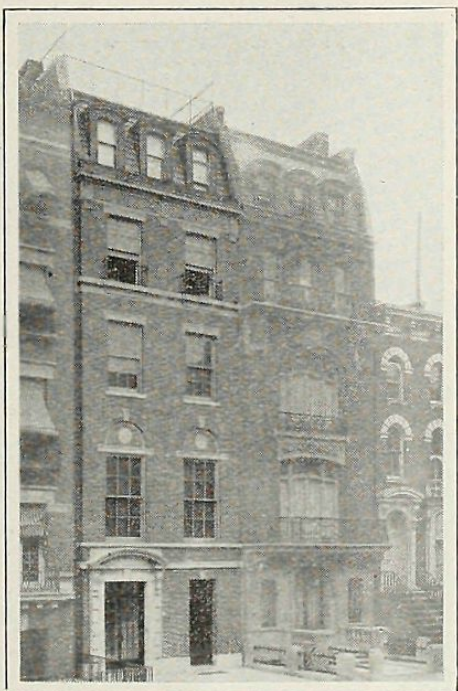
NO. 54 EAST 64TH ST.  
Robert I. Jenks, owner. Ernest Flagg, Archt.



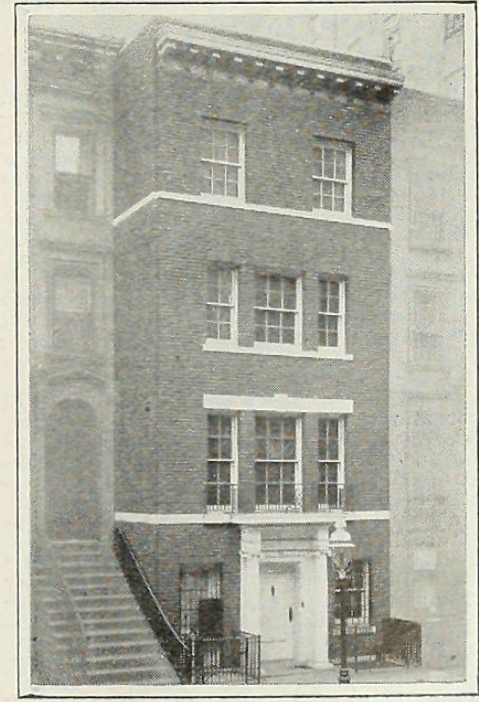
PARK AV. NORTHWEST CORNER 71ST ST.  
George S. Brewster, Owner. Trowbridge & Livingston, Architects.



NO. 176 EAST 70TH ST.  
Walker & Hazzard, Archts.  
Lydia Blagden, owner.



NOS. 121-3 EAST 70TH ST.  
Delano & Aldrich, Archts.  
H. G. Cushing, owner.



NO. 112 EAST 80TH ST.  
Chas. E. Birge, Archt.  
Waldron P. Belknap, owner.



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A statement given out by the Bureau of the Census this week shows that the value of farm lands in the United States advanced 114 per cent. between 1900 and 1910. The advance in real estate in New York City was 122 per cent.

The outward movement of steerage passengers is said by steamship men to be setting in unusually early this year. The incoming steerage lists are at the same time showing a marked falling off. The autumn immigration and emigration figures are generally regarded as an index of the winter market for tenement house property. Viewed in this light, those for recent weeks are not encouraging.

The private apartment house now being developed in this city is the most acceptable form of residential construction that has been offered to the public since the great city became too expensive for the speculative construction of private dwellings. So well situated and ingeniously planned are most of the new "co-operatives" that it is difficult to perceive wherein they are not fully as satisfactory as a city home as most private dwellings.

An interesting competition is being waged between the East and the West for the possession of large manufacturing plants. The railroads terminating in St. Louis have sent agents to New York to offer inducements to some of our biggest manufacturers to change. Meanwhile western firms are being canvassed by the Bush Terminal and allied interests to settle in South Brooklyn, where a number have already found quarters.

Nothing in Europe that Thomas A. Edison has seen on his present tour is comparable with American suburban dwellings. The great inventor, unlike many of his countrymen, is not afraid of being taxed with the sin of bragging. There is a quality about most of the homes one passes in motoring through our Eastern counties that is found nowhere else, and more people have prettier houses and grounds in America than in all Europe combined.

Gov. Dix has been hearing arguments this week on the report of Samuel H. Ordway, the commissioner appointed by Gov. Hughes to take testimony on the charge made that Lawrence Gresser, President of the Borough of Queens, was incompetent and should be removed from office. The charge of incompetency, uncoupled with dishonesty, prevailed against two Borough Presidents under Gov. Hughes. It will be interesting to see whether the precedent thus laid down will be confirmed with the prospect of becoming permanently established.

A falling out between a hotel proprietor and the lessee of a coat room privilege has brought to light some of the rentals paid by the hat and coat checkers who hold up patrons of the hotels and restaurants. The privilege at Martin's is said to be worth \$8,000; at Churchill's, \$7,000; \$6,500 at the Knickerbocker, and \$3,600 each at the Astor and Cafe Boulevard. That small fees may frequently run up into big profits is also shown by certain figures compiled by the Commissioner of Licenses for use at the Budget Exhibit, which opens Oct. 2. One domestic servants' agency earns \$10,000 annually in fees. One theatrical agency books 35,000 vaudeville engagements each season and earns \$280,000 in commissions; a single labor agency furnishes 10,000 laborers in a year to contract works outside of the city.

### Our Special Supplement.

The Record and Guide publishes in this issue a special supplement of 196 pages, containing the Land Value, Maps for 1911, compiled by the Tax Department. The maps cover the entire city and show at a glance the valuation of real estate in every city block. They will be indispensable to anyone who wishes to study the coming trend of population and real estate activity under the influence of the new rapid transit system. Other factors being equal, the new transportation will of course bring the largest increase of residents to those neighborhoods where land values are at present relatively low.

### Justice for the Pennsylvania.

In the existing condition of public opinion it may seem to be futile to ask that justice be done to any corporation, but if there ever was a corporation which has been ill-treated by a city whose improvement it has benefitted, that corporation is the Pennsylvania Railroad Company. The Pennsylvania built into Manhattan at a huge expense and thereby gave renewed life to a comparatively dead section of that borough and bestowed an enormous benefit upon the suburban residents of Long Island. The construction of its Manhattan station was the indirect cause of the even vaster improvements subsequently undertaken by the New York Central. Doubtless the latter corporation would in any event have been obliged to enlarge the Grand Central Station, but the scale of its operations was determined in part by the necessity of not having its terminal dwarfed by that of its great competitor.

The result has been the addition of many hundred millions to the assessed value of New York real estate. Yet in planning its subway systems the City has favored one of these railroads and absolutely ignored the other. The Grand Central will be served by two subways, connecting it with all parts of Manhattan except the lower West Side, each of which will have an express station at 42d street. The Pennsylvania station has been left absolutely isolated. Neither the Public Service Commission nor the Board of Estimate has bestowed any serious consideration on the problem of connecting this terminal with the City's rapid transit system. Not only have they ignored the Pennsylvania station but they have adopted a plan of subway construction, of which one necessary result is the postponement for an indefinite period of a lower West Side subway, which would give the Pennsylvania's passengers the connection they need with the rest of Manhattan. Neither the municipality nor any private company can afford to construct another longitudinal subway until after the official plan of construction is completed and until after it has been in operation for a number of years, variously estimated between five and ten. The consequence will be that not only the Pennsylvania station but a large section of Manhattan will be entirely ignored by a so-called comprehensive system of subways. The tax-payers of this district including the Pennsylvania Railroad itself will have their tax bills increased by the deficit in operating a transit system, from which it derives little or no benefit. It would be difficult to imagine a more gross case of discrimination against a large corporation, whose vast private interests are merely a measure of the benefit which its improvements have bestowed upon the public.

The Record and Guide is not raising the question of a Seventh avenue subway in order to argue in favor of a revision of the recent decision against the Interborough Company. Presumably that aspect of the matter will not come up again, unless the courts declare the proposed contract with the Brooklyn Rapid Transit Company to be illegal. But an arrangement with the Interborough Company is not the only means whereby the discrimination against the lower West Side of the Pennsylvania Railroad Company can be rectified. The Interborough subway can be turned west at 34th street and carried down town via Seventh avenue instead of by means of an East Side route. Such a change of plan would have the disadvantages of adding undesirable curves in the road and of lengthening slightly the running time of express trains, but the advantages of a change of route would constitute an abundant compensation for the drawbacks. The city would be building a subway, which would serve a neglected section of Manhattan, which would not compete to the same extent with existing or

other prospective subways and which would develop a large amount of new traffic. Such a connection with the financial district would do far more to pay its expenses than would any continuous East Side line. The bend to the east which the existing subway makes at 42d street has not prevented that tunnel from being the most efficient means of urban transit now existing in the world. Arrangements could be made whereby passengers who wished to reach points on the East Side between 34th street and the City Hall could be transferred either to the Fourth avenue or the Broadway subways. A large amount of inconvenience necessarily results from any subway system which leaves out the Interborough Company; but the change of route which has been suggested would reduce this to a minimum.

The accommodation of the passengers arriving at and departing from the Pennsylvania station demands two other minor improvements, which can be made at a small expense. The terminal should be connected by a tunnel with the Interborough station at 42d street and Seventh avenue through which shuttle trains could be run which would enable passengers to reach the upper West Side of Manhattan. This would be a clumsy device, but it is the best which could be adopted under the circumstances. Probably an arrangement could be made with the two corporations for the construction of the tunnel and the operation of the service. The terminal should of course also be connected with the station of the Broadway subway at 34th street. Presumably express trains will stop at Greeley Square, and if a moving platform were run from the terminal to the express station without expense to the passengers it would be of great benefit to the public and of assistance to the traffic of the two companies. Some such arrangement is we believe, contemplated, and constitutes the one sign betrayed by the official plans that any such building as the Pennsylvania station has been built or any such district as the lower West Side exists.

### Deficiencies of the Port.

When the census of 1910 showed that the City of New York continued to increase in population at the rate of almost four per cent. a year, a good deal of speculation followed as to the ability of the city to keep on adding such a large percentage of increase to its inhabitants. In the opinion of the Record and Guide it is becoming more and more evident that the changes which will take place in general commercial conditions during the current decade will be relatively beneficial to New York rather than the reverse. The rate of increase in population may diminish, but if so it will be a diminution in which the entire country will share to a greater or a smaller extent. New York should occupy by 1920 a relatively more important place in the commercial system of the country than it does to-day. The change in the character of our foreign trade is likely to benefit local commerce. During the next ten years American exports will tend to consist more and more of manufactured articles rather than food and raw materials; and New York should be in a better position to do an export business of this kind of goods than it is to handle exports of grain and other commodities.

In the second place, the completion of the barge canal will enormously stimulate the commerce of New York. Just what its effect will be cannot be reckoned in percentages, but it may make as much difference to the commerce of the city, compared to that of the other Atlantic sea-ports, as did the construction of the Erie canal. Finally the opening of the Panama Canal will give New York certain market advantages, as compared to interior cities in competing for the trade of the Pacific Coast. This advantage it will share with the other Atlantic ports, but we may be sure that the city will obtain its full portion of the increase in American coastal trade which the Panama canal will render possible. Thus, all the changes in general commercial conditions, which are probable at the present time will benefit the port of New York, and, of course, the changes which stimulate the city's trade should also stimulate its industries. The manufacturers of the city will be able to sell their goods to much better advantage ten years from now than they can to-day.

In order to take full advantage of these opportunities, however, the port of New York must be made a much more efficient and economical piece of commercial machinery than it is at present. With the exception of certain parts of the Brooklyn waterfront the existing arrangements for handling freight and docking boats in the greatest American commercial city are a



generation behind the times. During the last ten years enormous improvements have been made in the mechanism of freight handling, but except in isolated instances the port of New York shows them not, and unless something is done to modernize its local methods, a considerable part of its prospective increase in trade will be lost.

The present Dock Commissioner, Mr. Calvin Tomkins, has been performing a service of the utmost value to the city by calling attention to the deficiencies of the port and by suggesting plans for its improvement. The Record and Guide believes that Mr. Tomkins' plans have for the most part been framed along the right lines and that if adopted they would go far to solve the problem. Unfortunately, however, they have not found favor either with the railroads, whose co-operation is essential for their carrying out or with the Board of Estimate. It is very much to be regretted that such radical differences of opinion should exist in relation to a matter of such grave importance to the economic prosperity of the city but the fact must be recognized and means should be taken to do away with it. The Board of Estimate should appoint a commission of eminent engineers and economists and pay them to make an exhaustive examination of the whole matter at once from the mechanical, the commercial, and the financial points of view. The city could then take action on the basis of their report, and the report itself should be sufficiently authoritative to command acquiescence. There seems to be no other method of escaping from the impasse which has been reached in the attempts made to take action in relation to this essential problem; and the sooner such a commission is appointed the better.

### The Week in Real Estate.

The Manhattan real estate market showed some sign this week of returning activity. The volume of sales was not greatly increased, but there was a noticeable improvement in the character of the trading. The upper West Side, the midtown section and various districts along the line of the Lexington avenue subway were all represented and both investment and speculative purchases were in evidence. All things considered, the week's business was fairly satisfactory; at least, it furnished some grounds for a little optimism. August had been unusually dull and the first two weeks in September are rarely productive of any great amount of business, and on this account any considerable betterment in the amount or nature of the dealing may be taken as a fairly sure indication of more activity later on.

The opinion seems to prevail among the brokers that a fair amount of business will be transacted during the fall and winter months, but that it will be largely of the same nature as the business of last spring. That is to say, the trading will be characterized by large and spectacular deals rather than by a good volume of well-distributed trading. The investor of moderate means is conspicuous by his absence and the operators, who draw their profits largely from this class, are therefore not in a mood to take chances. At present there are a number of parcels along the route of the Lexington avenue subway that in a normal market would be considered cheap at the present prices, but the speculators are refusing them wholly because they do not see a ready market for resale and are afraid of loading themselves up with carrying charges.

The leasing branch of the market seems to be more active than any other, and this business is not confined to any one locality. In fact several brokers have expressed the opinion that for some time more money will be made in leasing than in any other way. The fall is not the best time for leasing stores and lofts, but the reports indicate that considerable moving in business buildings will take place this October and in addition a considerable number of large leases of a speculative nature are being made.

Apartment renting on the West Side has been fairly active all summer and is very brisk at the present, but is confined largely to the modern houses. Last year there was an oversupply of new buildings and many of the better class apartments were carried over the winter without tenants. This year there is a decided movement away from the older houses and, apparently, they will be the ones to suffer. This condition is largely due to the advertising and publicity indulged in by the owners of the modern houses. In former times the builders considered that their work was finished when the buildings were completed, and they then devoted their attentions almost entirely towards pro-

curing purchasers for their wares. Now they realize that they must procure tenants before buyers can be obtained, and they therefore have made renting a part of their business, whereas the owners of the older houses have been content to rest on their oars. The result will be that many holders of old houses will be obliged either to reduce their rents or to carry more vacancies than heretofore. About the usual number of private dwellings are for rent on the West Side and a sufficient number of tenants are in sight to take up the majority of them.

On the East Side renting conditions appear to be excellent. The supply of good apartments is barely equal to the demand, especially in the high grade structures along Park avenue. A large number of private dwellings are being offered for rent, but brokers report many inquiries since the first of the month. Private house buyers are scarce in all sections and there is small hope that many dwellings will find purchasers this fall.

The greater part of this week's selling was among properties which will be more or less influenced by the new subway. The largest sale was on 23d street, adjoining the southwest corner of Lexington avenue. This part of 23d street has not produced many new buildings for some years past, but its future at present appears to be rather bright. The new subway will have a station at 23d street and the consequent traffic is bound to insure good values in the two blocks immediately east and west of Lexington avenue. The Bradley Construction Company was reported to have acquired a parcel on Lexington avenue, between 69th and 70th streets, but no confirmation of this report could be obtained. Further up the line several tenement houses changed hands.

The best sale on the West Side occurred at Riverside Drive and 119th street and represented a further effort on the part of one of the bond selling companies to rid itself of its unproductive holdings in exchange for income properties of undoubted merit.

A little more activity was apparent in the Bronx, the trading being mostly confined to vacant lots and two-family houses. The Interborough announced that it has acquired a tract of thirty-one acres which will be used in connection with the proposed elevated extension on White Plains avenue. The likelihood that this line will be constructed in the near future is the cause of considerable rejoicing on the part of the population of the Williamsbridge and Wakefield sections.

A fair amount of business was reported from the Building Department, and several rather interesting plans were filed. John D. Rockefeller, Jr., is to have a new home on 53d street, running through to 54th street, just west of Fifth avenue. This is to be an eight-story building and will cost \$200,000. The Fourth avenue Presbyterian Church filed plans for a new church edifice at Broadway and 114th street, to cost \$150,000, and a twelve-story apartment hotel was projected for the southeast corner of Amsterdam avenue and 74th street. The Building Department statistics show a considerable falling off in Manhattan building for August, as compared with the same month last year. The greatest decrease was in store and loft construction, while tenement building showed a slight increase.

All building materials are unstable in price because of the different demand for each. Brick, for instance, finds a stagnant market with prices unchanged, while cement is gaining in strength without any corresponding increase in price. General building lumber is less in demand in Brooklyn, but active in New Jersey. Iron and steel are moving unevenly. Foundry grades of pig iron are in better demand in the East and prices are being maintained at the \$15 to \$15.50 levels, while fabricated steel has felt a falling off in the volume of new business and prices are unsteady. Lime, plaster, builders' hardware, copper and tin flashing, roofing and sand are the only materials that might be called firm.

Anticipating adverse legislation on the Canadian reciprocity issue, some lumber dealers are making larger requirements for winter delivery of spruce than they usually do. If this issue fails in Parliament it will mean an over-supply of spruce here, providing the present buying movement continues. The more conservative companies, however, are awaiting the result of the election before changing their usual orders.

Taking the district as a whole, the fall building movement is not as great as was anticipated, but this may be accounted for by a general disposition on the part of prospective builders to wait until October, by which time the material market will have settled into a fairly steady pace and the usual fall fluctuations in prices will have become effective.

### DURABILITY OF BUILDINGS.

#### Further Opinions on an Interesting Question Concerning Modern Construction.

An architect who has had a large part in designing modern business buildings in the central part of the city, Frederick C. Zobel, upon his return from his vacation found that some of his friends had been discussing the question of the probable duration of the fireproof construction of this present time, a subject in which he is naturally much interested.

As a general proposition Mr. Zobel did not hesitate to express the opinion that a modern steel building of first-class construction if it is protected against corrosion by careful painting at the shops and encasing with concrete or covering with cement mortar after erection, would stand practically for all time. Linseed oil paint Mr. Zobel considered as only a temporary protection to the steel, to prevent rusting in transit or during construction until the cement coating goes on, as the oil in the paint was soon destroyed by the contact with cement. The care used in applying the paint and cement coating was the most important factor. Where the workmanship is slighted, the permanence of the building was greatly endangered.

"On exposed steelwork linseed oil paint is the best protection," Mr. Zobel continued, "but where the steel is covered up, paints containing no linseed oil are more suitable. The Gillender Building, designed in 1896 and torn down in 1910, fourteen years later, showed the steel frame throughout almost intact except in two or three places, where excessive moisture had penetrated through the walls. The riveting was found undisturbed.

"Electrolysis is a serious menace to steel buildings, but it is not a danger that cannot be successfully combated. There are numerous waterproofing compounds which when mixed into the cement render the coating impervious to moisture. A cement coating of this mixture upon the steel frame would insulate it against moisture and avoid all danger from electrolysis. It is true that these waterproofing compounds affect the strength of cement to a considerable degree, but where cement is used only as a protection against rust this loss of strength can be ignored.

"First class business buildings as now constructed will not depreciate to any perceptible degree within one hundred years. The rapid depreciation of structures constructed previous to the era of the steel skeleton can hardly be used as an indication of what may happen to buildings of modern construction. These old structures which are being torn down to make way for the modern skyscrapers can hardly be dignified by the name "building," as they are only a generation removed from the "log cabin." Indeed, much of the "pioneer day" style and method of building was handed down to us as recently as 1893.

"It was the Chicago fair which awoke a country-wide interest in improved methods of construction and building appliances. The era of prosperity which followed later caused many banks, insurance companies and corporations to erect splendid buildings, setting the standard, which all builders and investors, as well as speculators were forced to follow in order to secure their share of the patronage of tenants. This standard must be maintained; there can be no backward movement.

"In the case of apartment houses, however, I would say that deterioration will be much more rapid. This deterioration will be rather by contrast with the newer and more modern structures, for in apartments there are fashions which come and go. Besides, our residential neighborhoods are subject to greater changes than business districts. Also, the luxurious appointments of new apartment houses, the conveniences and comforts which simplify the housework, are constantly increasing, so that an apartment house built fifteen years ago looks antiquated compared to an apartment house of to-day.

"I cannot conceive of any form of construction cheaper than our present method of steel construction, nor does science so far hold out any promise of the discovery of a metal or other material stronger and cheaper than steel.

"In regard to giving the Board of Aldermen and the Board of Estimate joint power to restrict the height of buildings, it seems to me that it does not matter much in whom this power is vested, provided the law is framed in such a way as to equitably and permanently protect all property owners. This can easily be done by a law which would be a compromise between protecting the owners-

who have bought property for the purpose of erecting tall buildings and those who object to having their light and air shut out by towering structures on adjoining premises.

"A law might be drafted which would restrict the height of all buildings in the new or outlying sections to the width of the street. In the built-up sections of the city, the height limit should be the average height of all the buildings within the block. This would give an opportunity to those who have bought land in the downtown sections to put up buildings commensurate with the value of the ground. A height limit which fails to take into consideration the heights of buildings now erected would cause land values in the built-up sections to fall to levels from which they would never rise again. Besides this, the loss to the city in taxable land values would be enormous."

**A New Municipal Enterprise.**

The Housing Committee's recommendation to the London County Council that it should apply for Parliamentary powers to sell its cottages on building society methods marks a fresh development of municipal enterprise. We see no objection, on principle, to a body empowered to build and to let houses also having powers to sell on such terms as may suit it and the purchaser. There is undoubtedly an increasing tendency towards thrift in our working classes, and further opportunities for the gradual investment of savings would encourage this. Without a doubt, London County Council property is well built, but whether it can be built cheaply enough to compete with the private speculator, from the buyer's point of view, has not yet been tested. It can be let at a reasonable rent because of the strong position of the London County Council as borrowers, but other factors have to be taken into account when it is a question of selling—"The Builder," London.

**Tungsten Lamps in the Subway.**

For several months the Interborough has been experimenting with new lights to be used in all cars in the express service of the subway. As a result of numerous tests the Tungsten lamp has been selected.

In order to give this new lamp a thorough and complete test, the Interborough has decided, according to the latest bulletin, to equip its entire express service with these new lamps, and has placed orders for approximately 25,000 lamps, and has already equipped 800 of its cars. These lamps are 32 candle-power, as compared with the 16 candle-power carbon lamps, and cost approximately three and a half times as much.

The Tungsten lamp, which gives out a brilliant white light, is less susceptible to voltage variation than any other incandescent lamp on the market, but until within the past few months the filament in this lamp was so frail that it could not be used in places where it would be subjected to considerable vibration. Recently, however, some of the lamp manufacturers have discovered a process whereby this Tungsten filament, instead of being squirted, can be wire-drawn, which gives the filament considerable more strength.

**House Rules Sustained at Court.**

Landlords can make house rules which even bill collectors are bound to respect. A decision just handed down by the Appellate Division of the Supreme Court, First Department, sustains the right of a janitor to use sufficient force to prevent a bill collector from violating a rule of the house.

The rule in question—a common one in all high-class apartment houses—which was laid down by the landlord was that goods could not be delivered nor bills collected "except by means of the dumb-waiter."

Six learned justices of the court held:

"This was a rule which has been established by the landlord, and so far as appears was a reasonable one and entirely satisfactory to the tenant. It certainly was one which, so far as this plaintiff was concerned, the defendant (the landlord) has a right to make, and when he was so informed and told he could not enter for the purpose of collecting the bill he should have left the building."

—The Board of Education has \$450,000 under an appropriation just authorized to spend for fire protection purposes in the public schools. This means a large amount of alteration work.

**REAL ESTATE STATISTICS**

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the Boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1910. Following the weekly tables is a resume from January 1, 1911, to date.

**MANHATTAN CONVEYANCES**

	1911 Sept. 8 to 14	1910 Sept. 9 to 15
Total No.....	88	131
Assessed value.....	\$3,875,500	\$5,428,600
No. with consideration...	7	7
Consideration.....	\$248,200	\$220,835
Assessed value.....	\$162,000	\$150,500
Jan. 1 to Sept. 14		
Total No.....	6,777	7,615
Assessed value.....	\$378,499,325	\$445,706,730
No. with consideration...	579	682
Consideration.....	\$35,027,729	\$38,482,104
Assessed value.....	\$31,531,575	\$32,798,700

**MORTGAGES**

	1911 Sept. 8 to 14	1910 Sept. 9 to 15
Total No.....	90	106
Amount.....	\$1,979,394	\$2,431,300
To Banks & Ins. Cos.....	12	11
Amount.....	\$957,500	\$674,100
No. at 6%.....	43	45
Amount.....	\$467,194	\$426,650
No. at 5%.....	3	2
Amount.....	\$662,500	\$42,000
No. at 5%.....	25	24
Amount.....	\$577,500	\$708,000
No. at 4%.....	11	11
Amount.....	\$205,000	\$687,000
No. at 4%.....		
Amount.....		
Unusual rates.....		
Amount.....	8	24
Interest not given.....	\$67,200	\$567,650
Jan. 1 to Sept. 14		
Total No.....	5,366	6,135
Amount.....	\$237,782,327	\$227,746,914
To Bank & Ins. Cos.....	1,183	
Amount.....	\$137,102,019	

**MORTGAGES EXTENSIONS**

	1911 Sept. 8 to 14	1910 Sept. 9 to 15
Total No.....	24	30
Amount.....	\$507,100	\$1,337,000
To Banks & Ins. Cos.....	7	8
Amount.....	\$250,000	\$567,000
Jan. 1 to Sept. 14		
Total No.....	1,658	1,710
Amount.....	\$64,349,542	\$72,870,009
To Banks & Ins. Cos.....	575	
Amount.....	\$35,865,705	

**BUILDING PERMITS**

	1911 Sept. 9 to 15	1910 Sept. 10 to 16
New buildings.....	20	6
Cost.....	\$2,342,670	\$384,500
Alterations.....	\$103,369	\$410,600
Jan. 1 to Sept. 15		
New buildings.....	629	649
Cost.....	\$70,816,100	\$79,429,395
Alterations.....	\$9,342,513	

**BRONX CONVEYANCES**

	1911 Sept. 8 to 14	1910 Sept. 9 to 15
Total No.....	94	82
No. with consideration...	6	9
Consideration.....	\$71,210	\$48,445
Jan. 1 to Sept. 14		
Total No.....	5,050	4,935
No. with consideration...	345	
Consideration.....	\$3,435,235	\$4,022,586

**MORTGAGES**

	1911 Sept. 8 to 14	1910 Sept. 9 to 15
Total No.....	102	88
Amount.....	\$1,149,452	\$855,468
To Banks & Ins. Cos.....	12	14
Amount.....	\$378,000	\$282,756
No. at 6%.....	37	42
Amount.....	\$483,678	\$224,664
No. at 5%.....	12	4
Amount.....	\$79,725	\$30,500
No. at 5%.....	21	15
Amount.....	\$308,450	\$247,500
Unusual rates.....	2	
Amount.....	\$1,774	
Interest not given.....	30	27
Amount.....	\$275,825	\$352,804
Jan. 1 to Sept. 14		
Total No.....	4,430	4,823
Amount.....	\$40,284,623	\$46,106,012
To Banks & Ins. Cos.....	528	
Amount.....	\$9,433,850	

**MORTGAGES EXTENSIONS**

	1911 Sept. 8 to 14	1910 Sept. 9 to 15
Total No.....	18	7
Amount.....	\$176,000	\$345,600
To Banks & Ins. Cos.....	4	2
Amount.....	\$54,500	\$258,000
Jan. 1 to Sept. 14		
Total No.....	456	442
Amount.....	\$7,576,144	\$5,917,550
To Banks & Ins. Cos.....	91	
Amount.....	\$3,219,350	

**BUILDING PERMITS**

	1911 Sept. 9 to 15	1910 Sept. 10 to 16
New buildings.....	17	18
Cost.....	\$260,600	\$665,875
Alterations.....	\$14,650	\$6,875

	Jan. 1 to Sept. 15	Jan. 1 to Sept. 16
New buildings.....	973	1,337
Cost.....	\$17,201,835	\$28,836,015
Alterations.....	\$941,682	

**BROOKLYN**

**CONVEYANCES**

	1911 Sept. 7 to 13	1910 Sept. 8 to 14
Total No.....	497	479
No. with consideration...	20	15
Consideration.....	\$118,545	\$90,405
Jan. 1 to Sept. 13		
Total No.....	18,033	19,252
No. with Consideration...	1,121	
Consideration.....	\$9,301,812	\$10,690,105

**MORTGAGES**

	1911 Sept. 7 to 13	1910 Sept. 8 to 14
Total No.....	369	345
Amount.....	\$1,660,353	\$1,255,679
To Banks & Ins. Cos.....	99	
Amount.....	\$860,854	
No. at 6%.....	207	199
Amount.....	\$550,097	\$511,794
No. at 5%.....	62	77
Amount.....	\$642,603	\$411,860
No. at 5%.....	78	51
Amount.....	\$388,255	\$285,265
Unusual rates.....	2	1
Amount.....	\$5,500	\$250
Interest not given.....	20	17
Amount.....	\$73,898	\$46,510
Jan. 1 to Sept. 13		
Total No.....	15,895	18,074
Amount.....	\$71,017,442	\$85,357,271

	1911 July 1 to Sept. 13	1910
To Banks & Ins. Cos.....	1,251	
Amount.....	\$7,131,307	

**BUILDING PERMITS**

	1911 Sept. 7 to 13	1910 Sept. 8 to 14
New buildings.....	82	150
Cost.....	\$375,050	\$822,220
Alterations.....	\$59,363	\$79,855
Jan. 1 to Sept. 13		
New buildings.....	3,594	4,497
Cost.....	\$23,819,293	\$26,921,439
Alterations.....	\$3,742,808	\$3,347,271

**QUEENS**

**BUILDING PERMITS**

	1911 Sept. 8 to 14	1910 Sept. 9 to 15
New buildings.....	112	76
Cost.....	\$461,865	\$272,590
Alterations.....	\$14,765	\$18,418
Jan. 1 to Sept. 14		
New buildings.....	4,158	2,994
Cost.....	\$17,287,478	\$11,010,720
Alterations.....	\$594,692	\$532,689

**RICHMOND**

**BUILDING PERMITS**

	1911 Sept. 8 to 14	1910 Sept. 9 to 15
New buildings.....	5	
Cost.....	\$20,000	

**Plans for the Panama-Pacific Exposition**

The Board of Directors of the Panama-Pacific Exposition at San Francisco named the preliminary architectural commission, which will advise the board in regard to architectural matters. The commission was chosen from a list recommended by the local chapter of the American Institute. Those chosen were William Curlett, John Galen Howard, Albert Pissis, Willis Polk and Clarence R. Ward.

The plan is to place part of the exposition at Harbor View, on the bay, near Golden Gate, and the remainder in Golden Gate Park, facing the Pacific Ocean. The intervening space, occupied principally by the United States military reservation, will be traversed by a grand boulevard. The plan also includes a civic center at Van Ness avenue and Market street, which will be adorned by several large permanent buildings, and the entire length of Van Ness avenue, the northern end of which is near the Harbor View section, will be greatly improved. It is planned to make as many as possible of the exposition buildings of such a nature as to be a permanent ornament to the city, and stone and marble will be used to a larger extent than is usual for exposition purposes.

**The Ideal Court House Site.**

Editor of the RECORD AND GUIDE: In selecting a site for the new Court House, it appears to me no better place could be found than the location of the old Astor House. This location would be approved by the legal profession, whose offices are conveniently located; and at the same time good light and air are available from three sides. Real estate men of high standing to whom I have spoken consider this the ideal site.

IRVING H. ECKSTEIN.

New York, Sept. 12.

# BUILDING SECTION

## FINANCING AND FIGURING SPECULATIVE BUILDINGS.

I-Modern Practice; Its Evils and Its Merits—A Guide for the Novice and the Experienced Operator in the Suburbs.

By ALLEN E. BEALS.

THE first thing to do in considering a prospective building operation is to find out whether it will pay. The next thing is to be able to convince others that it is a good investment. Upon these two issues hang all the success of the project.

The element of profit enters the operation from many angles. Resources, rating, size of operation, speed in construction, increment, ability to sell or rent before or soon after completion and general character of investment are all basic elements of success. When all have been subjected to satisfactory scrutiny it is likely that a loan sufficient in size to cover the operation may be arranged.

Then comes the matter of taking up the option previously obtained on the site, arranging for first payment on it, taking bids for materials and excavation, placing contracts for construction, and finally, perfecting a campaign for selling the completed structures before the whole operation is finished. The character of reinvestment is governed entirely by the manner in which the builder has dealt with his creditors. This is called his rating. If it is good, he will find that many of the difficulties encountered in his first operation are entirely lacking in his second one. Personal honesty is, therefore, the paramount essential in a successful speculative builder.

In figuring on speculative building operations in the suburbs, the practical builder has a distinct advantage over the novice. Experience has taught him what is the showiest yet least expensive trim he can put into the houses, what is the best grade of plumbing commensurate with the price he expects to ask for the buildings or the rent he hopes to get, and what discounts he can figure on obtaining from the various supply houses. Here is where he commercializes his reputation for personal honesty or pays dearly for the lack of it, either because he is an unendorsed newcomer in the field or because he has been crafty in the past. Credit always is expensive, but it becomes extortion when the material man, financier or loan broker accommodates a man or company believed to be void of business integrity.

If the proposition is good, almost any applicant may obtain a loan and material, but it were far better for the crafty borrower had he never gone into the deal. This article will consider both cases.

### WHAT TYPE OF BUILDING IS IN DEMAND?

The question next in importance to that of profitableness is that regarding the demand for homes in the particular section decided upon for development. The class of building which already has been carried on in the vicinity may serve as a guide for type. It would not be prudent, for instance, to put up a number of \$7,000 semi-detached houses on a street where rows of \$2,500 two-family apartment houses had been erected. If, however, a street had been built up with a row of \$2,500 or \$3,000 frame flats, it might be profitable to erect on an adjoining block or even a nearby plot a number of \$3,000 brick flats. If these could be sold or rented for the same amount, or only a little more than the houses already up, it would serve to augment the disposal of the more substantial buildings.

Another example: it might be profitable to erect a row of \$3,000 semi-detached houses of the two-family apartment type, on a block partly built up of \$7,000 single family dwellings, because the house hunter is always quick to see that the finer houses enhance the value of his holdings, and he knows that the neighborhood will not be so liable to deteriorate through undesirable tenantage. On such a plan the builder may expect larger profits, but usually he is restrained by restrictions in deeds. No two operations are governed by the same conditions and it is, therefore, impossible to lay down a fixed rule. The foregoing cases serve merely as illustrations.

It is almost imperative that the operation be near a rapid transit line, subway

or elevated preferred, or at least a surface railway connecting with a through route to the city. What are known as improvements, such as gas, electricity, water and sewers are so palpably necessary to the success of the enterprise that they need not be considered except in passing. The site should have good sun exposure, yet be shaded by trees, if possible. This, however, is more desirable than essential.

The prospective operator first gets an option on a plot by making an intent payment, which may be merely a nominal sum, having first ascertained that the property meets in at least some particulars the requirements already enumerated. The price quoted enables him to figure the approximate amount of the loan he will require to cover ground charges. He next decides upon the type of houses he expects to build and gets an architect to provide him with a sketch showing the facades of the buildings most suitable for the location and lot widths. As he doubtless will superintend construction himself, he will have to pay the architect a fee which is usually two per cent. of the cost of the house. Some architects who specialize in this kind of work have fixed charges for supplying sketches and plans which range from \$25 to \$200, according to whether the job is to be superintended by the builder and if not, according to the size of the operation to be superintended. Some contractors supply plans and working drawings and include their charges in the general contract price. Some even draw their own specifications, subject to the approval of the builder.

The builder generally figures on netting from 3 to 9 per cent. on the operation, although favorable conditions and quick sales may bring this percentage much higher. A great deal depends upon how long he has to hold the finished house before selling it.

In estimating the amount of capital he will need, he first works out the cost of one building. Sometimes his architect will do this for him and frequently the experienced material man can give him a fair estimate. If, however, he wishes to make his own estimates, the builder takes the cost of one or two large items, such as brick or lumber, and calculates the remainder by percentages. These percentages run about as follows:

	Frame House.	Brick House.	Store and Flats.
Excavation, brick and cut stone.....	16%	36%	38%
Plaster.....	8	6	6½
Millwork and glass.....	21	20	17
Lumber.....	17	12	11½
Carpenter labor.....	18	10	10
Hardware.....	3½	3	2½
Tin, galvanized iron and slate.....	2½	4½	5
Plumbing and gas fixing.....	7	3	4
Paint.....	5	5½	4½
	100%	100%	100%

In final figuring he will, of course, carry the subdivisions of cost much farther, but for primary calculation these percentages answer his purposes well. It will be necessary to reduce these percentages to cents per cubic foot from cellar to roof, if the roof is flat, but if it is a pitched one he will calculate to the top of the attic walls. Air spaces and open porches are not included, the measurements being from outside walls and foundations. This will be approximately the basis upon which he will figure at the present market value of building materials:

	Cents per cu. ft.
Frame dwelling, shingle roof, pine floors and trim, bathroom, hardwood floor in hall and parlor, furnace and fair plumbing.....	10 to 12
Brick dwelling, same class.....	10 to 13
Frame dwelling, shingle roof, hardwood in first floor, good plumbing, furnace artistic design, some exterior ornamentation, well painted..	13 to 15
Brick dwelling, good plumbing, bath, furnace pine finish, well painted, hardwood on first floor.....	14 to 17

The builder has now reached the stage where he can present a definite proposition to the broker or lending company through whom he hopes to finance his operation.

Here he must use business sagacity. Cases have been known where men of meagre backing have presented really good propositions to lending companies or brokers, only to be told that they were without merit. Subsequently they discovered that the parties to whom application for a loan had been made, had called in an outside broker closely identified with the company. This broker financed the deal for a third party, who was instructed to follow out the original project. The builder acts upon good advice when he seeks his accommodation from reputable lending companies or from men of known integrity.

### OPERATION SHOULD NOT ANTICIPATE LOAN.

The prospective builder should actually get his loan before he begins operations. Some builders begin work when they can obtain credit, before the loan has been closed. Loans may be in cash, but usually it is in the form of a loan agreement, which is merely a written statement announcing that the company has agreed to loan so-and-so a certain sum of money, the first payment of which is to be made upon enclosure. This is really a certificate on which the builder obtains credit from building material supply houses, through which he contracts to purchase his material, giving as security an assignment on the payments to be subsequently made by the lending company.

The advantage of this plan is that it gives the builder a chance to begin operations on very small capital, if any at all. But it places him at the mercy of his creditors and he really has to pay more for his material than he would if he could buy for cash or notes. It is natural for the materialman to seek compensation for extended credit and risk of the lending company failing to keep its agreement at the proper time (which sometimes happens during a period of financial stress). In addition, the builder is liable to unexpected interference on the part of his creditors, through the circulation of a malicious rumor regarding his financial standing, by a jealous rival or a discharged employe. In such a case every creditor vies with the other to see who can jump first to protect his account.

