

# REAL ESTATE RECORD AND BUILDERS' GUIDE

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## REAL ESTATE IN THE GRAND CENTRAL SECTION.

A Terminal With an Unusual Influence.—The Enlarged Grand Central Will Increase Values on all Sides, Instead of in One or Two Directions Only.

THE most potent present-day factors in the commercial upbuilding of any community are the establishment of adequate transportation lines and the construction of railroad terminals sufficient to handle the attendant travel without undue congestion or loss of time. The first benefit which results to the community from construction of this nature is an increase in the value of real estate adjacent to the terminals.

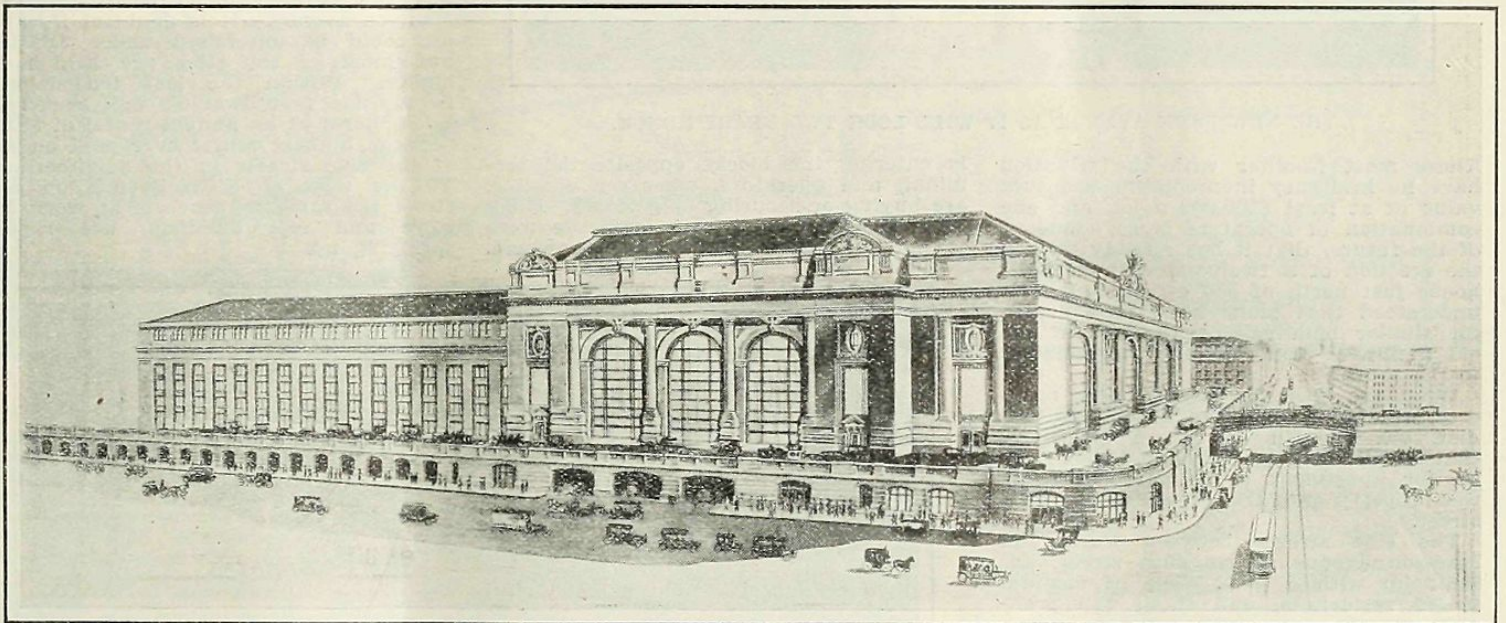
This enhancement is nearly always in direct proportion to the increase in travel in the streets leading to the station and is the result of the increased earning power of the land by virtue of the added travel. Consequently, the thoroughfare on which a railroad terminal fronts and on which it has its main entrance is most affected, while the streets where the side entrances are placed are benefited, but to a lesser degree. On the contrary, property in the rear of a metropolitan railway terminal or along the sides of the train yards, not only does not receive a benefit

planning of the road's officials and their endeavor to furnish not only a railway station, but a civic center, a theatre as it were, for the staging of big commercial effects. The station proper will occupy practically the same frontage on 42d street as did the building which it will replace and will extend back as far as 45th street. There will be a raised roadway on the front and on two sides, with entrances on Vanderbilt avenue and Depew place. The rear of the structure, while not architecturally as handsome as the front, will, nevertheless, be finished in a style equal to that employed on the exteriors of most of our substantial business buildings.

Of course, this arrangement must of necessity benefit 42d street, Lexington avenue, opposite the station, and Vanderbilt avenue, and these streets will experience a steady increase in land values, proportionate to the constantly increasing travel. West of the station, 45th street will see an even greater increase in pro-

become the best location on the upper East Side for the building of apartment houses of the highest type, and the building projects which have been carried out there have been among the best in the entire city. Beyond the shadow of a doubt, a similar improvement will take place below 56th street when the new terminal is completed.

As has been stated before, the station proper will reach to 45th street and this street is being carried through from Lexington to Madison avenue with only a slight grade. The railroad owns all the property as far north as 50th street, between Madison and Lexington avenues, and above this the property is held in individual ownerships. The original plans for the terminal included the roofing-over of all the company owned property and the shedding of Park avenue, in a fashion similar to that above 56th street. The plans have been recently modified. In response to a strong protest from Park avenue property owners, the officials of



THE GRAND CENTRAL STATION, SHOWING THE RAISED ROADWAY AND THE BRIDGE OVER 42D STREET.

but as a rule suffers a depreciation. This is due to the fact that there is less traffic on these streets, thereby rendering them unsuitable for stores, and that the noise and unsightly surroundings of an open cut make the adjacent property less desirable for residential purposes.

An excellent illustration of the foregoing general proposition can be found at the new terminal of the Pennsylvania. The main entrance is on Seventh avenue and a lesser one in 34th street. Property on Seventh avenue, in 32d street, which leads directly away from the station, and in 34th street, east of the entrance, has materially increased in value, owing to the increased travel to and from the station which, in the main, is by way of these streets. To a lesser extent 34th street property west of the entrance has derived a benefit, but the owners of property on Eighth avenue and in 31st street, between Seventh and Eighth avenues, have received only a fancied increase in their holdings, while the property taken by the railroad for trackage has no value other than for transportation purposes.

The new terminal of the New York Central furnishes a unique exception to the general rule. In the first place, the greatest increase in surrounding land values will undoubtedly be found to the rear of the station, and secondly, the land utilized for a train yard will still be available for building and will afford a source of revenue independent of that received from transportation. These conditions will be due entirely to the comprehensive

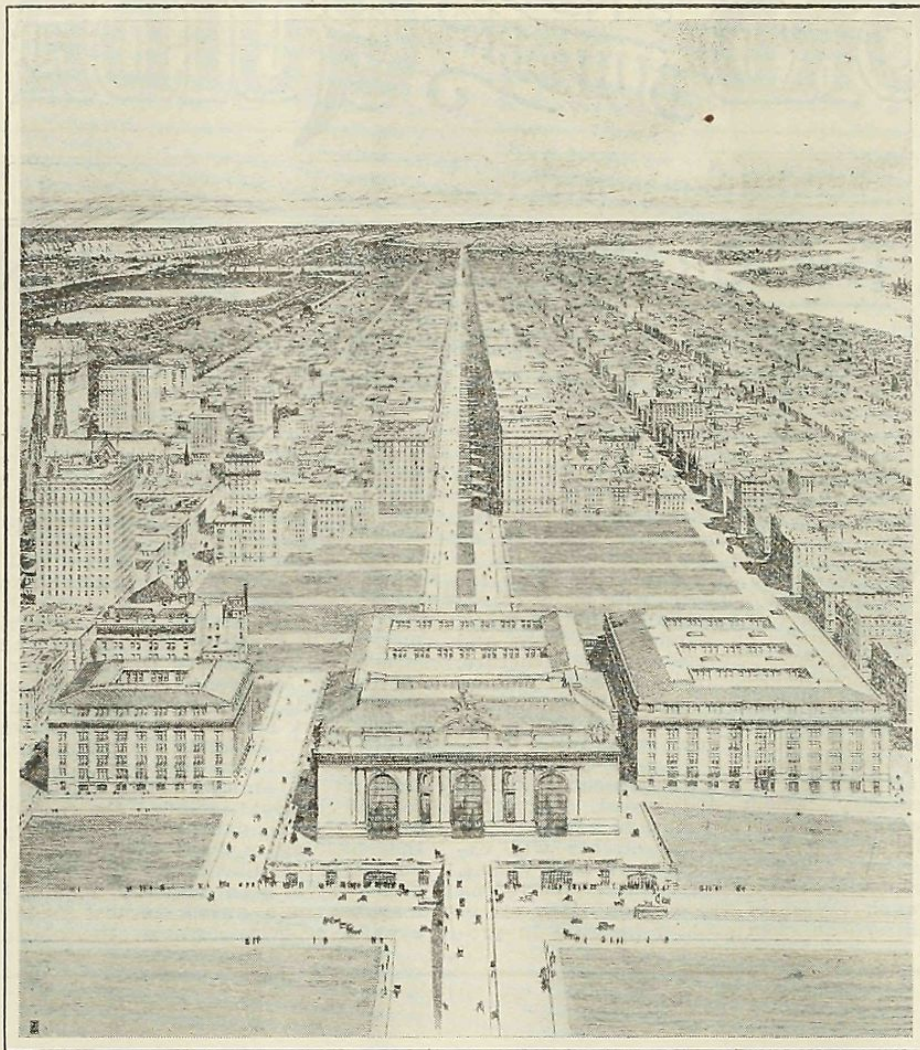
portion to the present values. This is the first through crosstown street above 42d street, and as the station is so planned that all incoming passengers will reach the street on the Vanderbilt avenue side, much of the travel to Broadway and Fifth avenue will naturally be diverted to 45th street. The greatest transformation, however, will be apparent on Park avenue, and it is there that the biggest improvements will take place and the largest value increases be noted.

### THE NEW PARK AVENUE.

From 45th to 56th street, this thoroughfare has been an open cut for the last half century, and the noise and dirt from the road, especially in the old days of steam-hauled trains, effectually prevented a material improvement. North of 56th street, the avenue has been covered over, with the exception of a number of ventilating openings in the center of the street, which were made more or less unobjectionable by parking. South of 56th street, not a single good building has existed, both sides of the avenue having been given over to factories, breweries and cheap tenements. Above the point, where the tunnel roofing begins, the change is at once apparent. Private dwellings of a good class and tall apartment houses are to be found, while land values are strong and are steadily increasing. Indeed, in the last few years, Park avenue, north of 56th street, has

the road gave definite assurance to the Board of Estimate, at its last meeting, that the avenue would be entirely roofed over from 45th to 56th street and that openings similar to those farther north would not be employed. This will mean that no sight or sound of trains can be had from the street at any point within the limits of the terminal. On the roof of the train yards, the road has already constructed several buildings on the Lexington avenue side and will build others as needed along Park avenue. The road will retain the ownership of the property but will, it is expected, lease the air rights with the necessary foundation privileges, to operators or investors for improvement with tall structures.

Owing to the unsettled condition of Park avenue, the property which is under private ownership between 50th and 56th street is in a very transitory condition and is highly speculative. As a result, it is extremely difficult to determine present values. Not much property is on the market for sale, and the average appraiser would hesitate, or utterly refuse, to place a value on it. The city, for assessment purposes, values most the east side at \$1,000 a foot, while the west side is taxed on the basis of \$1,400 a foot. One block front, which contains about fifteen lots, could be purchased at the rate of a trifle over \$60,000 a lot, but on account of the uncertainty as to when the improvement will be completed and the consequently high carrying charges, none but the largest operators care to invest.



THE NEW PARK AVENUE AS IT WILL LOOK TWO YEARS HENCE.

Those most familiar with the situation have no hesitancy in predicting a future value of at least \$100,000 a lot, and one combination of operators is so confident of the future, that it has already started the erection of a twelve-story apartment house just north of 53d street, and it is understood that plans have been drawn for similar buildings on the site of the old Steinway piano factory, immediately to the south.

What the ultimate value of this property will be, no one can absolutely predict, but there is no reason to believe that it will not be as valuable, if not more so, for apartment house purposes as is the property on Park avenue above 59th street.

The side streets between Park and Madison avenue, above 45th street, are built up with a good class of medium priced residences, and these will probably remain for some years to come. Eventually many of them will be claimed by trade, but not for some time. North of 56th street, between Park and Lexington avenues, the same condition holds. Dwellings there are fairly substantial and are in moderate demand. The selling price to-day is about \$2,500 a front foot for habitable dwellings. Below 56th street the same blocks are poorly improved and will, on the completion of the terminal, no doubt be built up with business buildings or moderate priced apartments.

#### LEXINGTON AVENUE PROSPECTS.

Next to Park avenue, the thoroughfare which will claim the most attention is Lexington avenue, but the benefits to be expected here will come largely as a result of the new subway, the terminal affecting only a few blocks in its immediate vicinity.

There has been very little buying on Lexington avenue for some years, and until recently much of the property has been worth but little more than it was a generation ago. At one time the thoroughfare was a prosperous residential street, and some of the fine dwellings of former years may yet be seen, but few there are which retain unchanged their residential character. Scores have had their basements and parlor floors altered for business, and the majority of the others have been turned into boarding houses. Here and there are cheap flats and tenements. The avenue presents anything but an attractive view to the casual observer, but the possibilities for better things are there and the next ten years will see a remarkable change.

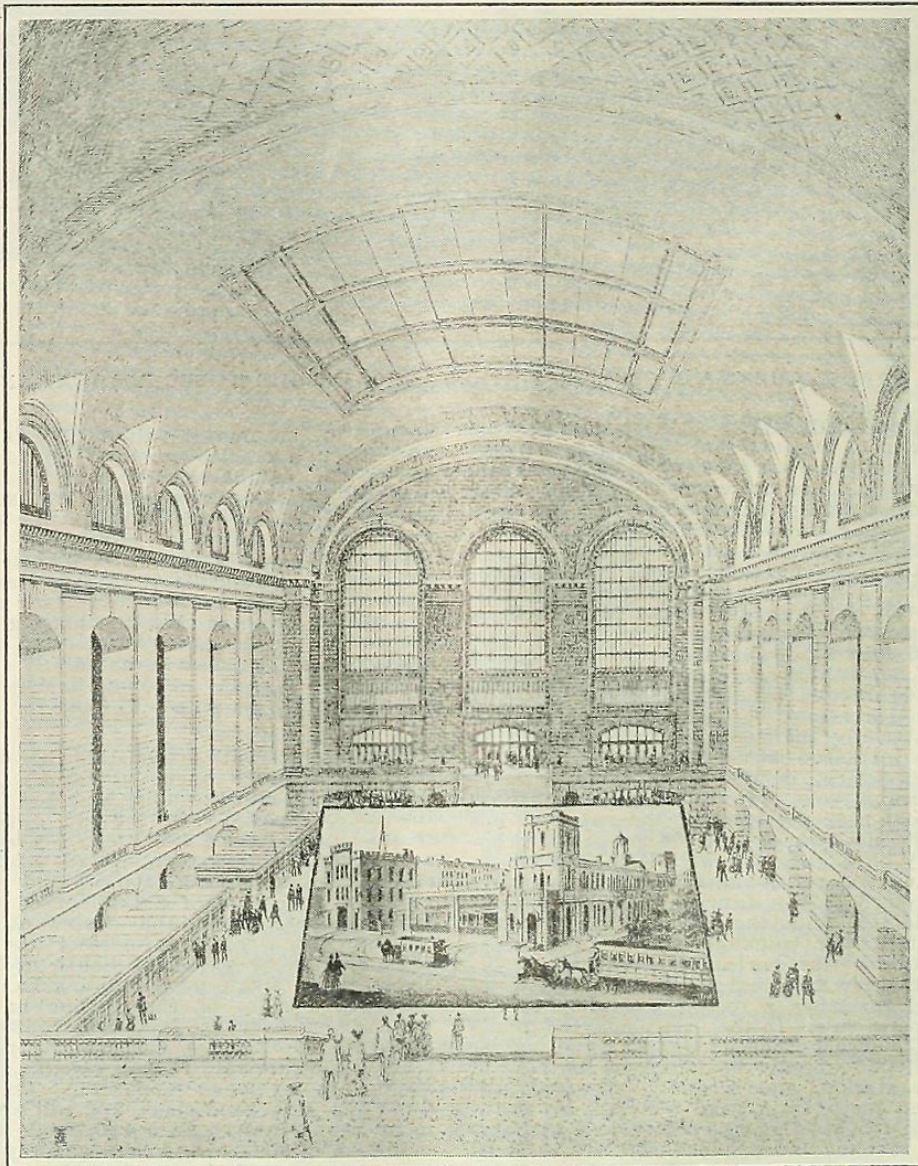
Already business of a substantial nature

is entering the blocks opposite the terminal, and operators, wherever possible, are buying or securing long leases. Much more activity would be in evidence were it not for the attitude of the owners.

Many of these are as able to see the future as the operators, and being strong enough to hold their property, are unwilling to part with it except at fancy prices. As the operators to-day are not paying big prices, many of the owners are leasing their buildings with a view to reaping their profits later on. A fair appraisal for single lots to-day would be \$2,000 a front foot, and ten-year leases are being made on that basis, but owners are asking much more than this, and selling is infrequent. From 42d to 50th street, the blocks on the east side of the avenue will be entirely used for business, while above that apartment houses will likely replace to a large extent the present antiquated structures. On the Lexington avenue side the railroad is carrying out its plan of grouped buildings, with good effect. The company's own office building and the Grand Central Palace, with the Furniture Exchange, are already built, and other buildings will follow later on. At present the road is using the old Grand Central Palace for its temporary station, but on the completion of the terminal this site will be improved, as will also the site of the hospital at the 42d street corner.

#### CROSTOWN TRAVEL.

Many of the streets to the west of the terminal will undoubtedly be the gainers from the new station, but, with one exception, the influence of Fifth avenue is so strong that it is difficult to estimate the railroad's exact influence. This exception is 45th street. A large amount of crosstown travel on this street is certain to follow the opening of the station, and while the block immediately to the west of Madison avenue is not yet greatly improved, the future is foreshadowed by the prices prevailing and the leases which are being made. Higher prices obtain in this block than in any of the adjoining streets and the values almost equal those on Madison avenue. It is doubtful if a full lot could be purchased under \$130,000, and most of the sites are held much higher. Within the last ten days a twenty-five foot dwelling was leased for a long term at an annual rental of \$9,000 net, the highest rental ever paid on any of the side streets in the neighborhood. To the west of Fifth avenue on 45th street the same influence is at work and store and loft buildings are rapidly springing up.



THE ORIGINAL STATION ON THE SITE OF MADISON SQUARE GARDEN COULD BE SET DOWN IN THE NEW EXPRESS CONCOURSE.

# STATUS OF SEVENTH AVENUE PROJECT

New Legislation Sanctions a Wider Distribution of the Cost of the Proposed Extension.—The City Committed to the Improvement.

While the Board of Estimate is now committed in a general way to the policy of opening Seventh avenue southward and widening Varick street to West Broadway, there are still unsettled several details so essential that it must be said that the project remains in an indefinite state. The city has appropriated the sum of \$3,000,000 in corporate stock to cover its share of the cost, but what proportion of the whole that share will be has not yet been determined. Neither has it been settled on which side Varick street will be widened. The Committee of the Board of Estimate recommended the easterly side, but after a hearing in the early part of 1910 the Board of Estimate passed a resolution to widen the street on the westerly side. It was subsequently discovered, however, that the lands of the New York Central and Hudson River Railroad Company on the west side of Varick street, between Beach and Laight streets, cannot under the law be interfered with without first obtaining special authority from the Legislature.

When the opinion of the Corporation Counsel was asked on this point he stated that it is the well-settled law of this

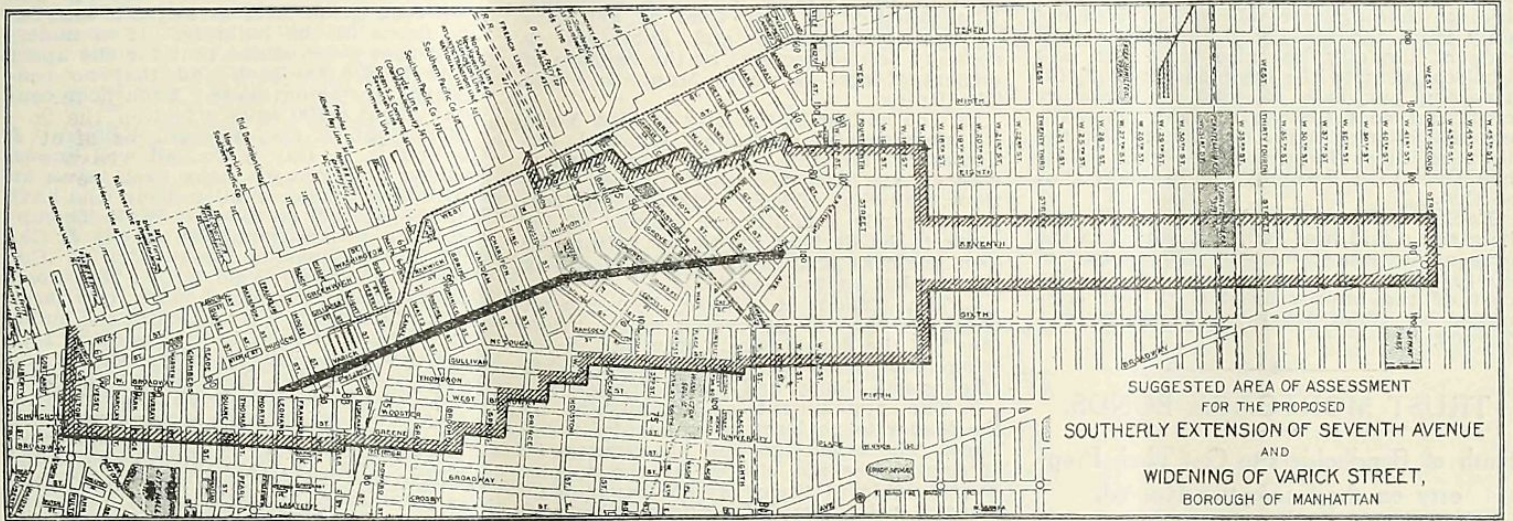
vided for assessing 50 per cent. of the cost upon the benefited property, which was in accordance with the old law. The new legislation is intended to provide for assessing large areas located at remote distances from the improvement at a flat rate based on assessed value, or along the same lines as are used in the tax levy, thereby making it practicable to spread an assessment over districts of great magnitude without involving an expenditure for the preparation of maps or for collecting assessments out of proportion to the actual assessment to be levied. Thus, it may yet be decided to assess but 20 per cent. upon the area of special benefit and apportion the rest between the Borough of Manhattan, the Borough of the Bronx and the city at large.

The map of the area of special benefit here given was prepared by Chief Engineer Nelson P. Lewis at the request of the Board, but no definite action has been taken with regard to it.

If there was a law for excess condemnation, such as the one which will be submitted to the electors of this State at the coming general election, in the form of a proposed constitutional amendment, the

city at large. It cannot be doubted that after the widened street had been improved the value of the lots about 70 feet in depth fronting upon the new thoroughfare was almost, if not quite, as great as the full depth lots, with their improvements, before the street was widened. If the city could have bought all of the property, portions of which it was obliged to take, it could have financed the improvement very comfortably and would have recovered a large proportion of the expense, while now the widening of Livingston street represents a debt of more than \$2,000,000, which has been borrowed for thirty years, and upon which it is necessary to provide interest and sinking fund every year.

The same opportunity was offered in the widening of Delancey street, in Manhattan, and in the widening of Roebling street and the extensions of Grand street and Flatbush avenue, in the Borough of Brooklyn. The city of New York has been paying the entire cost of improvements of this character, while the owners of property have not only received very large, and in many cases extravagant awards for property taken, but have been



State that lands already devoted to a public use cannot be acquired for another inconsistent public use which will interfere with the use to which it is devoted. This opinion of the Corporation Counsel was rendered last December, since which time no action has been taken by the Board of Estimate either to avoid or overcome this obstacle in the law. The accompanying map showing the lateral streets which will be intersected by the cutting through of Seventh avenue is therefore merely an unofficial approximation of the lines. No official map has yet been prepared.

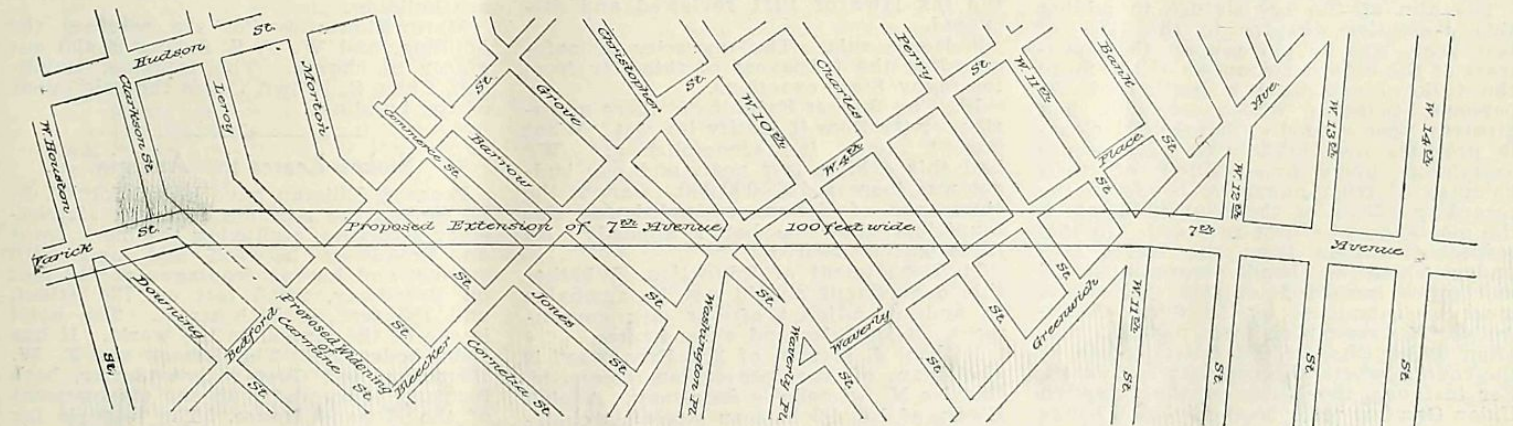
peculiar difficulties attending the carrying forward of such a gigantic change in the city map could be lessened or largely obviated.

Chief Engineer Lewis, in an interview which a representative of the Record and Guide had with him this week, expressed himself as almost unreservedly in favor of adopting the policy of excess condemnation, provided it were exercised in a non-speculative way, and in a conservative manner, so that the cost of at least a portion of the expense can be recouped.

Mr. Lewis recalled the fact that a few years ago Livingston street, in the Bor-

enormously benefited by the enhancement of the value of the land left to them fronting upon the new or widened and improved street. In other words, the city has paid the bill, but has had no share in the benefit except that which has indirectly followed through the increase in assessed value.

There have been several instances in which the advantages of such a policy have been clearly demonstrated. When in the construction of the first rapid transit railroad it was necessary at Broadway and 104th street to pass under private property, that property was acquired



TENTATIVE MAP—SEVENTH AVENUE EXTENSION.

Under the Gerhardt bill (Assembly No. 679) passed this year authority is given to the Board of Estimate to distribute the cost of such an improvement between a (1) local area of special benefit, (2) one or more city boroughs, and (3) the entire city. It also permits the city to borrow money to meet the first cost of the improvement and issue certificates of indebtedness making a corporate stock issue unnecessary. The new law further provides that the assessments can be levied in five annual installments. The original resolution of the Board of Estimate pro-

ough of Brooklyn, was widened from 50 to 80 feet, and in order to do so the city was obliged to acquire 30 feet of the property abutting on the southerly side of the street. The cost of this property, involving as it did the virtual destruction of all the buildings and the reduction of the abutting lots from about 100 feet to 70 feet in depth, was very large. It was proposed to assess one-fourth of the cost of this proceeding upon a local area of assessment, but a mandatory act of the Legislature relieved the property owners from this assessment and imposed it upon the

in fee by the Subway Realty Company, and after the construction of the tunnel it was sold subject to the easement for maintaining and operating the subway at an actual increase over the original purchase price.

If the Constitutional amendment should be approved at the coming election, it would then be the duty of the Legislature to express in a general statute the conditions under which the policy of excess condemnation should be exercised in this State when lands are taken for public use. The Legislature can restrict the condem-

nation so that entire parcels in the line of the improvement, and those only, can be taken. Only a portion of any one parcel may be actually required, but the whole would be taken, and then the part remaining after the cutting through of the street, could be disposed of. In the case of Seventh avenue the remaining portions of parcels taken might oftentimes be worth far more after the improvement than were the entire parcels before the improvement, especially in view of the benefit from the subway to be constructed on that route.

#### ORDER OF PROCEDURE.

Under the present law the order of procedure in the case of the extension of Seventh avenue and the widening of Varick street, will be (1) to adopt a map of the improvement; after a hearing, which would determine which side of Varick street is to be widened; (2) commencement of proceedings to acquire title; and determining how the cost of the improvement shall be apportioned; 3) determining the boundary of the area of special benefit.

In the more recent considerations of the project by the Board of Estimate, all the changes except the extension of Seventh avenue and the widening of Varick street with a possible widening of Carmine street to give an outlet for Sixth avenue, have been omitted. And the widening of Varick street has been carried southward from Canal, where it was at first proposed to stop, to West Broadway. Two great objects will be accomplished through this improvement. First, a direct longitudinal thoroughfare will be provided not only from the middle to the lower west side of the city but also from the new Chelsea piers to the drygoods section, for trucking purposes. Second, a subway could not be satisfactorily laid out without this change in the city map. For the lack of these improvements real estate has been in a dormant condition in that section.

Each of the proposed new streets will be given a width of 100 feet, which in the case of Varick street will add a strip of 40 feet on one side or the other. The cost of the improvement has been estimated by Chief Engineer Lewis at \$5,500,000.

### TRUST MORTGAGE BONDS.

#### Rush of Bondholders to Get Their Property on the Exemption Record.

The demand for exemption from local personal taxation by individual holders of the trust mortgage bonds of corporations has increased the labor of Register Griffenhagen's force in the Mortgage Tax Bureau during the past four weeks. Under the special law, known as Chapter 601, Laws of 1910, the holder of a bond may, at his option, pay one-half of one per cent., \$5 per \$1,000, before October 1, if he wishes to avoid local personal assessment for the current year and secure immunity from further personal taxation during the life of the bond. Hence there has been a rush, particularly in the last few days, of belated bondholders to file statements or affidavits and get their property on the exemption record.

The aim of the Legislature in adding this exemption chapter to the laws of last year, was to place upon the registrars of the different counties of the State the task of collecting a portion of the personal taxation whose payment had hitherto been evaded. Chapter 601 clearly provides that individuals may secure exemption upon presentation of their holdings of trust mortgage bonds to the recording officer of the county in which the mortgage was first recorded. In this respect it differs from the Harte law, under which all bonds represented by mortgages recorded outside the State must be submitted to the State Comptroller. The exemption from personal taxation under Chapter 601 must be had in the county where the property is located. For instance, the bonds of the Brooklyn Union Gas Co. must be exempted in Kings County, its trust mortgage having been first recorded in Brooklyn. The test, therefore relates simply to the time and place of record of the trust mortgages under which bonds are issued.

That individual bondholders are willing to pay under the exemption law is evidenced by the fact that from January 1 to September 23, this year, 6,284 bonds were exempted in the Register's office, representing \$6,284,000, of various issues, including the N. Y. Gas, Electric Light, Heat & Power Co., Erie Railroad Co., N. Y. Central & H. R. R. Co., N. Y. Dock Co., Third Ave. Railroad Co., Union Railway Co., Pennsylvania Railroad Co., Central Railroad of New Jersey, American Malting Co., Commercial Cable Co., and many other corporations.

### CONVENTION OF TAXPAYERS CALLED.

#### Relief to be Demanded From Grievous Conditions—Topics for Discussion.

At a meeting of the delegates of the United Real Estate Owners' Associations it was resolved that a committee be appointed for the purpose of calling a convention of all the taxpayers and realty interests in the Boroughs of Manhattan and The Bronx, for the purpose of discussing matters of interest to taxpayers, and devising ways and means of improving present conditions, redressing existing grievances, and bringing about a consolidation of all taxpayers and taxpaying interests in the Boroughs of Manhattan and The Bronx.

The convention is scheduled to take place at Turn Hall, 85th street and Lexington avenue, on the evenings of October 17 and 18. Its delegates will be those accredited to the convention by associations or private estates representing direct ownership of real estate in Manhattan and The Bronx. Among the matters to be discussed will be the following:

1. The bonded debt of the City of New York, its enormous increase since consolidation, and how much of it was legitimately necessary.

2. Subways. Whether city built or by private capital, such subways will never seek in vain for an operating company. The injustice at this time of extensive subway construction and operation in sparsely settled sections at the expense of owners of real estate in Manhattan and The Bronx.

3. The budget of the City of New York, its unwarranted, uncalled for and unnecessary increase. How city departments have exceeded their proper functions, and thus added vastly to their budget demands. Additional sources of income to be derived by the city from its own business activities, thereby lessening the burden on real estate.

4. The Tenement House Department. Origin of the law governing same. "Rulings" of the department. How far an infringement upon the fundamental rights of personal liberty and private property.

5. The appointment of committees by the Mayor to perform governmental functions. The toleration and encouragement of committees not elected by the people, or amenable to them, which usurp powers and privileges belonging particularly to the officers elected by the people.

6. The tendency to appropriate vast sums of money for purposes of private gain and speculation, rather than the public weal. Other expenditures for purposes demonstrated to be impractical, such as the Inebriate Home, which will cost enormously and undoubtedly prove a failure.

7. The water supply of the City of New York.—The necessity of our citizens at all times having an accurate knowledge of its status. Causes of scarcity demanding investigation.

8. The unfair discrimination in favor of personalty and against the owners of realty in matters of taxation. Some of the tax laws of 1911 reviewed and discussed.

9. Home rule. The necessity of safeguarding the taxpayers of this city from too many State exactions.

10. The Budget Exhibit. Is there necessity for it? Does it justify its cost? What benefit has it accomplished? We had this exhibit last year, and our budget was increased \$8,000,000. Cannot the thousands of dollars expended for this municipal show be better applied? An investigation desired.

11. Department of Education. Whether this department should not be amenable to and an adjunct of our city government. Its policies and expenditures.

Michael J. Horan, of 257 Broadway, is chairman of the convention committee. Charles N. Schnelle is Secretary. Adolph Block, of No. 99 Nassau street, is chairman of the finance committee.

#### Brokers Oppose Sullivan-Short Bills.

At a special meeting of the governors of the Real Estate Board of Brokers of the City of New York, held on Wednesday, September 27, the following preamble and resolutions were passed unanimously: "Whereas, The so-called Sullivan-Short bills which provide an increase of tax of 50 per cent. on land and a diminution of 50 per cent. on buildings are considered not only theoretical but vicious in principle and inimical to realty interests in that they would not remedy congestion of population but would eventually react against the tenant, be it

Resolved, That the Real Estate Board of Brokers of the City of New York is opposed to and hereby protests against the amendment of the Sullivan-Short bills or any legislation of like intent."

#### Opening of the Budget Exhibit.

The Budget Exhibit will open next Monday at 330 Broadway and continue until October 28. The heads of all departments will appear at the noon-day meetings and further explain the departmental estimates for 1912. All citizens are invited to be present and ask questions relative to the fiscal administration of any department of the City Government.

#### Auction Sale of a Farley House.

L. J. Phillips & Co. will offer at auction for the occupant on Tuesday, October 10, the four-story dwelling at 35 West 74th street, on lot 20x102.2. The house, which may be bought fully furnished, was built by Patrick Farley, whose dwellings have always been regarded as a standard of high-class construction.

#### Big Leases Made by Bankers Trust Co.

The Manhattan Trust Co., it was learned yesterday on good authority, is to occupy that part of the ground floor not used by the Bankers Trust Co. in the new building at the northwest corner of Wall and Nassau streets. It was also learned that a number of other banking and brokerage firms have arranged to take entire floors in the building. It is understood that a scheduled rent for the upper floors is \$23,000 each and that no concessions are being made. Each floor contains about 6,700 square feet.

Bonbright & Co., Kessell, Kinnicut & Co. and R. L. Day & Co., all well known bankers and brokers, have each taken an entire floor. Other similar firms who have leased space are as follows: W. B. Thompson, 15th floor; Thompson, Towle & Co., 16th floor; Eugene Meyer, Jr., & Co., 17th floor; White, Weld & Co., 20th floor. Besides these financial houses, two large firms of attorneys are located in the building. Wing & Russell have leased the 18th floor and White & Case, attorneys for the Bankers Trust Co., have taken the 26th floor. It is said that a number of other leases with other large firms have also been concluded, and that about seventy-five per cent. of the entire space in the building has been arranged for. No definite information as to who the other lessees are could be obtained.

The site of the new building was formerly occupied by the Gillender Building, a 22-story structure erected about fifteen years ago. Last year the Trust Company decided that the old building was not planned in a manner to return the greatest revenue and that a structure properly laid out would produce returns large enough to warrant the destruction of the old building and the replacing of it with a more modern skyscraper. The new structure will be ready for occupancy about May 1, 1912, and the fact that so much space has already been contracted for, is a justification of the judgment of the owner in destroying a substantial skyscraper and making way for a more modern building.

Marc Eidlitz & Co. are erecting the building, and W. F. S. Strong is the engineer in charge. The Douglas, Robinson, Chas. S. Brown Co. is the sole agent of the building.

#### Stokes Leases the Ansonia.

Pease & Elliman have leased for W. E. D. Stokes the Ansonia Hotel, a sixteen-story structure, occupying the block front on Broadway between 73d and 74th streets, and having frontages of 213 feet on Broadway, 249.3 feet on 73d street, and 185 feet on 74th street. The hotel is one of the largest in the world. It has 1,400 bedrooms. The lessees are F. W. Harriman and Gustav Overdorfer, both formerly connected with the management of the Holland House. The lease is for a term of thirty years, at an aggregate rental of nearly \$9,000,000. This is one of the largest individual transactions ever negotiated in this city.

#### Leases in the Insurance Center.

John N. Golding has leased for the Fire Companies Building Corporation in the new building at 80 Maiden lane the entire twenty-third floor to the Continental Fire Insurance Co., the twenty-fourth floor to the Fidelity-Phoenix Co. and the seventh floor to a prominent law library, the name of which is for the present withheld. The building is now in course of construction and each floor will contain about 15,000 square feet.

### Auction Sale of Lorillard Holdings.

Joseph P. Day will offer a number of estates at auction during the month of October. One of the most important of these will be the sale of the Peter Lorillard estate holdings scheduled to take place at 14 Vesey street on October 19. This is one of the city's old estates and the sale is the result of a friendly partition suit among the heirs. Besides a warehouse at 166 and 168 South street, there are several parcels on the Bowery and on Grand, Prince, Spring and Broome streets.

The properties of the John R. Lawrence estate, which comprise several business buildings on Broadway, in the vicinity of Mercer street, will also be offered for sale on October 10. A special sales day will be held by Mr. Day on October 5, in the Vesey street salesroom, at which a number of choice parcels will be sold.

### PRIVATE REALTY SALES.

#### South of 59th Street.

**CHERRY ST.**—S. S. Manheimer has sold for Miles Bradley the 3-sty building with stable in rear, at 421 Cherry st, on lot 25x94. This is the first transfer of the property in thirty-four years.

**DIVISION ST.**—L. M. Reinach & Co. sold 15 Division st for Maurice A. Rosenbaum, and 15½ for Nathan Spiegel. The combined properties are 25x70.5, and were bought by Jacob Gordon. The buyer will build a 6-sty modern business building on the site, and will occupy the building for his millinery business. The property has not changed hands in over twenty years, and the new improvement will be the first modern structure in the block.

**HORATIO ST.**—Sonn Brothers sold, through A. Ramsay, of Cruikshank & Co., two lots, improved with a 3-sty building, in the north side of Horatio st, 150 ft. east of West st. The property just sold is a portion of a parcel acquired by Sonn Brothers at public auction in March, 1902.

**6TH ST.**—John M. Ruckert sold for Dr. J. Edward Herman, of Brooklyn, the 5-sty double tenement with store at 509 East 6th st, on lot 25x100, an Astor leasehold.

**41ST ST.**—Tucker, Speyers & Co. sold for the estate of Mary L. Vail the old-fashioned private house at 6 East 41st st. The property is a 4-sty structure, on lot 20.10x100.5, and was sold for \$135,000 to a purchaser whose name has not been disclosed.

**48TH ST.**—The Advocate Realty Co. bought from Walter E. Meyer, through the Douglas Robinson, Charles S. Brown Co., 18 and 20 East 48th st, two old-fashioned private dwellings, on a plot 44.9x100.5. The seller acquired No. 18 last July for about \$122,500, or about \$4,900 a front foot, and the adjoining house, No. 20, from Sumner Gerard, who had acquired it a few weeks previous from the estate of Marshall O. Roberts. The plot is removed by one house from the southwest corner of Madison av, which was purchased by Michael Dreicer last March from John T. Farley.

**56TH ST.**—Williams & Groginsky bought through Corn & Co., from Joel Jacobs, 443 West 56th st, a 5-sty tenement, on lot 25x100.5.

**57TH ST.**—Michael Dreicer bought from Charles Soosmith, through Henry D. Winans & May, 10 and 12 West 57th st, two dwellings, on a plot 47x100.5. The latter building was at one time the residence of the late William L. Strong, once Mayor of New York City. The property is three houses removed from the southwest corner of 5th av, owned by Henry Payne Whitney. Several sales and leases have been made in this block during the last two years to business interests.

**57TH ST.**—William R. Wilcox, chairman of the Public Service Commission, has sold his residence at 10 East 57th st, a 4-sty building, on lot 25x120.10. The adjoining house, No. 8, is owned by Mrs. C. P. Huntington, and was acquired to protect her residence at the southeast corner of 5th av and 57th st. The name of the purchaser could not be ascertained. Adjoining the Wilcox property on the east is the dwelling owned by the Earle estate. It is rumored that negotiations are pending for the sale of this house also, but no verification of this report could be obtained.

**6TH AV.**—The Canaan Investing Co., Andrew F. Gilsey, president, sold 466 and 468 6th av, two 5-sty buildings, on plot 49.4x40, adjoining the northeast corner of 28th st. The buildings are being extensively altered for office use.

#### North of 59th Street.

**80TH ST.**—William Wolff's Sons sold for Mrs. Vinnie Peters 170 East 80th st, a 4-sty brick business building, on lot 22x102.2, to George Ludwig and resold the same to another client.

**95TH ST.**—Margaret McKeon sold 150 West 95th st, a 3-sty dwelling, on lot 18x108½, between Columbus and Amsterdam avs.

**99TH ST.**—L. E. Jalladi bought from F. R. Minrath 251 West 99th st, a 4-sty American basement dwelling, on lot 14x55x100, between Broadway and West End av.

**100TH ST.**—Henry C. Fredericks sold 215 and 217 East 100th st, two 4-sty tenements, on plot 50x100.11.

**110TH ST.**—Duff & Conger sold for a client of S. H. Raphael Co. to Walstein S. Reade, the two 5-sty apartment houses at 12 and 14 East 110th st, on plot 52x100. The sellers acquired the properties last May.

**113TH ST.**—Mrs. Lena Miller sold to Mrs. Sophie Oppenheimer 134 West 113th st, a 5-sty double flat, on lot 27x100.11, between St. Nicholas and 7th avs.

**119TH ST.**—Leopold Lyons sold 67 West 119th st, a 3-sty dwelling, on lot 17x100.11, between 5th and Lenox avs.

**136TH ST.**—A. V. Amy & Co. sold for I. Lebowitz 135 West 136th st, a 4-sty dwelling, on lot 15.6x100.

**162D ST.**—The Duff & Brown Co. sold for Mary E. Cooper 529 West 162d st, a 3-sty dwelling, on lot 18x100.

**174TH ST.**—The Chelsea Realty Co. sold the plot, 100x98.9, in the north side of 174th st, 100 ft. east of St. Nicholas av. The property abuts the parochial school of the Church of the Incarnation, at St. Nicholas av and 175th st, and will be improved with apartments.

**LEXINGTON AV.**—James Kyle & Sons sold for Emil Fuerth the 3-sty house at 830 Lexington av, on lot 20x90.

**PARK AV.**—The Douglas Robinson, Charles S. Brown Co. and Leon S. Altmayer sold for the estate of E. Christian Koerner the 5-sty flat at the northeast corner of 79th st and Park av, having a frontage of 102 ft. on the avenue and 25 ft. on the street. The purchasers are Bing & Bing, who last June bought 103 to 107 East 79th st, adjoining. The Messrs. Bing have agreed to pay \$120,000 for the Koerner parcel. The trustees have applied to the court for permission to sell at that figure.

**SEAMAN AV.**—Dr. Leonard Adair sold to a client of W. J. Huston & Son a plot of fifteen lots on Seaman av, extending through to Prescott av, about 50 ft. south of 204th (Hawthorne) st, having a frontage of 50 ft. on Seaman av and 207 ft. on Prescott av, with a south line of 207 ft. and an irregular north line. The seller bought the parcel in 1905 from the Kingsbury estate and while the purchase price is not announced, the brokers report that it is at about double the figure paid for it by Dr. Adair six years ago.

**WEST END AV.**—Slawson & Hobbs sold for Israel Leobwitz the 3-sty dwelling at 854 West End av, on lot 17x72.

**2D AV.**—E. Sharum sold for John H. Wynn 1846 2d av, a 5-sty tenement, on lot 25x100. Two lots at Jamaica, L. I., were given as part payment.

### Bronx.

**COSTER ST.**—Henry Morgenthau sold a plot having a frontage of 103 ft. in Coster st, between Spofford and Randall avs, in the Hunt's Point section. The buyer is an employee of the American Bank Note Co.

**HOME ST.**—J. Clarence Davies sold for Henry D. Tiffany, trustee, the plot, 65x65, at the junction of Home and 169th sts.

