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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

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No. 2116

UP to date the influence of the political campaign on business has not been to any considerable extent harmful. Throughout the whole of the summer there has been taking place a slow but steady process of improvement; and it cannot be said that this process has been either aided or injured by the coming election. The improvement is precisely what might have been anticipated in advance, and it is precisely what an intelligent friend of the industrial welfare of the country would have advised. If it had been any slower it would have meant an underlying condition of business disease, similar to that which made the recovery from the panic of 1893 such a long and discouraging process. If it had been any quicker it would have been artificial, and would have been succeeded by another reaction. But as a matter of fact American business has been recovering from the panic of last fall, just as a strong man ought to recover from an acute illness—an illness which was, to be sure, partly caused by a period of very high living, and the recovery means a restoration of real strength, affected by a period of painful but necessary economy of expenditure. The course of events hitherto would, we believe, have been very much the same even if there had been no Presidential election impending. Such, however, will not be the case during the month of October. At the present time a disposition undoubtedly exists to go slow until after the election is over. On every side one hears reports which indicate a tendency of this kind; and on every side, also, an expectation seems to exist that after the election the recovery will be much more rapid. It is probable that this expectation will prove to be well founded, but if it is well founded it is equally apparent that a prudent business man will take advantage of the lull during the coming month, and make his own contracts before the recovery actually takes place. When once the process of business expansion becomes rapid instead of slow, prices of material and necessary services will increase quickly and a man who wishes to purchase supplies of any kind will have to face a much livelier competition than that which exists at present. This is particularly true of the building trades. Just now any man whose credit is good can have a building erected on extraordinarily good terms; but as soon as the business prospects brightens—contractors will naturally insist upon a remuneration for their work, which will bring them more profit. The business men who will make money during the coming year are those who are not afraid to anticipate the recovery, not those who wait for it.

INDICATIONS of a renewal of interest in business property on Fifth avenue are putting in an appearance; and they constitute one of the most encouraging symptoms of a recovery at once in general business and of real estate activity. A few weeks ago one more prominent retail firm, now situated on 23d street, secured an expensive site in the best part of Fifth avenue; and it was reported during the past week that a valuable corner further south was under negotiation for a similar purpose. It looks, consequently, as if the interrupted process of the retail development of Fifth avenue would soon be resumed. There are many wealthy firms still situated south of 23d street who will be forced to secure locations further north; and if they are postponing the day, in the hope that they may eventually obtain good sites cheaper, they are cherishing a very costly

illusion. Prices on Fifth avenue may go higher, but they will not go any lower. Any business man, to whom a good situation on the avenue is a matter of the first importance, would do well to take his medicine without any further delay. It may be possible that a retailer, appealing to a well-to-do class of customers, will be able to do a good business south of 23d street for many years to come; but in the end he will, from a number of different causes, be placed at a decided disadvantage. Every year a large proportion of his customers will be housed further north, and will not like the idea of such a long journey, even to a favorite shop. Then the district south of 23d street will become more and more a neighborhood devoted to the wholesale trade. It will cease to have the air of attractive animation characteristic of a retail section, and its streets will be more and more obstructed by trucks. The whole tendency of business change in New York City is to confine the shopping and amusement section to an area between 30th and, perhaps, 59th streets. Of course the big retail shops on lower Sixth avenue are not in this district, and there is no existing reason for their removal; but they appeal to a cheaper class of trade. The only chance for the retailer whose customers are well-to-do people, and who does not now own a site on or near Fifth avenue, north of 26th street—his only chance of obtaining a satisfactory location at a cheaper price will be in the possible availability of another avenue for a similar class of trade. The demand for good locations north of 23d street may become so great, and prices on Fifth avenue may go so high, that Madison and Fourth avenues, south of 34th street, will be occupied for similar purposes. So far, however, a location on Fifth avenue or on 34th street appears to be indispensable for a business of a certain class.

A PROMINENT real estate broker has recently made the prediction that the business part of Fifth avenue would extend as far north of 59th street, but no further; and this prediction is certainly sustained by the development of the past few years. Business is pushing north from 46th street, and has actually reached the most sacred part of the avenue. A tall fireproof business structure is being erected opposite the old Vanderbilt mansion. Business is also pushing south from 59th street, and there will soon remain only a very few blocks between 50th and 57th streets without some evidence of the business invasion. This fact is all the more singular, because only a few years ago expensive private houses were being erected between 57th and 49th streets, obviously in the expectation that this part of the avenue was safe from the business contamination. Both the Delancey Kane house at 49th street, and the house of W. K. Vanderbilt, Jr., a few blocks further north, have been completed only a couple of years; and yet already it is probable that their owners would, if they still had any choice, build on different locations. The imperative needs of business extension will demand the appropriation for business purposes of the whole district south of the Park. But while this process of business appropriation is inevitable, it will probably proceed at a very slow pace on this part of the avenue. The rich men whose houses are situated thereabouts will not give up their residences without a long and stubborn resistance. It may well be fifteen or twenty years before any of them are dislodged. Business has not as yet crept into the side streets north of 46th street, and it will not make rapid progress in this surrounding territory, because the neighboring avenues, such as Madison and Sixth, are not in this vicinity of much business importance. Eventually the huge sites occupied by the Vanderbilt mansions will be of great value to big retailers; but at present they are worth more to their owners than they would be worth to any business man; and they may continue to be worth more to their present owners for another twenty-five years.