If a builder can feel confident that his loan installments will positively be paid when the various stages of completion in the operation are reached, there is no reason for postponing work. The temptation of the novice or dishonest builder is to use the loan agreement as he would a certified check. When he does this, his trouble begins, because he misrepresents his financial standing to the material men from whom he is asking credit. He is in the same position as the man who buys material on a fictitious bank account. When his notes or contract payments fall due, and he fails to meet the obligations, he can expect no quarter from his creditors, while the man who carries on his business openly and above board often is able to obtain grace, if not extended credit. The speculative builder never can tell when he will need such consideration. This practice of kiting the loan agreement was one of the abuses of commercial courtesy which made necessary the formation of credit associations and the almost complete withdrawal of credit to every speculative builder who did not have a rating at or above par.

The rate of interest charged for loans varies according to the proposition submitted. The lender judges by the type of building to be erected upon the plot whether it is a good investment. He considers only the money making prospects of the case and, of course, he takes into account the real estate values and the activity of the market in that vicinity during the recent past, its accessibility and other features already enumerated. He

may quote a rate of from 3 to 6 per cent. If the loan is negotiated through a broker, he is entitled to from three to five per cent. of the amount loaned as his commission. The loan must also carry other charges, such as cost of search, guarantee of title, mortgage, tax, and bond-mortgage fees, loan agreement, etc. As a rule, the smaller the operation, the larger are the fees in comparison.

It is general practice for the loan agreement to specify that installments shall be made upon four stages of construction. The first already has been referred to. It is known as the enclosure payment. When the builder has his foundations excavated and cellar dug, his base walls up and his building covered, the lending company sends an inspector around to see whether the specifications have been properly lived up to and to ascertain whether he is entitled to receive his first payment according to the work done. The next stage is known as the brown mortar payment. This is when the scratch and brown has been placed on the walls, the floors have been laid and the piping installed. Again the inspector calls and passes on the work done. While he received thirty per cent. of the total loan on the first payment, he receives only twenty per cent. on this one. On the third stage of completion another inspection is made and, if the work has progressed satisfactorily, the white mortar or standing trim payment is made. This carries the operation to the installation of doors and windows, the application of the white plaster coat on the walls, the placing of trim, such as base boards, sills and sashes and the laying of the top flooring. On this installment the builder may receive only fifteen per cent. of the loan or circumstances may warrant his receiving twenty per cent. Upon receipt of notification that the buildings are completed, the lending company again sends out its inspector, who checks off the specifications and drawings to see that the buildings have been erected as agreed. The fixtures are all in, the hardwood floors polished and protected by paper, all traces of construction are removed, the buildings have been cleaned throughout, the plumbing has undergone the peppermint or smoke test for efficiency, the furnace has been run, if it is spring, fall or winter and the wall cracks have been pointed up. Outside, concrete walks have been laid, where the plans have called for them and the last coat of paint has been applied to the exterior walls. If the house is ready for a tenant or owner to move into at once, and the inspector can make a favorable report to headquarters, the builder receives his check for the balance of the loan.

#### SOME PRACTICAL POINTS ON A SELLING CAMPAIGN.

A selling campaign is next in order. Some builders prefer to handle this part of the enterprise themselves and spend the amount they would otherwise allow for brokers' or agents' fees in direct advertising in mediums that reach the man of moderate means. The Sunday newspapers make a specialty of this kind of advertising and the success of many building companies in selling through these mediums proves their wisdom, providing the builder has sufficient organization to give it the time required. The builder should allow at least \$200 for advertising, but if he can afford more, so as to permit him to use cuts of the houses in his advertisement, results are almost sure to come more quickly. In this class of advertising, as in any other, it is not good business to follow a niggardly policy. Make your advertisement attractive and give it a good position, neither of which are possible without a liberal appropriation.

When the houses are turned over to a broker for sale, he will charge from 2½ to 3 per cent. of the selling price. The advantage of placing this part of the business in his hands is that it saves you time in running down inquiries and in following up prospects. Furthermore, it requires no selling force and it leaves the builder free to develop other operations.

It is best, of course, to sell for cash. A half down, ten installment proposition is considered a good one, but sometimes it is necessary to accept as low as \$25 cash down and small monthly payments in order to dispose of the houses. This arrangement generally results where an operation has been closed out and forced sales are necessary to satisfy creditors.

Some companies, who have sufficient resources to carry them along and who make a specialty of speculative building operations carry all their jobs on this plan and, while the houses are usually cheaply constructed, they net their builders very handsome returns, because buyers on these terms are always plentiful.

Certain abuses of credit on the part of unscrupulous builders known as Shoestringers have entered the field in recent

years and keen competition among a certain class of building material supply houses has resulted in a badly muddled condition. This has necessitated the organization of credit associations.

This type of builder goes into the speculative building field merely for the living he can get out of squeezing his creditors on loan payments, but his day is fast waning.

The novice in the speculative building field should be wary of the man who is land poor, and offers to help him buy lots on easy payments. Such a man is astute enough to see that the builder's plan cannot succeed on the land he wants to sell, but he argues that it is not his business to tell the prospective purchaser that the mosquito pest, lack of adequate sewage facilities or poor transportation service that characterizes his holding, will militate against his success. The purchaser realizes these facts too late and at about the time the second payment is due on the loan, the seller will go to the builder's creditors with a manufactured rumor, with the result that before long the builder is closed out. The land owner still has his property, he will have received a fair amount of cash for land he did not sell and he has, besides, an equity in the buildings that must be carried on to completion. These cases have come to light at different times, and each emphasizes the need of great care in negotiating land deals.

The law forbids excessive interest and where usury can be proved, the mortgage may be invalidated. But the man who is seeking accommodation and is minus good backing, generally is willing to make it worth while to the lender to stretch a point in his favor. When this occurs, the lender insists upon the borrower incorporating. The mortgage is then drawn in favor of the corporation and the interest charges are apportioned among the stockholders, which usually are three, so as to avoid any advantage being taken of the law governing the rates of interest. The average builder is more likely to be successful by incorporating than by trying to carry an operation alone on credit, unless he has resources enough to swing the job individually. Generally speaking, the honest builder will incorporate for the moral effect it has upon his creditors, even though it be a close corporation with himself, wife and son, as stockholders. This partly explains the outcropping of 3,412 construction companies in New York state within the last three years. The capitalization of these companies often represents the amounts loaned on an operation and each new operation is frequently the nucleus of a new corporation, that may have a name strikingly similar to previous ones.

Many companies of recognized standing retain their original charter and carry on a regular construction business. This is much the better way and is the ideal toward which every speculative builder should strive, but unfortunately there is a large number of operators who seek to do business without keeping books, and who trust to luck on cost and selling data.

A word here about buying materials may not be amiss, although a subsequent article will take up this matter in detail. It is apparent that one or two credi-

tors will not be so liable to harass a builder as would be the case if every department in his building operation had been supplied by a separate dealer. Whenever it is possible to do so, the builder should give the contract for all his supplies to one or two houses. There are companies which make a specialty of supplying all the brick, lime, plaster, lumber, timber and hardwood, including lath and shingles, and others take the metal contract in its entirety, including piping, plumbing fixtures, hardware, heating apparatus and cornices. When there are many different creditors, there is danger of some becoming short of cash and, when the builder refuses to advance money before it is actually due, spite often prompts harmful rumors which jeopardize the success of the whole operation. There are exceptions to all rules and this is one of them: specialists often can quote better prices than general dealers, because of their facilities to buy cheaper, but here another danger arises.

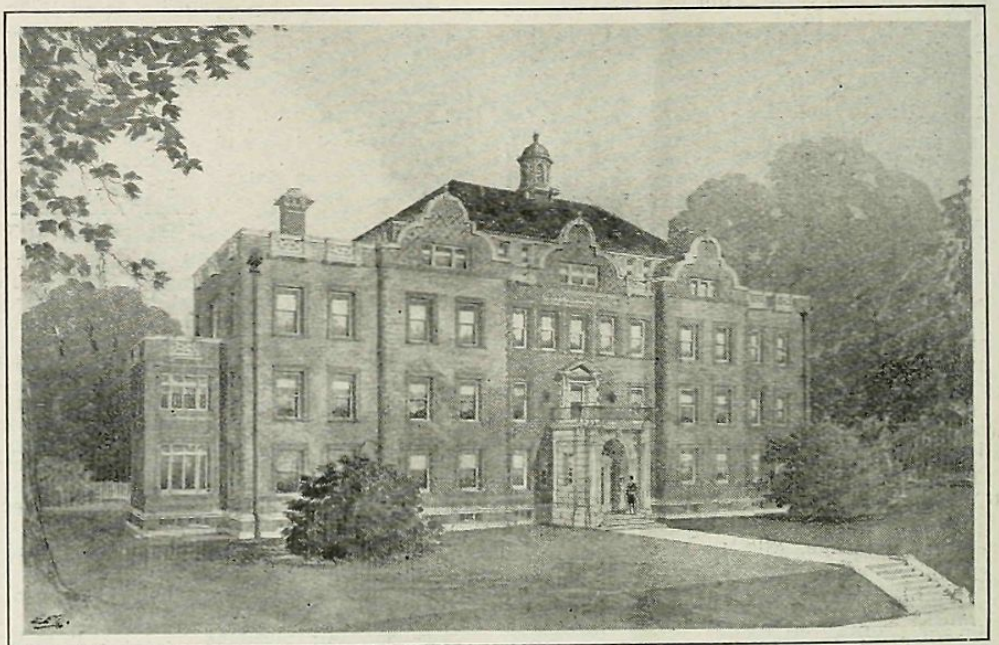
It is not always the best plan to shop for materials. The amount saved by buying material in bulk may later be absorbed by interest charges for extended credit. Two or three hundred dollars may be saved by shopping, but what does this profit a builder when he finds his creditors, panic stricken by the nervousness of restricted resources of one irresponsible supply man, liening his operation?

If material is bought of small companies that are apt to need cash suddenly, the builder is liable to delays in delivery of supplies. This prevents him from getting his loan installment on time and even the big creditors are thus inconvenienced. It is therefore essential that the builder buy of supply men that will stick by him and will not demand cash until it is actually due, even though he may not get rock bottom prices in their bids.

The same thing is true of labor contractors. If a contractor has not resources enough to meet his pay rolls weekly, the builder runs the risk of having his job delayed by a withdrawal of artisans.

When the builder finds that he has miscalculated his costs, or for any reasons discovers that he is dropping behind, through extra expenses, such as strikes, damaged material, fire or theft of supplies, he will give a blanket mortgage to his creditors. This instrument signifies that the builder surrenders his right to collect rents or payments on the houses, until the claims of his creditors are satisfied. When he has played fair with his creditors, the builder will find more lenient treatment accorded to him than he would have received had he purchased his supplies from irresponsible houses who had shaded on their original bid.

The square deal principle of doing business is the ideal to be sought in the speculative building field today. The possibility of reaping liberal profits on limited capital, but with unlimited business courage, attracts many to the field. Many have entered it without the requisite knowledge of building construction or of ordinary business practice. The need of the day is to introduce system and organization where rule of thumb now obtains. The next article will take up this subject.



Milton See & Son, Architects.

#### MOUNT VERNON'S PROPOSED HOSPITAL.

This is the new hospital to be erected at Mount Vernon adjoining the present building, made possible through a successful campaign for funds. The style of architecture is English Renaissance. The building will be 112 feet long and 44 feet wide. The material selected is reinforced terra cotta faced with tapestry brick. The cost is estimated at \$100,000.

## NEW BUILDING RULE.

## A Non-Encroachment Order Pending in Queens—Hearing Next Monday.

**N**EXT Monday Borough President Gresser, of Queens, will grant a hearing to those architects and builders who have objections to offer to the new policy of prohibiting architectural projections of every nature beyond the building line. Meanwhile the order of the Borough President to the Superintendent of Buildings, John J. Simmons, which was to have taken effect on Monday of this week, is being held in abeyance with the expectation that certain amendments will be made.

Except in a few localities, little public interest is manifested, for the reason that real estate and building interests had come to the conclusion that the new policy was inevitable. At the Building Bureau there has been no haste on the part of architects and builders to anticipate the enforcement of the order. The localities most concerned about the new policy are those in which houses are mostly built in solid brick rows, as in the Ridgewood, Long Island City and Richmond Hill sections. For the most part the territory of Queens Borough is being developed after suburban examples, with large building plots and detached frame dwellings, and with no wish to encroach upon the abutting highways.

About twenty-five per cent. of the total construction in the borough this year is for tenements and this is mainly concentrated in the Long Island City and Ridgewood sections. The two-family house construction centers principally in Ridgewood and Richmond Hill. The objections to the Borough President's new policy mostly come from the sections named. The average number of families in the houses classified as tenements is but five, and plans are in all cases approved by the Tenement House Department of New York City before being passed on by the Queens Building Bureau.

## THE BOROUGH PRESIDENT'S ORDER.

The order of Borough President Gresser, addressed to Superintendent Simmons, reads as follows:

"Pursuant to an opinion of the Corporation Counsel, dated May 3, 1911, addressed to the Board of Estimate and Apportionment, a copy of which is in your possession, it is hereby ordered that on and after September 11, 1911, your approval be withheld from the plans of buildings or structures under your jurisdiction that include projections over or obstruction to public highways."

It has been found that if the foregoing order should be interpreted to the letter, it would be very drastic in its effect in business and tenement sections, and the Superintendent of Buildings was engaged in drafting an amendment to be submitted to the Borough President when the present writer called upon him this week. Supt. Simmons stated in response to interrogations that comparatively slight public interest had been manifested in the order. The public feeling seemed to be favorable, as it was generally deemed wiser to take the action now when it would cause little or no inconvenience than to put the proceeding off to a future period when there would be more difficulties in the way. The Superintendent remarked that when some modification of the order permitted of certain architectural features projecting, the order would no doubt be generally acceptable. As it stood it was objected to as too sweeping, but the general principle was conceded to be proper.

This has been a record breaking year for building construction in the borough. Up to September 1, in the eight months of the present year, permits have been issued for 3,989 new buildings, of which the estimated value is \$17,125,187. During the whole of the year 1910 permits were taken out for 4,133 new buildings, the estimated cost of which was \$15,144,377. In regard to alterations to buildings and plumbing permits the record of the eight months almost equals that of the entire year of 1910.

Borough President Gresser in answer to a query said he had heard little or no objection to the general principle of non-encroachment, and only objections in some minor respects. He expected to make some amendments to the order, but he had not decided what these would be. He would give a hearing on Monday next to architects and builders who had suggestions to offer and would afterwards decide on a policy which he hoped would be satisfactory to all.

The question has been raised in real estate circles if the Building Bureau has the legal right to disapprove of plans for

buildings to be erected on streets which have not yet been dedicated to the city or formally accepted for public uses. Several important circumstances have a bearing on this question: First, the topographical map of the borough is still largely incomplete. Second, there are scores of streets the fee to which has not been acquired by the city. Third, the ramifications of the Long Island Railroad and uncertainties connected with the grades of its lines at crossings has greatly complicated the work of the Topographical Bureau in mapping the borough.

Some real estate men who were interviewed on the subject were inclined to the opinion that the city had the power to disapprove of plans contravening the Borough President's order no matter where the title to the street reposed, and if anyone did not think so he could bring mandamus proceedings and have the point determined by the Supreme Court.

President Gresser does not at this time contemplate a crusade looking to the removal of all obstructions on the streets of the borough, though he considers that such action could well be taken in view of the opinion from the Corporation Counsel. To do this would work a hardship upon hundreds of builders and others who have come into Queens during the last two years and helped to build it up. But to avoid difficulties in the future it has been decided that the law will be strictly enforced.

In the Borough of Brooklyn there has been no change of policy in regard to so-called encroachments. Brooklyn is a city of front stoops and Borough President Steers and the Superintendent of Buildings, Mr. Thatcher, representing the predominant public sentiment, are opposed to changing the old order of things. In the Bronx the administration has prohibited encroachments beyond the building line, and in Manhattan the policy is to revoke the old privileges in the principal business streets and order existing encroachments removed.

## ATTITUDE OF THE TITLE GUARANTEE AND TRUST CO.

John H. Penchoen, manager of the Long Island City office of the Title Guarantee & Trust Co., was seen at the office of the company, No. 67 Jackson avenue. He said that his company had for years been working to correct, in behalf of the property owners, the anomalous position in which they are placed in respect to ordinary projections, such as stoops, areas and show windows. It might help a sensible settlement of the question to have the Building Department withhold any further permits for such projections until a settlement was had.

"It may seem a hardship to builders who know that the permission has been heretofore freely granted," continued Mr. Penchoen, "yet the increase of population in all sections of the city calls for greater care and attention in the case of such obstructions as would disturb and inconvenience traffic. This, of course, is not so applicable at the present time to some sections of the Borough of Queens as to the more thickly populated parts of the Boroughs of Manhattan and Brooklyn; but as the population of Queens is increasing by leaps and bounds, and some parts of the borough are even now becoming congested, it seems wise to have some uniform and sensible practice that will tend to the convenience of the public."

"Mr. Walter Lindner, solicitor of this company, and Mr. Allan Robinson, president of the Allied Real Estate Interests in New York City, have been trying to work out with the city authorities a satisfactory act bearing on the situation, and if such action be taken in the near future, there is little room to doubt that it should be of benefit to the individual owner, and yet care for the rights of the public."

"Provision should also be made for the protection of those who own buildings which already project on the streets where such projections have been made with the consent and approval of the authorities, and where they are of no material importance. Until a uniform law is enacted which will safeguard the interests of all concerned, it is probable that the order of the Borough President is a wise provision and will ultimately inure to the benefit of the city and the general public."

—A significant move for Amsterdam avenue is the project for a 12-story apartment house to be erected at the southeast corner of Amsterdam avenue and 74th street by R. H. Macdonald. Plans for the same were filed Thursday by Charles E. Birge, architect. The structure is estimated to cost \$500,000. It will have a frontage of 100 feet on the avenue and 106.8 feet in the street. The new work will replace five old flat houses, and foreshadows the rebuilding of a large part of the avenue.

## TROUBLES OF BRICK MEN.

## Concrete Construction Detracting From Precedence of Brick Masonry?

Just how serious is the problem the brick manufacturers have before them in contending with present conditions in the New York market is evidenced by a statement made by one of them after a meeting of the association at Newburgh on Friday, the 8th inst.:

"According to the reports made at the meeting yesterday afternoon there is now enough brick in the New York market alone to supply the demand for the next month or two. When the association was first organized it was anticipated that fully 800,000,000 brick could be disposed of this year. The estimates showed that there was a surplus of 400,000,000 left over from last year. The reports of sales presented by the meeting yesterday afternoon by Senator John B. Rose, who represented the Rose Brick Co. of Roseton, showed that all brick shipped to the New York market up to August 14 were sold on or before that date. That was due largely to the announcement that after August 14 the price of brick would be increased 25 cents on the thousand. The result was that the dealers, to get ahead of the raise in the price, bought more brick than they really needed or had any prospects of needing. As a result the New York market became choked up and there is now hardly any demand for the product."

"The estimates show that there are now 650,000,000 bricks in the various yards along the Hudson River. In addition to this there are 35,000,000 bricks on the barges en route to ports and 35,000,000 on the barges in the New York berths, which have not yet been unloaded or sold."

"Ordinarily between 60 and 70 barge loads of brick are sold each week. During the last three weeks, that is since the increase in the price of brick became effective, only 60 barges have been sold altogether, or one-third of the amount that was disposed of during a similar period in the past. A barge load of brick consists of between 325,000 and 350,000."

"With about 700,000,000 brick on hand and the demand not up to the standard it is evident that something must be done. This season has been one of the poorest in years and the sales have been 60 per cent. of what they should have been. The price of brick can hardly be held responsible for the small sales, as the price is not so high as it was in 1906 or 1907. The market price now is between \$5.75 and \$6.25 a thousand."

"Besides the extensive use of concrete as a building material, another thing which has tended to injure the brick industry is the fact that the dealers in New York, through some misunderstanding, gained a mistaken impression about the object of the Greater New York Manufacturers' Association. They assumed that we organized with a view of raising the price of brick. But that was not the case, we formed an association to regulate the brick market so that our product could be sold at a fair margin of profit, and every dealer would have an equal opportunity to dispose of his product at a uniform price."

"Conditions have now reached a point where we must decide to regulate the amount of brick manufactured. Otherwise we will have such a surplus on hand that the price will drop to about \$4.50 a thousand. Meetings will be held by the manufacturers in each district next week to decide whether to continue the manufacture of brick or close the yards. Reports of the outcome of each district meeting will be made to the Association at a session to be held in the Palatine next Friday and the consensus of opinion of the manufacturers of each district will guide the Association in its final action."

## Foundations of the Woolworth Building.

The Woolworth Building will weigh 125,000 tons, or more than twice as much as the Bankers' Trust Building. The steel skeleton alone will weigh 20,000 tons. Sixty-nine caissons are being sunk to bedrock, 100 to 120 ft. down, through hardpan gravel, fine sand and quicksand saturated with water up to within 35 ft. of the curb level. The rock slopes so steeply that the difference in elevation is sometimes 14 ft. within the limits of one caisson. In such cases the rock is cut into steps. About 24,000 cubic yards of concrete will be used in the foundations, 75,000 ft. of lumber in forms, 250,000 ft. of timber in platforms and bracing.

—Warren & Wetmore, architects, expect to have the plans for the new building to go on the site of Madison Square Garden complete on October 15. Estimates will then be invited.

# CURRENT BUILDING OPERATIONS

## Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

### Alterations To Madison Square Garden.

The National Automobile Show Committee, which has engaged Madison Square Garden for the coming automobile show, has completed arrangements for the expenditure of nearly \$75,000 worth of temporary interior equipment to the building. No doubt this will be the last time such expensive changes will be made to the Garden, as possession to the property is soon to pass to the hands of the F. & D. Company, which will improve the site with a twenty-five-story office structure.

### Electric Service To Tarrytown Soon.

It was announced this week by the Yonkers engineering branch of the New York Central Railroad that the new passenger station to be erected for the city of Yonkers will extend from the Main street bridge to Dock street. The construction will be of stone and brick. It is also stated that the electric service will be extended to Tarrytown, a distance of twenty-five miles, before winter sets in. This should be welcome news to the commuters on the Central, as it will reduce the running time between this point and the Grand Central station.

### An Edgecombe Avenue Project.

The Great Center Realty Company, of which Samuel Green, 45 West 34th street, is president, contemplates the improvement of the plot on the west side of Edgecombe avenue, opposite 153d street, and the adjacent 50 feet, with a high-class elevator apartment house. The selection of an architect will be made about September 23.

### Elevator House for West End Avenue.

Mulliken & Moeller, architects, of 103 Park avenue, have plans in progress for a twelve-story elevator apartment house, to be erected by the Eighty-sixth Street and West End Avenue Company, of 103 Park avenue, at 528 to 536 West End avenue. The building will measure 80x100 feet, with a facade of light-colored brick, limestone and terra cotta. Bids will soon be taken on all materials and contracts.

## CONTEMPLATED CONSTRUCTIONS.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

**VERMILYEA AV.**—Moore & Landsiedel, architects, 148th st and Boulevard av, are preparing plans for two 5-sty flat houses, 50x113 ft. each, on the west side of Vermilyea av, 150 ft. south of Academy st, for the Bendheim Construction Co., of 128 Broadway. Estimated cost is \$100,000.

**WEST END AV.**—Rouse & Goldstone, 38 West 32d st, have completed plans for the 12-sty apartment house, 50x81 ft., to be erected at 747 and 751 West End av, at a cost of \$175,000. The 749 West End Av. Co., Everet Jacobs, president; I. R. Jacobs, treasurer; Fanny Osser, secretary, of 160 Broadway, is the owner.

**BROADWAY.**—Foundations have been completed for the 12-sty apartment house and stores to be erected at the southwest corner of 143d st and Broadway, for Patrick McMorrow of the McMorrow Engineering & Construction Co., 3785 Broadway. Plans are by Neville & Bagge, 217 West 125th st. R. E. Moss, 126 Liberty st, is engineer; Edward J. Waters, 2334 Andrews av, has masonry. Estimated cost, about \$400,000.

**JOHN JAY PARK.**—Smith & Miller, architects, 1181 Broadway, have completed plans for the 6-sty tenement to be erected at the southwest corner of John Jay Park and 77th st, for the Open Stair Tenement Co. of 20 Broad st. Estimated cost is \$100,000.

**1ST AV.**—Raphael Prager, architect, 194 Broadway, has completed plans for alterations to the 5-sty tenement 1712 1st av, for P. Lowenfeld, 106 East 64th st. Estimated cost, \$5,000.

**104TH ST.**—Gronenberg & Leuchtig, 7 West 22d st, have completed plans for alterations to the 6-sty tenement, 111-17 West 104th st, for the West 139th Street Realty Co., 686 Wiloughby av, Brooklyn. Estimated cost, \$10,000.

**ST. NICHOLAS TERRACE.**—J. C. Cocker, architect, 2017 5th av, has prepared plans for two 5-sty tenements to be erected at the northwest corner of St. Nicholas Terrace, and 127th st, for the Schuck Realty & Construction Co., of 19 St. Nicholas pl, to cost \$101,000.

**58TH ST.**—W. B. Chambers, architect, 109 Broad st, has completed plans for the 9-sty apartment house to be erected at 135 West 58th st, for the 135 West 58th Street Co., 18 West 27th st. Estimated cost is \$125,000.

**WEST END AV.**—Schwartz, Gross & Marcus, architects, 347 5th av, have completed plans for the 12-sty apartment house for Harry Schiff, 301 West 82d st, at the southeast corner of West End av and 88th st, at a cost of \$750,000.

#### CHURCHES.

**WARDS ISLAND.**—Plans are being figured this week for a chapel building, 32x80 ft., and rectory, 20x25 ft., to be erected by the Altar Guild of the City Missionary Society at this place. Construction will be of brick and stucco, with slate roof. The architect's name is for the present withheld.

#### DWELLINGS.

**70TH ST.**—James Gamble Rogers, architect and owner, 11 East 24th st, is preparing plans for remodeling the residence, 164 East 70th st. An electric elevator will be installed, and other interior changes made. No contract has been issued for the work.

**28TH ST.**—Plans have been completed by Sommerfeld & Steckler, 31 Union sq, for \$10,000 worth of changes to the 5-sty brick residence, 20 East 28th st, for L. A. Mitchell, of 35 Nassau st. The contract has not been issued.

**AV. C.**—Plans are ready for the 4-sty brick dwelling, 20x52 ft., which Pauline Gross, of 256 2d st, is to erect at the northwest corner of Av C and 2d st, from plans by Jacob Fisher, 290 3d st. Estimated cost, \$16,000.

**70TH ST.**—Delano & Aldrich, architects, 4 East 39th st, have plans and will take bids about Sept. 22, for a 3-sty brick and limestone residence, 20x60 ft., for Miss Marian Hague, to be erected at 161 East 70th st, to cost \$20,000.

#### HOSPITALS AND ASYLUMS.

**26TH ST.**—McKim, Mead & White, 160 5th av, are preparing plans for additions to Wards "A" and "B" which the City of New York, Dept. of Bellevue and Allied Hospitals, foot of East 26th st, contemplate erecting at the foot of East 26th st, at a cost of \$35,000. No award has yet been made. The appropriation has been voted by the Board of Estimate.

**26TH ST.**—McKim, Mead & White, 160 5th av, have completed plans for the construction of two iron, terra cotta block and copper pent houses, on the north side of 26th st, 525 ft. east of 1st av, for the Bellevue and Allied Hospitals, 26th st and 1st av. Estimated cost, \$20,000. Bids will soon be called for.

#### HOTELS.

**8TH AV.**—J. J. Lawlor, architect, 360 West 23d st, is taking bids on the general contract for the 4-sty fireproof brick hotel, 25x99 ft., for Wm. Shoemaker, 259 West 44th st, to be erected at the southwest corner of 8th av and 44th st, to cost \$35,000.

#### MUNICIPAL WORK.

**REPAIRS.**—Bids will be received by the President of the Borough of Manhattan, Tuesday, September 19, for general repairs to the roofs and skylights of the Rivington st public bath building, located at 324 Rivington st.

**PAVING.**—Bids will be received by the President of the Borough of Manhattan, Tuesday, September 19, for regulating and repaving with ordinary granite block pavement on a concrete foundation the roadway of Leonard st, from the west side of West Broadway to 192.6 ft. west of west curb line of West Broadway.; Franklin st and White st, from west side of Lafayette st to the east side of Broadway.; Sixtieth st, from the west side of 1st av to the east side of 2d av.; One Hundred and Eleventh st, from the west side of 5th av to the east side of Lenox av.; Fifty-eighth st, from west side of 3d av to east side of Madison av.; One Hundred and Eleventh st, from west side 7th av to east side Manhattan av.; Greenwich av, from south side Bank st to east side 8th av, and Horatio st, from west side Greenwich av to east side 8th av.; Nassau st, from north side Maiden lane to south side Spruce st.

#### SCHOOLS AND COLLEGES.

**MANHATTAN.**—Bids were opened by the School Board, September 11, for interior alterations and additions to fire escapes at the Hall of the Board of Education, as follows: Joseph Balaban Co., \$8,470; the Concord Construction Co., \$8,973; J. I. Valentine, \$9,377. All bids were laid over.

**LEXINGTON AV.**—Estimates will be received by the Superintendent of School Buildings, Tuesday, September 19, for the general construction, etc. (Contract No. 2), for the first portion of the new Normal College building (Thomas Hunter Hall), on the westerly side of Lexington av, between 68th and 69th sts.

**64TH ST.**—E. I. Shire and L. R. Kaufman, 373 4th av, have completed plans and will take bids on the general contract for an addition to the 6-sty fireproof, brick and steel school, at 222 East 64th st, for the Trustees of the Baron De Hirsch Trade School. Fall & Hager, 30 Church st, are steel engineers, and A. N. Feldman, 120 Liberty st, steam and electric engineer.

#### STORES, OFFICES AND LOFTS.

**FULTON ST.**—The Dutch Reformed Realty Co., Isidor Kahn, 89 Fulton st, contemplate the erection of a new loft structure at 110 Fulton st, southeast corner of Fulton and Dutch sts. Nothing definite has yet been determined.

**46TH ST.**—Albert Gray, architect, of 1402 Broadway, is preparing plans for alterations to the building, 18 East 46th st, for store and loft purposes. "Butler," the florist, of 918 Broadway, has leased the building for a long term of years.

**23D ST.**—Wrecking is now going on at 8 East 23d st, a 5-sty brick store and loft building,

which is to be altered by Timothy F. Farrell, owner, of 200 West 42d st. Martin & Mandell, 1135 Broadway, are general contractors, and David Morison, 119 West 33d st, carpenter. The cost is estimated at \$15,000.

**28TH ST.**—Sommerfeld & Steckler, 31 Union sq, have completed plans and will take bids about Sept. 22, for alterations consisting of a new front and other interior changes to the 5-sty store and office building 20 East 28th st, for L. A. Mitchell, of 35 Nassau st, to cost \$10,000.

**25TH ST.**—Foundations have been laid for the 12-sty loft building to be erected at 159-163 West 25th st, for the Midwest Realty Co., of 1133 Broadway, Henry Hellman, president. William H. Birkmire, 1133 Broadway, is architect; John Kennedy & Co., 1133 Broadway, mason contractor, and Paul Hellman, 160 East 66th st, the carpenter. Estimated cost, \$275,000.

**MADISON AV.**—J. J. Smith, architect, 9 East 42d st, is ready for bids on separate contracts for the 6-sty store and loft building, 25x100 ft., to be erected at 145 Madison av, for the Terry & Tench Co., of Lexington av and 131st st.

**17TH ST.**—Schwartz & Gross, 347 5th av, have plans ready for bids on separate contracts for alterations to the store and loft building, 18 West 17th st, for Mrs. Emily M. R. Spencer. The Brevoort Court Co., 2 West 45th st, is the lessee.

**46TH ST.**—The Manhattan Centre Co., 542 5th av, lessee of the 6-sty residence 10 East 46th st, will remodel the building for store and loft purposes. Lord, Hewlett & Tallant, 345 5th av, will make the plans. The cost is placed at about \$20,000.

**10TH AV.**—Harry N. Kohn, 55 Broadway, owner, will remodel the 5-sty brick building for stores at 778 10th av, from plans by C. B. Meyers, 1 Union sq.

**3D ST.**—Bernstein & Bernstein, 24 East 23d st, are preparing plans for an 8-sty loft building, 25x90 ft., to be erected by the Wyoming Realty Co., at 5 East 3d st.

**ELDRIDGE ST.**—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 7-sty loft building, 50x83 ft., for Whitty Bros., clothiers, of 54 Eldridge st, to be erected at 50-52 Eldridge st. The architects will take estimates on the general contract.

**MADISON AV.**—Plans will be ready about October 15, for estimates on the general contract for the new 25-sty office structure to be erected on the Madison Square Garden site, Madison and 4th avs, 26th and 27th sts, for the F. & D. Company, Warren & Wetmore, 3 East 33d st, are the architects.

#### THEATRES.

**BOWERY.**—W. H. McElpatrick, 701 7th av, has plans ready for the 4 and 8-sty theatre and office building, 100x200.3 ft., which the William Kramer's Sons Realty Co., 50 Bowery, is to erect on the west side of the Bowery, 50 ft. south of Canal st, to cost \$350,000. Officers include Albert J. Kramer, president; Conrad Weber, vice-president; William Kramer, Jr., secretary and treasurer. William B. Ellison is a director. No contract has been issued.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

**BATHGATE AV.**—Work is up to the second tier of the beams on the 5-sty, 30-family flat house 60x93 ft., being erected for the Reliable Construction Co., of 1126 Union av, Abraham Frankel, president, at the southeast corner of Bathgate av and 178th st. Goldner & Goldberg, 704 Jackson av, are the architects; Costantino Laudadio, 570 East 191st st, mason, and Cohen & Naviasky, carpenters. The cost is estimated at \$75,000.

**CHARLOTTE PLACE.**—M. W. Del Gaudio 1910 Webster av, is preparing plans for a 5-sty flat, 91.77x95.45x irregular, on the east side of Charlotte pl, 194.6 ft. north of Jenning st, for the Regina Realty Co., care of architect. Estimated cost is \$75,000.

#### MUNICIPAL WORK.

**WATER MAINS.**—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, September 20, for furnishing, delivering and laying water mains and appurtenances and removing and relaying water mains and appurtenances in Jerome av, the Bronx.

#### SCHOOLS AND COLLEGES.

**BRONX.**—Bids were opened by the School Board, September 11, for the general construction of Public School 45, as follows: The Botts-fords-Dickinson Co., \$280,269, low bidder. Other bidders were: J. & H. Walsh, \$294,940; H. C. Stowe Construction Co., \$287,300; A. L. Guidone & Co., Inc., \$293,266; James MacArthur, \$287,500; T. A. Clarke Co., \$296,300; Charles H. Peckworth, \$285,430.

#### STABLES AND GARAGES.

**BELMONT AV.**—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 1-sty garage, 28x140 ft. at 2144 Belmont av, for the Crotona Park Realty Co., on premises. Estimated cost is \$5,000.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

**STERLING PL.**—L. Dananher, architect, 7 Glenmore av, Brooklyn, has plans for three 3-sty brick tenements, 23x68 ft., to be erected on the north side of Sterling pl, 75 ft. west of Ralph av, for the Howard Investing Co., of

which E. Seiderman, 26 Court st, Brooklyn, is president. Estimated cost, \$6,500 each. The owner will build and take bids.

**ALABAMA AV.—**L. Danacher, 7 Glenmore av, Brooklyn, is preparing plans for two 4-sty brick and limestone tenements, to be erected on the east side of Alabama av, 90 ft. north of Glenmore av, for Morris Becker, of 1810 Eastern Parkway.

**EAST 17TH ST.—**Rupp Bros., 186 Remsen st, Brooklyn, have prepared plans for a 4-sty brick flat, in the west side of East 17th st, 300 ft. south of Albemarle rd, for the Thriasis Construction Co., of 186 Remsen st. Estimated cost, \$35,000.

**DWELLINGS.**

**STILLWELL AV.—**E. F. Hudson, 319 9th st, Brooklyn, is preparing plans for the five 2½-sty frame residences, to be erected at the corner of Stillwell av and 86th st, for the Miller Berge Realty Co., of Dorchester road and East 12th st, Brooklyn. The owner will build and take bids. Estimated cost, \$4,500 each.

**BATH AV.—**S. Millman & Son, architects, 1780 Pitkin av, are preparing plans for a 2-sty brick residence for the Keloke Realty Co., Robert Chandler, president, 1736 86th st, at the southwest corner of Bath av and Bay 5th st, to cost \$4,000. The owner will build and take all bids.

**HERBERT ST.—**Foundations have been laid for the 4-sty brick and stone sisters house on Herbert st, near North Henry st, for St. Cecilia's Roman Catholic Church, on premises, T. A. Clarke Co., 26 Court st, Brooklyn, have received the general contract. Estimated cost is \$30,000.

**AV U.—**Wm. Wingerath, builder, of Av Y, Brooklyn, has plans for a 3-sty frame residence and store building, 20x54 ft., to be erected at Av U and Coney Island av, to cost \$7,000. A. E. Fisher, 23 Park Row, N. Y. C., is architect.

**18TH ST.—**Arthur H. Strong, 599 East 18th st, owner, will erect three residences, 2½-stys, frame, 30x30 ft., in East 18th st, west side, south of Newkirk av, to cost \$21,000.

**49TH ST.—**Peter Ersen, architect, 201 Dresden st, has completed plans for six residences, frame, 2-stys, 18x30 ft., for Wm. C. Mulligan, 295 Grove st, to be erected in the south side of 49th st, 200 ft. east of 18th av, to cost a total of \$21,000. The owner will handle all contracts.

**MUNICIPAL WORK.**

**PUMPING STATIONS.—**Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, October 4, for furnishing materials and labor required for alterations, repairs and improvements at various pumping stations.

**FIRE ALARM.—**Bids will be received by the Fire Commissioner, Monday, September 18, for furnishing labor and materials required for an extension of the underground system of the fire-alarm telegraph.

**SCHOOLS AND COLLEGES.**

**STONE AV.—**The cornerstone of the new building being erected for the Hebrew Free School Society, of Brownsville, on Stone av, near Pitkin, was laid this week. The new building will be a modern, fireproof school, containing a gymnasium, a large playground, roof garden, large auditorium, and spacious classrooms. The cost will be about \$100,000.

**Queens.**

**DWELLINGS.**

**JAMAICA AV.—**Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for two 3-sty brick dwellings to be erected on the north side of Jamaica av, 60.5 ft. east of Benedict av, Woodhaven, for the Esser Realty Corporation, owners, of Brooklyn.

**JAMAICA, L. I.—**H. T. Jeffrey & Son, Morris Park, L. I., are preparing plans for a 2-sty brick store and residence, 20x50 ft., to be erected on New York av at a cost of \$10,500.

**DOUGLAS MANOR, L. I.—**Josephine W. Chapman, architect, 4 West 40th st, N. Y. C., has completed plans for a 2½-sty stucco and frame residence for Mrs. Henry C. Foster, to be erected here. The Madison Building Co., 1 Madison av, N. Y. C., are the general contractors. Estimated cost is \$10,000.

**MUNICIPAL WORK.**

**WATER MAINS.—**The Board of Water Supply, 165 Broadway, will open bids, Tuesday, September 26, for the construction of part of the Queens conduit, a portion of the city pipe lines of Catskill Aqueduct, in the City Aqueduct Department, and extending from near the junction of Willoughby av and Broadway, in the Borough of Brooklyn, in a generally easterly direction along Willoughby and Evergreen avs, Troutman st, Flushing av, Grand st and Fisk av, to Thompson av, Borough of Queens.

**SCHOOLS AND COLLEGES.**

**QUEENS.—**Bids were opened by the School Board, September 11, for the general construction of portable school buildings annexed to Public School No. 15, as follows: Louis Koenig, \$5,927 (low bidder); William D. Moore, \$7,600; C. L. Dooley, \$6,900; B. Diamond, \$7,333.

**QUEENS.—**Bids were opened by the School Board, September 11, for the general construction of portable school buildings annexed to Public School No. 32, as follows: William D. Moore, \$7,000 (low bidder); C. L. Dooley, \$7,150; Gabler Construction Co., \$8,598.