**160TH ST.**—William Waldeyer sold 823 East 160th st, a 3-sty dwelling, on lot 19.3x77.

**179TH ST.**—Clement H. Smith sold the two-family house at 779 East 179th st.

**179TH ST.**—Clement H. Smith sold 777 East 179th st, a 2-family frame dwelling, on lot 20x 62.8.

**180TH ST.**—The Adams Realty Co., M. E. Oppenheimer, president, resold the block front in the north side of 180th st, between Hughes and Belmont avs, a plot 154.3x47x158.10x70.10, to the Kovacs Construction Co. Jacob Leitner was the broker in this deal and also in the recent purchase of the plot by Mr. Oppenheimer from the Lippman estate. The site will be improved by the new owners.

**AQUEDUCT AV.**—James J. Etchingham sold for Charles Spillner to Christian Frank 1628 Aqueduct av, a 4-sty apartment house, on plot 42x115.

**CRESTON AV.**—John Kelly sold for Ernest Wenigman, the builder, the one-family frame dwelling, on lot 28.6x100, at 2027 Creston av, to James McAllister.

**EASTCHESTER ROAD.**—Richard Dickson sold for Catharine Mahon the plot fronting 54 ft. on Eastchester road by about 92 ft. in depth, located approximately 78 ft. south of the corner of Maple st, in the village of West Chester.

**COLLEGE AV.**—The Yorktown Realty Co. sold the plot of sixteen lots on College av, extending through to Findlay av, 200 ft. north of 168th st. The property has a frontage of 200 ft. on each avenue, with a similar depth. The buyers are Conroy Brothers, builders, who will improve the site with 5-sty apartment houses.

**INTERVALE AV.**—The Interne Construction Co. sold to Emma Lee the southwest corner of Intervale av and 165th st, a 5-sty new law house, on lot 45x102x irregular. In part payment the Interne Construction Co. receives the 2-sty frame dwelling, on plot 67x100, at the southwest corner of Tinton av and 166th st.

**PARK AV.**—Breunig & Jaeger sold for Louis Green the 4-sty flat, with store, at 3426 Park av, at the northeast corner of Gouverneur pl, on lot 25x99.7, to Joseph Zeller. The buyer gave in exchange 918 Melrose av, a 4-sty flat, with store, on lot 20x74.3.

**TELLER AV.**—William Wolff's Sons sold for George Ludwig 1339 and 1341 Teller av, two 3-sty brick two-family houses, each on lot 25x 100, to Mrs. Vinnie Peters.

**WASHINGTON AV.**—Shaw & Co. sold for Gertrude L. Simpson 1042 Washington av, a 3-sty 2-family house, with a store, on lot 25x85.6.

**WEBSTER AV.**—Sharrott & Thom sold for Walter J. Clark the vacant lot, 25x95, on the west side of Webster av, 28.6 south of 198th st. The buyer owns the adjoining corner.

**WEBB AV.**—Richard M. Montgomery & Co. sold the 3-sty dwelling on the east side of Webb av, adjoining the northeast corner of 188th st, to Dr. John P. von Janinski, who will occupy it. The house is one of a row of nine constructed by the sellers, in the University Heights section of the Bronx.

### Recent Buyers.

**LOUIS STECKLER** is the buyer of Valencia Court, at 317 and 319 West 95th st, the sale of which was reported recently.

**H. A. KELLY** is the buyer of the dwelling 322 West 77th st, recently sold by Frank Griffen.

**EDGAR J. LEVY** is the buyer of 993 and 995 Lexington av, two dwellings on a plot 30x80, sold recently by Celesta Bozeman.

### Leases

**ALBERT E. ASHFORTH** leased to the Acker, Merrill & Condit Company the following stores: 3162 Broadway, near 149th st; 3858 Broadway, southeast corner 161st st; 1426 St. Nicholas av, near 181st st; the store on Lenox av, adjoining the northeast corner of 116th st; with Gibbs & Kirby the store in 2898 Broadway; with Bratsted, Goodman & Hirschfeld the northwest corner of Broadway and 139th st; and with Knapp & Wasson the northwest corner of Broadway and 179th st.

**M. F. MEEHAN** leased for Frank J. Cassidy to John F. Baber, the building now under construction at the northeast corner of 7th av and 33d st, on plot 40x80. The lease is for a long term of years and the building will be occupied as a cafe and restaurant. The property has changed hands several times in the last few years. Before the Pennsylvania station was started the corner was offered at \$30,000. In May, 1909, it was bought by the present owner for about \$450,000. No rental was made public in the present transaction.

**THE CHARLES F. NOYES CO.** has negotiated a renewal of the lease covering the store, basement and first loft in 42 John st for a term of years from May 1 next at a rent increase of approximately 50 per cent. over the present figure. The premises are occupied by Rolfe's chop house, of which Thomas C. Innd is proprietor. The same brokers also rented the store in 2 Platt st to Jacob Hoffman and 5,000 ft. of space in 25 Beekman st to A. Pasquale.

**THE CHARLES F. NOYES CO.** leased the 4th loft in 102 and 104 Greenwich st for D. J. Faour to the Electrical Manufacturing Co.; also a loft in 27 Beekman st for Potter & Brother (Inc.), to the American Steel Chase Co.; also a loft in 86 Fulton st for Daniel E. Seybel, to the Liverpool and London and Globe Insurance Co. for a supply department; also a loft in 219 Pearl st for Euler & Robeson Co. to the Doctors and Druggists Co.; also a loft in 118 and 120 Maiden lane for the Jane Investment Co. to Jose G. Ramirez; also, a loft in 391 Broadway for William C. Walker's Sons to Bliss Cosmetic Co.; also space in 181 Pearl st to A. Calligari; at 95 and 97 Liberty st to Samuel S. Thomas; at 47 and 49 Maiden lane to P. Bienenfeld; at 80 and 82 William st to Irving Myers; and at 102 and 104 Fulton st to Francis J. Lynch.

**THE CHARLES F. NOYES CO.** leased the fifth floor of the Hilliard Building for ten years to John A. Kelly, at an aggregate rental of about \$85,000. The floor will be used by the General Accident Insurance Corporation, of Perth, for which company Mr. Kelly has been appointed attorney and manager.

**THE CHARLES F. NOYES CO.** leased for the Arthur Co. the building at 192 Front st to the Lambert Pharmaceutical Co. for five years from May 1, 1912, at an aggregate rental of about \$15,000; also leased until May 1 next the Liberty st store in the Wolfe Building, at 80 and 82 William st, and the store and basement in 33 Beekman st for F. D. Bowne to E. Smith & Co.

**THE DOUGLAS ROBINSON, CHARLES S. BROWN CO.** report the following leases: For Mrs. Frederic Bronson, 115 East 72d st, to Herbert Parson; for Mrs. Helen M. Beuren, 32 West 11th st, to Henry H. Abbott; for Arthur Smith, 147 East 62d st, to Dr. Hartley H. Mason, and for Mrs. Joseph Du Vivier, 137 East 74th st, to Mrs. Julia A. Hayes.

**J. ARTHUR FISCHER** leased for Robert Currie to the New York Photo Play Co. the 6-sty store and loft building 683 6th av, adjoining the northwest corner of 39th st, for a term of years at an aggregate rental of \$150,000. The tenant, after making extensive alterations, will utilize the grade floor as a motion picture theatre. Mr. Fisher has been appointed agent for the lofts in the upper part of the building.

**THE STERLING BUILDING AND OPERATING CO.** leased for three years the corner store and basement in Sterling Court, at the northwest corner of 181st and Audubon av, to the Monaton Realty Investing Co. real estate operators. Louis Becker & Co. were the brokers.

**H. C. SENIOR & CO.** leased for Emma S. Bauman the dwelling at 302 West 97th st to Frederic Cook; also for John Demming the second loft in 149 Amsterdam av to the West Side Social Club, and for Anthony J. Lavelle the dwelling at 70 West 68th st to Dolores P. Colas.

**GEORGE NEIMAN** leased for Albert B. Ashforth the 9th floor in the Arena Building, at 38 and 40 West 32d st, running through to 39 and 41 West 31st st, to the Colonial Hat Co., for a term of ten years. George Legg & Co. recently leased the ground floor and the first loft in this building.

**THE CROSS & BROWN CO.** leased for Joseph Weber to the Mysto Co. the store in 1211 Broadway; office space in the Centurian Building at 1182 Broadway to Benjamin & Johns and to the Louisville and Nashville Railway Co., and for Ladue & Carmer the 2-sty building at 103 West 51st st to the Hexter Motor Co.

**JOHN M. REID** leased the building at 499 3d av, adjoining the southeast corner of 34th st, to Peter Moucher; the building is owned by the Terence McMahon estate; also for the Coogan estate the store at the southwest corner of 32d st and 2d av to Philip Gambino & Co., and the store and basement in 565 2d av to S. Katz.

**THE DUROSS CO.** leased 46 West 21st st, a 5-sty brownstone dwelling, on lot 25x92, for Adelaide Rhinelander to Benno Rosenberg for twenty years. The lessee will rebuild the present structure for mercantile use; also leased 151 West 14th st for Jennie Keenan to Elizabeth Soutar for a term of years, and 441 West 19th st to Mary Keane.

**R. SMITH & CO.,** ladies' and children's outfitters, leased from Caroline White for a long

term of years the building formerly occupied by Le Boullier Bros., at 48 to 52 West 21st st, running through to 37 to 45 West 22d st. The building, which is 4-stys, fronts 75 ft. on 22d st, and has a depth of 200 ft. It adjoins on the east the building occupied by Stern Bros. The lessees announce that they will occupy it for their business.

SHAW & CO. leased the following dwellings: 43 West 119th st for Maurice Mandelbaum to the Pro Club; 10 East 119th st for Margo Gordon to Israel Klein; 18 East 127th st for C. Elliott Minor to Mary Watson; 266 West 127th st for Gregono de Queada to William R. Kingswell; 20 East 127th st for George B. and Ed. Goldschmidt to Henry Riddle; 27 East 126th st for Thomas O'Reilly to Ellen Cahill; 36 West 126th st for A. A. Schopp to William Precht; 247 West 128th st for George Kitt to Mary L. Booth; 71 East 124th st for Mary I. Hartigan to Mina Walli; 229 West 127th st for N. Taylor Phillips to Edward Tompkins; 157 West 126th st for Mrs. C. H. Meyer to Mary Millspaugh; 109 West 132d st for Henry R. Mook to James Robins; 318 West 138th st for John J. Spowers to Albert Susmihl; 154 West 133d st for Charles E. Clifton to Jane Means; 221 West 127th st for Mary Olmsted to Susannah P. Meade; 302 West 138th st for John J. Spowers to Julia Spilane; 2008 5th av for Mary A. D. Lange to Annie E. Ronan; 247 Lenox av for Maud E. Parsell and Sarah E. Collins to Simon Cohen; 35 Bradhurst av for Elizabeth W. Whitlock to A. M. Kohler; 2131 5th av for Mary M. Benedict to Harriet Stock; 223 West 129th st for M. Louise Hammond to Lawrence Cumaskey.

DENZER BROS. leased for the Postal Life Insurance Co., 10,000 sq. ft. in 80 and 82 Wooster st; also to the Usonia Shirt Co., the tenth loft in 561 and 563 Broadway; also for Henry Trowbridge to the Standard Hair Goods Co. the second loft in 81 Waverly place; for Feibel & Lehrer, to Meyer Dolinger, space in 115 and 117 Spring st; for Henry C. Rath to the Karsh Manufacturing Co., the second loft in 424 Broome st, and for Sarah K. Griffin, to Franklin & Garskop, the basement store in 497 Broome st.

THE ERNESTUS GULICK CO. leased the 4-sty furnished dwelling at 601 5th av, between 48th and 49th sts, for the estate of A. R. Flower, to Mrs. James D. Leary for occupancy as a residence until May 1, 1912.

DENZER BROS. leased for the Fabian Construction Co. the 11th loft in 151 to 163 West 26th st. The lessees are Blogg & Littaurer, cloak and suit manufacturers, now located at 14 and 16 Washington pl.

S. OSGOOD PELL & CO. leased to Mrs. Hattie W. Armstrong for five years the three upper floors in 445 Lexington av, opposite the Grand Central Station; also to Mrs. May Baitzel the ground floor store in the same building.

JOHN H. DEGELMAN leased to Philip Berlinger, La Belle Warshauer and John Strohl the building at 2138 3d av, adjoining 2148 and 2150 3d av, the leasing of which to the same interests by the same broker was reported recently.

LEONARD J. MUELFELDER rented for Edward P. Selvin the store and basement in 9 West 20th st for a long term of years. After extensive alterations are completed the store will be opened by A. Borkowsky as a Vienna cafe.

WILLIAM H. WHITING & CO. leased the store in 183 William st to Harry Lesser; also the store in 190 William st to Ernest Fribourg; also the first loft to A. M. Stewart, and the top loft at 39 Beekman st to the International Process Co.

THE J. P. WHITON STUART CO. rented the following dwellings: 108 East 70th st to L. L. Gillespie for Walter Brooks; 540 Madison av to Dr. A. E. Gallant for Simeon J. Drake, and 22 East 11th st to William H. Fearing for Mrs. R. Harvey.

THE McVICKAR, GAILLARD REALTY CO. leased for Mathilde Bouthin to the Standard Cleaning and Dyeing Co. the buildings at 511 to 513 West 46th st; also for Tucker, Speyers & Co., to Henry E. Herts, the 12th floor in 35 and 37 West 31st st.

ALEXANDER MARR, corsetier, now at 115 4th av, leased from the W. W. Harrison Co. the store adjoining the corner in the building at 333 5th av, southeast corner of 34th st. Harriet Watson, a dressmaker, of 542 5th av, will be associated in the business.

THE CROSS & BROWN CO. leased for T. G. Pattison the top floor in the building 780-2 12th av for a term of years to Phineas, Jones & Co.

GEORGE R. READ & CO. leased for the Underwood Typewriter Co. the building at 241 Broadway, for a term of years, to Weber & Heilbronner.

GEORGE NIEMAN leased for John J. Geraty the third lot in 14 to 18 East 32d st; also for Benjamin Lummis the eighth loft in 109 and 111 West 26th st.

J. ARTHUR FISCHER leased for S. May to Christian Rebhan the store and basement in 644 6th av; also to James Marengo the first loft in 638 6th av.

BERNARD KREISER leased the store in 42 Hudson st, through George R. Read & Co., to N. Nassliotis, for use as a restaurant. The lease is for a term of years.

WILBUR C. GOODALE leased the stores in 269 7th av to the Kaufman Fur Co.; also space in 277 7th av to the Chicago Fur Co., and in 292 7th av to E. Goldinger.

WALTER J. SALOMON leased the first floor of the building on the north side of 47th st, between Broadway and 7th av, to a restaurant concern, for a term of years.

JOHN J. KAVANAGH leased for John J. Knox to Dr. Walter L. Niles the 4-sty dwelling at 56 East 77th st; also 63 East 87th st for Walter Burke to Elizabeth C. Talty.

McCARTHY & FELLOWS and Horace S. Ely & Co. leased for the Centerboro Realty Co. for a term of years the store and basement in 176 Madison av to Smith & Watson, dealers in antique furniture.

EDWARD N. TAILER leased his residence at 8 East 26th st for a term of years to Lyman Tiffany Dyer.

ROYAL SCOTT GULDEN leased the parlor store in 27 West 38th st to Miss S. Wasserman, a dressmaker.

W. J. HUSTON & SON leased for Anna Cohen the 3-sty dwelling at 104 Edgcombe av to H. Irving Ebbinghausen.

VASA K. BRACHER, real estate agent, leased new offices in 2002 Broadway. He will open the offices on Oct. 2.

THE MITCHELL MOTOR CO. leased new sales and show rooms in the southwest corner of 61st st and Broadway.

ROE & GOULD and H. L. Moxley & Co. leased to Frederick Ruppert the second loft in 168 Madison av for five years.

THE CROSS & BROWN CO. leased for J. Michael to A. J. Picard & Co. the 3-sty building at 1720 Broadway, on plot 26x86.

OGDEN & CLARKSON leased the fourth loft in the building at 375 5th av to a firm of importers of laces and embroideries.

S. OSGOOD PELL & CO. and Pease & Elliman rented to Sirron & Co., modistes, the first floor in 12 East 48th st for a term of five years.

## Real Estate Notes.

THE FIRST FALL MEETING of the West End Association will be held at its rooms, in the Hotel St. Andrew, Broadway, corner of 72d st, on Monday evening, Oct. 2, at 8:30 p. m. The Clark Memorial Committee will report the completion of the tablet and arrangements made for its unveiling on the afternoon of Saturday, Oct. 14.

THE NORTH SIDE BOARD OF TRADE of the Bronx held their first regular fall meeting on Wednesday evening, Sept. 27. Wilbur L. Varian, Robert J. Moorehead, F. J. Muhlfield, Gustav Behning, Ward Bread Co., Dr. Frank A. Young, Chas. A. Ward, Richard D. Moore, P. D. Pastorius, William S. Germain, B. A. and G. W. Williams and John V. Sheridan were elected members to the Board. A petition drawn by the firemen asking for an increase in pay was indorsed by the Board. A committee was appointed to wait upon the Mayor and demand an improvement in school conditions in the Bronx. The Board ruled against the passing of "park waterfront property" over to the Department of Docks and Ferries, as a great part of the Bronx shore is park property, which needs the attention of the Park Department.

JOHN F. DOWD, formerly of 724 East 149th st, has opened an office at 3166 3d av, opposite the new Court House.

THE ADVOCATE REALTY CO., which has recently concluded several purchases and sales in the 5th av section, has been incorporated with a capital of \$150,000. The officers and directors are: Benjamin A. Morton, Frank B. Makepeace, Jr., James F. Sandefur, R. Noel Hammond and Louis A. Klipp. Counsel for the company are Miller, King, Lane & Trafford.

EVERETT M. SEIXAX & CO. have been appointed agents for the following houses: The Edward, at 201 West 147th st; 157 West 111th st, and the Leveridge, at 172 West 77th st.

J. ARTHUR FISCHER has been appointed agent for the Porterfield, 6-sty elevator apartment, at 612 West 112th st.

DENZER BROS. were the brokers in the leasing of the 30,000 sq. ft. in the Kridel Building at 390 to 396 4th av to Simon Ascher & Co. The total rental for the term was about \$200,000.

F. WILLIAM EGGERT was the broker in the sale of the northwest corner of White Plains av and 241st st for W. W. Penfield to Arthur Murphy. The new owner will improve the plot with a modern building.

THE HARTHILL CO., real estate agent and broker, for several years at 847 Fox st, has opened an office at 234 5th av, corner of 27th st, and will continue the Bronx office as a branch.

GOODWIN & GOODWIN have been appointed agents for the two 5-sty apartment houses at 271 and 273 West 113th st; also the two 5-sty apartment houses at 305 and 307 West 127th st.

E. D. MACMANNUS, mortgage broker, has placed a loan for \$120,000 for five years at 5 per cent. for the Friedman Construction Co., on the 6-sty elevator apartment house at 960 Prospect av.

THE HUSTON & SPRAKER CO. will open an uptown office on Oct. 4th at 27 East 45th st, corner of Madison av. The present downtown office at 25 Liberty st will be maintained as heretofore.

## MUNICIPAL FORECAST.

### Hearings for the Coming Week at the Bureau of Street Openings 90-92 West Broadway.

MONDAY, OCTOBER 2.

BRONX BOULEVARD.—Opening, from Old Boston Post rd to East 242d st.; 10 a. m.

BRONXWOOD AV.—Opening, etc., from Burke av to Gun Hill rd; 2 p. m.

LA FAYETTE AV.—Opening, from a line distant 150 ft. northeasterly from and parallel to the northeasterly line of Edgewater rd to Clasons Point rd; 1 p. m.

EAST 172D ST.—Opening, from Jerome to Morris avs; 2:45 p. m.

WADSWORTH TERRACE.—Opening, etc., from West 188th st to Fairview av; 10 a. m.

WEST 231ST ST.—Opening, from Bailey to Riverdale avs; 2:30 p. m.

TUESDAY, OCTOBER 3.

THROGGS NECK BOULEVARD.—Opening, from Eastern Boulevard to Shore Drive; 2:30 p. m.

HAVEMEYER AV.—Opening, between Lacombe and Westchester avs; 2 p. m.

WEST 235TH ST.—Opening, etc., from Spuyten Duyvil Parkway to Riverdale av; 2:30 p. m.

OLMSTEAD AV.—Opening, etc. (formerly Av D, south of Westchester av and Jefferson st, northerly therefrom), between Protectory av and the bulkhead line of Pugsley's Creek; 11 a. m.

TREMONT AV.—Opening, from the eastern end of the proceeding now pending on that avenue at the Eastern Boulevard to Fort Schuyler rd; 11 a. m.

McGRAW AV.—Opening, between Beach av (Clasons Point rd) and Unionport rd; 3 p. m.

METCALF AV.—Opening, etc., from Bronx River to East 177th st; 11 a. m.

WEDNESDAY, OCTOBER 4.

LACOMBE AV.—Opening, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; 1 p. m.

WEST 207TH ST.—Widening, between 10th av and Emerson st; 2 p. m.

WILLIS AVENUE BRIDGE, and Approaches.—Opening, between 125th and 134th sts; 10 a. m.

DAVIDSON AV.—Opening, etc., from Grand av to West 177th st; 2 p. m.

UNNAMED ST.—Assessment, from Fort George av to Dyckman st; 3:30 p. m.

LELAND AV.—Opening, from Ludlow to Patterson avs; 11 a. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek; 2 p. m.

WATERBURY AV.—Opening, etc., from Westchester to Zerega avs; 10 a. m.

THURSDAY, OCTOBER 5.

BUENA VISTA AV.—Opening, from its junction with Haven av, at or near West 171st st, to West 176th st; 2 p. m.

DAVIDSON AV.—Opening, etc., from Grand av to West 177th st; 3:45 p. m.

## Local Board Doings.

CALENDAR OF THE LOCAL BOARD OF CHESTER, 23D DISTRICT.

Tuesday, Sept. 26, at 8 P. M.

431. Constructing sewer and appurtenances in St. Raymond av, between Parker st and Purdy st; Purdy st, between Parker st and Westchester av; Westchester av, both sides, between Olmstead av and Castlehill av; and all work incidental thereto; adopted.

434. Sewers and appurtenances in Westchester av, from existing sewer at Westchester sq to Blondel av; and in Blondell av, between Westchester av and Poplar st; and in and across property of New York, New Haven & Hartford Railroad Co., between Poplar st and the south end of existing sewer within the right of way of the New York, New Haven & Hartford Railroad Co., about 83 feet north of Poplar st; and across property of New Haven Railroad Co. from the north end of the existing sewer within the right of way of the New Haven Railroad Co., about 40 feet south of Sacket av and Sacket av; and in Sacket av, between Hering av and Eastchester rd; and in Eastchester rd, between Sacket av and Seymour av; and in Seymour av, between Eastchester rd and Allerton av; and in Allerton av, between Seymour av and Wilson av; and in Wilson av, between Allerton av and Adea av; Adea av, between Wilson av and Throop av; and in Throop av, between Adea av and Burke av; and in Burke av, between Throop av and White Plains rd; together with all work incidental thereto; adopted.

420. Paving with bituminous pavement on a concrete foundation Tremont av, from Westchester av to Ludlow av, adjusting curb where necessary and all work incidental thereto (Chap. 546, Laws of 1910, Class B pavement); adopted. Estimated cost, \$49,000; assessed value of the real estate included within probable area of assessment, \$778,800. Title vested Dec. 15, 1903. Protest made by some owners at last meeting on account of lack of water mains and sewer.

377. Widening on map of City of New York, Adams st, between Van Nest av and New Haven Railroad, from 50 to 60 feet. The map showing this street was adopted by the Board of Estimate and Apportionment at its last meeting, No. 62, page 33, calendar of Sept. 21, 1911, at a width of 50 feet. Twenty-one lots in favor of widening owned by Nonparel Realty Co., and one lot owned by B. Busch. Opposition by Van Nest Wood Working Co. and 14 others representing 623 feet on the street, and they desire a change of width of Adams st from Van Nest av to Morris Park av, to the width of 50 feet. Map adopted by the Board of Estimate and Apportionment, Sept. 21, 1911. Laid over to Oct. 17.

260. Acquiring title to Sacket av, from Bear Swamp rd at Bronxdale av to Colden av; laid over to Oct. 17.

360. Acquiring title to Pierce av, from Bear Swamp rd to Paulding av. This petition takes in only four blocks of a total length of fourteen blocks. Laid over to Oct. 17.

361. Acquiring title to Paulding av, from Pierce av to New Haven Railroad Depot, known as Morris Park Station. The total length of this avenue is about 13,000 ft. long, of which only 500 feet is covered by this petition. There is an old petition on file (No. 105 of 1906) for acquiring title to Paulding av, from Burke av to Tilden st, which is about 2,000 feet. About 2,200 feet of Paulding av is covered in a proceeding initiated by the Board of Estimate May 17, 1907, from 222d st to 233d st. If resolutions for small portions of this avenue are adopted it will mean the appointment of three more commissioners for the portions not yet petitioned for. Laid over to Oct. 17.

56. Allerton av, acquiring title, from Bronx Park to Gun Hill rd. 130. Allerton av, acquiring title, from Bronx Park to Eastchester rd (from year 1906). 116. Allerton av, from

(Continued on page 458.)

# CONVENIENT TABLE FOR FIGURING TAX BILLS.

Rate for 1910 for Manhattan and the Bronx Is \$1.72248—Tabulated by the Department of Taxes.

Assessed Valuation.	Tax	Assessed Valuation.	Tax	Assessed Valuation.	Tax	Assessed Valuation.	Tax	Assessed Valuation.	Tax
\$1	\$0.0172248	\$51	\$0.8784648	\$125	\$2.153100	\$2,800	\$48.22944	\$18,000	\$310.0464
2	.0344496	52	.8956896	150	2.583720	2,900	49.95192	18,500	318.6588
3	.0516744	53	.9129144	175	3.014340	3,000	51.67440	19,000	327.2712
4	.0688992	54	.9301392	200	3.444960	3,100	53.39688	19,500	335.8836
5	.0861240	55	.9473640	225	3.875580	3,200	55.11936	20,000	344.4960
6	.1033488	56	.9645888	250	4.306200	3,300	56.84184	20,500	353.1084
7	.1205736	57	.9818136	275	4.736820	3,400	58.56432	21,000	361.7208
8	.1377984	58	.9990384	300	5.167440	3,500	60.28680	21,500	370.3332
9	.1550232	59	1.0162632	325	5.598060	3,600	62.00928	22,000	378.9456
10	.1722480	60	1.0334880	350	6.028680	3,700	63.73176	22,500	387.5580
11	.1894728	61	1.0507128	375	6.459300	3,800	65.45424	23,000	396.1704
12	.2066976	62	1.0679376	400	6.889920	3,900	67.17672	23,500	404.7828
13	.2239224	63	1.0851624	425	7.320540	4,000	68.90220	24,000	413.3952
14	.2411472	64	1.1023872	450	7.751160	4,100	70.62468	24,500	422.0076
15	.2583720	65	1.1196120	475	8.181780	4,200	72.34716	25,000	430.6200
16	.2755968	66	1.1368368	500	8.612400	4,300	74.06964	25,500	439.2324
17	.2928216	67	1.1540616	525	9.043020	4,400	75.79212	26,000	447.8448
18	.3100464	68	1.1712864	550	9.473640	4,500	77.51460	26,500	456.4572
19	.3272712	69	1.1885112	575	9.904260	4,600	79.23708	27,000	465.0696
20	.3444960	70	1.2057360	600	10.334880	4,700	80.95956	27,500	473.6820
21	.3617208	71	1.2229608	625	10.765500	4,800	82.68204	28,000	482.2944
22	.3789456	72	1.2401856	650	11.196120	4,900	84.40452	28,500	490.9068
23	.3961704	73	1.2574104	675	11.626740	5,000	86.12700	29,000	499.5192
24	.4133952	74	1.2746352	700	12.057360	5,100	87.84948	29,500	508.1316
25	.4306200	75	1.2918600	725	12.487980	5,200	89.57196	30,000	516.7440
26	.4478448	76	1.3090848	750	12.918600	5,300	91.29444	30,500	525.3564
27	.4650696	77	1.3263096	775	13.349220	5,400	93.01692	31,000	533.9688
28	.4822944	78	1.3435344	800	13.779840	5,500	94.73940	31,500	542.5812
29	.4995192	79	1.3607592	825	14.210460	5,600	96.46188	32,000	551.1936
30	.5167440	80	1.3779840	850	14.641080	5,700	98.18436	32,500	559.8060
31	.5339688	81	1.3952088	875	15.071700	5,800	100.00000	33,000	568.4184
32	.5511936	82	1.4124336	900	15.502320	5,900	101.81552	33,500	577.0308
33	.5684184	83	1.4296584	925	15.932940	6,000	103.63104	34,000	585.6432
34	.5856432	84	1.4468832	950	16.363560	6,100	105.44656	34,500	594.2556
35	.6028680	85	1.4641080	975	16.794180	6,200	107.26208	35,000	602.8680
36	.6200928	86	1.4813328	1,000	17.224800	6,300	109.07760	35,500	611.4804
37	.6373176	87	1.4985576	1,100	18.947280	6,400	110.89312	36,000	620.0928
38	.6545424	88	1.5157824	1,200	20.669760	6,500	112.70864	36,500	628.7052
39	.6717672	89	1.5330072	1,300	22.392240	6,600	114.52416	37,000	637.3176
40	.6889920	90	1.5502320	1,400	24.114720	6,700	116.33968	37,500	645.9300
41	.7062168	91	1.5674568	1,500	25.837200	6,800	118.15520	38,000	654.5424
42	.7234416	92	1.5846816	1,600	27.559680	6,900	119.97072	38,500	663.1548
43	.7406664	93	1.6019064	1,700	29.282160	7,000	121.78624	39,000	671.7672
44	.7578912	94	1.6191312	1,800	31.004640	7,100	123.60176	39,500	680.3796
45	.7751160	95	1.6363560	1,900	32.727120	7,200	125.41728	40,000	688.9920
46	.7923408	96	1.6535808	2,000	34.449600	7,300	127.23280	40,500	697.6044
47	.8095656	97	1.6708056	2,100	36.172080	7,400	129.04832	41,000	706.2168
48	.8267904	98	1.6880304	2,200	37.894560	7,500	130.86384	41,500	714.8292
49	.8440152	99	1.7052552	2,300	39.617040	7,600	132.67936	42,000	723.4416
50	.8612400	100	1.7224800	2,400	41.339520	7,700	134.49488	42,500	732.0540

Table for Richmond—Tax Rate \$1.81657.

Assessed Valuation.	Tax	Assessed Valuation.	Tax	Assessed Valuation.	Tax	Assessed Valuation.	Tax	Assessed Valuation.	Tax
\$1	\$0.0181657	\$51	\$0.9264507	\$125	\$2.2707125	\$2,600	\$47.230820	\$18,000	\$326.98260
2	.0363314	52	.9446164	150	2.7248550	2,700	49.047390	18,500	336.06545
3	.0544971	53	.9627821	175	3.1789975	2,800	50.863960	19,000	345.14830
4	.0726628	54	.9809478	200	3.6331400	2,900	52.680530	19,500	354.23115
5	.0908285	55	.9991135	225	4.0872825	3,000	54.497100	20,000	363.31400
6	.1089942	56	1.0172792	250	4.5414250	3,100	56.313670	20,500	372.39685
7	.1271599	57	1.0354449	275	4.9955675	3,200	58.130240	21,000	381.47970
8	.1453256	58	1.0536106	300	5.4497100	3,300	59.946810	21,500	390.56255
9	.1634913	59	1.0717763	325	5.9038525	3,400	61.763380	22,000	399.64540
10	.1816570	60	1.0899420	350	6.3579950	3,500	63.579950	22,500	408.72825
11	.1998227	61	1.1081077	375	6.8121375	3,600	65.396520	23,000	417.81110
12	.2179884	62	1.1262734	400	7.2662800	3,700	67.213090	23,500	426.89395
13	.2361541	63	1.1444391	425	7.7204225	3,800	69.029660	24,000	435.97680
14	.2543198	64	1.1626048	450	8.1745650	3,900	70.846230	24,500	445.05965
15	.2724855	65	1.1807705	475	8.6287075	4,000	72.662800	25,000	454.14250
16	.2906512	66	1.1989362	500	9.0828500	4,100	74.479370	25,500	463.22535
17	.3088169	67	1.2171019	525	9.5369925	4,200	76.295940	26,000	472.30820
18	.3269826	68	1.2352676	550	9.9911350	4,300	78.112510	26,500	481.39105
19	.3451483	69	1.2534333	575	10.4452775	4,400	79.929080	27,000	490.47390
20	.3633140	70	1.2715990	600	10.8994200	4,500	81.745650	27,500	499.55675
21	.3814797	71	1.2897647	625	11.3535625	4,600	83.562220	28,000	508.63960
22	.3996454	72	1.3079304	650	11.8077050	4,700	85.378790	28,500	517.72245
23	.4178111	73	1.3260961	675	12.2618475	4,800	87.195360	29,000	526.80530
24	.4359768	74	1.3442618	700	12.7159900	4,900	89.011930	29,500	535.88815
25	.4541425	75	1.3624275	725	13.1701325	5,000	90.828500	30,000	544.97100
26	.4723082	76	1.3805932	750	13.6242750	5,100	92.645070	30,500	554.05385
27	.4904739	77	1.3987589	775	14.0784175	5,200	94.461640	31,000	563.13670
28	.5086396	78	1.4169246	800	14.5325600	5,300	96.278210	31,500	572.21955
29	.5268053	79	1.4350903	825	14.9867025	5,400	98.094780	32,000	581.30240
30	.5449710	80	1.4532560	850	15.4408450	5,500	99.911350	32,500	590.38525
31	.5631367	81	1.4714217	875	15.8949875	5,600	101.727920	33,000	599.46810
32	.5813024	82	1.4895874	900	16.3491300	5,700	103.544490	33,500	608.55095
33	.5994681	83	1.5077531	925	16.8032725	5,800	105.361060	34,000	617.63380
34	.6176338	84	1.5259188	950	17.2574150	5,900	107.177630	34,500	626.71665
35	.6357995	85	1.5440845	1,000	18.1657000	6,000	109.00000	35,000	635.79950
36	.6539652	86	1.5622502	1,100	19.0739850	6,100	110.82247	35,500	644.88235
37	.6721309	87	1.5804159	1,200	19.9822700	6,200	112.64494	36,000	653.96520
38	.6902966	88	1.5985816	1,300	20.8905550	6,300	114.46741	36,500	663.04805
39	.7084623	89	1.6167473	1,400	21.7988400	6,400	116.28988	37,000	672.13090
40	.7266280	90	1.6349130	1,500	22.7071250	6,500	118.11235	37,500	681.21375
41	.7447937	91	1.6530787	1,600	23.6154100	6,600	119.93482	38,000	690.29660
42	.7629594	92	1.6712444	1,700	24.5236950	6,700	121.75729	38,500	699.37945
43	.7811251	93	1.6894101	1,800	25.4319800	6,800	123.5		



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Three hundred and sixty-four surface cars were run over the Brooklyn Bridge between 5 and 6 o'clock one evening last week, the greatest number ever counted in one hour.

The new theatre projected for the West Forty-eighth street site bought last week is the eleventh planned or built within a year in an area of six city blocks.

The action of the Otis Elevator Company in distributing \$30,000 among the families of four of its employes who were killed in a recent explosion of molten lead seems to prove that a corporation may have, if not a soul, at least a substitute for one.

The need of adequate docking facilities is being realized by all of our large cities with extensive waterfronts. Following the announcement that New York is to have an elaborate and comprehensive plan of docks and basins, Chicago is planning an industrial harbor, with several 2,000-foot piers.

The proprietors of the leading retail stores in Newark are wondering how their business will be affected by the extension of the McAdoo tunnel service, which is now practically ready for use. The extension will bring Newark shoppers within 20 minutes of the big New York department stores.

The Public Service Commission in a booklet prepared for distribution at the Budget Exhibit shows that between July, 1907, and July of this year, traffic in the subway increased from a daily average of 456,000 to an average of 758,000. On the surface lines the number of passengers carried annually increased from 1,315,581,388 to 1,600,000,000. The number of passengers on the elevated lines rose from 282,924,273 to 301,449,292.

The State of New Hampshire has entered into a co-operative agreement with the United States Department of Agriculture, under which a study of the wood-using industries of the State will be made. The work will be in charge of agents of the Forest Service, and more than 700 New Hampshire manufacturers who use wood have been asked to furnish information. One point which will be brought out is the extent to which the forests of New Hampshire produce the woods used by the manufacturers. It will be interesting to learn whether the wood-using industries of the more or less exhausted lumber-producing States of the East show a tendency to migrate, as did the old flour mills of New York to the new sources of supply.

Property owners who are interested in keeping down their tax bills for the coming year should study the bulletins sent out by the Budgetary Publicity Committee. The committee consists of the Borough President of Manhattan, the Comptroller and the President of the Board of Aldermen. Its offices are at 330 Broadway. The bulletins, which are to be had on application to the committee, are being issued with a view of inducing taxpayers to submit "constructive criticisms." The bulletins so far sent out indicate that the requests for budget appropriations will aggregate more than \$226,000,000. This year's budget was about \$174,000,000. Of the fifty or more departments whose requests have been received, all demand an increase except the Board of City Record and the Law Department. Evidently there is plenty of room for "constructive criticisms" by taxpayers.

## Seventh Avenue and the West Side.

Though there are yet important preliminaries to be settled, the carrying out of the important project of extending Seventh avenue is practically assured. In no other way probably could a more beneficial change be made in the street system of Manhattan at so small an expenditure of money. A new thoroughfare will be created beginning in the heart of the amusement district, skirting one side of the uptown mercantile district and continuing downtown in a tolerably straight line to the margin of the financial district. A much needed artery of travel will be provided in a very central situation one so central that Seventh avenue may well become the most popular line of motor traffic between the hotel and the financial district, as well as the principal and only direct thoroughfare for trucking goods between the Chelsea piers and the wholesale dry goods district. The business growth of a most neglected part of Manhattan will be very much stimulated. The new thoroughfare will be 100 feet wide from West Broadway to 59th street and will contain abundant room for drays and motor trucks. The development of the neighboring region has already commenced, because the comparative cheapness of land values along the line of Seventh avenue and Varick street has adapted it to a certain class of business improvement. It will be continued at a slow but accelerated rate until the whole district west of Broadway from the Battery to 42d street is covered with warehouses and factories.

The one advantage which this region lacks and will continue to lack is rapid transit. In its annual report the only hope the Brooklyn Rapid Transit Co. holds out to the lower West Side is that eventually it may be profitable to build a continuous West Side Subway. But inasmuch as the new subway system is estimated to be unprofitable for ten or fifteen years the prospect of building still another unprofitable subway seems to be very remote. No appeals on behalf of this neglected part of Manhattan makes the slightest impression on the city officials. The lack of a subway will hurt most severely that part of the new thoroughfare and its vicinity between 23d and Canal streets. Seventh avenue north of 23d street will be fairly well provided with means of communication. It already has the advantage of the McAdoo system and of the Sixth avenue elevated. It is near enough to the Pennsylvania Terminal to benefit from the cheap habitable areas of Long Island. Finally, it is not too far from the new Broadway subway not to obtain some advantage from its trains. For all these reasons this part of Seventh avenue will be rapidly improved as soon as it is needed for new mercantile buildings. The district farther south is, however, much more isolated and will suffer more severely from the lack of a subway. It is deprived of practically all means of rapid transit because the elevated roads are either too far east or too far west. In the absence of a subway there appears to be only one way of alleviating this isolation and that would be by the extension of the Seventh avenue surface line south from 23d street along the new thoroughfare to some convenient point in lower Manhattan. It is very much to be hoped that application will be made for such a franchise and that the Board of Estimate will not put an excessively high valuation on the lease. A surface line all along Seventh avenue would not only be a great boon to the business residents on and near the avenue, but it would attract a certain amount of through traffic from the financial district to Long Acre Square.

## The New Arena.

The new exhibition hall instead of being erected, as was intimated, on a site with a Broadway entrance is to occupy a part of the space over the train shed of the Grand Central Terminal. It will cover a block of almost precisely the same size as the Madison Square Garden, and it will have the advantage of a more convenient plan than has the doomed building. It would, however, be interesting to know how the management of the railroad expects to make a profit on its investment. The new building will cost according to reports \$2,500,000, which is about the price which the Madison Square Garden fetched. The superseded building was unprofitable. How is it proposed to make its successor pay the interest on the investment, much less any returns to the railroad on the ground value of the site. The new building will have none of the additional sources of income which an exhibition hall on a Broadway site might have. It will obtain little or no returns from shops, and it will not get the benefit

of the crowds of people seeking diversion, who stroll along Broadway. Its situation will be more advantageous in some respects than that of the Madison Square Garden, but not to an extent that will make much difference in its probable earning power. The explanation probably is that the New York Centrad expects to obtain its returns in indirect rather than direct ways. A certain amount of profitable traffic may accrue to the railroad from the location of the building. But above all the company wants to have the westerly approach to its new station lined with handsome buildings of a semi-public character.

For this reason it is willing to lease one block to the Fine Arts Federation for an Art Museum at very low rental, and in all probability some such arrangement will be made. Other similar ideas are being seriously considered. The erection of an Exhibition Hall is doubtless part of this general plan, which has been conceived in a large spirit. The new Grand Central Station will lack the substantial and prominent architectural merit of the Pennsylvania Station, but because of its larger area, its better approaches and the subsidiary buildings, which will form a part of a single architectural scheme, it will constitute on the whole the most considerable contribution which any railroad has ever made to the architectural embellishment of a great city.

## The Steinway Tunnel.

It is very much to be hoped that no impossible demands will be allowed to stand in the way of an agreement between the city and the Interborough Company for the operation of the Steinway Tunnel. The Public Service Commission and the Board of Estimate will be hampered in these negotiations because they will be unable to turn over the Steinway Tunnel to the Brooklyn Rapid Transit Company. If they could have done so, a step in that direction would doubtless have already been taken, but the tunnel happens to belong to the Interborough Company and that company or none must occupy it. Under such circumstances there seems to be some chance for an agreement whereby the tunnel can be operated as a part of the existing subway, to the great advantage of many of the inhabitants of Queens. But the arrangement certainly ought to include the extension of the tunnel further west. There was, we believe, some talk of connecting it with Long Acre Square, but such a connection scarcely seems to be worth its inevitable cost. If the tunnel should be operated in connection with the subway, passengers could transfer to a north-bound local and reach Long Acre Square in a few minutes. A more useful connection would be one with Greeley Square and the Pennsylvania Terminal. Such an extension would give Queens a means of communication with the uptown shopping and business center much more direct than could be obtained in any other way, while it would have the incidental advantage of enabling a certain number of passengers from the vicinity of Broadway and 34th street to reach destinations on the existing subway without paying more than one fare.

## Who Should Make the Budget?

One provision in the amended charter to which the Board of Estimate objects most strenuously is the creation of a Budget Committee to be appointed by the Mayor. It would be the function of this committee to prepare the budget on the basis of the departmental estimates for submission to the board. The board would make the appropriations but it would not actually propose the budget. Under the circumstances there is some weight to the objections urged by the board to the creation of a statutory Budget Committee, but their arguments are peculiarly interesting because they bring out so clearly the anomalous constitution of the Board of Estimate and its anomalous relation to the Mayor. The Mayor is the head of the administrative system of the city.

In all the newer and better drawn city charters the administration proposes the budget. All over the world except in the United States budget-making is a function of administrative officials and the result of their labors is then submitted to a council or parliament for approval, amendment or rejection. But in New York we have no deliberative council. The Board of Aldermen retains a few of the functions of such a body. The Public Service Commission has been granted certain other powers. The Board of Estimate has little by little taken over the most important functions of a city council, but it still remains in many respects a body with administrative functions. It is composed of administrative officials but



unfortunately it does not represent the city administration fairly and fully. On the board the Mayor has no more authority than the President of the Board of Aldermen and but little more than the chiefs of the two larger boroughs.

When any really intelligent revision of the charter takes place a movement must be made in either one of two directions, either the Mayor should be made fully responsible for the administration, as he is in Boston, while at the same time he remains subject in all matters of municipal policy to the approval of a council elected on a general ticket and deprived of all administrative functions; or as an alternative the Mayor must become merely the presiding officer of a commission which unites in itself responsibility for the administration of the city's business and for proper legislation in matters of general policy.

### The Week in Real Estate.

The earlier weeks of this month showed a progressive improvement in the volume and character of Manhattan real estate trading, sufficient to warrant a certain amount of optimism, but this week has failed to show any decided improvement. The volume of business closed was about the same as that of last week, but the greater part of the transactions were of a rather commonplace order. Just how much effect Wall street has on the real estate market is hard to determine but undoubtedly it has a considerable influence. Most of the men who habitually invest large sums in real estate are also interested, to a greater or less degree, in other securities and when any such panicky conditions prevail on the Stock Exchange, as were in evidence this week, the absence of any spectacular realty sales is not to be wondered at. The rapid rise and fall of stocks offers the man of means a field of speculation, which if not as secure, is nevertheless, for the time being at least, more tempting than the slower moving market of real estate. Unless conditions on Wall street improve materially and we have a little more peace in other lines of commercial activity, it is hard to see how a very active realty market can be looked for in the very near future.

The only activity worthy of more than a passing notice was centered on or near 57th street. In the last year this street, formerly considered a stronghold of wealthy private house owners, has figured somewhat prominently in a commercial way and is likely to become the best crosstown street for very high-class business north of 42d street. A number of parcels have either changed ownership or been leased and nearly all the changes will mean the occupation of the parcels by business houses. Two sales were closed on the street this week.

Michael Dreicer, who besides being a jeweler is a successful operator in high grade realty, purchased two houses at 10 and 12 West 57th street from Charles SooySmith, who acquired them about a year ago. It was said at the time that he intended altering them for business but having recently become involved in some other realty transactions of much greater magnitude, he decided to let go of the site. The present purchase is entirely of a speculative nature and no improvement is contemplated at present. To the east of Fifth avenue, another parcel figured in the reports. This was at 10 East 57th street, the home of Chairman Willcox, of the Public Service Commission. The property is two doors from the corner and was acquired by a purchaser whose identity could not be learned. The only other sale of any importance in the Fifth avenue section involved the property at 18 and 20 East 48th street. These two houses have been sold several times within the last few months, producing a handsome profit for the seller at each turn. The double influence of Fifth avenue and the new Grand Central Terminal has been the cause of considerable activity on all the blocks between Fifth and Madison avenues, north of 42d street, and the absorption of all the dwellings in these blocks for trade use, is only a matter of a comparatively short time.

The upper West side was unusually quiet this week, scarcely any deals being reported. The selling or exchanging of apartment houses in this part of town has been one of the distinguishing features of the summer market and this is the first week in some time that no deals of this character have been made public. Business leasing continues in fairly good volume but it is probable that after the first of October there will be somewhat of a lull in this department of the business, at least for a time.

Plans were submitted, this week, by the New York Central to the Board of Estimate for the removal of the West side

freight tracks and the substitution of electricity for steam, as a motive power. An elevated structure to run from 72d street to Cortlandt street, along a marginal way of West street and the covering over of the riverside tracks above 72d street, are the important features of the proposed plan. It is not likely that the proposal will be accepted in its entirety but it is a step in the right direction and may lead to a solution of the question which will be satisfactory, both to the City and the railroad.

About a dozen sales were reported from the Bronx and several of these involved plots of rather large size, but as a whole, the volume of Bronx trading is a disappointment for this season of the year. A certain number of Bronx builders are in the market for property but only at bargain prices and trading is therefore conaned within rather narrow limits.

This was not a very active week for the building department and the threatened lockout in the building trades is not calculated to help things any. The trouble is entirely due to a sympathetic strike on the part of about sixteen different trades and if the lockout takes place, about 1,000 buildings will be affected. The justice of the dispute seems to be entirely with the employers and an early settlement of the matter is looked for. Among the more interesting of the plans filed were those for a church and rectory in Old Trinity Cemetery, at Broadway and 155th street, a nine story building for the New York Edison Company on 42d street and a twelve story apartment house for the corner of West End avenue and 86th street.

A general upheaval in the building material market in this district seems imminent. Portland cement is being quoted at, if not below, the cost of manufacture, owing to a price war that seems bound, sooner or later, to wipe out some of the weaker companies which have been underseiding during the last two years. Indeed, speculators are already in the field. In the common brick market conditions are practically the same, although in their operation the factors are reversed. Instead of pushing the price of common brick to record breaking low levels, the controllers of this commodity are forcing it to new high levels for this time of the year. The result will be the same, however. In the first case it will mean \$2 cement, and in the second, \$10 brick next spring, unless unforeseen conditions arise to prevent. In the cement industry the trouble is over-production, while in the case of common brick the problem is that of under-production.

These conditions are not peculiar to cement and brick only. Lumber, steel and iron, stone and, in fact, every building construction commodity, is being quoted in this district at levels that will not again be reached in at least two years, or until the country finds out the complexion and the attitude toward business of the next Senate and House following the coming Presidential campaign.

Production is almost sure to be more or less curtailed during the winter and coming year, and with any kind of a building movement this fall and winter existing reserve stocks will be seriously reduced by spring, and when the new season's demand begins, prices are sure to advance.

We advise architects, investors and prospective builders to carry out any construction plans they may have during the remainder of the building year or during the winter, rather than to wait until spring, for the simple reason that they can build cheaper now than they will be able to then.

### Hudson Street for the Subway.

Editor of the RECORD AND GUIDE:

The writer must take exception to the view that the Seventh avenue extension as now planned would be of great public benefit. This extension, which by the way, will cost several millions of dollars, seems to me to have a detrimental feature which has possibly been overlooked.

It is proposed to make a straight cut across some nine city blocks, all of which now run obliquely, thus leaving "crazy-patch quilt" remnants so insufficient in area and so irregular in shape as to preclude their use for good sized commercial buildings. The Ninth Ward has long been waiting for substantial business structures; the last two years has demonstrated the possibility of their success, and now that new transit lines are a possibility, the material for the purpose is to be badly mutilated.

The extension of Seventh avenue, no doubt, is important; the blind alley in which it ends at present is unsatisfactory, but why make the sacrifice that is now planned? A chaotic condition exists in

regard to the subway, and there is considerable doubt as to how, when and by whom the Seventh avenue line is to be built. It would seem to me that Hudson street, starting farther south than Franklin street and already sufficiently wide to permit of subway construction, might well be selected instead of Varick street. The route could run as far as West Eleventh street, which provides a natural northeasterly curve, entering into Seventh avenue. In this substituted section the North River passenger trade would provide considerable traffic, which would not be enjoyed by Varick street, lying further east and hugging too closely, in part, the Sixth avenue elevated, thus avoiding certain short travel lines which are generally profitable. I know that the Record and Guide has favored the extension of the avenue for a long while, but I really feel that the plan suggested is worthy of consideration.

New York, Sept. 27.

L. P.

### The New Queens Boulevard.

The chief engineer of the Board of Estimate is of the opinion that the time has arrived to take up the proposition for the laying-out and improvement of Queens Boulevard, which is to extend from Queensboro Bridge to Hillside avenue, Jamaica, and is to take the place of two existing winding highways—Hoffman Boulevard and Thompson avenue.

The new boulevard will be two hundred feet wide and its total cost will be close to \$1,500,000. A committee of the Board of Estimate found no authority in law for splitting up the cost, and therefore power was obtained from the Legislature to apportion the expense of this improvement, or any similar one costing more than \$100,000, between the city, the borough and the abutting owners. A tentative report has been agreed upon, whereby fifty per cent. of the cost of this improvement will be assessed upon the city at large, thirty per cent. upon the Borough of Queens, and twenty per cent. upon the abutting property owners. President Gresser has learned that this apportionment of the cost is approved by a majority of the property owners along the line of the proposed boulevard and that they will offer no opposition.

### Decorating the House.

There is always a fascination about dealing with the parlor; even in the most ordinary houses it is the apartment on which care and money are lavished—money must be taken here as a relative term—and it is frequently looked upon as the showroom of the house.

Modern decorative art, whatever it may have failed to accomplish, has done much to discourage this idea; its effort has been to make the parlor an artistic centre, like every other room in the house, but at the same time a real live, useful and interesting room, not uncomfortable or incongruous. If a room suggests the creeps, there is something wrong; if it looks like a miniature public museum, it should be altered. Who but an antiquarian could feel at home in a public museum?

Turn out all your trumpery then; if you must collect bric-a-brac and silver spoons, and arrange them all in a small room of the house labeled "The Museum."

In dealing with the parlor it is sometimes a disadvantage to have a blank cheque arrangement. Then Europe is ransacked for original eighteenth century furniture and fabrics, and the exact reproduction of a room in an old French chateau is aimed at. Could any idea be more incongruous? Have we eighteenth century French architecture, customs, manners, concerns? Have we not grown since the days of the grand Louis? In exhibitions and museums the thing is right and proper, but in ordinary everyday decoration every period should be strong enough to evolve its own distinctive style. Why if this were not the case, where would all the history and achievement of decorative art be? There would be no Elizabethan style, no Jacobean, or William and Mary; no Queen Anne or Colonial; no French or Italian styles, or styles such as Chippendale, Hepplewhite, Adam and Sheraton; Morris would be nothing more than a name, and all that has been achieved by modern art would be as good as dead. We have more experience, ability, interest and necessity to create a style than any of our predecessors in the nineteenth, eighteenth and seventeenth centuries, and if we neglect our obvious mission, so much the worse for our period and our successors.—John Taylor, in the "Decorative Furnisher."

(Continued from page 454.)

Bronx Park to Hutchinson River (from year 1908). Adopted. It has been suggested that the avenue be acquired under one proceeding, but maps are not all filed as yet.

S2-08. Balcom av, acquiring title, at a width of 80 ft. from Martin st (171st st) to the causeway where the same intersects Pelham rd; adopted. This petition of 1908 has been placed on the calendar owing to the complaint of Dr. Balcom, dated Aug. 28, 1910, that Balcom av at Marrin st (now Waterbury av) has been fenced off, preventing people from passing to the Eastern boulevard. There is also a petition on file numbered 137, of 1908, for acquiring title to Balcom av, between Waterbury av and Eastern boulevard. Under date of May 13, 1908, the engineering bureau reported that if this avenue was to be opened at all it should be opened for its entire length "from Eastern boulevard to the junction of Pelham rd with the causeway over the Westchester Creek, which is covered by the two petitions now before the board." Adopted.

Bronx Park av, north of Walker av, acquiring title. W. A. Soye, 423 Bronx Park av, desires present commissioners to acquire the avenue at a width of 60 feet instead of 80 feet. Laid over.

384. Eastchester rd, acquiring title, from Williamsbridge rd to Laconia av; adopted. The petition is signed by the American Real Estate Co., City and County Contract Co., and the Aldus Realty Co. Protest signed by Henry Ferris and 30 others, and the latter desire the road to remain at a width of four rods or 66 feet throughout its entire length.

311 of 1906 and 406 of 1911. Regulating and grading, etc., Tremont av, from the eastern end of the portion now graded at the Eastern boulevard to Fort Schuyler rd; adopted. Resolution of June 28, 1911, to be amended. Cost, \$273 a lot.

CALENDAR OF LOCAL BOARD OF VAN CORTLANDT, 25TH DISTRICT.

Sept. 26, at 8:15 P. M.

430. Regulating, grading etc., building steps and appurtenances, in West 238th st, from Cannon pl to Bailey av; adopted.

433. Constructing receiving basins and appurtenances, east and west sides of Walton av, at the north line of New York Central & Hudson River R. R. right of way; adopted.

437. Constructing sewer and appurtenances in Liebig av, between West 259th st and West 260th st, and a temporary connection at Liebig av and 260th st, and in 260th st, between Liebig av and Riverdale av, and Riverdale av, between 259th and 261st sts; adopted.

435. Constructing sewer and appurtenances in Plympton av, between Boscobel av and Featherbed lane; adopted.

416. Erecting guard rail, placing flagging, etc., northeast corner of 186th st and Washington av. Rescind resolution of Sept. 11, 1911, as Highway Bureau reports that owner has completed the improvement. Adopted.

CALENDAR OF LOCAL BOARD OF CROTONA, 24TH DISTRICT.

Sept. 26, at 8:45 P. M.

428. Receiving basin and appurtenances, south st corner Crescent av and Hughes av; adopted.

429. Placing in proper condition for travel the north side of 164th st, 208 feet west of Third av, by erecting 52 lineal feet of guard rail, placing filling between the flagging and retaining wall; adopted.

436. Sewer, etc., Trafalgar pl, between East 176th st and East 175th st; adopted.

427. Sewer, etc., East 181st st, between Mapes av and Southern boulevard; adopted.

442. Paving with asphalt blocks on concrete, East 178th st, from Crotona av, to Southern boulevard, etc. Cost, \$121 per lot; adopted.

438. Laying out on map East 182d st, from Third av to Quarry rd; denied.

CALENDAR OF LOCAL BOARD OF MORRISANIA.

Sept. 26, at 9 P. M.

425. Regulating, flagging, etc., west side of Garrison av, from Hunt's Point av to Faile st, 2,050 square feet of flagging at a total estimated cost of \$565; adopted. President of the Borough at last meeting inquired as to whether owners who would have to pay the assessment desired this improvement. This information was requested from the petitioners in writing.

CONDEMNATION PROCEEDINGS.

Assessments.

ASSESSMENTS DUE AND PAYABLE.

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

Unless otherwise stated, the area of assessment is both sides of streets, given within the limits stated and to the extent of half block at intersecting streets.

S3D ST.—Alteration and improvement to sewer between 2d and 3d avs. Area of assessment covers lot 1 to 22, inclusive, in block 1528, and lots 23 to 68, inclusive, in block 1529. November 18.

WILKINS AV.—Paving the roadway and setting curb between Intervale av and Southern Boulevard. November 18.

BELMONT AV.—Sewer between 175th and 177th sts. Area of assessment: Both sides of Belmont av, between 175th and 177th st; northerly side of 175th st, between Belmont and Crotona av. November 18.

INWOOD AV.—Receiving basins at the northwest corner of 172d st and Macomb's Dam

road, and at the northeast corner of Inwood av and 172d st. Area of assessment affects blocks 2859 and 2865. November 18.

Final Reports.

The final reports of the Commissioners of Estimate and Appraisal in the following proceedings will be presented to the Supreme Court for confirmation on the dates below mentioned.

EDEN AV.—Opening, from 172d to 174th sts. October 6.

A NEW ST.—Opening, between Broome and Spring sts, extending from the Bowery to Elm st. October 3.

135TH ST.—Opening, between 12th av and the Hudson River. October 5.

JEROME AV.—Opening, on easterly side, from Cameron pl to 184th st. October 5.

Bill of Costs.

GRAND BOULEVARD AND CONCOURSE.—Extension and approaches to southerly end, from 158th to 164th st. A bill of costs will be presented to the Supreme Court for taxation on October 5.

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

Table with columns for 1911 (Sept. 22 to 28) and 1910 (Sept. 23 to 29). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

MORTGAGES

Table with columns for 1911 (Sept. 22 to 28) and 1910 (Sept. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

MORTGAGES EXTENSIONS

Table with columns for 1911 (Sept. 22 to 28) and 1910 (Sept. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1911 (Sept. 23 to 29) and 1910 (Sept. 24 to 30). Rows include New buildings, Cost, Alterations, and Amount.

BRONX CONVEYANCES

Table with columns for 1911 (Sept. 22 to 28) and 1910 (Sept. 23 to 29). Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, and Consideration.

MORTGAGES

Table with columns for 1911 (Sept. 22 to 28) and 1910 (Sept. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, and Amount.

Table with columns for 1911 (No. at 5%, Amount, Unusual rates, Amount, Interest not given, Amount) and 1910 (24, \$273,550, 3, \$13,580, 20, \$96,150).

Table with columns for 1911 (Jan. 1 to Sept. 28) and 1910 (Jan. 1 to Sept. 29). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

MORTGAGES EXTENSIONS

Table with columns for 1911 (Sept. 22 to 28) and 1910 (Sept. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1911 (Sept. 23 to 29) and 1910 (Sept. 24 to 30). Rows include New buildings, Cost, Alterations, and Amount.

Table with columns for 1911 (Jan. 1 to Sept. 29) and 1910 (Jan. 1 to Sept. 30). Rows include New buildings, Cost, and Alterations.

BROOKLYN CONVEYANCES

Table with columns for 1911 (Sept. 21 to 27) and 1910 (Sept. 22 to 28). Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, and Consideration.

MORTGAGES

Table with columns for 1911 (Sept. 21 to 27) and 1910 (Sept. 22 to 28). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Table with columns for 1911 (Jan. 1 to Sept. 27) and 1910 (Jan. 1 to Sept. 28). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1911 (Sept. 21 to 27) and 1910 (Sept. 22 to 28). Rows include New buildings, Cost, Alterations, Total No., and Amount.

QUEENS BUILDING PERMITS

Table with columns for 1911 (Sept. 22 to 28) and 1910 (Sept. 23 to 29). Rows include New buildings, Cost, Alterations, Total No., and Amount.

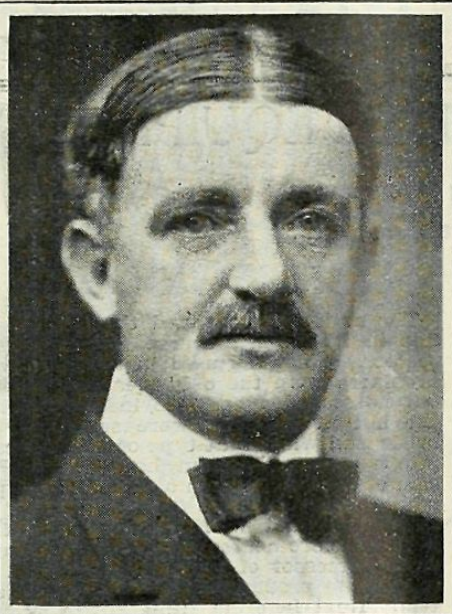
RICHMOND BUILDING PERMITS

Table with columns for 1911 (Sept. 22 to 28) and 1910 (Sept. 23 to 29). Rows include New buildings, Cost, and Alterations.

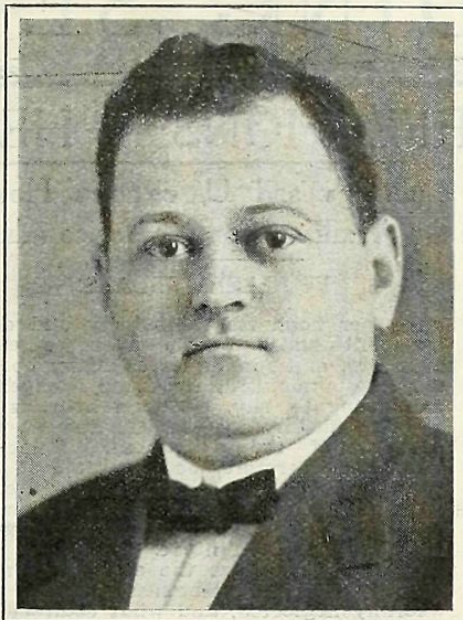
Highway Oiling Kills Flies.

A Lenox entomologist asserts that the absence of flies along oiled highways is due to the destruction of the eggs and larvae by the application of tarvia and the by-products of oils which are being used to prevent dust. After conducting a series of experiments the Lenox man found there is almost a total absence of the stable or biting fly. Since it has been established that typhoid germs are carried by flies, also Asiatic cholera, and that there is strong evidence that the fly is also the carrier of tuberculosis and other diseases, the discovery that oiling highways lessens the number of common flies and almost entirely exterminates the stable fly, appears to be of the highest importance.—Real Estate Record of Westchester Co.

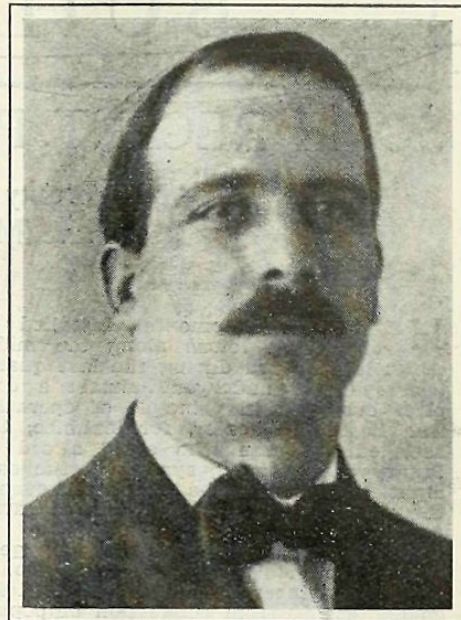
# NOTABILITIES IN THE CURRENT NEWS



THOMAS DARCY.  
Bricklayers' Secretary.



JACOB S. SOLOMON.  
President of the Building Trades Council.



JOHN SNYDER.  
Housesmith and Bridgemen's Union.

## BUSINESS AGENTS IN BUILDING TRADES.

Representatives of the Men Who Will Build the New Subway.

LAST week the Record and Guide's page of notabilities contained the portraits of the officers of the Building Trades Employers Association, which are followed this week by a group of the principal men in the building trades unions, as represented in their central boards, the Building Trades Council and the United Board of Business Agents.

The trades represented by officers and delegates in this group, and also in one to follow, are more particularly the trades which will be engaged in constructing the Lexington Avenue Subway, which has just been started and will be for a period of years the largest operation in the city. First or last it will require the labor and skill of nearly every building trade, besides many laborers, and altogether thousands of workmen will be employed on the various sections.

So far only two firms who have received contracts have qualified, the Bradley Contracting Company of 1 Madison avenue and the Oscar Daniels Company of 38 Park Row. The Bradley Company has contracts for Sections 6, 8, 10, and 11, and the Daniels Company for Section 12.

Charles H. Peckworth, to whom was awarded the job of building Section 7, has given it up, and the Metropolitan Contracting Company, which has Section 5, has not yet had its papers passed by the Board of Estimate.

Section 5 begins at about 14th street and runs to 26th, Section 6 (Bradley) carries the work to 40th street, Section 7, from



ROSWELL D. TOMPKINS.  
Executive Secretary of B. T. Council and Board of Delegates.

there to 53d street; Section 8 (Bradley) from 53d to 57th; Section 10 (Bradley) from 79th to 93d; Section 11 (Bradley), from 93d to 105th, and Section 12 (Daniels), from 105th to 117th street.

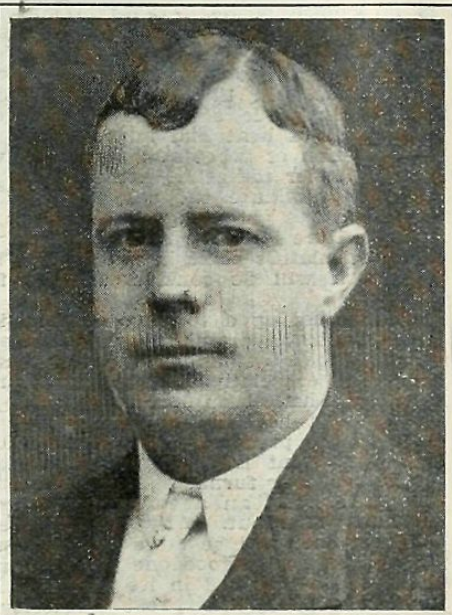
Other than common laborers, the first organized workmen to be employed in subway construction will be the rock-drillers, rockmen, stationary engineers, electricians, sheath-pilers, cement workers and bricklayers, about in the order named.

Then will come the steel-erectors to further augment the army of workmen, the waterproofers, carpenters, tilayers, plasterers, marble and stone setters, plumbers, architectural ironworkers, and last of all the painters. All these trades will be employed concurrently in constructing the various sections of the subway, but not all on any one section at the same time. Portions of the Lexington avenue route (Route 5) are being started first, and some contract sections may be nearly finished before the system is entirely put under contract. Thus there will be during the years required for the construction a certain sequence in the employment of the skilled trades which will be advantageous to everybody.

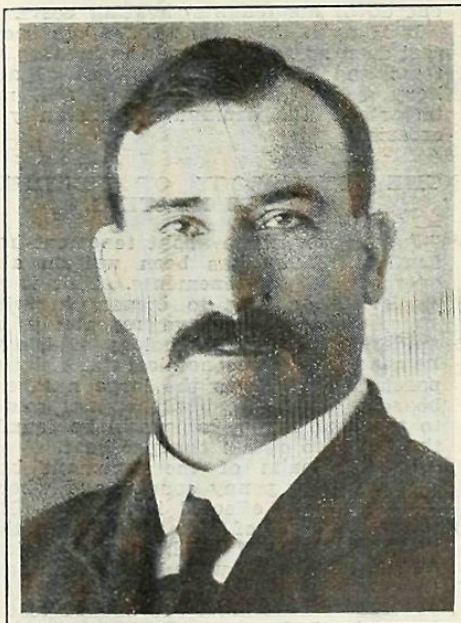
The unions are represented both in the New York Building Trades Council and in the United Board of Business Agents. There is a committee of the latter body called the Subway Committee

which will give particular attention to the welfare of the workmen. When the first subway system was under construction the Building Trades Council had an understanding with the general contractor, the late John B. McDonald, as to the kind of workmen and the jurisdiction of each trade, which mutual understanding continued until the subway was finished.

In the present case there will be no one general contractor, and the Council will be called upon to deal with the contractor for each section. No doubt the hardest problems to solve will arise out of the employment of unorganized labor. Foreigners might possibly be obtained who could for an extremely small wage attempt some of the work which skilled and organized tunnel and subway constructors regularly perform for what is considered in this country a living wage. One of the most serious duties of the Council will be to see that in the construction of this great underground railroad, the cost of which is to be paid for by the taxpayers of this city, that American citizens as represented in the trade unions of Greater New York, shall have the benefit of such work as comes within the jurisdiction of their respective trades. This is an important determination in view of the representations being made throughout southern Italy supposedly by corporations interested in keeping up the tide of immigration, exaggerating the amount of employment for unorganized labor available in this city at the present time.



THOMAS J. CURTIS.  
Rock Drillers' Union.



JAMES VECCHIO.  
Rockmen's Union.

# BUILDING SECTION

## SOME RECENT PERFECTIONS IN HEATING EQUIPMENTS.

Porosity of Buildings and Unscientific Housing Conditions  
Have Made the Auxiliary Control Device Almost a Necessity.

By ALLEN E. BEALS.

HEATING equipments installed in cities and towns along the middle Atlantic seaboard during the last quarter century have undergone almost a complete evolution in principle of operation. The Baltimore heater, for instance, that satisfied the man who could afford the luxury of a heating system in the early eighties, would not be considered even in the equipment of a well-appointed garage to-day.

The cause of this startling change is found in efforts put forth by the modern heating engineer to make up the deficiencies arising from congestion of population and imperfections of building construction and at the same time to give us the maximum amount of comfort and warmth in winter with a minimum coal bill.

How this has been accomplished and why certain changes in familiar parts of the average heating equipment have been made, are to be discussed in this article. Why, for instance, has the highly ornamental segment of the steam radiator been displaced by the perfectly plain one? The prospective owner of a building ought to know why, and so I purpose to give the reason. If you were in the market for radiator covers, would you purchase metal ones or those made of terra cotta? Would you buy radiators with segments close together or those with the radiating sections far apart? What relation does the heat or draft control device have upon coal bills?

These are some of the factors embodied in the great change in heating methods. But they are, nevertheless, contributors to a newer and, in a way, still more important department in heating; that which embraces automatic furnace or boiler tending; hence increased comfort.

The development in heating methods is the fruit of lack of perfection in building construction. On the one hand, it has been highly profitable to the inventor to turn out something that will give the occupier of the speculative building greater comfort. On the others, he has been able to effect economies in manufacture, thus giving the profit-hungry builder an opportunity to put in a cheaper boiler or less expensive conduits or risers. The auxiliary appliance compensates for the smaller heater in the cellar, which uses less fuel and thus satisfies the tenant. In the mean time, the speculative builder has had little trouble in selling and renting his buildings, whether they be flats, semi-detached houses, tenements or apartments, and he has no incentive to make the buildings less porous or to arrange them so as to effect better radiation to cut down his tenants' heating costs.

It is seen, then, that there has been a real demand for perfection in heating systems and for the development of auxiliary specialties and, what is still more important, the demand is constantly increasing.

### THE PSYCHOLOGY OF TENEMENT-HOUSE HEATING.

Just a word here about tenement-house heating. Much has been written about overcrowding of tenements. This is particularly annoying to owners in winter time, and efforts have repeatedly been made to learn the psychology of this phenomenon. The economical side of it is apparent as shown in the large number of boarders taken in, but the final solution to the problem probably will be found in the effort to obtain cheaper heat.

In the realm of the tenement house dweller every penny counts, and where a saving can be effected it is done. Even the lower order of animals know instinctively the value of the heat unit. Kittens in a basket will paw and maul each other to get to a position where the greatest number of heat units are exuded to them from the bodies of others in the litter. The modern tenement house is not altogether unlike a gigantic basket of kittens. The more inmates there are and the closer they huddle the warmer they will keep.

As each healthy person exudes 200 heat

units per hour from his body and each tenement house family averages eight members, and sometimes as many boarders, the amount of heat units expelled, amounting to, say, 3,000 an hour, is almost sufficient to compensate for the porosity of the apartment. Sufficient heat can, therefore, be generated in the kitchen range with a smouldering fire, to keep the inmates of a whole tenement apartment reasonably comfortable during the average winter night.

Until recent years the subject of adequate heating in tenement houses was woefully neglected, and what comfort the denizens of this type of building in New York City now have in winter is primarily attributable to better tenement house laws and secondarily to the development of the gas auxiliary heating appliance.

### NEW YORK'S ANNUAL COAL BILL \$56,850,000.

When it is considered that New York and Jersey City consume 18,950,000 tons of coal every year, it is apparent that the question of keeping warm their 5,000,000 inhabitants in winter must be an important one. Of course, this total includes the volume of fuel used by transit, gas and electric lighting companies, fifty breweries, all the harbor tugs and 745 pri-

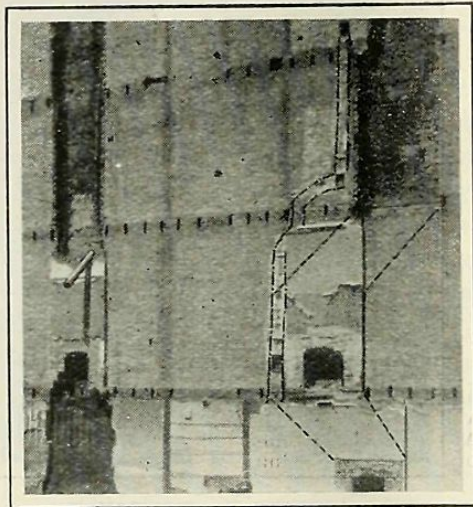


Photo by Frank K. Chew.

### VARIOUS STAGES OF HEATING PROGRESS AS SEEN IN A PARTY WALL.

vate power plants in industrial, hotel and business buildings and apartments, all of which require 6,380,000 tons. It is reasonably safe, therefore, to state that New York and Jersey City each year use 12,570,000 tons for heating purposes alone. At an average of \$3 a ton, the winter's coal bill reaches \$56,850,000.

Without the economies in heating facilities afforded by modern methods, one might presume that New York's coal bill would be much higher than it is. Think of the waste of fuel if everyone of New York's present population had to depend in winter upon old style Baltimore heaters for warmth!

What, then, has been the process of this change in heating method? How has New York been able to keep more people warmer with less coal consumption per capita than was possible twenty-five years ago?

### THE HANDWRITING ON THE WALL.

No diagram of the evolution of heating could be more convincing than was the smoky handwriting left upon the wall of a building razed recently in the midtown section of the city. It is herewith reproduced. It shows the stages of heating in New York City from the day of the open fireplace to that of the hot-air furnace, while in the structure itself an old-fashioned steam-heating system was in use for four or five years before demolition.

The artist has outlined the path of the flue in its ziz-zag course from basement to roof. This was used in the time when fireplaces were the only means of heating our homes. He has also indicated where the hot-air conduits were sunk into the brick wall when that type of heating came into vogue, and about half way up the side of the wall is seen a piece of pipe projecting some distance from the side of the building. That was the flue pipe of an old Baltimore heater which was the immediate successor of the open grate and the immediate predecessor of the hot-air system. Next in order came steam and hot water, which were introduced almost simultaneously.

### SOME PERFECTIONS IN MODERN SYSTEMS.

Nearly everybody is familiar with the general principle of steam and hot water heating. The development in both these systems has been primarily along the line of fuel economy and radiation effects within the last ten years.

The steel boiler, technically known as charcoal iron or steel tube, has largely superseded the cast iron boiler until, it is estimated, that two thirds of the apartment houses erected in the Bronx and on the west side in Harlem, and 99 per cent. of the large office buildings are heated by tubular boilers. The reason for this change is found in the fact that it requires at least 25 per cent. less heating units to get results in a steel boiler than in a cast iron one because the heat does not have to traverse heavy and bulky cast iron segments before it reaches the water to be heated or transformed into steam. In cast iron boilers about two thirds of the heat units go straight up the flue and are a total loss; whereas on the steel boiler the heat units reach the water through thin charcoal iron tubes and thus larger proportions of them are absorbed before the gases escape up the chimney. Hence higher efficiency is obtained.

It might be parenthetically stated that there seems to be a mistaken idea regarding the question of rust on cast iron and steel boilers, respectively. Some purchasers will not buy a cast iron boiler because they have been advised that it will depreciate in value quicker than will the steel boiler, because of its alleged tendency to rust easier, or vice versa. The fact is that the only combination that will rust a steel boiler is that of soot and dampness, which creates a sulphuric action on the tubes. This same action will eat up cast iron just as quickly as it will destroy charcoal iron; so there is no choice between the two materials in this regard.

In the case of steam, the tendency has been to keep to low pressures, evenly maintained. In this system the boilers have been made smaller. Greater concentration of heat and improved interior construction of tubes and segments, with perfect boiler radiation, has made it possible to eliminate the old style built-in boiler and to get along with smaller fire boxes. Here is where the thermostat and draft regulators come in potentially, both of which will be considered more fully later.

In purchasing a heating system, it is essential to have a thoroughly competent heating man attend to the installation. This is especially important if rigid economies have been necessary in the purchase of a heating equipment. My advice to the prospective buyer of a heating equipment is, first, never to buy a cheap boiler or furnace. It is almost sure to prove itself an abomination before it is half worn out. Any saving effected on first cost will be more than eaten up in repairs, and a good one will eventually have to be installed in its place.

Alfred Wolff, the great authority on ventilation, used to lay great stress upon the boiler or furnace that was to go into the buildings upon which he was consulting engineer on ventilation. "When you buy a boiler or furnace," he once said, "you are buying something besides

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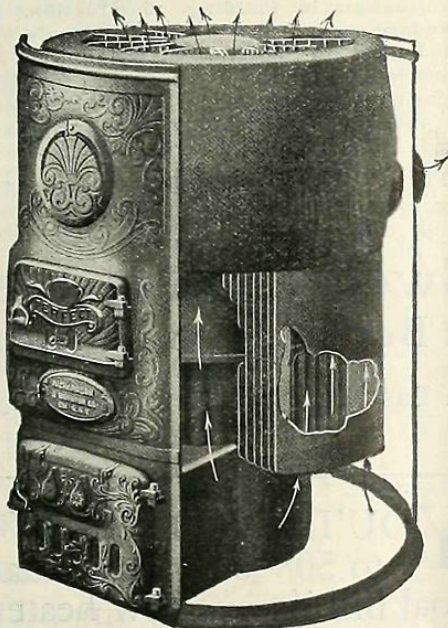
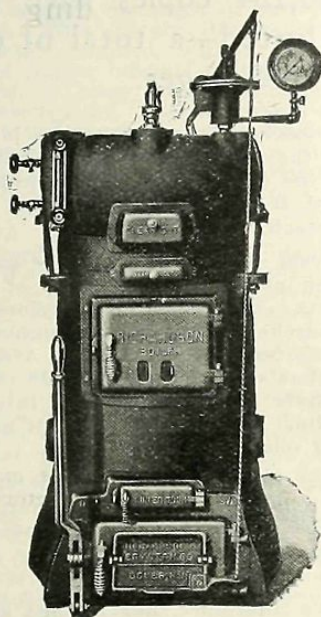
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warmth. You are buying a winter's supply of fresh air. But you must not buy merely next winter's supply; you should make sure that you will get the same degree of fresh air for a great many winters."

In other words, the furnace or boiler in the cellar is the pump that keeps the air moving in all parts of the home or building. No house is so fireproof, nor is there a building so well constructed that it is air proof. The air in an office of even a fire-proof, stone and steel structure is changed completely one, two or three times every hour, depending upon how high the temperature of the room is kept.

Once you have decided upon your system, and you have selected the best and most competent man you can find to install it, then instruct your architect to give him carte blanche in the plans and in the structure in process of construction so that the most direct piping system may be installed. The importance of this is shown in having studding and lathing so arranged that the piping in the outside walls of the building may be covered by at least two inches of good asbestos covering bound with brass bands so as to insure permanency. In hot air furnace installations, more than nine-tenths of the trouble with this type of heating appliance is that the architect has crowded the partition conduit so as to compress the flat tin box flues until there is only about three-fifths the normal hot air space allowed for the flow of heat, from furnace to room, hence exposed rooms are never warm.

But inventors have not been idle regarding the proper distribution of heat in rooms. Especially is this true of those systems requiring radiators.

Certain interests, manufacturing radiators of all kinds, put to test some of the conflicting theories entertained by superintendents in their factory and by some of their consulting engineers. These theories related to the surfaces of radiator segments and the kind of covering they received at the job. In the one case, the question: "Does a plain or an ornamented surface radiate more heat?" had to be answered. In the second the question was: "Does a painted or unpainted surface radiate more heat?"

Tests were held at the factory and finally a rival company submitted the two questions to a disinterested engineer at one of the universities. The result was that the findings of the first company were sustained. The plain surface radiated more heat than the ornamental or embossed one, and the painted radiator gave off a surprisingly higher temperature than one coated with either mineral or vegetable oil paints. So-called metallic paints, however, were found to only slightly retard the radiation of heat.

This shows why the terra cotta and porcelain radiator cover is coming into vogue. By their use the castiron segments of the radiators can be left unpainted and the terra cotta and porcelain cover acts as a distributor.

Another improvement made in the radiator is in the elimination of dust pockets. Incidentally this had much to do with eliminating ornateness in radiator segments. Dust in radiators was found to be the cause of more than 50 per cent. of eye trouble among pupils in the public schools of this city, and the introduction of the terra cotta cover and plain segments has been so successful as an aid to more hygienic atmospheric conditions and to children's eyesight that the ornamental radiators will be changed, in time, to plain ones.

To obtain greater radiation surfaces, radiators are now made in lower segments, but situated at greater distances apart, depending largely upon the room in which the radiator is to be placed. This part of the heating equipment is made in so many different forms nowadays that it may be purchased on the open market for almost any location. Some come in the form of base for a settee at a window, some fit in below a row of book shelves. If it be the dining-room, a combination radiator and plate warmer may be obtained. In the bathroom, they may be in the form of a foot warmer or couch for turkish bath effects. In the parlor they come in all shapes and sizes, to be tucked away in some inconspicuous corner or to form a sort of grill about a blind fireplace. In every case, however, it will be found that the tendency is to give the air greater access to radiating surfaces.

Within the last ten years, the development has been largely in the perfection of the vacuum system of steam-heating. This is a form of automatic regulator that prevents air forming in the radiators when the temperature falls below that at which atmospheric condensation occurs. In old systems this was the cause of an-

noying pounding in the pipes. Water would condense in the piping and as soon as an attempt was made to get steam up, the water would seek to flow back to the boiler when it was displaced by the steam. As it had to find an exit at the point at which the steam was finding entrance to the pipe at a pressure of 50 to 75 pounds to the square inch, the water would be picked up and literally hurled the length of the pipe with terrific force. The vacuum feature does away with this by taking care of the water from the piping before the steam seeks to get where it is.

### THE IMPORTANCE OF THE FIRE CONTROL.

One of the most important developments of the day is the perfection of heating control. This in hot water systems is frequently in the form of a barometer attachment. Most of them embody the principle of the mercury seal, so called. They consist of an expansion tank containing a quantity of water to accommodate the increase volume of heat units that may be required by reason of the weather suddenly growing colder, or to take care of the surplus water when the weather suddenly moderates. The mercury seal is either automatically regulated by the temperature of the house or by an index set by the janitor or caretaker.

The thermostat differs from the mercury seal inasmuch as it regulates the actual fires rather than the quantity of water in the boiler. This is usually recognized by a sort of encased thermometer on the wall of a room. Inside this little case are two metallic elements susceptible to unequal expansion on either side. If the temperature of the room rises above a certain indexed figure to be determined by the occupant, the "positive" pole, which is a thin strip of sensitized metal standing upright and supported only at its lower end between two "negative" poles, bends to the left until it touches a negative pole. This sends an electric current to the furnace in the basement, and the drafts and dampers are opened. If the room gets too cold, the "negative" pole on the right is touched by the central "positive" and a small fan in the pipe is set into motion, much as a blacksmith's forge is fanned into flame, and the drafts are electrically opened. The constant operation of this device insures a uniform temperature no matter how variable the weather outside may be.

There are other attachments also, which help to save fuel. One of these fits onto the smoke collar and returns the gases from the coal which otherwise would escape up the chimney. This may be put upon any furnace for very small cost. Still another operates by an expansion rod running through the fire box of the furnace. This is especially designed for hot air systems. A dial is placed on the side of the furnace and in the morning the householder may indicate at what temperature he wishes the house to be kept all day. He shuts up all the doors and drafts in the furnace and departs. At once, the furnace proceeds to supply the degree of heat required. Once it has reached that point, the expansion rod automatically opens the chimney draft and the fire is checked. When the fire begins to wane again, the expansion rod closes the chimney draft and the fire box doors and again the fires begin to come up. This process goes on all day and an even degree of heat is thus obtained.

In buildings where many persons are collected heating has resolved itself into a real science. There are many humidifying systems on the market and some of them are very extensive. While in principle, it is nothing more than the development of the idea of putting a pan of water upon a stove in a room that is being heated, yet it has been extended until in many of the largest office buildings and in many hospitals and in some factories, almost every atom of air in them goes through a washing process, and is cooled or heated, whichever season it may be, before it is breathed by the people within.

No survey of heating progress within the last quarter century would be complete without referring to the wonderful progress being made in gas and electrical heating. In the case of gas, inventors have put upon the market devices that include steam, hot air and hot water heat all in one, for auxiliary heating service and, in fact, there are apartment houses, it is said, where this system of heat has been employed entirely. New forms of gas radiators, water heaters, plate warmers and other types of heating service are constantly coming out.

Even in electricity progress in heating is being made, but the day seems still far distant when this method of dispelling cold will be within the reach of any but the person who can afford luxury. Once

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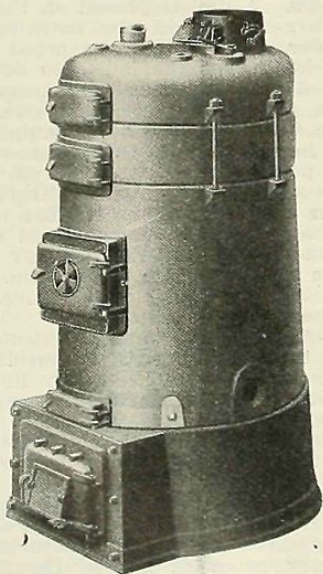
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But electricity is by no means a negligible quantity in the sphere of heating. For local application it is almost unexcelled. The storage battery may eventually prove the means of providing a shivering country with canned electrical heat, to be purchased at so much per carton. The experiment is now being tried in Germany. Electricity is being used for ironing purposes, toasters, and hair curlers, but heating authorities at least profess to have no fear that the hot water system is doomed to be supplanted by Electra since it has been discovered that an incandescent electric light bulb wrapped in flannel is as good a substitute for local heating as the old-fashioned hot water bottle.

#### Change in Uniforms of Tenement House Department.

The motive which underlies the putting of public servants in uniform is two-fold; the protection of the public and the making of the work of observation by their superiors more simple. From the beginning the Tenement House Department adopted a characteristic uniform. This was more necessary in the case of its employes than of almost any other city



NEW UNIFORM AND CAP OF TENEMENT HOUSE INSPECTORS.

officers. Tenement house inspectors are obliged, in discharge of their duties, to go into the homes of citizens at all hours and it was necessary that there should be no difficulty in identifying them.

A soft hat, of what is known as the "Fedora" style, was early adopted, with a movable hat band bearing the name of the department. In practice the use of this hat was not found to be advantageous owing to the difficulty of maintaining it in shape for a whole season. Hence the Commissioner has decided that with the new winter uniforms will go a regulation blue cloth cap, to which is attached, in front, a shield with the words "Tenement House Dept., N. Y.," surmounted by the City coat of arms and bearing the inspector's number as shown on the annexed photograph.

#### Parcels in the London Tubes.

The Central London Railway has issued a notice stating that hereafter passengers will not be allowed to take with them on the trains free of charge any package containing merchandise, but only articles of personal luggage not exceeding twenty-eight pounds in weight.

The parcels must be carried by hand and at the responsibility of the passenger, and must not occupy any part of a seat or be of a form to cause inconvenience to any other passenger.

All other articles must be taken to the booking office and paid for as follows: not exceeding 7 lbs., 3d.; exceeding 7 lbs. but not 14 lbs., 5d.; exceeding 14 lbs. but not 28 lbs., 6d.

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Could each of these pages be laid end to end, they would reach over half way around the earth. They would weigh 33 tons and, if placed on top of each other, would reach 11,000 feet high.

This vast amount of catalogue material has been placed in the offices of 10,000 architects, engineers, contractors and large purchasing agents throughout the United States, free of charge. A copy of Sweet's has also been placed with Government, State and City officials interested in building construction, as well as with many of our Consuls.

During the six years of Sweet's existence it is conservatively estimated that over \$3,000,000,000 have been expended in building construction in the United States.

Sweet's, therefore, has become a great national force for the dissemination of information in building construction, a standard reference work in the hands of all buyers of building material, and a contributor, in no small way, toward securing for the firms whose catalogues it contains, a share of the vast sums expended in building construction.

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# HOW BUILDERS MAY SAVE MONEY ON MATERIALS.

Portland Cement Price War Has Carried Quotations to Extreme Low Levels—Common Brick May Reach \$10 Next Year—Some Inside Facts.

PRICE cutting in the Eastern Portland cement territory is giving prospective builders a golden opportunity to save money. Artificial stimulation of the common brick market now may mean \$10 brick next Spring, and lumber is almost sure to be higher earlier in 1912.

But of all the irregularities in the building material situation which characterize the present, that of Portland cement is the most startling, and for the first time the scope of the present price war, its purposes, effects and influences upon other materials and upon the buying public is herewith described.

Rumors of internal difficulties in the Portland cement industry have been current in the trade for more than a year and the question has been asked: Why is the cement market demoralized?

While it is true that these interests are not actually selling branded cement of recognized standard below the price fixed by the agents, subterfuge is resorted to. There is nothing to prevent a salesman selling a high grade cement in a second grade bag at the price of second grade cement. This merely illustrates one of the tactics adopted, without the knowledge of higher officials of the companies, perhaps, to keep mills operating during the present time. Another reason why the market is demoralized is because the J. P. Morgan interests have not succeeded in harmonizing the smaller companies and have been unable to procure a slightly higher price on the market for a very well known brand that has been highly advertised, on the ground of higher quality. When this was attempted certain companies justified their underselling policy by stating that they were not so widely known and, while their cement was just as good as that of the better known companies, they had to do something to get the business and so they quoted a lower price.

Finally one of the companies most conspicuous in the cutting tactics called a meeting of the other companies. They were asked to get on some kind of harmonious basis. Nothing ever came of the meeting. An official of one of the companies represented at the meeting said afterward that to him the suggestion, coming from the source it did, seemed like calling a temperance meeting in a bar room. In the mean time the mills continued to produce cement in greater quantities than ever before and in the East the demand was falling off. Something had to be done so one mill after another shut down and then began a battle royal which is still being waged and which will continue to be fought, according to inside information obtained by the writer this week, until some of these smaller companies are forced to close out. Many of them are merely hanging on through bank courtesy, and are hoping for better times.

The plan announced as probable, but which, as a matter of fact, is now being fought out, is exactly that which characterized the first few years of the existence of the Steel Trust. The Trust never wanted to crush all its independent competitors, but when the Independents started to undersell, the larger combine, finally driven to desperation, decided to carry the fight down until the cutters decided to stop.