**Richmond.**

**MUNICIPAL WORK.**

**BORINGS.—**The Board of Water Supply, 165 Broadway, New York, will open bids, Tuesday, September 26, for test pits and borings on the site of the proposed Silver Lake reservoir, situated about half mile west of Tompkinsville, and about 2 miles by trolley from St. George Ferry, Staten Island, Borough of Richmond.

**Out of Town.**

**APARTMENTS, FLATS AND TENEMENTS.**

**MT. VERNON, N. Y.—**The Manhof Realty Co., J. Hyams, president, has purchased the northwest corner of Valentine and 8th avs, a plot 150x100 ft. The company contemplates the erection of three 4-sty apartment houses.

**NEWARK, N. J.—**Hughes & Backoff, architects, 22 Clinton st, have prepared plans for a 4-sty brick store and apartment building to be erected at the northwest corner of Central av, and 9th st, for Joseph Wotiz, at an approximate cost of \$30,000.

**DWELLINGS.**

**NEW BRUNSWICK, N. J.—**Samuel Ginder and Harry Solomon, contractors, have purchased several lots in Harvey st, between Somerset and Hamilton sts, and contemplate the erection of twelve 2-family houses.

**ALBANY.—**The United States Land and Home Co., of this city, has bought an extensive tract in Exchange st, West Albany, and will build several dwellings there.

**EAST RED BANK, N. J.—**Plans have been completed for the new residence to be erected by Newton Doremus at this place. Stone construction, to cost between \$13,000 and \$16,000.

**MORRISTOWN, N. J.—**William A. Burnett has prepared plans for a 2-sty and attic frame house, 20x30 ft., to be erected for D. B. Logan, here. Arthur W. Thompson has received the general contract.

**IRVINGTON, N. J.—**David Prinz, of this place, will soon erect four new houses at 146, 148, 150 and 152 Maple av, to cost \$10,000.

**IRVINGTON, N. J.—**Winterbottom & Van Houten will erect four houses at 207, 209, 211 and 213 Cottage st, at a cost of \$12,000.

**IRVINGTON, N. J.—**F. Klingel, of this place, will erect a residence at 21st st and Nelson pl, at a cost of \$6,500.

**NEWBURGH, N. Y.—**Dr. T. O. Vanamee, of this city, will erect a fireproof residence at the corner of Grand and South sts.

**SCOTCH PLAINS, N. J.—**The Trustees of the Scotch Plains Baptist Church have accepted the deed of a site for a new parish house, a gift given by Dr. J. Ackerman Coles and his sister, Miss Emilie Coles. The site is located in Grand st.

**NEWARK, N. J.—**Hurd & Sutton, architects, 1135 Broadway, N. Y. C., are preparing plans for a brick and marble residence, 2½-stys, to be erected on the east side of Clifton av north of Ballantine Parkway, to cost \$12,000. John C. Eisele, Broad and Clinton sts, is the owner.

**PASSAIC, N. J.—**Natlde Y. Swenson, will erect a 2-sty brick residence at 192 Lexington av, to cost \$5,000.

**PASSAIC, N. J.—**Matthew Geene will erect two 2-sty frame cottages at 15 and 17 Crescent place at a cost of \$4,000.

**FACTORIES AND WAREHOUSES.**

**BINGHAMTON, N. Y.—**The new factory of the J. & D. D. Miller Silk Mfg. Co., which they contemplate erecting at the East End, will occupy a plot of ground bounded by Broad av, Grant, Ely and Frederick sts. The deal for the property has not yet been closed, but negotiations are in progress for its purchase.

**TONAWANDA, N. Y.—**Plans and specifications have been completed for additions to the plant of the North Tonawanda Musical Instrument Works, on Payne av, Bryant and Market sts. The annex to the main factory will be of brick and cement construction, 141x50 ft. The second building will be 1-sty, brick and cement, to be used as a boiler house, buffing room and dry kiln, 92x38 ft. Morris & Allan, of this place, have received the general contract.

**PATERSON, N. J.—**A new mill is to be erected by the Johnson, Van Vlanderan Machine Co. at the corner of Broadway and Prospect st, fronting 147 ft. in Prospect st and 88 ft. on Broadway. Brick, 4-stys.

**FIRE HOUSES.**

**WHITE PLAINS, N. Y.—**At the annual village election, the taxpayers will vote on a proposition to raise \$20,000 by bonds for two new fire houses.

**HALLS AND CLUBS.**

**TARRYTOWN, N. Y.—**Benton S. Russell, of Tarrytown, will take bids on the construction of a gymnasium building at this place, 48x100 ft.

**ROCHESTER, N. Y.—**Crandall & Strobel, architects, Rochester, N. Y., have completed plans, and will receive bids about September 25, for a large addition to the Y. W. C. A. building, in this city, to cost about \$75,000.

**ASBURY PARK, N. J.—**The old buildings at 9th and Washington sts, have all been torn down in preparation for the erection of the new P. O. S. of A. hall, work on which will be soon started.

**HOSPITALS AND ASYLUMS.**

**NEWBURGH, N. Y.—**Murray & Dana, architects, 331 Madison av, N. Y. C., are preparing plans for the new nurses' home given to St. Luke's Hospital by Mrs. Annie D. Hitch. The building will be 3-stys and basement, fronting 45 ft. by 104 ft. It will be of red brick, with white colonial trimmings. Contracts for the construction have not yet been awarded.

**MT. MCGREGOR, N. Y.—**D. E. Waid, architect, 1 Madison av, N. Y. C., has prepared plans for the twelve fireproof buildings to include an administration building, ward buildings and power house, at this place for the Metropolitan Life Insurance Co., of 1 Madison av, N. Y. C. Dr. Lee K. Frankel is in charge; S. W. Tucker, of Saratoga Springs, N. Y., is the engineer. The architect is now taking bids on part of the work.

**MUNICIPAL WORK.**

**KINGSTON.—**Eight bids for two concrete bridges to be built fifteen miles from this place have been received by the Board of Water Supply of N. Y. C., which has charge of the Catskill water-supply project. The lowest bid was

from the Harrison & Burton Co., \$240,222.50, and the next lowest from Charles Lend & Co., \$266,220.

**NORTH PLAINFIELD, N. J.—**J. Erwin Hillpott, engineer, engaged by the North Plainfield Association to investigate the water problem for that borough, reports favorably of a municipal plant. Mr. Hillpott's report, accompanied by that of the association's committee, has been approved by the North Plainfield Council.

**TONAWANDA, N. Y.—**The Tonawanda Board of Public Works has directed the city engineer to prepare specifications for the construction of a sewer main in James st, from Wheel st to the plant of the J. S. Spaulding Co.

**AQUEDUCT WORK.—**The Board of Water Supply, 165 Broadway, will open bids, Tuesday, September 26, for the construction of the extension of Croton blow-off in the Croton division of Southern Aqueduct Department, on the shore of Croton Lake, in the town of Yorktown, Westchester County, New York.

**RYE, N. Y.—**Bids will soon be advertised for construction work on improvement of highway routes Nos. 1 and 2, for which \$750,000 has been appropriated.

**KINGSTON, N. Y.—**Sealed proposals will be received by the Common Council of the City of Kingston, on September 15, for the construction of a sanitary sewer in a portion of Albany av, between Manor av, and Charles W. Grout's property.

**ARGYLE, N. Y.—**Bids for the construction of a water-works system at the County House at this place were opened at the office of Supervisor Murray, at Fort Edward. Bids were received from Fred Plunkett of Fort Edward, Sherman & Co. of Glens Falls, James B. Dower of Ballston Spa, and E. R. Clark of Mechanicville. The amounts were not made public.

**TROY, N. Y.—**Specifications for widening and improving Oakwood av, have been submitted by the City Engineer, and bids will be opened September 28th. The cost will be nearly \$10,000.

**PUBLIC BUILDINGS.**

**ATHOL, MASS.—**The Westchester Engineering Co., 103 Park av, N. Y. C., submitted the lowest bid to Supervising Architect James Knox Taylor, at Washington, D. C., for the new post office building to be erected in this city.

**SALT LAKE CITY, UTAH.—**The following architects have been selected as competitors for the new Utah State Capital building to be erected here: G. Henri Desmond, 15 Beacon st, Boston, Mass.; George B. Post & Son, 347 5th av, N. Y. C.; Tracy, Swartwout & Litchfield, 214 5th av, N. Y. C.; Cass Gilbert, 11 East 24th st, N. Y. C.; Henry J. Schlacks, 99 Randolph st, Chicago, Ill.; and Tourtellotte & Hummel, Overland Building, Boise, Idaho.

**NEW ROCHELLE, N. Y.—**The Board of Police Commissioners has appointed Knust & Price, 105 West 40th st, N. Y. C., architects for the proposed new court house and police station in Lawton st.

**SCHOOLS AND COLLEGES.**

**ALBANY, N. Y.—**Plans for reducing the cost of the construction of the proposed high school on North Lake av were submitted, Sept. 6, by architects Goldwin Starrett & Van Vleck, 45 East 17th st, N. Y. C., and the consulting architect, Franklin B. Ware. The amount appropriated was \$600,000, of which \$175,000 has been expended in acquiring the site, leaving a balance of \$425,000 for the building. Under the original plans of the architects, the lowest bid of the contractors was \$633,866, over \$200,000 above the amount available. Architect Ware submits a plan of reduction, wherein he suggests the use of cheaper material and less elaborate features, but the architects made a vigorous protest. The board decided to have a conference between the architects and consulting architect and itself at a future date, and it may be decided to ask for a total appropriation of \$800,000.

**BINGHAMTON, N. Y.—**The Board of Education is contemplating the erection of a new school building in Helen st. No definite action has been taken. Bert A. Read, Alderman, is interested.

**HEMLOCK, N. Y.—**Horace T. Hatton, of Rochester, is preparing plans for a new union school building to be erected here at a cost of \$15,000. Fred A. Newhall is principal.

**OSWEGO, N. Y.—**Nine architects submitted bids for the preparation of plans and supervising work on the new Sixth ward school building to the Department of Education. L. I. Cope, of Oswego, was the successful competitor.

**STORES, OFFICES AND LOFTS.**

**BELFORD, N. J.—**The post office building at this place, owned by D. W. Van Note, is to be remodeled. No contract has been issued.

**CHICAGO, ILL.—**D. H. Burnham & Co., architects, of this city, have been commissioned to prepare plans for a 21-sty store and office building for the Marshall Field Estate, at the corner of Wabash av and Washington st, to cost, approximately, \$1,600,000.

**THEATRES.**

**PATERSON, N. J.—**Charles E. Sleight, Washington and Ellison sts, has plans for a 3-sty theatre, 90x126 ft., to be erected on lower Van Houten st by William B. Watson. The estimated cost is \$45,000.

**NEWARK, N. J.—**Charles L. Steinbrenner, architect, Essex Bldg., Newark, has completed plans for the 1-sty brick picture theatre, to be erected at 507 South Orange av, for Louis J. Hofman. Cost about \$8,000.

**Contracts Awarded.**

**APARTMENTS, FLATS AND TENEMENTS.**

**FT. WASHINGTON AV.—**Ely Maran, 830 Kelly st, has received the contract to erect the 6-sty apartment house, 102.2x111.6 ft., on the northwest corner of Ft. Washington av and 160th st, for the Dayton Realty Co., 826 Kelly st, to cost \$150,000. Samuel Sass, 32 Union sq, is architect.

## CHURCHES.

2D AV.—Herman Veit, 258 Devoe st, Brooklyn, has received the general contract to erect the 1-sty and basement brick chapel on the north side of 2d av, 32 ft. west of 91st st for the Visitation Monastery, at a cost of \$50,000. F. J. Berlenbach, 260 Grabam av, Brooklyn, is architect.

BROADWAY.—The Howard Hager Co., Liberty National Bank Building, Pittsburgh, Pa., has received the general contract to erect the stone church, parish house and rectory at 155th st and Broadway, for the Church of the Intercession, Trinity Church Corporation, 187 Fulton st, from plans by Cram, Goodhue & Ferguson, 170 5th av. Estimated cost, \$800,000.

## DWELLINGS.

14TH AV.—Daniel Sachse, 657 East 32d st, Brooklyn, has received the general contract to erect the 2½-sty hollow tile and stucco residence on the west side of 14th av, between 51st and 52d sts, for L. Bergenicht, from plans by Slee & Bryson, 152 Montague st, Brooklyn.

GARDEN CITY, L. I.—Van Name & Co., 80 Wall st, N. Y. C., has received the general contract to erect a 2½-sty frame and stucco residence, for E. F. Meyers, from plans by Davis, McGrath & Kiessling, 949 Broadway, N. Y. C. Estimated cost, \$25,000.

175TH ST.—George Roberts, 1994 Morris av, has received the mason contract for two 3-sty brick residences, 20x55 ft., to be erected in the north side of 175th st, 45 ft. east of Topping av, for Edward Wassman, of 267 East 175th st. Fred Jaeger, 441 Tremont av, is architect and George Edmondson, 109 East 175th st, general contractor. Total cost, \$17,000.

28TH ST.—Nieman & Luth, 25 West 42d st, have received the contract for interior changes to the 3-sty residence owned by Carrie C. Fussell, at 38 East 28th st, from plans by Walter G. Stemler, 142 East 33d st.

QUEENS, L. I.—W. H. Beadle, Belmont and Woodhaven avs, Ozone Park, L. I., has received the mason contract and Gus Brush, of Hollis Court Blvd., Queens, L. I., the carpenter work for the 2½-sty hollow tile and stucco residence to be erected on Creed av, for Dr. Stumpf, to cost \$8,500, Osborne & Lovell, Jamaica, L. I., prepared the plans.

GLENDALE, L. I.—Richard Von Lehn Sons, 1565 New York av, Brooklyn, have received the general contract to erect two 2-sty brick residences, 20x55 ft., on the east side of Fosdick av, 185 ft. north of Myrtle av, for August Huber and Henry Monhel, 321 Stockholm st, Brooklyn. Estimated cost, \$7,000.

STATEN ISLAND.—Klein & Co., Huguenot Park, S. I., have the contract to erect a frame dwelling, 32x36 ft., on Rossaith av, west side, 60 ft. north of Stafford av, Huguenot Park, to cost \$4,500. H. S. Copeland, Huguenot Park, is architect. Marie Schwert is owner.

BRONXVILLE, N. Y.—J. & A. Walter, 121 Webster av, New Rochelle, have received the general contract to erect the 2½-sty stucco residence, 30x36 ft., on the Kraft estate, for Kraft & Sons, of this place, from plans by Charles Lupprian, 180 Main st, New Rochelle. Estimated cost, \$7,000.

## FACTORIES AND WAREHOUSES.

PROSPECT PARK WEST.—James Whalen, 9th av and 8th st, Brooklyn, has received the general contract to erect the 3-sty brick carriage factory, 60x100 ft., on the west side of Prospect Park West, 100 ft. south of 17th st, for A. B. Smith, 227 Prospect Park West, Brooklyn. B. F. Hudson, 319 9th st, Brooklyn, is the architect. Estimated cost, \$20,000.

64TH ST.—The Thompson-Starrett Co., 51 Wall st, has received the contract for remodeling the 4-sty brick factory, 321-325 East 64th st, owned by Sloane & Moller. Plans are by Henry Placek, 316 East 65th st.

LONG ISLAND CITY.—Tucker & Vinton, 103 Park av, have received the general contract to erect the 4-sty fireproof reinforced-concrete factory at Creek and Meadow sts, for the Degnon Realty & Terminal Improvement Co., of 60 Wall st, N. Y. C. Thompson & Frohling, 114 East 28th st, N. Y. C., are the architects; The Degnon Construction Co., 60 Wall st, contractors for foundations, piling and excavating. The E. Rosenthal Co., 346 Broadway, N. Y. C., is lessee. The cost is estimated at \$40,000.

PASSAIC, N. J.—J. J. O'Leary Co., 187 Main av, Passaic, has received the general contract to erect a manufacturing plant for the Passaic Metal Ware Co., tin can manufacturers, on the line of the Delaware, Lackawanna & Western Railroad, Wm. W. Christie, 140 Market st, Paterson, N. J., is engineer. The entire group will be of reinforced concrete.

LOWELL, MASS.—The Aberthaw Construction Co., of Boston, has received the contract to erect an addition to the plant of the American Hide & Leather Co., at Lowell, consisting of the following five buildings: 1-sty beam house, 180x75 ft.; 3-sty hair-drying house, 100x62 ft.; 1-sty liming house, 140x100 ft.; 3-sty hide house, 100x100 ft.; 1-sty storehouse, 100x20 ft. Lockwood, Greene & Co., of Boston, are the architects. Charles H. Stehling Co., of Milwaukee, consulting engineers. The construction throughout will be of reinforced concrete.

## HOSPITALS AND ASYLUMS.

86TH ST.—J. A. Zimmerman, 505 5th av, has received the general contract to erect an addition to the 4-sty brick hospital 523-531 East 86th st, for the Sisters of the Misericorde, 531 East 86th st. I. E. Dittmars, 111 5th av, prepared these plans. Estimated cost, \$40,000.

## MUNICIPAL WORK.

YONKERS, N. Y.—Macdonald & Murray, of this city, have received the contract for the construction of the trunk sewer, between Lake av and 2d st, including a screening, settling plant and pumping station, at \$103,839.

FLUSHING, L. I.—Borough President Gresser has awarded contracts for the paving of Central av, from the Merrick road to city line, to the Continental Public Works Co., for \$28,497.50; the Hempstead and Jamaica turnpike,

from the Merrick road to the city line to the Uvalde Contracting Co., for \$43,087; and the Shell road, from Thomson av. to Jackson av, to Thomas M. Hart, for \$30,728.

## PUBLIC BUILDINGS.

PEEKSKILL, N. Y.—The contract for making alterations and repairs to the U. S. post office at Peekskill has been awarded to Joseph Balaban Co., 156 5th av, N. Y. C.

RICHFORD, VT.—The contract for the construction of the United States post office and custom house at Richford, Vt., has been awarded to H. Merritt Wallis, 55 Broadway, N. Y. C., at \$56,000.

## SCHOOLS AND COLLEGES.

TROY, N. Y.—M. L. & H. G. Emery, Drislane Block, Albany, architects in charge of alterations and additions to the Provincial Seminary building in 8th st, have awarded the heating and ventilating contracts to Pfau & Gilcoyne, of this city. The amount of the contract is about \$20,000.

## STORES, OFFICES AND LOFTS.

MADISON AV.—The Ellison Construction Co., 1499 Broadway, has received the carpenter contract for alterations to Madison Square Garden, Madison and 4th avs, for the Show Committee of the National Automobile show. W. W. Knowles, 1133 Broadway, is architect. Estimated cost, \$75,000.

23D ST.—Charles H. Peckworth, 631 Hudson st, has received the general contract to install a new stairway and subway entrance in the Metropolitan Building, 23d to 24th sts, 4th and Madison avs, to cost \$20,000. D. Everett Waid, 1 Madison av, is architect.

5TH AV.—The John H. Parker Co., 315 4th av, has received the general contract to erect the store and office building at 661 5th av for the Leasehold Investors' Corporation, of 165 Broadway, lessee of site and owner of the building. The property is owned by the Henry Phipps Estate, of 787 5th av. Estimated cost is \$200,000, and plans have been prepared by John H. Duncan, 208 5th av.

5TH AV.—John H. Duncan, architect, 208 5th av, has prepared plans, and the John H. Parker Co., 315 4th av, has received the general contract to erect an 8-sty store and office building, 50x115 ft., at 657 5th av, on ground owned by Albert G. Milbank, of 49 Wall st. The Investors' Estate Corporation, 165 Broadway, is the lessee of the site and will put up the structure. Frank Lowe is president, and George F. Gunther, treasurer. The cost is estimated at \$200,000.

BROADWAY.—Cramp & Co., 23 East 26th st, have received the general contract to erect the 3-sty stone restaurant, 70,10x73.6 ft., which C. William Funk, of 228 Wiona av, Philadelphia, Pa., is to erect at 1557-1563 Broadway, at a cost of \$80,000. Stuckert & Sloane, of 1420 Chestnut st, Philadelphia, Pa., are the architects.

HARTFORD, CONN.—The following subcontracts have been awarded for the new 11-sty bank and office building, 57x100 ft., which the Hartford National Bank is erecting in this city from plans by Donn Barber, N. Y. C. Wells Bros. Co., 366 5th av, N. Y. C., masonry; John Marrow, N. Y. C., roofing and plumbing; Harry Alexander, 20 West 34th st, N. Y. C., lighting; American Bridge Co., N. Y. C., structural steel; Shea & Donnelly, Lynn, Mass., limestone; Wm. H. Jackson, N. Y. C., ornamental iron; Otis Elevator Co., 17 Battery pl, N. Y. C., elevators.

## THEATRES.

BROADWAY.—John J. Burns & Co., 526 East 149th st, has received the contract for alterations to the Broadway Theatre, Broadway and 41st st, from plans by A. W. Swasey, 47 West 34th st.

LEXINGTON AV.—M. Gould's Son & Co., 253 Broadway, have received the contract for furnishing brass railings in the following theatres now under course of construction: Palm Garden, Lexington av and 58th st; the Eighty-sixth Street Theatre, 162 East 86th st, Manhattan; McKinley Square Theatre, Boston rd and 169th st, Bronx; DeKalb Avenue Theatre, Brooklyn; Empire Theatre, Baltimore, Md.; Essex Amusement Co., Newark, N. J.

MADISON AV.—The Ellison Const. Co., 1499 Broadway, has received the contract for \$75,000 worth of interior changes to the Madison Square Garden, for the coming automobile show. W. W. Knowles, 1133 Broadway, is architect.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

CONVENT AV, n e cor 127th st, 5-sty brick tenement, 37,7x87.11, slag roof; cost, \$60,000; owner, Schuck Realty & Construction Co., 19 St. Nicholas pl; architect, J. C. Cocker, 2017 5th av. Plan No. 588.

80TH ST, s s, 168 e Amsterdam av, 8-sty brick and stone apartment house, 82x87.2; cost, \$290,000; owner, Julius Fishman, 299 Broadway; architects, Schwartz & Grow, 347 5th av. Plan No. 571. Owner builder.

WEST END AV, Nos 744-751, 12-sty brick and stone apartment house, 50x81, slag roof; cost, \$175,000; owner, 749 West End Co, 160 Broadway; architects, Rouse & Goldstone, 38 W 32d st. Plan No. 578. Everett Jacobs, pres.; I. R. Jacobs, treas.; Fannie Oser, secy. Not let.

## CHURCHES.

BROADWAY, n w cor 114th st, 3-1-3-sty brick and stone church, parish house and business building, 72,9x92, 28,2x60.4 and 33x100.11, copper and slag roofs; cost, \$150,000; owner, Board Trustees Fourth Presbyterian Church, 34 E 9th; architect, Louis A. Jallade, 37 Liberty st. Plan No. 575.

## DWELLINGS.

54TH ST, No. 10 West, 53d st, No. 9 West, 8-sty stone residence, 41x100.5, tile and copper roof; cost, \$200,000; owner, John D. Rockefeller, Jr., 13 West 54th st; architect, Wm. Bosworth, 527 5th av. Plan No. 585. C. T. Wills, 286 5th av, has mason work.

AV C, northwest cor 2d st, 4-sty brick dwelling, 20x52, slag roof; cost, \$16,000; owner, Pauline Gross, 256 2d st; architect, Jacob Fisher, 296 East 3d st. Plan No. 576. Not let.

## FACTORIES AND WAREHOUSES.

51ST ST, Nos. 639-641 West, 2-sty brick storage, 60x95.5, slag roof; cost, \$9,000; owner, Alex List, 48 West 68th st; architect, J. B. Snooks Sons, 73-Nassau st. Plan No. 588.

## HOTEL.

AMSTERDAM AV, Nos. 287-295, 12-sty brick and stone hotel, 100x106.8; cost, \$500,000; owner, Ronald H. Macdonald, 29 West 34th st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 582.

8TH AV, No. 669, 4-sty brick and stone hotel, 25x99.11, Wm. Schoemaker & David Miller, 259 W 44th st; architect, John J. Lawlor, 360 W 23d st. Plan No. 573. Not let.

## MISCELLANEOUS.

CLEVELAND PL, s e cor Kenmore st, 1-sty frame carousel and swing, 40x40; cost, \$20; owner, Leonardo Colson, 704 Park av, Brooklyn; architect, Leonardo Colson, 704 Park av, Brooklyn. Plan No. 581.

116TH ST, Nos 232-234 W, 2-sty brick post-office, 50x98; cost, \$30,000; owner, Noah James, 1155 Fox st; architect, Raphael Prager, 149 Broadway. Plan No. 574.

BROADWAY, Nos 1557-1563, 3-sty brick and stone restaurant, 70,10x73.6, slag roof; cost, \$80,000; owner, C. William Funk, 228 Wiona av, Philadelphia; architects, Stuckert & Sloane, 1420 Chestnut st, Philadelphia, Pa. Plan No. 577. Cramp & Co., 23 E 26th st, have contract.

NEW CHAMBERS ST, No. 72, 1-sty brick pump house, 18x81.8; cost, \$150; owner, American News Co., 11 Park Row; architect, S. F. Bowser & Co., 50 Church st. Plan No. 587.

## SCHOOLS AND COLLEGES.

31ST ST, No. 143 West, 3-sty brick school, 29,2 x69.10, slate and tile roof; cost, \$30,000; owner, the Franciscan Fathers, 133-135 West 31st st; architect, Thomas J. Duff, 407 West 14th st. Plan No. 586.

## STORES AND TENEMENTS.

ST. NICHOLAS AV, n w cor 177th st, 6-sty brick store and tenement, 94,11x90; cost, \$225,000; owner, Melvin Realty Co., 171 Broadway; architect, Harold L. Young, 67 West 125th st. Plan No. 584.

## STORES, OFFICES AND LOFTS.

AMSTERDAM AV, n w cor 163d st, 2-sty brick stone and loft, 20x56; cost, \$11,000; owner, Wm. Schmidt, 1283 St Nicholas av; architect, Joseph Wolf, 103 Park ave. Plan No. 570.

FT. WASHINGTON AV, n w cor 160th st, 6-sty brick and stone apartment, 102,2x111.6; cost, \$150,000; owner, Dayton Realty Co., 826 Kelly st; architect Samuel Sass, 32 Union sq, Plan No. 579. Ely Maran, 830 Kelly st, has contract.

## THEATRES.

BOWERY, w s, 50 s Canal st, 4 and 8-sty brick and stone theatre and office bldg., 100x200.3, asphalt and gravel roof; cost, \$25,000; owner, The William Kramer's Sons Realty Co., 50 Bowery; architect, W. H. McElfritrick, 701 Seventh av. Plan No. 580. Albert J. Kramer, pres.; Wm. Kramer, Jr., secy. and treas; Wm. H. Ellison, director; not let.

59TH ST, No. 216 E, 2-sty store and office, 25x84.5; cost, \$6,500; owner, Estate J. B. Bloomingdale, 170 Broadway; architects, Taylor & Levi, 105 W 45th st. Plan No. 572.

LENOX AV, s e cor 111th st, 3-sty brick theatre, 61,10x95, slate roof; cost, \$50,000; owner, Kramer Contracting Co., 35 Nassau st; architect, Geo. F. Pelham, 507 5th av. Plan No. 589.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

145TH ST, s s, 473.8 s Willis av, 6-sty brick tenement, slag roof, 50,20x91.34; cost, \$50,000; owner, John Knox McAfee, 339 West 84th st; architect, J. C. Cocker, 2017 5th av. Plan No. 690.

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Telephones, 189-190 Murray Hill





BROADWAY, No. 1111, partitions to 12-sty brick hotel; cost, \$500; owner, Francis Kinney Estate, 22 William st; architect, W. F. Hemstreet, 156 5th av. Plan No. 2491.

BROADWAY, n e cor 47th st, new stairs, partitions, skylights, to 3-sty brick store; cost, \$2,500; owner, Walter J. Solomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 2503.

BROADWAY, Nos. 756-760, metal and glass awning to 9-sty brick store; cost, \$875; owner, John Wanamaker, premises; architect, David W. King, 427 East 118th st. Plan No. 2504.

BROADWAY, Nos. 739-741, fireproof elevator shaft to 5-sty brick loft and store; cost, \$1,000; owner, A. D. Gallatin, on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2501.

LEXINGTON AV, s w cor 125th st, partitions, windows, toilets, to 2-sty brick store and loft; cost, \$4,000; owner, Russell M. Johnston, Geneva, N. Y.; architects, Walter H. T. Quest, 212 East 83d st. Plan No. 2483.

LEXINGTON AV, No. 445, 1-sty rear extension, 7x18, partitions to 3-sty brick dwelling; cost, \$500; owner, C. W. Sanford, premises; architects, Tandy & Foster, 1931 Broadway. Plan No. 2508.

MADISON AV, No. 1340, partitions, windows, toilets, to 5-sty brick tenement; cost, \$7,000; owner, Bertha C. Stafford, 53 Orange st, Brooklyn; architect, Henry Davidson, 490 West 23d st. Plan No. 2490. H. B. Stein, 25 Broad st, has contract.

MADISON AV, es, bet 58th and 59th sts, seats, to 3-sty brick theatre; cost, \$100; owner, W. J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 2477.

PARK ROW, Nos. 31-32, partitions, windows, to 5-sty brick store and loft; cost, \$300; owner, Estate of Jay Gould, 165 Broadway; architect, Wm S. Boyd, 561 Hudson st. Plan No. 2457.

PARK AV, Nos. 1561-1563, 1-sty brick side extension, 22.6x23.6, to 1-sty brick market; cost, \$500; owner, E. Vance, 103 East 112th st; architect, Frank Straub, 18 East 42d st. Plan No. 2495.

2D AV, Nos. 63-65, change show windows, stoop, to 4-sty brick store and tenement; cost, \$1,200; owner, Isaac Johnson, 1 West 101st st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 2473.

2D AV, s e cor 24th st, 1-sty brick extension, 6x8, to 3-sty brick dwelling; cost, \$350; owner, Otto Wagner, 134 W 26th st; architect, Jacob Fisher, 296 E 3d st. Plan No. 2464.

3D AV, No. 1705, partitions to 3-sty brick store and dwelling; cost, \$100; owner, Chas. W. Lamb, 2105 5th av; architect, C. B. Brun, 1 Madison av. Plan No. 2484.

5TH AV, No. 241, change tank to 5-sty brick store and loft; cost, \$136; owner, Estate Charles A. Coe, 69 Wall st; architect and builder, A. J. Corcoran, Inc., 11 John st. Plan No. 2462.

6TH AV, No. 407, install seats to 4-sty brick moving picture show and studio; cost, \$500; owner, Variety Amusement Co., premises; architect, L. C. Maurer, 1493 Broadway. Plan No. 2502.

8TH AV, Nos. 2163-9, bake oven to 2-sty brick bakery and store; cost, \$2,000; owner, S. Cushman, 2165 8th av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2506.

11TH AV, No. 510, partitions, toilets, windows, to 4-sty brick tenement; cost, \$2,500; owner, Jacob Ehmer, 554 W 40th st; architect, O. Reissmann, 30 1st st. Plan No. 2459.

### Bronx.

ODELL ST, No. 1346, 1-sty frame extension, 10x10 to 2½-sty frame dwelling; cost, \$150; owner, J. Radie, New Rochelle; architect, J. G. Schuman, Jr., Daly av and 181st st. Plan No. 414.

157TH ST, n s, 174.6 w Courtlandt av, new porch to 2-sty frame dwelling; cost, \$500; owner, Chas S Lippner, 1149 Simpson st; architect, S. Livingston, 29 W. 42d st. Plan No. 416.

165TH ST, n s, 24.4 e Trinity av, 1-sty frame and glass extension, 11.8x5.10½ to 3-sty brick store and dwelling; cost, \$500; owner, C. Mildeberg on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 412.

BAILEY AV, e s, 400 n Hub Terrace, new brick wall under 1½-sty frame barn; cost, \$200; owner, T. W. Martin, M. D., on premises; architect, Geo. Martin, 3497 Bailey av. Plan No. 419.

BRIGGS AV, No. 2856, 2-sty frame extension, 21.6x8 to 2-sty frame dwelling; cost, \$300; owner and architect, Chas. P. Loughran, on premises. Plan No. 417.

DALY AV, s e cor 181st st, 1-sty frame extension, 10x30, to 1-sty frame shed; cost, \$150; owner, John H. Schnauffer, on premises; architect, John G. Schuhmann, on premises. Plan No. 407.

HOE AV, n e cor 167th st, 1-sty of brick built upon 2-sty and attic brick rectory; cost, \$4,000; owner, Rev. Bernard Brady, 1109 Hoe av; architect, M. J. Garyn, 3307 3d av. Plan No. 410.

INWOOD AV, w s, 131.4 n 170th st, 1-sty frame extension, 20x30, to 1-story frame stable; cost, \$250; owner, Chas. Dietz, 548 3d av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 408.

MOTT HAVEN R. R. YARD, 42 s 156th st, new partitions to 2-story frame shop; cost, \$150; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge, N. Y. Plan No. 409.

SOUTHERN BOULEVARD, s s, 100 w Cypress av, 1-sty brick extension, 50x20 to 6-sty brick factory; cost, \$3,000; owners, Jacob Doll & Sons, on premises; architect, Geo. H. Greibel, 2255 Broadway. Plan No. 418.

UNION AV, w s, 25 s 155th st, 2-sty brick extension, 20x15, to 2-sty brick dwelling; cost, \$700; owner, Louis Scheffer, 35 West 139th st; architect, Louis A. Sheinardt, 194 Bowery. Plan No. 415.

WEBSTER AV, e s, 152.11 s Gun Hill rd, 2-sty frame extension, 9.5x12.5, to 2-sty frame dwelling and shop; cost, \$250; owner, Salvinolo Bolotta, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 411.

WESTCHESTER AV, s s, 220.8 w St. Anns av, 3-sty brick extension, 22.2x32, to 6-sty brick cold storage; cost, \$4,000; owner, Archibald D. Russell, Princeton, N. J.; architect, L. C. Holden, 103 Park av. Plan No. 413.

### Government Work.

NEW YORK.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Oct. 7 for two timber and reinforced concrete piers at the navy yard, New York. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. Wm. M. Smith, acting chief of bureau.

BOSTON, MASS.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Oct. 21, for water front improvements at the navy yard, Boston, Mass. Wm. M. Smith, acting chief of bureau.

COFFEYVILLE, KANS.—The contract for the construction of the U. S. public building at Coffeyville, Kans., has been awarded to H. M. Green, 631 Campbell st, Kansas City, Mo., at \$54,469.

MILFORD, MASS.—The contract for the construction of the U. S. post office at Milford, Mass., has been awarded to Woodbury & Leighton, 201 Devonshire st, Boston, Mass., at \$64,940.

WATERVILLE, ME.—The contract for the construction of the U. S. post office at Waterville, Me., has been awarded to Horace Purinton Co., of Waterville, Me., for the sum of \$74,683.

NEWPORT, R. I.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until September 23, for a garbage crematory for the naval torpedo station, Newport, R. I. Plans and specifications can be obtained on application to the bureau or to the commandant of the station named. Wm. M. Smith, acting chief of bureau.

### Personal and Trade Notes.

LAURENCE J. RICE, builder, formerly of 103 Park av, has moved his offices to 149 West 35th st.

PETER CAREY, formerly of Mount Vernon, will conduct a plumbing business at Tuckahoe, N. Y.

E. E. SEDILLE has opened an office at 22 Clinton st, Newark, N. J., for the practice of architecture.

KATZ & KANTER, formerly of 241 Hamburg st, have moved to 304 East Broadway, where they will continue their plumbing and contracting business.

THE H. F. ENGLISH BUILDING & CONSTRUCTION CO. has moved their offices from 103 Park av to the Smith Building, 148th st and 3d av, the Bronx.

CHAS. ANDERSON & CO. are now exclusive managers in charge of the business of Charles H. Baxter & Co., architects, superintendents and appraisers (established nearly 50 years ago). The business of the old firm will be carried on as formerly at 380 East 149th st, the Bronx.

### DEPARTMENTAL RULINGS.

[This department of news, devoted to the decisions of the Building Bureaus, 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. The rulings affect the operations of Architects, Owners, Contractors and Others.]

Superintendent Miller of the Bureau of Buildings is about to take important action with reference to outside fire-escapes on old buildings. A tentative draft of the new regulations is given below. The Superintendent requests that criticisms and suggestions be forwarded to him at 220 Fourth avenue as soon as possible. For the purpose of further discussion of the matter a hearing will be granted at the Manhattan Bureau of Buildings, at the above address, on next Tuesday afternoon at half past two o'clock.

#### REGULATIONS OF THE BUREAU OF BUILDINGS, BOROUGH OF MANHATTAN, FOR THE CONSTRUCTION OF OUTSIDE FIRE ESCAPES.

Unless otherwise approved by the Superintendent of Buildings in writing, outside fire escapes constructed in accordance with the following regulations will be permitted only when necessary additional means of safe egress cannot be provided by the enclosure of existing interior stairways, the construction of new ones, or of other approved means of exit:

**LOCATION.**—Fire escapes shall generally be located on the fronts of buildings in order to provide direct access to street, but they may be located on side or rear, provided a safe direct outlet is maintained from side or rear court, or yard; all subject to the approval of the Superintendent of Buildings.

**GENERAL.**—Fire escapes shall consist of iron balconies, connected by iron stairs, with hinged stairs or drop ladders from lowest balconies to ground. Iron bridges between neighboring buildings separated by yards or courts will be accepted in lieu of regular fire escapes if of approved construction. The construction of dividing partitions of fireproof material, and fireproof doors through brick and other fireproof walls, will also be accepted in lieu of regula-

tion fire escapes, subject to the approval of the Superintendent of Buildings. Sizes of material and details of construction for outside fire escapes shall be as hereinafter described. Fire escapes of unusual design or construction may be erected only after plans for same have been submitted for examination, and have been approved by the Superintendent of Buildings. All material shall be of rolled iron or steel, except for counterweights and sheaves, which may be of cast iron, and bearings for sheaves and hinged stairs, which shall be of bronze, as herein-after described. In buildings having only one interior stairway, access to outside fire escapes shall be provided by fireproof doors not less than 2' 6" by 6' 6", arranged to swing out. Where doors are not required, the sills of windows opening on fire escape balconies must be not higher than 3' above floors of building, and the clear opening of windows not less than 2' 6" high. All windows opening to fire escape balconies must be provided with double-hung metal sash, in metal frames and wire glass, of approved construction. Weights on bottom sash to be light. On buildings used as workshops, employing a total of one hundred people or more above the first story, places of assembly, meeting rooms, dance halls, etc., the lowest fire escape balcony shall be connected with the ground by a hinged stairway, as hereinafter described, and access to each balcony shall be provided by a door as described above.

**BALCONIES.**—All balconies shall be at least 3' 6" wide in the clear, and shall be of sufficient length to provide landings at least twenty-four inches long at the head and foot of each stairway. There shall be no opening in the floor of the lowest balcony. The stairway opening in each platform above the lowest shall be of a size sufficient to provide a clear headway on stairs, and there shall be a clear passageway between stairs and wall not less than twenty inches wide in all its parts for a height of 6' 6" above the balcony floor. Balcony floors shall not be higher than the top sills of openings nor lower than nine inches below them. Every balcony shall be constructed and erected to sustain, with a factor of safety of four, a load of eighty pounds per square foot over its entire area. The lowest balcony of any fire escape shall be not more than eighteen feet above the ground.

**BALCONY FLOORS.**—The floors of balconies shall be of wrought iron or steel bars not smaller than 1½"x¾" laid flatwise, not more than 1¼" apart, securely riveted at intersections to wrought iron or steel battens not smaller than 1½" x ¾", spaced not more than three feet center to center. Floors shall not project more than nine inches beyond end brackets, and shall be fastened to each end bracket by at least two hook or U-bolts, ¾" diameter. They shall not rest on bottom members of railing.