## WHERE THE WAR HAS ALREADY CARRIED PRICES.

So the fight has been carried on. To-day cement is being sold at the mills cheaper than is Rosendale or natural cement. Never before in the history of Portland cement has this staple been quoted at 65 cents mill or \$1.28 to \$1.33 a barrel in 250 barrel lots alongside, N. Y. Last year, when the mill price went to 80 cents, there was loud complaint because few companies could weather such a stress. Now the price is twenty cents lower and practically every company in the Lehigh district is closed tight. The largest company there is operating only one-third of its kilns. So much for conditions at the mills.

Here in New York the consumer can buy cement at practically any price he wants to pay and for as long a delivery term as he cares to make. Business is not being taken today on brand. Everything is price. One big railroad company which wanted a thousand barrels from a certain company whose product is has exclusively used for years, called up the other day to say that another company was quoting five cents less than its former figure, and bluntly stated that if it wanted the business it would have to meet

its rival's quotation. The company came down, but it is selling the cement at cost. Export business, however, is different. Brand still counts there and business is being taken on merit. One contractor in Quebec ordered a large consignment from a local company last week on brand only, as shown by the fact that his bill for duty and incidental expenses figured over a dollar a barrel before the cement left the stock room here. Business in the West is also still on brand. But here the companies will sell cement at any price and for any delivery term. One company still holds onto a thirty-day delivery limit, but a certain other company in the field announced that it would be willing to tie up for two years at 60 cents, mill. In fact, the builder has everything to gain by building now. He should be able to buy cement at retail close to margin because the dealers are in an open market and competition is high.

## WHERE THE DEALERS STAND.

The dealers are the victims of a cross-fire. While it is true they are in an open market and there is now no limit on sale margins, competition is so keen for new building supply contracts and the cement manufacturers are so alert for business that between cross bidding they are at the mercy of the seller of cement on one hand and the consumer at the other. Con-

TABLE SHOWING RISE AND FALL OF PRODUCTION AND MILL PRICE OF PORTLAND CEMENT IN THE EASTERN DISTRICT.

	No. Bbls. Produced.	Value.	Mill Price Per Bbl.
1883	90,000	\$193,500	\$2.15
1884	100,000	210,000	2.10
1885	150,000	292,500	1.95
1886	150,000	292,000	1.95
1887	250,000	487,500	1.95
1888	250,000	480,000	1.95
1889	300,000	500,000	1.67
1890	335,000	704,000	2.09
1891	454,813	967,429	2.13
1892	547,440	1,153,600	2.11
1893	590,625	1,158,138	1.91
1894	789,575	1,283,473	1.73
1895	990,324	1,586,830	1.60
1896	1,543,023	2,424,011	1.57
1897	2,677,775	4,315,801	1.61
1898	3,692,284	5,970,773	1.62
1899	5,652,266	8,074,371	1.43
1900	8,483,020	9,280,325	1.09
1901	12,711,225	12,532,360	.99
1902	17,230,644	20,864,078	1.21
1903	22,342,973	27,713,319	1.24
1904	26,505,881	33,355,119	.98
1905	35,246,812	33,245,867	.96
1906	46,463,424	52,466,186	1.13
1907	48,875,310	53,992,551	1.11
1908	51,072,912	43,547,679	.85
1909	62,508,461	50,510,385	.81
1910	74,000,000	55,500,000	.80
1911*	78,300,000	54,600,000	.65†

\*Estimated. †Semi-official.

tractors have been known within the last few weeks to crowd the mourners, as one reputable dealer expressed it. A certain contractor last week charged an architect an abnormal price for delivering 500 barrels at a public dock in the center of the city, when he could have bought the material at \$1.33, and possibly even that price could have been shaded. Another case was the placing of a fair sized contract for immediate delivery with a cement company which does not truck. It had to sell the cement at cost, but it arranged with one of the largest dealers in the city to truck it to job, take out his profits at the manufacturing company's expense.

It can, therefore, be seen that the dealer is not making large amounts of money out of the cement he handles under present conditions and with the present market low there is no reason why the builder who has the money or backing to go ahead with his plans now, should not make satisfactory profits by so doing.

## WHY IT WILL PAY WELL TO BUILD NOW.

The reason the builder has everything to gain and nothing to lose by building now, is found in the natural outcome of the present fight, which is rapidly drawing to a close.

Just as soon as the gnats stop biting Bruen will go to sleep. There can be no peace where there is constant irritation. The manufacturers here are not organized except in a most perfunctory way in the North American Portland Cement Company. This company has no jurisdiction regarding sales arrangements, hence there can be no charge made that the cement manufacturers here are act-

ing in restraint of trade in either keeping up or lowering prices. Therefore when the little companies undersell the big ones, the big ones can, and intend carrying the war to a finish and "the finish may mean what it may," as a cement man high up in the councils of the manufacturers put it this week.

Looking upon the situation as it now presents itself, there can be only one outcome of the blind battle now being waged. It will result in the survival of the fittest.

## HIGHER PRICES SURE TO RESULT.

Within two years cement probably will be selling in the New York market at very much higher prices. The number of cement authorities who believe that these high prices will prevail next Spring is growing every day. Two dollar cement and ten dollar brick seem to be the outlook for next year, for the sole reason that by Spring the present supply in both these basic commodities will have become so low, and in the case of cement, the numbering of manufacturing plants will have become so few in comparison to the number now in existence, that the demand will be way under the supply. These statements are based upon the condition of the present building supply market and upon the opinions of the most conservative authorities in it.

## SPECULATING ON CEMENT EVEN NOW.

Speculation on cement is going on even now. It might be an attempt to corner the market were conditions of organization in the industry and the inability to store cement for a period longer than two years without serious depreciation of quality, different. The writer knows of a case where a party of gentlemen with ample capital behind them, who are ready to swoop into the market or into the Lehigh district and buy up all cement on storage now, at the present level of 60 cents or less, mill. These men plan to seal up this cement just as soon as they are convinced that the mill price has gone as low as it will go and, when the famine comes, as it seems sure to come if the present war goes on, this syndicate will bring out this cement, rebrand it, if necessary, and sell it at the then current price.

These are the conditions which the prospective builder and the architect should know and investigate for himself. They are facts which can easily be verified by applying to disinterested authorities.

## INCREASED DEMAND THE ONLY SOLUTION OF THE PROBLEM.

An increase in demand, no matter how slight it may be, so long as it has a semblance to permanency, is the only solution to the cement problem. As conditions now rule, the manufacturer is at the mercy of the contractor, both as to time and price. But let the demand increase a little and, instead of promising delivery on day of receipt of order, he is obliged to say that he is sorry, but that he will not be able to make shipment from mill before the following week, if then; and the architect or prospective builder finds all the companies making the same statement, the price will jump up half a dollar a barrel in a single week, whether it be winter or summer. When this comes to pass the reaction will be so great that the builder will find his quotations doubled over night so as to speak.

This demand, however, will not rest entirely upon the action of the builder in deciding upon construction work now. He is therefore deprived of holding the key to the situation. In the meantime the price war is being carried on, mills are closed down and the cement on storage depreciates rapidly. This represents heavy losses to those companies not financially strong and when the final crush comes, the big construction works now hanging fire which will require large ton-nages of cement, will place their orders and in a few days the tables may be completely turned about.

The dealers are stacking their winter brick earlier than usual, because they anticipate \$7 winter levels. It would pay them to stack cement also in anticipation of \$2 levels. Certain it is that the mill price cannot go much lower because it is below actual cost of production now. Each drop from now on, must of necessity be small ones so that the dealer who stack now does not stand to lose much in proportion to the amount he stands to gain.

## BUILDING INSPECTION.

### How Public Safety and Welfare Are Guarded—Magnitude of Building Operations.

The work of the Manhattan Bureau of Buildings, which is simply the exercising of one of the police powers of the municipality, is to be represented in the Budget Exhibit next week in a very interesting manner. The feature which is certain to be considered most striking and informing will consist of a series of six sectional maps of the borough showing the building operations in progress on September 15. An attempt has been made to distinguish by colors the character of the construction, whether fireproof, ordinary or frame, and by the size of the colored slips the approximate area covered by the buildings under construction. Alterations are indicated in green, and minor alterations by black headed pins.

These charts show that on September 15, 1911,

458 buildings were in the course of erection,

952 buildings were under alteration, and 542 buildings were undergoing minor alterations or repairs.

The Bureau has requested this year an appropriation of \$322,000, of which 58 per cent. is for inspection purposes, this being 59.2 per cent. of the appropriation for salaries, the balance being for the necessary clerical work, supplies and contingencies in connection therewith.

A minor detailed analysis of this proposed expenditure is given in one of the supplementary charts. In a second chart a comparison is made between the appropriation for the current year and that required for the next year. An increase of six and two-thirds per cent. is asked for in the total amount.

It will be noted, however, that this increase of \$21,440 is almost entirely for a new force of inspectors to be assigned to the systematic inspection of existing buildings, to see that conditions of public safety are maintained. This force will make it possible to restore to their normal duties the construction inspectors now assigned to the examination of existing buildings as to their exit facilities. Supt. Miller considers that the importance of this provision for the twelve engineer-inspectors asked for cannot be overrated.

The money required for the additional elevator inspectors to be appointed makes up the difference (with the appropriation just referred to) between the 1912 and the 1911 budgets. Other changes are made within the appropriation of the current year.

The enlargement of the elevator inspection force is made necessary by the continual increase in the number of passenger elevators subject to systematic inspection by this Bureau. Since 1902 the number of passenger elevators has more than doubled. In 1902 there were 4,446 passenger elevators in the Borough of Manhattan; at the present time there are 9,694. For the past few years the annual increase has been between six and seven hundred, so that a fair estimate of the number of passenger elevators at the close of the year 1912 would be 9,800. The number of inspectors has, however, not increased in the same proportion, there being eleven inspectors in 1902 and seventeen at the present time. It is asked in the new budget to increase this number to twenty.

In addition to the systematic inspection of passenger elevators, the freight elevators, of which the estimated number at the present time is 10,000, are also examined by this Bureau when the same are installed. For the first eight months of this year 153 elevators have been installed in this borough.

How the borough is at present divided into inspection districts for construction work, iron and steel erection, elevators and plumbing, is shown in one of the smaller charts. The average number of building operations, not including the minor alterations and repairs in the hands of the construction inspectors on September 15, 1911, was 31.4. It must be remembered that in addition to this work of supervision, these inspectors must find and report unauthorized building operations that might be going up, and unsafe buildings that exist by reason of fire or otherwise.

The magnitude of the building operations in Manhattan is illustrated by a chart showing diagrammatically a comparison of the building operations in 1910 of nine of the leading cities in the United States. The operations in Manhattan, which are about one-half those of the entire city, exceed the operations of Chicago by about twelve per cent., and except for Philadelphia, no other city shows more than one-quarter the amount

of work of the Borough of Manhattan. The amount of work done in Philadelphia is about one-third that of the Borough of Manhattan.

A number of photographs illustrate some of the matters that occur or are found in the course of the Bureau's work, and for the proper handling of which the Bureau is organized and asks the taxpayers to provide the money.

The photographs show among other things a number of unsafe buildings. One illustration shows the unsafe condition of the walls of a building after a fire; another the unsafe walls of an abandoned building due to ordinary deterioration; another shows a frame building partly destroyed by the boys of the neighborhood looking for wood.

The flimsy construction of some sidewalk sheds required for the protection of pedestrians is also illustrated, and by the side of this is shown the type of sidewalk shed that is being required and now secured by this Bureau. Unusual examples of shoring are shown, one particularly interesting instance being a heavy steel construction for the supporting of a tall apartment house while the first story was being altered into stores. The necessity for careful inspection of elevators is illustrated by a photograph of one of a number of broken sheave straps taken from the elevator apparatus in Manhattan. Examples of defective workmanship that must be guarded against are given. An illustration shows the poor character of concrete used in certain foundation walls and in the construction of certain fireproof floor arches which had to be entirely removed from the building before the work was permitted to proceed.

The improvement in the construction of outside means of escape is also shown. The old type of movable drop ladder in fire-escapes is being replaced by a counterbalanced drop ladder working in guides. More frequently now outside staircases are being provided instead of the old type of fire-escape.

Three of the supplementary charts illustrate some of the testing work that is being carried on by the Bureau, among other things the fire tests on fireproof floor constructions and partitions, door and window protection. The testing machine at Columbia University, on which many of the tests for the strength of materials are made, is illustrated.

## CENTRAL FILES PLANS.

### For West Side Track Changes—To Cover Tracks in Park.

When the plans of the New York Central Railroad for changing its tracks on the west side of the city from the surface were presented to the Board of Estimate on Thursday, they were referred to the Commissioner of Docks and Ferries, Calvin Tomkins, for a report.

Under the McClelland-Walker act and the two Cullen acts the City of New York has ample power to organize a general railroad and steamship terminal on the West Side of Manhattan Island. The law permits of either public or private construction and use, and it rests with the Board of Estimate to negotiate with the New York Central to determine the character of the agreement which shall be entered into between the city and the company.

To facilitate prompt consideration, Commissioner Tomkins had outlined in a general way to the New York Central officials what reservations the city should make, and he has already prepared preliminary plans. But from recent conferences and brief perusal of the plan as now presented by the New York Central, it did not seem, he said, to conform to his ideas. The Commissioner wishes the city to build a marginal road along West street, which may be jointly occupied by the New York Central and other railroads.

The plans call for the covering of the tracks along Riverside Drive and the building of an elevated structure from 72d street as far south as Cortlandt street.

Whatever rights the railroad may have as far south as Canal street, they have no franchise below that, yet no mention was made by the company of any compensation to be paid for the tracks to Cortlandt street.

The improvement, according to the figures of the railroad officials, will cost about \$65,000,000, of which \$43,000,000 would be expended in the near future.

—The City of Passaic, which less than two years ago changed its fire department from a volunteer to a paid basis, is now eliminating the horse and will in a few weeks have the distinction of being the first fire department of its size to be organized on a wholly motor basis.

## BUILDERS ORDER LOCKOUT.

### In Effect Monday Unless Striking Mechanics Get From Under.

Following a large mass meeting of employers at the Builders' Exchange on Wednesday, at which views and opinions in regard to the sympathy strikes at the Vanderbilt Hotel were asked, the Board of Governors of the Building Trades Employers' Association at a meeting held on Thursday afternoon, declared a lock-out against the unions in all the trades on strike in sympathy with the marble workers at the new Vanderbilt Hotel, at 34th street and Park avenue.

The order is to go into effect next Monday morning at 8 o'clock on all buildings where members of the association have contracts, unless the sympathy strikers return to work in the meantime.

Between now and Monday the unions in the affected trades will decide whether to return to work or not. A copy of the ultimatum was sent to each union on Friday morning. Among the fourteen trades affected are the plumbers, steamfitters, plasterers, architectural ironworkers, carpenters and joiners, electricians and tilayers. The ultimatum is not directed against every trade, only those which struck the work at the Vanderbilt Hotel.

The beginning of the trouble came when the Whitestone Association of polishers, rubbers and sawyers struck for an advance of wages, which the employers in the marble industry felt unable to grant, and so far as these three classes of workmen were concerned open shop was declared. When the employers put non-union men at work rubbing and polishing, the members of the Reliance Club of cutters and setters, who are expert craftsmen, struck in sympathy.

The employers did not then declare open shop against the cutters and setters, as they had against the polishers and rubbers, but they withdrew from all connection with them, and established relations with a rival union. Last week when the new men were put at work at the Vanderbilt Hotel to take the places of the striking marble workers, the workmen in allied trades struck the job.

In explanation the Secretary of the United Board of Business Agents of the Building Trades Council, Roswell D. Tompkins, said: "We shall not allow the employers to put strike-breakers at work under cover of their trade agreements with our unions."

The board of governors of the Building Trades Employers' Association is composed of three members of each of the thirty-two trade associations of employers in this body. It is the court of final resort when disputes arise with the unions and has power to enforce disciplinary methods provided for in the rules of the association and the agreements between the employers and the unions.

C. G. Norman, of the Manhattan Fireproof Door Co., is chairman of the board of governors. He made the following statement:

"The cardinal principle governing the Building Trades Employers Association in its agreements with the unions is that there shall be no strikes either for a supposed grievance by a union or in sympathy with a union. Conciliation and arbitration are provided for in the agreements and there are trade arbitration boards before which any matters in dispute are to come before any action is taken. The general strike of the marble workers and the sympathetic strike on the Vanderbilt Hotel were flagrant violations of the agreements, and as there was no disposition on the part of the rebellious unions to recede from their position, there was nothing that the employers could do but to order a general shutdown until such time as the strike on the new Vanderbilt Hotel is declared off."

Benjamin D. Traitel, president of their association, said:

"We have treated the unions more than fairly. We have kept up wages, although trade conditions have been none too good, and we now feel that if the union workers will not keep their agreements with us, something drastic must be done."

—The recreation rooms for Interborough employees located at the various terminal points of the subway and elevated lines have proven beneficial to the men and so satisfactory to the company that it has been deemed advisable to erect an additional recreation room on the Broadway division of the subway at Dyckman street, where the company lacked the necessary facilities for the proper protection of its men. This improvement will be made at an expense of approximately \$16,000.



**CONTRACT METHODS.**

**Architects in Charge of Construction—  
Points for Trade Contracts**

When one is about to erect a city building, which is the better method of conducting the building operations, by the trade-contract method or the general-contract method? There are various ways to go about erecting a building, but the two named are best understood, and the latter is the one most often used. By this method the work is put in the hands of a general contractor after he has been selected from among several competitors who have submitted bids based on the architect's drawings and specifications. By the trade contract method the architect, acting for the owner, makes direct contracts with the manufacturers and employers in the different trades.

Walter B. Chambers, architect, of 35 Wall street, long an associate of Ernest Flagg, favors the trade-contract method. The points in its favor as they appear to him are given in an article by him in the current "Brickbuilder." He concedes that it is comforting and reassuring for an architect to feel, when an efficient general contractor has been employed, that one's work is being well and promptly executed and that the client's end of the contract is being honestly lived up to by "the party of the first part." But he thinks that on the whole the contract-by-trades method has greater advantages for the owner.

One advantage is that inspection and superintendance of work in progress, both at the shops and at the building, is made easier for the architect. Under the ordinary system, when the architect or his representative visits the sub-contractor's shop and thinks it necessary to order changes or corrections, he finds his directions accepted by the sub-contractors "subject to the approval of the general contractor." The reason is obvious—the sub-contractor, being responsible legally only to the general contractor, doesn't propose to let himself be committed to any modification of his contract without the latter's sanction. This puts the architect in an awkward position, according to Mr. Chambers. It is as though the colonel of a regiment was told by the lieutenant to whom he had given an order, "I'll carry it out if my captain approves."

The military analogy, though not perhaps a true one, will do to illustrate the awkward state of affairs—a state of affairs which can't exist under the trade-contract system, where each tradesman has his legal relations direct with the owner.

How many trade-contracts are needed in a building operation? This depends both upon the nature and the location of the building. An office building in a large city requires over fifty; a city residence a little more than half that number.

The greater the number the greater the advantage to the owner, and also the greater the complications and difficulties in management and direction on the part of the architect. Too much sub-dividing is apt to defeat its own object. Following is a list of convenient trade-divisions given by Mr. Chambers, into which the erection of an ordinary city building may be separated:

- 1—Demolition of existing structures.
- 2—Excavation, shoring, etc.
- 3—Masonry.
- 4—Waterproofing.
- 5—Bluestone.
- 6—Limestone and marble.
- 7—Granite.
- 8—Fireproof construction.
- 9—Structural iron.
- 10—Iron other than structural.
- 11—Sheet metal work and roofing.
- 12—Metal furring and lathing.
- 13—Plastering.
- 14—Carpentry.
- 15—Joinery and cabinet work.
- 16—Plumbing.
- 17—Heating.
- 18—Electric work.
- 19—Interior marble and slate.
- 20—Tiling.
- 21—Concrete paving.
- 22—Elevator plant.
- 23—Painting.
- 24—Glazing.
- 25—Hardware.
- 26—Lighting fixtures.
- 27—Special finish and equipments.

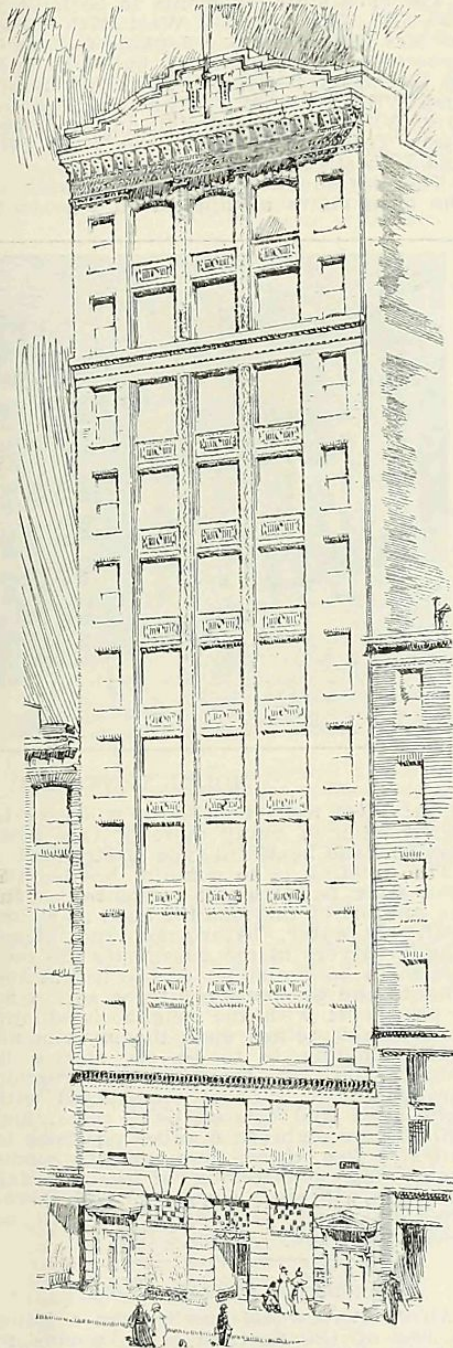
The preparation of the drawings, specifications and contract papers needed for separate trade-contracts is arduous, Mr. Chambers admits, in direct proportion to the number of sub-divisions:

"They have to define clearly not only just what work is to be included in each, but also how the work of the other trades will affect each one. The contractors must know at the time they put in their bids just what to count on from their

associates on the job by way of help or hindrance to their own work. For instance, if the plumbers are not told in their specifications that the cutting of masonry, iron, wood or plaster work necessary to the proper running of their pipes is to be done for them by the masons, ironworkers, carpenters and plasterers, they will include in their bids a sum to cover the cost of such cutting, and the owner would be paying for it twice, since each of those trades will be called upon in their own specifications to do all cutting, etc. So the specification-writer's task is proportionately more complicated. So is the draftsman's. And so of course is the bookkeeper's whose records show the state of each contractor's account, the extras, credits and payments."

**High-Class Loft Construction.**

A twelve-story loft building, shown in the accompanying illustration, is being erected at a cost of \$150,000 at Nos. 151-153 West 19th street, near Sixth avenue, the heart of the department store and shopping district. Special attention is being given nowadays by architects to the needs of the higher grade light manufacturing business. Elevator and toilet accommodations have been particularly featured in the plans for this building. The



A NEW LOFT BUILDING FOR THE SIXTH AVENUE SECTION.

adjoining buildings are of a permanent nature but do not exceed six stories, assuring side light to the upper lofts for years to come at least.

The building is owned by the 151 West 19th Street Company, and is being built by the Central Carolina Construction Company, from plans by Walker & Hazard, Tucker, Speyers & Co. having been appointed agents.

—The drift of population from Manhattan to Long Island is very well evidenced in the rapid increase in the number of commuters on the Long Island Railroad. The August sale of commutation tickets represented an increase of 2,844 over the number sold in August of last year.

**Competition for City Planners.**

The Government of the Commonwealth of Australia has completed the preliminary studies incident to the founding of a new federal capital, as provided in the Constitution signed July, 1900, and has announced a competition for the design of the capital city. This competition is open to citizens of all countries, and full information for the guidance of intending competitors is available at all British Embassies. Designs must be anonymously submitted to the Department of Home Affairs at Melbourne before Jan. 31, 1912. The three designs judged most acceptable are to receive £1,750, £750 and £500, in the order of merit respectively.

The advertisement for the competition states that as the city will be the official and social center of Australia every effort should be made to design a city plan which will be worthy of the great state which the city represents. Special consideration should be given to the location of areas suitably situated for the government buildings and courts, churches, art gallery, library, university, city buildings, railway stations, military barracks, hospitals, national theatre, markets, stadium and parks and gardens.

**Attacking Lumber Trust.**

Press dispatches from Denver report that charges that the so-called lumber trust dominates the trade of at least twenty States by maintaining a spy system, blacklists, divisions of territory and other alleged illegal methods, conducted through a central agency in Chicago called the Lumber Secretaries' Bureau of Information, are made in a suit filed in the United States Court here this week by the Department of Justice.

This is the government's fourth move in a nation-wide fight against the lumber trust, in addition to the criminal indictments already standing against the secretaries of fourteen lumbermen's associations. The government charges that the alleged conspiracy between the lumbermen and the secretaries' bureau has eliminated all competition for the trade of the consumer, except among retail yards.

It is charged that a dealer is prevented from soliciting or competing for business in the territory of another; that contracting builders and other large consumers are prevented from buying at wholesale; that lumber dealers who have not obeyed the "ethics" prescribed by the organization have been watched by detectives from the central bureau, and their "irregular" sales published to other members of the association; that they have been "black-listed" and have found it difficult to continue business. The effect, the government alleges, has been to fix prices and restrain trade.

The bill is replete with allegations of threats and intimidations said to have been practiced upon manufacturers, wholesalers and so-called "unethical" dealers.

**Features of a New Factory.**

Every printing press in the new factory of the American Banknote Company in the Hunt's Point section of the Bronx is operated by an individual electric motor. Of late years it has become the practice in most large works, instead of having one great steam engine furnish power for the entire factory, and thereby waste a large proportion of energy, to have each machine operated by its own motor.

The establishment is engaged in printing stamps, banknotes, stock certificates, etc., both for this and other countries. While the building has a steel frame the exterior walls are self-supporting except for the window spandrels, which are carried on the steel frame. The girders are twenty-feet on centers, and the beams eighteen, with the wall columns corresponding. The main building has a street frontage of 466 feet. All doors are kalemained except the elevator doors, which are sheet steel, and the window frames and sash are also of steel. The floors are granolithic and "Taylorite." Kirby, Petit & Greene were the architects, and C. E. Mailloux and C. E. Knox the electrical engineers.

**Genesis of the Electrical Code.**

The rules contained in the electrical code just issued by the Department of Water Supply, Gas and Electricity, are based upon the requirements of the National Electrical Code, departure from the text of which has been made only when local conditions have rendered modifications necessary or desirable.

Prior to the undertaking of any electrical construction or the erection or placing overhead or underground electrical conductors in any of the streets of the city a permit must be obtained from the Commissioner.

## THE STONES OF ST. THOMAS'S

### The Tone of Age and Effect of Old Craftsmanship Sought For.

The requirement of having to build the new edifice for St. Thomas's Church on Fifth avenue around a remnant of the old one made an intricate problem for the architects and builders, as it has proved. For a time the difficulties were not great, as the temporary enclosure was not in the way, but latterly the space occupied by the temporary house of worship has been needed for the new work and no little ingenuity has been required to preserve the inner church for religious exercises on Sundays while the builders have been rearing new walls around it on week days.

Two principal kinds of stone are being used for the new building: for the exterior surface a limestone that is quarried at Bowling Green, Ky., and for the interior surface of the main walls a greenish yellow sandstone from Green River, Ky. The rough blocks of stone are shipped to the builders, the Norcross Bros. Company, at Port Morris, where they are being worked up into the shapes required. Here an acre of ground is piled high with ashlar and arch stones, fluted columns and springers, stones for piers, jambs and mullions, with mouldings and carvings in many different architectural forms.

The surface finish of the stones is known as "random tooth chiseling," a style which permits the cutter to follow his own fancy in scoring the stone. The blocks are being set without first being painted with asphaltum, and nothing whatever will be done to prevent the staining of the stone by the cement in which it is embedded. Thus will the tone and quality of age creep more rapidly over the structure, it is thought, and so bring about one of the aims of the architects in the design of the whole building, which is to imitate with machinery and labor-saving devices the slow, laborious but skilful workmanship of the craftsmen of old.

But for machinery the cost of such work as is being done on St. Thomas's would be prohibitive in our age with the wages required for a livelihood. Much the same effect is being produced in the work of the same architects, Cram, Goodhue & Ferguson, in the reconstruction of the buildings at West Point, and is particularly admired in the completed chapel there. That the architects have tried to avoid machine-like regularity is apparent in the arch stones at St. Thomas's, the joints of which are not strictly radial, in the jambs of the windows, which do not correspond in the thickness of the courses, and also in the columns, which are built up of alternating courses of random thickness. In recent ecclesiastical work in the city local ashlar in random courses has been used in the most prominent instances, and the new St. Thomas's provides the first instance in some years of all cut-stone construction.

### The New Subway Workings.

The Bradley Construction Company has started work on Sections 6, 8, and 11. On Section 6 the work has started at the intersection of 33d street, on the west side, where a shaft has been under construction for about three weeks. Work on Section 8 is proceeding at 62d street, and on Section 11 at 96th street.

The work in progress at the intersection of 62d street and Lexington avenue is typical. A shaft is being sunk on the east side of the street to a depth of 75 feet, from which headings for the lower or express track level will be driven. A working bridge made of heavy timbers spans the avenue, providing a platform for a stiff-legged derrick on the west side, and a site for an office building on the east side of the avenue.

A word of commendation should be said for this bridge. The Municipal Art Society would doubtless approve of it. Most bridges used in construction operations have heretofore disfigured the neighborhood in which they stood. The bridge at 62d street, on the other hand, is actually picturesque. The timbers have been dressed and painted red and green, and the office building, instead of being a mere shanty, has architectural pretensions and is painted white. A power plant has been set up and rock-drilling has been started.

At 96th street two shafts have been opened, one on each side of the avenue, and two stiff-legged derricks erected for the purpose of handling the spoil from the excavation. Each shaft has been enclosed by a board fence, and the cut in the roadway is decked over with plank-ing.

In no case will the street traffic on

the avenue be interfered with. The workings will be covered and there will be little of a spectacular nature for the public to see. In exceptional cases where rock is within a few feet of the street or sidewalk surface, it may be impracticable to operate drills while the street is decked, until a sufficient depth of excavation has been obtained.

No material of any nature is to be stored along Lexington avenue, and in the cross streets adjacent to the work only such material may be stored as would be necessary in an emergency to sheet or to support the excavation, or a reasonable amount of such structural material as may be absolutely necessary to avoid delay in construction, but the amount allowed is to be determined by the engineer.

One of the most difficult parts of the undertaking consists in disposing of sub-surface conduits, especially intersecting brick sewers. The Bradley Company has attacked three such problems thus far. These involve the trunk sewers running through 54th, 58th and 60th streets, which must be lowered so as to pass underneath the subway tunnel. The operation necessitates opening the street for a long distance on each side of the avenue.

### More Open-Stair Tenements

The open stair tenements to be built at 525, 527, 529 and 531 West 47th street by Mrs. Helen Hartley Jenkins follows in general plan the group of buildings such as the architects, Henry Atterbury Smith and William P. Miller, are erecting for Mrs. William K. Vanderbilt and the Open Stair Tenement Company in East 77th and 78th streets and John Jay Park.

This introduction by Mrs. Jenkins of the open stairs as applied to tenements

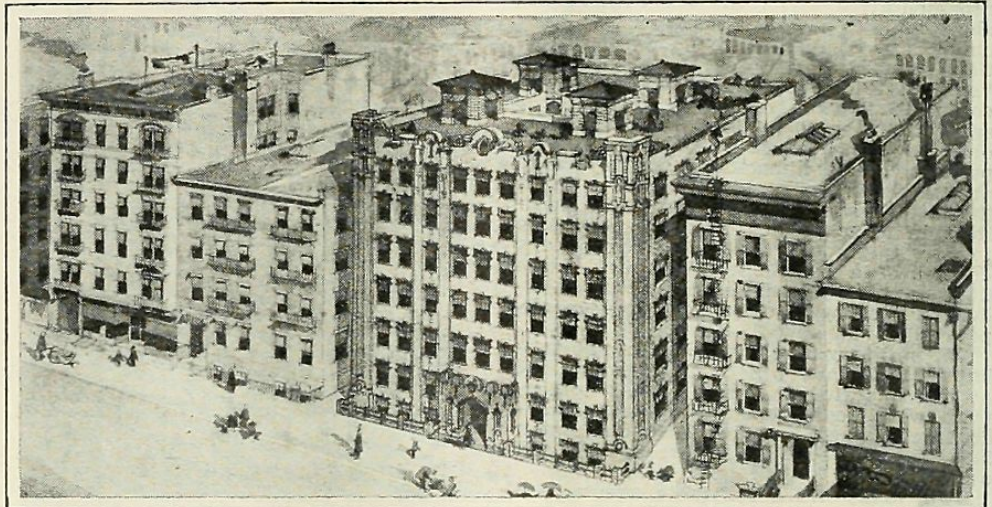
## COLOMBIAN MAHOGANY.

### One of the Many Substitutes for True Mahogany—A High-Class Wood.

The great popularity of true mahogany as a furniture and finishing wood has caused a steady depletion of the available supply ever since its earliest use, in about 1724. Few users of mahogany realize that the consumption of material passing in the markets as mahogany amounts annually to about 40,000,000 feet, while the cut of real mahogany is only about 18,000,000 feet. This does not mean so much that deliberate deception is being practiced as it does that the demand for true mahogany greatly exceeds the supply.

In consequence the producers of mahogany have had to seek substitutes in order to meet the demand. Over twenty mahogany-like woods are now offered as true mahogany, not to mention a considerable number of woods cunningly stained to imitate that wood. While the consumer may derive as much satisfaction from an article made of imitation mahogany as from one made of the genuine wood, the discovery that real mahogany has not been obtained is nevertheless ground for just complaint.

It seems possible now, when the demand for mahogany is greater than the supply, that there could be an accepted use for such woods as Cariniana, or Colombian mahogany, acknowledged not to be mahogany, but which are so similar to it in color, grain effects, and working qualities as to serve for the rarer wood. There should be no objection to calling such woods by their proper names. Moreover, unless all good substitutes for



MODEL TENEMENT, 525 WEST 47TH STREET. H. A. Smith & W. P. Hiller, Architects.

to the West Side it is hoped will lead to the erection of many more of this most excellent and healthful type of structure.

The building is to contain, besides the open stair features, all conveniences for the comfort of the tenants, such as steam heat, hot-water, bathrooms, and steam laundry dryers in the basement; the roof is also to be available for the use of the tenants and the rents are to be as low as is consistent with the neighborhood and a reasonable return upon the investment.

The building is to be six stories in height and of fireproof construction throughout; it is to be constructed with light brick and colored terra cotta, and will contain eighteen families per floor in suites of two, three, four and five rooms each. The demolishing of the existing buildings will start October 3 and thereafter the work of construction will be continued rapidly to completion.

### American Granite Work.

Alfred Borrowdale has written a letter to one of the Scottish labor unions in which he pays tribute to the granite work done in this country. Mr. Borrowdale says:

"I have only recently returned from America (where I have been pushing some of my work), and was delighted with a great deal of the granite work over there. They certainly know how to work granite; at all events, they put a degree of finish into most of their work which we do not get at this side of the pond. Of course, I am not forgetting that most of their granites are much finer in grain than ours, but, really, some of the memorials I saw, both in Greenwood and Woodlawn Cemeteries, New York, were astonishingly accurate and beautifully finished. They are all on the Classics over there and have gone further in that direction than we have. But they cannot render Celtic as we do, not by a long run."

mahogany were used, it would be impossible to meet the demand.

"Colombian mahogany" and true mahogany are botanically as unlike as an oak and a maple, but a superficial resemblance in the grain and color of their woods has made it possible to substitute the Colombian wood for the other.

Since Cariniana pyriformis is not mahogany, the trade name "Colombian mahogany" is a misnomer. It is probable, however, that because the wood comes entirely from Colombia it will continue to be known by its present name, though a more fitting one would be Cariniana.

How long the wood of Cariniana pyriformis has been used in the United States is not known. It has been exported from Cartagena, Colombia, to Havre, France, however, for more than thirty years and there sold in immense cargoes as genuine mahogany. Practically all the "Colombian mahogany" now marketed is cut at points from 100 to 200 miles inland and shipped from Cartagena. The trunks of the trees are straight and cylindrical, from 24 to 70 inches in diameter, with an average of about 36 inches, and often with a clear length of 50 feet.

While Cariniana differs widely in its botanical and anatomical characters from true mahogany, its close superficial resemblance to mahogany and its physical properties at once distinguish it as a high-class cabinet wood. The wood does not exhibit true annual layers of growth, a characteristic also of true mahogany, especially that obtained from near the southern part of the tree's range. When properly seasoned it does not warp, check, or shrink, while much of the lumber is beautifully figured. It works well, takes a filler readily, and can be highly polished. There is no reason why it should not be employed for all purposes for which true mahogany is used. The wood is hard, heavy (42 pounds to the cubic foot, with a specific gravity 0.674).

# CURRENT BUILDING OPERATIONS

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

## Building for Queensboro Plaza.

Thompson & Frohling, 114 East 28th street, are preparing plans for a four-story store and office building to be erected on the Queensboro Plaza, between Academy and Redde streets, Long Island City. The construction will be fireproof, having a facade of light brick, limestone and terra cotta. The ground dimensions are 201x122x104 feet, and it is planned to build the foundations to sustain a twelve-story structure which may be added at a future date. It will also include electric elevators, power plant and all modern appliances.

## York & Sawyer Win Competition.

The competition for plans for the new post office building to be erected by the United States Government at Orange, N. J., has just been awarded to York & Sawyer, of 50 East 41st street, Manhattan. In the contest, James Gamble Rogers, of 11 East 24th street, stood second, and J. H. Freedlander, 244 5th avenue, third, there being as many as twenty architects competing. The structure is to cost approximately \$100,000. It will have a height of two stories.

## To Figure Post Office Plans.

James Knox Taylor, Treasury Department, Washington, D. C., will call for estimates from general contractors about October 15, for the erection of the new Post Office Building on the east side of Washington street, between Montgomery and York streets, Jersey City, to cost about \$350,000. According to plans, the building will measure 150x200 feet, five or six stories in height, of limestone and terra cotta.

## Changes to Tiffany Studios.

The Tiffany Studios, Madison avenue and 45th street, the southeast corner, will soon undergo extensive changes for which plans have been prepared. James P. Wiskeman, of 39 West 38th street, is engineer and has entire charge of the operation. An eight-story addition, 10x65 feet, will be tacked on and one or two stories added to the present building.

## To Enlarge Terrace Garden.

Plans have been completed by the owners of Terrace Garden for enlarging the present building at 160 and 162 East 59th street with a three-story addition. There will be stores in the lower floor and the upper part will be arranged as tea and dining-rooms. George Dress, 1436 Lexington avenue, is the architect.

## Information for Contractors.

W. L. Stoddart, architect, 30 West 38th st, Manhattan, states that the time for receiving bids for the construction of the "Hotel Dempsey," at Macon, Ga., has been extended to twelve o'clock, noon, October 10.

## CONTEMPLATED CONSTRUCTIONS.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

58TH ST.—The James Livingston Construction Co., 18 West 27th st, owner and general contractor for the apartment house to be erected at 133-7 West 58th st, will soon be ready for bids on all sub-contracts.

MANHATTAN AV.—The Gorham Const Co., 50 West 86th st, owners and builders, will soon issue sub-contracts for the 6-sty apartment house, 100.11x115 ft., at the northeast corner of Manhattan av and 115th st, to cost \$225,000. Neville & Bagge, 217 West 125th st, are the architects.

LUDLOW ST.—A. F. Leicht, architect, 9 East 42d st, has prepared plans for a 6-sty tenement, 37.1x78.4 ft. for Chas. Karg, of Yonkers, N. Y., at 96-98 Ludlow st. Estimated cost, \$35,000.

14TH ST.—Hugh Slevin, owner, 248 West 71st st, has plans for alterations to the 5-sty tenement at 203 West 14th st. Estimated cost, \$8,000. Marshall & Grimes, 30 East 42d st, architects.

88TH ST.—Arthur Weiser, architect, 9 East 42d st, has prepared plans for a 4-sty tenement, 20x88 ft., for Abe G. Michels, 99 Nassau st, to be erected at 451 East 88th st. Estimated cost, \$12,000.

ST. NICHOLAS AV.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty tenement, 23.10x115.2 ft., for John V. Regan, 848

St. Nicholas av, at the junction of St. Nicholas av and 137th st and Edgcombe av. Estimated cost, \$25,000.

7TH ST.—Marks Gross, 402 East 9th st, owner, has plans for the alteration to the 5-sty tenement at 129 East 7th st. Estimated cost, \$5,000.

WEST 93D ST.—Neville & Bagge, architects, 217 West 125th st, have plans about ready for the 8-sty fireproof apartment house, 51x80 ft., at 163-165 West 93d st, for the 163d West 93d St. Company, 34 Nassau st, of which James Livingston is president. The owner will handle the general contract.

VERMILYEA AV.—Two 5-sty flat buildings, 50 x90 and 50x88 ft., will be erected by T. G. Galardi & Co., builders, of 30 Emerson st, at the southeast corner of Vermilyea av and Carmine st to cost \$110,000. Plans are now being prepared by Moore & Landsiedel, 148th st and 3d av.

RIVERSIDE DRIVE.—London Bros., 149 Broadway, owners, will soon start the erection of a 6-sty brick, limestone and terra cotta apartment house, 50x100 ft., on Riverside Drive, near 129th st. Gronenberg & Leuchtag, 7 West 22d st, are the architects. The owners will handle the general contract.

VERMILYEA AV.—Moore & Landsiedel, 3d av and 148th st, are taking bids on all sub-contracts for the two apartment houses to be erected on Vermilyea av, near Dyckman st, for the Bendheim Construction Co.

46TH ST.—Henry B. Herts, architect, 37 West 31st st, has completed plans for extensive alterations to the 5-sty brick building 29 West 46th st for bachelor apartments. The work consists of adding a 5-sty rear extension, 20x30 ft. The Ellay Realty Co., 422 Fulton st, Brooklyn, Lawrence Abraham, president and treasurer, is the owner. Bids on the general contract will be received by the architect early in October. Estimated cost, \$40,000.

#### DWELLINGS.

48TH ST.—Reginald H. Sayre, 9 East 45th st, owner, will make extensive alterations to his residence 14 West 48th st, from plans by S. E. Gage, 340 Madison av. Figures are now being received.

#### MUNICIPAL WORK.

COMFORT STATION.—The Park Board will open bids Thursday, Oct. 5, for the erection of a comfort station in the Queensboro Bridge playground, located at the southwest corner of East 60th st and Sutton pl.

ELECTRIC LIGHT AND PAINTING.—Estimates will be received by the Department of Public Charities Thursday, Oct. 5, for the erection of an addition to and the electric lighting and painting of the interior of the Strecker-Memorial Laboratory at the City Hospital, Blackwell's Island.

REPAIRS.—Estimates will be received by the Department of Public Charities Thursday, Oct. 5, for labor and materials required for the erection of an addition and for certain alterations to the receiving hospital and waiting rooms on dock at foot of East 70th st, Borough of Manhattan.

BUILDING.—On Tuesday, Oct. 3, bids will be received by the Commission of Charities for furnishing labor and materials required for the entire completion of the new dormitory for female help now under construction at the Metropolitan Hospital, Blackwell's Island.

#### SCHOOLS AND COLLEGES.

64TH ST.—E. I. Shire and L. R. Kaufman, architects, 375 4th av, will receive bids about Oct. 1 for the 6-sty brick and steel school, 80x50 ft., to be erected by the trustees of Baron De Hirsch Trade School at 222 East 64th st.

#### STORES, OFFICES AND LOFTS.

PARK AV.—The Fortieth Street Co. of 320 5th av (M. Davis Doughty, president), is ready to take estimates on wrecking and excavating for the 12-sty fireproof brick and limestone office and store building, 98x105 ft., at the northeast corner of Park av and 40th st, at a cost of \$600,000. William H. Whittal, care, owners, 320 5th av, is architect.

BOSTON ROAD.—Wm. Tilden Koch, 1 Madison av, architect, will soon be ready for bids on the general contract for the concrete and frame building, 38x100 ft., to be erected at 4018 Boston road for Henry Dickert, owner. The building will be equipped with bowling alleys and a large dining-room.

BEACH ST.—Seth Milliken, 79 Leonard st, owner, contemplates the erection of a 10-sty loft building, 80x101 ft., at the northwest corner of Beach st and St. John's lane, to cost approximately \$350,000. Chas. T. Wills (Inc.), 286 5th av, will be the architect and engineer. In all probability, work will not be started for some time yet.

17TH ST.—Richard Berger, architect, 309 Broadway, has completed plans and will take bids about Oct. 1 for alterations to the 4-sty brick store and loft building, 50x52 ft., at 107-109 East 17th st, for John Kroder & Henry Reubel Co., of 107 East 17th st. The estimated cost is \$15,000.

ESSEX ST.—Sommerfeld & Steckler, architects, 31 Union sq, are taking bids for extensive alterations to the 6-sty tenement 37 Essex st, for loft purposes. The cost will approximate \$12,000. Sarah Gellen, 37 Essex st, is owner.

18TH ST.—George M. McCabe, architect, has completed plans and is receiving figures on the general contract for the 12-sty loft building, 100x135, on 18th st, between 7th and 8th avs, for the Monahan Express Co., of 11th st and Greenwich av. James P. Wiskeman, of 39

West 38th st, is steel engineer and designed these plans.

17TH ST.—No contract has yet been placed for the 8-sty loft building which the Ream Construction Co., 55 Liberty st, contemplates erecting at 230-234 West 17th st, from plans by John Woolley, 200 5th av.

42D ST.—No plans have yet been prepared for improving the plot, 52x100 ft., at 37-47 West 42d st, recently purchased by the Pentalfa Realty Co., of 16 William st, of which Raymond Hoagland is president. The property may be resold.

#### THEATRES.

IRVING PL.—Thomas W. Lamb, 501 5th av, has completed plans for \$30,000 worth of improvements to the 4-sty theatre No. 2 Irving pl for the Gilmore estate. No contract has yet been awarded.

42D ST.—No contract has yet been issued for the erection of the 4-sty theatre and studios building, 60x92.9 ft., in the south side of 42d st, 300 ft. east of 8th av, to cost \$77,000. Wood Eltinge Bloom is the owner. Plans are by Thomas W. Lamb, 501 5th av.

#### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

176TH ST.—Chas. S. Clark, 441 East Tremont av, is preparing plans for two 4-sty brick apartment houses, 41x90 ft. each, in the north side of 176th st, 168 ft. east of Monroe av, for Wm. C. Bergen, of 180th st and Andrews av, Bronx. Estimated cost is \$50,000.

VILLIA AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty flat, 25x88 ft., on the north side of Villia av, 25 ft. south of 205th st, for Eugene Mazzie, of 3132 Villia av, Bronx. The estimated cost is \$25,000.

CHARLOTTE ST.—The Regina Realty Co., 49 East 135th st, has plans for a 5-sty, 30-family apartment house, 90x90 ft., on the east side of Charlotte st, 160 ft. north of Jennings st. M. W. Del Gaudio, 401 East Tremont av, is architect. The owner will handle the general contract. Estimated cost, \$60,000.

PARK AV.—The Hope Construction Co., 1037 Teller av, will construct two 5-sty brick and limestone tenements, 50x100 ft., on Park av, west side from 187th st to 188th st, Bronx. The plans were prepared by T. J. Byrne, 3029 3d av. Estimate cost, \$120,000 total.

PARK AV.—The Hope Const. Co., 1037 Teller av, owner, will erect two 5-sty tenements, 50x100 ft., on the west side of Park av, 187th to 188th st, Bronx, from plans by T. J. Byrne, 3029 3d av. Estimated cost is \$120,000.

#### DWELLINGS.

HOLLERS ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 2-sty hollow tile dwelling, 21x30 ft., on the north side of Hollers st, 25 ft. east of Rombonet st, for Antonio Seagnelli, of 22 Baxter st. Estimated cost is \$5,000.

DELAVALLE AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 2-sty hollow tile dwelling, 24x30 ft., on the north side of Delaville av, 100 ft. north of Hollers st, for Aldi Anedetto, of 81 Baxter st. Estimated cost is \$5,000.

#### MUNICIPAL WORK.

ROCK CUT.—Bids will be received by the Park Board Thursday, Oct. 5, for furnishing labor and materials for the improvement of the rock cut on the Broadway side of Van Cortlandt Park, the Bronx.

WIDENING ROAD.—Estimates will be received by the Park Board Thursday, Oct. 5, for furnishing labor and materials for rebuilding and widening City Island road, from Bartow station to City Island Bridge, in the Bronx.

ELECTRIC FIXTURES.—Estimates will be received by the Board of Health Tuesday, Oct. 3, for labor and materials necessary or required to furnish and install electric and gas lighting fixtures, temporary supply feeders, etc., together with all necessary alterations and other work incidental thereto, for two concrete pavilions on the grounds of Riverside Hospital, at North Brother Island, the Bronx.

#### STORES, OFFICES AND LOFTS.

161ST ST.—Harry T. Howell, architect, 3d av and 149th st, has plans for a 6-sty fireproof office building, with stores, on the first story, to be erected at the northeast corner of 161st st and Brook av, facing in 161st st and opposite the new court house, 160x50 ft. Electric elevators, lights, etc., to cost \$90,000. Nelson Smith, on premises, is owner. The architect will receive all estimates.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

DE KALB AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty flat to be erected on plot 50x100 ft., on the north side of DeKalb av, 200 ft. east of Marcy av. Building will be of Gothic design, dark red tapestry brick.

RALPH AV.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have plans for a 4-sty tenement to be erected on the northwest corner of Lincoln pl and Ralph av for Abe Lochinsky. Estimated cost, \$40,000.

PUTNAM AV.—D. Salvati, 19 4th av, Brooklyn, has plans under way for the 4-sty brick apartment house, 25x85 ft., to be erected on Putnam av, near Evergreen av, for J. Green-

blatt, 26 Court st, Brooklyn. The owner will build and take bids on sub-contracts and materials. Estimated cost, \$12,000.

4TH AV.—E. Ericson, architect, 385 Jay st, Brooklyn, has completed plans for the 4-sty brick tenement and stores, at the northeast corner of 4th av and 45th st, for Charles Anderson & Co., of 44 West 125th st, N Y C, to cost \$10,000. The owner is now ready for bids.

LINCOLN PL.—S. Millman & Son, architects, 1780 Pitkin av, are preparing plans for a 4-sty tenement house, 50x100 ft., to be erected at the northwest corner of Lincoln place and Ralph av, for the Solomon Building Co., of 576 Ralph av, Brooklyn. The estimated cost is \$40,000.

PUTNAM AV.—D. Salvati, 19 4th av, has prepared plans for a 4-sty brick flat, 25x85 ft, to be erected on Putnam av, near Evergreen av, to cost \$12,000. J. Greenblatt, 26 Court st, is owner.

#### CHURCHES.

PACIFIC ST.—All contracts will soon be placed for the edifice in the south side of Pacific st 260 ft. east of Vanderbilt av, for the St. Joseph's Roman Catholic Congregation, to cost \$150,000. F. J. Berlenbach, 260 Graham av, is architect. Rev. D. J. McNamara, 852 Pacific st, rector.

ALBANY AV.—F. J. Helmle, architect, Montague st, Brooklyn, is preparing plans for a 1-sty frame church, to be erected on the west side of Albany av, 101 ft. south of Linden av, for the Roman Catholic Church of St. Catherine of Genoa, Rev. Father T. J. Cloke, pastor.

#### DWELLINGS.

50TH ST.—C. B. Brun, 1 Madison av, N. Y. C., has plans for a new residence for W. Schrader, 335 Broadway, to be erected in the north side of 50th st, 40 ft. west of 16th av, Brooklyn. Work will not be started before 1912.

80TH ST.—F. Stillwell, 86th st, near 19th av, will erect a 2½-sty frame residence, 22x48 ft., in the north side of 80th st, 100 ft. east of 19th av. Plans are being prepared by T. Bennett, 5123 3d av, Brooklyn. The owner will take all bids on the general contract. Approximate cost, \$6,000.

LINDEN AV.—F. J. Helmle, Montague st, Brooklyn, has prepared plans for a 2½-sty terra cotta block and stucco parish house, 37x46 ft., to be erected on the south side of Linden av, 82 ft west of Albany av, for the Roman Catholic Church of St. Catherine of Genoa, Rev. Father T. J. Cloke, pastor.

18TH ST.—S. H. Cutting, architect, is preparing plans for a 2½-sty frame residence to be erected in the west side of East 18th st, 100 ft. south of Av G, for the Ascunty Realty Co., of 1721 Av J, Brooklyn. The owner will build and take bids on sub-contracts and materials. Estimated cost is \$7,000.

#### FACTORIES AND WAREHOUSES.

ADELPHI ST.—D. A. Lucas Co, 98 3d st, Brooklyn, is preparing plans for a 2-sty brick bottle warehouse, 20x45 ft., to be erected at Adelphi st and Atlantic av for the estate of John McCormack on premises. H. F. Otis, 488 Clermont av, Brooklyn, has received the general contract. Estimated cost \$6,000.

3D AV.—Albert Ulrich, architect, 371 Fulton st, Brooklyn, is taking bids for an addition to the refrigerating plant at 90 3d av, Brooklyn, for the B. F. Stevens Milk Co., on premises, to cost \$20,000. Brick, 3-stys, 20x 100 ft.

#### HOTELS.

VAN SINDERON AV.—P. Tillion & Son, architects, 957 Broadway, Brooklyn, have completed plans for a 3-sty brick and limestone hotel at the southeast corner of Fulton st and Van Sinderon av for Charles E. Van Sice, 2300 Fulton st, Brooklyn. Bids are now being taken. Estimated cost, \$20,000.

#### MUNICIPAL WORK.

REPAIRS.—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.

SIDEWALKS AND GRADING.—The President of the Borough of Brooklyn will open bids on Wednesday, Oct. 4, for constructing cement sidewalks on the west side of Howard pl, between Windsor pl and Prospect av, and on various other streets. Also for grading portions of lots 24, 26, 27 and 74, block 1181, located on the south side of Lincoln pl and on the north side of Eastern Parkway, between Clason and Franklin avs, Brooklyn.

#### STABLES AND GARAGES.

PACIFIC ST.—D. A. Lucas Co, 98 3d st, Brooklyn, is preparing plans for a 1-sty brick garage in the south side of Pacific st, 90 ft. east of 6th av, for C. D. Strang, South Portland and Atlantic avs, Brooklyn. The architect will take bids on general contract. Estimated cost, \$8,000.

#### THEATRES.

UTICA AV.—C. Goodman, architect, 437 Sackman st, Brooklyn, has plans for a 1-sty brick moving picture theatre, 35x80 ft., to be erected on Utica av and Prospect pl. A. Serrote, owner, Eastern Parkway, near St. John's pl, Brooklyn, will handle the general contract and take bids on all materials and sub-contracts. The estimated cost is \$6,000.

#### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY, L. I.—F. J. Schefcik, architect, Park av and 176th st, N. Y. C., has plans for the 4-sty tenement and store to be erected at Wilson and 14th avs for the Reliable Building Co., of 425 East 71st st, N. Y. C. The cost is estimated at \$25,000.

#### CHURCHES.

PORT JEFFERSON, L. I.—Bids have been submitted on plumbing for the new First Presbyterian Church at this place, to cost \$30,000. Walker & Hazzard, 438 5th av, N. Y. C., are the architects. Wright & Evans, 125 East 23d st, N. Y. C., hold the general contract.

#### DWELLINGS.

LONG ISLAND CITY.—Work on foundations is under way for two 2-sty brick dwellings, 25x 69 ft., on the east side of 9th av, 275 ft. north of Broadway, L. I. C., for A. Koster, of 522 West 49th st, N. Y. C. F. Chmelik, 796 2d av, L. I. C., is the architect. M. Blaesi & Son, 1724 Gates av, Brooklyn, is general contractor. Cost, \$8,000.

COVERT AV.—L. Berger & Co., architects, Myrtle and Cypress avs, have plans for five 2 and 3-sty brick residences, with stores, to be erected on Covert av, Ridgewood, L. I., for C. Doencke, of Washington st, Brooklyn.

ROCKAWAY PARK, L. I.—James Colton, architect, Rockaway Park, has completed plans for five 2½-sty frame residences, 3d av and Washington st, for Colton Bros., of Rockaway Park. Estimated cost, \$15,000. The owner will build.

WOODHAVEN, L. I.—Jeffrey & Son, architects, Morris Park, L. I., have completed plans for six 2-sty frame residences, 16x30 ft., to be erected in Canal st for Harry Fleit, of Wyckoff av, Ozone Park, L. I., at an estimated cost of \$8,000.

GARDEN CITY, L. I.—G. C. Thomas, architect, 354 Fulton st, Jamaica, L. I., is preparing plans for two 2½-sty frame and stucco residences, 28x39 ft., to be erected here for the W. C. Bush Building Co., of which Wesley C. Bush, 105 Lincoln pl, Brooklyn, is president. Cost, \$6,000 each.

GREAT NECK, L. I.—Walker & Hazzard, architects, 437 5th av, N. Y. C., are preparing plans for two residences to be erected by Mrs. Margaret Waldo at this place, to cost \$9,000 each.

SOUTHAMPTON, L. I.—Hiss & Weeks, architects, 123 Broadway, N Y C, have prepared plans for a 2½-sty terra cotta block residence for Mrs. Alfred M. Hoyt, 934 5th av, N Y C. The owner will build and is ready for bids on mason and carpenter contracts and materials. Estimated cost, \$100,000. A garage will also be erected.

HEWLETT'S, L. I.—Alfred Hopkins, architect, 1 East 24th st, N Y C, is taking bids on a frame residence to be erected at this place for H. T. S. Green, 128 Maple av, Flushing, L. I. Estimated cost is \$20,000.

#### THEATRES.

GLENDALE, L. I.—Berger & Co., architects, have revised plans for the 1-sty theatre, 25x100 ft., to be erected here for G. Newman, owner, to cost about \$5,000.

#### Richmond,

#### DWELLINGS.

ST. GEORGE, S. I.—Harry W. Pelcher, architect, Rich av, Port Richmond, S. I., is taking bids for the erection of three 2½-sty stucco residences, 46x46 ft., in Jay st, this place, for W. B. Thom, owner. Total cost is \$10,000.

#### THEATRES.

PORT RICHMOND, S. I.—John Milnes, general contractor, 2 Hatfield pl, Port Richmond, S. I., is taking bids on sub-contracts for the theatre and store building, 88x120 ft., for W. J. Burlee, of Port Richmond, to be erected at the northwest corner of Richmond Terrace and Ferry st. Brick and concrete, 2-stys, 88x120 ft., to cost \$60,000. Thomas W. Lamb, 501 5th av, N. Y. C., is architect.

#### Out of Town.

#### APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—Gronenberg & Leuchtag, architects, 7 West 22d st, N. Y. C., have completed plans for three 4-sty apartments, 80x40 ft., to be erected at the northwest corner of 8th st and Valentine av for the Valentine Realty Co., at site.

MT. VERNON, N. Y.—Dr. E. G. Bauman, of 2d st, will erect a 4-sty apartment house on the easterly side of Park av, between East Sidney and Prospect avs. The building will be of light-colored brick and contain eight apartments. It will be 42x57 ft., and cost \$33,000. Work has already been started on the excavations.

ASBURY PARK, N. J.—Elmer C. Benner has prepared plans for a 3-sty flat and store building for Leonardo Finocchiaro, to be erected at the corner of Springwood and Slyvan avs.

JERSEY CITY, N. J.—Plans have been completed by Wm. H. Bogart, architect, for the construction of two 6-family, semi-detached, frame flats, each 27x66 ft., on the south side of Winfield av, between the Boulevard and the Old Bergen road, for Jacob Greenstone, 542 Jersey av. Estimated cost, \$18,000.

#### CHURCHES.

ROCHESTER, N. Y.—The congregation of St. Stephen's Church will erect a brick church at the corner of Chili av and Thorndale terrace, at an estimated cost of \$15,000. Waller & Nichols are the architects.

JERSEY CITY, N. J.—The congregation of the Simpson M. E. Church, Central av and Fleet st, Jersey City Heights, contemplate the construction of a new edifice at Boulevard and Pavia av. Various plans and drawings have been submitted, but no architect has yet been selected. Address the pastor for particulars.

#### DWELLINGS.

NEWPORT, R. I.—McKim, Mead & White, architects, 160 5th av, N. Y. C., have prepared sketches for a large addition to the residence for J. J. Coogan, Hotel Gotham, 5th av and

55th st, N. Y. C. It is indefinite how soon work will be started. Estimated cost is figured at \$50,000.

BERNARDSVILLE, N. J.—David M. Ach, architect, 1 Madison av, N. Y. C., has prepared plans for a 2½-sty residence, 32x40 ft., to be erected here for David Buist, owner. The estimated cost is \$5,000.

LAWRENCE, L. I.—Thomas O'Kane, Jr., architect, Mott av, Far Rockaway, L. I., has completed plans for a brick, veneer and stucco 2½-sty residence at Lawrence, L. I., for E. Loughman, owner. Estimated cost is \$25,000.

SUMMIT, N. J.—Walker & Hazzard, architects, 437 5th av, are taking bids for a 2½-sty residence, 40x35 ft., for H. H. Thoman, of this place, to cost \$8,000. Work will be started in the spring.

PEEKSKILL, N. Y.—Albert Acker will erect a handsome residence on Hudson av, on the plot he recently purchased. Excavating has been started.

MIDDLETOWN, N. Y.—Grace Episcopal Church, of this city, will erect a 2-sty and basement brick parish house early in the spring, in Depot st. The congregation now has \$13,000 with which to start the work. Address the pastor.

JERSEY CITY, N. J.—Architect John A. Resch has prepared plans for five 2-family, 2-sty brick houses, 22x43 ft. each, on the south side of Stegman st, between Jackson av and Van Cleef st, for Stephen J. England.

#### FACTORIES AND WAREHOUSES.

NORWICH, N. Y.—The Norwich Wire Basket Factory Co. contemplates the erection of a new factory at this place. No architect has yet been selected.

MOORESTOWN, N. J.—The Morris & Somerset Electric Co. has had plans prepared for additions to its plant here that will cost between \$50,000 and \$60,000. An addition is to be built to the power house in Whippany st, 50 ft long, to accommodate new machinery.

SOLVAY, N. Y.—The Solvay Steel Forging Co., Chas. M. Hammond, president, has purchased a site and will erect a forge shop of steel and concrete.

BINGHAMTON, N. Y.—Bids will be received about Oct. 5 for the erection of an ice cream factory for the Binghamton Ice Cream Co., 314 Water st. Plans are being prepared by W. H. Whitlock, Security Mutual Bldg.

LOWELL, MASS.—The Avery Chemical Co., 88 Broad st, Boston, will erect a plant to cost \$150,000. Mill construction, 2-stys, 150x50 ft, with three wings, 100x50 ft.

#### HALLS AND CLUBS.

TRENTON, N. J.—An appropriation of \$25,000 for a new gymnasium has been granted by the Trustees of the Pennington Seminary, near this city, for its school for boys. The building will be equipped with modern athletic apparatus, including a swimming pool, 18x60 ft. Construction of the new building, which will be 88x55 ft wide, will be begun at once.

SCHENECTADY, N. Y.—Charles Reicherter, 1138 State st, chairman Odd Fellows Temple Association, will soon receive bids for the new \$30,000 temple to be erected at Hawk and State sts, from plans by H. Franch, 831 Grant st.

NEWBURGH, N. Y.—Jackson & Rosenerans, architects, 1328 Broadway, N. Y. C., and Frank E. Estabrook, 75 2d st, Newburgh, associates, have plans ready for figures for the 3-sty brick, stone and terra cotta Y. M. C. A. building, in Grand st, near Broadway, this city, for the Young Men's Christian Association. A. H. Greeley is secretary of the building committee. Paul J. Piatti, 48 West 34th st, N. Y. C., is steam engineer. T. R. Beal, Pres. of the Newburgh Light, Heat & Power Co., is the donor. The cost is placed at \$75,000.

JERSEY CITY, N. J.—The Jersey City Lodge, No. 266, Loyal Order of the Moose, has purchased the home of the late Robert Percy at the Boulevard and Glenwood av. Alterations and interior decorations will be made. Harry Jeffers, president of the building association, is in charge of the work.

#### HOSPITALS AND ASYLUMS.

SARANAC LAKE, N. Y.—The medical board of the Saranac Lake General Hospital was appointed at a meeting of the directors, Monday

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night. Dr. C. C. Trembley was appointed president, Dr. J. C. Russell, vice-president, and Dr. Outwater, secretary. Subscriptions are being taken for the erection of a new building.

**NEW PALTZ, N. Y.**—Plans have been prepared for rebuilding the Arbutle Home for Cripples at this place. The 4-sty building was destroyed by fire recently. The new structure will be double the size of the old, and fire-proof throughout. John Arbuckle, the sugar and coffee millionaire, will erect the building. Work will start Oct. 20.

**SOHO, N. J.**—Plans have been approved by the Public Building Committee Board for the erection of seven brick buildings at the Essex County Hospital for Contagious and Infectious Diseases at Soho. Hurd & Sutton, Newark, prepared these plans. The cost is \$85,000.

**FAIRFIELD, PA.**—Luke A. Burke & Sons Co., 25 West 42d st, N. Y. C., at \$242,000, was the lowest bidder for erecting the new hospital building at this place for the State Lunacy Commission of Pennsylvania, from plans by J. M. Shirk, Philadelphia, Pa. The plans will be refigured.

**STAMFORD, CONN.**—Figures are being received this week for the new Stamford Hospital, to be erected here from plans by Geo. B. Post & Son, 341 5th av, N. Y. C., to cost about \$250,000. Patterson Bros., 27 Park Row, N. Y. C., are steam and electrical engineers. B. Holbrook, 156 5th av, N. Y. C., is landscape architect.

**WALTHAM, MASS.**—The Trustees of the Massachusetts School for Feeble Minded will receive bids for a brick addition to the south nurses' home. Separate bids for plumbing and steam heating. Charles E. Ware is secretary of the Board of Trustees. James Calderwood, 6 Beacon st, Boston, is architect.

**MUNICIPAL WORK.**

**JERSEY CITY, N. J.**—Plans have been completed by J. Knox Taylor, architect, Treasury Dept., Washington, D. C., for the erection of a 5 or 6-sty limestone and terra cotta (fireproof) post office building, 150x200 ft., on the east side of Washington st, between Montgomery and York sts, Jersey City. The architect will call for bids on the general contract about Oct. 15. Estimated cost is \$350,000.

**PUBLIC BUILDINGS.**

**SCHENECTADY, N. Y.**—William J. Beardsley, of Poughkeepsie, was selected last week as architect for the new jail to be erected here. He will begin to draw plans and specifications at once, although work will not be started until next spring.

**SCHOOLS AND COLLEGES.**

**LAKEWOOD, N. J.**—A new high school is to be erected here at a cost of \$50,000. Address Chairman, Board of Education.

**YONKERS, N. Y.**—Thomas Poole & Co., architects, 12 West 30th st, N. Y. C., have plans under way for a new building to be erected at North Broadway and Warburton av, for the Woodstock College. Nothing definite has yet been determined regarding materials and construction.

**KEARNY, N. J.**—The Board of Education will receive bids until Oct. 2 for the construction of an 18-room school and auditorium at Belgrove Drive and Woodland av. H. King Conklin, 665 Broad st, Newark, is architect.

**STORES, OFFICES AND LOFTS.**

**DAYTON, OHIO.**—McKim, Mead & White, architects, 160 5th av, N. Y. C., are taking bids this week for the 2-sty building, 200x150 ft., to be erected in this city for the National Cash Register Co.

**SCHENECTADY, N. Y.**—Improvements to its property on State st, estimated to cost \$500,000, will shortly be undertaken by the Schenectady Railway Co. The company will erect a building at 412 State st, with an ell in Lafayette st, to be used as offices and a waiting room. A large transfer station will be erected.

**LAKEWOOD, N. J.**—The Lakewood Trust Co. will erect a new building at this place, plans for which have been prepared by Dodge & Shore, of Philadelphia.

**ROCHESTER, N. Y.**—The Eastman Kodak Co. has just purchased a tract of land in Lake av, on which three 6-sty buildings will be erected. The business will give employment to 3,600 more hands.

**Contracts Awarded.**

**APARTMENTS, FLATS AND TENEMENTS.**

**NORTH BERGEN, N. J.**—James Connor, of West Hoboken, has received the general contract to erect the apartment house at this place for J. J. Marsen, 4127 Boulevard, from plans by J. Helmers, 814 Union st, West Hoboken.

**PARK AV.**—The Hinkle Iron Works, 534 West 56th st, has received the steel work on the apartment house at Park av, northwest corner of 76th st, from plans by George & Edward Blum, 505 5th av.

**51ST ST.**—J. Rosenblum & Co., Inc., 122d st and Park av, have received the contract to furnish sash and glass for the 9-sty apartment house in course of erection at 51st st and 5th av, for the Jampol & Werner Construction Co., the four 5-sty flats at Fox and Leggett sts, Bronx, for the Maze Realty Co., and one 5-sty flat in the east side of Tiffany st, 75 ft. south of 163d st, for the Steinmetz Construction Co.

**WEST 37TH ST.**—The Jones Construction Co., 1 Union sq, has received the general contract for changes to the 4-sty brick and stone residence 11 West 37th st for bachelor apartments and stores for B. G. Hall, owner. Plans were prepared by Walker & Hazzard, 437 5th av.

**64TH ST.**—The William Messer Co., 27 Suffolk st, has received the plumbing contract for two

model tenements in course of erection in the south side of West 64th st, 125 ft. east of West End av, on plot 200x100 ft.

**BANKS.**

**14TH ST.**—Edwin Outwater, 225 5th av, has received the general contract for alterations to the 6-sty bank building at the southeast corner of 14th st and 4th av, for the Germania Savings Bank. Alterations consist of removing encroachments along 14th st. Maynicke & Franke, 25 West 26th st, are the architects.

**FAR ROCKAWAY, L. I.**—R. H. Carman, general contractor, Myrtle av, Jamaica, L. I., has received the general contract to erect the 2-sty brick, limestone and terra cotta, fireproof bank building, 100x60 ft., on the Plaza, for the National Bank of Far Rockaway. H. G. Heyson is president and chairman of the building committee. Plans are by Joseph L. Steinman, architect, of 10 East 33d st, N. Y. C.

**DWELLINGS.**

**NEWBURGH, N. Y.**—Dr. Talcott O. Vanamee, 158 Grand st, owner, has awarded contracts to Abner Harper, of New Windsor, N. Y., masonry, and H. A. Wheeler, 219 N. William st, Newburgh, carpentry, for the 2½-sty residence at Grand and South sts.

**CARROLL ST.**—McDermott & Hanigan, 31 West 42d st, N. Y. C., have received the contract for alterations to the residence 858 Carroll st, Brooklyn, for a Mr. Leeming.

**GARRISON, N. Y.**—H. H. Vought & Co., 340 Madison av, N. Y. C., have received the mason and carpenter work for a new residence to be erected here from plans by Jackson & Brown.

**STAPLETON, S. I.**—John H. Haley, 249 Targee st, Stapleton, has received the heating and plumbing for two residences to be erected here for R. P. Willis at a cost of \$8,500; 3-stys, 45x33 ft., hollow tile and stucco. Hallock, Ach & Prochozka, 1 Madison av, N. Y. C., are the architects. Conrad L. Larsen, 21 Catles av, Stapleton, has the carpenter work.

**70TH ST.**—The Lenox Iron Works, 1959 Park av, has received the structural steel and ornamental iron for the 5-sty residence, 20x60 ft., at 111 East 70th st, for the Century Realty Investment Co., 75 East 56th st. Officers of the company are Arthur Ryle, president; A. B. Strange, vice-president, 17 Battery pl, and Thomas D. Van Dusen, 17 Battery pl, treasurer. Edwin Outwater, 225 5th av, holds the general contract. Plans are by William Adams, 15 West 38th st.

**PACIFIC ST.**—H. B. Moore, 738 St. Marks av, Brooklyn, has received the general contract to erect the 2-sty brick parsonage, 23x76 ft., in the north side of Pacific st, east of Bedford av, for St. Bartholomew's Church, of which the Rev. Frank M. Townely is pastor.

**FOREST AV.**—M. Karcher & Co., 110 Elm av, Ridgewood, L. I., has received the carpenter work and J. Arnold, of Glendale, L. I., the mason work for two 3-sty brick residences, 20x55 ft., to be erected for Kilian Schurger, of 87 Foxhall st, Ridgewood, on the west side of Forest av, 73 ft. south of Silver st, from plans by Louis Berger, Myrtle and Cypress avs, Ridgewood. Estimated cost, \$8,000 each.

**SUMMIT, N. J.**—Kelly & Boland, 21 Maple st, have received the masonry, and Wm. H. Hay, 245 Valley st, Orange, N. J., the carpenter work for the 2½-sty frame and stucco residence, 30x42 ft., to be erected at this place for C. K. Corbin, owner. B. V. White, 110 East 23d st, N. Y. C., prepared these plans. Estimated cost is \$13,000.

**NEWBURGH, N. Y.**—Farrell & Freystadt, 189 Montague st, Brooklyn, have received the general contract to erect the 3-sty brick nurses home, 40x100 ft., at this place, from plans by Murphy & Dana, 331 Madison av, N. Y. C. The general contractors are ready to take bids on all sub-contracts at once. Estimated cost is \$35,000.

**HARTSDALE, N. Y.**—George Mertz's Sons, Portchester, N. Y., have received the general contract to erect the 2½-sty stone residence at this place for Paul M. Warburg, 17 East 80th st, N. Y. C. Plans are by Walker & Gillette, 128 East 37th st, N. Y. C.

**FACTORIES AND WAREHOUSES.**

**NORTH PLAINFIELD, N. J.**—Alexander Milne, 125 West 2d st, Plainfield, has received the general contract to erect the new factory for the Watchung Silk Mill Co., at this place.

**KENT AV.**—The General Kompolite Co., 516 5th av, N. Y. C., has awarded the general contract for a new factory building on Kent av and North 8th st, to Curtis, Woodruff & Co., general contractors, 213 10th st, L. I. C. Plans were drawn by A. Ullrich, architect, 371 Fulton st, Brooklyn, and call for a 2-sty brick structure, 140x90 ft. Estimated cost is \$30,000.

**WEST 64TH ST.**—Mrs. A. Bouthen, owner, Passaic, N. J., has awarded to M. J. Yennie & Co., 39 East 42d st, the general contract to erect the 2-sty brick and concrete fireproof factory building, 20x40 ft., at 511-513 West 46th st, from plans by M. A. Cantor, 29 West 42d st.

**HOSPITALS AND ASYLUMS.**

**42D ST.**—Marc Eidlitz & Son, 489 5th av, have received the general contract to erect the 5-sty hospital, 177.8x199.10 ft., at 303-325 East 42d st for the New York Society of Ruptured & Crippled, Lexington av and 42d st, to cost \$800,000. York & Sawyer, 50 East 41st st, are the architects.

**YONKERS, N. Y.**—Lynch & Larkin have secured the contract to erect the Scarlet Fever Hospital at this place from plans by Geo. Starin Cowles. The cost will approximate \$70,000.

**MISCELLANEOUS.**

**YONKERS, N. Y.**—Isidor Fajans, 122 East 25th st, N. Y. C., electrical contractor, has received the contract for electrical work on the passenger station at Yonkers, for the N. Y. Central & Hudson River R. R. Co. from plans by Reed & Stem, architects.

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Wentworth Institute in Boston to Furnish Practical Education in Mechanical Arts.

Two courses are open to the young man who stops his studies at the grammar school period and asks himself in all seriousness what he is going to do for a living. He must either follow in the footsteps of his father or grandfather, if they were carpenters, builders or mechanics and apprentice himself to some neighbor as an errand boy in a shop, or he will make a systematic study of the opportunities of trade-school education and in a practical and businesslike way lay the foundation for his career. In either case, like seven out of every eight boys in the United States, he faces life with an average or less than an eighth grade education.

In this article we shall not deal with apprentices or the success which accrues from being connected with some first-class workman who has learned his trade of carpentry and building in the hard school of experience, rather do we commend those who have won out so well in spite of the handicaps which a system of apprenticeship offers.

The question at hand is what would be the results if these boys were trained in the technical schools provided free by many of the States? What would they earn as they go along through life and how would they stand in competition with thousands of skilled workmen? Would not a system of education which would insure a young man certainty of reaching a position where he might have regular employment at the maximum wages be of incalculable value inasmuch as it saves time and brings that young man to an ample wage-earning capacity at an end of a comparatively short period of study?

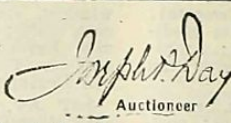
These are the important questions which the board of directors of the new Wentworth Institute at Boston have been considering and are now putting into practice in their new institution. Let it be understood at once, however, that they do not expect to replace practical experience at trade, which measure is necessary before one can become a thoroughly competent mechanic, but what they do aim to accomplish is to materially shorten the time required for the young man of average intelligence to lay a secure foundation, so that when he comes into actual contact with work his advancement will be more rapid than he possibly could have secured under apprenticeship methods. On the other hand, those who already occupy positions of importance in factories, woodworking mills or big furniture concerns, who feel that their progress is slow, may, by applying themselves according to the systematized methods of this unusual school, prepare to fill positions as foremen and superintendents.

Arioch Wentworth, former owner of one of the largest marble industries in the United States and a resident of Boston, first exploited the idea of an institute founded along these lines. So interested was he in the project that at his death he bequeathed the sum of \$3,500,000 to build this unique educational institution. A corporation was formed in 1904, and the purpose to which this school was to be put is found in Mr. Wentworth's own words "education in the mechanical arts."

Wishing to leave the principal of the endowment unimpaired the trustees waited until last October before breaking ground for the erection of the buildings and in this way have utilized only the income from Mr. Wentworth's legacy. The school will open its doors the latter part of September. Particular attention was given to the building of the foundry and the main shop building, which is 145 feet by 49 feet. In this building, which is five stories high, windows occupy two-thirds of the wall space, thus insuring to the occupants the maximum amount of light. In this building also is located the carpenter shop, pattern shop, machine shop, blacksmith shop, plumbing shop and electric wiring room. Other space here is utilized for smaller shops used in the list of courses in applied science and ample space for thorough demonstrations of electrical appliances, power plant operation and building instruction are also available. Extending to the south of the larger building is a small wing containing administrative offices and further, the power house 80 feet square. Outside the equipment the buildings have cost \$250,000, and as yet form but a small part of the original plan of the architects.

In the vicinity of the Boston Museum of Fine Arts are several of the city's famous institutions, such as the Medical Schools

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744 Cortlandt.

**Sales to be held at 12 o'clock noon at Exchange Salesroom,  
14-16 Vesey Street, New York City.**

**Supreme Court Partition Sale**  
By instructions from S. STANWOOD MENKEN, Esq., Referee

**Tuesday, October 10th**  
**JOHN R. LAWRENCE ESTATE**

<p><b>597 Broadway</b> (Running through to 170 Mercer St.) A 5 story basement and sub-basement brick and iron front loft and salesroom building, size 25x200.</p> <p><b>354 Broadway</b> Running through to Benson Place.) A 5 story basement and sub-basement brick and iron front loft and salesroom building with one store; size 26x175.</p>	<p><b>558 Broadway</b> (Running through to 94-96 Crosby St.) A 4 story and basement brick and iron front loft and salesroom building; size of lot 27x199.6xirreg.</p> <p><b>924-926 Broadway</b> (22.5 feet north of 21st St.) A 4 story and basement brick loft and salesroom building, with salesroom; size of lot 39.10x108.0½x irreg.</p>
--	---

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 EDWARD B. NEWBURN, Esq., Attorney, 63 Wall street, N. Y. C.  
 REEVE SCHLEY, Esq., Guardian, 62 Cedar street, N. Y. C.  
 RUSSELL E. BURKE, Esq., Guardian, 37 Liberty street, N. Y. C.

**Supreme Court Partition Sale**  
By instructions from C. H. HYDE, Referee

**Thursday, October 19th**  
In settlement of the  
**PETER LORILLARD ESTATE**

<p><b>10 Bowery</b> Near Doyer St. A 2½ story and cellar brick and wood, old type dwelling. Size of lot, 17x79.10¾.</p> <p><b>396 Broome St.</b> Near Mulberry St. A 4 story and cellar brick loft building with store. Size of lot 25.1x123.11x irreg.</p> <p><b>20 Prince St.</b> Near Elizabeth St. A 3 story and basement brick building with store. Size of lot 23.11¾x123.1.</p> <p><b>376 Broome St.</b> Near Mott St. A 6 story and cellar brick and iron warehouse building with one electric elevator. Size of lot 25.2x111.7½.</p>	<p><b>166-168 South St.</b> Near Dover St. A 2 story and cellar brick warehouse suitable for foundry purposes. Size 50.7½x143x irreg.</p> <p><b>34-36 Spring St.</b> Near Mott St. A 2 story brick building with 3 stores. Size of plot 51.1¼x136.1½x irreg.</p> <p><b>193 Bowery</b> Near Delancey St. A 3½ story and cellar brick loft building with store. Size of plot 25.1½x99.11¼.</p> <p><b>78-80 E. Houston St.</b> Near Elizabeth St. Two 3 story and basement brick buildings with 2 stores in each. Size of plot 44.2½x 80.5½x irreg.</p>
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**466-68-70 Grand Street**  
Near Pitt Street  
(To be sold as one parcel.)  
Nos. 466 & 468 are two 2 story brick buildings, with stores. No. 470 is a 3 story and cellar loft building with store. Size of plot, 49.11x100.

T. ELLETT HODGSKIN, Esq., Att'y for Plaintiff,  
 20 Nassau St., N. Y. City,  
 ATTORNEYS FOR DEFENDANTS:—  
 GEORGE W. WINGATE, Esq.  
 Messrs. TILLOTSON & KENT  
 Messrs. ASHBEL P. FITCH,  
 MOTT & GRANT  
 ADOLPHUS D. PAPE, Esq.  
 WILLIAM H. SAGE, Esq.  
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 ARTHUR B. KELLY, Esq.

Further Particulars from Above Attorneys, at  
**JOSEPH P. DAY, 31 Nassau Street, New York City**

of Harvard University and Tufts College, the Boston Normal School, Simmons College for Women, Symphony Hall, the Young Men's Christian Association and the new Opera House. Wentworth Institute is directly opposite the Museum on Huntington avenue, and the site, which contains between twelve and thirteen acres of land, is unequalled in the city. Another point of value here is the nearness of several large factories which would be open to the students, thus enabling them to see in practical operation many of the mechanical devices and methods used in the instruction courses.

As the instruction in this school is designed to cultivate intelligence while at the same time it gives the students skill and dexterity in the handling of tools, the training whether in long courses of two years or the shorter ones of a year, is

aimed directly at the development of the reasoning faculties. Men will be taught to think and find relations of the objects of thought with an immediate awareness of those relations. In every case methods which give a superficial knowledge or a trifling familiarity with details of the building trade arts will be avoided and a student's success must depend upon his personal initiative. Both day and evening courses are available; the evening courses following practically the same order as the day. For a more businesslike working out of this educational system the day courses of instruction will be of two types, the short one-year of the apprenticeship grade and the two-year course for those who already have a certain amount of actual experience or woodworking training. A. L. Williston has been called to be principal of the school.



**BUILDING MATERIAL MARKET.**

**Prospective Builders Should Be Warned of High Prices Early in 1912.**

**Portland Cement Prices Now Carried Below Cost of Production Make Probable a Prompt and Sensational Reaction—Common Brick May be Forced to \$10, in Spring—Supplies Curtailed**

PROSPECTIVE builders should be warned now of the probable reaction that will feature the building material market early in 1912 and, wherever it is possible, they should not defer their construction works. There is plenty of building money available not only in this city, but in the suburbs. In some of the growing towns of New Jersey within commuting distance from New York the banks have more money than they can place and good propositions will be welcomed at moderate rates of interest.

In another part of this issue will be found an intimate survey of the cement situation that tells its own story and points its own moral to those prospective builders who are laying plans for Spring construction work. The price war here in the east has already carried Eastern quotations below the cost of manufacture, or at least, very near it, and as soon as certain disturbing elements in the industry have been quieted and as soon as a greater demand can be created, Portland cement will be sure to jump to high levels.

This demand will come from sources other than building construction interests, so that they do not hold the key to the situation. It therefore behooves them to act quickly if they would get in under the present low market price of this commodity. The present strain cannot last much longer.

**COMMON BRICK MAY REACH \$10 NEXT SPRING.**

Ten-dollar brick in the Spring of 1912 is not improbable judging from the fact that the manufacturers up the Hudson have shut down their plants six weeks earlier than usual with a much lower reserve stock than they had shortly after last Election Day. A great part of this reserve stock came into this city during the last fortnight when the dealers raided the market and bought up every available brick barge. During that period 52,850,000 common brick were taken by dealers although the normal consumption during the last three weeks has not been more than 10,000,000. These figures do not include the brick taken by consumers on contract or the brick that has come into this city from New Jersey kilns.

The effect of this heavy buying movement during the last two weeks was poor maintenance of the higher brick prices scheduled to become effective this week. Whereas it had been planned to get \$6.50 a thousand, dock, N. Y., the selling agents here found few buyers willing to pay more than \$6.25 and, for the first time since the new selling arrangement became effective in this city the dealers put up a determined front against paying the extra quarter, on the ground that they knew full well that the demand did not warrant any such advance. They were able to show that the tremendous buying movement of 151 barge loads within a fortnight was the result of an arbitrary advance in price and not from consumption.

As a result the market was dull this week and shipments were curtailed. Up to Wednesday it was said that only five cargoes had been sold and these went out at prices not over \$6.25 a thousand. The sales and arrivals last week, compared with those of the corresponding week last year follow:

	1911*		1910†	
	Arrived	Sold	Arrived	Sold
Monday	22	10	16	17
Tuesday	3	7	5	8
Wednesday	5	8	7	6
Thursday	3	5	10	9
Friday	9	8	12	12
Saturday	7	3	8	5
Total	49	41	58	57

Left over, Sept. 16, 1911, 9; on hand, Sept. 23, 17; Left over, Sept. 17, 1910, 5; on hand, Sept. 24, 6.

\*Condition of market, dull; Prices, \$6. to \$6.50.

†Condition of market; active; Prices, \$5.12½ to \$5.37½.

It therefore will be apparent to consumers of common brick, and architects having prospective operations, that the price of common brick in this district will not again be so low as it is at present until well into the latter part of next Spring, if then.

In other words, it is clear that the dealers are stacking brick for winter supply about one and one-half to two months

earlier than usual and are holding this vast quantity of brick on speculation. Some dealers have received information that leads them to suspect that with any kind of a building movement this Fall and especially during the Winter and Spring, the quantity of available brick will be so low that a repetition of 1903 conditions may be expected before the new brick comes into this market next year.

**SHORT TERM STRUCTURAL STEEL CONTRACTS.**

In anticipation of higher prices for structural steel during the Winter and early part of next year, the railroads have been making overtures within the last few weeks to the fabricators in this district to close for large tonnages at present market levels for next summer and even next winter deliveries. None of the companies is willing to accept this kind of business in the present unsettled state of the building material trade. One specific case of the kind referred to was that of the Central Railroad of New Jersey for bridges over the Passaic and Hackensack rivers on its Newark division. There were no takers for the proposition as far as could be learned.

Most of the companies prefer business at the present levels, calling for deliveries within three months. While this kind of business is hard to get just now with all kinds of reports in circulation, there is no doubt that the trade expects a radical

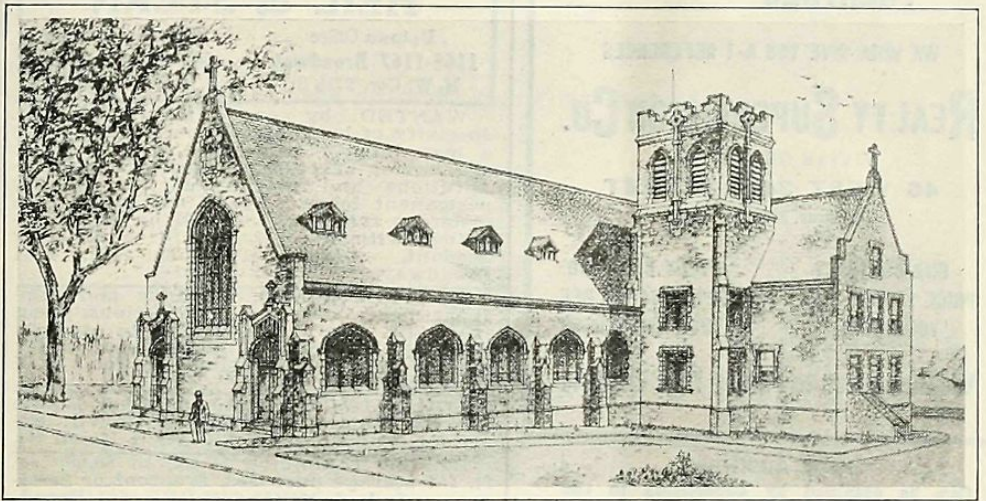
commercial axiom and if the former is low and the latter high, there is sure to be universal price advances that will put the cost of construction far above what it now is.

**A New Church on Blackwell's Island.**

Work has been started on the erection of the new Roman Catholic Church of the Sacred Heart on the northern end of Blackwell's Island for the patients of the Metropolitan Hospital, a large number of whom are suffering from tuberculosis. The present Chaplain, the Rev. J. W. Casey, S.J., has been working for some time past to have a new church built of suitable size to take the place of the present chapel, which has become inadequate for the rapidly increasing number of patients.

John W. Kearney, of New York, has been selected as the architect to prepare plans for the new church, and he has studied for some time the rather peculiar conditions to be met in a problem of this kind, all of which he has provided for in his plans. The accompanying sketch shows the way the building will appear when completed.

The church and rectory will be in the English Gothic style of architecture and will be built of traprock, from the quarry on the island, with terra cotta trimmings. There will be a square tower at the intersection of the church and rectory. The



Blackwell's Island.

John W. Kearney, Architect.

**CHURCH OF THE SACRED HEART.**

shift in prices and for that reason it is looking well to the future before closing on long term business.

In the local market during the last few weeks some lines have suffered from reports that there was going to be a reduction in steel prices. A fair tonnage of plain material is being held back on this account. Fabricated material, however, is in a steady market with the run of contracts calling for deliveries before the first of the year. One of the conspicuous contracts of the week was that taken by the Pennsylvania Steel Co. for 900 tons for the western approach to the Manhattan Bridge. This contract includes about 450 tons of beams, 180 tons of plate girders and other structural shapes and 200 tons of rails. Still another was the announcement that the general contract for the new normal college had been awarded to A. L. Guidone & Son, which means that the steel contract calling for about 500 tons of shapes will come out within a few weeks. The 250 tons of steel for the Delancy and Suffolk streets theatre, the general contract for which went to Ravitch Bros., will be fabricated by the Passaic Steel Co.

For plates at tidewater concessions of \$1 to \$2 a ton are being made and \$1 is the concession at tidewater for structural material. Fabricated prices indicate that plain material was being shaded during the week when beams and channels were quoted up to 15 inch at 1.46 and 1.51 and over 15 inches at 1.56 and 1.61. Angles from 3x2 up to 6x6 were quoted at 1.46 and 1.51 while tees and tees brought 1.56 and 1.61.

**WHY OTHER BUILDINGS MATERIALS WILL BE HIGH.**

Inquiry at sources of supply made by the Record and Guide have shown that raw materials in practically every department are below normal for this time of the year. Lumber, lime and plaster, stone, tin and copper for flashing, and front brick are all on lower price levels than normal and the natural inference is that, with a curtailment in manufacturing which is usual in a presidential campaign year, the law of supply and demand will once more come into its own as a

Gothic windows will have terra cotta tracery and stained glass. The roof will be of slate with copper cresting and flashings.

The interior will be treated very simply. There will be a large pointed arch at either end of the church, forming the opening to the sanctuary and choir respectively, with a cluster of columns at either side with Gothic capitals supporting a moulded arch all of concrete stone. The walls will be plastered, and the floor will be of terrazzo with sanitary base and wainscot. The roof will be supported by five ornamental hammer-beam wood trusses, with exposed rafters and yellow pine sheathing on the ceiling, all finished natural.