**RAILING.**—The three exposed sides of all fire escape balconies, except the lowest, and the inner side of all stair openings in balconies, shall be protected by a railing constructed as follows: Top members shall be not smaller than 1¼" x ½" iron or steel bars, or 1½" x 1½" x ¼" iron or steel angles, preferably in one piece from end to end, and shall pass through the wall at each end and be properly secured by nuts and washers 4" x 4" x ¾". Bottom members of railing shall be not smaller than 1½" x ¾" iron or steel bars, or 1½" x 1½" x ¼" iron or steel angles, preferably in one piece from end to end, and shall be well leaded or cemented into the wall at each end. The wall ends of top members shall be worked out to ¾" round bolt size, and bottom members to ½-in. round bolt size. Where wall ends are made separate they must be secured to railing members by splice bars 1½"x¾-in., with two ½-in. round rivets each side of the joint. Where end and side sections of railing are constructed separate, the connections at platform corners shall be made by means of 1¾"x¾-in. and 1½"x¾-in. bars for top and bottom members respectively where flat bars are used, or by means of gusset plates ¼-in. thick where 1½"x1¼"x¼-in. angles are used. All connections or splices to be made with two ¾-in. round rivets each side of joints. Standards or filling-in bars for railing shall be not smaller than ½-in. round or ½-in. square bars spaced not more than six inches centre to centre, securely riveted to top and bottom rails; height of railing 2 ft. 9 in. Where any fire escape balcony exceeds ten feet in length, the outside railing shall be stiffened by an intermediate brace attached to the top member and the end of a regular bracket which shall be extended for this purpose. A wire mesh guard may be used instead of the railing specified above for inner sides of stair openings, subject to the approval of the Superintendent of Buildings. The lowest balcony of every fire escape shall be protected by railing on all exposed sides except where necessary to provide an opening to stairs or ladder to the ground.

**BRACKETS.**—Supporting brackets shall be spaced not over three feet apart. They shall be long enough to properly support the balcony floor, and where necessary shall extend at least nine inches beyond the balcony floor to provide supports for railing braces. Their depth at wall ends shall be not less than two-thirds of the width of the balcony which they support. Top members shall be 1¼"x½-in. iron or steel bars set edgewise. Their inner ends shall be worked out to 1-in. round bolt size and shall go through the wall and be secured by a washer 4x¾"x6-in. and a nut. If wall ends are constructed separate, they shall be fastened to the brackets by a lap splice with two rivets ½-in., or a splice bar 1¼"x¾-in., with two rivets ½-in. diameter each side of joint. Bottom members of brackets shall be ¾-in. square iron or steel bars in one piece, flattened at ends and secured to top members by one rivet ½-in. diameter in each end. The outer end shall be attached to top member at a distance from wall equal to two-third of the width of balcony floor.

**STAIRWAYS.**—All stairways shall be constructed to have a slope of not more than sixty degrees from the horizontal, with treads not less than six inches wide by twenty inches long, and risers not more than nine inches. They shall be constructed and erected to sustain, with a factor of safety of four, a load of one hundred pounds

per step, except that the treads shall sustain a load of two hundred pounds with the same factor of safety. For all stairs, except those from lowest balcony to ground, the strings shall be 4x3/4-in. iron or steel bars, 3-in. iron or steel channels, or other shape equally strong. Unless of channels or angles, they shall be stiffened by braces leaded into the wall or bolted through it and bolted to the string at a height not less than seven feet above the balcony floor. All treads shall be flat open treads, or may be constructed of bars not over 1 1/2-in. wide, and shall be connected to strings by iron or steel angles not smaller than 1 1/2x1 1/2x3/4-in., with at least two rivets 3/8-in. diameter in each leg. If narrow bars are used, the space between them shall be not more than 3/4-in. Strings shall rest at bottom on a bracket, and shall be securely bolted to brackets at top and bottom. The inner sides of all fixed stairs shall be provided with a handrail as described above for exposed sides of stair wells. The outer sides of fixed stairs shall be provided with an iron mesh guard of approved design, not less than four feet deep measured from the nose of the tread perpendicular to the stair strings. A similar wire mesh guard may be used also for inner sides of stairs instead of regular hand railings, subject to the approval of the Superintendent of Buildings. Stairs from lowest balconies to ground shall have strings of 3-in. iron or steel channels, or built sections of equal strength. They shall be attached by hinged joint to special brackets and shall have counterweights of such size that when not otherwise supported the free ends shall slowly drop to the ground. Any approved form of counterweight may be used. If hung on chains, the chains must be galvanized, and arranged so as to provide a clear passage from stairs, and the counterweight must be enclosed in an iron pipe or box securely attached to wall of building, open at bottom and extending from a point six inches above the ground to a height sufficient to entirely enclose the counterweight in all positions. Special brackets must be provided for support of counterweights and their attachments. Hinges for stairs and sheaves for counterweight chains shall have bronze pins. When not in use the free end of stairs shall be raised from the ground and held by a latch so arranged that it can instantly be released by pressure of hand or foot.

**DROP LADDERS.**—Where a drop ladder is permitted instead of stairs, from the lowest balcony to the ground, it shall be of sufficient length to reach to a safe landing place beneath. It shall be not less than fifteen inches in width, with strings not less than 1 1/2x3/8-in., or 1 1/2x 1 1/2x3/4-in. angles, and rungs not less than 3/8-in. diameter, spaced not more than 12-in., center to center, and properly riveted through the strings. It shall be hung in vertical guides consisting of iron or steel angles or tees, properly strapped to prevent spreading, and securely attached to the two lowest balconies or to the building itself. The lower ends of guides shall not be higher than twelve feet above the ground. When in position for use, the tops of strings must extend not less than four feet above the floor of the lowest balcony, and the top rung must not be above nor more than three inches below the same level. Each drop ladder shall be free to move in its guides and shall be provided with a counterweight of such size that if otherwise unsupported it will slowly drop to the ground. The counterweight shall be attached to the ladder by approved galvanized steel chains so arranged as not to interfere with the use of the ladder. A separate bracket shall be provided for support of ladder and counterweight, and the counterweight shall run in an iron pipe or box as specified for hinged stairs. Chain sheaves and counterweight may be of cast iron, and sheaves shall have bronze pins. The ladder shall be supported above the ground when not in use by a latch so arranged that it can instantly be released by pressure of hand or foot.

**GOOSENECK LADDERS.**—At least one balcony at the top story of every building equipped with fire escapes shall be provided with a gooseneck ladder leading to the roof. Such ladder shall be securely fastened to the roof and to the fire escape balcony. It shall not, however, rest directly on floor slats, but shall have an independent support resting directly on at least two platform brackets. Sizes of material shall be as specified for drop ladders, and the strings shall each be in one piece. Every gooseneck ladder shall be fastened to the wall of building at at least one point between balcony and roof, and at two or more points if the distance from balcony to roof extends fourteen feet.

**SCUTTLES AND SCUTTLE LADDERS.**—Every building requiring fire escapes, and which does not have one or more interior stairs leading to the roof, shall be provided with a scuttle in the roof, at least 2x3-in., and an iron stairway or ladder leading to same. Scuttles and ladders shall be located so as to be readily accessible from all parts of the top floor, and if located in an enclosure the door to same shall never be locked. An indicating sign shall also be provided to show clearly the location of the scuttle ladder. The sizes of material for such ladders shall be the same as for regular stairs, but they may be set at a steeper slope. Hand rails shall be provided on both sides, to consist of 3/4-in. diameter rods or 1-in. diameter gas pipe.

**PAINTING.**—All parts of fire escapes shall be given one coat of approved paint in shop and one coat in field. The color of the field coat shall be different from that of the shop coat.

**ENCUMBRANCE PLATES.**—On the railing of each fire escape balcony shall be attached a cast iron plate with this inscription in raised letters not smaller than 1/2-in. in height: "Obstructing this balcony is forbidden. Penalty \$10.00." The body of the plate shall be painted a dark color, and the letters of the inscription a light color.

**PARTY FIRE ESCAPES.**—Where the floors of adjoining buildings requiring fire escapes are at the same level and the buildings are separated by a brick wall unbroken from ground to roof, part fire escapes may be constructed subject to the approval of the Superintendent of Buildings, to consist of iron balconies connecting the adjacent windows in each building, across the dividing wall, provided such arrangement shall be mutually satisfactory to the owners of the buildings. Sizes of material and details of construc-

tion shall be as described for regulation fire escapes.

In case it may be desired, for architectural or other reasons, to vary from these requirements in the shape of construction of the brackets or railings, such changes must be submitted to the Superintendent of Buildings, but shall not be made until his approval has been obtained. These regulations will take effect on

**BUILDING MATERIAL MARKET.**

All Departments Are on Different Price and Demand Levels.

Common Brick Continues to Have a Limited Call Although Prices Remain Unchanged: The Effect of the Canadian Reciprocity Campaign on Spruce and Hemlock.

THE building material market is more split up to-day than it has been in a year. Brick prices are firm with demand light and there is a big supply on hand at the wholesale docks. Portland cement, on the other hand, is in a stronger market, but the manufacturers are unable to bring prices higher than \$1.43 a barrel in wholesale lots of 250 barrels or more, alongside dock, New York. Pig iron is in an active market with prices firm at \$15.15 for No. 1 X foundry Northern and \$15.50 for No. 1 foundry Southern. Structural steel prices are low and the volume of business taken so far this month indicates a falling off for September from the bookings made in August and even in July. In Brooklyn and the Bronx, the demand for building grades of lumber is light and some dealers are even shading to get business. In New Jersey, however, there is a seasonable demand and retail prices are still steady, although there is a movement in the wholesale market that makes all quotations more or less unstable.

September bookings, so far, are disappointing. The expected building movement has not yet materialized to the extent anticipated, but in must be borne in mind that the Fall season is still young.

The movement in basic materials, such as brick, cement, and lumber, generally speaking, is on the side of the builder. The prospects are better for lower prices than for higher ones. Most supply men have large stocks on hand which will be forced, if necessary. Builders using structural steel are finding fabricators alert for new business, and on large or small jobs they will be inclined to make prices attractive in order to keep their organizations together until the Winter contracts begin to come out. Copper and tin flashing and roofing material remain firm, partly because late summer operations are now being closed in and nearly all deliveries are urgent.

There is a fair movement in limestone. Granite is not selling readily at present in the Metropolitan district, although there are some big contracts pending. In the suburbs, there seems to be little call for limestone, because local stone for rubble and ashlar is being largely used in dwelling and public building construction this year. Wholesalers expect an active market early this Winter and they are making requisitions earlier than usual. Retail prices have not changed on any stone.

Hardware has the most active market at present, of any department. Orders seem to run to medium grades for everything but plumbing, both rough and fixtures. The falling away in speculative building construction during the last few months may supply the reason for the sudden demand for the better grades. It is not improbable, however, that the campaign for more hygienic housing conditions has resulted in a general awakening among speculative builders of the fact that fair plumbing in a building makes quicker sales.

In Newark and vicinity supply companies report a good call for building and front brick which has been responsible for keeping up the prices. Cement there is in a more active market than it is in New York. Lime and plaster are reported to be less active there, but here in Manhattan there has been no falling off in demand.

There is some talk here of advancing the price of Cow Bay sand and gravel, but no confirmation of the rumor could be obtained. Crushed stone is in more active demand than it has been since early Spring, but prices are unchanged.

The Canadian reciprocity agitation is responsible for a more active buying market among wholesalers from the mills producing spruce and hemlock. The effect upon the retail market of this buying movement eventually will be to insure a good supply here during the Winter in case of adverse legislation. If, however, the results of the fight proves to be a victory for the reciprocants, there is liable to be an oversupply for a time. It is a

chance for speculation or, to use an expression more frank, a business gamble which seldom offers itself, but the outcome is as doubtful as is the result of the action of Parliament itself.

The movement of common Hudson River brick last week was a little better than in the previous one, but the tally is far below that for the corresponding week last year. Details follow:

	1911*		1910†	
	Arrived.	Sold.	Arrived.	Sold.
Monday	8	3		
Tuesday	7	1	15	12
Wednesday	4	5	17	17
Thursday	5	8	9	16
Friday	9	10	6	10
Saturday	5	6	5	9
	38	33	52	64

Left over: Sept. 2, 1911—35; Sept. 9, 1911—40; Sept. 3, 1910—20; Sept. 10, 1911—8.

\*Condition of market, dull.  
†Condition of market, active.

**New Ideas in Trade Literature.**

ACETYLENE GAS.

The Sunlight Gas Company, of 41 Warren street, has issued a catalogue that properly deserves a title of text-book on the subject of acetylene gas generation. The booklet differs from most catalogues in the fact that it has been compiled with the idea of disabusing the public mind of the belief that acetylene gas generation in a private house is dangerous. After showing that the infrequent accidents are usually the result of the installation of cheap or non-perfected machines, it proceeds to tell what has been accomplished in the way of safety devices in high-grade generators, and at the same time explains the improvement and the distinctive qualities of the Sunlight "Omega." In this catalogue is also found an example of the proper use of diagram photos. The whole work has been compiled with the idea of stating commercial facts simultaneously with human-interest data. This is always a most difficult task, but the Sunlight Company has done it, not only cleverly, but well.

The company makes some interesting statements in this work which is bound to be somewhat in the nature of a revelation to the average householder. One of these is that acetylene gas now lights 190,000 houses and 450 towns in the United States. Then, the company proceeds to explain what Sunlight Acetylene Gas is. This alone makes sending for the catalogue profitable.

From the commercial point of view, the catalogue is especially valuable. It explains in understandable language the safety device which prevents explosion by shutting off the feed pipe should the hopper cap be left open by mistake. It then goes on to explain the principle and advantage of the indirect feed. It might be mentioned, in conclusion, that Columbia University is equipped with the Sunlight system.

**Berger Company Still Erects Metal Ceilings.**

The Berger Manufacturing Co. says that an erroneous impression seems to have gained some currency among architects and builders to the effect that the company is no longer in the business of erecting metal ceilings. On the contrary, this pioneer firm continues to be very largely interested in this line, furnishing estimates for and executing jobs of any size, for any class of buildings, and in any locality within 100 miles of New York City Hall. The New York office of this well know firm is in the Berger Building at Eleventh avenue and 22d street. The mills are at Canton, Ohio. They manufacture many kinds of sheet metal products, as well as embossed metal ceilings. In a list before us there are thirty-seven different lines, including metal cornices, metal office furniture, window frames, skylights, steel and tin roofing, metal lath, studding culverts and shingles, conductor pipe, eaves trough, sidewalk lights, fireproofing system, metal, lumber, etc. The capital of the company is \$5,000,000.

**Compiling Roofing Testimonials.**

The New York Roof Repairing Company, of 100 William street, is compiling the large number of testimonials in a handy form to distribute on application. The company makes a specialty of repairing tin roofs and keeping them in repair under a guarantee. It has twelve years of success to its credit. Among the company's clients are some of the most important property owners in the city. The company maintains a department for painting and repairing all kinds of ironwork, especially fire escapes, iron shutters, iron fences and ornamental ironwork.



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If you will write us, on your business stationery, we will send, FREE OF ALL COST, a practical working sample of LU-CO-FLAT, the perfect, ready mixed, flat interior finish, for producing that soft, pleasing, artistic effect which fashion is now prevalent.

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# RECORD SECTION

of the

# RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII

New York, September 16, 1911

(90) No. 2270

## BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically or the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

61-17	631-14-13.	1145-36	1471-2	1896-14-16
256-17	732-6	1163-5½	1599-18	1915-49
267-68	749-1	1196-31	1694-43 & 45	1916-24
268-35-36	774-85	1219-11	1725-30-31	1937-43½
285-12	787-68	1275-43	1729-12	1953-63
392-36	804-4	1285-41	1732-18½	1986-109-110
404-28	838-12	1300-21	1735-20-25	2036-1
405-10	840-82	1319-23	1747-67	2054-25-27
413-29	879-31	1341-34	1757-33	2068-11
427-19	927-35	1386-pt lt 51	1767-61	2070-19
435-13	936-57	1404-46	1832-9	2110-13
456-3-45-6	944-44	1405-57¾	1833-7	2153-3
523-25	1076-60	1428-43	1847-28	2241-pt lt 6
591-1	1090-9-9½	1450-16-17	1849-53	2247-59
620-23-20	1135-20½	1452-23½	1872-8	3402-603

### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the as-

essed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

### KEY TO ABBREVIATIONS USED.

A.L.—all liens  
ano—another  
av—avenue  
admr—administrator  
admtrx—Administratrix  
agmt—Agreement  
A—assessed value  
adj—adjoining  
apt—apartment  
assign—assignment  
agt—against  
atty—attorney

bk—brick  
B & S—Bargain and Sale  
bldg—building  
b—basement  
blk—block  
Co—County  
C a G—covenant against grantor  
Co—Company  
constn—construction  
con omitted—consideration omitted  
corp—corporation  
cor—corner  
c l—centre line  
ct—court  
dwg—dwelling  
decd—deceased  
e—East  
exr—executor  
extrx—executrix  
et al—used instead of several names  
foreclos—foreclosure  
fr—frame  
ft—front  
individ—individual  
irreg—irregular  
impt—improvement  
installs—installments  
mtg—mortgage  
mos—months  
mfg—manufacturing  
Nos—numbers  
n—north  
nom—nominal  
pl—place  
P M—Purchase Money Mortgage.  
Q C—Quit Claim  
R T & I—Right, Title & Interest  
rd—road  
re mtg—release mtg  
ref—referee  
sl—slip  
sq—square  
s—south  
s—side  
sty—story  
sub—subject  
strs—stores  
stn—stone  
st—street  
T S—Torrens System  
tns—tenements  
w—west  
y—years  
O C & 100—other consideration and \$100  
&—and  
&c—and so forth  
%—per cent.









**Albany rd.**, (12:3251-3252-3262-3263) es, extends from 238th to Van Cortland Park S, — x —, vacant; Augustus Van Cortlandt, Jr, of Garden City, NY, to Augustus Van Cortlandt, Sr, on Pelham rd, near entrance to Hunter's Island, Bartow-on-Sound, NY; B&S; AT; Aug30; Sept14'11. nom

**Bassett av.** (\*) ws, abt 350 n Saratoga av, 74x100; Hudson P Rose Co, 32 W 45 to Luisa Borea, 1490 Brook av; Sept8, Sept 12'11. nom

**Bassford av.** 2304, (11:3053) es, 60 s 184th, runs se85xsw25xhw—xne25 to beg, except part for Bassford pl or av, 2-sty fr dwg; Alex Friedberg to Mary A Howley, 421 W 34; AL; Sept 8; Sept9'11. O C & 100

**Bryant av.** 1454, (11:3000) nec Jennings (No 981), 25x90, 5-sty bk tnt & str; Adela M Harrington to Jos & Patk J Toye, 1215 Vyse av; mtg \$22,000; Sept12; Sept13'11. O C & 100

**Briggs av.** 2590, (12:3293) es, 355.5 s 194th, 19.7x95.10 to c l Poel pl x19x94.3, 2-sty bk dwg; Wm T Quinn, ref, to Fredericka Knoechel, — Villard av, Hollis, B of Q; FORECLOS, Aug29; Sept13'11. 7,000

**Bassford av.** 2275, (11:3050) swc 183d, 115x35.8, 6-sty bk tnt & str; Saml Rosenberg to Lean Cohn at Cedarhurst; LL; B&S; AL; Apr17; Sept9'11. nom

**Brook av.** (11:2896) swc St Pauls pl, 36.9x80x32.1x80.1, 5-sty bk tnt & str; Ezra P Prentice ref to Emily A Loughman at Englewood, NJ; Mtg\$30,000; FORECLOS, Aug23, Sept11'11. 37,500

**Burke av.** (\*), see Harper av, 83.1x123.2 x34.2x114.4; also BURKE AV (\*), es, 25 n Harper av, 50x100; also HARPER AV (\*), ns, 175 e Burke av, 25x146.1x25.4x141.9; Jos Noonan to Herbert Schubert, 228 Fingerprint rd, Ft Wadsworth, SI; Mtg\$4,200 & AL; Sept13; Sept14'11. O C & 100

**Burke av.** (\*), es, 25 n Harper av, see Burke av (\*), see Harper av.

**Boston rd, ws, abt 193.2 n McKinley Sq.** see Clinton av, es, 193.2 n McKinley Sq.

**Brook av.** (9:2395) es, at nwc lands described in mtg recorded in L 130 mp396, runs e24xso.6xw24 to av xn0.6; re mtg; Guaranteed Mtg Co to Jno H Buscall Co, 1825 Anthony av; Aug3; Sept11'11. nom

**Cambreling av.** (11:3090) nec 188th (No 681) 95x50, 5-sty bk tnt & str; re mtg; Estates Settlement Co to Cipriani Realty & Constn Co, 2511 Hughes av; Sept12; Sept13'11. 20,744

**Clinton av.** (11:2934) es, 193.2 n McKinley Sq, 102.1x186.11 to ws Boston rd x101.7 x153, owned by party 2d pt; LAND & GARAGE adj above on n owned by party 1st pt; beam right agmt; Wm Steinberg, 727 E 156, with Wm H Weissager, 625 W 156; Sept13; Sept14'11. nom

**Classon Point av. (\*), es, abt 100 s Westchester av.** see Westchester av (\*), ss, 76.5 w Harrod av.

**Decatur av.** 3289, (12:3351) ws, 75 s 209th, 25x100, 2-sty fr dwg; Katie Zorn to Coster Realty Co, 882 E 169; Mtg\$7,000 & AL; Sept1; Sept14'11. 100

**De Milt av. (\*), ns, 68.2 w Pell pl,** 34.1x121.4x33.4x115; also DE MILT AV, (\*) ns, 102.3 w Pell pl, 34.1x95x33.4x88; Julius Levine to Edw J Cahill, 1531 Vyse av; mtg \$7,000; Sept12; Sept13'11. O C & 100

**De Milt av. (\*), ns, 102.3 w Pell pl,** see De Milt av, (\*) ns, 68.2 w Pell pl.

**Decatur av, nec 207,** see 207th st, nec Norwood or Decatur av.

**Ellis av. (\*), all R T & I** to land in bed of av in front of tax lot 15 & known as lot 334 map of Unionport; Kilner Newman et al to Thos L Newman, 2236 Ellis av; QC; Sept8'11. nom

**Forest av, es, at nw Westchester av;** see Westchester av, nws at es Forest av.

**Ft Schuyler rd. (\*), ws, 300 n Latting,** 50x90.5x50x—; Bernard Mayhoff to Jefferson M Levy, 59 E 34; B&S; AL; Aug18; Sept11'11. nom

**Ft Schuyler rd. (\*), ws, 500 n Latting,** 50x107x50x—; same to L Napoleon Levy, 18 E 72; B&S; AL; Aug18; Sept11'11. nom

**Grand Boulevard & Concourse.** (9:2462) sec 166th, a strip 92.7x3.2x92.7x1.8; Jessie wife of & Fulton C Parker to Jeannette G Adams; AL; June27'08; Sept9'11. nom

**Grand Boulevard & Concourse.** (9:2462) sec 166th; same prop; Jeannette G Adams to Jessie C & Isabella M Adams, 1071 Carroll pl; 3/4 pts; June9'11, Sept9'11. nom

**Grand av.** 1743, (11:2867) ws, 93.3 s Tremont av, 35x75x35x73.6, 2-sty bk dwg; Herbert E Trevor to Wm Trevor, 307 W 86; mtg \$12,000; Jan17; Sept12'11. nom

**Grace av. (\*), sec Rose pl,** 25x100; Anna wife Isaac E Abbott to Albert J Schwarzer, 2990 Perry av; mtg \$600; Aug18; Sept 12'11. O C & 100

**Grove av.** (11:2822), that pt of av lying in front of lots 175 & 176, map Mt Eden; Wm B Ewing to Harold Swain, 1650 The Concourse; Sept11'11. nom

**Harrod av. (\*), ws, 100 s Westchester av,** see Westchester av (\*), ss, 76.5 w Harrod av.

**Harper av. (\*), ns, 175 e Burke av,** see Burke av (\*), see Harper av.

**Heath av.** 2866-88, (12:3256) es, 40.8 n prolongation of cl 229th, 242.5x100.7x243.6x 101.10, 12 3-sty bk dwgs; Robt Jordan of Bklyn to Pouch Realty Co, 35 Nassau; AL; Sept7, Sept8'11. O C & 100

**Hull av.** 3083, (12:3333) ws, 100 s Woodlawn rd, 25x110, 2-sty fr dwg; Isidore Cohen ref to Emma Keller, 1332 Lincoln pl, Bklyn; Mtg\$5,500; FORECLOS, Sept6, Sept11'11. 2,000

**Hughes av.** 2410, (11:3076) es, 100 n 187th, 25x87.6, 2-sty fr dwg; Russo-Barba Realty Co to Alfonso Esposito, 2410 Hughes av; mtg \$13,500; Aug1; Sept13'11. 100

**Jerome av.** 2878, see Tiebout av, nwc 187.

**King av. (\*), cor Tier av,** see Lafayette av, (\*) swc Cemetery lane.

**Lincoln av.** 191-7, (9:2318) swc 137th (No 260) 100x62.9 to es 3 av (No 2514) x 102.8x39.10, 1-sty fr stable & vacant; Gates Realty Co to North Side Board of Trade Bldg Co, 260 E 138; Mtg\$16,800; Sept7, Sept8'11. O C & 100

**La Salle av. (\*), ns, 28.3 w Hollywood av,** 25x100; also VINCENT AV, (\*) es, 100.3 s Coddington av, 75x87.9x75x90.4; Saml Swick to Bertha Swick, 15 W 117; mtg \$1,250; Sept11; Sept12'11. nom

**Lafayette av. (\*), swc Cemetery lane,** 57.4x120.5, City Island, it being the intention to convey all R T & I to all real estate at cor Tier st & King av which was owned by the late Wm H Hutchinson in year 1898; Maria S Hutchinson to Annie A Levine; 345 King av, City Island; QC; June1; Sept12'11. nom

**Longfellow av.** (11:3001) nwc 172d, 25x 100, vacant; Wm R Rose to Jackson Constn Co, 1282 So Boulevard; QC; Sept11; Sept12'11. nom

**Livingston av. (\*), es, 620.3 s Bussing av,** 40x128x—x164; Alfonso Esposito to Russo-Barba Realty Co, 625 E 187; Sept 11; Sept13'11. O C & 100

**Maclay av. (\*), nec Zerega av;** see Zerega av (\*), es, 528 s Lyvere pl.

**Matthews av. (\*), ws, 125 s Lydig av,** 25x100; re mtg; Van Nest Land & Impt Co to Fidelity Development Co; Sept11; Sept12'11. nom

**Matthews av. (\*), ws, 125 s Lydig av,** 25 x100; Morris Park Land & Development Co to Daniel Galvin, 67 E 127; Sept12'11. nom

**Morris Park av. (\*), ss, 45 e Unionport rd,** 50x100; Dominic Negri to Orsola Negri, 658 Morris Park av; B&S & C a G; AL; Sept8; Sept9'11. nom

**Morris Park av. (\*), ss, 100 e Fillmore,** 50x120x50x129; John Marion & ano to Bertha P. Fabel, 1729 Unionport rd & Marie Wittkind, 1735 Unionport rd; AL; Sept5; Sept9'11. O C & 100

**Monticello av. (\*), es, 350 n Jefferson av,** 25x100, Edenwald; Adolph Brauner to Adam H Lotz, 2441 Silver, Bklyn; Sept12; Sept13'11. nom

**Morris av.** (11:3169) es, 77.6 s 181st late 5th, 50x105.6x56.6k105.6, except pt for av, vacant; Mtg\$3,300; also LOT, begins at sec lot 228 map (188 in West Co) of Prospect Hill Estate at Fordham; runs n31.11 to pt 100 s 181st xw25x31.2x25 to beg; Broad Realty Co to Hermann Bullwinckel 831 E 163; Sept12; Sept14'11. O C & 100

**Newbold av. (14th) (\*), all RT&I** to land in bed of av in front of lot 399 map of Unionport; Kilner Newman et al to Mary A McAuliffe, 1260 Havemeyer av; QC; Aug1, Sept8'11. nom

**Norwood av, nec 207,** see 207, nec Norwood.

**Olmstead av. (\*), sec Starling av,** 155x 100, Unionport; Westchester Wood Working Co to Cecilbert Realty Co, 1 W 34; Mtg \$4,000; Sept6, Sept8'11. O C & 100

**Park av.** (11:3033) ws, 85.3 n Welch, 50x69x50x73.4, except part for av, vacant; Wm Coogan to Eliz M Coogan, 367 E 187; B&S; Sept7, Sept8'11. nom

**Park av.** 2501-3, (11:3033) ws, 135.4 n Welch, runs nw53.7xne25xse7xne25xse41 to av, xsw50.1 to beg, except part for av, 1-sty fr str; Wm Coogan to Julia A Coogan, 367 E 187; B&S; Sept7, Sept8'11. nom

**Park av.** (11:3038) es, 162 s 183d, 72x 143.1x72x145.1, except part for av, vacant; Kitchen Impt Co to D Clinton Mackey, 25 8 av, Bklyn, or Illinois Surety Co, 5 Nassau; mtg \$7,500 & AL; July12; Sept13'11. O C & 100

**Palisade av.** (13:3411) ws, at s line land David M Morrison, runs w 208 to es River Drive xsl66.1xe207 to Palisade av xnl65.11 to beg, contains 33,280 sq ft; Spuyten Duyvil; Mtg\$20,000; Along the Hudson Co to Junius J Pratt at Buenos Ayres, Argentine Republic; June2; Sept11'11. nom

**Plympton av.** 11:2874) es, 75 n 172d, 100 x96.6, vacant; Chas E Burgess to Carl Ebbighausen, 1963 Ams av; Sept14'11. 100

**River av,** es, see Palisade av, ws, at s line D M Morrison.

**Robbins av.** (10:2572) nwc 141st, 100x 199.3 to es Powers av, vacant; Nathan Marx to Annie Marx his wife; Mtg \$39,000; Sept9'09; Sept11'11. gift

**Randall av. (\*), ns, 50 e Wilder av,** 25x 100; Hilda Johnson to Wm J Junior, 4159 Wickham av; mtg\$3,109.91; Sept7, Sept8 '11. O C & 100

**Rosedale av. (\*), es, 200 n Merrill,** 25x 100; Jas Kearney, ref, to Wm Eichmann or Eichmann, 334 E 90; FORECLOS, Sept 12; Sept13'11. 3,100

**Seneca av.** (10:2761) sec Faile, 50x100, vacant; Fredk McCarthy to McCarthy-Macy Co, 977 Prospect av; Correction deed; Sept7, Sept8'11. O C & 100

**Starling av. (\*), sec Olmstead av;** see Olmstead av, (\*) sec Starling av.

**Seton av. (\*), ws, 250 s Randall av,** 25x 100; Ella C Weinz to John A Anderson, 331 E 33; mtg\$325; Sept7, Sept8'11. nom

**Seton av. (\*), ws, 225 s Randall av,** 25x 100; same to Fritz Cedarberg, 522 E 150; mtg \$400; Sept7; Sept8'11. nom

**Tinton av.** 1169, (10:2662) ws, 263.3 s 168th, runs w134.11xse6.7xe68.8xsl1.2xe66.6 to av xn18.6 to beg, 2-sty & b fr dwg; Susie Fritzel heir Chas Forbrich to Emma Bochdam widow Chas Forbrich, 1169 Tinton av; B&S; Sept12'11. O C & 100

**Tiebout av.** 2478, (11:3023) es, 165.3 n 189th, 31x100, 4-sty bk tnt; Wakefield Park Realty Co to Home Site Realty Co, 314 Mad av; mtg \$15,000; May8; Sept13'11. nom

**Tiebout av.** 2478, (11:3023) es, 165.3 n 189th, 31x100, 4-sty bk tnt; same to same; mtg \$19,000; May8; Sept13'11. nom

**Tiebout av.** (11:3147) nwc 187th, 100x 100, vacant; also JEROME AV, 2878, (12:3319), nec 198th (No 1), 72.10x101.9x42.11x 111.8, vacant; also 240TH ST (4th av) (12:3394) ns, 350 e Martha av, 100x75.11x 114.7x132.3; Wm Meldrum to Edw Earl, at Glen Ridge, NJ; AL; Sept16'08; Sept14'11. O C & 100

**Tremont av. (\*), ses, at ss 12th,** see 12th, (\*) ss, 505 e Pugsly av.

**Villa av.** 3132, (12:3311) es, 132.6 n 204th, 25x130x25x130.5, 4-sty bk tnt & str; Alfred J Talley ref to Geo Brown, Hopewell Junction, Dutchess Co, NY; FORECLOS, July5'11; Sept11'11. 13,800

**Valentine av.** 2922, (12:3320) nec 199th, 25x100, 2-sty fr dwg; Edw J Owens to Pauline E Leopold, 2927 Valentine av; Aug25; Sept12'11. nom

**Vyse av.** 1215, (11:2986) ws, 171.4 n Home, 20x100, 3-sty bk dwg; Patk J & Jos Toye to Adela M Harrington, 1478 Vyse av; Sept12; Sept13'11. nom

**Vincent av. (\*), es, 100.3 s Coddington av,** see La Salle av, (\*) ns, 28.3 w Hollywood av.

**Washington av.** 1638, (11:2914) es, 130 n 172d, 100x120, except part taken to widen Washington av, 2-sty fr dwg & vacant; Frances Seward to L & S Constn Co, 1834 Clinton av; Sept9, Sept11'11. O C & 100

**Webster av.** (12:3357) es, 525 s 210th, 50x72.10 to NY & Harlem RR x50x73.5, except part for Webster av, vacant; Abr Oppenheimer to Antonio Pascale, 1423 Cromwell av; Sept8, Sept9'11. 100

**Westchester av.** (10:2645) nws at es Forest av, runs ne 262.5 to ss 156th, xv 97.11xsw77.5 to es Forest av, xs158.1 to beg, vacant; Meehan Constn Co to Kellwood Realty Co, 815 Hunts Point av; mtg \$100,000 & AL; Sept11'11. O C & 100

**Webster av.** 1224, (9:2396) nec 168th, 34.6x90, 5-sty bk tnt & str; O J Schwarzler Co to Louise Ebling, 803 Eagle av; mtg \$30,000 & AL; Sept11; Sept12'11. O C & 100

**Walton av, nec Marcy pl,** see Marcy pl, nec Walton av.

**Washington av.** 1760, (11:2916) es, 209.10 ne 174th, 55.10x109.6x51.6x109.7, 2-sty fr dwg; Sarrosa Realty Co to Marceon Constn Co, 1480 Washington av; mtg \$11,000; Sept5; Sept12'11. O C & 100

**White Plains rd or av. (\*), nws,** parts lots 93 & 94 map Washingtonville, begins at line bet lots 92 & 93, runs sw along road 40xnw40 & 141.8 & 28 xse180.8 to beg, except part for rd; also WHITE PLAINS RD, (\*) ws, 139.4 n 239th, runs w59.2xn 12.11xe64.2 to beg, gore, South Washingtonville; Wm H Field to Wm W Penfield of Wakefield; QC; Sept18'07; Sept13'11. O C & 100

**Washington av.** 1581, (11:2904), ws, 99.9 n Wendover av, 25x150, except part for av, 2-sty fr dwg; Laura B Hammond to Benj Wexler, 1581 Washington av; mtg \$4,500; Sept7; Sept8'11. O C & 100

**Westchester av. (\*), ss, 76.5 w Harrod av,** 26.2x98.5&3.9x33.2x100; also HARROD AV (\*), ws, 100 s Westchester av, 25.6x 96.10 to Classon Point av x26.3x109.6; Martin Schrenkeisen to Edw J Krug, Jr, 214 Alex av; AL; Sept7; Sept8'11. nom

**Zerega av. (\*), es, 528 s Lyvere pl,** 102.4 to ns Maclay av, x103.11x103x100.5, except parts for avs; Archibald G Buckenham to Zerega av Impt Co, 120 Westchester sq; Sept8, Sept9'11. O C & 100

**Zerega av. (\*), nec Maclay av;** see Zerega av, (\*) es, 528 s Lyvere pl.

**3D av.** 2872, (11:2929) es, 189.5 n Wendover av, 25x125, 4-sty bk tnts & str; Nathan S Kalman to Clara Frankel, 1 Manhattan; mtg \$17,500; Sept11; Sept12 '11. 100

**3D av.** 2514; see Lincoln av, 191-7.

**3D av.** 2360, (9:2315) ses, 28 ne 141st, 28 x67.5x25x80, 3-sty fr tnt & str; NY Invest & Impt Co to Claremont Holding Co, 100 Bway; C a G; May24, Sept8'11. O C & 100

**3D av.** 4409, (11:3048) nwc 181st, 31.6x 100, 3-sty fr tnt & str; Emily M Roemer Sweeney to Frances R Scott, 439 Manhattan av; 1/2 pt; mtg\$25,000; Sept7, Sept8'11. nom

**3D av.** 4409, (11:3048) nwc 181st, 31.6x 100, 3-sty fr tnt & str; Emily M Roemer to Anna J McSweeney, 4409 3 av; 1/2 pt; AL; Sept7, Sept8'11. O C & 100

**Interior strip.** (9:2382) 75 n 160th & 175 w Elton av, runs n25xe3x25xw3 to beg; Jas M Hayes to Wm Sherwood, 21 Washington av, New Rochelle, NY; B&S & C a G; Aug5; Sept8'11. nom

**Lots. (\*), 569 to 573, 578 to 596, 550 to 565, 399 to 412, 394 & 395,** map (401) of Seton Homestead; also LOTS (\*) 524 to 533, 536 to 546, 548 to 552 & 555 to 558 & letters R to Y inc map of Unionport; Jefferson M Levy to L Napoleon Levy, 18 W 72; AL & B&S; Dec15'10; Sept8'11. nom

**N Y, N H & H R R. (\*), ws** at line bet lands of Wm Watson & Jane P Watson et al said pt being 146.5 s 174th, runs sw 43.1x183.7xse5xsw264.9xnw4.4 to Bronx River, xn104.4 & 377.11xse50.1 to beg; re mtg; Hy R C Watson EXR & C Wm Watson to American Real Estate Co, 527 5 av; Aug23; Sept8'11. 8,160

Plot (12:3251-3252-3262-3263) bounded n by Van Cortlandt Park, e by land Jno Dickinson, s by Jerome Park Reservoir, 238th & land of Wm O Giles & w by Albany rd, except pts for sts, & also except following lots on map of Oloff Park, Yonkers, near Kingsbridge, lot 16 & 1/2 of Stevenson av in front thereof, lots 220 to 225, 240 to 245, 272 to 275; Augustus Van Cortlandt to Augustus Van Cortlandt, Jr, at Garden City, LI; 1-40 pt; B&S; Sept1; Sept14'11. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

General release (\*), Maria S Hutchinson, 186 Carroll, City Island, to Annie A Leviness, 345 King av, City Island; June 1; Sept12'11. 1,750

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.

Borough of Manhattan.

SEPT. 8, 9, 11, 12, 13 & 14.

**Broome st.** (2:408-10) sec Orchard, str & b; Louis Lintz to Jos & Nathan Schlyen, 69 E 3d; 5yf May1, Sept11'11. 1,800

**Clinton st.** 188-90, (1:314) asn Ls; Jno D Haase to Jennie Finkelstein, 10 W 116; Sept12, Sept13'11. nom

**Columbia st.** 65, (2:333) all; Ignatz Schneider to David Lind, 65 Columbia; 10yf May1, Sept12'11. 2,100

**Cornelia st.** 7, (2:590), str. & c; Eugene Gerbereux, of Yonkers, NY, to Charlie Wong, on premises; 4yf July1; Sept14'11. 300

**East Bway.** 116, (1:282) c str&c; Louis Kresner to Nathan Ressler, 17 E 107; 40 yf Nov15'11, Sept11'11. 3,000

**Fulton st.** 226, see Greenwich, 188-90.

**Fulton st.** 102 & 104, (1:78) ss; leasehold; agmt as to payment of mtg, &c; Fulton Chambers Co with 102 & 104 Fulton St Co at 58 Wm; Sept13; Sept14'11. nom

**Greenwich st.** 188-90 & Fulton st. 226, (1:82) str&b; Levi A Fessenden agt to Wm D & Alonzo M Stilson, 561 W 179; 5 9-12 yf Aug1, Sept13'11. 2,430

**Hamilton st.** 10, (1:253) str & front b; Carlo Capiletti to Giovanni Ilardo on premises; 5yf Aug1, Sept8'11. 420

**Houston st.** 522 E, (2:356) nwc Tompkins; asn Ls; Wm Zoll to Carl J Keene, 367 Bedford av, Bklyn; AT; Mtg\$1,945, Sept12, Sept13'11. nom

**Monroe st.** 88, (1:255) asn Ls; Morris Alper to Jos Solomon, 88 Monroe, Sept8, Sept13'11. nom

**Monroe st.** 88, (1:255) asn Ls; Jos Solomon to Arthur Jost, 159 W 129; Sept8, Sept13'11. nom

**Orchard st.** see Broome; see Broome sec Orchard.

**Oliver st.** 13 1/2, (1:279) 3 upper fls; Nicholas E Marcoglon to Jas Tobin, 13 1/2 Oliver; 3yf Oct11, Sept11'11. 612

**Stanton st.** 75-7, (2:416), 1st & 2d fls abv str; Ignatz Jacobson to Abr Ehrlich on premises; 4 8-12 yf Sept1, Sept8'11. 2,040 & 2,100

**Stanton st.** 75-7, (2:416); asn Ls; Abr Ehrlich to Barnet Siegel on premises; A T; Sept7, Sept8'11. nom

**Spring st.** 9, (2:492) sur Ls; Giuseppe Guardino & ano to Caterina Guardina, 206 Lynch, Bklyn, et al; Aug25, Sept12'11. nom

**Tompkins st.** nwc Houston, see Houston 522 E.

**Willett st.** 68-70, (2:338) all; Rzeszowe Verbruderungs Verein to Moses Reiter 65 Sheriff; 5yf Oct1, Sept11'11. 1,700

**West st.** 173, (1:131) asn Ls; dated Jan '03; Jas McKee to Wm J Maher, 255 Court Bklyn; Sept12, Sept13'11. nom

**West st.** 173, (1:131) asn Ls; dated Nov 9'10; same to same; Sept12, Sept13'11. nom

**3D st.** 132 E, (2:430) str & 7 rms on 1st fl; Andrew Muller, 514 6th to Wm Roesicke 132 E 3; 5 5-12yf Dec1'10; Sept 13'11. 1,152

**3D st.** 132 E, (2:430) asn Ls; Wm Roesicke to Jos H Mayer, 125 Chauncey, Bklyn; Sept11, Sept13'11. nom

**4TH st.** 291 W, (2:614) all; Paul Hoffman to Herman & Emma Hannasch, 39 Perry; 5yf Mar1, Sept8'11. 660 & 720

**4TH st E.** nwc Av C, see Av C, nwc 4.

**6TH st E.** nwc Av C, see Av C, 90.

**6TH st.** 509 E, (2:402), asn Ls; Jacob E Herman to Maria A Buhler, 331 E 21; Sept 13; Sept14'11. 2,000

**6TH st.** 509 E, (2:402) ns, 159 e Av A, 25x90.10, the land; Jas R Roosevelt et al Trstes Wm Astor, decd, for Wm A Drayton to Jacob E Herman, Bklyn; 20yf May1 '99; Sept14'11. taxes, &c, & 750

**16TH st.** 513 E, (3:974) asn Ls; Sigmund Spitzer to Kip Bay Bwg & Malting Co, 650 1 av; Sept8, Sept13'11. nom

**18TH st.** 227 E, (3:899) nes, 257 nw 2 av, 23x92; asn Ls; Amelia Lo Medico to Gandolfo A Sellaro, 227 E 18; Mtg\$3,500; Sept9'11. nom

**22D st.** 202 E; see 3 av, 281.

**25TH st.** 510-2 W, (3:696) 1st fl; Fredk D Babcock to Wm F Masters, 1514 49th, Bklyn NY & Victor Wesmley, 72 Linden av, Mt Vernon, NY; 5 7-12 yf Sept1, Sept 11'11. 1,800

**26TH st W.** sec 9 av, see 9 av, 268.

**31ST st.** 459 W; see 10 av 368.

**34TH st.** 163 W, (3:810) ns, 100 e 7 av, 25x98.9, all; Wm L Sutphin to Yorkshire Grill Co, 42 Bway; 5yf Sept11, Sept12'11. 6,500 to 8,000

**42D st W.** sec 7 av, see Bway, swc 42.

**42D st W.** swc Bway, see Bway, swc 42.

**44TH st.** 107 W, (4:997) all; Jno T Dupont to Vaudeville Comedy Club, 224 W 46; 20yf July1, Sept12'11.

taxes &c & 6,500 to 7,000 with agmt as to reduction of rent less 2,200 per annum for 4th or top floor during occupancy of The Fellowship Club up to Apr1'13.

**44TH st.** 107 W, (4:997); sur Ls; Burns Restaurant & Hotel Co, 785 6 av to Jno T Dupont, 1 Seeley, Bklyn; Aug19, Sept 11'11. nom

**45TH st.** 435 W, (4:1055) sur Ls; Hy Tienken to Sandford Realty Co, 160 Bway; AT; June1, Sept8'11. nom

**45TH st.** 295 E, (5:1319) all; Morris & Celia Frohmann to Chas Kallmeyer on premises; May12'09; 5yf Aug1'07 with agt for 2y ren; Sept11'11.

**55TH st.** 414 E, (5:1366) ss, 294 e 1 av, 25x100.5, all; Lippman Schnurmacher to Nathan Newman, 414 E 55; 21yf Nov14'08; Sept14'11. taxes, &c, & 900

**57TH st.** 20 W, (5:1272); agmt modifying Ls as to size of door, &c; Eliz W Ellis to Jos G Leikens, 251 E 49; June26; Sept14'11. nom

**70TH st.** 130 W, (4:1141), 4-sty & b s dwg; Clara M Williams to Florence M Hurlburt, 153 W 70; 3yf Oct1; Sept14'11. 2,000

**70TH st.** 149-53 W, (4:1142), 3 4-sty & b s dwgs; Eliz M Bracher & ano, Trstes to Florence M Hurlburt, 153 W 70; 5yf Oct1; Sept14'11. 6,900

**82D st E.** swc 2 av, see 2 av, 1579.

**89TH st E.** nwc Park av; see Park av 1102.

**90TH st.** 15 W, (4:1204) all; Wm S Livingston to Marcus Loeb, 15 W 90th; 5yf Oct1, Sept11'11. 1,800

**96TH st E.** nec 3 av, see 3 av, 1711.

**98TH st.** 234 E, (6:1647), all; Saml Goldberger to Isidore Teitelbaum, 165 Suffolk st, & ano; 3yf Sept15; Sept14'11. 4,684

**102D st.** 404 E, (6:1695) ss, 100 e 1 av, all; Simon Epstein to Vincenzo Mennella, 412 E 116; 3yf May1, Sept11'11. 1,500

**102D st.** 53 E, (6:1608) all; Belwood Realty Co to Louis Schlechter, 31 W 115; 3yf Sept1, Sept9'11. 3,700

**102D st E.** nwc Mad av; see Mad av, nwc 102.

**105TH st E.** nwc Mad av, see Madison av, nwc 105.

**109TH st W.** nec Col av, see Col av, nec 109.

**109TH st.** 117-9 E, (6:1637), all; Louis Koch & ano to Abr Levy, 310 E 118; 3yf Oct1; Sept14'11. 6,000

**111TH st E.** nwc 3 av, see 3 av, 2020.

**117TH st.** 433 E, (6:1711-15) all; Ignatz Weisberger to Giuseppe Peloso, 428 E 117; 3yf Sept1, Sept11'11. 2,035

**134TH st W.** ns, bet Lenox av & 5 av, see 135th, ss, bet Lenox & 5 av.

**135TH st W.** (6:1732) ss bet Lenox & 5 avs, 50x100, The Crescent Theatre with vacant lot in rear on 134th, 25x100; asn Ls; N Y Crescent Theatre, 36 W 135 to Henry Martinson & Benj Nibur, both at 263 W 137; Sept7, Sept8'11. nom

**135TH st W.** (6:1732) same prop; asn Ls; Henry Martinson & ano to Henry Martinson et al doing business as Harlem Crescent Theatre Co all at 263 W 137; Sept7, Sept8'11. nom

**143D st.** 63-5 W, (6:1741) all; also 144TH ST, 64 W, (6:1741) all; David Lieberman & ano to Benj Sussman, 33 W 118 & 63 W 143; 5yf Jan1; Sept8'11. 10,200

**144TH st.** 64 W; see 143d, 63-5 W.

**180TH st W.** nec Ft Washington av, see Ft Washington av, nec 180th.

**1 Av A.** 99, (2:434) str & b; Edw Klein to Eliz Schaefer, 99 Av A; 2 10-12 yf July1, Sept8'11. 1,200

**Av C.** 90, (2:376) nec 6th; asn Ls; Henry Syrop to Benjamin Farber, 218 E 121; Sept9, Sept13'11. nom

**Av C.** 53, (2:387) nwc 4th, str &c; Theo Goetze to Meyer Levy, 53 Av C; 3yf Oct1, Sept12'11. 1,300

**Av C.** 194, (2:381) str & b; Chas & Mary Muller exrs &c Michl Muller to Louis Sigloch, 44 W 66; 5yf Sept1; Sept9'11. 840

**Amsterdam av.** 1701, (7:2059) str&c; Martin Ungrich to Chas Holscher, 478 W 140; 5yf Oct1, Sept13'11. 800 to 1,000

**Audubon av.** 317, (8:2152) str; Fredk G Hobbs to Jos C Herbig & Wm Jaeger, 521 W 182; 7 4-12yf Oct1, Sept13'11. 360 to 600

**Broadway.** 1162, (3:829); asn Ls; White Restaurant Co to Henry Zahn, 1150 Bway; Sept1, Sept8'11. nom

**Broadway.** 1162 (3:829) es, 52.10 n 27th, 26.5x105.5x24.8x95.11, all; Henry Zahn to White Restaurant Co, 1162 Bway; 15yf Sept1, Sept8'11. taxes &c & 8,250 to 9,500

**Broadway.** (4:994), swc 42d, —x— to es 7 av; asn Ls; Ernest H & Wm N Fleischmann to Ernest H Fleischmann Co, 1465 Bway; AT; May6; Sept14'11. nom

**Broadway.** (4:994); same prop; agmt as to granting Ls under certain conditions; Jos H Flick with same; July19; Sept14'11. nom

**Columbus av.** (7:1845) nec 109th, str & pt b with chattels; Leon Sobel to Fritz Tresselt, 2099 Tiebout av; 5yf May1; 5y ren; Sept13'11. 1,500 to 1,650

**Columbus av.** (7:1845) nec 109th; asn Ls; Fritz Tresselt to the Diamond Cafe & Restaurant Co, 71 W 109; Aug31, Sept 13'11. nom

**Fort Washington av.** (8:2176) nec 180th apt 23, 2d fl; Dacor Realty Co to Geo E Cohn, 452 Fort Washington av; 2yf Oct1 '10, Sept8'11. in payment for services & 100

**Fort Washington av.** (8:2176) nec 180th apt43 4th fl; same to Jno L Davis, 452 Fort Washington av; 2yf Oct1'10, Sept 8'11. for services & 100

**Fort Washington av.** (8:2176) nec 180th apt 53, 5th fl; same to Ralph W Davis, 452 Ft Washington av; 2yf Oct1'10, Sept 8'11. for services & 100

**Madison av.** (6:1608) nwc 102d, 50x95, all; J & C Fischer to Jos M Goldstein, 229 E 12; 21yf Aug1, Sept11'11. taxes &c & 3,000 to 5,000

**Madison av.** 6:1611) nwc 105th, str&b; Harry Dreyfus to Louis Goodman, 53 E 112; 4 7-12yf Oct1, Sept8'11. 900 to 1,350

**Madison av.** 1471, (6:1607) c str&ptb; Jos L B Mayer to Edw Stapleton, 1541 Mad av; 4 11-12yf Aug1, Sept13'11. 1,350 & 1,500

**Park av.** 1102, (5:1501) nwc 89th, str; Lowell Realty Co to Saml Mandel, 1102 Park av; 5yf May1'12, Sept9'11. 1,100

**1ST av.** 404, (3:955) str; Michl Maier & ano exrs Louis Maier to Henry Neuman, 404 1 av; 5yf Nov1, Sept11'11. 950

**1ST av.** 246, (3:946) asn Ls; Isabelle Wierz to Bernard Farley, 223 E 86 & Francis Duffy, 398 W 48, Sept7, Sept8'11. nom

**1ST av.** 2229, (6:1686) str&b; Andrea Cirulli to Giuseppe Vitti, 2229 1 av; 10yf Sept1, Sept12'11. 1,200

**2D av.** 803, (5:1317), asn Ls; Jno Meehan to Patk McManus, 707 10 av; mtg \$6,000; Aug25, Sept9'11. nom

**2D av.** 1579, (5:1527) swc 82d; asn Ls; Arthur G Freeland to Jno Griffin, 240 E 82; AT; Sept11, Sept13'11. nom

**3D av.** 1953, (6:1657) str, b & 1st fl above str; Morris Prowler to Martin Meyer on premises; 5yf May1'10; June30 '11; corrects error in issue of July8, when st No was 1053. 1,500

**3D av.** 1711, (6:1646) nec 96th; asn Ls; Davies J Marshall to Jno Griffin, 240 E 82; mtg\$6,000; Sept12, Sept13'11. nom

**3D av.** 2020, (6:1639) nwc 111th, all; Jos H Bears to Richd Reiss, 130 E 105; 5yf Sept1, Sept13'11. 3,000 & 3,600

**3D av.** 281, (3:902), sec 22d (No 202) 202 E, all; Patk Kiernan to Jno Pickett, 281 3 av; 4yf May1'16, Sept9'11. 4,000

**3D av.** 474-6 (3:888) all; Yatty Kramer to Sarah Morgenstern on premises; 3yf Sept1, Sept11'11. 6,322

**5TH av.** 570, (5:1262) str&b; Byain K Stevens to Jno Zuhr, 2789 Morris av & W Morton Picksly, 349 Seneca av, Mt Vernon, NY, firm Picksly & Co on premises 10yf May1, Sept13'11. 15,000 to 20,000

**7TH av.** 289, (3:802), front & rear bldgs; Anna E Jenny, 225 W 39, to Lewis Smith, 289 7 av; 5yf May1'12; Sept14'11. 1,900

**7TH st.** see 42, see Bway, swc 42.

**8TH av.** 2777, (7:2045) str&b; Michl Buchsbaum to Fredk Knack, 507 W 159; 5yf May1'14; Sept11'11. 1,600 & 1,800

**8TH av.** 2777, (7:2045) str & pt b; Michl Buchsbaum to Wilhelm P Knack on premises; 5 5-12 yf Dec1'08, Sept12'11. 1,500

**8TH av.** 2777, (7:2045) asn Ls; Wilhelm P Knack to Fredk Knack, 507 W 159; AT; Sept8, Sept12'11. nom

**9TH av.** 268, (3:749) sec 26th, asn Ls; Thos Malone to Jennie Malone, 366 W 26; Sept11, Sept13'11. 260

**10TH av.** 368 & 459 W 31st, (3:729); sobrn agmt of Ls to mtg for 10,000; Louis W Meyer, 35 W 139 & the O J Gude Co with Abr Jacobi, 19 E 47; Sept9, Sept 11'11. nom

LEASES

Borough of the Bronx.

**187TH st.** 623 E, (11:3076) 25x100, all; Antonetta Bernardoni to Francesco Maurano, 624 E 187; 3yf Aug15; Sept12'11. 300

**Arthur av.** 2301, (11:3065) nwc 184th, pt str; Luigi Pistocco to Antonio Jagonette, 2398 Arthur av; 2 9-12yf July1, Sept 12'11. 120

**Boston rd.** 1315-21, & Clinton av, 1322-8, (11:2934); Sobrn of Ls to mtg for \$120,000; McKinley Sq Realty Co, 2 Wall, with Title Guarantee & Trust Co, 176 Bway; Sept13; Sept14'11. nom

**Boston rd.** 1315-21, & Clinton av, 1322-8, (11:2934); Sobrn of Ls to mtg for \$120,000; Jos Auerbach, 800 Jennings, with same; Sept13; Sept14'11. nom

**Clinton av.** 1322-8, see Boston rd, 1315-21.

**Clasons Point rd** (\*) near foot of College Point, B or Q, bet N 10th & N 13th sts, a ferry franchise bet said points with lands under water, etc; City of N Y by Commr of Docks to Twin City Ferry Co, 17 State; 10yf July1; 10y ren; Sept11'11. 2% of gross receipts

**Intervale av.** 1110, (10:2706), str & 1st fl above; Herman Knabe to Chas Martin on premises; 3yf May1'14, Sept9'11. 720

**Mapes av.** 1984, (11:3107) middle b; Jos Diamond to Jos Spano, 773 Elsmere pl; 2yf Aug1, Sept12'11. 84

# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY NEW YORK

# IRON WORK FOR BUILDINGS

<sup>1</sup>St Anns av, 334, (10:2556) str; Jno Miller, 1814 Weeks av to Henry Schmidt, 334 St Anns av; 5yf Oct'12; Sept'12'11. 1,080

<sup>1</sup>Washington av, 1588, (11:2913) all; Beatrice Wornow to Solomon Elswit on premises; 3yf May'1, Sept'13'11. 600 & 660

<sup>1</sup>Willis av, 382, (9:2288) s str & c; Jos Goetz to Jno J Thiel, 382 Willis av; 5yf May'1, Sept'13'11. 540 & 564

<sup>1</sup>Westchester sq, 38-40 (\*); asn Ls; Wm Krumsiek to Hans Gasdorf, 38 Westchester sq; Sept'11, Sept'13'11. nom

<sup>1</sup>Washington av, 1238-1240, (9:2373) all; Saml S Marcus Realty Co to Jos Konovitch, 3778 3 av & Morris Nover, 504 Wendover av; 3yf Sept'1, Sept'12'11. 4,000

<sup>1</sup>3D av, 3282-4, (11:3061) all; Aug Levi to Max Mandelman, 543½ E 6; 3yf Sept'1, Sept'8'11. 3,750 & 4,000

## MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last 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.

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

### Borough of Manhattan.

SEPT. 8, 9, 11, 12, 13 & 14.

<sup>1</sup>Bleecker st, 368, (2:621); Ext of \$14,000 mtg until July 27'14 at 4½%; July 20, Sept 8'11; Mercantile Trust Co as Trste with Chas C Sloane at Newburgh, NY. nom

<sup>1</sup>Bethune st, 25, (2:635) ss, 229 e Washington, 22x78.5x22x79.2; ext of \$5,000 mtg until June 1'14 at 5%; Aug 29; Sept 8'11; Mortimer A Fowler trste Chas Adriance with Louis Bergman. nom

<sup>1</sup>Bishops la, 78, abt 70 s Chambers, see Greenwich, 286.

<sup>1</sup>Centre st, 133-49, see White, 112-14.

<sup>1</sup>Columbia st, 65, (2:333), saloon ls; Sept 11; Sept 12'11, demand, 6%; David Lind to Franklin Brewing Co, 414 Flushing av, Bklyn. 2,400

<sup>1</sup>Eldridge st, 100-4, see Grand, 290.

<sup>1</sup>Grand st, 290, (2:413) nec Eldridge (Nos 100-4), 25x87.6; PM; pr mtg \$30,000; Sept 12; Sept 13'11, due Sept 12'21, 6%; Barnett Klar, 1164 47th, Bklyn, & Saml Kamlet, 54 St Marks pl to Isidor Lewkowitz, 40 E 67. 36,000

<sup>1</sup>Greenwich st, 286, (1:138) ws, abt 70 s Chambers, 26.3 to Bishops la x75.6, all title to la; Aug 30; Sept 14'11, due Jan 1'12, 6%; Langdon Greenwood to Diehl Mfg Co, at Elizabethport, NJ. 9,000

<sup>1</sup>Hamilton st, 10, (1:253) sal Ls; Sept 1; demand; 6%; Sept 8'11; Giovanni Iardo, 10 Hamilton to Kips Bay Bwg & Malting Co, 650 1 av. 1,330

<sup>1</sup>Henry st, 201, (1:285) ns abt 75 w Clinton, 24x86; Agmt modifying & extg mtg for \$4,000 to Apr 22'19 at 6%; Sept 7, Sept 8'11; Abr H Sarason, 31 W 115 & Loeb Rubenstein, 222 Broome with Harry & Sarah Goodman, 73 W 116. nom

<sup>1</sup>Montgomery st, 35-7, (1:268) es, 49.9 s Madison, 40x75x42.9x75.1; PM; pr mtg \$12,600; Aug 30; Sept 12'11, 5y6%; Hebrew Kindergarten & Day Nursery, a corp, 29 Montgomery to Pincus Lowenfeld, 106 E 64 et al. 7,500

<sup>1</sup>Monroe st, 274, (1:261) swc Jackson, (No 25), 25x89.7x25x89.6; ext of \$35,000 mtg until Aug 14'14 at 5%; Sept 1; Sept 14'11; Israel Rotkowitz & ano with Seig Goldsmith, 1261 Mad av. nom

<sup>1</sup>Monroe st, 13, (1:276) ns, 25x100; ext of mtg for \$7,000 to Sept 1'16, 6%; Sept 12; Sept 14'11; Annie Forman, 148 Henry with Barnett Fredman, 11 Elizabeth et al. nom

<sup>1</sup>Pine st 7, (1:46); sal Ls; Sept 6, Sept 11'11; demand; 6%; Felix Bertine to Lion Bwy, 104 W 108. 3,000

<sup>1</sup>Spring st, 55-7, (2:495) ns, bet Marion & Mulberry sts, 50.6x irreg; ext of \$10,000 mtg until Sept 25'12 at 6%; Sept 13; Sept 14'11; David Israel with Rocco M Marasco, 293 Mott. nom

<sup>1</sup>Walker st, 105-9, see White, 112-14.

<sup>1</sup>White st, 112-4, (1:197), nwc Centre (Nos 133-49), runs w54.6xn89xw25.3xn 71.1xe14.11xn75.3 to Walker (Nos 105-9) xe70.1 to Centre xs—to beg; bldg loan; pr mtg \$—; Sept 8'11, demand, 6%; Abingdon Constn Co to Centre-White Co, 100 Bway. 10,000

<sup>1</sup>White st, 112-14; certf as to above mtg; Sept 8'11; same to same.

<sup>1</sup>Washington sq W, 31, (2:552) ws, 123 s Waverley pl, 26x110; pr mtg \$37,000; Sept 7, Sept 8'11, 3y6%; Elena & Carlo Savini to J Walter Spalding, Monmouth Beach, NJ. 8,000

<sup>1</sup>West st, 173, (1:131) es, abt 75 n Murray, —x—; Leasehold; Sept 12; Sept 13'11, demand, 6%; Wm J Maher, Bklyn, to Saranac Realty Co, 50 Pine. 3,500

<sup>1</sup>West st, 173, (1:131) es, abt 75 n Murray, —x—; Leasehold; PM; pr mtg \$3,500, Sept 12; Sept 13'11, installs, 6%; same to Jas McKee, 774 E 19th, Bklyn, notes 3,000

<sup>1</sup>4TH st, 146 W, (2:543) ss, 242 w Macdougall, 21.7x109; certf as to mtg for \$3,000; Apr 28; Sept 9'11; Clarence Realty & Constn Co to Andrew A Munro, 442 State, Flushing, LI.

<sup>1</sup>4TH st, 193 W, (2:592), saloon ls; June 30'11, demand, 6%; Frank Lang to Jacob Ruppert, a corp, 1639 3 av; corrects error in issue of July 8, when st No was 139. 1,425

<sup>1</sup>7TH st, 235 E, (2:377) ns, 53.2 e Av C, 18.1x48.9; July 1; Sept 13'11, 5y5%; Dora L Biegeleisen to Wm W Buckley, 104 Montague, Bklyn, exr, & c, Thos C Oakley. 7,500

<sup>1</sup>7TH st, 235 E; sorbn agmt; June 28; Sept 13'11; same & Nellie Berger, 1378 Boston rd with same. nom

<sup>1</sup>12TH st, 713-5 E, (2:382) ns, 183 e Av C, 50x103.3; Sept 13'11, 5y5%; Carrie wife Saml Sloss, 20 E 88 & Bettie wife Julius Sloss, 116 E 93 to Metropolitan Savings Bank, 59 Cooper sq E. 12,500

<sup>1</sup>12TH st, 508 E, see 12th, 504 E.

<sup>1</sup>12TH st, 504 E, (2:405) ss, 95.6 e Av A, 37.6x103.3; also 12TH ST, 508 E, (2:405) ss, 133 e Av A, 37.6x103.3; pr mtg \$102,000; Sept 8'11, due Oct 1'14, 6%; Beni Faden, 14 Clinton to Benj Katz, 504 E 12. 3,500

<sup>1</sup>17TH st, 240 W, (3:766) ss, 310.6 e 8 av, 17.6x84; Sept 11; Sept 13'11, due as per bond; Thos Hinton to Title Guarantee & Trust Co, 176 Eway. 8,500

<sup>1</sup>22D st, 202 E, see 3 av, 281.

<sup>1</sup>23D st, 151-3 E, (3:879) ns, 162 w 3 av, 52x98.9; Aug 31; Sept 8'11, 3y6%; East Twenty-third St Realty Co, 38 Park row, to Christian D Meyer, 2013 Anthony av. 27,000

<sup>1</sup>23D st, 151-3 E; estoppel certf; Sept 6; Sept 9'11; Christian D Meyer, 2013 Anthony av, to whom it may concern.

<sup>1</sup>23D st, 127 W, (3:799) ns, 225 w 6 av, runs n197.6 to st 24th (Nos 116-22), xw 83.4x98.9xw8.4x98.9 to 23d, xe75 to beg; Sept 8; Sept 11'11, 3y5%; Church of St Vincent de Paul to Emigrant Industrial Savings Bank, 51 Chambers. 95,000

<sup>1</sup>24TH st, 116-22 W, see 23d st, 127 W.

<sup>1</sup>26TH st, 343-7 W, (3:750) ns, 235.7 e 9 av, 63.11x98.9; also 27TH ST, 342 W, (3:750) ss, 307 e 9 av, 16.6x98.9; also LAND in Flushing, LI; Sept 14'11, due May 1'13, 6%; Thos L Hamilton, of Plainfield, NJ, to Ida W Inniss, 262 W 23; ½ pt; AT. 3,500

<sup>1</sup>27TH st, 342 W, see 26th, 343-7 W.

<sup>1</sup>29TH st, 132 E, (3:883) ss, 60 e Lex av, 20x74; pr mtg \$20,000; Sept 8'11, due, & c, as per bond; Minnie L Harris, 132 E 30, to Rose T Kirk, 136 E 49. 1,500

<sup>1</sup>29TH st, 336 W, (3:752) ss, 375 e 9 av, 25x98.9; Sept 14'11, 3y5%; Schuyler V C Hamilton to American Mtg Co, 31 Nassau. 10,000

<sup>1</sup>29TH st, 101-3 E, (3:885) ns, 80 e 4 av, 45x98.9xirreg x66.2; ext of \$100,000 mtg until Jan 27'15, at 5%; Aug 18; Sept 14'11; Manhattan Life Ins Co with Heather Realty Co, 103 E 29. nom

<sup>1</sup>31ST st, 459 W, see 10 av, 368.

<sup>1</sup>34TH st, 213 E, (3:915) ns, 150 e 3 av, 18.9x98.9; Sept 11'11, 3y5%; Geo Brown, at Hopewell Junction, NY, to Moncreur Burke et al, Trstes, 1810 Calvert, Washington, D C. 10,000

<sup>1</sup>34TH st, 461 W, (3:732) ns, 83.4 e 10 av, runs n74.1xe16.8xn24.8xe4.2xs98.9 to st xw 20.10 to beg; PM; Sept 14'11, 5y5%; Tespil Co, 470 W 34, to Bernard L Byrnes, at Georgetown University Hospital, Washington, D C. 12,000

<sup>1</sup>34TH st, 461 W; certf as to above mtg; Sept 14'11; same to same.

<sup>1</sup>36TH st, 355-7 W, (3:760) ns, 158.4 e 9 av, 33.4x98.9; bldg loan; Sept 8'11, 4y6% until completion of bldgs & 5% thereafter; Thos A Hill Co to Josephine Maltby, 817 West End av. 55,000

<sup>1</sup>36TH st, 355-7 W; certf as to above mtg; Sept 8'11; same to same.

<sup>1</sup>39TH st, 69 W, (3:840) ss, 147 e 6 av, 21x98.9; PM; Sept 1; Sept 12'11, 3y5%; K Eugene Bunnell, Bklyn, NY, to Albertina C Wilkins, 109 W 45. 65,000

<sup>1</sup>41ST st, 335 E, (5:1334) ns, 366.8 e 2 av, 16.8x98.9; Sept 11'11, 2y5%; Lauritz P M Jacobsen, 335 E 41, to Marshall C Bacon, 2205 Bway. 2,500

<sup>1</sup>42D st, 649-51 W, (4:1090) ns, 200 e 12 av, 43x100.5; PM; Aug 11; Sept 14'11, 5y5%; Geo Schlosser, 649 & 651 W 42, to Chas E & Edgar S Appleby, Trstes Leonard Appleby, Glen Cove, NY. 40,000

<sup>1</sup>42D st, 649-51 W; PM; pr mtg \$40,000; Sept 13; Sept 14'11, 1y5%; same to F & M Schaefer Bwy, 114 E 51. 4,000

<sup>1</sup>45TH st, 219 E, (5:1319); ext mtg of \$8,000 to June 29'14, 5½%; July 25; Sept 13'11; N Y Nursery & Childs Hospital with Albt H Mathews. nom

<sup>1</sup>46TH st, 339 W, (4:1037); ext of \$2,000 mtg until Sept 14'16 at 5%; Sept 11'11; Eliz O'Callahan, 539 W 112, with Patk J Mul-lane, 339 W 46. nom

<sup>1</sup>47TH st, 410 W, (4:1056) ss, 127.6 w 9 av, 22.6x100.5; Sept 1; Sept 12'11, 5y5%; Wm H Hussey, East Orange, NJ, & Fredk Hussey, same place to Daniel K De Beix-edon, at Amityville, LI. 16,000

<sup>1</sup>49TH st, 10 E, (5:1284) ss, 191.2 e 5 av, 16.2x100.5; Aug 29; Sept 8'11, 3y4½%; Pauline A Chapin at Port Washington, LI, to Gertrude C Winthrop, at Hidcote Manor, Campden, Gloucester, England. 15,000

<sup>1</sup>49TH st, 67 W, (5:1265) ns, 120 e 6 av, 17x100.5, given to secure note Aug 10; Sept 13'11, demand, 6%; Lucile Fraser to E & J Marrin, 520 E 18. note, 3,748.87

<sup>1</sup>52D st, 40 W, see Bowery, 86-8.

<sup>1</sup>53D st, 154 E, see Bowery, 86-8.

<sup>1</sup>54TH st, 451 W, (4:1064); ext of \$10,000 mtg until Sept 4'14 at 5%; Aug 31; Sept 8'11; Eliz E Smith with Jean Allison. nom

<sup>1</sup>56TH st, 4 W, (5:1271) ss, 125 w 5 av, 25x75; ext of \$54,000 mtg until Sept 7'16 at 4%; Sept 6; Sept 8'11; Fredk A Clark with Ellen M Goin, 4 W 56. nom

<sup>1</sup>57TH st, 218 E, (5:1330) ss, 191.3 e 3 av, 18.9x100.4; sobrn agmt; Sept 9; Sept 13'11; Sella L Katz, 1025 Lex av with Union Trust Co of N Y, 80 Bway. nom

<sup>1</sup>57TH st, 218 E, (5:1330) ss, 191.3 e 3 av, 18.9x100.4; Sept 13'11, 5y5%; Lillian E Bates to Union Trust Co, 80 Bway. 15,000

<sup>1</sup>57TH st, 245-7 E, (5:1331) ns, 76.8 w 2 av, 33.4x100.5; Sept 8; Sept 13'11, 3y4½%; Chas E Neier, Plainfield, NJ to Harris D Colt, 14 E 60 et al trstes for Caroline H Johnston WILL Richd Arnold. 22,500

<sup>1</sup>57TH st, 247 E, (5:1331) ns, 76.8 w 2 av, 16.8x100.5; also 57TH ST, 245 E, (5:1331) ns, 93.4 w 2 av, 16.8x100.5; pr mtg \$22,500; Sept 13; Sept 14'11, 2y6%; Chas E Neier, — Johnson's Drive, Plainfield, NJ, to Geo D Williams, 14 Irving pl. 3,000

<sup>1</sup>57TH st, 245 E, see 57th, 247 E.

<sup>1</sup>64TH st, 221-3 W, (4:1156) ns, 300 w Ams av, 50x100.4, with AT to strip on rear 0.1 in width; Aug 16; Sept 14'11, due Sept 13'14, 5%; Herman Boymann to Title Insurance Co of N Y, 135 Bway. 20,000

<sup>1</sup>64TH st, 217-9 W, (4:1156) ns, 250 w Ams av, 50x100.5; Sept 13'11, due Nov 1'14, 6%; Herman Boymann to Edw P Simms, Montclair, NJ. 8,000

<sup>1</sup>66TH st, 201 E, see 3 av, 1131-3.

<sup>1</sup>67TH st, 223-5 W, (4:1159) ns, 325 w Ams av, 50x100.5; Sept 12'11, 1y5%; Chas H Duffy to Emigrant Industrial Savings Bank, 51 Chambers. 17,000

<sup>1</sup>70TH st, 164 E, (5:1404) ss, 220.8 w 3 av, 19.9x100.5; PM; Sept 12'11, 5y4½%; Jas G Rogers to Annie S Arnold, West Islip, NY. 20,000

<sup>1</sup>70TH st, 148 W, (4:1141) ss, 433 w Col av, 17x100.5; Aug 2; Sept 14'11, due Nov 2'11, 6%; Bertha de Kraft, 148 W 70, to Julia G Bernheimer, 124 W 70. note, 300

<sup>1</sup>73D st, 302-4 W, (4:1184) ss, 95 w West End av, runs s24.4xw20xs77.10xw20xn102.2 to 73d, xe40 to beg; Sept 8, Sept 9'11, due, & c, as per note; Mary T Rennard to Central Trust Co of N Y, 54 Wall. 2,500

<sup>1</sup>74TH st, 235-9 W, (4:1166) ns, 250 e West End av, 60x102.2; pr mtg \$—; Sept 11'11, due, & c, as per bond; Jos H Davis Bldg Co to Viola M Flannery, 45 E 50. 30,000

<sup>1</sup>74TH st, 235-9 W; certf as to above mtg; Sept 11'11; same to same.

<sup>1</sup>74TH st, 235-9 W; Sobrn agmt; Sept 11'11; same & Jacob Axelrod, 200 Riverside Dr, with same. nom

<sup>1</sup>74TH st, 235-9 W, (4:1166) ns, 250 e West End av, 60x102.2; pr mtg \$198,000; Sept 8'11, 1y6%; Jos H Davis Bldg Co to Jacob Axelrod, 200 Riverside Dr. 15,000

<sup>1</sup>74TH st, 235-9 W; certf as to above mtg; Sept 8'11; same to same.

<sup>1</sup>74TH st, 210 E, (5:1428) ss, 135 e 3 av, 25x102.2; PM; Aug 30; Sept 8'11, 3y5½%; Franconia Realty Co to Kath W A Shrapy, 575 Lex av. 11,000

<sup>1</sup>77TH st, 351-3 E, (5:1452) ns, 60 w 1 av, 40x56.7x50.8x25.5; PM; Sept 1, Sept 12'11, due as per bond; Rachel Gottfried to Liz-zie Schoeffler, 351 E 77. 9,000

<sup>1</sup>80TH st, 162 W, (4:1210) ss, 105 e Ams av, 23x102.2; ext of mtg for \$23,000 to Sept 6'14, 5%; Sept 6; Sept 9'11; Lawyers Title Ins & Trust Co to Tournour Realty Co. nom

<sup>1</sup>82D st, 200 W, see Ams av, 454.

<sup>1</sup>82D st, 71-7 E, see Park av, 960-2.