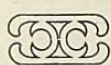
The church will be 141 feet long and 40 feet wide and will seat 750 persons. The rectory will be two stories high and connected directly with the church, forming an "L," and will contain the priest's living quarters, office, sacristy, etc. Both the church and rectory will be heated by steam supplied from the main power house of the hospital. It is expected that everything will be completed in time to celebrate mass in the new church on next Christmas.

**The Higher Cost of Living.**

The latest government figures of the increased cost of the necessities of life are contained in the following table:

	1910.	1910.
Farm products	109.5	164.6
Food, etc.	104.2	128.7
Cloths and clothing	106.8	123.7
Fuel and lighting	120.9	125.4
Metals and implements	120.5	128.5
Lumber and bldg. materials	115.7	153.2
Drugs and chemicals	115.7	117.0
House furnishing goods	106.1	111.6
Miscellaneous	109.8	133.1

The item of rent is not included, but each head of family may make his own computation in this respect. During the year since the data for the statistics was obtained the cost of important items, such as meats and sugar, has risen further.



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1165-1167 Broadway      604-606 Broadway  
N. W. Cor. 27th St.      S. E. Cor. Houston St

WANTED by an office making a specialty of building and permanent loans a man largely acquainted with builders and having excellent connections with institutions and private parties making permanent loans. For a first class man generous remuneration will be given, together with the privilege of a drawing account. Address T, Room 401, 1161 Broadway.

POSITION wanted, manager mortgage department; excellent connections, long successful record; have complete card set mortgage expirations Manhattan realty; require salary or drawing account. BOX 40, Record and Guide.

FOR SALE—Complete set Real Estate Atlases, Battery to Spuyten Duyvil; excellent condition; \$25. KING, 1 Union Sq.  
Building containing 50,000 to 80,000 sq. ft. for storage purposes, fireproof or semi-fireproof. L. J. MUHLFELDER, 601 Broadway.

## 35 West 74th Street A "PATRICK FARLEY" BUILT HOUSE

On Lot 20x102.2  
Four story and basement Dwelling, with possession, can be secured fully furnished if desired.

At AUCTION, 14-16 Vesey Street  
**TUESDAY, OCTOBER 10, 1911, at Noon**  
by L. J. PHILLIPS & CO., Auctioneers  
156 Broadway or 261 Columbus Avenue, N. Y. C.

**William W. Walling**  
**ATTORNEY**  
Formerly Chief Factory Inspector and First Deputy Commissioner of Labor, State of New York  
**Specializing on Factory Negligence Cases and matters involving the Labor Law**  
Room 208 Metropolitan Tower Tel., 2220 Gram.

## WANTED, BUILDER

to buy plot with liberal builder and permanent loan and erect large garage rented from plans, for long term.

**"MOTOR"**  
Box 55, Record and Guide

WELL ESTABLISHED real estate business, Washington Heights for sale; or would combine with some one who could bring in some business and divide work. This is a straight business proposition worth investigating; state full particulars and amount of cash that could be invested. BOX 65, Record and Guide.

WANTED—By Fifth Avenue Real Estate and Building Co., young man for general office work; position as assistant; opportunity for right man, Box 60, Record & Guide.

BROADWAY CORNER OFFICE, in the Eighties, now occupied by real estate firm to be sub-let for three years at \$1,200. A. J. S., 430 Evergreen Ave., Brooklyn, N. Y.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured.  
**DUFF & CONGER, Madison Ave., Cor. 86th.**  
BUSINESS PROPERTY SPECIALISTS  
JACOB A. KING CO., 1 Union Square.

## An Office Building for Madison Avenue.

The steel frame for a 12-story office building that is to be occupied exclusively for the offices of a single manufacturing firm, the H. W. Johns-Manville Co., is being erected at the southwest corner of Madison avenue and 41st street. The works of the company are at South Brooklyn, and this great building, containing 34,500 square feet of surface will be the main office. Carrying out the desire of the owners for a distinctive building, an early Italian Gothic architecture has been selected, a style which is rarely, if ever, employed for edifices of this character.

The three lower stories are to have limestone walls and the upper stories will have exterior walls of gray-brown Roman brick and terra cotta, with various light-colored marbles worked in panels. Under the cornices are various colored marble panels in terra cotta frames. The cornice which is to run entirely around the top of the building will be of copper, and will be accentuated by treating with silver, gold and colors. The large windows on the lower stories will be of bronze, and the vestibule and entrance hall of Italian marble.

The entire ground floor, devoted to the retail department, will be finished entirely in marble and Caen stone, and the soffits of the beamed ceiling will be brought out in color from various Italian examples. There will be a mezzanine gallery with bronze rails and a marble stairway, with bronze railings, leading up from the first to the second floor. The executive offices will occupy the eleventh floor, while the twelfth floor will be used as a sample and exhibition room.

### Seeing the Architect.

No doubt it is perplexing for a young city man unacquainted with the suburbs in his search for a home to know just where to go and whether to build or buy. The ready-built house offered on an easy payment plan has a strong attraction for a fellow who can't quite see his way clear to buying a couple of acres and having a house built for him when he is so situated as to be unable to give the personal

oversight to the construction which he thinks indispensable.

In most cases he treats the matter too seriously, and is more suspicious of his fellowman than he has any reason to be, as altogether too many "warnings" are printed for the edification of homeseekers in the fireside weeklies. Reasonable judgment and a careful avoidance of overmuch enthusiasm will carry one through a building or buying campaign as safely as through any other business deal. If you decide to buy, send an architect or builder to examine the house before you sign a contract, to see what quality of material went into its construction, if there are places left where the wind will whistle through next winter, if the kitchen is too small, the veranda and pergola unstable or the foundations too meagre to be perfectly secure. In the majority of cases the construction will be found all right, but it is a satisfaction to be sure of it, and whether you buy or build an architect's help is worth far more than his fee.

### Comparative Shipments of Hardwood.

In the last leaflet published by the Hardwood Manufacturers' Association, Secretary Doster states that his office has been asked from many different sources how hardwood lumber was moving during the summer months of this year as compared with 1910. To answer this query he has selected, off hand, twenty firms on whose shipments he has a record for the months of May, June and July of both 1910 and 1911. He gives a showing of results as follows:

	1910.	1911.
May .....	\$19,683,694	\$19,794,756
June .....	20,634,539	20,616,525
July .....	12,982,995	15,011,614
	\$53,301,228	\$55,422,895

This is about the same general trade situation that is reported by the majority of lumber manufacturers and jobbers who really have been out after business during the year. There should be no general complaint about the volume of transactions in hardwood thus far during 1911. Secretary Doster says. Prices are not satisfactory on the coarse stock.

## London's Water Supply.

The annual reports of the London Water Board and of Dr. Houston, the Water Examiner, are interesting reading at a time when New York City is troubled about its own water supply. Without going to a far country for supplies or undertaking any specially heroic measures for the same purpose, London has an abundant quantity of pure and wholesome water, derived from a polluted and long-suffering river. The population of more than seven millions was supplied last year with 31.57 gallons per head daily, representing the aggregate volume of 82,170 million gallons for the period ending March 31. Dr. Houston's report confirms the conclusions previously stated as to the purifying effects of storage on a large scale. So effective is this process that it is practically impossible to detect the germs of water-borne disease in raw water which has been stored for a comparatively short time. As Dr. Houston says: "Storage is Nature's method of sterilization without the addition of any sterilizing agent to the water." Beyond this safeguard, now generally applied, thanks to the magnificent reservoirs of the Water Board, London has the further purification effected by sand filters, where 98 or 99 per cent. of the remaining organisms are removed.

## New Jersey's Zinc Production.

The well known Mine Hill zinc mines, at Franklin Furnace, in Sussex County, N. J., continued their important production of zinc throughout 1910, according to H. D. McCaskey, of the United States Geological Survey, sending 308,353 tons to the concentrating mills (producing 263,606 tons of concentrates), and 67,324 tons of crude ore to the smelters. Figured as metallic zinc, the total recoverable output was 137,355,219 pounds of spelter, valued at \$7,417,182. The mines are opened by a vertical shaft 965 feet deep, a slope to the 600-ft. level, and a shaft 1,500 feet deep on an incline of 47 1/2 degrees. The crushing plant has a capacity of 2,240 net tons per 24 hours and the separator a capacity of 1,344 net tons.

# 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 30, 1911

(92) No. 2272

## 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.

128-4-7	700-56	1168-60 $\frac{3}{4}$	1558-52-51	1873-24
142-15-16	705-45	1179-27-28	1568-46	1875-59
271-3	723-12-13	1184-2	1570-3	1879-43
273-11	731-51	1207-16	1599-11	1896-63-73
322-21	735-20-24	1212-62	1612-35	1906-1
333-56 & 58	750-57-58	1215-29-31	1642-71	1908-13
343-23	850-51	1219-38-39	1664-26	1917-24
393-4	873-7	1258-13-14 & 59-60	1667-20	1926-48
411-70	884-77	1337-47-48	1673-38	1932-60
412-13	893-16	1370-11	1681-35	1936-62
421-46-47	904-12-13	1380-60	1735-36	1949-18-21 & 42-47 &
458-25	938-46	1386-52 & 62	1745-2	pt lt 22
475-50	1050-6	1409-36	1748-32	2079-47
476-40	1066-9	1421-16	1751-17	2137-29
488-25-26	1150-48	1447-9	1777-21	2118-31
492-43	1153-26	1466-29	1798-5	2120-1
495-44 & 45	1159-45	1522-29-31	1836-5	2129-12
524-53	1165-13	1535-17	1849-53	

### 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.













**156TH st, nwc Westchester av, see Westchester av, nwc 156.**  
**167TH st, 833 E, (10:2680), all; Louis Warady to Harry Picower & Harry Pelevitch, both at 756 Home; 3yf Oct1; Sept 23'11. 5,700 & 6,000**  
**170TH st, swc Wilkins av, see Wilkins av, swc 170th.**  
**178TH st, 936 E, (11:3126), all; C K Realty Co to Caroline Keil, 2061 Ryer av; 5yf Sept1; Sept25'11. taxes, int on mtgs & 500**  
**180TH st, 584 E, (11:3069), str & pt c; Tommaso Giordano to Victor Nitti, 2278 Hughes av; 5yf Nov1; Sept22'11. 240 & 300**  
**184TH st, nec Washington av, see Washington av, nec 184.**  
**184TH st, nec Washington av, see Washington av, 2326.**  
**Anthony av, 1858, (11:2803), str; Mary F Le Moul to Adolf Liepmann, 1858 Anthony av; 3yf May1'12; Sept25'11. 520 & 600**  
**Aqueduct av, (11:2878) ws, abt 100 s Tremont av, & being lot 31 map Lewis G Morris Estate, 25x100, all; Annie E Delaney to Mary A Broderick, 2019 Jerome av; 6yf Oct1; Sept26'11. 300 to 450**  
**Boston rd, (11:2934) nr McKinley sq. —x— to Clinton av, McKinley sq Theatre. Agmt as to conditions in lease recorded Dec5'10; McKinley Square Co, 2 Wall with Wm H Weissager, 601 W 155; Sept27'11. nom**  
**Bathgate av, 1577, (11:2913), str; Moses Maas to Kalman Goldberger, 465 E 172; 4 9-12yf Aug1; Sept28'11. 1,800**  
**Clinton av, nr McKinley sq, see Boston rd nr McKinley sq.**  
**Crotona Parkway, 2068, (11:3118), all; C K Realty Co to Caroline Keil, 2061 Ryer av, 5yf Sept1; Sept25'11. taxes, &c, & interest on mtgs & \$125 on Marl & Sept1 during term.**  
**Hunts Point av, 864, (10:2761), str; Broad Realty Co to Nathan Silver, 1155 Walker av; 3 3-12yf Oct1; Sept28'11. 660 & 720**  
**Jerome av, 1934, (11:2853), all; Helena Hoffman to Mary A Carter, 366 E 183; 2yf May1'13; Sept25'11. 960**  
**Mohegan av, 2067, (11:3118), all; C K Realty Co to Caroline Keil, 2061 Ryer av; 5yf Sept1; Sept25'11. taxes, interest on mtgs & 250**  
**Prospect av, swc Westchester av, see Westchester av, swc Prospect av.**  
**So Boulevard, 1230, (11:2979), s str, bake shop, &c; Leo Co to Stephen Keil; 3yf Oct1'08 (re-recorded from Apr28'09; Sept23'11. 540 to 660**  
**So Boulevard, 1230, (11:2979); same premises; same to same; 3yf Oct1; Sept23'11. 780**  
**Starling av (\*) ns, bet Purdy & Odell sts; Sehrgins Washington Park; Kate Sehrgin, 1517 Purdy to Arthur C Blaicher 1514 Purdy; 5yf Oct1; Sept27'11. 1,500**  
**Tremont av, 414 E, (11:2900), str & pt b; Mary E Mullins to Bart Mitchell, 1054 Simpson; 6 7-12yf Oct1; Sept22'11. 1,500 to 2,200**  
**Westchester av, (10:2655), nwc 156th, str & pt b; Katharina Ebling to Alex Schmidt, 753 Westchester av, 5 5-12yf May1'10; Sept25'11. 2,100**  
**Westchester av, (10:2655); same prop; asn ls; Alex Schmidt to Wm A Meyer, 753 Westchester av; Sept23; Sept25'11. O C & 100**  
**Westchester av, (10:2714) swc Fox, str & b; room on 2d fl; Usona Constn Co to Jno Bracker, 1080 Simpson; 1yf Oct1 Sept27'11. 3,600 to 5,200**  
**Wilkins av, (11:2965) swc 170th, cor str Reliant Realty & Constn Co to Isidor Cowan, 320 E 101; 10yf Nov1; Sept27'11. 1,200 & 1,300**  
**Washington av, 2326, (11:3053) nec 184th, bill of sale & asn ls; Mark Trautfield to Wm H Keller, Eagle av & 161; Sept28'11. 300**  
**Westchester av, (10:2676) swc Prospect av, asn ls; Jas Carney to Henry Grondahl, 413 E 86; AL; Sept26; Sept28'11. nom**  
**Washington av, 2326, (11:3053) nec 184th; asn ls; Wm H Keller to Kath F Wells, 2326 Washington av; AL; Sept25; Sept28'11. omitted**

**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. 22, 23, 25, 26, 27 and 28.  
**Attorney st, 174, see Houston, 319 E.**  
**Beaver st, 2, see Bway, 2-8.**

**Beaver st, swc New, see Bway, 2-8.**  
**Bank st, 124 (2:634) ss, 266.11 w Greenwich, 21.6x95; Sept15; Sept22'11; 3y6%; Jas H Newman, 44 Barrow, to Peter B Worrall, 55 W 70, & ano. 4,500**  
**Bridge st, 18, (1:10) sec Whitehall (Nos 27 & 27½), runs s32.8xe23.6xs5.5xe36.10 to alley 3 ft wide xn31.4 to Bridge xw57.10 to beg; ext of \$12,000 mtg until Decl'16, at 5%; Sept21; Sept22'11; Fredk Knief, 16-18 Bridge with Helen W Ritch, Stamford, Conn. nom**  
**Bridge st, 18, see Whitehall st, 27-27½.**  
**Carmine st, 6, (2:542), ext of \$10,000 mtg to Jan19'16 at 4½%; Jan19; Sept26'11; Harry Broadman with Henrietta Starr. nom**  
**Charles st, 50, see 88th st, 44 W.**  
**Essex st, 124, (2:353) es, 70 s Rivington, 17.6x50; pr mtg \$—; Sept26'11, 3y6%; Max Moskowitz to Julius A Newman, 101 2 av. 4,500**  
**Greenwich st, 330-2, (1:142) swc Jay (Nos 26-32), 50x80; Sept21; Sept26'11, 5y 5%; Jno H Hinselage & Eliz Picken to Fidelity Trust Co, 1 Hudson. 60,000**  
**Greene st, 175-7, (2:524) ws, 100 s Bleecker, 40x100; PM; Sept6; Sept27'11, 3y 5%; Julius Tishman to Philip Lehman, 7 W 54 et al EXRS, &c, Emanuel Lehman. 42,000**  
**Greenwich st, 360-2, (1:183) ws, abt 20 s Franklin, 32.6x60; Sept28'11; 5y5%; Chas W Weeks of Canann, NY, to Bowery Svgs Bank, 128 Bowery. 4,500**  
**Houston st, 319 E, (2:345) sec Attorney (No 174), runs s68xe50xn21.8xw25.2xn46.4 to Houston xw24.10 to beg; Sept28'11, 5y 5%; Jos S Elle to Geo G De Witt, 39 W 51. 40,000**  
**Henry st, 174, (1:271), swc Jefferson (Nos 24-8), 26.1x100; pr mtg \$40,000; Sept 20; Sept26'11, due as per bond; Manhattan Holding Co, 299 Bway to Jos S Marcus, 315 Riverside Drive. 25,000**  
**Henry st, 174; certf as to above mtg; Sept20; Sept26'11; same to same.**  
**Jay st, 26-32, see Greenwich st, 330-2.**  
**Jefferson st, 24-S, see Henry st, 174.**  
**Kenmare st, nwc Mulberry, see Mulberry, 197-9.**  
**Monroe st, 266 (1:261) ext \$24,000 mtg; until June26'16, at 5½%; Aug16; Sept22'11; Lawyers Mtg Co with Hinda S Tausky. nom**  
**Montgomery st, 39-41, (1:268) ext of \$35,000 mtg until June30'14 at 5½%; June 24; Sept27'11; Louis de Gumeons Jr with Hannah Cohen. nom**  
**Madison st, 261, (1:269) ns, 47.2 e Clinton, 21.6x68.2; Sept26; Sept27'11, 5y5%; Annie Levy to Lawyers Mtg Co, 59 Liberty. 15,000**  
**Madison st, 261; pr mtg \$15,000; Sept26; Sept27'11, 2y6%; same to Geo Kocher, 927 Bushwick av, Bklyn. 1,750**  
**Mulberry st, 197-9, (2:481) nwc Kenmare, 59.8x99.2x45.7x100.1; Sept22; Sept28'11, 5y5%; Michl Brigante Co, 74 Bway to Francis Asbury Palmer Fund, a corp, 5 & 7 Park pl. 110,000**  
**Mulberry st, 197-9; consent & certf to above mtg; Sept22; Sept28'11; same to same.**  
**Mulberry st, 197-9; pr mtg \$110,000; Sept 28'11, due, &c, as per bond; same to Jas E March, 235 Lafayette. 20,000**  
**Mulberry st, 197-9; certf as to above mtg; Sept28'11; same to same.**  
**Macombs pl, 26, (7:2036) nec 150th (No 289), 56.10x109.11x50x127; bldg loan; Sept 28'11, demand, 6%; Belrose Realty Co to City Mtg Co, 15 Wall. 65,000**  
**Macombs pl, 26; certf as to above mtg; Sept28'11; same to same.**  
**Marketfield st, ws, 98.1 s Beaver, see Bway, 2-8.**  
**New st, swc Beaver, see Bway, 2-8.**  
**Ridge st, 87, (2:343) ws, 152.11 s Rivington, runs w75xn25xw50.7xs51xe125.7 to st xn26 to beg; PM; pr mtg \$—; Sept12; Sept26'11, due Mar12'14, 6%; Minnie Rubenstein to Clara Levin, 1 W 117. 6,000**  
**Spruce st, nwc William, see William, nwc Spruce.**  
**Stone st, nec Whitehall, see Bway, 2-8.**  
**Stone st, 1-7, see Bway, 2-8.**  
**Vandewater st, 24-6, (1:113) ss, 217.11 w Pearl, 50x95x50.3x95; pr mtg \$62,000; Sept1; Sept26'11, due Apr1'13, 6%; Henrietta E & Henry Munro, both at Middletown, NJ, to Benj F Goodspeed, 120 W 57. 15,000**  
**Whitehall st, 27 & 27½, see Bridge, 18.**  
**Whitehall st, 27-27½, (1:10) sec Bridge (No 18), runs s32.8xe23.6xs5.5xe36.10 to w s 3 ft alley xn31.4 to ss Bridge xw57.10 to beg; equal mtg with other mtg for \$12,000; Sept21, due Decl'16, 5%; Sept22'11; Fredk Knief to Helen W Ritch at Stamford, Conn. 8,000**  
**Wooster st, 179-83, (2:524) ws, 100 s Bleecker, 74.8x100x74.5x100; pr mtg \$115,000; Sept25; Sept26'11, due as per bond; Newstate Co to Jos S Marcus, 315 Riverside Drive. 20,000**  
**Wooster st, 179-83; certf as to above mtg; Sept25; Sept26'11; same to same.**  
**William st (1:102) nwc Spruce; Sal Lis; Sept16; Sept25'11, demand, 6%; Salo Zweig to Jacob Ruppert, a corp, 1639 3 av. 3,394.45**  
**William st, 197 (1:102); str Ls, &c; Sept 22'11, demand, 6%; Louis Luessen to Saranac Realty Co, 50 Pine. 7,500**  
**Whitehall st, nec Stone, see Bway, 2-8.**  
**3D st, 36 E, (2:458) ss, 22.11 w 2 av, runs w23.1xs57.4xne22.7xn56.8 to beg; PM; Aug29; Sept28'11, 3y5%; Jno H Bodine to Jno Kormann, 426 E 83, & ano, exrs Jno C Felten. 10,000**  
**5TH st, 622 E, (2:387) ss, abt 300 e Av E, 24.9x ½ blk; Sept26; Sept27'11, 5y5%; Kolbaschow Teitelbaum Verbruderungs Verein, a corp, 622 E 5 to Metropolitan Savings Bank, 59 Cooper Sq E. 18,500**  
**7TH st, 35 E, (2:463) ns, 200 w 2 av, 25x 74.10; Sept25; Sept28'11, 5y5%; Jennie Dorf to Lawyers Title Ins & Trust Co, 160 Bway. 20,000**  
**11TH st, 324 E, (2:452) ss, 275 w 1 av, 25x94.10; ext of \$15,000 mtg until Aug24'16 at 5%; Aug24; Sept27'11; Emigrant Industrial Savgs Bank with Francesco Setaro, 324 W 11. nom**  
**19TH st, 151-3 W, (3:795) ns, 195.5 e 7 av, 46.7 to c 1 old Warren rd, x90.1x43.4x 90; pr mtg \$59,500; Sept19; Sept23'11, due, &c, as per contract as collateral security for any sums that may become due to Hinkle Iron Co for steel work; 151 W 19th St Co to Robt E Magee, 83 S 10, Bklyn. 23,000**  
**19TH st, 151-3 W; certf as to mtg for \$23,000 as above; Sept19; Sept23'11; 151 West 19th St Co to Robt C Magee as trustee. 40,000**  
**27TH st, 505 W, (3:699) ns, 100 w 10 av, 25x98.9; pr mtg \$21,000; Sept28'11, 2y6%; David Garcewich, 505 W 27, to Frances A Watson, 607 Jefferson av, Bklyn. 4,500**  
**29TH st, 227 E, (3:910) ns, 250 w 2 av, 25x197.6 to 30th (No 230); Sept22; Sept 23'11; 5y4½%; Jos Personeni to Chas Dorn, 361 3 av, & ano. 25,000**  
**29TH st, 319-21 E, (3:935) ns, 240 e 2 av, 35x98.9; pr mtg \$41,000; Sept7; Sept23'11; 1y6%; East Twenty-ninth St Co, 49 Bway to Stevens Constructing Co, 18-20 E 42. 5,000**  
**30TH st, 230 E, see 29th, 227 E.**  
**36TH st, 261-5 W, (3:786) ns, 150.11 e 8 av, 50.6x98.9; pr mtg \$180,000; Sept1; Sept 28'11, 3y6%; Two Hundred & Sixty-one West Thirty-Sixth St Co to Empire Trust Co, 42 Bway, as trustee. 40,000**  
**36TH st, 261-5 W; consent & certf as to above mtg; Sept18; Sept28'11; same to same.**  
**37TH st, 417-25 W (3:735) ns, 225 w 9 av, 125x98.9; Sept25'11, due, &c, as per bond; Conrad Hubert to Dry Dock Savings Instn., 341 Bowery. 40,000**  
**39TH st, 337-41 E, (3:945), also 39TH st, 338-40 E, (3:944); ext of \$37,000 mtg until Aug15'16, at 4½%; Sept11; Sept27'11; Patk McCauley with Bowery Savings Bank, 128 Bowery. nom**  
**39TH st, 338-40 E, see 39th st, 337-41 E.**  
**40TH st, 432 W, (3:737) ss, 375 e 10 av, 25x98.9; pr mtg \$13,000; Sept25; Sept26'11, due as per bond; Ella Newman to Edith Froman, 138 E 94 & ano. 1,000**  
**40TH st, 207-9 E, (5:1314) ns, 130 e 3 av, 50x98.9; Sept28'11, 5y5%; Annie Fishman to American Mtg Co, 31 Nassau. 30,000**  
**41ST st, 134 E, (5:1295) ss, 125 e Lex av, runs s122.6xe44.3xn47.6xw21xn75 to st xw23.3 to beg; Sept26'11, 3y4¾%; Geo Schuchman to Geo S Runk, 10 W 77, et al exrs Jacob Schlosser, decd. 20,000**  
**41ST st, 134 E; sobrn agmt; Aug31; Sept 26'11; John P Schuchman with same. nom**  
**42D st, 37 to 41 W, (5:1258) ns, 312 e 6 av, 52x200.10 to 43d (Nos 44-8); PM; Sept 1; Sept26'11, 5y5%; Pentalpha Realty Corp to Grant M McDonald at Bretton Hall, 86th & Bway. 460,000**  
**43D st, 44-8 W, see 42d st, 37-41 W.**  
**43D st, 118 W (4:995); leasehold; Sept 21; Sept25'11, due Aug28'12, 4%; Luigi Pane & Luigi Schiavetti to Fiorenzo Bo, 118 W 43. Notes, 3,750**  
**54TH st, 139 E, see Lex av, 636.**  
**54TH st, 131 E, (5:1309) ns, 129.4 w Lex av, 16.10x100.5; ext of \$20,000 mtg until Aug15'14 at 4½%; Aug15; Sept27'11; Eliz H Griswold with Bowery Savgs Bank, 128 Bowery. nom**  
**55TH st, 415-21 W, (4:1065) ns, 200 w 9 av, runs w100xn122.2xse25.2xs18.8xe50xn 12.4xse25.2xsl09.7 to beg; Sept28'11, 1y5%; Danl Meenan to Franklin Savgs Bank, 656 8 av. 110,000**  
**55TH st W, swc 12 av, see 12 av, 780.**  
**56TH st, 238-40 W, (4:1027) ss, 140 e 8 av, 45x100.5; pr mtg \$86,000; Sept20; Sept 26'11, due Mar20'12, 6%; Fredk J Kelly to Annie E Copeland at Brockton, Mass. 3,000**  
**58TH st, 425 E, (5:1370) ns, 322.1 w Av A, 18x100.4; PM; Sept21; Sept22'11; 5y5%; Helena Garde to Lawyers Mort Co, 59 Liberty. 7,000**  
**58TH st, 425 E; PM; pr mtg \$7,000; Sept 21; Sept22'11; 3y6%; same to Emma B Blanchard, 425 E 58. 1,000**  
**60TH st, 238 W, (4:1151) ss, 475 w 10 av, 25x100.5; Sept27'11, 5y5%; Ellen Hickey to Union Trust Co, 80 Bway. 6,000**  
**61ST st, 204 W, (4:1152) ss, 80 w Ams av, 20x100.5; pr mtg \$10,500; Sept25; Sept 26'11, due, &c, as per bond; Max Sussman, 340 W 39 & Philip Poholsky, 158 W 100 to Fredk Reifel, 1358 Stebbins av. 3,925**  
**72D st, 434-6 E, (5:1466) ss, 100 w Av A, 50x102.2; PM; pr mtg \$45,000; Sept20; Sept26'11, due, as per bond; Manhattan Holding Co to Jos S Marcus, 315 Riverside Drive. 15,000**  
**72D st, 353 E, (5:1447); ext of \$10,000 mtg until Oct30'16 at 5%; Sept27; Sept28'11; Ninety-first St Realty Co with Wm Rankin, 49 5 av. nom**  
**75TH st, 302 E, (5:1449); ext of mtg for \$16,000 to Oct1'16, 5%; Sept26; Sept28'11; Caroline Rosenstein, 138 W 96, et al, admsrs, &c, Emma Rosenstein with Hyman Rosen, 185 E 79. nom**  
**77TH st, 262 W, (4:1168) ss, 156.3 e West End av, 18.9x102.2; Sept25; Sept27'11, 5y 5%; Rock Island Impt Co at Cedarhurst, LI, to Sylvie M Warner, 9 Aqueduct pl, Yonkers, NY, & ano COMMITTEE Eugenie Martinache. gold 21,000**

77TH st, 262 W; sobrn agmt; Sept25; Sept27'11; Payne Est, a corp, with same. nom

77TH st, 117-9 E, (5:1412) ns, 275 e Park av, 2 lots, ea 25 x 1/2 blk; ext of 2 mtgs for \$15,000 ea until Aug1'16 at 4 1/2%; Sept 11; Sept27'11; John W Herold with Bowery Savings Bank, 128 Bowery. nom

77TH st, 270 W, (4:1168) ns, 83.6 e West End av, 17x81.2; PM; pr mtg \$16,000; Sept 28'11, 3y6%; Mary E Miller to J Louis Schaefer, 270 W 77. 5,500

79TH st, 18 E, (5:1393) ss, 60 w Mad av, 30x102.2; Sept26'11, 5y4 1/2%; J Woodward Haven to Arabella B Lewis at Tuxedo Park, NY. 50,000

82D st, 178 W, (4:1212) ss, 63 e Ams av, 18.6x102.2; PM; Sept27'11, due Oct1'14, 5%; Henry C Peck to Orphan Asylum Society in City NY, 22 Wm. 18,500

82D st, 132 W (4:1212) ss, 345 w Col av, 17x102.2; pr mtg \$15,000; Sept21; Sept22'11, due as per bond; Edith M Warford to Wm F Moore, 111 W 11. 2,500

85TH st, 173-9 E, see 3 av, 1510-8.

88TH st, 44 W, (4:1201) ss, 302 e Col av, 22x100.8; also CHARLES ST, 50, (2:611) s s, 161.7 e 4th, 20x95; given to secure notes; Dec22'09; due as per notes; Sept27'11; Jno Boyd Jr to Wm A Nash. 54,260.16

89TH st, 104-6 W (4:1219); ext of two mtgs for \$27,000 each to July1'14, 5%; May31; Sept22'11; Sellwell Realty Co with Henry F Miller, 591 West End av. nom

93D st, 35 W, (4:1207) ns, 375 e Col av, 19.1x100.8; Sept26; Sept28'11, due Mar26'12, 6%; Dorothea H Simmons to Christopher Mooney, 131 Edgecombe av. 2,000

98TH st, 116 E (6:1625) ss, 150 e Park av, 25x100.11; Sept22'11; 5y4 1/2%; Wm Shrestski to German Savings Bank, 100 E 14. 15,000

100TH st, 215 W, (7:1872) ns, 90 e Bway, 60x51.10; Sept28'11, 3y4 1/2%; Chas A Stein, 1346 Mad av, to Trust Co of America, 37 Wall. 50,000

100TH st, 215 W; 2 sobrn agmts; Sept28 '11; Chas A Stein & Sophia Meyer with same. nom

102D st, 322 E, (6:1673) ss, 275 w 1 av, 25x100.11; ext of \$2,200 mtg to Apr1'13 at 6%; Mar7; Sept28'11; Jacob Dreklsr with Schalam Goldberg, 635 Willoughby av, Bklyn. nom

103D st, 143-5 E, (6:1631) ns, 326 e Park av, 32x100.11; pr mtg \$17,000; Sept27; Sept 28'11, 2y6%; Educational Alliance Workmen's Circle Branch 2, a corp, to Hyman Dolnansky, 134 E 110. 1,000

104TH st, 322 W (7:1890); ext of \$22,500 mtg until Sept25'14, at 5%; Sept16; Sept25'11; Ella A Tiemann with Maurice J Canavan, 118 W 101. nom

106TH st, 77 E, see Park av, 1446.

107TH st, 324 W, (7:1892) ns, 55 e Riverside Drive, 25x100.11; Sept20; Sept22'11, 5 y, % as per bond; Ella V Hoge Sr & Ella V Hoge Jr, also known as Ella H Tompkins, 712 Farmington av, West Hartford, Conn, to Lawyers Title Ins & Trust Co, 160 Bway. 5,000

107TH st, 241 E, (6:1657) ns, 385 w 2 av, 25x100.11; ext of mtg for \$3,000 to Mar15 '15, 6%; Sept21; Sept22'11; Jos Isaac, 1 E 119 with Max Weisler, 433 Neptune av, Coney Island, Bklyn. nom

112TH st, 9 E, (6:1618) ns, 175 e 5 av, 25x100.11; ext of mtg for \$23,000 to Sept 21'14, 5%; Sept21; Sept 26'11; Lawyers Title Ins & Trust Co with Aldebaran Co. nom

112TH st, 9 E, (6:1618) ns, 175 e 5 av, 25x100.11; agmt as to share ownership; Sept 21; Sept26'11; Flora L Root, 1763 E 13, Bklyn, with Lawyers Title Ins & Trust Co, 160 Bway. —

113TH st, 153 E, (6:1641); ext of \$20,000 mtg until June30'16, at 5%; July25; Sept 27'11; Emilie B Risley with Panama Realty Co. nom

114TH st, 618 W, (7:1895) ss, 225 w Bway, 25x100.11; ext of mtg for \$35,000 to Sept22'16, 5%; Sept22; Sept25'11; East River Savings Instn with Fredric H Moody, 254 W 92. nom

114TH st, 351 E, (6:1686), sal ls; Sept 26'11, demand, 6%; Carmine Lobello to Jacob Ruppert, a corp, 1639 3 av. 2,301

115TH st W, nve Bway, see Bway, nve 115th.

115TH st, 11 E, (6:1621) ns, 200 e 5 av, 34.10x100.11; Sept27'11, 5y5%; John Dobrer to Estelle Asch TRSTE Jacob Asch, 925 West End av. 30,000

116TH st W, swc Bway, see Bway, swc 116th.

118TH st, 405 E, (6:1806) ns, 94 e 1 av, 16.8x100.11; Sept28'11, 3y % as per bond; Rosa wife Geo Hyams to Sarah F Turner, Englewood, NJ. 4,500

121ST st, 302 W, (7:1947); ext of \$4,000 mtg to Aug7'13 at 6%; Sept27; Sept28'11; Abr Korn with Daisy B McCloskey. nom

122D st, 234 W, (7:1927), agmt modifying mtg; Sept26'11; Wm C Mansfield with Jas Wallace, 204 E 81. nom

122D st, 234 W (7:1927) ss, 420 w 7 av, 34x100.11; pr mtg \$34,000; Sept15; Sept22 '11; 2y6%; Wm C Mansfield to Jas Wallace, 204 E 81. 3,300

123D st, 28 W (6:1721); ext of \$5,000 mtg until Sept22'14, at 4 1/2%; Sept22; Sept 25'11; Greenwich Savings Bank with Sarah L Mellor, 28 W 123. nom

123D st, 203 W (7:1929); ext of mtg for \$4,000 to July1'14; 5%; Sept12; Sept23'11; Lawyers Mtg Co with Jno H Springer Realty Co. nom

123D st, 28 W, (6:1721) ss, 87 e Lenox av, 13x90.10; Sept22'11, due, &c, as per bond; Sarah L Mellor to Greenwich Savings Bank, 246 6 av. 2,500

123D st, 224 E, (6:1787) ss, 280 w 2 av, 22x100.5; Sept28'11, due, &c, as per bond; Jacob Bernstein to Title Guarantee & Trust Co, 176 Bway. 6,000

128TH st, 202 W, (7:1933) ss, 85 w 7 av, 20x99.11; Sept26; Sept27'11, 5y5%; Benj Fox, 45 W 91 to The General Synod of the Reformed Church in America, 25 E 22. 11,000

132D st, 123 W, (7:1917) ns, 243 w Lenox av, 17x99.11; ext of \$2,000 mtg until Nov 19'13 at 6%; Sept26; Sept27'11; Jos Yeska to Marietta Hess, 123 W 132. nom

132D st, 123 W, (7:1917); ext of \$6,000 mtg until Sept30'16 at 5 1/2%; Sept22; Sept 28'11; Chas Schmitt with Marietta Hess. nom

136TH st, 201 W, see 7 av, 2320.

140TH st, 271 W (7:2026); sobrn agmt; Sept18; Sept25'11; Chas J Kroehle with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

140TH st, 271 W (7:2026) ns, 125 e 8 av, 25x99.10; Sept18; Sept25'11; 5y4 1/2%; Lena Erts, 1015 Trinity av to Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. 20,000

141ST st, 323 W, see Edgecombe av, 128.

145TH st, 618 W, (7:2094) ss, 170 w Bway, 15x99.11; pr mtg \$9,850; Aug19; Sept27'11, 2y6%; Cornelia B Smith of Litchfield, Conn, to Margt A Smith, 618 W 148. 1,936

145TH st W, see Riverside Dr, see Riverside Dr, 676-8.

147TH st, 502 W (7:2078); ext of \$22,500 mtg to June30'14, at 5%; May23; Sept22' '11; Louis C Jandorf with Jno J Johanna & Julia Schwartz. nom

150TH st, 600 W, see Bway, swc 150th.

150TH st, 289 W, see Macombs pl, 26.

159TH st, 490-8 W, see Ams av, 1997.

161ST st, 581 W, see Bway, 3860-6.

163D st, 601 W, see Bway, 3901-05.

173D st, 500 W, see Ams av, 2268.

173D st, 511 W, (8:2130) ns, 109 w Ams av, 18x100; Sept28'11, 1y % as per bond; Zephy P McEntee, 511 W 173, to Harlem Savgs Bank, 124 E 125. 2,000

174TH st W, (8:2130) ss, 150 w Ams av, 25x100; Sept25'11, 3y6%; Mary A Williams of Bensonhurst, NY, to Title Ins Co N Y, 135 Bway. 4,000

175TH st, 600-4 W, see St Nicholas av, 1291-7.

179TH st W, see Pinehurst av, see Pinehurst av, see 179th.

191ST st W, see St Nicholas av, see St Nicholas av, 1596-1608.

227TH st W, (13:3402) ns, 125 e Adrian av, 25x100; pr mtg \$ —; Sept25'11, 3y5%; Chancey A Frees to Chas Himmel, 53 W 19. 6,000

Av D. 29-31, (2:373) ws, 70.4 s 4th, runs s39.7xw100xn22xel9xn17.7xe81 to beg; pr mtg \$ —; Sept22; Sept27'11, 1y6%; Louis Segebborn, 18 E 105 to Miriam Tuckman, 616 W 137. 1,000

Amsterdam av, 1840, (7:2083) sal Ls; Sept15; Sept25'11, demand, 6%; Carl Schmid to Jacob Ruppert, a corp, 1639 3 av. 6,000

Amsterdam av, 2266, (8:2129) ws, 116 n 172d, 37.6x100; Sept26'11, 5y, % as per bond; Conrad Sauer to Lawyers Mtg Co, 59 Liberty. 37,000

Amsterdam av, 1997, (8:2108) see 159th (Nos 490-8), 39.11x106; pr mtg \$80,000; Sept21; Sept22'11, due July1'12, 6%; Gussie Herman to Morris Matlofsky, 2264 Ams av. 500

Amsterdam av, 2262, (8:2129) ws, 41 n 172d, 37.6x100; ext of mtg for \$34,000 to Nov1'14, 5%; Sept26; Sept27'11; Geo Pfeiffer, 2262 Ams av, with Met Life Ins Co, 1 Mad av. nom

Amsterdam av, 2268, (8:2129) ws, 153.6 n 172d, 41 to 173d (No 500) x100; ext of \$50,000 mtg to Nov1'14 at 5%; Sept25; Sept 27'11; Fredk & Wm Heise with Met Life Ins Co, 1 Mad av. nom

Broadway, 3901-05, (8:2137) nwe 163d (No 601), 99.11x125; ext of \$185,000 mtg to Nov1'14 at 6%; Sept25; Sept27'11; Emanuel Blumenstiel, 2170 Bway, with Met Life Ins Co. nom

Broadway, 2-8, (1:11), see Beaver (No 2), runs e1542 to New xs98.1 to ss Market-field xe49.6xs206.10 to Stone (Nos 1-7) xw 188.9 to Whitehall xn308.11 to beg; Sept28 '11, due, &c, as per bond; New York Produce Exchange, a corp, to Bowery Savgs Bank, 128 Bowery. 225,000

Broadway, 2637-9, (7:1871) sal Ls; Sept 20; Sept22'11, demand, 6%; Carlton Terrace Restaurant Co to Jacob Ruppert, a corp, 1639 3 av. 10,000

Broadway, 3860-6 (8:2120) nec 161st (No 581) 99.11x99.10; PM; pr mtg \$170,000; Sept 25'11; 5y6%; Maurice B Mendham, 31 W 33, to Moe A & Reuben M Isaacs — No Col av, Mt Vernon, NY. 45,000

Broadway, (7:2096) swc 150th (No 600), 99.11x125; certf as to mtg for \$225,000; Feb20; Sept22'11; Cascade Realty & Constn Co to Chelsea Realty Co. —

Broadway, (7:2096) swc 150th (No 600), 99.11x125; ext of \$225,000 mtg until Sept 22'16 at 5%; Sept22'11; Middletown Savings Bank at Middletown, NY, with Cascade Realty & Constn Co, 2626 Bway. nom

Bowery, 101, (1:304) ses, 75.4 n Hester, 25x119.2x25x119.5; pr mtg \$45,500; Sept15; Sept22'11, installs, 6%; Saml Goldberg of Bklyn to Lewis Alexander, 414 W 147. 5,000

Broadway, (7:1896) nwe 115th, 100.11x 125; PM; Aug22; Sept26'11, 2y4 1/2%; Paterno Bros, a corp, to Stephen C Clark, Cooperstown, NY. 270,000

Broadway, (7:1896) swc 116th, 100.11x 100; PM; Aug22; Sept26'11, 2y4 1/2%; Paterno Bros, a corp, to Stephen C Clark, Cooperstown, NY. 280,000

Broadway, (7:1896) swc 116th, runs w 100xss100.11xw25xss100.11 to 115th xel25 to Bowx xn201.10 to beg; PM; pr mtg \$550,000; Aug22; Sept26'11, demand, 6%; Paterno Bros, a corp, to Realty Operating Co, 15 Wall. 25,000

Edgecombe av, 128, (7:2043) nec 141st (No 323), 25x90.8x25x93.5; pr mtg \$ —; Sept28'11, 5y5%; Regine Dinkelspiel to Cath Ernst, 1136 Tinton av. 25,000

Lexington av, 830, (5:1398) ws, 60.5 n 63d, 20x85; leasehold; PM; Sept28'11, due July15'12, 5%; Jeanne Le Collen to Emil Fuerth, 2350 Bway. 3,500

Lexington av, 636, (5:1309) nwe 54th (No 139), 20.5x70; Sept25; Sept26'11, 3y 4 1/2%; May Irwin Eisfeldt (formerly May Irwin) to German Savings Bank, 157 4 av. 5,000

Lexington av, 176, (3:886) ws, 19.9 s 31st, 19.9x64; July1; Sept22'11, 3y6%; Milford Simis of Hollis, LI to Solomon Kauffman, 600 W 165. 5,000

Lexington av, 636, (5:1309), agmt modifying terms of mtg; Sept26'11; May Irwin Eisfeldt (formerly May Irwin) with German Savings Bank, 157 4 av. nom

Lexington av, 1192, (5:1510) ws, 17.2 n 81st, 17x55; Sept26; Sept27'11; 5y4 1/2%; Abr Wolff, 156 E 79 to Danl Seymour, 2 Dunwoodie, Yonkers, NY. 9,000

Lexington av, 1192, (5:1510); sobrn agmt; Sept26; Sept27'11; Saml Rothenberg with same. nom

Lexington av, 1192, (5:1510); sobrn agmt; Sept26; Sept27'11; Jacob Orkoff with same. nom

Manhattan av, 25, (7:1837) ws, 54.6 n 101st, 27x99.11; pr mtg \$28,000; Sept27'11, due Nov1'13, 6%; Mary Fisse, 25 Manhattan av to Emma Hassey, 17 W 123. 500

Manhattan av, 125, (7:1841) ws, 34.2 n 105th, 16.8x75; Sept26'11, 5y, % as per bond; Kate E Hume to Lawyers Title Ins & Trust Co, 160 Bway. 7,000

Madison av, 1899, (6:1748) es, 20.11 s 123d, 20x100; PM; Sept18; Sept28'11, 3y5%; Lillian Hof, Bklyn, to Sarah E Furnald, 34 W 72. 15,000

Madison av, 2009, (6:1752) es, 40 s 128th, 20x85; Sept27; Sept28'11, 5y5%; Roberta F wife of & Henry Frank to Seamen's Bank for Savings, 76 Wall. 15,000

Madison av, 2009; pr mtg \$15,000; Sept 27; Sept28'11, 2y6%; same to Conrad Tisch, 1698 Topping av. 2,000

Morningside av, 16, (7:1849) es, 56.5 s 116th, 53.10x68.3x47.8x93.3; pr mtg \$60,000; Sept27; Sept28'11, 2y6%; Oscar Stevenson to Chas S Furst, 18 E 60. 2,500

Pleasant av, 285, (6:1709) ws, 30.7 n 115th, 15x74; collateral to secure mtg for \$5,000 on Nos 429-31 E 117, recorded Sept 16'10; Sept21; Sept22'11, due Sept4'12, 6%; John Focarile to Isaac Goodstein, 36 W 119. nom

Park av, 1446, (6:1612) nwe 106th (No 77), 75.11x25; PM; pr mtg \$24,000; Sept22; Sept23'11, due Mar22'13, 6%; Channel Realty & Constn Co to Bertha Wolf, 1218 Boston rd. 3,000

Park av, 1446; pr mtg \$27,000; Sept22; Sept23'11, demand, 6%; same to Mina Fried, 49 W 95. 1,000

Park av, 1446; certf as to above mtg; Sept22; Sept23'11; same to same. —

Pinehurst av, (8:2177) see 179th, 100x 100.11; Sept22; Sept27'11, 3y5 1/2%; Munden Constn Co to Title Insurance Co of N Y, 135 Bway. 145,000

Pinehurst av, (8:2177), same prop; certf as to above mtg; Sept22; Sept27'11; same to same. —

Pinehurst av, (8:2177), same prop; sobrn agmt; Sept22; Sept27'11; Isaac Mendelson with same. nom

Post av, (8:2219) s.s 200 e Hawthorne, 100x150; Sept27; Sept28'11, 1y5%; Jno M Knapp to Emma J McCormick, 225 West End av. 7,000

Riverside Drive, 676-8, (7:2091) sec 145th, 100x124.4x99.11x120; sobrn agmt; Sept26; Sept27'11; Mulhern Steam Heating Co & Arthur D Woodward with State Realty & Mort Co, 11 Pine. nom

St Nicholas av, 1291-7, (8:2143) swc 175th (Nos 600-4), 65x75; ext of \$12,000 mtg until Oct1'13 at 6%; Sept19; Sept22 '11; Realty Co of America with Herbert Dongan Constn Co, 2 Wall. nom

St Nicholas av, 1596-1608, (8:2161) see 191st, 100x100; Sept25'11, 3y5%; Donald Robertson, 312 W 109 to Harlem Savings Bank, 124 E 125. 135,000

St Nicholas av, (8:2154) nec 181st; sal ls; Aug10; Aug11'11, demand, 6%; Wm Weimann to Geo Ehret, 1197 Park av; corrects error in issue of Aug19 when mortgagor was Wm Weimann. 5,000

1ST av, 1711, (5:1551) ws, 75.8 s 89th, 25 x77; Sept21; Sept22'11, 3y4%; Jacob Dorn to Jacob Schmitzer, 361 3 av. 8,000

2D av, 2237, (6:1664) ws, 48.6 s 115th, 26.6x80; PM; Sept27'11, 3y5%; Wilgro Realty Co to Lawyers Mtg Co, 59 Liberty. 15,000

2D av, 1921, (6:1649) ws, 51 n 99th, 25x 79; pr mtg \$18,000; Sept26; Sept27'11, due Dec26'14, 6%; Saml Pearlman to Harry Siff, 6 E 97. 2,000

2D av, 531 (3:910) ws, 88.5 s 30th, 17.6 x100; pr mtg \$11,000; Sept23; Sept25'11, due, &c, as per bond; Mary Finley to Robt P Green, 324 E 30. 900

3D av, 1296 (5:1409) ws, 76.8 n 74th, 25.6x100; PM; Sept20; Sept25'11; 5y5%; Edwin H Collins to Henry Meyer, 36 Elmwood av, Irvington, NJ. 25,000

# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY  
NEW YORK

# IRON WORK FOR BUILDINGS

**3D av, 497**, (3:914) ws, 102.10 n 33d, 25 x81; Sept25'11; 5y4½%; Philip Wallenstein to Chas Dorn, 361 3 av, & ano. 12,000

**3D av, 1510-S**, (5:1514) nwc 85th (Nos 173-9), 102.2x112.6; ext of \$13,375 mtg to Sept5'16 at 4½%; June27; Sept27'11; S Chas Welsh, trustee for Edith M Welsh et al, Anna E Devereux, Wm D Welsh, & Edith, Florence & Helen A Welsh, with Bowery Savgs Bank, 128 Bowery. nom

**5TH av, 2002**, (6:1722), ext of \$12,000 mtg until July16'14 at 5%; July31; Sept27 '11; Sarah & Ellen Arnott with Bowery Savings Bank, 128 Bowery. nom

**7TH av, 2320** (7:1942) cor 136th (No 201), —x—; ext of \$40,000 mtg until Oct 1'14, at 5%; Sept20; Sept22'11; Seymour Realty Co with Gertrude & Herman Michel, 201 W 136. nom

**8TH av, 2172** (7:1923) es, 25.11 n 117th, 25x100; Sept25'11, due, &c, as per bond; Abraham Goldschmidt to Title Guarantee & Trust Co, 176 Bway. 30,000

**10TH av, 295**, (3:698), sal Ls; Sept28'11, due as per bond; Michl O'Neill to Geo Ehret, 1197 Park av. 1,000

**12TH av, 780**, (4:1103) swc 55th; sal Ls; Sept25; Sept28'11, demand, 6%; Delia Rowan to Lion Brewery, 104 W 108. 4,000

**Lisbon pl, (12:3311)** ss, 150 w Cadiz pl, 25x125; pr mtg \$—; Sept25'11, 1y6%; Wm K Townsend to Grace L Horton, 2881 Bway. 250

**Overing st (\*)** sws, 131.6 se West Farms rd, 25x98.3, except part for Overing st; PM; pr mtg\$4,000; Sept22; Sept26'11, due as per bond; Richd J McNulty, 2521 Macclay av to Wilgus Realty Co, 120 Westchester sq. 1,600

**Tiffany st, (10:2714)** es, 295.3 s Westchester av, 3 lots, each 40x—; sobr n of 3 mtgs; Sept22'11; American Real Estate Co with Lawyers Mtg Co, 59 Liberty. nom

**Wilson pl, (\*) see Olinville av**, see Olinville av (\*) see Wilson pl.

**Wilson pl, (\*) see Elliott av**, see Olinville av, see Wilson pl.

**Waterloo pl swc 176th**, see 176th, swc Waterloo pl.

**Westchester sq, 80 (\*)**; sal Ls; Sept26 '11; demand; 6%; Harry A Holochoer to Jacob Ruppert, a corpn, 1639 3 av. 4,000

**3D st (\*)** ss, 174 w Castle Hill av, 2 lots, ea 25x103; 2 bldg loan mtgs, ea \$3,500; Sept15; Sept26'11; 3y5½%; Jno E Bentz to Emma O Tennant, 2208 Ellis av. 7,300

**135TH st, (9:2297)** ss, 81.6 w Willis av, 25x100; Sept25; Sept26'11, due &c as per bond; Jacob L Diamond, 1765 Mad av to Margt Cadmus, 241 So Clinton, E Orange, NJ. 15,000

**136TH st, nec 3 av**, see 3 av, sec 137.

**136TH st, nwc Lincoln av**, see 3 av, sec 137.

**137TH st, sec 3 av**, see 3 av, sec 137.

**137TH st, swc Lincoln av**, see 3 av, sec 137.

**149TH st, nwc Brook av**, see Brook av, nwc 149th.

**152D st, (9:2374)** ns, 256.11 w 3 av, 25x 100; Sept21; Sept22'11, due, &c, as per bond; Patk J Kelly to Ella L Murphy, 1245 Mad av, gen gdn Elsie J Murphy. 6,000

**155TH st, (9:2414)** ss, 300 w Courtlandt av, 50x100, except part for 155th; Bldg Loan; Sept19; Sept27'11, due Sept26'12; 6%; 155th St Constrn Co to Title Guar & Trust Co, 176 Bway. 25,000

**155TH st, (9:2414)** same prop; Certf as to above mtg; Sept19; Sept27'11; Same to same.

**155TH st, 319, (9:2415)** ns, 375 w Courtlandt av, 25x100; pr mtg\$5,000; Sept26'11; 2y6%; Geo Glenz to Anna M Glenz, 1022 Jackson av. 1,500

**155TH st, 321 E, (9:2415)** ns, 350 w Courtlandt av, 25x100; pr mtg\$7,000; Sept 21; Sept26'11, due July1'13; 6%; Geo Glenz to Jno Wingertzahn, 785 Elton av. 2,000

**156TH st, nwc Westchester av**, see Westchester av, nwc 156.

**158TH st, see Trinity av**, see Trinity av, sec 158th.

**162D st, (10:2690)** ss, 211.7 e Prospect av, 5x111.9x—x—; also 162D ST, (10:2690) ss, 216.5 e Prospect av, 25x—x20.10x111.9; pr mtg \$27,000; Sept28'11, due Oct28'11, 6%; Fred F French Co & Fred F French to Wm H Sage, Scarsdale, NY. 2,000

**162D st, (10:2690)**; same prop; certf as to above mtg; Sept28'11; same to same.

**162D st, ss, 216.5 e Prospect av**, see 162d, ss, 211.7 e Prospect av.

**167TH st, 581**, see Franklin av, 1160.

**172D st (\*)**, es, 231 s Gleason av, 25x100; PM; Sept27; Sept28'11, due as per bond; Louisa B Diener, 1768 Gleason av to Rowena M Southworth, 410 Riverside Dr. 3,500

**174TH st, 920**, see So Boulevard, sec 174th.

**175TH st, (11:2948)** ss, 111.2 e Clinton av, runs e 27.1xs46.2xw0.0%xs64.10xw27.1 xn11 to beg; Sept27'11; 5y½%; Helena Tischler to Mrs Frank Leslie at Sherman Sq Hotel, 2039 Bway. 7,500

**176TH st, (11:2958)** swc Waterloo pl, 70x69; Sept26; Sept27'11; 5y5%; Jno McNulty to German Savings Bank, 157 4 av. 40,000

**178TH st (\*), see Bronx Park av**, see Bronx Park av, 376 (\*).

**179TH st, (11:3132)** ns, 203.4 e Vyse av, 25x112.9x25x113.7; Sept19; Sept22'11, demand, 5%; Charlotte F Pickens to Geo A Meyer, 101 E 64. 1,400

**179TH st, 221, (11:2812)** ns, 100 w Anthony av, 50x90, except part for st; PM; Sept25; Sept26'11; 3y5½%; Cath A Higgin, Hempstead, NY to Lawyers Mtg Co, 59 Liberty. 7,000

**179TH st, (11:3093)** ss, 103 w Prospect av, 72x95; Sobrn agmt; Sept19; Sept27'11; Alice E Keller with Mary S Croxson, 39 Pierrepont, Bklyn. nom

**180TH st, nec Daly av**, see Daly av, nec 180.

**180TH st, nwc Belmont av**, see Hughes av, nec 180th.

**180TH st, nec Hughes av**, see Hughes av, nec 180th.

**181ST st, nwc Daly av**, see Daly av, nwc 181.

**182D st, swc Daly av**, see Daly av, swc 182d.

**184TH st, nec Washington av**, see Washington av, 2326.

**187TH st, nec Beaumont av**, see Beaumont av, 2403.

**194TH st, 388, (12:3276)** ss, 50 e Decatur av, 50x108.1x59x104.7; Sept26'11; installs; 10y5½%; Henry R Murray to Title Guar & Trust Co, 176 Bway. 4,000

**221ST st (\*)**, ns, 480 w White Plains rd, 50x114, Wakefield; Sept23; Sept25'11, due, &c, as per bond; Chas F Reichmann to Fred Rohl, at Cuba, NY. 4,000

**222D st (\*)**, ns, 581.7 e Barnes av, runs n88.10xe25.3xs67.2xsw26.6 to st xw10 to beg; Sept20; Sept28'11, due Dec1'14, 5½%; Louise Ringelstein to Geo Hauser, 1762 Walker av. 2,000

**225TH st (\*)** ss, 236.3 w Paulding av, 75x109.6; PM; Sept25; Sept26'11, due &c as per bond; Chas Ringelstein Jr to Ernest Sess, 205 E 19. 2,500

**232D st (\*)** sws, 395 se Paulding av, 50x114.5; Agmt modifying description in mtg; Mar28; Sept26'11; Rose & Godfred Knoblock with Model B & L Assn of Mott Haven, 2663 3 av. nom

**235TH st, 268, (12:3375)** ss, 185 w Ka-toah av, 25x100; PM; pr mtg \$4,500; Sept 25; Sept26'11, due &c as per bond; Maude F Rudden to Jno Maier, 842 E 229. 1,150

**236TH st (\*)** ss, 105 e Carpenter av, 100 x114, Wakefield; PM; Sept1; Sept26'11, due Mar21'12; 6%; P & S Realty Co to Richd Dudensing Jr, 1078 Mad av. 3,500

**238TH st, (12:3391)** ss, 300 e Martha av, 25x100; PM; pr mtg \$—; Sept25'11, installs, 6%; Paulina Ulrich, 897 Crotona Park N to Wesley Constn Co, 167 E 56. 900

**Aqueduct av, (11:2878)** ws, abt 100 s Tremont av, 25x100 & being lot 31 map Lewis G Morris Est; sal Ls; Sept22; Sept 26'11; demand; 6%; Mary A Broderick to A Hupfels Sons, a corpn, 3 av & 161st. 1,000

**Aqueduct av, (11:2876)** nec Brandt pl, 100x50; pr mtg\$40,000; Sept25; Sept26'11, due Mar1'12; 6%; Morell Realty Co to Gants & Reynolds a co-partnership, composed of Alfred C Gants, 900 Ogden av & Thos H Reynolds, 982 Anderson av. 6,000

**Aqueduct av, (11:2876)** same prop; Certf as to above mtg; Sept25; Sept26'11; same to same. nom

**Arthur av, (11:3063)** ws, 110.2 n Oak Tree pl, 25x93.1, except pt for av; PM; Sept27; Sept28'11, 5y5%; Nicola Gallina to Alfred Bernheim, 2173 Arthur av. 7,000

**Anthony av, (11:2890)** es, 230 s Prospect pl, 29.2x90x53.5x90.2; ext of mtg for \$10,000 to Mar1'14, 5½%; Dec31'10; Sept28'11; Rebecca Resht with Wm S Letchford at Morristown, NJ, trustee Rosina B Palmer. nom

**Bathgate av, (11:3045)** es, 81.5 s 180th, 41x70.1x41x69.11; Sept25'11, 5y5%; Chas R Faruolo to American Mtg Co, 31 Nassau. 19,000

**Bathgate av, (11:3045)** es, 122.5 s 180th, 41x70.2x41x70.1; Sept25'11, 5y5%; same to same. 19,000

**Bathgate av, (11:3045)** es, 163.5 s 180th, 41x70.3x41x70.2; Sept25'11, 5y5%; same to same. 19,000

**Bailey av, es, 295.8 n Heath av**, see Cannon pl, ws, 73.11 s 238.

**Bainbridge av, 3038, on map 3036, (12:3334)** es, 42.8 n Mosholu Parkway N, 25x 100; pr mtg \$8,500; Aug15; Sept23'11, due Feb15'12, % as per bond; D'Ambr Constrn Co to Jacob M Mandelbaum, 354 E 51. 1,500

**Bainbridge av, 3038, on map 3036**; certf as to above mtg; July15; Sept23'11; same to same.

**Bainbridge av, 3038, on map 3036**; July 15; Sept23'11, 3y5½%; same to Daisy E Booss, Long Branch, NJ. 8,500

**Bainbridge av, 3038**; certf as to above mtg; Aug15; Sept23'11; same to same.

**Bainbridge av, 3040, on map 3038, (12:3334)** es, 67.8 n Mosholu Parkway N, 25x 100; July15; Sept23'11, 3y5½%; same to same. 8,500

**Bainbridge av, 3040, on map 3038**; certf as to above mtg; July15; Sept23'11; same to same.

**Bainbridge av, 3040, on map 3038, (12:3334)** es, 67.8 n Mosholu Parkway N, 25x 100; PM; Sept22; Sept23'11, 2y6%; Jno A Fleckenstein & Edwin Murgatroyd to Julius Wolf, 40 Edgecomb av. 1,000

**Bathgate av, (11:3057)** ws, 177.1 n 187th, 19x100; Sept19; Sept22'11, 3y5½%; Anna Heisler, wid to Godfrey Krepela, 502 E 79. 4,000

**Bathgate av, (11:3044)** es, 186.9 s 179th, 18x93; Sept22; Sept23'11, 5y4½%; Louis Haenisch to Chas Dorn, 361 3 av, & ano. 4,250

**Beaumont av, 2400, (11:3105)** nec 187th, 100x50; PM; Sept13; Sept23'11, due, &c, as per bond; Saverio Scalzo & Giuseppe Mungo to Mary Flynn, 341 E 41. 5,400

**Bryant av, (11:2999)** es, 300 s Jennings, 50x100; Sept22'11, 1y6%; Mondschein & Co, 1541 Hoe av, to Comity Mtg Co, 40 Wall. 31,000

**Bryant av, (11:2999)** es, 300 s Jennings, 50x100; certf as to above mtg; Sept22'11; same to same.

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Land in Nassau Co, L I**; Aug22; Sept22 '11 certf as to mtg for \$20,000; Carrollton Realty Co to Title Guarantee & Trust Co, 176 Bway.

**Certf as to two mtgs for \$720 each** covering land in Kings Co, NY; Sept25'11; Boone Constn Co to Claude H Ronk & ano.

**Certf as to two mtgs for \$3,500 each** covering land in Kings Co, NY; Sept25'11; same to Wm Merkel & ano.

**Stockton st, 253-5 (Bklyn)**; certf as to mtg for \$28,000; Sept12; Sept25'11; Hennessy Realty Co to Title Guarantee & Trust Co, 176 Bway.

## MORTGAGES

### Borough of the Bronx.

**Brandt pl, nec Aqueduct av**, see Aqueduct nec Brandt pl.

**Bayard st (\*)** ws, 100 s 236th, 25x100; PM; Sept22; Sept26'11; 3y5½%; Francesco Sacco to Hudson P Rose Co, 32 W 45. 300

**Beck st, (10:2710)** ws, 430 n Longwood av, 40x100; Ext of \$4,400 mtg to Aug5'14 at 6%; Sept26'11; Jos Lederer & ano with Abraham Rosenstein. nom

**Beck st, (10:2710)** ws, 470 n Longwood av, 40x100; Ext of \$4,400 mtg to Aug5'14 at 6%; Sept26'11; Jos Lederer & ano with Abraham Rosenstein. nom

**Belmont st, nec Weeks av**, see Weeks av, nec Belmont.

**Cannon pl, (12:3258)** ws, 73.11 s 238th, runs w44xs37.10xe5.4xs56.3xe34 to pl xn 91.6 to beg; also BAILEY AV, (11:3239) es, 295.8 n Heath av, 50x100; also MERRIAM AV, (9:2531) es, 268 s 170th, 50x86x 51.4x96; Sept19; Sept23'11, due, &c, as per contract; Tessier Bldg Co to Hinkle Iron Co, 534 W 56. 12,500

**Cannon pl, (12:3258)**; also BAILEY AV, (11:3239); also MERRIAM AV, (9:2531); same prop; certf as to above mtg; Sept18; Sept23'11; same to same.

**Charlotte st, (11:2977)** es, 164.6 n Jennings, 91.9x95.5x122.4x16.11; PM; pr mtg \$—; Sept18; Sept22'11, due Aug15'13, 6%; Regina Constn Co to Isidore Adelman, 1415 Charlotte. 2,500

**Carroll st (\*)**, ns adj land now or late David Scofield, 50x110, being lot 10 map made by Wm Scofield, City Island; Sept25; Sept28'11, 2y6%; Wood-Collins Realty Co to Emma M Carroll, 3067 Sedgwick av. 1,600

**Carroll st (\*)**; same prop; certf as to mtg for \$1,600; Sept25; Sept28'11; same to same.

**Devoe ter, 2504, (11:3219)** es, 160 s 190th, 25x80; PM; Sept25; Sept26'11; 3y6%; Mary E Sanderson to Margt Kinsella, 2504 Devoe ter. 1,000

**Grote st, swc Prospect av**, see Prospect av, swc Grote.

**Home st, nwc Vyse av**, see Vyse av, nwc Home.

**Hoffman st, 2441, (11:3058)** ws, 56.2 n 188th, 16.8x97.5; pr mtg \$—; Sept27; Sept 28'11, 1y6%; Wm H Solomon to Grace L Horton, 2881 Bway. 200

**Kelly st, (10:2702)** ws, 266 n Longwood av, 40x100; ext of mtg for \$25,000 to Sept 22'14, 5%; Aug22; Sept23'11; Celine Schneider with Carrie Mayer. nom

**Kelly st, 841, (10:2702)** ws, 306 n Longwood av, 40x100; Sept27'11; 5y5%; Adolph Kross to Chas E Rushmore, 9 E 39 & ano Trste Philip Dater. 29,500

**Kelly st, 841**; Sobrn agmt; Sept20; Sept 27'11; Same & Eliz Muller with same. nom

# HECLA IRON WORKS

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

# Architectural Bronze AND IRON WORK

**Bronx Park av, 376** (\*), sec 178th, 25x100; Sept18; Sept22'11, due, &c, as per bond; Richd A Merritt, of Richmond Hill, NY, to Title Guarantee & Trust Co, 176 Bway. 3,000

**Bryant av, (11:2995)** ws, 200 n Jennings 25x100; Sept25; Sept26'11, due as per bond; Mary A Kelleher to Title Guar & Trust Co, 176 Bway. 500

**Brook av, 548, (9:2276)** es, 25 s 150th, 25x100; Sept22; Sept27'11; 5y5%; Louis Lustgarten & Lobel Anis to Wm B Anderson trste Ralph L Anderson, 825 Mad av. 16,000

**Brook av, 548, (9:9:2276)**; Sobrn agmt; Sept25; Sept27'11; Bella Anis with same. nom

**Brook av, (9:2394)** ws, 96 s 168th, 25x36.8x25x35.10; Sept10; Sept27'11, due Jan6 13; 6%; Harry Overington to Adam Rice, 529 Trinity av. 500

**Brook av, (9:2294)** nwc 149th, 49.11x90 x40.11x90.5; pr mtg\$38,000; Sept26; Sept27'11, due Oct1'13; 6%; Louise M Repetti, 58 W 124 to Chas Repetti, 58 W 124. 7,000

**Bathgate av, 2520**, see Pelham av, 531.

**Belmont av, nwc 180th**, see Hughes av, nec 180th.

**Bathgate av, (11:3045)** es, 64.7 s 180th, 16.1x69.11; Sept27; Sept28'11, 3y5½%; Eliz M Fitzpatrick & Richd M & Leo F McDermott to Commonwealth Savgs Bank, 2007 Ams av. 4,000

**Cedar av, (\*)** ns, 300 w Corsa av, 2 lots, each 25x100; 2 mtgs, each \$850; Sept14; Sept28'11, 3y6%; Melrose Realty Co, 4380 3 av, to Nell Buckingham at the Madison, Lakewood, NJ. 1,700

**Daly av, (11:3125)** nwc 181st, 166.11x90.4 x159.7x96.6; Sept28'11, due, &c, as per bond; Beck Memorial Presbyterian Church of NY City to Meyer Butzel, 22 E 89. 5,000

**Daly av, (11:3127)** nec 180th, 100.10x38.9 x100x51.8; pr mtg \$45,000; Sept22; Sept23'11, 3y6%; Krabo Ernst Realty Co, 1009 E 180, to Eliz Steinmetz, 912 E 182. 8,000

**Daly av, (11:3127)**; same prop; certf as to above mtg; Sept22; Sept23'11; same to same.

**Daly av, (11:3125)** swc 182d 101.1x29.3x106.8x30; ext of \$10,000 mtg to Aug11'14 at 5%; Sept9; Sept25'11; Willis Dodge & Jno C Travis trus with Jno A Steinmetz. nom

**Duncomb av (\*)** es, 200 s Elizabeth, 100 x125, except part for Bronx Boulevard, Olinville; Sept20, Sept27'11; 3y6%; Cath Reilly wid, 127 E 120 to Martha Gamble, 366 Ogden, Jersey City. 1,500

**Eagle av, (10:2624)** es, 200 s 156th, 25 x115; pr mtg \$9,000; Sept26'11; 2y6%; Jno Piccirillo to Margt Knox, 478 Mott av. 2,000

**Elliott av, (\*)** sec Wilson pl, see Olinville av, (\*) swc Wilson pl.

**Franklin av, (11:2932)** ws, 94 n 170th, 33.2x94.11; pr mtg \$27,000; Sept19; Sept22'11, demand, 6%; Wm Hodcs to Bertha Freudenheim, 622 W 114. 9,000

**Franklin av, 1160, (10:2614)** nec 167th (No 581), 100x25; PM; Sept16; Sept26'11, due &c as per bond; Jas J Martin to Martha A Garrison, 55 W 91. 6,500

**Gifford av (\*)**, ns, 505.8 e Balcom av, 25 x100; bldg loan; Sept1; Sept23'11, 3y5½%; Mathilde wife Oskar Anderson to Eliz K Dooling, 179 E 80. 3,500

**Grand av, (11:3196)** es, 50 n Buchanan pl, 25x100; Sept27'11; 5y5%; Felix Krupp Constrn Co to Mary Bussing, 4 E 12. 18,300

**Grand av, (11:3196)** same prop; Certf as to above mtg; Sept26; Sept27'11; same to same.

**Hughes av, 2134, (11:3082)** es, 119.4 n 181st, 16.9x85.11x16.9x85.8; PM; pr mtg \$5,000; Sept15; Sept22'11, due, &c, as per bond; Geo N Rittenberg to Sophie Knepper, 1754 Eastburn av. 1,100

**Hughes av, 2134, (11:3082)** es, 119.4 n 181st, 16.9x85.11x16.9x85.8; pr mtg \$4,000; Sept1; Sept22'11, due Nov1'13, 5½%; Sophie Knepper to Stephen H Jackson, 53 E 67. 1,000

**Hughes av, (11:3078)** ws, 131 s Pelham av, 25x87.6; certf as to mtg for \$10,000; Aug3; Sept23'11; Bolognese Invest Co to Mary E Kennedy. nom

**Hughes av, 2134, (11:3082)**; ext of \$4,000 mtg until May15'13 at 5½%; Dec16'10; Sept22'11; Geo F Gifford by Ernest Hall, atty, with Sophie Knepper. nom

**Hunts Point av, (10:2762)** es, 102.9 s Seneca av, 25.8x144.1x25x150; pr mtg \$10,000; Sept21; Sept23'11, due Feb1'15, 5½%; Broad Realty Co to Chas H Friedrich, 769 Beck. 2,500

**Hunts Point av, (10:2762)**; same prop; certf as to above mtg; Sept21; Sept23'11; same to same. nom

**Hughes av, 2074, (11:3080)** es, 141 s 180th, 17.10x65; pr mtg \$—; Sept25; Sept26'11; 3y5%; Emily Thwaites, 2074 Hughes av to Wm Swain, 260 W 126. 3,000

**Hughes av, (11:3081)** nec 180th, 46.8x— to ws Belmont av, x70x—; PM; Sept26; Sept27'11, due Dec31'12; 6%; Kovacs Constrn Co to Adams Realty Co, 206 Bway. 27,000

**Hughes av, (11:3081)** same prop; Bldg Loan; Sept26; Sept27'11, due Dec31'12; 6%; Same to same. 9,500

**Hughes av, (11:3081)** Same prop; Certf as to above mtg; Sept26; Sept27'11; Same to same.

**Hughes av, 2511, (11:3078)** ws, 131 s Pelham av, 25x87.6; Sept25; Sept27'11, due Mar25'13; 6%; Bolognese Investing Co to Jno M Susser, 547 E 183. 1,500

**Jackson av, 1186, (10:2652)** ses, 21.9 sw Boston rd, runs sel32.11xne19.11xnw66.11x—66.2 to av xs20 to beg; pr mtg \$3,500; Sept28'11, 3y6%; Ferdinand Alpers to Martha Lorenz, 661 E 170. 3,000

**Jackson av, (10:2652)** ses, 21.9 sw Boston rd, runs sel32.11xne19.11xnw66.11x—66.2 to av, xs20 to beg; pr mtg\$6,000; Sept27'11, 5y5%; Ferdinand Alpers to Emigrant Ind Savings Bank, 51 Chambers. 3,500

**Jackson av, (10:2652)** ses, 41.10 sw Boston rd, runs ne20xse132.11xsw20xnw132.7 to beg; pr mtg\$6,000; Sept27'11; 5y5%; Caroline Schwenker to Emigrant Ind Savings Bank, 51 Chambers. 3,500

**Lincoln av, nwc 136th**, see 3 av, sec 137.

**Lincoln av, swc 137th**, see 3 av, sec 137.

**Maclay av (\*)**, nws, 79.10 ne Zerega av, 20x100.4x20x100.3; bldg loan; Sept20; Sept22'11, installs, 5½%; Zerega Av Impt Co, 120 Westchester Sq to Morris Moshkowitz, 1729 Pitkin av, Bklyn. 4,000

**Maclay av (\*)**; same prop; pr mtg \$4,000; Sept22'11, due, &c, as per bond; same to Seewacha Constn Co, 120 Westchester Sq. 1,000

**Maclay av (\*)**; same prop; certf as to above mtg; Sept22'11; same to same.

**Maclay av (\*)**, nws, 79.10 ne Zerega av, 20x100.4x20x100.3; certf as to mtg for \$4,000; Sept1; Sept22'11; Zerega Av Impt Co to Morris Moshkowitz, 1729 Pitkin av, Bklyn. nom

**Merriam av, es, 268 s 170th**, see Cannon pl, ws, 73.11 s 238.

**Monroe av, (11:2792)** ws, 95 n 173d, runs w 190 to es Weeks av xn50xe95xn100xe95 to Monroe av, xs150 to beg; Sept22; Sept26'11, due &c as per bond; Dennis Doyle to Title Guar & Trust Co, 176 Bway. 6,500

**Morris av, 2070, (11:3168, 3169 & 3179)** es, 188.9 n Burnside av, 25x100; Sept26'11; 5y5%; Mary E O'Connor to Herman Kahrs, 1454 3 av & ano exrs Peter Stribhei. 7,000

**Marion av, 2772, (12:3283)** es, 65 n 197th, 16.7x96.5x16.11x99.7; ext of \$3,000 mtg until Sept25'14 at 4%; Sept26'11; Margt A Duffy with Thos A Dwyer, 2772 Marion av. nom

**Napier av, (12:3366)** es, 489.9 n 233d late rd from Kingsbridge to Woodlawn, 50x100; Sept20; Sept22'11, installs, 6%; Jas B Powers to Tremont Bldg & Loan Assn, 1931 Washington av. 5,000

**Nelson av, 1268-70, (9:2517)** es, 104.11 s 169th, runs el07.2xs35.2xw37.5&w70 to av xn40 to beg; Sept11; Sept22'11, 3y5%; St Francis Realty Co to Workman's Sick & Death Benefit Fund of the U S, 1 & 3 3 av. 26,030

**Nelson av, 1268-70**; certf as to above mtg; Sept1; Sept22'11; same to same.

**Nelson av, 1268-70, (9:2517)** es, 104.11 s 169th, runs el07.2xs35.2xw37.5&w70 to av xn40 to beg; pr mtg \$26,000; Sept21; Sept25'11, due as per bond; St Francis Realty Co to Schmitz & Eulenstein, Inc, 4216 3 av. 12,000

**Nelson av, 1268-70**; certf as to above mtg; Sept21; Sept25'11; same to same.

**Olinville av, (\*)** sec Wilson pl, 175x77 to Elliott av, old line, x175x32; pr mtg \$—; Nov19'10; Sept27'11, 2y6%; North Bronx Realty Co to Mary J Archer, 412 W 148. 2,000

**Olinville av, (\*)**, same prop; certf as to above mtg; Nov19'10; Sept27'11; same to same.

**Popham av, (11:2877)** es, 494.9 n 176th, 50x100; Sept15; Sept26'11, 2y6%; Mary E wife of & Jas Hanrette to Margt Knox, 478 Mott av. 1,000

**Perry av, (12:3292)** nws, 250.7 ne Bedford Park Blvd, 25x108.10x26.10x107.6; Sept5; Sept25'11, 3y5%; Geo D Kingston, 356 Bedford Park Blvd to Mary S Todd, 123 E 67. 7,000

**Perry av, (12:3292)** nws, 275.9 ne Bedford Park Blvd, 25x110.1x24.11x108.10; Sept5; Sept22'11, 3y5%; Geo D Kingston, 356 Bedford Park Blvd, to Mary S Todd, 123 E 57. 7,000

**Perry av, (12:3292)** nws, 300.7 ne Bedford Park Blvd, 25x111.5x25x110.1; Sept5; Sept22'11, 3y5%; Geo D Kingston, 356 Bedford Park Blvd, to Fredk W Budd, 263 Henry, Bklyn. 7,000

**Perry av, (12:3292)** nws, 325.7 ne Bedford Park Blvd, 22.10x112x22.10x111.5; Sept5; Sept22'11, 3y5%; Geo D Kingston, 356 Bedford Park Blvd, to Emma G Dusenbury, N Hackensack, NJ. 7,000

**Prospect av, (11:3100)** swc Grote, 74.9 x34.1x85x6; Transfer of tax lien for yrs 1904 to 1908; assessed to M Ross; May29; Sept25'11; 3y12%; City of N Y to Okke Jacobs, 718 Grote. 1,330.19

**Pelham av, 531, (12:3293)** nec Bathgate av (No 2520), 50x83; Sept26; Sept27'11, due as per bond; Jas J McCluskey, 2536 Bathgate av to Augustus Gareiss, 302 Mosholu Pkway. 1,000

**So Boulevard, 1718, (11:2983)** sec 174th (No 920), 50x100; pr mtg \$60,000; Sept26; Sept27'11, 3y6%; Trask Bldg Co, 1718 So Boulevard to Ignatz Rosenbaum, 70 Lenox av. 10,000

**So Boulevard, 1718**; certf as to above mtg; Sept26; Sept27'11; same to same.

**So Boulevard, 1106, (10:2744)** es, 90 s 167th, 40x100; pr mtg\$36,000; Sept21, Sept22'11, due as per bond; Marie Pettke, 1106 So Boulevard to Anthony McOwen, 752 Hewitt pl. 6,000

**Trinity av, (10:2636)** sec 158th, 105x98.6x—x98.8; bldg loan; Sept26; Sept27'11, 1y 6%; Polatschek-Spencer Realty Co to New York Mortgage & Security Co, 135 Bway. 81,000

**Trinity av, (10:2636)**, same prop; certf as to above mtg; Sept26; Sept27'11; same to same.

**Tiebout av, 2095, (11:3143 & 3144)** ws, 150 n 180th, 16.8x90; Sept28'11, 5y5%; Lena Joseph to Lawyers Mtg Co, 59 Liberty. 3,030

**Tremont av, 414, (11:2900)** sal ls; Sept22'11; demand; 6%; Bart Mitchell to Geo Ehret, 1197 Park av. 500

**Undercliff av, (11:2877)** es, 161.6 n 176th, 25x100; ext of mtg for \$2,000 to Apr1'12 at 5½%; Mar29'09; Sept27'11; Theodore Kilian with John Somma. nom

**Undercliff av, (11:2877)**, same prop; ext of mtg for \$2,500 to Apr1'09 at 5½%; Apr30'07; Sept27'11; same with same. nom

**Valentine av, 2017, (11:3144)** ws, 568.8 s 180th, 16.8x97.4x16.8x97.7; PM; Sept25'11; 3y5%; Frank A Ladouceur to Benj C Curran, 2017 Valentine av. 3,750

**Valentine av (closed)**, (11:3028) ns, 148.10 e Webster av, runs e62.11 & 17.11x162.5xw73.6x184 to beg, being in rear of 178th st, 417; PM; Sept26; Sept27'11, 5y 4½%; Albert Grauer to Henry C Meyer at Scotch Plains, NJ. 8,000

**Vyse av, (11:2986)** nwc Home, 91.4x25x94.2x25.2; pr mtg \$—; Sept27; Sept28'11, 3y6%; Alfred G Cronemeyer to Theresa Reinach, 128 E 105. 4,000

**Weeks av, es, 95 n 173d**, see Monroe av ws 95 n 173d.

**Wendover av, 417, (11:2897)** ns, 146.11 e Webster av, 37.6x83.5x37.6x83.2; PM; pr mtg \$20,000; Sept20; Sept27'11, 5y6%; Jno B Schadel, 55 E 176 to Helen F Montegriffo, 417 Wendover av. 3,750

**Weeks av, (11:2792-1)** nec Belmont; transfer of tax lien for years 1905-08; Apr10; Sept28'11, 3y5½%; City of NY to Jno H Ives, 114 St Marks av, Bklyn. 2,395.02

**Washington av, 2326, (11:3053)** nec 184; sal Ls; Sept25; Sept28'11, demand, 6%; Kath F Wells to A Hupfells Sons. 3,089.72

**Wilkins av, 1360, (11:2976)** es, 50 s Jennings, 25x94x25x96; pr mtg\$6,000; Sept22'11; 2y6%; Abraham Feinblatt to Freehold Constn Co, 200 Bway. 1,000

**Woodycrest av, 1185, (9:2515)** ws, 50.5 n 167th, 50.1x115.10x50.1x113.10; Aug23; Sept25'11; 5y5%; Chas F H Reimer to German Savgs Bank, 157 4 av. 20,000

**Westchester av, (10:2655)** nwc 156th Ebling Bldg, str Ls; PM; Sept23, Sept25'11 demand; 5%; Wm A Meyer to Fred Hollender & Co, 123 Lafayette. 4,000

**3d av, nec 136th**, see 3 av sec 137th.

**3D av, (9:2318)** sec 137th, 179.8 to ns 136th, x80.2 to Lincoln av, x175 to 137th x39.10; Agmt apportioning mtg of \$32,833.33 & ext same to June9'16 at 4½%; Aug31; Sept25'11; Mary A Skeel with Gates Realty Co. nom

**Plot (\*)** begins 490 e White Plains rd at point 120 n along same from Morris Park av, runs e 100xn50wx100xs50 to beg, with right of way over strip to Morris Park av; Sept27'11, 3y5%; Marc Lutter to Owen Hagan, 131 W 64. 1,400

**Plot (\*)**, begins 195 w White Plains rd at point 395 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right of way over strip to Morris Park av; Sept26; Sept27'11, due Sept30'14, 5%; Geo Lindquist to Claes Johnson, 1859 Victor. 1,500

## JUDGMENTS IN FORECLOSURE FORECLOSURE SUITS.

SEPT. 21.

**Monroe st**, ns, 119.6 e Scammel, 24x96; Sophia Gruenstein agt Isaac L Bergman et al; Action No 1; Davis & Kaufmann, attys; Max Altmayer, ref. (Amt due, \$1,789.08.)

**Monroe st**, ns, 143.6 e Scammel, 24x96; Same agt same; Action No 2; same attys; same ref. (Amt due, \$1,789.08.)

**111TH st**, ns, 539 w 5 av, 31x100.11; Walter F Kingsland agt Louis Bunnstein et al; Frederic de P Foster, atty; Wm S Bennett, ref. (Amt due, \$34,717.)

**111TH st**, ns, 509 w 5 av, 30x100.11; Same agt same; same atty; same ref. (Amt due, \$34,212.)



**German and American**  
Sales Offices  
45 Broadway, N. Y. City  
WORKS  
HAMBURG - GERMANY  
ALSEN ON HUDSON RIVER, N. Y.

# ALSEN

**THIS BRAND**  
of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.

26 Baker, Hyman D et al—C G Zibelli et al .....794.31  
27 Bober, Israel—Manhattan Color Works .....36.58  
27 Blackman, Morris—Manhattan Color Works .....43.95  
27 Block, Israel—the same .....23.30  
27 Bell, Geo W—Societe des Anciens Establishments C & E Chapal Freres & Cie .....626.90  
27 Bleekman, Geo—No 163 West 93d Street Co .....112.14  
27 Brooks, Howard G—E R Peck .....135.11  
28 Barnett, Max—R Richman .....43.26  
28 Burkhardt, Edith—M Bauma .....83.90  
28 Brinckama, Cloes J—Piel Bros .....88.94  
28 Bijnwroter, Ivar—H Herrmann Lumbrer Co .....331.91  
28 Bradley, Gordon B & Frank M—Terry Hosiery Co .....251.35  
28 Betts, Fredk A—A L Smith .....1,802.81  
28 Baegel, Max—J A Goodwin .....93.21  
28 Bell, Wm—H Nathan et al .....31.31  
28 Badum, Fred L—Bigelow Carpet Co .....1,055.43  
29 Broudy, Jos—M Alvarez .....298.23  
29 the same—the same .....267.53  
29 Bohl, Nicholas—E Bohl .....177.32  
29 Brassel, Frank—D R Lucas .....25.77  
29 Blum, Michael et al—I Mateyzel .....508.41  
29 Brooks, Adolph—L Rosenbaum .....68.15  
29 Bourke, Thos—C C Bartley .....100.60  
29 Brown, Isaac—B Dax .....110.01  
29 Ball, Saml—M P Foster .....119.81  
29 Byerley, Lillian—H Wirsum .....78.79  
29 Bigelow, Wm B—Vroom, Inc. ....71.91  
29 Bodine, Geo C—C E Levy .....costs, 23.88  
29 Bove, Teresa N et al—People, &c .....1,500.00  
23 Campbell, Maurice—M A Price .....151.85  
25 Cohen, Louis—W O Fredenberg et al .....172.69  
25 Cohen, Israel M et al—Niagara Radiator & Boiler Co .....223.91  
25 Clark, Chas C—A A Webster et al .....242.31  
25 Cohen, Saml et al—J W Campbell .....173.26  
26 Lucas, Harry—Saks & Co .....102.05  
26 Clark, Chas C—M Stern, Inc. ....128.30  
26 Coren, Benj—R P C Embroidery Co .....71.60  
26 Cohen, Edw I et al—S Rouse .....162.65  
27 Cohen, Hyman—Manhattan Color Works .....101.91  
27 Chrystie, Einar et al recvrs, &c—J Cohen .....120.00  
27 the same—the same .....70.00  
27 Chapin, Fredk—Almeda Construction Co .....199.41  
27 Carter, Chas L—Simon Improvement Co .....41.31  
27 Cohen, Louis J—Schieffelin & Co .....345.56  
27 Cleerup, Vendela C—P A O'Loughlin .....163.65  
27 Cohen, Max—Machlin Audit Co .....60.41  
27 Cimillo, Antonio & Frank A—F Prince .....117.67  
28 Clemency, Margaret A et al—H M Hitchings et al .....263.13  
28 Carlson, Enoch J—F W Penn .....27.41  
28 Cram, Nelson D—M E Luck .....305.80  
28 Convisser, Abraham L—Metropolitan Mirrow Works .....127.68  
28 Cody, Jos—S Bruder .....22.65  
29 Coluccio, Madona or Madalena—J Hurowitz .....22.15  
29 Cadwalader, Ellsworth M—H K Bourne .....60.80  
29 Collins, John J—H J Byrne .....49.40  
29 Cohn, Geo E et al—Germania Bank of City of N Y .....3,065.28  
29 Conrad, Solomon—Bakst Bros .....144.13  
29 Crane, Walter D—G T Benton .....1,646.85  
29 Clements, Mary—C Moesler .....680.62  
29 Carlisle, Thos H O—National Nassau Bank of N Y .....169.93  
29 Danforth, Chas H exr et al—Mrs Frank Leslie .....9,597.23  
29 Davis, Walter C—Standard Varnish Works .....84.99  
29 Drew, Sidney—M A Price .....138.17  
29 Dickler, Isidor et al—M J Zinn .....256.07  
29 Dickson, Alexander—J Gold .....29.65  
29 Dauny, Moses—J Gold .....145.66  
29 Delli, Paoli, Ralph—L Kohn .....543.71  
29 Daly, Sheridan—A Benz .....133.21  
29 Davis, Ralph W—J H Tooker Printing Co .....341.41  
29 Dennis, Chas—M Feldman et al .....92.71  
29 Doorly, Geo—D T Wright .....162.22  
29 the same—S McKelvie .....214.72  
29 Drosnes, Max—People's Bank of the City of N Y .....215.11  
29 Davis, Walter C & Edw—J T McGovern .....5,250.00  
29 Di Benedetto, Angelo—C Vetran et al .....329.72  
29 De Haven, Carter—F W Fonsca & Co .....40.77  
29 Drucman, Jacob—S Weisglass .....267.61  
29 Davis, John L et al—Germania Bank of City of N Y .....3,065.28  
29 Donovan, Morgan J—E P Field et al .....108.93  
29 Duranti, Gennaro—Geo Ringler & Co .....1,451.96  
29 Davis, Ralph W et al—Germania Bank of City of N Y .....3,065.28  
29 Everitt, Philip—F V Dillingham .....187.50  
29 Eyrtinge, Chas S—Saks & Co .....90.40  
29 Epstein, Sarah—Manhattan Color Works .....22.55  
29 Evans, Henry O—Prudential Bond & Mortgage Co .....588.00  
29 Einhorn, Henry et al—S Silberstein .....135.07  
29 Elder, Geo W et al—N Y Life Ins & Trust Co .....351.83  
29 Eigstaedter, Benj—United Patent Uniform Co .....86.91  
23 Fisel, Jacob—National Elevator Co .....554.31