<sup>1</sup>84TH st, 107 W, (4:1215) ns, 144.8 w Col av, 40x102.2; pr mtg \$40,000; Sept 13'11, 2y 6%; Chas Hess to Geo Ehret, 1197 Park av. 5,000

<sup>1</sup>88TH st, 165 W, (4:1219) ns, 250.6 e Ams av, 16.2x100.8; PM; pr mtg \$—; Sept 12; Sept 13'11, 3y4½%; Mary L Keveney to Nellie Macklin at Monsey, NY. 15,500

<sup>1</sup>96TH st, 312 E, (5:1552); ext of \$12,500 mtg until Sept 12'16 at 4½%; Sept 11; Sept 12'11; Leopold Frank, 449 W 24, with August Elbers, 416 E 88. nom

# HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets  
BROOKLYN, NEW YORK

# Architectural Bronze AND IRON WORK

**93D st. 31 E.** (5:1505) ns, 19.9 w Mad av, 17x68.8; pr mtg \$20,000; Sept7; Sept8 '11, 1y5%; Louis J Merkel to Louis V Ebert, 325 Chestnut, Roselle Park, NJ. 5,000

**100TH st. 321 W.** ((7:1889) ns, 265 w West End av, 20x100.11; Aug19; Sept11, 2y6%; Leah wife of & Sol S Sonneborn, 321 W 100, to Ernest H Cook, Montclair, NJ. 12,000

**101ST st. 324 W.** (7:1889) ss, 221 w West End av, 20x100.11; Sept7; Sept9, 3y4½%; Bella Harris to Emanu-El Congregation of City NY, a corp, 515 5 av. 25,000

**101ST st. 324 W.** (7:1889) ss, 221 w West End av, 20x100.11; Sept7; Sept9, 11; Sobrn agmt; Max D Steuer, 55 W 88, with Emanu-El Congregation of the City NY, 515 5 av. nom

**105TH st. 152 W.** (7:1859); ext of \$25,000 mtg until Oct15, 5%; Sept11; Sept14, 11; Louisa Arnold with Herman Baer, 27 Audubon av. nom

**107TH st E, nec 1 av.** see 1 av, nec 107.

**108TH st. 165-7 E.** (6:1636); ext of mtg for \$15,000 to Sept13, 4 at 5%; Aug31; Sept8, 11; U S Grand Lodge of the Independent Order Free Sons of Israel with Many Fred, 41 Union Sq W. nom

**109TH st. 100 W.** see Col av, 994.

**110TH st. 137 E.** (6:1638); ext of \$2,000 mtg until Sept12 at 6%; Sept13; Sept14 '11; Fredk Correll with Louis Mendelsohn, 1866 3 av. nom

**111TH st. 183 E.** (6:1639) nwc 3 av (No 2020); saloon ls; Sept11; Sept13, 11, demand, 6%; Richd Reiss to Lion Brewery, 104 W 108. 5,000

**113TH st. 14 E.** (6:1618) ss, 225 e 5 av, 18.9x100.11; pr mtg \$—; Sept8, Sept12 '11, 2y6%; Hannah Manheimer to Jacob Steiner, 6 W 103. 900

**114TH st. 131 E.** (6:1642) ns, 238 e Park av, 17x100.10; Sept12, 11, 5y5%; Rudolph Goldman, 707 St Nicholas av to Lorin S Bernheimer, 2 E 59, EXR Simon Bernheimer. 7,000

**114TH st. 131 E.** sobrn agmt; Sept12, 11; same & Elsie Goldman with same. nom

**114TH st. 603-9 W.** (7:1896) ns, 125 w Bway, 100x100.11; PM; pr mtg \$—; Sept 11, 11, due Oct15, 6%; Heathcote Holding Co to Carnegie Constn Co, 608 W 111. 40,000

**115TH st W.** (7:1825) ns, 500 w Lenox av, 40x100.11; certf as to mtg for \$2,000; Sept 11; Sept12, 11; Lenox Baths, a corp, to Mitral Realty & Constn Co. nom

**116TH st. 74 E.** see Bowery, 86-8.

**117TH st. 67 E.** (6:1623) ns, 72 w Park av, 18x50.5; ext of mtg for \$5,500 to Nov '14, 5%; Aug29; Sept8, 11; Chas H Leimbacher with Mary D Young. nom

**117TH st. 48 W.** (6:1600); ext of \$4,600 mtg until Sept24, 14, at 6%; Sept11; Sept 13, 11; Lena Steintal with Abr Rosen. nom

**118TH st. 229 E.** (6:1783); ext of mtg for \$20,000 to Sept14, 5½%; Aug28; Sept 8, 11; Wm F Decker at Rock Ridge, Greenwich, Conn, with Anna M Stolzenberg, 1184 Jackson av. nom

**119TH st. 212-4 E.** (6:1783) ss, 175 e 3 av, 37.6x00.5; June30; July5, 11, due May 15, 16, 4½%; Albt L Silberstein, 600 W 157 to Citizens Savings Bank, 56 Bowery; corrects error in issue of July8 when st No was 612. gold 32,000

**119TH st. 212-4 E.** sobrn agmt; June29; July5, 11; same & Bronx Inv Co, 128 Bway with same; corrects error in issue of July 8, when st No was 612. nom

**120TH st. 430 E.** (6:1807) ss, 250 w Pleasant av, 21x ½ blk; Sept6; Sept11, 11, 3y5½%; Ellen Hughes, 519 W 179, to Fredk Rolles, 440 W 14. 1,500

**121ST st. 246 W.** (6:1785) ss, 80 w 2 av, 25.3x100.11; Sept13, 11, 5y4½%; Minnie Moleschott, 300 6th to Chas Dorn, 361 3 av & ano. 10,000

**121ST st. 246 W.** Sept13, 11, 5y5%; same to same. 4,500

**121ST st. 244 E.** (6:1785) ss, 105.3 w 2 av, 25.3x100.11; Sept12; Sept13, 11, 5y4½%; Clara Bauer, 300 6th to Chas Dorn, 361 3 av & ano. 12,000

**121ST st. 244 E.** Sept13, 11, 5y5%; same to same. 6,000

**121ST st. 509-17 W.** (7:1976) ns, 175 w Ams av, runs n100.11xw25xs5xw125xs95.11 to st xe150 to beg; pr mtg \$325,000; Sept8 '11, 3y6%; Sethlow Realty Co to Louis Eisenberg, 561 W 143. 50,000

**121ST st. 509-17 W.** certf as to above mtg; Sept8, 11; same to same. nom

**130TH st. 632 W.** (7:1996) ss, 350 e 12 av, 25x99.11; Sept12, 11, due as per bond; Ellen Gaffney to Fredk A Southworth, 410 Riverside Drive. 6,000

**130TH st. 505-9 W.** (7:1985) ns, 100 w Ams av, 105x99.11; bldg loan; Sept14, 11, 1y 6%; Nestor Holding Co to Sender Jarmulowsky, 16 E 93. 60,000

**130TH st. 505-9 W.** certf as to above mtg; Sept14, 11; same to same. nom

**130TH st. 505-9 W.** Sobrn agmt; Sept14 '11; same & Louis Manheim with same. nom

**131ST st. 134 W.** certf as to above mtg; Sept1; Sept11, 11; same to same. nom

**131ST st. 115 W.** (7:1916) ns, 185 w Lenox av, 18x99.11; PM; pr mtg \$—; Sept9; Sept11, 11, 3y6%; Strayer Realty Co to Stephen H Jackson, 53 E 67. 3,500

**131ST st. 134 W.** (7:1915) ss, 350 e 7 av, 20x99.11; pr mtg \$—; Sept9; Sept11, 11, 5y6%; Strayer Realty Co to Stephen H Jackson, 53 E 67. 5,000

**135TH st. 209 W.** (7:1941) ns, 175 w 7 av, 25x99.11; pr mtg \$—; Aug25; Sept9 '11, due, &c, as per bond; Addie R Altman, Isabel R Wallach & Julia Richman to Louis G Kaempfer, 375 Central Park W. 2,500

**142D st. 70 W.** (6:1739) ss, 100 e Lenox av, 25x99.11; ext of \$15,000 mtg until Sept 15, 14 at 5½%; July17; Sept11, 11; Leah Daniels & ano with Fanny O Lutz, 243 W 98. nom

**144TH st. 530 W.** (7:2075) ss, 312.6 w Hamilton pl, 87.6x99.11; also 147TH ST, 304 W. (7:2045) ss, 85 w 8 av, 40x99.11; pr mtg \$—; Sept8, 11, demand, 6%; Potential Realty Corp to Geo W Weill, 365 W 118. 3,000

**144TH st. 530 W.** (7:2075); also 147TH ST, 304 W. (7:2045); certf as to above mtg; Sept8, 11; same to same. nom

**147TH st. 304 W.** see 144th st, 530 W.

**150TH st. 80 E.** see Park av, 1408.

**152D st. 449-53 W.** (7:2068) ns, 240 e Ams av, 60x99.11; bldg loan; Sept12; Sept 14, 11, 5y6% until completion of bldg & 5% thereafter; W Axelrod Realty Co to Title Guarantee & Trust Co, 176 Bway. 80,000

**153D st. 449-53 W.** certf as to above mtg; Sept12; Sept14, 11; same to same. nom

**150TH st. nec Bway.** see Bway, nec 183.

**Av B. 174.** (2:404) ws, 164.6 n 10th, 25x 75; PM; pr mtg \$—; Sept13; Sept14, 11, 3y6%; Rose Miner, of Bklyn, to Wm Herz, 1125 Mad av. 6,400

**Av C. 194.** ((2:381); sal Ls; Aug22; Sept 9, 11, demand, 6%; Louis Sigloch to Jacob Ruppert, a corp, 1639 3 av. 1,500

**Amsterdam av. 2182.** (8:2125); sal Ls; Aug8; Sept9, 11, demand, 6%; Dennis Mullins to Jacob Ruppert, a corp, 1639 3 av. 5,500

**Amsterdam av. 454, & 200 W 82D st.** (4:1229); Sobrn agmt; Sept11; Sept14, 11; Geo Ehret, 1197 Park av, with German Savgs Bank, 100 E 14. nom

**Amsterdam av. 454.** (4:1229), swc 82d (No 200). 27.2x87x—x86.11; Sept11; Sept14 '11; 5v4½%; Danl Meehan to German Savgs Bank, 100 E 14. 40,000

**Broadway.** (8:2163), nec 180th, runs e 105xn75xe10xn44.6xw90.6 to Bway xs122 to beg; bldg loan; pr mtg \$175,000; Sept 8, 11, demand, 6%; Barnard Realty Co to City Mtg Co, 15 Wall. 15,000

**Broadway.** (8:2163); same prop; certf as to above mtg; Sept8, 11; same to same. nom

**Bowery. 86-8.** (1:203); ½ part; also 116TH ST, 74 E. (6:1621); ½ pt; also 2D AV. 1103-5. (5:1332); also 53D ST, 154 E. (5:1337); also 3D AV. 855-7. (5:1325); also 52D ST, 40 W. (5:1267); certf as to payment of transfer tax for \$4,031.92; Sept7; Sept8, 11; Jas A Wendell, Deputy Comptroller of State NY, to Maud Goetz, 40 W 52, as extrx Amelia Herman. nom

**Bowery. 86-8.** also 2D av. 1103-5; also 116TH ST, 74 E; also 53D ST, 154 E; also 52D ST, 40 W; Sept8; Sept11, 11; same with same. nom

**Broadway.** (13:3402) ns, 188 w Terrace View av, 25x100; Sept12, 11, 5y5%; Nellie M Mahaney, 206 W 82 to Geo Wise, 840 West End av & ano TRSTES Nathan Wise. 13,000

**Columbus av. 994.** (7:1863), swc 109th (No 100), 25.5x100; pr mtg \$—; Sept8; Sept11, 11, installs, 6%; Wm O Egner, 210 W 80 & Otto C Egner, 1810 Ams av to Robt H Conway, 149 W 66. 2,500

**Columbus av. 753.** (7:1832); ext of mtg for \$28,000 to Aug9, 14 at 4½%; Aug9; Aug 10, 11; Saml H Martin with Emigrant Industrial Savings Bank, 51 Chambers; corrects error in issue of Aug12 when mortgagor & mortgagee were Robt H Martin with Equitable Life Assurance Society of U S. nom

**Lenox av. 514-6.** (6:1733) es, 50 s 136th, 49.11x100; ext of \$60,000 mtg until Sept11 '14 at 5%; Sept11, 11; Title Insurance Co of N Y with Jacob Israelson, 340 Riverside Drive. nom

**Lexington av. 970.** (5:1405) ws, 82.11 s 71st, 17.6x60; PM; Sept11; Sept12, 11, 3y 5%; Utility Realty Co to Josephine Proben, Sea Cliff, LI. 13,500

**Morningside av. 16.** (7:1849) es, 56.5 n 116th, 53.10x68.3x47.8x93.3; Aug30; Sept14 '11, due Aug14, 5%; Earl G Pier to Carl Fischer, 202 Lenox av. 60,000

**Park av. 960-2.** (5:1494) nwe 82d (Nos 71-7), 102.2x115; June29; Sept8, 11, 5y6% until completion of bldg & 5½% thereafter; Fullerton Weaver Realty Co to Met Life Ins Co, 1 Mad av. 650,000

**Park av. 960-2.** certf as to above mtg; June29; Sept8, 11; same to same. nom

**Park av. 1408.** (6:1610), swc 105th (No 80), 75.11x27.6; July28; Sept8, 11, due Sept 8, 16, 4½%; Josephine E wife of & Thos Daly to German Savgs Bank, 100 E 14. 15,000

**Park av. 1408.** Sobrn agmt; Aug29; Sept8, 11; Patk J Huvane & Bernheimer & Schwartz Pilsner Bwg Co with same. nom

**Pleasant av. 384.** (6:1817) es, 50.5 n 120th, 25.3x98.9; pr mtg \$21,300 on this & other premises; June26; July11, demand, 6%; Ray & Maurice Beckon, 965 Fox to Hudson Trust Co, 1411 Bway; corrects error in issue of July8 when location was north of 130. 1,250

**Park av. 926.** (5:1492) ws, 82.2 n 80th, 20x80.6; equal lien with mtg for \$25,000; Sept6; Sept12, 11, 2y4½%; Bethesda Minzesheimer, 926 Brook av to Jacob Stern, 58 E 58. 20,000

**Wadsworth av.** (8:2170) nws, 459 n 190th, if projected west, 339x98x—x98; pr mtg \$120,800; Sept11; Sept12, 11, 1y6%; John Robertson & Wm Gammie to Max Marx, 419 Convent av. 50,000

**1ST av. (6:1701), nec 107th.** —x—; ext of \$27,000 mtg until Aug30, 16 at 5½%; Aug17; Sept11, 11; Excelsior Savgs Bank with Maria Bove, 247 E 116, & Carmela Palladino, di Saluconsilina, Salerno, Italy. nom

**1ST av. 1464.** (5:1471) es, 22.2 n 76th, 20x70; pr mtg \$8,000; Sept1; Sept11, 11, due, &c, as per bond; Jos Herman, 340 E 90, to Eliz M Ammon, 168 W 94. 7,200

**1ST av. 2229.** (6:1686), saloon ls; Sept 12, 11, demand, 6%; Guiseppe Vitti to Geo Ehret, 1197 Park av. 1,000

**2D av. 1103-5.** see Bowery, 86-8.

**2D av. 1465-9.** (5:1431) ws, 25 n 76th, 79.4x100; June28; Sept8, 11, due as per bond, 6%; Max Reiss, 105 E 96, to Copland-Raymond Co, 116 Broad. 5,000

**2D av. 803.** (5:1317); sal Ls; Aug30; Sept9, 11, demand, 6%; Patk & Peter McManus to Jacob Ruppert, a corp, 1639 3 av. 6,000

**2D av. 1838.** (5:1557); ext of \$20,000 mtg until May1, 14, at 5%; Sept8; Sept9, 11; N Y Life Ins & Trust Co with Jacob L Lissner, 15 Livingston pl. nom

**3D av. 855-7.** see Bowery, 86-8.

**3D av. 1131-3.** (5:1421), nec 66th (No 201), 40.5x130; pr mtg \$70,000; Sept8; Sept 11, 11, 2y6%; Saml Glass, 512 W 122, to Wm J Mock, 164 E 66. 12,000

**3D av. 2102.** (6:1643); sal Ls; Aug16; Sept9, 11, demand, 6%; Danl J O'Brien to Jacob Ruppert, a corp, 1639 3 av. 4,616.62

**3D av. 281.** (3:902), sec 22d (No 202), —x—, leasehold; Aug18; Sept9, 11, demand, 6%; Jno F Pickett to Jas Everards Breweries, 12 E 133. 11,000

**3D av. 2020.** see 111th, 183 E.

**3D av. 949.** (5:1330); ext of \$13,000 mtg until Sept12 at 5%; Sept14, 11; May M Lindsay with Emigrant Industrial Savgs Bank, 51 Chambers. nom

**3D av. 949.** (5:1330) es, 22.5 s 57th, 26x 70; Sept14, 11, 1y5%; May M Lindsay to Emigrant Industrial Savgs Bank, 51 Chambers. 2,000

**7TH av. 2208.** (7:1932), ext of mtg for \$20,000 to Sept7, 14, 5%; July27; Sept12 '11; Title Guarantee & Trust Co with Felice B Keene, 2790 Bway. nom

**8TH av. 2777.** (7:2045); sal Ls; pr mtg \$5,000; Sept9; Sept11, 11, demand, 6%; Fredk Knack to Geo Ehret, 1197 Park av. 1,000

**8TH av. 850.** (4:1023); sal Ls; Sept6; Sept9, 11, demand, 6%; Jno E Daly to Jacob Ruppert, a corp, 1639 3 av. 13,000

**9TH av. 736.** (4:1040) es, 44 s 50th, 22.4 x80; equal lien with mtg dated & recorded Mar17, 11; pr mtg \$—; Sept13, 11, 3y5%; Julia or Julia S Coberg individ & as trustee, &c, Christopher J Swingman to Isabella S Hall, 498 So Main, Geneva, NY. 5,000

**10TH st. 368.** (3:729) nec 31st, (No 459) 24.8x60; Sept11, 11, 5y4½%; Louis W Meyer to Abraham Jacobi, 19 E 47. 10,000

**10TH av. 450.** (3:733); sal Ls; Sept1; Sept11, 11, demand, 6%; Jas Goldgraben to Lion Brewery, 104 W 108. 500

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Mamaroneck, NY (West Co.)** certf as to mtg for \$2,000; Sept9; Sept14, 11; Warranty Realty Co, 1451 Bway, to Alice B Eagan, 751 E 168. nom

**Neptune rd (Bklyn) & Fresh Pond rd (B of Q.)** certf as to mtg for \$350,000; Sept11; Sept14, 11; Manhattan Beach Development Co & Inter-County Realty Co to Title Guarantee & Trust Co, 176 Bway. nom

**Neptune av, Bklyn, & Fresh Pond rd, B of Q.** certf as to mtg for \$350,000; Sept 11; Sept14, 11; Inter-County Realty Co & Manhattan Beach Development Co to Title Guarantee & Trust Co, 176 Bway. nom

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## MORTGAGES

### Borough of the Bronx.

Butler pl (\*), ses, 25 ne Green av, 28.6x 100, Cebrie Park; Sept8; Sept9'11, 3y5½%; Caroline Haas to Christian Moltzen, 2356 Westchester av. 2,000

Beck st, (10:2685) ns, 100 w Av St John runs n125xw41.7xsw20.11xe8.9xs108 to st, xe45.1 to beg; Sept13'11; 5y5%; Rotterdam Holding Co to Lawyers Title Ins & Trust Co, 160 Bway. 34,000

Beck st, (10:2685) ns, 145 w Av St John runs n138xw8.9xsw109.8xs18.10 to Beck st xe72.6 to beg; Sept13'11; 5y5%; same to same. 31,000

Beck st, (10:2685) ns, 100 w Av St John, —x—; Certf as to two mtgs aggregating \$65,000; Sept13'11; same to same. —

Beech st 136-8 (\*) es, 100 s 152d, 165x 163.11x135x73, except part of lot B that was conveyed by Helmke to Menaker; Feb 25 '07, Sept 8 '11; Interior lot 450 n Patterson av & 100 e Bolton av, n s lot 30 on map 63 lots Herman Menaker, being part of lots 23 & 25 on map Clason Point with division line bet lands Henry Helmke & land now or formerly Herman Menaker runs e100 to pt 100 e Bolton av, xn— to said division line xw— to beg, being all the unnumbered lot to n of lot 30 map 63 lots Herman Menaker; Sept6, Sept8'11; 3y6%; Nelson Black Constn Co, 2015 Boston rd to Adolf Sundmacher, 1168 Forest av. 2,000

Beech st (\*) es, 100 s 152d & Interior lot same prop; Certf as to above mtg; Sept6, Sept8'11; same to same. —

Belmont St Parkway, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, sec 173.

Carroll pl, (9:2462) ws, 265 n Ella, 92.8 x163x92.7x163, except part for 166th; also GRAND BOULEVARD & CONCOURSE, (9:2462), sec 166th, 92.7x3.2x92.7x1.8; Sept 8; Sept9'11, 5y5%; Jeannette G. Isabelle M & Jessie C Adams by Wm H Jasper, gdn, to Emigrant Industrial Savgs Bank, 51 Chambers. 10,000

Crotona Park N or av, (11:2944) es, 102.1 s 175th, 50.1x94.6x50x87.7; also CROTONA PARK N OR AV, (11:2944) es, 51.11 s 175th, runs e94xn14xw— to Crotona Park N xs— to beg; Sept12; Sept14'11, 3y 5%; Arthur H Murphy, 1800 Crotona Park N to North Side Savgs Bank, 3230 3 av. 13,000

Crotona Park N or av, es, 51.11 s 175, see Crotona Park N, es, 102.1 s 175.

Charlotte st, (11:2996) es, 185.7 n Seabury pl, 50x100; ext of \$3,500 mtg until Sept8'13 at 5%; Sept9; Sept14'11; Anna M wife of & Hy Wacker with Wm Dutcher, Plainfield, NJ. nom

Fulton st (\*), nws, 200 n Westchester av, 25x100, Washingtonville; June19; Sept 11'11, due as per bond; Saml B Hutchings, 780 E 163, to Eliza Magee, 780 E 163. 825

Faile st, see Seneca av, see Seneca av, sec Faile.

Freeman, nwe West Farms rd, see West Farms rd nwe Freeman.

Herschel st, 103 (\*), sws, 303.9 se Hal sey pl, 39.5x112.7x27.11x105.9; Sept7; Sept 8'11, 5y6%; Walter L Shulman to Jane M Hicks, 1061 Prospect pl, Bklyn. 3,500

Herschel st, 103 (\*); Sobrn agmt; Sept 5; Sept8'11; same & Jane M Hicks, 1061 Park pl, Bklyn, with Julia C Schieffelin, 115 E 21. nom

Herschel st, 105 (\*), sws, 253.1 se Hal sey pl, 25.4x101.9x25x97.10; ext of mtg for \$3,500 to June16, 5%; Sept7; Sept8 '11; Julia C Schieffelin, 115 E 21, with Walter L Shulman, 40 W 127. nom

Herschel st, 106 (\*), sws, 227.10 se Hal sey pl, 25.4x97.10x irreg x97.10; ext of mtg for \$3,500 to June16, 5%; Sept5; Sept8'11; Jane M Hicks, 1061 Prospect pl, Bklyn, with Walter L Shulman, 40 W 127. nom

Harrison st (\*), es, 130.4 n Davis, 25x 100; Sept12; Sept13'11, due, &c, as per bond; Gerardo Dagostino to Gustav Faulhaber, — Cornaga av, near Healy av, Far Rockaway. 1,200

Jefferson st (\*), see Starling av, see Starling av (\*), sec Jefferson.

John st, (\*) ss, 175 w Grant av, & being lots 69 & 70, map (1061) of No 1 in partition Conrad Ehre Estate; Sept11; Sept 14'11, 5y6%; Wm Brenneisen, 367 Evergreen av, Bklyn, to Herman Ignaszewski, 320 Floyd, Bklyn. 800

Loring pl, 2267, (11:3225) ws, 157.6 n 183d, runs w119xn39.11xe114.11 to pl xs 39.11 to beg; pr mtg \$7,500; Sept11; Sept 12 '11, due as per bond; Theo G Walpuski to Edw F Martin, 820 Washington av. 1,200

Matilda st (\*), ses, 150 s 241st, 50x100; PM; Sept7; Sept9'11, 3y5%; Mary Scherrer, 632 E 230, to Frances Zschiedrich, 426 Union av, Mt Vernon, NY. 2,400

Overing st (Washington av) (\*), ws, 673.4 n Frisby av (2d), 25x91.11x25.11x 97.6, except part for st; Sept8'11, 3y5½%; Frisby Realty Co to Minnie Hummel, 3688 Bway. 4,500

Overing st (\*); same prop; certf as to above mtg; Sept8'11; same to same. —

Overing st (\*), ws, 698.4 n Frisby av, 25x86.4x25.11x91.11, except part for st; Sept8'11, 3y5½%; same to Mary E Egner, 319 E 93. 4,500

Overing st (\*); same prop; certf as to above mtg; Sept8'11; same to same. —

Rogers pl, 960-2, (10:2699) es, 350.1 n Westchester av, 50x90; PM; pr mtg \$—; Sept12, Sept13'11, due Nov27'11; 6%; Rachel Kantor to Ruth Rosenberg, 53 Henry. 1,528.60

Washington st (\*) es, 53.4 s Railroad av, 53x108; PM; Sept9, Sept12'11; demand; 6%; Philip Baumann to Anna Baumann, 1364 Purdy. 1,000

Whittier st, (10:2759-2762) ws, 100 n Garrison av, runs w38.4xn13.2xw75xn21.11 xe11.34xs35; also WHITTIER ST, (10:2759-2762) ws, 135 n Garrison av, 25x117.6x25.5 x113.4; 2 sobrn agmts; Aug30; Sept13'11; Everett L Barnard with Milton S Guiterman, 58 Central Park W. nom

Whittier st, (10:2759-2762) ws, 100 n Garrison av, runs w38.4xn13.2xw75xn21.11 xe11.34xs35; Sept11; Sept13'11, 3y5½%; Mary Walpole, 212 E 128, to Milton S Guiterman, 58 Central Park W. 11,750

Whittier st, (10:2759-2762) ws, 135 n Garrison av, 25x117.6x25.5x113.4; Sept11; Sept13'11, 3y5½%; same to same. 11,500

4TH st (\*), ses, 220 ne Union av, 18.11x 99.11x17.4x100; Sept8; Sept11'11, 5y6%; Jas McDowell, 2520 St Raymond av, to Thos Hayes, 17 Oak, New Rochelle, NY. 700

134TH st, 298 E, (9:2309) ss, 225 w Alex av, 25x100; pr mtg \$15,000; Sept7; Sept8'11, 3y6%; Carrie Wagner, 298 E 134, to Jos Filipe, 405 E 70. 2,000

137TH st, 260, see Lincoln av, 191-7.

139TH st, 518, (776) (9:2266) ss, 122.4 e Brook av, 37.6x100; pr mtg \$25,000; Sept 12, Sept13'11; 3y6%; Stonnington Realty Co, 35 Nassau to Albt Deutsch, 62 E 93. 5,000

139TH st, 518 E; Certf as to above mtg; Sept12, Sept13'11; same to same. —

142D st, sec Powers av, see Powers av, sec 142.

145TH st, (9:2289) ss, 215 w Brook av, 2 lots, 51x100; 2 bldg loan mtgs, ea \$37,000; Sept12, Sept13'11; 1y6%; Joel Realty Co to Lawyers Title Ins & Trust Co, 160 Bway. 74,000

145TH st, (9:2289) ss, 215 w Brook av, 102.6x100; Certf as to 2 mtgs for \$37,000 each; Sept12, Sept13'11; same to same. —

145TH st, (9:2289); same prop; sobrn agmt; Sept12, Sept13'11; same & Fredk Lese with same. nom

147TH st, 411 E, (9:2292) ns, 159.10 e Bergen av, 27x100; pr mtg \$14,000; Sept8 '11, 3y6%; Friedrich Wilkens to Herman Schumacher, 205 W 85. 3,500

149TH st, (9:2275) ss, 229.4 w St Ann's av, 40x100; ext of \$31,000 mtg until Oct7 '16 at 5%; Sept13; Sept14'11; Central Trust Co, 54 Wall, with Simeon Nauheim of Queens Co, NY. nom

149TH st, (9:2330) ss, 170.3 e Morris av, 23x86.5; Transfer of tax lien for y 1906; Feb21, Sept8'11; 3y6½%; City of N Y to Henry Neugass, 415 W 145. 774.75

150TH st, 535 E, (9:2276) ns, 250 e Brook av, 25x100; Sept13; Sept14'11, 5y5%; Bernhard Schoner to German Savgs Bank, 147 4 av. 2,000

156TH st, ss, 97.11 w Westchester av, see Forest av, es, at nws Westchester av.

159TH st, swc Courtlant av, see Courtlant av, swc 159.

162D st, (9:2408) ns, 140 e Courtlant av, 50x100; bldg loan; Sept7; Sept8'11, 1y 5½%; Benj Benenson to Greenwich Mtg Co, 391 E 149. 20,000

163D st, (10:2648) ss, 25 e Jackson av, 25x72; pr mtg \$10,000; Sept12; Sept13'11; 3y6%; Friedrich Kracke, 54 W 128 to Arnold J D Heins, 198 Clarewill av, Upper Montclair, NJ. 2,000

164TH st, (9:2368) ss, 101.6 e Washington av, 40x100; Ext of \$28,000 mtg until Sept14 at 5%; Sept8, Sept12'11; Enoch C Bell with Kingsley Contr Co, 1439 St Nicholas av. nom

164TH st, (9:2368) ss, 141.6 e Washington av, 40x100; Ext of \$28,000 mtg until Sept14 at 5%; Sept8, Sept12'11; same with same. nom

165TH st, (10:2691) ss, 20.6 e Intervale av, 50x98; ext of \$3,000 mtg until Sept17 '14 at 6%; Aug28; Sept14'11; Edith R Pope with Eugene T Woolf of Chappaqua, NY. nom

170TH st, 580 E, (11:2931) sobrn agmt; Sept7, Sept12'11; Geo Ringler & Co, 203 E 92d with Edw H Bailey, — Beach 48th, Seagate, NY. nom

170TH st, 580 E; sobrn agmt; Dorothea Taylor with same. nom

170TH st, 580 E, (11:2931) ss, 90.7 e Fulton av, runs s109.8xe17.4xn—xn65.10 to st, xw16.9 to beg; Sept12'11, due as per bond; Charlotte J & Anton Herbst to Edw H Bailey, — Beach 48th, Seagate, NY. 3,500

173D st, sec Grand Blvd & Concourse, see Grand Blvd & Concourse, sec 173.

179TH st, (11:2808) ss, 131.5 w Grand Blvd & Concourse, 45x80.4x45x80; pr mtg \$7,500; Sept9; Sept11'11, 2y6%; Caroline C Tiedgens to Emil W Klappert, 873 West End av. 1,250

179TH st, (11:2808) ss, 22.3 e Creston av, 25x80.7x25x80.9; also CRESTON AV, (11:2808), sec 179th, 86x51.2x80.9x22.3; Sept8'11, due as per bond; Chas Reinhardt, 1998 Morris av, to Aug Ganzennmuller, 2983 Marion av. 10,000

181ST st, nwe 3 av, see 3 av, 4409.

183D st, swc Bassford av, see Bassford av, swc 183.

188TH st, 681, see Cambreleng av, nec 188th.

198TH st, 235 E, (12:3302) nes, 51.8 se Valentine av, 25.11x99.1x25x—; pr mtg \$—; Sept11'11, due, &c, as per bond; Ann H Lindsay to Manhattan Mtg Co, 200 Bway. 6,600

199TH st, nec Valentine av, see Valentine av, nec 199.

218TH st (\*), ss, 105 e 5 av, 25x113; Sept14'11, 3y6%; Melrose Realty Co to Nell Buckingham, at "The Madison," Lakewood, NJ. 800

218TH st (\*); same prop; certf as to above mtg; Sept8; Sept14'11; same to same. —

222D st (\*), ss, 355.9 e Barnes av, 2 lots, each 25x89.9; 2 mtgs, each \$1,250; 2 pr mtgs, \$4,500 each; Sept8'11, 3y6%; Brill Contracting Co to Louis Stecher, 144 Columbia. 2,500

224TH st (\*), ss, 72.6 w 5 av, 32.6x114; Sept9; Sept11'11, due as per bond; Jno A Smedes to T Emory Clocke, 520 W 183. 2,500

232D st (\*), sws, 395 se Paulding av, 50x114.10; agmt amending description in mtg; Mar22; Sept11'11; Rose & Godfred Knobloch with Monatiquot Real Estate Co, 154 Nassau. nom

232D st (\*), sws, 345 se Paulding av, 25 x114.10; agmt amending description in mtg; May12; Sept11'11; Peter Anderson with Alice M Hickey, 440 Sackett, Bklyn. nom

232D st (\*), sws, 220 se Paulding av, 25x114.10; agmt amending description of property in mtg; Apr4; Sept11'11; Otto & Emma M Carlson with Monatiquot Real Estate Co, 154 Nassau. nom

234TH st (\*), ss, 349.11 w Kingsbridge rd, runs s114.6xw50xn76.1xn49.11 to st xe 17.10 to beg; Sept8; Sept9'11, 5y5½%; Wm A Riley to Louise Heuser, 413 E 82. 5,300

235TH st, (12:3379) ns, 85 w Katonah av, 20x100; pr mtg \$2,500; Sept12'11, due Dec12; 6%; Alice Cunneen to Cath C Hill, 63 Beechwood rd, Summit, NJ. 1,000

239TH st, swc Netherland av, see 239th ss, 275 w Westchester av.

239TH st, (13:3417) ss, 275 w Westches ter av, runs s200xel2.8 to Spuyten Duyvil Pkway, xne— to es Netherland av (proposed) xn— to Terrace, xw— to beg; pr mtg \$—; Sept11, Sept12'11, due Oct1 14; 5%; Jas Douglas to Cath Mulligan, 239th bet Blackstone av & Spuyten Duyvil Pkway. 2,000

260TH st, swc Von Humboldt av; see Riverdale av, sec 260.

260TH st, sec Riverdale av, see Riverdale av, sec 260.

Baumont av, 2442-6, (11:3105); ext of 2 mtgs for \$5,000 each to June30'16, 5%; July19; Sept8'11; Lawyers Mtg Co with Michl & Mary Madden. nom

Boston rd, (10:2615) ws, 280 n 168th, 43x167.5; bldg loan; Sept8; Sept9'11, 1y6%; Hoffman-Deyerberg Constn Co to City Real Estate Co, 176 Bway. 34,000

Boston rd, (10:2615) ws, 237 n 168th, 43x167.5x43.10x167.5; bldg loan; Sept8; Sept9'11, 1y6%; same to same. 34,000

Boston rd, (10:2615) ws, 323 n 168th, 31.2x167.4x35.11x167.5; bldg loan; Sept8; Sept9'11, 1y6%; same to same. 24,000

Boston rd, (10:2615) ws, 237 n 168th, 43 x167.5x43.10x167.5; also BOSTON RD, (10:2615) ws, 280 n 168th, 43x167.5; also BOSTON RD, (10:2615) ws, 323 n 168th, 31.2x167.4x35.11x167.5; certf as to 3 mtgs aggregating \$92,000; Sept8; Sept8'11; same to same.

Boston rd, ws, 323 n 168, see Boston rd, ws, 280 n 168.

Barnes av (\*) es, 39 n 215th, 50x105, Wakefield; ext of \$5,000 mtg until July 1'16 at 5%; Aug18, Sept11'11; Thos Burke with Donato Di Guglielmo, 3664 Barnes av. nom

Boston rd, 970, (10:2621); Ext of \$16,000 mtg until May1'14 at 5%; May22, Sept12 '11; Eliz B Vanderpoel with Henry Strauss. nom

Bassford av, (11:3350) swc 183d, 115x 35.8; also PROP at Far Rockaway, NY; pr mtg \$49,000; Sept12'11; installs; 6%; Leah Cohn at Kensington Gardens, Far Rockaway NY to Geo Kocher, 927 Bushwick av, Bklyn. 3,000

Boston rd, 1315-21, see Clinton av, 1322-8.

Bassett av, (\*) ws, abt 350 n Saratoga av, 76.6x100; PM; Sept12; Sept14'11, 5y5%; Luisa Borea, 1490 Brook av to Hudson P Rose Co, 32 W 45. 1,800

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of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.

Clay av, es, 121.10 s 171, see Webster av, ws, 121.10 s 171. Clinton av, 1322-8, (11:2934) es, 193.2 n McKinley Sq, 102.1x186.11 to Boston rd (Nos 1315-21), 101.7x153; Sept13; Sept14 '11, due as per bond; Wm H Weissager to Title Guarantee & Trust Co, 176 Bway, 120,000. Clinton av, 1322-8, (11:2934) es, 193.2 n McKinley Sq, 102.1x186.11 to Boston rd (Nos 1315-21) x101.7x153; Sobrn agmt; Sept13; Sept14'11; McKinley Sq Co, 2 Wall, with Title Guarantee & Trust Co, 176 Bway. Cornell av (\*), ns, 200 e Mapes av, 25x 100, Westchester; Sept9; Sept11'11, 3y6%; Fredk A Stinner, 2900 Zulette av, to Alice V Conklin, 723 Union av, 500. Crotona av, (11:3083) ws, 237 n 181st, runs w to ws Grove av as on map East Tremont xw150xs52.10xe29.6xn26.5xe120.8 to ws Grove av x— to beg; Sept7; Sept8 '11, due, &c, as per bond; Antonetta Chiocchi to Title Guarantee & Trust Co, 176 Bway, 2,000. Courtlandt av, (9:2418), swc 159th, 48.6 x98; agmt as to cancellation of lis pendens and modification of terms of mtg; Aug9; Sept8'11; Ricka Kaufman with Martin M Stone, 867 E 23d, Bklyn, nom. Courtlandt av, 602, (9:2397) es, abt 38 s 151st, 19.8x80; Sept13'11; 5y6%; Agatha Reiner wid 420 6th to Elias H August, 50 W 77, 5,000. Courtlandt av, 602; pr mtg \$5,000; Sept 13'11, due Mar13'12; 6%; same to Bungay Co, 2796 3 av, 2,000. Clay av, 1359, (11:2782) ws, 689 n 169th, 25x82.5x25.2x80.2; pr mtg \$4,000; Sept12, Sept13'11, due &c as per bond; Jno J Mc Dermott to Margaretha Schwind, 970 Boston rd, 1,000. Cambreleng av, (11:3090) nec 188th, (No 681) 95x50; Sept13'11, due Nov1'16; 5%; Cipriani Realty & Constn Co to Clarence Tucker at Mamaroneck NY et al trstes Geo W Tucker, 38,000. Cambreleng av, (11:3090) nec 188th (No 681) 95x50; Certf as to above mtg; Sept 12; Sept13'11; same to same. Crotona av, 11:3102) es, 150 n 183d, 50 x100; Sept13'11, 5y5%; Furrer Constn Co to Arnold Thayer at Port Washington, N Y, 34,000. Clinton av, 2070, (11:3094), ext of mtg for \$5,000 to Sept30'14, 5 1/2%; Aug10; Sept 13'11; Anna T Willets of Manhasset, LI, with Simon Klein, nom. Cauldwell av, 780, (10:2629) es, 145 s 158th, 25.2x100x25.5x100; ext of mtg for \$6,000 to Sept8'16, 5%; Sept8; Sept12'11; Lawyers Title Ins & Trust Co with Hermine Kann, 780 Cauldwell av, nom. Cornell av, (\*) ns, 275 w Mapes av, 25x 100; ext of \$3,500 mtg until Sept11'16, at 5%; Sept11; Sept12'11; East River Savings Instn with Chas Logaard, 2834 Wellman av, nom. Crotona av, es, 102.1&51.11 s 175, see Crotona Park N or av, es, 192.1 s 175th. Ellsworth av (\*), ws, 100 n Fairmount av, 50x100; Sept7; Sept8'11, due Dec7'11, 6%; Mary Kane to Bronx Security & Brokerage Co, 258 E 138, 400. Eagle av, 571, (10:2616) ws, 149.4 n 149th, 25x120; pr mtg \$4,000; Sept14'11, 2y 6%; Margt A Clarke, 247 Mt Hope pl, to Fred Fuld, 312 E 50, 1,000. Eden av, (11:2823) nwc Parkway, 75x95; Aug25; Sept14'11, due, &c, as per bond; Harold Swain to Floyd B Ennis, Trste, 248 W 105, 4,000. Findlay av, (11:2783) es, 490.7 n 169th, 75x100; pr mtg \$—; July18; Sept14'11, due as per bond; May Feins to Manhattan Mtg Co, 200 Bway, 3,600. Findlay av, (11:2783) es, 565.7 n 169th, 80.6x101.10x50x100; pr mtg \$—; July15; Sept14'11, due as per bond; Nathan Levy to Manhattan Mtg Co, 200 Bway, 3,600. Findlay av, (11:2783) es, 440.7 n 169th, 50x100; pr mtg \$—; July18; Sept14'11, due as per bond; Fannie Ginsburg to Manhattan Mtg Co, 200 Bway, 2,400. Findlay av, (11:2783) es, 390.7 n 169th, 50x100; pr mtg \$—; July15; Sept14'11, due, &c, as per bond; Bernard Radow to Manhattan Mtg Co, 200 Bway, 2,400. Forest av, (10:2645) es, at nws Westchester av, runs ne262.5 to 156th xw 97.1lxsw77.5 to Forest av xs158.1 to beg; PM; pr mtg \$—; Sept11'11, 1y6%; Kellwood Realty Co to Meehan Constn Co, 165 Bway, 8,500. Fulton av, (11:2927) ws, 175 s 171st, 100x100; bldg loan; Sept8'11, demand, 6%; Bethel Constn Co to Jas G Wentz, 335 West End av, 62,000. Fulton av, (11:2927); same prop; certf as to above mtg; Aug18; Sept8'11; same to same. Franklin av, (10:2615) es, 236.8 n 168th, 41.9x184.11x41.9x185.2; Sept12'11; 5y5%; Noble & Gauss Constn Co to Geo S Runk 10 W 77 et al exrs &c Jacob Schlosser, 36,500. Franklin av, (10:2615); same prop; certf as to above mtg; Sept12'11; Same to same. Grove av, ws, 237 n 181st, see Crotona av, ws, 237 n 181.