25 Fries, Herman—J Minder et al .....254.23  
25 Friedman, Jos—F Berdoulay et al .....49.22  
25 Friedberg, Milton C—Geo B Van Cleve Co .....739.42  
25 Fay, Jno H—Queens County Trust Co .....311.47  
25 Flig, Lizzie—Curtis Blaisdell Co .....558.53  
26 Friedberger, Gustave, Wm & Benj M—B Castellano et al .....940.29  
26 Fleming, Wm M—J J Powers .....1,162.85  
26 Funk, Virginia D—B Tepper et al .....71.94  
26 Fox, Ernestine E—I Haft .....1,046.43  
26 Falk, Meyer—P Meyerowitz .....269.15  
26 Friedberger, Gustave, Wm\* & Benj M\*—M M Plechner .....1,873.30  
26 Freed, Otto—Shannon Bros Co .....75.26  
26 Finn, Austin—George Ringler & Co .....19,576.30  
26 Feinstein, Nat—M Sumerfield .....62.17  
26 Finkelstein, Herman et al—S Rouse .....162.56  
27 Frank, Max—M Frank .....135.22  
27 Felker, Curt C—Terwilliger Floor Mfg Co .....168.05  
27 Fischer, Morris—Manhattan Color Works .....32.30  
27 Frankel, Maurice O—Jas L Wells Co .....70.37  
28 Farrell, Wm—F Farrell .....costs, 83.11  
28 Freedman, Adolph et al—M Bernstein et al .....631.26  
28 Finfer, Harry—D Demerer et al .....73.91  
29 Foster, Emanuel—North American Distilling Co .....536.91  
29 Feldberg, Wm G—Bakst Bros .....183.34  
29 Friedman, Frank—A M Cropper .....26.31  
29 Fassbender, Chas et al—H Tenberg .....369.83  
29 Friedberger, Milton C—D Zionson .....312.06  
23 Greenberg Abraham M et al—A L Kass .....62.35  
23 Goldman, Morris—E Brass et al .....49.79  
25 Greenberg, Barney—D Berkowitz .....137.08  
25 Gold, Morris et al—Jos Cohn & Bro .....338.11  
25 Groveman, Bernard K et al—Goldsmith Bros Smelting & Refining Co, Inc. ....202.61  
26 Goldstein, Benj—D T Merritt et al .....133.01  
26 Goldstein, Jos et al—J Gerber .....84.41  
26 Gilkinson, Jno K—G M Buttle .....76.05  
26 Greene, Maurice A—C Pfeffer .....276.91  
26 Gold, Saml—People, &c .....100.00  
27 Griffin, Patrick H—Duell, Warfield & Duell .....2,174.34  
27 Grouse, S Mitchell—M Lehman .....28.06  
27 Grinberg, David et al—Indian Roofing Co .....68.73  
27 Goldstein, Philip—Francis H Leggett & Co .....97.27  
27 Goldman, Reuben—United Cotton & Dress Goods Co .....529.40  
27 Greenbaum, Isidor—Metropolitan Tobacco Co .....118.72  
27 Gilman, Jack et al—B Chipkin .....368.65  
27 Goetz, Alex P—C A Parkhurst .....231.08  
27 Glen, Jas—A Ambraso .....135.03  
27 Glass, John, Jr—J Conway .....698.05  
27 Gianta, Andrew—A Cicololla .....144.24  
28 Goldin, Sam et al—A Chorit .....61.41  
28 the same—B Gold .....91.41  
28 Grebel, Nathan et al—Kahn & Strauss .....189.51  
28 Golden, Louis et al—State Bank .....7,160.22  
28 Gogolin, Adolph J—F E Rosebrick Co .....224.65  
28 Genzborough, Solomon—I J Tonebacher .....171.91  
28 Goldenberg, Lupe—J L Coan .....26.41  
28 Griffith, Clarence H—E H Peck .....194.08  
28 Goldstein, Louis—A Bakst et al .....107.33  
29 Gavin, Wm J—E Eising & Co .....186.98  
29 Green, Sidney—F Waterman .....194.13  
29 Garifales, John D—D Goldman .....113.11  
29 Gilhooley, Anderson—Evening Post Job Printing Office .....233.18  
29 Goldberg, Louis—Troy Laundry Machinery Co .....50.81  
29 Goldberg, Osias—P Bodenstein .....34.83  
29 Goldstein, Max—S Reitman .....26.41  
29 Gruenfelder, Jos C et al—J & M Haffen Brewing Co .....985.47  
29 Goodman, Morris—H N Goodstein .....456.73  
29 Gruenfelder, Pauline et al—J & M Haffen Brewing Co .....985.47  
29 Holmes, Edgar—E M Henner .....143.91  
29 Hume, Mable F—Hume Hertz .....50.41  
29 Hill, Oscar et al—S Schild .....433.80  
29 Huntington, Reuben R—Barre Bernard Co .....72.09  
29 Hofkin, Israel—A Langer .....259.31  
29 Hunt, Walter S—E B Hopkins .....154.58  
29 Heymann, Henry M—S P Bunker .....86.92  
29 Henderson, M Bernard—Jos T Simon & Co .....129.66  
29 Hackett, Geo—W A Tyson .....188.36  
29 Hett, Edw—M Lowenthal .....120.91  
29 Hart, Chas—King Tire Co .....123.32  
29 Haverly, Thos & Isabella—Geo Ringler & Co .....1,378.27  
29 Hass, Jos—S Bergman .....42.00  
29 Heinrich, Herman et al—H Greenberg .....138.54  
29 Horowitz, Saml—Manhattan Color Works .....14.65  
29 Himmelman, Barney—the same .....36.79  
29 Hanson, Matthew J—Standard Varnish Works .....145.30  
29 Holmes, Frank L—C E Bishop .....1,016.60  
29 Hecht, Jacob—W H Roberts .....68.12  
29 Hamersly, Lewis R Jr—T Parsons et al .....131.15  
29 Harris, Clinton S et al, recrs—J Cohen .....120.20  
27 the same—the same .....70.00  
29 Hawes, John J—C G Braxmar Co .....85.60  
29 Hookey, Wm T—Atlas Portland Cement Co .....3,660.66  
29 Hamilton, Elmer E—S Abeloff .....45.46

27 Hersch, John et al—I Goldowitz et al .....178.19  
28 Hafner, Wm—Eifers & Abberley .....316.91  
28 Hallenberg, Axel W—W C Greene et al .....costs, 1,718.33  
28 Hickman, Alfred—Equitable Trust Co of N Y .....250.41  
28 Heil, Henry—I G Hammerschlag .....60.90  
29 Hooven, Arthur E—Benjamin & Kentor Co .....202.37  
29 Herman, Heina A—C T Paterno .....225.01  
29 Howell, Edwin F—Wm Hengerer Co .....270.86  
29 Howell, Edwin F—Wm Hengerer Co .....270.86  
29 Horowitz, Nathan—J Slotopolsky et al .....costs, 27.65  
29 Herman, Saml—J Olinger .....73.41  
29 Henig, Louis—E F Brown .....1,421.55  
29 Havanagh, Peter B—Vroom, Inc. ....99.41  
29 Horkeimer, Herbert M—Cassidy & Son Mfg Co .....102.95  
29 Helfman, Nathan—M Davidson .....117.75  
29 Heyman, Harry A et al—W I Cohn .....534.66  
27\* Isaacs, Tillie et al—A Vendenweglie .....561.38  
28 Israel, Alfred D—H Corn .....97.15  
25 Jerosolemsky, Morris—J Silberzweig .....272.65  
25 Jacobson, Chas E—M F Hoberg .....73.31  
26 Jackman, Frank H—N Y City & Long Island Advertising Co .....30.25  
26 Jarvis, Sydney—H S Johnston .....218.81  
27 Just, John—Manhattan Color Works .....50.10  
28 Jankelewitz, Abram et al—A Kimball .....1,530.35  
28 Jankelewitz, Abram et al—S W Gilbert .....1,530.25  
29 Jacobs, Irving or Isador—S Eishowsky .....135.50  
23 Kilpatrick, Frank E, Frank S & June E—C A Corbin et al .....123.18  
25 Klug, Bernhard B—W Loeb .....124.81  
25 Kamenetsky, Saml et al—J Levay .....480.52  
25 Koeker, Saml et al—M J Zinn .....256.07  
25 Klonow, Harry M—J Klonow .....costs, 37.74  
25 Keating, Edw C—Q Johnstone .....76.81  
25 Kahn, Bessie—R H Stern et al .....186.01  
25 Klein, Jos—F Berdoulay et al .....51.56  
25 Kahn, Julius et al—Goldsmith Bros Smelting & Refining Co .....202.61  
25 Karpas, Gottlieb M et al—T C Klein .....114.81  
25 Klatz, Saml et al—S Harkavy .....90.77  
25 Kitchen, Jane—H S Ridway .....92.01  
25 Korn, Alexander S—N Y Sample Furniture Co .....172.49  
26 Klinger, Henry—Rembrandt Realty Co .....497.88  
26 Kennedy, Morris—Wm Wood & Co .....148.23  
26 King, Jacob A—W Crawford .....252.13  
26 Kaplan, Saml—L Finfer et al .....63.51  
26 Kramer, Isidore—I Breidbart .....116.68  
26 Knibbs, Chas C—Fisk Rubber Co .....44.12  
26 Karp, Jacob—J Flaumenbaum et al .....127.10  
27 Kaplan, Louis—M Goldberg .....203.17  
27 Klotz, Peter—Hannis Distilling Co .....1,091.23  
27\* Kafetz, David L et al—B Chipkin .....368.65  
28 Kohlman, Mary & Wilhelmina—Manhattan Rolling Mill .....99.89  
28 Kohan, Jacob A—O Berdichawsky et al .....83.57  
28 Kofman, Harry et al—Hall's Safe Co .....39.41  
28 Kaplan, Emanuel—E H Brown .....17.41  
28\* Kommel, Abraham et al—People's Bank of the City of N Y .....218.70  
28 Koblitz, Frank J—E Casabianca .....66.40  
28 the same—the same .....66.40  
28 Kenna, Jos L—Thos G Knight Co .....126.10  
28 Krefits, Abraham—L Rosen .....41.56  
29 Keating, James T—M Schulman .....258.76  
29 Keller, Saml—Turner Harrison Pen Mfg Co .....177.55  
29 Kresse, Ernest—J H Shanahan .....490.91  
29 Kreinik, Wolf—P Goodman et al .....94.65  
29 Kerner, Joseph—Geo Ringler & Co .....2,556.53  
29 Knox, Roger M—Vroom, Inc .....33.61  
29 Kelsch, Annie et al—J & M Haffen Brewing Co .....985.47  
29\* Keller, Max et al—W I Cohn .....534.65  
29 Lassman, Jacob—S Marion .....29.65  
29 Levy, Ike—Cahn, Belt & Co .....216.27  
29 Lippmann, Israel—Empire City Gerard Co .....2,369.83  
26 Licht, Jos—S Stein et al .....235.15  
26 Lande, Julius—Windham Silk Co .....204.19  
26 Langhorst, August—Geo Ringler & Co .....3,142.51  
26 Lippmann, Israel et al—Empire Door & Trim Co .....2,369.83  
27 Lebmann, Adolph—Manhattan Color Works .....13.43  
27 Leman, Danl A—the same .....43.22  
27 Liguri, Antonette—H Van Lubken et al .....78.32  
27 Lutz, David A—J E Kelly .....33.61  
27 Loucks, Anderson C D—E H Peck .....242.01  
27 Lewis, J Earl—Maze Realty Co of N Y .....125.77  
27 Lockwood, Chas J—W W Smith .....61.75  
27 Lynch, Cornelius J—E J Callahan .....208.74  
27 Levy, Saml—S Dickstein .....84.65  
27 Lorelli, Giovanni—Greenwich Stable Co .....438.91  
28 Lessen, Isidor—M Toplitzky .....184.39  
28 Lewis, Laura M—D Weinman .....547.37  
28 Lindenauer, Louis et al—Kahn & Strauss .....189.51  
28 Lent, Smith et al—National Bank of Rochester N Y .....174.03  
28 Lipsky, Adolph—County Land & Mortgage Co .....50.41

# ATLAS OF PORTLAND CEMENT

30 BROAD STREET, NEW YORK

28 Larscher, Gerson or Joe—H Braverman 113.00	25 the same—the same .....838.95	26 Schuman, Edw—Equitable Trust Co of N Y .....102.24
28 Leibowitz, Kesil et al—A Kimball 1,530.35	25 the same—G E Gibson.....430.31	26 Sussman, Hyman—Normandie Hotel Co.....84.41
28 the same—S W Gilbert.....1,530.35	26 Olsson, Philippine & Ole—S J Ham ilton Jr .....1,337.45	27 Steinberg, David J—E L Rowe & Son .....37.30
28 Littell, Emlen T—Welch & Donaldson 107.91	27 Ostemeyer, John—N Bunin .....48.79	27 Shatz, Barnett—C C Gibson.....163.87
28 Lehman, Chas F—E Heidenheimer 175.68	27 O'Connell, Jeremiah—P Duff .....7,543.32	27 Slocum, Kenneth M—J Lacov.....59.40
28 Levine, Michael et al—Public Bank of N Y City .....521.01	28 Olson, Jno E et al—Parshelsky Bros, Inc.....328.45	27 Stern, John et al—I Goldowitz et al .....178.19
28 Lichtenstein, Julius—S Mann.....64.65	28 O'Byrne, Robt—F Scharfenberger.....449.41	27 Smith, Harry H—Jas Livingston Con struction Co .....332.78
28 Lamb, Arthur—Equitable Trust Co of N Y .....320.59	29 Olster, Saml—J I Eiferman.....139.71	27 Stoddard, Leroy B—A Kohn.....31.01
29 Lifschitz, Nathan—P Goodman et al .....68.34	29 Odum, Mary A—H Wirsum .....114.74	27 Spearman, Elias—A Kohn.....31.01
29 Long, Wm G—Frank P Hayes Co.....85.96	29 Orsini, Guiseppa et al—People, &c.....1,500.00	27 Schaefer, Frank—Wannemacher & Weiss Co .....100.60
29 Lambertson, Jas H—Firemens Ins Co .....567.55	23 Pacher, Anna M—Wm T Hookey, Inc .....502.41	27 Shapiro, Mayer et al—J D Cohen, Inc .....39.31
23 Mayer, Jona—M Schreiber.....502.65	25 Parraga, Rafael S & Chas F—E B Hopkins .....263.35	27 Suretsky, Louis—J Machof .....440.81
25 Muh, Robt—Colwell Lead Co.....238.99	26 Price, George—Bennett, Sloan & Co. .....85.29	27 Solomon, Harry—Brooklyn Heights R R Co .....costs, 169.14
25 Massimino, Jno—I A Bogan.....301.95	26 Parnes, Abraham—M Gerstenfeld.....22.72	27 Storff, Jos et al—A Vandenberg .....561.38
25 Mondschein, Louis et al—A Laura .....114.16	27 Paas, Fred W & Barbara—A F Beck mann et al .....372.75	27 Sheyer, Jos—American Woolen Co of N Y .....1,073.65
25 Madden, Frederick et al—M Cowen. .....171.41	27 the same—the same .....347.99	28 Simon, Solomon—H Delinsky.....324.35
25 Mandelberg, Sigmund—Nassau Elec tric R R Co .....costs, 109.41	27 Pearlstone, Jos—American Taxime ter Co .....77.67	28 Sandler, Barnet et al—A Chorost.61.41
26 Moller, Karl—D J Faour et al.....67.31	27 Peery, Jas et al—National Nassau Bank of N Y.....149.85	28 the same—B Gold .....91.41
26 Marwell, Israel, Moses & David—F Pindyck .....203.81	27 Pashkoff, Meyer—Nat Buckman Co. .....152.62	28 Scott, Jno E—M Naidoff.....230.51
27 Moore, Peter V—Elite Distributing Co .....125.38	28 Preston, Ernest J—Craftsman Co of N Y .....512.79	28 Schoenberger, Wm—N Y Prism Co. .....115.16
27 Morris, Adolph et al—Indian Roofing Co .....68.73	28 Pritchitt, Thos H—Equitable Trust Co of N Y .....178.05	28 Seringer, Peter et al—P Diamond et al .....26.49
27 Monahan, Martin J et al—O A Sam uels .....116.41	29 Preston, Fredk D—J H Hickey.....35.34	28 Schneeman, Chas A—E J Walsh.....250.00
27 McGee, Robt H—W Darrach.....168.66	29 Patterson, Jas D—P Scabzo et al.74.75	28 Schoenberger, Wm—Schwarz & Cohn .....127.28
27 Miller, Annie—Manhattan Color Wks .....48.74	29 Phillips, John E—Vroom, Inc.....99.41	29 Schlesinger, Louis—F A Reinhard et al .....291.95
27 Miller, Isidore—S Feldstein .....10.21	29 Parks, Frank J—Gillett Lumber & Transportation Co .....1,327.68	29 Schilling, Fredk et al—M Baer.32.31
27 McIntosh, Albt J—American Radiator Co .....577.81	29 Plass, Sophie—E Ragette .....12.72	29 Slotkin, Meyer* & Louis—H N Good stein .....133.03
27 Mores, Ignatz—Midville Realty Co. .....110.50	25 Quinn, Jno M—Ivy Courts Realty Co. .....84.41	29 Schwertfing, Harry—S Eishowsky & Bro .....44.10
27 the same—the same .....110.50	23 Roth, Louis & Adolph—New Yorker Staats Zeitung .....647.12	29 Sandberg, Theodore—M L Margolish .....35.06
27 Morgan, Walter M—M Thorn.....145.85	25 Rettel, Jos—I M Burdick.....39.35	29 Shea, Jos E et al—H Gluck.....74.30
27 Mallery, Winslow—H D Brown.....61.66	25 Rosenberg, Max—B Levy .....136.98	29 Sire, Meyer L—Hoffecker Co.....90.68
27 the same—the same .....593.16	25 Rosenberg, Abraham—S Barnett..... costs, 23.78	29 Sonnenschein, Isaac—T Kaharas.29.85
27 the same—the same .....70.17	25 the same—the same .....costs, 23.78	29 Sharpe, Stanley W—Vroom, Inc.....76.11
27 Madden, John J et al—Dee See Mfg Co .....38.12	25 Reich, Max—A Langer .....107.10	29 Shapiro, Melich—Perlman & Sorin. .....402.43
27 Muller, Adolf I—Manhattan Color Works .....25.35	26 Ryan, Edw H—C H Eckerson.....137.67	29 Sack, Saml et al—Mosson Bros.....68.51
27 Matosowicz, Saml—the same .....31.14	26 Richards, Edw E—Paul Ruinart Champagne Co.....34.94	29 Shea, John F—H I Hall.....197.18
27 Maloney, Franklin J—Realty Assets Co .....358.21	26 Rheinstrom, Allen M—New Netherland Bank of N Y .....2,716.47	29 Swift, Saml et al—Automatic Woven Wire Supply Co .....214.14
27 Marks, Ida—W Shrive .....69.91	26 Reynolds, Thos L—N A Metzger.340.47	29 Slivenski, Anna et al—I Mateyzel. .....508.41
27 McKenna, Wm A—Nahm, Lennon & Damm (Inc) .....224.41	26 Rogers, Geo M & Mary A—C Weis barty .....122.21	23 Talmack, Benj et al—A L Kass.62.35
27 Mintz, Bernard—I J Silverstein.162.04	26 Rodesky, Barnett—M Drazen.....317.22	25 Taylor, Susan S—First National Bank of Jamaica, N Y .....7,649.52
27 Momeyer, Alvy W & Wm R—Broad Exchange Co .....439.53	26 Rennecke, Frieda—H Levy .....434.46	25 Tepper, Sam—A Langer .....36.67
27 Morel, Camille—A Peschmanns.....32.31	26 Rabinowitz, Morris—Manhattan Col or Works .....17.40	26 Trachtenberg, Jacob et al—Kaufman Bros .....301.68
28 McGrath, Edw J et al—H M Hitch ings et al .....263.13	27 Rosenblum, Isidore—the same.....37.65	27 Thompson, Jos, Jr—Electrician Pub Co .....131.77
28 Miller, Sidney B & Louis et al—Par shelsky Bros, Inc .....328.45	27 Richards, John S—Lord & Taylor.90.99	28 Tierstein, Annie & Saml—Homestead Bank of Brooklyn .....62.30
27 Mayer, Fanny et al—Peoples Bank of the City of N Y.....218.70	27 Randall, John—A Tozzini et al.543.19	29 Talsky, Morris—T R Allen Foundry Co .....336.07
28 Mapes, Jno G—Sherman & Sons Co. .....147.92	27 Ruppert, Fredk—M Bernstein et al. .....50.21	29 Trebilcock, Austin D—Smith Bend Watch Co .....38.97
28 Mayes, Lorenzo D—Hudson Building Co .....84.41	27*Ritzel, Henry et al—Dee See Mfg Co .....38.21	29 Ticotzky, Michael—J L Lefkowitz.59.65
28 Myers, Simon—Chelsea Exchange Bank .....174.64	28 Richmond, Jno M—Diamond Rubber Co of N Y .....25.56	29 Taylor, Jas et al—M Brill.....31.41
28 the same—the same .....1,032.05	28 Rosenstein, Jacob et al—Hall's Safe Co .....39.41	29 Tetzlaff, Albt—Geo Ringler & Co..... 3,645.96
28 Miller, Sidney D—J A Goodwin.....32.31	28 Rothschild, Hedwig et al—A Kimball .....1,530.35	29 Tilker, John—A Schaefer .....77.41
29 Monti, Raffaele—D Marolatesi et al. .....44.00	28 the same—S W Gilbert.....1,530.35	27 Uhl, Felix—City of N Y .....220.36
29 Mergo, Geo R—Vroom, Inc.....63.06	28 Rosenbaum, Emanuel et al—State Bank .....7,160.22	27 Ulman, David—the same .....220.36
29 Maples, Jno G—W Weidenkeller.137.06	28 Riddle, Thos—O Hammerlund.....373.95	28 Uhlfelder, Simon et al—Geo F Moore Inc .....49.51
29 McGovern, Patk F & Dudley—M W Goodsell .....29.31	28 Rardon, Jas G—Gude Bros Kieffer Co .....144.18	25* Utheil, Stephen et al—P Diamond et al .....26.49
29 Millett, Silas E—Equitable Trust Co of N Y .....116.68	28 Rodgers, George—A Waldman.133.31	25 Verity, H Sidney—H S McCormack. .....30.53
29 Mittleberg or Mittelberg, Herman— Equitable Trust Co of N Y .....86.85	28 Rabinowitz, Louis—H Rosenfeld.29.65	25 Von Bodie, Edw—J Gilli .....267.67
29 McGinnis, Jno J et al—M Brill .....31.41	28 Rips, Israel et al—Public Bank of N Y City .....521.01	27 Vail, Jas W—City of N Y .....220.36
29 Metzler, Anna & Harry—Burfiend Bros .....44.63	29 Rouden, Adolph—M Weiss .....103.06	27 Van Horn, Jacob P—the same.220.36
29 Marcus, Max & Bernard—M Goldstein .....25.60	29 Rafowitz, Moses—Mutual Paper Co. .....171.15	27 Vervalen, Richard, Jr—the same. .....220.36
29 Musty, Fredk—S Stotsky .....29.41	29 Respass, Heard—Vroom, Inc.....133.38	27 Van Gorden, Ray F—the same.220.36
29 McKiever, Katie et al—J & M Haffen Brewing Co .....985.47	29 Rubenstein, Nathan—I Silberman.143.38	27 Vaughan, Geo W—the same.....220.36
23 Nichols, Wm E—Bradstreet Co.149.41	29 Robinson, Jacob et al—Automatic Woven Wire Supply Co .....214.14	27 Van Cleve, Jas A—the same.....220.36
25 Norton, Sheridan S—P F McKenney. .....46.61	23 Shavel, Louis—American Luxfer Prism Co of Illinois .....183.85	27 Van Gorden, Irving W—the same. .....220.36
25 Norton, Patk—C Schaefer et al.660.20	23 Shea, Jno J—Diamond Rubber Co of N Y .....130.51	27 Vaughan, Edw—C Vaughan.costs, 44.36
25 Newman, Adolph N—Bigelow Varnish Co .....88.67	25 Smith, Arthur E—Standard Plumbing Supply Co .....109.12	29 Van Allen, Wm W—H L Herbert & Co .....172.33
26 Nieberg, Benj et al—Kenney Mfg Co. .....217.89	25 Sommer, Jacob—Homestead Bank of Brooklyn .....64.30	29 Vondrann, Paul & Minna—M G Buch dahl .....480.50
26 the same—Parshelsky Bros Inc .....343.37	25 Staiano, Tony—H E Herman et al.95.72	29 Vanderboget, Clarence J—E A Van derboget .....costs, 36.63
26 the same—R Samuels .....273.06	25 Sherman, Herman T—H C Palmer.39.41	23 Wittner, Jos et al—Meilink Mfg Co. .....281.79
26 Nieberg, Benj et al—M Regina.2,378.27	25 Surrat, Valeska—M J Ballin.....27.35	23 Warren, Wm—H Brady .....69.95
26 the same—H Greenberg.....138.54	25 Shilman, Morris et al—S Schild.433.80	23 Willis, Thomas & Mary—City of N Y .....155.92
27 Nieberg, Benj et al—Tompkins Kiel Marble Co .....335.10	25 Stork, Fredk—E Hecht et al.....63.24	25 Wittner, Jos et al—J C Klein.....114.81
27 the same—John Simmons Co.498.93	25 Silverman, Frank E et al—A Laura.....114.16	25 Whitner, Wm—W W Blackman.....51.22
27 Nally, John J et al—National Nas sau Bank of N Y.....254.05	25 Sachar, Chas et al—M J Zinn.....256.07	25 Wald, David et al—S Harkavy.....80.77
28 Noto, Jno—C R Ruegger .....60.70	25 Sussman, Louis et al—J Frerichs.249.15	26 Wasserman, Siegfried et al—Daley Laundry Machinery Works.....161.83
28 Nyboe, Wm—Julius Kessler & Co.195.20	25 Smith, Eugene F Jr—J F Erdman.282.22	26 Weinberg, Jacob et al—J Gerber.84.41
28 Nieberg, Chas & Benj et al—Colwell Lead Co .....282.16	25 Silfa, Belisario—J Breen.....29.65	26 Wildman, Herman—Metropolitan To bacco Co .....769.61
28 Neff, Nathan M—J W Brett .....171.42	25 Sauvan, Fred G et al—Niagara Radi ator & Boiler Co .....223.91	27 Weckesser, Geo—H Von Lubken et al .....102.12
28 Nieberg, Chas & Benj et al—Colwell Lead Co .....282.16	26 Sherman, Fredk W—C Sherman.536.87	27 White, Valentine B—Manhattan Col or Works .....34.58
29 Nieberg, Benj et al—Kenney Mfg Co. .....113.34	26 Scharff, Alexander—M Washer.....78.40	27 Wolfman, Saml H et al—J D Cohen, Inc .....39.31
23 Ohrbach, Ida—Francis H Leggett & Co .....112.36	26 Smith, Chas E—Knickerbocker Leath er & Novelty Co .....170.46	27 Wachman, Adolph—City of N Y.220.36
23 O'Neil, Robt—G Martin .....153.43	26 Schue, Fred & Anna—C Schmidt.166.22	27 Waters, Chas H—the same.....220.36
25 Olson, Jno E et al—H P Read Lead Works, Inc.....838.95	26 Spence, Jas W—Alema Construction Co .....138.81	27 Wadsworth, Chas W—the same.220.36
	26 Schwartz, Adolph et al—J W Fiske Iron Works .....138.67	27 White, Elmer S—the same.....220.36
	26 Sladkus, S Edw—Saks & Co.....233.32	27 Walker, Fredk A—the same.....220.36
	26 Shipman, Julius—G A Field & Co.61.91	27 Wagner, Fredk—City of N Y.....220.36
	26 Schwartz, Louisa et al—M Regina..... 2,372.11	27 Wells, Freeman—the same.....220.36
		27 Wats, Geo—the same .....220.36
		27 Wolfenden, Jas—the same .....220.36
		27 Wall, Jas H—the same.....220.36



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- 27 Ward, Thos—E W Christie et al.179.29
- 27 Weitzel, Henry—Improved Smoking Process Co.....125.91
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- 28 Wedrop, Edw W et al—E D Easton.....9,990.96
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- 28\*Weinberg, Abraham et al—Geo F Moore, Inc.....49.51
- 28 Wilkins, Leroy—W Kammerman.....81.16
- 28 Weinstein, Max et al—Public Bank of N Y City.....521.01
- 29 Weinmuller, Alois—M H Johnson.....564.93
- 29 Weeks, Arthur H—City of N Y.....220.36
- 29 Webber, Chas G—the same.....220.36
- 29 Weber, Constance—the same.....220.36
- 29 Watkins, Edw—the same.....28.85
- 29 Wundelschaefer, Emma—the same.....119.80
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- 29 Walsh, John T—the same.....28.85
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- 29 Wilson, Martin—the same.....220.36
- 29 Weiskopf, Saml—City of N Y.....220.36
- 29 Whirehouse, Saml S—the same.....220.36
- 29 White, Theodore L—the same.....220.36
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- 29 Walker, Walter D—the same.....58.91
- 29 Weymouth, Walter—the same.....220.36
- 29 Wood, Wm G—the same.....220.36
- 29 Williams, Wm E—the same.....220.36
- 29 Webster, Wm V—the same.....220.36
- 29 Weis, Jacob—Bakst Bros.....197.01
- 29 Wolf, Robert—Lynn Beverly Shoe Co.....190.28
- 29\*Wiley, Marion et al—H Gluck.....74.30
- 29 Wohlman, Saul—A M Gropper.....40.40
- 29 Wyatt, Jno W—Vroom, Inc.....111.91
- 29 Williams, Richd F—Stanley & Paterson, Inc.....228.55
- 29 Wilner, David et al—Mosson Bros.....68.51
- 29 Werstein, Lopinsky C—J Abramson.....144.91
- 26 Yardley, Sydney et al—Daley Laundry Machinery Works.....161.83
- 25 Zann, Silvia—W C Rothkantz.....99.16
- 26 Zabransky, Wm—Fritz Handrich & Sons.....77.41
- 26 Zuro, Louis & Josiah—Witmark Music Library.....68.41
- 27 Zeilman, John—Wannemacher & Weis Co.....80.08
- 28 Zaikaner, Abraham—J L Markel et al.....89.76
- 29 Ziegfeld, Florenz, Jr—T Massoli.....635.71
- 29 Zellner, Chas—H W Haaker.....154.79

### CORPORATIONS.

- 20 Hudson Cafe Co—N Y Edison Co.302.80  
(Corrects error in last issue, when judgment was against Eastman Realty Co.)
- 23 Carter Garage Co—H J Seeligman.....519.41
- 23 Elevated & Subway Realty Co—Abendroth Bros.....293.41
- 23 Empire State Garage—S Lewis Jr.....2,139.90
- 23 Independence Order of Ahawas Israel—Union Bank of Brooklyn.....478.09
- 23 John M Linck Construction Co—B J Lenahan.....1,957.87
- 23 Raymore Realty Co et al—Meilink Mfg Co.....281.79
- 23 Reliance Press—Blackall & Baldwin Co.....193.84
- 23 Zuckerman, Saml Jr—Frank V Strauss & Co.....40.15
- 25 Victor Packing Co—David Weil's Sons Lithographing Co.....140.52
- 25 Codae Realty Co—B Griffen.....262.86
- 25 John Massimino Co—I A Bogan.....164.33
- 25 Board of Education of the City of N Y—C Feist.....2,447.91
- 26 the same—W E H Lucht.....3,703.30
- 25 McSweeney Realty Co—Ignoe Bros.....218.13
- 25 Lorenz, George, Assn—J M Schmidt.....2,017.77
- 25 the same—F C Schmidt.....567.72
- 25 Shanski & Mondschein et al—A Laura.....114.16
- 25 Multiphone Operating Co—J Frerichs.....249.15
- 25 Forty-fifth Street Exchange—I Rothstein et al.....194.65
- 25 Forty-fifth Street Exchange et al—H P Read Lead Works Inc.....838.95
- 25 the same—the same.....838.95
- 25 the same—G E Gibson.....430.31
- 25 Handy Pail Co—House Furnishing Review Co.....122.41
- 25 Sun Construction Co—Ridabock & Co.....112.64
- 25\*Raymore Realty Co et al—T C Klein.....114.81
- 26 Sun Construction Co et al—Kenney Mfg Co.....217.89
- 26 Motor Boating Co—Roy Press.....490.69
- 26 Sun Construction Co—Parshelsky Bros Inc.....30.75
- 26 the same et al—the same.....343.37

- 26 Franco American Ferment Co—Metal Package Co.....460.12
- 26 the same—the same.....460.12
- 26 Nelson & Collins, Inc—L Gotthelf.....289.90
- 26 Sun Construction Co et al—R Samuels.....273.06
- 26 J S Appel Suit & Cloak Co—E Moyses et al.....1,207.05
- 26 Equitable Bond & Certification Co—Intorboro Bank of N Y.....1,061.30
- 26 Sun Construction Co et al—R Samuels.....272.99
- 26 Abingdon Construction Co et al—Empire Door & Trim Co.....1,028.32
- 26 Real Construction Co et al—C G Zibelli et al.....794.31
- 26 New York Livery & Auto Co—J T McGovern.....5,257.00
- 26\*S & A Construction Co et al—H Greenberg.....138.54
- 27 Calman Asbestos & Rubber Works of America—A H Davis.....costs, 17.41
- 27 Sun Construction Co et al—Tompkins Kiel Marble Co.....335.10
- 27 D H Morey Co—Borough Bill Posting Co.....790.14
- 27 Higgins & Stanton Construction Co et al, recrs—J Cohen.....120.00
- 27 Title Guarantee & Trust Co et al, recrs—the same.....120.00
- 27 Van Orden Construction Co & De Ruyter Van Orden (Inc) et al—the same.....70.00
- 27 Draper, Hansen Co—American Newspaper Pub Assn.....349.76
- 27 John M Linck Construction Co—Elite Gas & Electric Fixture Co.....526.75
- 27 Sun Construction Co et al—John Simmons Co.....498.89
- 27 Levy Holding Co et al—the same.....498.89
- 27 Poldow Construction Co—A Fasany.....600.00
- 27 Victor Packing Co—Roessler & Hasslach Chemical Co.....310.51
- 27 Peery Solicitors Co et al—National Nassau Bank of N Y.....254.05
- 27 the same—the same.....149.85
- 27 Unity Press—D W Gregory.....29.66
- 28 United States Restaurant & Realty Co—R C Mueller.....815.06
- 28 Coborn Construction Co et al—A Chornost.....61.41
- 28 Atlantic Park Realty Co et al—H M Hitchings et al.....263.13
- 28 Coborn Construction Co et al—A Chornost.....91.41
- 28 G E McLean Co—Dutchess County Lime Co.....328.74
- 28 N Y Auto Supply Co—Motor Car Equipment Co.....64.46
- 28 D Zerta Food Co et al—National Bank of Rochester N Y.....174.03
- 28 Peto Realty Co—H H Harris.....50.01
- 28 Board of Education of City of N Y—I P Robinson.....794.43
- 28 Forty-fifth Street Exchange et al—Pareshelsky Bros Inc.....328.45
- 28 Rapid Addressing Machine Co—W E Benson.....72.41
- 28 Lenox Amusement Co—J J Aaron et al.....875.50
- 28 Perlberg-Haberman Iron Works—D Lowy et al.....63.69
- 28 Lenox Realty Co—Otis Elevator Co.....242.26
- 28 Dutchess County Cider & Vinegar Co—Peoples Trust Co.....16,453.14
- 28 St Francis Realty Co—C L Ryan.....53.82
- 28 Sun Construction Co et al—Colwell Lead Co.....379.00
- 28 C N & S A Construction Co et al—the same.....282.16
- 28 George E Whitney Press—A Heinson et al.....102.55
- 29 John M Linck Constn Co—Yorkville Bank.....4,607.13
- 29 Steinmetz Co et al—N Y Life Ins & Trust Co.....351.83
- 29 Dacorn Realty Co et al—Germania Bank of City of N Y.....3,065.28
- 29 J S Appel Suit & Cloak Co—Clearing Co of America.....1,233.87
- 29 Interstate Securities Co—H B Twombly et al.....1,220.53
- 29 Kingston Installment Co—L Rosen.....41.56
- 29 Michael Di Menna Constn Co—Jas W McLaughlin Co.....71.30
- 29 Sun Constn Co et al—Kenney Mfg Co.....113.34
- 29 John P Cash Plumbing & Heating Co—F E Swain.....76.38
- 29 John M Linck Construction Co et al—H Tenberg.....360.83
- 29 Perry Solicitors Co—National Nassau Bank of N Y.....589.62
- 29 Orwell Realty Co et al—Noonan & Price Co.....113.81
- 29 Victor Packing Co—Chemical Importing & Mfg Co.....207.51

### SATISFIED JUDGMENTS.

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- Adams, Louis B—A E Corbin; 1910.....1,646.28
- Aug, Edna—H L Constable; 1910.....81.42
- Andrews, Georgiana I S—S Raymond; 1909.....375.73
- Beckmann, Chas—A Beckmann et al; 1911.....2,578.03
- Brigante, Michael—O S S Zobotorofe; 1911.....1,486.90
- Brown, Jos G—Ludwig Baumann & Co; 1910.....102.60
- Brown, Isaac & Saml Graber—L Marks; 1910.....434.57
- Same—same; 1910.....232.84
- Cosgrove, Wallace B—H White; 1911.....29.58
- Callabellotta, Antonio & Vincenzo Perniciaro—A P Sidulsky; 1911.....170.35

- Collins, Jno J—H Busher; 1910.....76.91
- Deegan, Jos E—E L Cocks; 1910.....152.31
- De Graw, Kay J & James A Cully—F N Du Bois et al; 1903.....454.21
- Fox, Fredk P—City of N Y; 1911.....59.72
- Same—same; 1911.....59.72
- Same—same; 1911.....59.72
- Same—same; 1911.....59.72
- Gumbleton, Mary A, Bronx Bath Co, Robt McCafferty & Wm O'Toole—F Gallagher; 1905.....3,279.13
- Fleury, Jas A—Robt Griffin Co; 1911.....126.43
- Genovese, Salvatore—City of N Y; 1909.....55.17
- Genovese, Salvatore & Philip Mandello—People, &c; 1908.....1,000.00
- Guberman, Abraham—M Rosenfeld; 1910.....127.33
- Glassman, Isaac & Morris Leibowitz—A Davidoff; 1911.....195.95
- Goldsmith, Maurice D—H Gaffney; 1910.....2,621.00
- Greenberg, Jacob & Louis D—D Solomon; 1911.....20.43
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- Harris, Edw—L B Weisl; 1911.....51.36
- Haywood, Chas W—B C Samuel et al; 1910.....126.27
- Hart, Emanuel I—A Kronish; 1910.....51.65
- \*Higgins, Ames—Van Norden Trust Co; 1909.....4,250.22
- \*Heidelberger, Millie—City of N Y; 1911.....59.65
- Koch, John H—National Radiator Co; 1911.....278.90
- Kahn, Sigmund—Katz & Bro; 1911.....332.92
- Kahn, Lina & Saml—H Goldberg; 1911.....775.72
- Kobre, Isaac—P Zabudovsky; 1911.....40.25
- \*Kleinman, Yudel & Rose—J G Grauer; 1910.....128.28
- Laird, Frank S—T M Applegarth; 1907.....130.65
- Lazarowitz, Jos & Jacob Hyman—S Pushkoff; 1908.....319.40
- \*Lisanti, Michele & Vincenza Tramenta—People, &c; 1911.....1,000.00
- Lehman, Edgar—City of N Y; 1910.....264.41
- Same—same; 1910.....264.41
- \*Meyer, Julian H—T Allison; 1910.....110.00
- McKeever, Timothy W—Glockner & Blue Co; 1911.....221.56
- Moltz, Jos, Isaac Marschack & Jno Cathcart & Co—A F Murray; 1911.....32.41
- McKeever, Timothy W—S D Wise et al 1911.....71.73
- Newman, Herman J—E Strauss; 1910.....343.55
- Norton, Wm S, Jacob J Mack & Bernard T Mack—W McHugh; 1911.....772.98
- Newman, Henry—M McCann; 1911.....300.00
- Noble, Fredk W—J F Gillio; 1911.....36.26
- Osborg, Louis—E M Schwenke; 1908.....172.32
- O'Neil, Geo A & Alfred Peirce—Thatcher Furnace Co; 1911.....121.32
- Pigueron, Geo H—L Sperber; 1911.....339.96
- Rector Gas Lighting Co—G W Danely; 1911.....1,295.85
- Recine, Carlo—A Silverman; 1911.....176.90
- Roth, Chas & Saml J Appel—A Boskowitz; 1910.....2,063.62
- Reynall, Nathaniel C—E H Weatherbee; 1911.....130.25
- Rubel, Geo—Equitable Trust Co of N Y; 1911.....60.78
- Sidebottom, Wm—Knickerbocker Trust Co; 1910.....20,640.61
- Soderberg, Helmer B—A E Johnson et al; 1911.....53.16
- Smack, Jno H—City of N Y; 1906.....45.63
- Shurman, Clifford N—W Rau; 1911.....112.41
- Spitzer, Chas & Katie—D Frankel; 1910.....211.01
- Sherwood, Robt E—E Coventry; 1911.....615.33
- \*Schneider, Simpson A—M L Ernst; 1897.....391.45
- Tekulsky, Morris—M H Moses & Co; 1903.....178.02
- Same—B H Rose; 1904.....78.09
- Tuckerman, Lucius C—H W Richardson 1909.....3,549.18
- Tuttle, Lamar K—E E Beardsley; 1911.....26.61
- Tietjen, Christopher F—Mutual Milk & Cream Co; 1910.....509.42
- Tekulsky, Morris—O Roth; 1903.....216.88
- Tekulsky, Morris—O E S Thomas; 1904.....1,297.41
- Same—N Y Edison Co; 1903.....249.73
- Vail, Wilber & Albt K Wagner—Wayne Oil Tank & Pump Co; 1911.....25.93
- Worth, Louis R—C S Davis; 1910.....127.22
- Walker, Wm H—P A Smith; 1911.....276.82
- Waldman, Saml—M H Bob; 1911.....115.75
- Waldman, Ellie & Hyman Joseph Slotteroff—D Bernstein; 1911.....73.00
- Williams, Jas J—City of N Y; 1906.....175.01
- Witzel, Carl & Conrad—M M Trageser; 1911.....10,387.33
- Walker, Wm H—P A Smith; 1911.....276.82

### CORPORATIONS.

- Young Realty & Construction Co—M Gidday; 1911.....7,897.59
- Hartford Life Ins Co—M L Harrison; 1910.....119.60
- Same—same; 1911.....141.65
- Same—same; 1909.....409.29
- Schretwaiser Fireproof Construction Co—Expanded Metal Engineering Co; 1911.....449.52
- Brogan Construction Co—F Del Balso; 1904.....134.42
- North Side Iron Works—Grossman Bros & Rosenbaum; 1911.....165.80
- Geron Construction Co—L Sperber; 1911.....123.40
- Illinois Surety Co—L M Isaacs et al; 1910.....8,549.66
- Same—same; 1910.....8,401.02





The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using **King's Fibrous Plaster Boards** on the walls and ceilings and plastering with **King's Windsor Cement?**

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Trinity av, sec 158th, 105x98.9; N Y Mortgage & Security Co loans Polatschek Spencer Realty Co to erect a —sty bldg; 9 payments. 81,000

SEPT. 29.

172D st, es, 231.8 s Gleason av, —x—; Fredk A Southworth, att'y, loans Louisa B Diener; to erect a —sty bldg; — payments. 3,500.00

**SATISFIED MECHANICS LIENS.**

SEPT. 23.

2Gansevoort st, 90-92; White Contracting Co agt Julie M M Grant et al; Sept18'11. \$663.19

36TH st, 53-57 W; Platt Iron Works agt Fackner-Coates Construction Co et al; Apr10'11. 226.00

SEPT. 25.

Home st, sec Simpson; David Jacobson agt J & H Schmitt Co et al; Sept20'11. 119.64

3D av, 130; Nathan Pickett agt Geo E Gaurand et al; Sept5'11. 118.00

162D st, 868-70 E; Bronx Artificial Stone Works agt Fred F French Co et al; Sept 11'11. 183.24

SEPT. 26.

172D st, ss, 140 e Amsterdam av; Central Electrical Supply Co agt Brown Bros Inc et al; Sept20'11. 103.01

25TH st, 107-113 W; Volk House Wrecking Co agt Saml K Johnson et al; Sept 15'11. 200.00

5TH av, 548; Same agt Isabelle A Robey et al; Sept15'11. 600.00

Bainbridge av, es, 42 n Mosholu Parkway; Harris Fire Apparatus Co agt Annie D'Ambra et al; July21'11. 58.00

SEPT. 27.

36TH st, ns, 195 e 6 av; Moritz Arnstein agt 55 West 36th Street Co et al; Sep8'11. 224.73

38TH st, 209-215 W; Annie Wesson agt P J Carlin et al; July29'11. 416.94

Vestry st, 63-69 & West, 260; Same agt P J Carlin Construction Co et al; July 29'11. 270.70

84TH st, 209 W; Same agt N Y Edison Co et al; Aug3'11. 152.93

10TH st, 232 E; Harris Goldsholle agt Maylich Breitbart et al; Aug11'11. 139.56

Bryant av, es, 261 n Freeman; Standard Plumbing Supply Co agt Mondschein & Co et al; Sept9'11. 1,020.53

Mulberry st, 186-188; American Forge & Iron Co agt Michael Brigante et al; Sept16'11. 1,457.06

Hester st, 167; Saml Baxter et al agt Adeline Anselmi et al; Sept15'10. 172.50

58TH st, 59TH st, 9TH av & 10TH av, entire block; Hecla Slate Co agt Roosevelt Hospital et al; Aug28'11. 185.00

Mulberry st, swc Delancey; N Y Architectural Terra Cotta Co agt Michael Brigante et al; Sept18'11. 390.00

SEPT. 28.

Delancey st, nwc Mulberry; Sigmund Friedmann agt Michael Brigante Co et al; June13'11. 114.77

Delancey st, nwc Mulberry; Hyman Friedmann agt same; June13'11. 74.70

Bathgate av, es, 81.6 s 180th; Antonio R La Porta agt Chas Faruolo et al; Aug1' 11. 1,310.00

SEPT. 29.

87TH st, 115 W; Jos Stolz agt De Witt Stetten et al; Sept28'11. 140.00

Henry st, 200; American Radiator Co agt Abr Germansky et al; Sept1'11. 476.97

So Boulevard, nwc 142d; Rosenthal & Son agt Pasquale Curzio et al; Aug9'11. 281.30

3D av, ws, 60 s 177th; Harlem River Lumber & Wood Working Co agt Howard M Canoune et al; Sept25'11. 950.00

30TH st, 1-3 E; Sam S Glauber Inc agt Morris Weingarten et al; Mar10'08. 122.45

1Discharged by deposit.  
2Discharged by bond.  
3Discharged by order of Court.

**ATTACHMENTS.**

SEPT. 21.

No Attachments filed this day.

SEPT. 22.

R A Whytlaw Son & Co; Ostrander & Co, Inc; \$2,913.57; James, Schell & Elkus, Nevada Utah Mines & Smelters Corp; Jno W Griggs; \$3,500; Griggs, Baldwin & Baldwin.  
Same; Paterson National Bank; \$7,501.30; Griggs, Baldwin & Baldwin.  
Pittsburg & Susquehanna R R; Yzaak Van Den Berg; \$1,088.60; Parker, Davis, Wagner & Walton.

SEPT. 23.

No Attachments filed this day

SEPT. 25.

Universal Smoke Separating Co; Singer Sewing Machine Co; \$391.05; Ver Planck Prince & Flanders.

SEPT. 26 & 27.

No Attachments filed these days.

**CHATTEL MORTGAGES.**

SEPT. 21, 22, 23, 25, 26 & 27.

AFFECTING REAL ESTATE.

Emkaar Realty Co. 142d st, ns 100 w Bway..A B See Electric Elevator Co. Elevator. \$2,500  
Kaufman, Wm. Creston av, es, 198th st & Kingsbridge rd..Lincoln Mantel Co. Mantels, &c. 315

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