Grand Boulevard & Concourse, (11:2822-2823), sec 173d, runs e158.1xs196.7 to ns Belmont St Parkway xw188.4 to ns Belmont St Parkway approach to Grand Blvd & Concourse xw6.3 to Grand Blvd & Concourse xn197.11 to beg; Aug25; Sept14'11, due, &c, as per bond; Harold Swain to Title Guarantee & Trust Co, 176 Bway, 36,000. Grand Boulevard & Concourse, nec Belmont St Parkway, see Grand Blvd & Concourse, sec 173. Harrod av (\*), ws, 100 s Westchester av, see Westchester av (\*), ss, 76.3 w Harrod av. Honeywell av, (11:3122) ses, 245 sw 180th, 56.1lx98.11; Sept13; Sept14'11, 2y 5 1/2%; Annie McConville to Caroline Stahlberg, 2096 Boston rd, 1,550. Intervale av, (10:2706) es, 33.3 n 167th, 48.1x78.6x29.6x85.8; Sept7; Sept8'11, 3y5%; O'Connor Constn Co, 1270 Boston rd, to Alphonse H Kurscheedt, 12 W 44, 22,000. Intervale av, (10:2706); same prop; pr mtg \$—; Sept7; Sept8'11, 3y6%; same to Jno D Lyttle, 636 Mt Prospect av, Newark, NJ, 4,000. Intervale av, 1106-8; certf as to mtg for \$2,000; Sept8; Sept9'11; O'Connor Constn Co to Alphonse H Kurscheedt. Intervale av, 1106-8; certf as to mtg for \$4,000; Sept8; Sept9'11; same to Jno D Lyttle. Lincoln av, 191-7, (9:2318), swc 137th (No 260), 100x62.9 to es 3 av (No 2514) x102.8x39.10; PM; pr mtg \$32,833.33; Sept 7; Sept8'11, due June9'16, 5 1/2%; North Side Board of Trade Bldg Co to Gates Realty Co, 198 Bway, 13,200. Lafontaine av, (11:3061) ws, 112.6 n 178th, 37.6x100; Aug30; Sept13'11, due, &c, as per bond; Weller-Mecker Realty Co, 2163 Crotona av to Abr Safir, 219 Pulaski, Bklyn, 5,000. Lafontaine av, (11:3061), same prop; certf as to above mtg; Aug30; Sept13'11; same to same. Mt Hope av, (11:2792) ws, 70 n 173d, 25x 95; pr mtg \$—; Sept13; Sept14'11, demand, 6%; Bernard Badanes to Michl M Keshin, 620 Decatur, Bklyn, & ano, 3,590. Mayflower av (\*), ws, 675.5 n Pelham rd, 50x100, Westchester; Sept 14'11, installs, 6%; Regina Fiesel, 800 E 168, to Teachers Co-operative B & L Assn, 170 E 60, 600. Morris Park av (\*), ss, 25 w Mad, 25x 100; ext of \$7,500 mtg until Sept15'14 at 5 1/2%; Sept12'11; Gustav Efinger with Jos Buehler, 3750 Willett av, nom. Morris Park av (\*), ss, 100 e Fillmore, 50x120x50x129; Sept5; Sept9'11, due as per bond; Bertha P Fabel & Marie Wittekind to Jno Marion, 426 E 66, & ano, 5,000. Maclay av (\*), nec Zerega av, see Zerega av (\*), nec Maclay av. Matthews av (\*) ws, 125 s Lydig av, 25x100, Sept12'11, due &c as per bond; Danl Galvin to Claribel Schutte, 520 W 183, 500. Matthews av (\*) ws, 125 s Lydig av, 25x100; PM; pr mtg \$500; Sept12'11; installs; 5%; Same to Morris Park Land & Development Co, 5 Nassau, 1,300. Netherland av, swc 239th, see 239th, ss 275 w Westchester av. Monticello av, (\*) es, 275 n Jefferson av, 25x100, Edenwald; Sept1; Sept13'11, due July1'16, 4 1/2%; Erick P Erickson to Ellen Erickson, 17 Monticello av, 1,000. Powers av, (10:2572), sec 142d, 50x99.2; certf as to mtg for \$44,000; June9; Sept11 '11; Fairview Constn Co to Henry E Jones & ano, Trstes Geo F Jones. Prospect av, (10:2680) ws, 125 n 167th, runs w220.4xn163.9xn114.10xs187xe120 to av xs23.8 to beg; additional mtg; Sept5; Sept8'11, due, &c, as per bond; Central Bldg Impt & Invest Co to Mutual Life Ins Co of NY, 34 Nassau, 14,000. Prospect av, (11:3109) ses, 199 sw 180th, 33x100; pr mtg \$7,500; July26; Sept8'11, 1y6%; Giosue Galiani to Luigi Vernaglia, 17 Gladstone, East Boston, Mass, 3,000. Plympton av, (11:2874) es, 125 n 172d, 50x96.6; also PLYMPTON AV, (11:2874) e s, 75 n 172d, 25x96.6; Sept14'11, due, &c, as per bond; Carl Ebbighausen, 1963 Ams av to Wm J Huston, 325 Edgecombe av, 1,000. Riverdale av, (13:3423) sec 260th, runs e 200 to ws Von Humboldt av xs200xw100 xn75xw100 to Riverdale av xn125; Sept13 '11, 5y5%; Church of St Margaret, a corpn to Emigrant Industrial Savings Bank, 51 Chambers, 25,000. Seton av, (\*) ws, 225 s Randall av, 25x 100; PM; Sept7; Sept8'11, 3y5 1/2%; Fritz Cederberg, 522 E 150 to Theo A H Weinz, 85 Leonard, 400. Seton av, (\*) ws, 250 s Randall av, 25x 100; PM; Sept7; Sept8'11, 3y5 1/2%; John A Anderson, 331 E 33 to Theo A H Weinz, 85 Leonard, 325. Seneca av, (10:2761), sec Faile, 50x100; bldg loan; Sept7; Sept8'11, 5y6% until completion of bldg & 5% thereafter; McCarthy-Macy Co to Title Guarantee & Trust Co, 176 Bway, 28,000. Seneca av, (10:2761); same prop; certf as to above mtg; Sept7; Sept8'11; same to same.

Starling av (\*), sec Jefferson, 25x105; PM; pr mtg \$6,000; Sept7; Sept8'11, due Jan1'14, 6%; Cecilbert Realty Co to Westchester Woodworking Co, at Starling av & Sand, 2,300. Starling av (\*), ss, 25 e Jefferson, 25x 100; pr mtg \$5,000; Sept7; Sept8'11, due Jan1'14, 6%; same to same, 1,200. Spuyten Duyvil Pkway, ws, — s 239th, see 239th, ss, 275 w Westchester av. Stebbins av, 1033, (10:2691) 19x100x19.11 x—; ext of mtg for \$3,000 to Sept17'14, 5 1/2%; Aug24; Sept14'11; Charlotte P Aldrich at Yonkers, NY with Eugene T Woolf at Chappaqua, NY, nom. Tiebout av, (11:3145) ws, 128.1 n 182d, 18.7x69.2x18.5x67.10; Sept13'11, 3y5%; Edmondson Constn Co, 109 E 175 to Harry C Miller, 152 E 92, 4,000. Tiebout av, (11:3145) same prop; certf as to above mtg; Sept12; Sept13'11; same to same. Tiebout av, (11:3145) ws, 145.8 n 182d, 18.5x70.7x18.6x69.2; Sept13'11, 3y5%; same to Alexandre Laurendeau, 2546 7 av, 4,000. Tiebout av, (11:3145), same prop; certf as to above mtg; Sept7, Sept13'11; same to same. Union av, (10:2669) ws, 90 n 163d, 2 lots, each 72.6x132; 2 bldg loan mtgs, each \$58,500; Sept8'11, demand, 6%; Kramer Contracting Co to Isaac L Kip, 448 5 av, & ano, exrs, &c, Cornelia B Kip, 117,000. Union av, (10:2669) ws, 90 n 163d, 72.6x 132; also UNION AV, (10:2669) ws, 162.6 n 163d, 72.6x103; certf as to 2 mtgs for \$58,500 each; Sept8'11; same to same. Union av, ws, 162.6 n 163, see Union av, ws, 90 n 163. Union av, 686, (10:2675) es, 293.9 n 152d, 18.9x95; Sept14'11, 5y5%; Jacob Auerbach to Lawyers Mtg Co, 59 Liberty, 4,750. Vyse av, (11:2987) ws, 225 s Jennings, 50x100; ext of \$5,500 mtg until Mar9'14 at 6%; Sept12; Sept13'11; Irving H Eckstein with Blue Ridge Constn Co, nom. Von Humboldt av, swc 260th, see Riverdale av, sec 260. Valentine av, (12:3320) nec 199th, 25x 100; Aug25; Sept13'11, 3y5%; Pauline E Leopold to Edw J Owens, 7 Coles pl, 2,500. Vyse av, 1215, (11:2986) ws, 171.4 n Home, 20x100; pr mtg \$—; Sept12; Sept 13'11, due as per bond; Adela M Harrington to Manhattan Mort Co, 200 Bway, 6,500. White Plains rd or av, (\*) nws, at intersection of lots 92 & 93, runs sw40xnw 40xnw141.8xnw28xs180.8 to beg, being part 93 & 94 map Washingtonville; PM; Sept18'07, 5y6%; Sept13'11; Wm W Penfield to Wm H Field, Portchester, NY, 900. West Farms rd, (11:3007) nwc Freeman, 56.5x137.1x54.8x88.10, except part for rd; pr mtg \$65,000; Aug28; Sept13'11, due, &c, as per bond; Gaetano Bingales to Tinit Kerschner, 230 W 126, 3,500. Washington av, 1581, (11:2904) ws, 99.9 n Wendover av, 25x150, except part for av; PM; pr mtg \$4,500; Sept7; Sept8'11, due, &c, as per bond; Benj Wexler, 1581 Washington av to Laura B Hammond at Bangall, NY, 3,500. Washington av (\*) ws, 673.4 n 2d, 25x 91.1lx25.1lx97.6; PM; pr mtg \$4,500; Sept7; Sept12'11, due as per bond; Frisby Realty Co to Herman Wolfson, 2144 Lex av, 1,500. Westchester av (\*), ss, 76.3 w Harrod av, 26.1x98.5&3.9x33.3x100; also HARROD AV (\*), ws, 100 s Westchester av, 25.6x 96.10 to Classon Point rd x26.3x109.6; PM; Sept7; Sept8'11, 3y5 1/2%; Edw J Krug, Jr, 214 Alexander av, to Martin Schrenkeisen, 1070 Mad av, 5,000. Webster av, (12:3357) es, 525 s 210th, 50x72.10x50x73.5, except part for av; Sept 8; Sept9'11, 5y5%; Antonio Pascale to Abr Oppenheimer, 22 Clark pl, 1,200. Westchester av, nws, at es Forest av, see Forest av, es, at nws Westchester av. Washington av, 1638, (11:2914) es, 130 ne 172d, 100x120, except part for av; PM; pr mtg \$—; Sept9; Sept11'11, 2y5%; L & S Constn Co to Frances Saward, 722 St Nicholas av, 23,000. Webster av, (11:2887) ws, 121.10 s 171st, 100x70.8 to Clay av x101.8x54.8; Sobrn agmt; Sept14'11; Thos Morris with City Mtg Co, 15 Wall, nom. Webster av, (11:2887) ws, 121.10 s 171st, 100x70.8 to Clay av x101.8x54.8; bldg loan; pr mtg \$42,500; Sept6; Sept14'11, demand, 6%; Morris Graham Constn Co to City Mtg Co, 15 Wall, 2,500. Webster av, (11:2887); same prop; certf as to above mtg; Sept 14'11; same to same. Zerega av (\*), nec Maclay av, 100x95.3 x100.4x99.10; PM; pr mtg \$—; Sept8; Sept9'11, due as per bond; Zerega Av Impt Co, 120 Westchester Sq, to Seewacha Constn Co, 120 Westchester Sq, 16,000. Zerega av (\*), ns, 19.11 ne Maclay av, 80.1x75.3x80x78.11; pr mtg \$2,000; Sept8; Sept9'11, due, &c, as per bond; same to Geo Hauser, 1762 Walker av, 6,500. Zerega av (\*); same prop; certf as to above mtg; Sept 8; Sept9'11; same to same.

# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

**32D av.**, (11:3048), nwc 181st, 31.6x100; Sobrn agmt; Sept7; Sept8'11; Jno Eichler Bwg Co, 3582 3 av, with Park Mtg Co, 41 Park row. nom

**33D av, 4409.** (11:3048), nwc 181st, 31.6x100; Sept7; Sept8'11, 3y5%; Anna J wife Leo J McSweeney, 4409 3 av, to Park Mtg Co, 41 Park row. 16,000

**33D av, 4409;** Sobrn agmt; Sept7; Sept8'11; same & Wm T Whelan, 527 W 143, with same. nom

**33D av, 4409;** sobrn agmt; Sept8'11; Anna J McSweeney & Bernard McManus, 1990 Belmont av, with same. nom

**33D av.** (10:2621) es, 25.2 s Teasdale pl, 25.2x99.6x25x87.7; ext of mtg for \$14,000 to July 9'14, 5%; Aug1; Sept8'11; Emigrant Industrial Savgs Bank, 51 Chambers, with Jno Naumann, 1670 Av A. nom

**33D av, 2514.** see Lincoln av, 191-7.

**33D av.** (11:2919) ws, 115.4 n Wendover av, 200.11x109.6x200x90; pr mtg \$42,000; Bldg Loan; Sept11, Sept12'11; 1y6%; Burkam Realty Co to Saml Kotkis, 1320 41st, Bklyn. 59,000

**33D av.** (11:2919); same prop; Certf as to above mtg; Sept11, Sept12'11; same to same.

**Interior lot, 450 n Patterson av, etc.** see Beech st, (\*) es, 100 s 152.

**Lot 18 (\*)** map 1336 63 lots Maclay Av Realty Co; PM; Aug21; Sept14'11, due as per bond; Wilgus Realty Co to Agnes Douglass, 348 Mott av; re-recorded from Aug22'11. 4,000

**Plot (\*).** begins 150 n White Plains rd at point 1,059.6 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right of way over strip to Morris Park av; pr mtg \$—; Sept11'11, due as per bond; Jas J Hagan to Manhattan Mtg Co, 200 Bway. 3,000

### JUDGMENTS IN FORECLOSURE FORECLOSURE SUITS.

SEPT. 7.

**61ST st, 154 E;** A Gertrude Cutler agt Mary E Norton; Frank M Tichenor, atty; Adam Wiener, ref. (Amt due, \$22,717.75.)

**112TH st, ns, 185 w 2 av, 18.9x100.10;** Wm F Patterson agt Josephine J Schnurmacher; Frank M Tichenor, atty; Adam Wiener, ref. (Amt due, \$6,230.00.)

**97TH st, 305 E;** Chas H Phelps agt Minnie Shapiro; John P East, atty; John F O'Ryan, ref. (Amt due, \$9,031.53.)

**61ST st, 334 E;** Harmon W Hendricks agt Jacob Holland et al; Julius J & A Lyons, attys; Julius M Mayer, ref. (Amt due, \$10,481.96.)

**Central Park West,** nwc 93d, 125.8x173.4 x irreg; Louis M Jones agt Sturtyvant Realty Co et al; W Bennett Marx, atty; Francis N Pollock, ref. (Amt due, \$222,491.91.)

SEPT. 8.

**131ST st, 28-30 W;** James Blaine agt Morris Scheyer et al; Maurice S Hyman, atty; Max Altmyer, ref. (Amt due, \$14,974.54.)

**St Nicholas av,** swc 145th, 101.4x116.9; Saml Heyman agt K L & W Construction Co et al; Max Stern, atty; Peter J Everett, ref. (Amt due, \$35,511.56.)

SEPT. 9.

**Concord av,** nec 145th, 23.1x100; Henry W Ruppert agt Thos R Hoff; Otterbourg, Steindler & Houston, attys; Jas Oliver, ref. (Amt due, \$3,137.00.)

SEPT. 11.

**Vestry st, 11;** Elias N Mallouk agt Newtown Construction Co et al; Ferris & Dannenberg, attys; Robt S Conklin, ref. (Amt due, \$14,924.73.)

SEPT. 12.

**Westchester av,** ws, intersec es Jackson av, runs ne39.8xnw31.3xsw53.11 to beg; Maximilian Fleischmann Co agt Joseph J Meaney; Jackson, Arnold & Fleischmann, attys; Terence J McManis, ref. (Amt due, \$11,516.22.)

SEPT. 13.

**99TH st, 118-20 W;** Wm I Young et al agt Marie A Kraft; Davis, Symmes & Schreiber, attys; John H Judge, ref. (Amt due, \$11,250.10.)

**48TH st, 324 E;** Jacob Deiter agt Hyman Lishinsky; Henry C Botty, atty; Richd S Harvey, ref. (Amt due, \$14,509.51.)

### LIS PENDENS.

SEPT. 9.

**Lot 178** map of Varian Estate, Bronx; Wm A Stahl agt Burghard Hauk et al; specific performance; E Mermann, atty.

SEPT. 11.

**149TH st, ss, 170.3 e** Morris av, 50x86.6; Henry Heugass agt Enrichetta Biondi et al; foreclosure of transfer of tax lien; J A Whitehorn, atty.

**111TH st, 78 E;** Morris Meyers agt Bar-net Goldfein; notice of attachment; S Badesch, atty.

**Elm av,** sws, lots 7 & 8, map of Horton property, Bronx; Jno D Weber agt Marie M Friebele et al; partition; Diedrich & Deecke, attys.

SEPT. 12.

**2D st, ss, 200 e** Mad av, —x—, Bronx; Mary J Clinton agt Thos J McMahon et al; action to declare deed void, &c; N J O'Connell, atty.

**187TH st, 521 E;** Amelia Davis agt Sadie Goldman; specific performance; A Nelson, atty.

**144TH st,** sec Morris av, 48x126.11xirreg; Herman Knobloch agt Jonas Weil et al; foreclosure of transfer of tax lien; J Lindner, atty.

SEPT. 13.

**Honeywell av,** ws, 35.7 s 178th, 33.1x100; also HONEYWELL AV, ws, 68.1 s 178th, 33.1x100; also DALY AV, ws, 50 s 178th, 31.5x80; Michael Altieri et al agt Merrivale Realty Co; action to declare deeds void; Menken Bros, attys.

**2D av, 1072 & 1074;** People of the State of N Y agt Chas Zeitner; notice of levy; C S Whitman, atty.

**Central Park West,** nwc 68th, 75.5x100; also 52D ST, ss, 500 e 11 av, 25x100.5; Martha W Falkinburg agt Mary J Moore et al; partition; Roe & Hayes, attys.

SEPT. 14.

**St Anns av, 150;** two actions; People of the State of N Y agt Micke Berg; two notices of levy; C D Whitman, atty.

**So Boulevard,** ws, 193.4 s 182d, 139.11x135.10; Schacht & Silverson Co agt Savoy Glass Co; counterclaim; N G Goldberger, atty.

**Broadway,** sec 43d, 104.3x193.9, leasehold; W & J Sloane agt Broadway & Fifty-third St Building Co; notice of levy; McGuire, Harner & Smith, attys.

**151ST st,** sws, 210.4 se Gerard av, 26.1x74.6; Herman Knobloch agt Eugenie Barrows et al; foreclosure of tax lien; J L Lindner, atty.

SEPT. 15.

**Hughes av, 2134;** Geo N Rittenberg agt Sophie Knepper; specific performance; H Rittenberg, atty.

**162D st, ss,** bet Courtlandt & Melrose avs, —x—; Bessie Ronginsky agt Catharine Connolly et al; foreclosure of transfer of tax lien; J Haberman, atty.

**25TH st, ns, 320 w** 6 av, 75x98.9; Albert Oliver agt John E Olson Constn Co et al; action to foreclose mechanics lien; H C Hunter, atty.

**Brook av,** es, 311.2 s 168th, 27.11x104.6x irreg; Herman Knobloch agt Christian Jaissie et al; foreclosure of transfer of tax lien; J L Lindner, atty.

### FORECLOSURE SUITS.

SEPT. 9.

**3D av, 861;** Job J Dunn agt Victor Pisani et al; W J Egan, atty.

**Bronxdale av,** ws, 227.5 s 187th, —x—; Paul Langner et al agt Rachel Bailey et al; Dutton & Kilsheimer, attys.

SEPT. 11.

**Lot 234,** map of Hunts Point Realty Co, Bronx; Saml Weil agt Jas Murphy et al; Frankenthaler & Kaufmann, attys.

**123D st, 304 E;** Adirondack Cottage Sanitarium agt Theodore C Wood et al; Cary & Carroll, attys.

SEPT. 12.

**Webster av,** es, lot 141 map of Village of Mt Hope, —x—; Sarah H Wentworth agt Barney Goldman et al; A M Clute, atty.

**8TH st, ss, 239 e** Av B, 41.3x69.10; two actions; Lambert Suydam agt Fannie Cohn et al; amended; W R Adams, atty.

**160TH st, 540 W;** Florence I V Griffith agt Anna G Hesse et al; W M Sullivan, atty.

**Old Broadway, 2376-78;** Emily Wagner agt Mayme Chrzanowski et al; amended; Hynes, Woytisek & Schaap, attys.

**75TH st, 3 W;** Dry Dock Savings Institution agt Jas W Halstead et al; F M Tichenor, atty.

**141ST st, 527 W;** Same agt Edwin C Hahn et al; F M Tichenor, atty.

**101ST st, 306 E;** Jno A Weeks agt Thos D Adams et al; A Sutherland, atty.

**Canon st, 8;** Beakes Dairy Co agt Isaac Stroh et al; J Feinson, atty.

**3D av, 861;** Mathilda A Stier agt Louis Starr et al; G H Hyde, atty.

**Commerce st, 33;** Albt Berry agt Emma M S Mestanz; C S Taber, atty.

**Melrose av,** nec 157th, 101.8x21xirreg; Lillie M Scheele agt Chas Hamm et al; W H Geigerich, atty.

SEPT. 13.

**2D av,** ws, 75.7 n 95th, 25x100; Merritt T Wyatt agt Geo W Eggers et al; Jones & Carleton, attys.

**Columbus av, 994;** Annie R Bauerdorf agt Wm O Egner et al; Deyo & Bauerdorf, attys.

**Cambreling av,** es, 107.2 s Pelham av, 25x100; Jacob Cooper agt Henrietta Treadwell et al; M Cooper, atty.

**5TH av, 1463;** Jas C McEachen agt Arthur Schreiner et al; T C Byrnes, atty.

**Washington av, 2187-9;** two actions; Thos B Birchall agt Susan C Steers et al; S Williamson, atty.

**118TH st, ns, 145 w** Lenox av, 20x100.11; Germania Life Ins Co agt Isaac Levy et al; Dulon & Roe, attys.

SEPT. 14.

**115TH st, 426-30 E;** Waterford W Smith agt Michael Marrone et al; F E M Bullowa, atty.

**Parcel** of land beg at a point 150 n Lafayette av & 100 w Faile, runs n100xe— to Hunts Point rd, xs102.9xe122.2 to beg; Honora Kingston agt Laine Realty Co et al; Cohalan Bros, attys.

**Houston st, ns, 150.8 e** Av C, 65x81; Herbert S Ogden agt Solomon Henig et al; J W Middlebrook, atty.

**80TH st, ns, 148 w** Av B, 75x102.2; Fredk De P Foster et al agt Rachel Lederer et al; R Benedict, atty.

**23D st, ss, 225 e** 8 av, 50x197.6 to 22d, xirreg; Jno R Drexel agt Fannie C Hoadley et al; E O Anderson, atty.

**60TH st, 247 W;** Trust Co of America exr agt Harry Abrams et al; Spencer, Ordway & Wierum, attys.

**7TH st, 215-215½;** August Ruff agt Jos Cohen et al; amended; J C Ruff, atty.

**Creston av,** es, 332.11 n 196th, 25x91.10; Caroline Roll agt Wm Guggolz et al; S Williamson, atty.

**138TH st, 615-17 E;** Esther H Tremain agt Serafina Piculo et al; S H Jackson, atty.

**St Nicholas av, 921;** Fred L Martin agt Macran Realty Co et al; M Steim, atty.

**Lot 95,** map of Joel Wolfe Estate, B'nx Elmer D Coulter agt Geo W Beal; J P Wilson.

SEPT. 15.

**224TH st, ss, 205.7 e** 4 av, 50x114; Adele M Ullrich Raffaella Presutti; R H Bergman, atty.

**Longfellow av, 1409-11** (two actions); John Schade et al agt Wm McGowan et al; R H Bergman.

**78TH st, 432 E;** Grenville Clark et al agt Lester S Abberley et al; E Root, Jr, atty.

**Mohegan av,** swc 180th, 70x73; Morris Weinstein agt Nathan Rubenstein et al; Eisman, Levy, Corn & Lewine, attys.

**171ST st, ss, 100 w** Amsterdam av, 95x175; Abr Kornbluth agt One Hundred & Seventy-First St Realty Co et al; L B Ripin, atty.

**111TH st, 86 E;** Franklin Savings Bank in the City of N Y agt Belle Bloch et al; W M Powell, atty.

**Webster av,** es, 175 n 170th, 25x180; Alex Herzog agt Antonio Sidoti et al; Arens & Pawel, attys.

**Lewis st,** es, 149.3 n Broome, 25x100x irreg; Frank L Froment agt Henry Ehlin et al; R J Mahon, atty.

**Birch st, ws, 100 s** Cornell av, —x—; Walter W Taylor agt Jno F Karney et al; De La Mare & Morrison, attys.

**West st,** sec Harrison, 24x74; Chas F Matilage agt Mary B Spellmeyer et al; H Aplington, atty.

### JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Sept.	
9	Aron, Eugene—G Widman.....\$64.08
11	Anderson, Axel—Aurora Paint & Varnish Co.....49.65
12	Avallone, Pauline & Jos et al—Twenty-Third Bank.....946.16
12	Anderson, Jas M—M W Curry.....100.91
12	Ables, Aron—David Mayer Brewing Co.....354.12
13	Ayling, Herbert—D Mackaye.....72.07
13	Aron, Jos L—Adams Bros Co.....109.06
13	Altieri, Cammeenio—S Reiner.....85.91
13	Aldrich, Lewellyn M—D M Mackaye.....36.25



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|---|---|---|
| 13 Averbach, Philip—B Brom . . . . .110.97                        | 11 Dubowsky, Abraham L—N Freed.48.18                                    | 14 Gilman, Edw E et al—the same.                                      |
| 14 Arnheim, Chas B Jr—N Y Telephone Co. . . . .15.55              | 11 Douvres, Louis, Peter & Diamante—A E Fussell . . . . .600.00         | 14 Grumkin, Jno—Hannis Distilling Co. . . . .427.09                   |
| 14 Awerbach, Abraham—S Marembach . . . . .59.65                   | 11 Danton, Fredk D'Or, Vincent J, Antonio & Jane et al—I S Frank.149.03 | 15 Ganser, Saml—N Y Edison Co. . . . .18.40                           |
| 14 Aronowitz, Fannie et al—N Mather . . . . .49.17                | 12 Dreyfus, Moses H—J Brodie. . . . .56.90                              | 15 Goldstein, Louis—the same. . . . .29.67                            |
| 14 Appelbaum, Jacob & Louis—S Gordon . . . . .105.90              | 12 Dunn, Mary—the same. . . . .66.83                                    | 15 Gogin, Ernest B et al—the same. . . . .12.95                       |
| 15 Atkinson, John J—M C Ferguson.46.31                            | 12 Donohue, Jas F—the same . . . . .48.02                               | 15 Goldstein, Hyman—A Ashkinas.117.91                                 |
| 15 Abell, Jas M—Bernheimer & Schwartz Brewing Co . . . . .348.89  | 12 Devine, Jno H—United Electric Light & Power Co. . . . .21.81         | 15 Gledhill, Wm H—Acker, Merrill & Condit Co . . . . .25.45           |
| 15 Anderson, Alex—Canton Steel Ceiling Co . . . . .86.83          | 12 De Planty, Cora—Robt Miller's Sons . . . . .29.79                    | 15 Greco, Nocola—R Acquavella.1,047.30                                |
| 15 Allan, Jack et al—N Y Tel Co. . . . .36.23                     | 12 Doctor, Emanuel—G H Storm.1,576.08                                   | 15 Greenberg, Louis D & Jacob—D Solomon . . . . .20.43                |
| 9 Boettcher, Albt S et al—G B Raymond & Co. . . . .479.87         | 12 Davis, Ralph W—W Rosenberg.2,435.18                                  | 15 Gorselski, Wm—C P Leggett. . . . .195.25                           |
| 9 Banker, Edw H—G C Krumwiede.65.41                               | 12 Deselaers, Walter—J F Cronin.131.86                                  | 9 Hasbrouck, Jno C—J D Aldridge.404.00                                |
| 9 Brown, Alvin S—H J Eekhoff. . . . .6,559.06                     | 13 Deutschberger, Chas et al—M Rosenthal . . . . .88.93                 | 9 Hall, Archie—Canton Steel Ceiling Co. . . . .39.65                  |
| 9 Bethurn or Bethurin, Saml et al—J Holzman et al . . . . .186.91 | 14 Daggitt, Grace J—N Y Telephone Co. . . . .141.04                     | 9 Hess, Geo—the same . . . . .187.31                                  |
| 11 Brayer, David H—S Wohlsemuth.36.85                             | 14 Del Bosco, M Benevantano—Oscar Heyman & Co. . . . .368.39            | 9 Horkimer, Herbert M—H C Miner Lithographing Co. . . . .81.38        |
| 11 Bennett, Wm A—B Altman & Co.47.23                              | 14 D'Ambr, Annie et al—L Sperber.397.04                                 | 11 Heller, Max—N J Iron & Metal Co. . . . .456.43                     |
| 11 Berner, Ferdinand—L Buerkel.135.62                             | 14 Del Gaiz, Marie G et al—the same. . . . .397.04                      | 11 Hittner, Kalman et al—W B Liss, Jr et al . . . . .43.04            |
| 11 Basil, Mary—C Charney et al. . . . .68.09                      | 15 Dockrell, Thos E—P MacDonald.45.94                                   | 12 Hart, Michael F—Equitable Trust Co of N Y . . . . .62.39           |
| 11 Boland, Reuben E—C Ahilvek. . . . .34.41                       | 14 Draper, Geo O et al—Metropolitan Life Ins Co . . . . .1,188.04       | 12 Hyman, Saml M—C Le Boutillier et al . . . . .37.47                 |
| 11 Borchardt, Siegfried—B Heidelberg . . . . .112.84              | 11 Ernesto, D Amato—J Schwartz . . . . .63.65                           | 12 Henis, Chas—American Woolen Co of N Y . . . . .1,457.00            |
| 12 Blaney, Thos F—J Brodie . . . . .47.73                         | 11 Emrich, Jos—C Jansen. . . . .127.40                                  | 12 Haynes, Henry G—L E Schoonmaker & Co. . . . .88.06                 |
| 12 Betts, Frederick A—D C Spruance.60.25                          | 11 Edmunds, Florence A—International Silver Co. . . . .22.80            | 13 Hand, Stanley W—S Seiden, Jr.128.02                                |
| 12 Berger, Joe—United Electric Light & Power Co. . . . .60.51     | 12 Eberle, Herman et al—People, & C.300.00                              | 13 Harrigan, Thos F—N Siegel. . . . .181.21                           |
| 12 Bourguignon, Adolph—A Hoverka.63.54                            | 12 Esposito, Luigi—B Pompilis. . . . .95.91                             | 13 Hale, Wm H—L Ratz. . . . .64.41                                    |
| 12 Blumenstiel, Alexander et al—M Smith . . . . .10,963.03        | 12 Elsave, Walter J—United Electric Light & Power Co. . . . .28.21      | 13 Hannahs, Jas N—Creamery Package Mfg Co . . . . .96.81              |
| 12 Brozovic, Stephen et al—Steinhardt Bros & Co. . . . .69.81     | 12 Eccleston, Jno B—L H Jones. . . . .132.17                            | 13 Heid, R Johnson—Sydenham Corp.360.86                               |
| 12 Bernstein, Sam—J W Meyer. . . . .296.05                        | 12 Edelman, Israel* et al—Chilton, Goldstein & Rockmore . . . . .111.90 | 13 Hall, Chas M—Witberbee Real Estate & Improvement Co. . . . .862.72 |
| 12 Barchak, Sigmund—C S Horowitz.89.94                            | 12 Eldred, Byron E—F E Miller. . . . .130.64                            | 14 Hanrahan, Edw—Hannis Distilling Co. . . . .99.31                   |
| 13 Brennan, Jas—H Bose . . . . .63.88                             | 12 Easton, Geo C—Saks & Co. . . . .33.93                                | 14 Hirschhorn, David—H Bokal . . . . .71.65                           |
| 13 Brinn, Solomon & Max—Stern & Fineman . . . . .134.97           | 12 Eaton, Seymour—Quadri Color Co.71.31                                 | 14 Hoyt, Frank H—F W Hunnewell et al . . . . .70.17                   |
| 13 Bayles, Harry—Gordon & Watkin.160.00                           | 12 Eckhardt, Hans—R Roessler. . . . .47.28                              | 14 Hammond, Wm—Equitable Trust Co of N Y . . . . .108.41              |
| 13 Bloodgood, Harry L—H Kaempfer . . . . .147.71                  | 14 Earle, Lillian—Sagamore Garage Co. . . . .181.91                     | 15 Homberg, Matthies E et al—N Y Edison Co . . . . .34.27             |
| 13 Brady, Sophia—E D Carradine.14,161.75                          | 14 Engel, Geo H—N Y Telephone Co.15.18                                  | 15 Huttie, Susie—W Miller . . . . .118.91                             |
| 13 Baker, Hyman D & Wm S et al—Maxwell & Dempsey . . . . .177.90  | 14 Eden, Edw et al—Belleclair Hotel Co. . . . .122.91                   | 15 Henis, Chas—I Hammer et al. . . . .416.89                          |
| 14 Bourke, Jos P—N Y Telephone Co.26.78                           | 14 Engelberg, Chas et al—Copland-Reynolds Co. . . . .624.63             | 15 Hesser, Chas T—H H Earle. . . . .1,920.18                          |
| 14 Burns, Chas E—N Y Telephone Co. . . . .37.02                   | 15 Elliott, Blanche—Ludwig Bauman & Co. . . . .215.82                   | 11 Iargber, Aaron et al—S Kraus & Co. . . . .168.05                   |
| 14*Blair, Jas A et al—the same. . . . .27.48                      | 15 Epstein, Jos E et al—J T Smith.122.17                                | 11 Iaquinto, Michele—P Lanzette.451.30                                |
| 14 Beach, David R—R J Hutton. . . . .142.99                       | 9 Forman, Salomon—H D Weitz. . . . .386.23                              | 9 Iovieno, Luigi—P J Heaney Co. . . . .932.84                         |
| 14 Burnett, Thos H—F W Day. . . . .93.31                          | 9 Feuerstein, Ignatz—M Malawista.90.41                                  | 9 Joffe, Theodore et al—Century Bank. . . . .529.14                   |
| 14 Bruce, Wm E—Bway Building Co. . . . .1,068.55                  | 9 Freedman, Jos—J Lautenberg.113.50                                     | 9 Johnson, Ellen—F Bohde. . . . .123.51                               |
| 14 Brown, Wm B—Sydenham Corp.541.90                               | 9 Forney, Mowbray W—W Post et al . . . . .182.81                        | 9 Jeremais, Chas—M Schweitzer. . . . .25.74                           |
| 14 Byerly, Saml—Siegel Cooper Co.496.00                           | 9 Flynn, Patk—American Exchange Cigar Co. . . . .32.46                  | 11 Jesser, Hyman et al—S Kraus & Bro. . . . .168.05                   |
| 14 Boorstein, Wm—State Bank. . . . .319.07                        | 11 Feinberg, Herman & Solomon—S Ephraims . . . . .188.99                | 12 Jankoff, Jacob H—United Electric Light & Power Co. . . . .45.86    |
| 14 the same—the same . . . . .458.99                              | 11 Feder, Solomon—M Oberlander. . . . .45.95                            | 12 Jacobs, Benj—J Wallman . . . . .41.40                              |
| 14 Bail, Louise M—S Haas. . . . .658.18                           | 11 Fairbanks, Henry B—A J Kindred et al . . . . .211.33                 | 12 Jacobowitz, Saml—J Auerbach. . . . .25.42                          |
| 14 Benincasa, Michael—G Ernst.2,113.28                            | 11 Franklin, Fredk J—P J Boland Co. . . . .232.41                       | 12 Jackson, Cecil A—B A Jackson. . . . .costs, 33.90                  |
| 14 Bopp, Magdalena—H Seligman.250.73                              | 11 Fox, Chas et al—J Drescher, Jr.2,418.43                              | 14 Johnson, Jno A—W Eichman. . . . .837.52                            |
| 14 Berko, Gerza D—F Gross . . . . .217.21                         | 12 Freedman, Jos & Dora et al—S M Rosenberg . . . . .469.65             | 15 Jensen, Chas—D Jensen. . . . .474.40                               |
| 14 Briggs, Walter—F H Brown. . . . .26.51                         | 12 Fromm, Adolph & Sarah—R Carroll. . . . .897.14                       | 15 Jacobs, Wolf et al—N Y Edison Co. . . . .83.58                     |
| 14 Burke, Jno P—S Gordon. . . . .83.53                            | 12 Froshenberg, Louis—S Goldberg.177.00                                 | 15 Johnston, Frank K—S Aldrich. . . . .113.96                         |
| 14 Barnes, Wm—R Whyte . . . . .53.90                              | 12 Fromm, Adolph—R Carroll. . . . .89.86                                | 15 Jones, L Percy—Acker, Merrill & Condit Co . . . . .150.00          |
| 14 Berdell, Chas P—V D Gott.1,140.35                              | 13 Folger, Lawrence S—N Y Herald Co. . . . .31.05                       | 9 Kieran, Peter—E Bartoliceus. . . . .440.23                          |
| 15 Bernstein, Jos M—H D Paris. . . . .20.61                       | 13 Ford, Geo L—H Blicher. . . . .31.11                                  | 9 Kallert, Isadore—K Rosenbluth.267.55                                |
| 15 Bourgardez, Louis E—I Goetz. . . . .111.90                     | 13 Fyfe, Chas E—Emil Calman & Co. . . . .427.03                         | 9 Kalfon, Solo—American Lithographing Co. . . . .72.29                |
| 15 Betts, Fredk A—F Herbert. . . . .2,662.23                      | 13 Fiordin, Marcellius et al—People, & C. . . . .1,000.00               | 9 Koehm, Jacob J—Siegel Cooper Co. . . . .63.84                       |
| 15 Busch, Sigmund & Berthold—W Borsdorf. . . . .189.67            | 14 Fransioli, Arnold—Gibson Distilling Co. . . . .214.41                | 9 King, Jas—Demarest & Carr. . . . .96.90                             |
| 13 Becker, Sophia—Acker, Merrill & Condit Co . . . . .40.56       | 14 Friefeld, Minnie—E Kotzen. . . . .costs, 22.85                       | 11 Kovler, Jos—L & K Ungrich. . . . .31.31                            |
| 15 Buggel, Henry F—Rohe & Bro. . . . .77.81                       | 14 Fass, Morris et al—M Klein. . . . .223.41                            | 11 Karmitz, Benj—L Leavy et al. . . . .96.04                          |
| 9 Cory, Mary R—A F Karsten. . . . .97.40                          | 14 Feldstein, Sarah—State Bank. . . . .87.23                            | 11 Keitte, Arthur W—E B Latham & Co. . . . .444.17                    |
| 9 Collinan, Patk—Pabst Brewing Co of N Y . . . . .34.91           | 14 Fritzie, Cecilia & Herman—K Alexander . . . . .30.72                 | 11 Kuakauer, Henry—B Pergament.45.37                                  |
| 9 Caruse, Frank—G Peluse . . . . .44.41                           | 14 Fitzgerald, Jno J et al—L Sonneborn Sons Inc . . . . .73.28          | 11 Keller, Saml—Marx & Rawelle. . . . .228.36                         |
| 11 Cilotti, Stanislao—M Kameras. . . . .23.71                     | 15 Falvey, Jos—N Y Edison Co. . . . .30.41                              | 11 Kluger, David et al—W Bliss Jr et al . . . . .43.04                |
| 11 Carmuso, Michael—I C Friedman.53.65                            | 15 Fitzpatrick, Frank W—Ludwig Bauman & Co . . . . .68.67               | 12 Kelly, Michael J—J Brodie. . . . .41.77                            |
| 11 Condon, Patk—the same. . . . .89.55                            | 15 Foulke, Theodore B—Acker, Merrill & Condit Co . . . . .157.10        | 12 Kenney, Jno J—the same. . . . .41.84                               |
| 11 Clinton, Eugene Z—H W Vogel et al . . . . .91.21               | 15 Fredericks, Paul C—F Connor.119.41                                   | 12 Kellogg, Jno K—J S Woodhouse.319.91                                |
| 11 Cagna, Ernesto—Geo Ringler & Co. . . . .1,992.70               | 9 Garrison, Wm C—Josephson Bros.69.01                                   | 12 Kleberg, Paul—Van Zandt, Jacobs & Co. . . . .34.77                 |
| 11 Cohen, Moe—H M Mayer . . . . .68.99                            | 9 Gerisch, Conrad—W F Finkelstein. . . . .59.72                         | 13 Klein, Chas—Manhattan Commercial Co . . . . .113.70                |
| 11 Covasco, Giovanni et al—J Palmer. . . . .598.11                | 9 Gross, Alexander—A Salzman. . . . .97.41                              | 13 Kemp, Chas—M Kurtz . . . . .1,258.18                               |
| 12 Curry, Jno—Z T Piercy . . . . .285.48                          | 11 Gleason, Wm—H A Gleisman. . . . .76.67                               | 13 Kreisberg, Benj—M Greenberg. . . . .92.65                          |
| 12 Cohen, Harry—United Electric Light & Power Co. . . . .27.25    | 11 Glucksman, Louis—F Scheinman.159.29                                  | 13 Kreisel, Saml et al—M Rosenthal et al . . . . .88.93               |
| 12 Cohen, Jacob—N Y Ladder Co. . . . .costs, 23.08                | 11 Gagliano, Antonio—P Pastene & Co. . . . .70.34                       | 13 Keating, Margaret—P Noel . . . . .25.00                            |
| 12 Campbell, Patk—Hirschfeld & Beck . . . . .216.03               | 11 Gill, Edw—Acker, Merrill & Condit Co. . . . .404.75                  | 14*Kashdin, Louis et al—N Mather. . . . .49.17                        |
| 12 Carroll, Wm J—National Alumni.32.65                            | 11 Graham, Jos—Byron W Greene Jr Co . . . . .costs, 23.08               | 14 Kastner, Albt C & Elizabeth—C C Meigs . . . . .168.15              |
| 12 Cahn, Rebecca—S Seiniger et al.12.31                           | 11 Guthman, Alex—I Strauss. . . . .43.00                                | 14 Kalzman, Hyman—American Oil Cloth Co. . . . .79.35                 |
| 12 Carey, Harry D—A Cumming. . . . .83.42                         | 11 Gross, Chas recr—L Kaplan. . . . .costs, 38.78                       | 14 King, Mary A extr—H J B Young. . . . .1,877.42                     |
| 13 Cross, B Franklin—Gorham Co. . . . .45.16                      | 11*Goldbaum, Gerson et al—J Rosenblatt . . . . .52.95                   | 14 Kimmins, Farrell—Equitable Trust Co of N Y . . . . .108.41         |
| 13 Crowley, Wm F—O J Muller. . . . .121.20                        | 12 Gluck, Herman—M Glasser; possession of property and costs or 69.80   | 15 Kraus, Anna—N Y Edison Co. . . . .23.45                            |
| 13 the same—F J Cavanaugh.353.90                                  | 12 Gerth, Karl—G Prechter. . . . .115.52                                | 15 Kerns, Jas J—the same. . . . .27.73                                |
| 14 Cosin, Jos et al—M Klein. . . . .223.41                        | 12 Guthrie, Geo—C Le Boutillier et al . . . . .30.67                    | 15 Kieran, Thos—the same . . . . .11.43                               |
| 14 Cleary, Lawrence—G Connor. . . . .281.83                       | 12 Glaubach, Jacob—D Grushersky.65.95                                   | 15 Hansen, Harold C et al—Metropolitan Life Ins Co . . . . .1,186.04  |
| 14 Custen, Abraham—State Bank.113.45                              | 12 Greenwald, Louis—A Goldberg.290.78                                   | 15 Kinsley, Merton E—G P M Curry.101.63                               |
| 14 Benier, Louis—O Simon . . . . .32.40                           | 12 Golembe, Max—A Eilenberg. . . . .43.13                               | 15 Kaufman, Louis—W Solomon . . . . .34.65                            |
| 14 Casale, Vincent—N Y Telephone Co. . . . .23.50                 | 12 Gardner, Wm H & Russell S—W McConihe . . . . .445.91                 | 15 Kellogg, John K—Broadway Building Co . . . . .404.04               |
| 14 Coleman, Jno M—the same . . . . .23.91                         | 13 Grosback, Wm—T Diamond . . . . .141.29                               | 15 Kriete, Herman—Acker, Merrill & Condit Co . . . . .37.56           |
| 14 Clark, Emily H et al—the same. . . . .25.61                    | 13 Gottler, Hillel—F Blum. . . . .114.91                                | 11 Leon, Morris—Mangin Livery Stables . . . . .161.65                 |
| 14 Condon, Thos G—Mason Seaman Transportation Co. . . . .114.92   | 13 German, Jacob—L Ratz . . . . .40.49                                  | 11 Levy, Ike—C R Hertzberg. . . . .893.17                             |
| 14 Colucci, Jno—Hannis Distilling Co. . . . .291.16               | 13 Gudda, Valente—Millard Construction Co . . . . .costs, 23.08         | 11 La Joyce, Julia—E Waldron. . . . .38.15                            |
| 15 Caputo, Jos—A Florentine . . . . .35.50                        | 13 Goldberg, Jacob—Geo Liss & Co. . . . .95.27                          | 11*Loeb, Fred et al—Wm Haaker Co. . . . .39.32                        |
| 15*Combs, Arthur et al—N Y Edison Co . . . . .12.95               | 13 Gregory, Mrs Anna S—I Lamson.184.81                                  | 12 Landvoe, Allen C—J Brodie. . . . .43.63                            |
| 15 Cornish, Geo H—J Isbista. . . . .277.47                        | 14 Gelfon, Hyman—B Gelfon. . . . .332.61                                | 12 Lynch, Kathryn J or Kathryn J Tone —H Stiehl . . . . .141.11       |
| 15 Cohen, Ray—W W Farley. . . . .costs, 85.15                     | 14 Gallagher, Thomas I—N Y Telephone Co. . . . .26.17                   |   |
| 15 Connolly, Thos F—J Schecker. . . . .72.59                      |   |   |
| 15 Cumming, Elizabeth F—Acker, Merrill & Condit Co . . . . .40.56 |   |   |
| 15 Cerra, Antonio et al—E V C Pesca. . . . .148.25                |   |   |
| 15 Cass, Wm B—A M Best. . . . .30.81                              |   |   |
| 9 Degnan, Richd D & Thos E—M L Katz . . . . .172.39               |   |   |
| 11 Davis, Ralph W—American Play Co. . . . .419.41                 |   |   |
| 11 De Paolo, Tom—G Seaman . . . . .238.02                         |   |   |
| 11 David, Walter P—V S Hart. . . . .89.46                         |   |   |



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|---|---|---|
| 12 Levinson, Deborah et al—Northern Bank of N Y.....5,342.82                                    | 15 O'Reilly, Thos J—N Y Edison Co.17.11                               | 14 Storch, Morris et al—Copland-Reynolds Co.....624.63            |
| 12 Lehey, Patk—Hirschfeld & Beck.374.39   | 15*O'Donnell, Alfred et al—J T Smith.....122.17                       | 14 Swick, Simon—Palmer Realty Co.....80.41                        |
| 12 Lebowitz, Chas—City of N Y...27.72   | 9 Perlman, Louis H—Commercial Trust Co.....511.02                     | 14 Siegel, Chas M—G H Carpenter et al.....69.21                   |
| 12 Linnert, Geo—H Horenberger.....855.09  | 9 Pochapowsky, Saml—M S Morris et al.....35.67                        | 14 Schwartzkopf, Emil—A Schacht.285.73                            |
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| 13 Lichawitzky, Moses—M Welin...178.15  | 9 Pierce, Alfred et al—Thatcher Furnace Co.....121.38                 | 14 Scheenberger, Wm et al—M Klein.223.41                          |
| 13 Lasperches, Salvatore—C S Nagler...106.46  | 11 Pugliese, Anthony & Carlo—Aurora Paint & Varnish Co.....112.58     | 14 Springer, Jno H—T J Hayes Printing Co.....174.30               |
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| 13 Levine, David et al—S Friedlander...103.41   | 11 Pagano, Luigi et al—J Palmer...598.11                              | 14 Schiler, Benj—State Bank.....37.27                             |
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| 14 Lefferts, Theodore C & Homer D—M B Miller et al.....144.13                                   | 12 Pulas, Arthur et al—Battery Park National Bank of N Y.....1,427.97 | 15 Saretsky, Victor—N Y Edison Co.11.95                           |
| 14 Levy, Sam—A Radin.....1,115.13   | 12 Prensky, Simon—Tomback & McPhee.....172.78                         | 15 Stack, George—the same.....125.39                              |
| 14 Lansau, Max—Bluthenthal & Bickart Inc.....100.41   | 13 Peagel, Walter P—S J Fuller...168.61                               | 15 Smith, George—the same.....12.22                               |
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| 13 Manekakis, Antonius G—T Monahan et al...264.41   | 15 Richman, Henry—N Y Edison Co.30.41                                 | 12 Vickery, Frank S—Roe & Conover.117.71                          |
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| 15 Mendelstamm, Leo et al—the same...83.58  | 11 the same—the same...362.02   | 11 Walsh, Wm B—M A Walsh.costs, 32.45                             |
| 15 McGovern, Jno—Diamond Dairy Co...71.61   | 11 Selzer, Jos et al—J Rosenblatt...52.95                             | 11 Weiss, Wm admr—W Finkelstein...costs, 13.28                    |
| 15 Manson, Thos L Jr—W J Coleman...168.44   | 11 Saucer, Monsis or Moses—F Nassef...175.23                          | 11 Walsh, Jno J—Geo Ringler & Co.891.83                           |
| 11 Noonan, Wm et al—People, &c.300.00   | 12 Swirsky, Max—J Cohen...160.67                                      | 11 Weisman, Louis et al—J Drescher Jr...2,418.43                  |
| 11 Nacke, Geo—Geo Ringler & Co.1,035.83   | 12 Sentfenberg, Benj F—E Machlett & Son...32.37                       | 12 Winter, Morris E—United Electric Light & Power Co...28.63      |
| 12 Newberger, Frank J—American Radiator Co...210.07   | 12 Sands, Philip—Wetmore Bowen Co.57.37                               | 12 Wiener, Jos—the same...28.63                                   |
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| 13 Nelson, Julius—Bigelow Varnish Co...89.32  | 12 Shea, John—N Y Herald Co...202.47                                  | 12 Wilkes, Paul T—S H Moseley...756.21                            |
| 14 Nudelman, Annie—M Abramovic...42.90  | 13 Smith, Robt L—International Gas & Electric Fixture Co...211.45     | 12 Wolfe, Max J—A S Jungkind et al...216.83                       |
| 14 Nieberg, Benj et al—M Klein...223.41   | 13 Schaefer, Wm P—Equitable Trust Co of N Y...68.41                   | 12 White, Jos—Central Consumers Wine & Liqueur Co...68.57         |
| 14 Neufeld, Morris—N Y Telephone Co...16.95   | 13 Stephanidis, John D—H J Le Hon.59.41                               | 12 Ward, Henry C—J B Wiley...346.96                               |
| 14 Nasovitz, David—A J Bates & Co.184.93  | 13 Schoenberger, Wm—Barrett Mfg Co...95.32                            | 12 Wallace, Thos G—J J Dowling...113.16                           |
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| 9 O'Neil, Geo A et al—Thatcher Furnace Co...358.27  | 13 Steinberg, Jacob—G Kahn...174.14                                   | 13 Weinstein, Louis—J Wolsky.costs, 38.28                         |
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| 12 O'Connor, Nicholas—J C Riley...73.50   | 13*Steiner, Simon et al—the same.219.91                               | 14 Wachtler, Saml—A J Haberman...134.07                           |
| 12 Olson, Jno E—H D Silver...361.06   | 13 Salzane, Raphael & Caterina—A Pantonia...88.72                     | 15 Winters, Fred—N Y Edison Co...19.70                            |
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15 Zinsmeister, Gustave-W P Stokes..... 71.98

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12 West One Hundred and Twenty-ninth Street Realty Co et al-S M Rosenberg..... 469.65
12 Dyett Sand-Lime-Brick Co-Merritt & Chapman Derrick & Wrecking Co..... 277.37
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12 Levinson Improvement Co et al-Northern Bank of N Y..... 5,342.82
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12 Rooney Electric Lamp Co-Jordan Moriarty & Co..... 217.30
12 Morton Silk Weaving Co-F Ulrich..... 80.32
12 Katonah Construction Co et al-Twenty-third Bank..... 946.16
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12 United States Horse Ins Co-Abbott Hardware Co..... 78.95
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12 Anchor Fire Ins Co-Union Gas & Electric Fixture Co..... 601.45
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13 Sun Construction Co et al-Gettler Sand Co..... 431.31
13 C N & S A Construction Co-Gettler Sand Co..... 250.76
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13 Electrical Audit & Rebate Co-Connormalized Music Co..... 329.41
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Wolff, Marks-Lawyers Title & Trust Co; 1908..... 41.54
Wareham, Icyphene-J B Crommette; 1911..... 217.91
Walker, Wm H-Greenpoint Moulding Co; 1911..... 296.24
Wood, Ira L-Burna Vesta Impt Co; 1907..... 2,413.82
Winberg, August F-W S Carr; 1911..... 139.47
Wily, Arthur S-M Rothenberger; 1911..... 108.55
Zahler, Jacob-A Eilinger; 1910..... 401.42

CORPORATIONS.

- Corbin Motor Vehicle Corp-G K Cummings; 1911..... 2,432.20
Same-same; 1911..... 163.65
Mulligan Thomas Construction Co-A Kuropatkin; 1910..... 392.33
Manhattan Storage & Warehouse Co-C Finsilver; 1911..... 169.31
Standard Ice Cream Co-Miller Tyson Co; 1910..... 283.99
Independent Royal Hat Co-H Bovin et al; 1911..... 74.65
Same-same; 1911..... 119.65
Ludins Plumbing Contracting Co-M Malbin; 1911..... 343.43
Walkup, Baldwin & Co, Maurice De Lencante & Rubin S Baldwin-Prospect Park Bank of Brooklyn; 1911..... 374.65
G E McLean Co-H B Homan et al; 1911..... 460.41
F V Smith Contracting Co-C Schano; 1911..... 245.13
Fackner-Coates Construction Co, Chas B Coates & Wm H Lake-Standard Damp Proofing Co; 1911..... 521.04
Mt Vernon Builders Supply Co-Briggs & Stevens Co; 1908..... 815.14

1 Vacated by order of Court. 2 Satisfied of appeal. 3 Released. 4 Reversed. 5 Satisfied by execution. 6 Annulled and void.

MECHANICS' LIENS.

SEPT. 9.

- 99TH st, 138 W; Simon Solloway et al agt Nellis White & Jos R McGill. (65) \$51.50
3D av, sec 175th, 113x138; Oriental Fire-proof Sash & Door Co agt Cadae Realty Co. (66) 640.00
33D st, 22 E; Shatz & Cantow Co agt Wm Moore & Benj W Levitan. (67) 330.00
Bryant av, es, 261 n Freeman, 50x100; Standard Plumbing Supply Co agt Mondschein & Co & J Shansky. (68) 1,020.53
Av D, 8-10; Frederick Adler agt Louis Schaffler. (69) 175.00
Av A, 58-60; Chas Rosenblum agt Adolph & Jos Deutsch. (70) 100.62

SEPT. 11.

- Broadway, 704-706; Greenpoint Glass Co agt Adolph Bowkowitz & Gardner Artificial Lumber Co. (71) 206.00
Broadway, 704-706; Brooklyn Fireproof Sash & Door Co agt same. (72) 631.00
162D st, 868-70 E; Bronx Artificial Stone Works agt Fred F French Co. (73) 183.24
Tremont av, 7-9; Same agt Han Construction Co. (74) 100.00
8TH av, 2442; Gordon & Greenberg agt Matilda Schwartz, Marie Chonanus, Nathan Fromm, Renard Building & Construction Co & Isaac Schwartz. (75) 302.70
Broadway, 835; Morris Zimmermann agt Mr Harris, Jos Cooper & Louis Polstein. (76) 80.00
Hobart av, es, 296.2 n Kingsbridge rd, 25x100; Carmine Cipolla agt Edw J Dhew & Vincenzo Palmieri. (77) 112.75
Nereid av, ss, 107.5 w Barnes av, 25x100; Same agt Vincenzo Palmieri. (78) 112.75
20TH st, 26 W; Davis Levin agt Bertha K Bartlett & Saml N Katz. (79) 2,460.00
4TH av, 361; Jacob Nordlinger agt Estate of Courtland Palmer, Engelhardt & Gardner. (80) 751.55

SEPT. 12.

- 134TH st, 539 E; Wm Balkin agt One Hundred and Thirty-fourth Street Co. (81) 600.00
44TH st, 155 W; Richd J Tierney agt May Irwin & Arthur Youmans. (82) 163.50
20TH st, 26 W; Jos Bauman et al agt Saml N Katz & Davis Levin. (83) 237.90

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# 100 Years Hence

the concrete factory of today will be as strong as when erected, especially if

# EDISON PORTLAND CEMENT

was used in its construction, because it is more durable than steel and stronger than granite. The strength of cement is in proportion to its fineness. Because Edison Cement is

### Uniformly 10% Finest Ground in the World

it is 10% stronger, bulk for bulk, than any other brand. Or 10% less Edison Cement is needed to secure a strength equal to that of any other make.

## EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

95TH st, 177-179 E; Joel H Eisner agt Mae Katzenberg & Daniel A Lerman. (84) 53.57

Longwood av, 1121; Christian Vorn-drans Sons agt Louis Savino & G Amber-iola. (85) 130.00

Haven av, es, 100 n 180th, 100x110; Wm Buess agt Kirby Construction Co. (86) 242.60

Orchard st, 186; Saul Marmorick agt Isaac Greenblatt. (87) 130.00

Clinton st, 64; Ike Hoffman agt H Levy; J Lipschitz. (88) 40.00

5TH av, 1454; Yockel Bros agt Peter McGinn & Max Schlessinger. (89) 65.25

Kelly st, es, 149 n 167th, 100x125; Chas Schlengen agt Longfellow Realty Corp. (90) 450.00

Kelly st, es, 149.2 n 167th, 100x116.11; Michael Altieri et al agt Longfellow Cor-poration. (91) 250.00

17TH st, 230-34 W; E & J Marrin Co agt Ream Construction Co. (93) 3,700.00

Edgecombe av, nwc 165th, 80.11x140x irreg; Ornamental Sheet Metal Works agt Sun Construction Co. (94) 950.00

SEPT. 13.

Decatur av, sec 199th, 50x100; Jacob White agt Pirk Realty Co. (95) 1,220.00

4TH st, 182 & 4; Thos E Cook agt Es-tate of M Bookman & Saml Bookman. (96) 3.75

88TH st, 72 W; Same agt Saml Book-man. (97) 159.00

111TH st, 257 W; Same agt M Bookman Estate & Saml Bookman. (98) 7.50

143D st, 561 W; Same agt Estate of M Bookman & Saml Bookman. (99) 35.00

7TH av, 342; Jacob Miller agt Albt J Adamson & Jas McEroy. (100) 50.00

180TH st, 661 W; Wilhelm Koch agt Barnard Realty Co & Von Dietch Paint-ing & Decorating Co. (101) 29.70

239TH st, ss, 220 e Keppler av, 40x100; Jas Martinelli agt Annie Cobban, David H Cobban & Raffaele Borrelli. (102) 55.00

14TH st, 611 E; Barnett Miller agt Ro-sario Spina, Carlo Orrico & Maria M Spina. (103) 250.00

SEPT. 14.

Morningside Drive, sec 121st, 101.10x 167.2xirreg; United States Gypsum Co agt Stevenson Construction Co. (104) 3,607.20

43D st, 108 to 116 West; Peck Bros & Co agt New York Lodge Number One, Be-nevolent Protective Order of Elks, Inc & P F Kenny Co. (105) 6,193.44

Kelly st, es, 149 n 167th, 100x100; Morris Manecher et al agt Longfellow Realty Corp. (106) 950.00

Jackson st, swc Front, 36x64; Harris H Uris Iron Works agt Church of St Mary & Patk Walsh. (107) 1,980.00

Grand st, 310-12; also ALLEN ST, 72; Jos Dukoff agt Morris & Michael Freed-man & Hyman Levine (108) 250.00

39TH st, 332-34 W; Isaac B Miller agt Herman, A Leopold, Joseph S & David Auerbach & E J Rooney. (109) 25.00

Intervale av, nec 167th, 51.5x90; Niagara Radiator & Boiler Co agt O'Conner Con-struction Co & R V Stevens. (110) 120.33

West End av, nec 61st, 25.5x100; Jacob Kushakow agt Jno Moran & J J Benson. (111) 86.85

12TH st, 36 W; Isaac Appelman et al agt Marcia A Townsend & Mrs M E Alex-ander (112) 1,383.00

25TH st, 127-31 W; Louis Miller agt Jno E Olson Construction Co & Jno E Olson. (113) 952.12

121ST st, 223-27 W; Saml Glassman agt Hannah Jacobs. (114) 125.25

Monroe st, 165; Ike Kustner agt Max Baegel & Wolf Baegel. (115) 190.00

Bank st, 17; Jno H Goetschius agt Thos Monahan. (116) 2,256.25

Tremont av, ns, 100 e Jerome av, 50x 100; Sydney J Friedman agt Han Con-struction Co. (117) 125.00

Clinton st, 64; Saml Abramowitz et al agt Abraham Levy & Jacob Lifshitz. (118) 40.00

SEPT. 15.

Washington av, nec 182d, 150.5x93.1; Abraham Monroe agt Speedway Construc-tion Co & Thos Ward. (119) 108.00

150TH st, ss, 100 w Bway, 100x75; Er-nest H Rambow agt West 139th Street Realty Co; John Schneid. (120) 544.00

Creston av, es, 198.7 s 196th, 40x74.8x irreg; Jos Rice agt Wm Kaufmann (121) 550.00

Plympton av, 1315-17; Robert Griffin Co agt Patk J Hickey, Catherine M Hickey & Leo A Hudson & Jas A Fleury. (122) 113.39

Hoe av, nwc 172d, 25x100; Rudolph Erler agt Pasquale A Altieri & E Resnick. (123) 155.25

34TH st, 163 W; Cassmille Refrigerator Co agt Wm L Sutphin & Chas A Merritt. (124) 158.00

Jackson st, swc Front, 36x64; Howell Field & Goddard Inc agt Church of St Mary & Patk Walsh. (125) 176.00

Centre st, 133-49; City Cornice & Sky-light Co agt Abingdon Construction Co. (126) 789.60

5TH st, 234 E; Irving J Lorde agt Mar-vin & Fannie Lorde. (127) 2,400.00

25TH st, 127-31 W; B. Schacht Iron Works agt Jno C Olson Construction Co. (128) 2,200.00

25TH st, 107-13 W; Volk House Wreck-ing Co agt Saml K Johnson & Mary, Jacob & Julius Fleischmann & J C Vreeland Building Co. (129) 200.00

5TH av, 548; Same agt Isabelle A Robey agt J C Vreeland Building Co. (130) 600.00

King av, nwc Bowne, 50x100; Roebuck Weather Strip & Wire Screen Co agt Harry Merz. (131) 212.00

4TH st, 293-97 W; Domenico Pezza agt Voelie Grooboy & G Guidera & Co. (132) 150.00

### BUILDING LOAN CONTRACTS.

SEPT. 9.

Boston rd, ws, 237 n 168th, 117.2x167.5x irreg; City Real Estate Co loans Hoffmann Deyerberg Construction Co to erect a — sty bldg; — payments. \$92,000

White st, 112-14; also WALKER ST, 105-09; also CENTRE ST, 133-49; Centre White Co loans Abingdon Construction Co to erect a — sty bldg; — payments. 10,000

SEPT. 11.

Union av, ws, 162.6 n 163d, 72.6x132; Isaac L Kip & Philip Rhinelander loan Kramer Contracting Co to erect a — sty bldg; — payments. 58,500

Union av, ws, 90 n 163d, 72.6x132; Same loan same to erect a — sty bldg; — pay-ments. 58,500

SEPT. 12.

3D av, ws, 115.4 n Wendover av, 200.11 x109.6; Saml Kotkis loans Burkham Realty Co to erect a — sty bldg; — payments. 50,000

SEPT. 13.

No Building Loan Contracts filed this day.

SEPT. 14.

17TH st, 17 E; Moses J Wolf loans Jos A Damsey to erect a — sty bldg; — pay-ments. 25,000

153D st, 449-53 W; Title Guarantee & Trust Co loans W Axelrod Realty Co to erect a 6-sty apartment; 12 payments. 80,000

36TH st, 355-57 W; Josephine Maltby loans Thos A Hill Co to erect a 7-sty loft; — payments. 55,000

130TH st, ns, 100 w Ams av, 105x99.11; Sender Jarmulowsky loans Nestor Hold-ing Co to erect two 6-sty apartment; 8 payments. 60,000

SEPT. 15.

145TH st, ss, 215 w Brook av, 102.6x100; Lawyers Title Inns & Trust Co loans Joel Realty Co to erect a —sty bldg; — pay-ments. 74,000

Park av, ws, 437.7 s 187th, 100.2x93.3; Hamilton Securities Co loans Hope Con-struction Co to erect a —sty bldg; — pay-ments. 25,300

West End av, swc 78th, 102.2x75; Met-ropolitan Life Ins Co loans Cambridge Construction Co to erect a 12-sty apart-ment; 13 payments. 425,000

Zerega av, nwc Maclay av, 19.11x79.10x irreg; Fredk A Southworth, atty, loans Ze-rega Avenue Improvement Co to erect a —sty bldg; — payments. 6,000

### SATISFIED MECHANICS LIENS.

SEPT. 9.

3176TH st, nec Anthony av; Mendel Stern agt 176th St & Anthony Ave Improvement Co et al; July 26'11. \$165.00

Amsterdam av, nwc, 175th; Annie Meyer agt Estate of B Klingenstein et al; Aug 18'11. 402.38

Bainbridge av, es, 42 n Mosholu Pkway; Roland J Keesing agt Annie D'Amra et al; May 18'11. 1,000.00

SEPT. 11

36TH st, 53-57 W; Moritz Arnstein agt Fackner Coates Construction Co et al; Mar 11'11. 500.00

36TH st, 53-57 W; Jas T Stevenson agt same; Mar 11'11. 300.00

36TH st, 53-57 W; Pelham Operating Co agt same; Mar 11'11. 192.26

36TH st, 53-57 W; Jas McCarthy agt same; Mar 14'11. 1,624.00

36TH st, 53-57 W; Hopkins & Co agt same; Apr 4'11. 125.00

36TH st, 53-57 W; Edwards Electrical Construction Co agt same; Apr 3'11. 1,230.00

36TH st, 53-57 W; Olman & Rothstein, Inc, agt same; Apr 7'11. 3,724.25

36TH st, 53-57 W; Jas R Stevenson agt same; Apr 11'11. 4,117.80

36TH st, 53-57 W; New Jersey Clay Products Co agt same; Apr 12'11. 806.73

36TH st, 53-57 W; City Fire Proofing Co agt same; Apr 17'11. 55.00

36TH st, 53-57 W; Mack & Co agt same; Apr 13'11. 3,826.55

36TH st, 53-57 W; Jas J Brown agt same; Apr 13'11. 12,800.00

36TH st, 53-57 W; Garfein Sheet Metal Works agt same; Apr 12'11. 700.00

36TH st, 53-57 W; David Iseeks agt same; Apr 12'11. 122.00

36TH st, 53-57 W; Michael J Callahan agt same; Mar 13'11. 2,960.00

36TH st, 53-57 W; Standard Arch Co agt Fackner-Coates Construction Co et al; Mar 11'11. 7,300.00

36TH st, 53-57 W; Candee, Smith & Howland Co agt same; Mar 11'11. 5,813.53

36TH st, 53-57 W; Alfred E Norton Co agt same; Mar 10'11. 13,035.30

36TH st, 53-57 W; Hull Grippen & Co agt same; Mar 11'11. 475.62

36TH st, 53-57 W; T J Flood Inc agt same; Aug 15'11. 500.00

36TH st, 53-57 W; Standard Damp Proof-ing & Roofing Co agt same; Apr 13'11. 502.50

43D st, ss, 425.8 e 8 av; Wm Bryan agt Geneva Society et al; July 16'11. 759.95

43D st, 236-38 W; L Muller agt George Evans et al; July 3'11. 13,930.58

Hester st, 167; Jos D Manblatt agt Adeline Ansel; Aug 23'11. 315.00

152D st, 827-29 E; F J Brene contractor agt May H Holding Co et al; July 21'11. 745.00

Beaumont av, 2304; Grossman Bros & Rosenbaum agt Emil Gonsberger et al; Aug 22'11. 148.00

85TH st, 328-30 W; Timothy J Mahone et al; July 26'11. 125.00

36TH st, 53-57 W; Globe Fire Proof Door & Sash Co agt Fackner-Coates Construc-tion Co et al; Apr 13'11. 2,711.00

Whittier st, 830-32; Antonio Di Pillo agt Mary Walpole et al; Jan 10'11. 550.00

<sup>2</sup>Whittier st, 830-32; National Fireproof Sash & Door Co agt same; Jan20'11. 91.00

<sup>2</sup>Whittier st, 830-32; Ike Friedman et al agt same; Jan2'11. 410.00

<sup>2</sup>Whittier st, 830-32; Morris Gitelson agt same; Nov25'10. 112.87

<sup>2</sup>Whittier st, 830-32; Hudson Woodworking Co agt same; Dec10'10. 950.00

SEPT. 12.

164TH st, ss, 100 e Bway; American Parquet Flooring Co agt American Metropolitan Realty & Construction Co et al; Sept17'10. 625.00

142D st, 359 E; Chas Schlesinger et al agt Pasquale Curzio et al; Aug17'11. 60.00

142D st, 359 E; Same agt same; Aug17'11. 150.00

33D st, 335 E; Louis Cohen agt Fredk Vogel et al; Aug25'11. 250.00

5TH av, 1454; Nathan Paris agt Peter McGern et al; Aug16'11. 30.00

118TH st, 2 W; Jos J Halpin agt Peter McGinn et al; June19'11. 40.00

Cauldwell av, 815; Mazza Construction Co agt Philip & H Tuchman et al; Mar19'11. 281.00

144TH st, 164 W; Morris Levy agt Diederick N Blenderman et al; Aug31'11. 445.00

Riverside Drive, nec 149th; Crane Co agt A Feldman Construction Co et al; Sept6'11. 1,249.56

SEPT. 13.

<sup>1</sup>Barretto st, — cor Whitlock av; G B Raymond & Co agt Tully Construction Co et al; Sept1'11. 206.25

Decatur av, ses 199th; Sanitary Fire Proofing & Contracting Co agt Pirk Realty Co et al; July31'11. 109.25

<sup>2</sup>5TH av, 998; National Metal Molding Co agt Century Holding Co et al; Sept8'11. 2,291.57

SEPT. 14.

Cauldwell av, ws, 148 n 158th; Finrock Iron Works agt Tuchman Bros et al; Aug22'11. 565.00

Back st, 581-87; Tozzini & Co agt Altro Realty Co et al; Apr10'11. 962.50

SEPT. 15.

<sup>2</sup>Whittier st, ws, 100 n Garrison av; Rudolf Gersmann agt Mary Walpole et al; Jan20'11. 335.00

<sup>2</sup>Pier No 14 East River; Danl J Skelton agt Brunswick Steamship Co et al; Sept1'11. 1,000.00

<sup>2</sup>15TH st, 124 E; Same agt Consolidated Gas Co et al; Sept1'11. 460.00

Jackson st, sec Front; United Waterproofing & Concreting Co agt St Marys Parochial School et al; Mar22'11. 1,320.00

Rogers pl, 960; Jos Croci agt Rogers Building Co et al; July9'11. 125.00

Rogers pl, 960; John G Gent agt same; July7'11. 388.24

Rogers pl, 960; Beith & Reilly agt same; Apr25'11. 1,250.00

Broadway, 491; Oriental Fireproof Sash & Door Co agt Adams Express Co et al; Sept12'11. 310.00

<sup>1</sup>Discharged by deposit.

<sup>2</sup>Discharged by bond.

<sup>3</sup>Discharged by order of Court.

### CHATEL MORTGAGES

AFFECTING REAL ESTATE.

SEPT. 7, 8, 9, 11, 12 and 13.

Brill Contracting Co. Williamsbridge & 222d. American Chandelier Co. Gas & Elec Fixtures. 150

Brown, Isaac. 1756-60 Jerome av. Basner Gas Fix Co. Gas Fixtures. 750

Crown Feather Boa Co. 54 Bond st. Consolidated Gas Mfg Co. Steamers. 105

Hulbert, Jas. 332 W 89th. American Mantel Mfg Co. Gas Fixtures. 210

Munden Const Co. Pinehurst av & 179th. Otis Elevator Co. Elevator. 2,600

Zimmerman & Singer. St Ann's av W, ns 134th st. N Reisler Iron Works. 1,250

### ATTACHMENTS.

SEPT. 7.

No Attachments filed this day.

SEPT. 8.

Gubbay & Co, Ltd; Richd S Kaufmann; \$766.30; L Levy.

SEPT. 9.

American Palace Car Co; Conrad B Slatter, Jr; \$10,237.50; Herrick, Breckenbridge & Carney.

Miller, Lucy B; G M Peters; \$1,500; Wellman, Gooch & Smyth.

SEPT. 11.

B C & Gordon Montgomery Co; Chas E Thorn; \$141.21; C E Thorn.

SEPT. 12 & 13.

No Attachments filed these days.

## PLANS FOR CAPITOL HILL.

### The State Architect's Lay Out for New Department Buildings and Grounds at Albany—Estimates the Cost at \$9,000,000.

Franklin B. Ware, State Architect, at Albany, New York, has laid before Governor Dix for consideration a comprehensive scheme for the construction of a group of department buildings and for the

required that it should be near the Education Building and so located as to give the court the prominence which its character demands. The scheme suggests the acquisition of the properties bounded by

properly treated architecturally, will be second to none in the world.

At this time it is suggested that buildings be planned for the following purposes: The building on the corner of State and South Hawk streets to be occupied by the militia department of the State. The second building on State street to be occupied by the finance departments, viz.: the State Comptroller, the State Treasurer and other co-ordinate departments. The third building, forming the center of the group, to be designed and constructed as a hall of records, that is, of absolutely fireproof construction, containing fireproof vaults, and used only for the storage of State records.

The fourth building to be designed for the accommodation of those departments which have in charge the conservation of the State's resources, and other allied departments. This building will, therefore, be used by the Department of Conservation now contemplated, and in it might also be placed the Agricultural Department and other similar departments. The fifth building, to be situated on the corner of State and Swan streets, to be devoted to the technical departments, such as the State Engineer and Surveyor, the State Department of Public Works, State Highway Commission and State Architect.

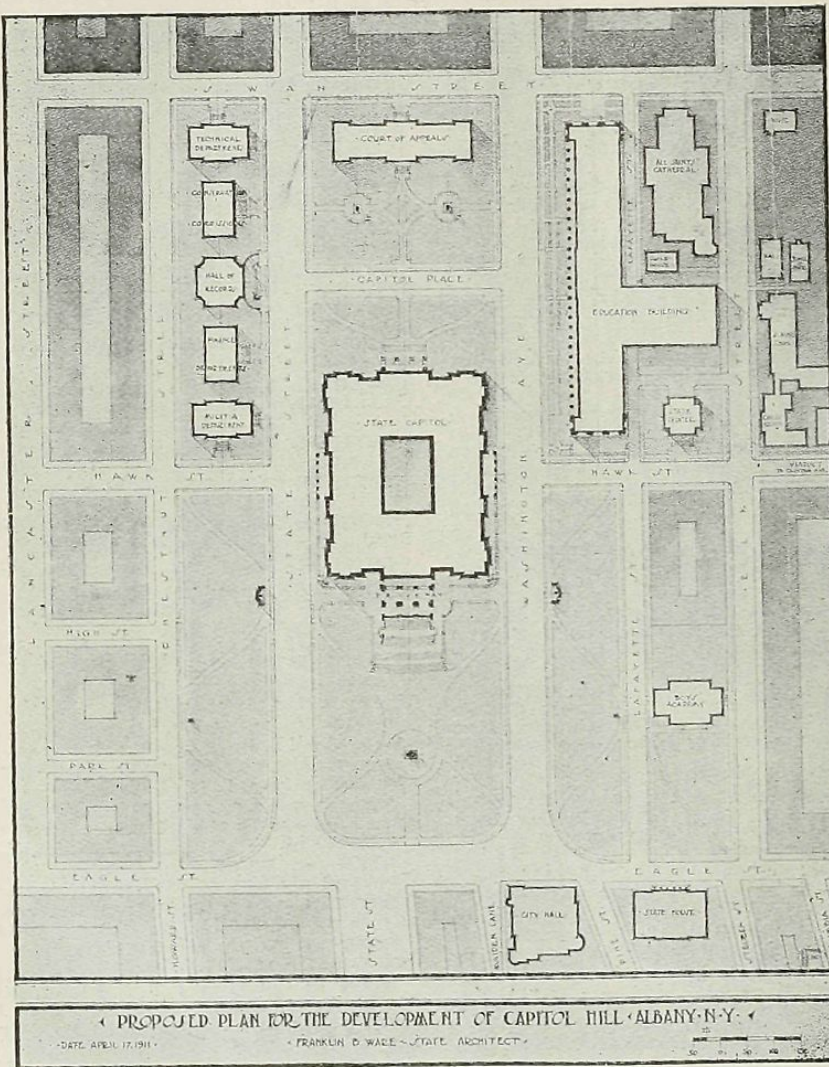
The scheme also suggests the acquisition of properties bounded by South Hawk street, State street and Eagle street, continuing Chestnut street, which now stops at Hawk street, through to Eagle street; and also the acquisition of properties bounded by Washington avenue, Hawk street, Lafayette street and Park place. The acquisition of these properties is suggested in order that the general scheme for grouping the buildings and the parking of same can be carried out to its logical conclusion.

The costs are estimated at \$1,500,000 for land, \$5,000,000 for five buildings, \$2,500,000 for repairs to the Capitol; total, \$9,000,000.

### Sand-Lime Brick Output.

The production of sand-lime brick in the United States last year was \$1,169,153, being the output of 76 factories, says a bulletin of the United States Geological Survey. Michigan led in 1910, as for several years, and reported products valued at \$240,649; this was a gain of \$22,423, or 10.28 per cent. over 1909. Michigan's product constituted 20.58 per cent of the total value of all sand-lime products in 1910, and 18.97 per cent. of the total of 1909. Minnesota was the state to show the largest increase—\$41,181, or 36.42 per cent.—and was second in value of product in both years; New York was third in both years, Florida fourth and Pennsylvania fifth. Of the States for which totals are given Indiana showed the largest proportional gain, 93.70 per cent.

The average price per thousand received for common sand-lime brick was \$6.36 in 1910, as compared with \$6.39 in 1909 and \$6.33 in 1908; for front brick, \$10.90, as against \$11.98 in 1909, \$12.16 in 1908 and \$10.96 in 1907. In 1910 common brick yielded 87.57 per cent. of the value of all products; front brick, 10.53 per cent., and all other products, 1.90 per cent. In 1909 those percentages were 77.12, 13.35 and 9.53 respectively.



improvement and development of properties immediately adjoining the State Capitol, in order to properly provide for the needs of the State for years to come. The disastrous fire of March last, which swept through the western portion of the Capitol, caused irreparable loss to the State Library and serious damage to that part of the building occupied by the State Educational Department. Briefly described, the scheme suggested for consideration is as follows, and, in order that it may be easily understood, a plan is reproduced herewith showing "Capitol Hill as it will be if the scheme suggested is carried out."

A proper site for the Court of Appeals

Capitol place, Swan street, Washington avenue and State street, upon which the building can be erected.

#### OTHER DEPARTMENTAL BUILDINGS.

The scheme suggests the construction of five buildings on property to be acquired, bounded by South Hawk street, Swan street, State street and Chestnut street. It would not be necessary to construct all these buildings at one time, in the opinion of the State Architect. They could be constructed from time to time as the demands of the State warrants, and, when this group is completed, it will form, with the Capitol, Education Building and Court of Appeals, a quadrangle, which if