ONLY a few weeks ago one of the Public Service Commissioners returned from Europe and declared, as the result of his investigations, that New York needed a freight subway quite as much as more passenger subways. The need was no sooner emphatically proclaimed than somebody appears who seeks to satisfy it. Mr. W. J. Wilgus, formerly vice-president of the New York Central, has proposed a plan for a four-track subway, which appears to be well designed for the purpose. The object of this subway is to arrange for a more economical and quicker way of shipping freight out of Manhattan and rush it than the one

which now obtains. He proposes to build a four-track tunnel, to connect with the freight tracks of the New York Central at 60th street, to run south along the North River to the Battery, and thence north along the East River to a connection with the New York & New Haven in the Bronx. Thus a belt line would be built, tying the water-front of Manhattan together and connecting it with the two railroads entering the city from the north. Nor is this all. A cross-town line, south of 42d street, would form a complete circuit, while at the same time a tunnel under the North River would connect the Manhattan subway with a huge central freight station back of the Bergen Hills in New Jersey—a station which would be used by all the railroads with freight terminals in Jersey City and Hoboken. From the river-front subway cartage tunnels would extend under the sidewalks direct to the buildings occupied by the receivers and shippers of freight. The whole plan has evidently been worked out by a man who thoroughly understands the complicated and expensive methods now employed in the handling of freight in and around Manhattan; and as the Record and Guide recently pointed out, the construction of such a system of freight subways is of essential importance to the future business prosperity of Manhattan. It remains to be seen whether this particular plan is practicable. Obviously, it depends for its success upon the co-operation of all the railroads terminating in New York City, and unless such co-operation is forthcoming it can hardly be considered. The companies building and operating the subway should either be owned by the railroads, who would use it, or else it should be able to provide contracts with these railroads which would insure the success of the scheme.

BUILDING STATISTICS.

MANHATTAN.

Plans and specifications for New Buildings filed and acted upon during the quarters ending September 30, 1907, and 1908:

| Classification. | 1907. | | 1908. | |
|-------------------------------|---------------|-----------------|---------------|-----------------|
| | No. of Bldgs. | Estimated cost. | No. of Bldgs. | Estimated cost. |
| Dwelling houses, est. cost: | | | | |
| over \$50,000 | 3 | \$505,000 | 2 | \$245,000 |
| between \$20,000 and \$50,000 | 8 | 310,000 | 2 | 85,000 |
| under \$20,000 | 7 | 53,000 | 4 | 36,000 |
| Tenement houses | 69 | 7,263,000 | 56 | 5,961,000 |
| Hotels and boarding houses | 13 | 1,835,000 | 1 | 2,000,000 |
| Stores, est. cost: | | | | |
| over \$30,000 | 8 | 163,000 | 13 | 2,222,500 |
| between \$15,000 and \$30,000 | 5 | 43,000 | 5 | 80,000 |
| under \$15,000 | | | 23 | 92,000 |
| Office buildings | 11 | 3,056,500 | 13 | 7,148,750 |
| Manufactories and workshops | 4 | 254,000 | 6 | 497,500 |
| Schoolhouses | 5 | 935,000 | 1 | 65,000 |
| Churches | | | 2 | 335,000 |
| Public buildings: | | | | |
| municipal | | | 2 | 290,000 |
| places of amusement, etc. | 2 | 1,850,000 | 9 | 763,000 |
| Stables and garages | 17 | 370,800 | 10 | 816,500 |
| Other structures | 56 | 55,500 | 39 | 70,400 |
| Total | 208 | \$16,693,800 | 188 | \$20,707,650 |

MANHATTAN.

Plans and specifications for Alterations to buildings filed and acted upon during the quarters ending September 30, 1907, and 1908:

| Classification. | 1907. | | 1908. | |
|-----------------------------|---------------|-----------------|---------------|-----------------|
| | No. of Bldgs. | Estimated cost. | No. of Bldgs. | Estimated cost. |
| Dwelling houses | 153 | \$531,375 | 105 | \$338,775 |
| Tenements | 521 | 950,825 | 303 | 477,243 |
| Hotels and boarding houses | 18 | 77,125 | 16 | 58,300 |
| Stores | 96 | 282,185 | 92 | 703,930 |
| Office buildings | 31 | 78,150 | 30 | 275,755 |
| Manufactories and workshops | 29 | 127,315 | 17 | 45,850 |
| Schools | 6 | 52,150 | 28 | 127,800 |
| Churches | 11 | 86,000 | 8 | 24,900 |
| Public buildings | 42 | 1,641,050 | 37 | 265,195 |
| Stables | 8 | 22,700 | 22 | 135,375 |
| Other structures | | | | |
| Total | 915 | \$3,848,875 | 658 | \$2,456,123 |

BRONX.

Plans and specifications for New Buildings filed and acted upon during the quarters ending September 30, 1907, and 1908:

| Classification. | 1907. | | 1908. | |
|-------------------------------|---------------|-----------------|---------------|-----------------|
| | No. of Bldgs. | Estimated cost. | No. of Bldgs. | Estimated cost. |
| Dwelling houses: | | | | |
| over \$50,000 | | | | |
| between \$50,000 and \$20,000 | | | 1 | \$25,000 |
| less than \$20,000 | 74 | \$561,500 | 129 | \$69,000 |
| Brick tenements: | | | | |
| over \$15,000 | 19 | 680,000 | 84 | 2,581,500 |
| less than \$15,000 | 32 | 321,200 | 31 | 348,500 |
| Frame tenements | 12 | 93,500 | 2 | 15,500 |
| Hotels | 2 | 25,000 | | |
| Stores: | | | | |
| over \$30,000 | 2 | 160,000 | | |
| between \$30,000 and \$15,000 | 2 | 45,000 | | |
| less than \$15,000 | 19 | 63,000 | 16 | 25,650 |
| Office buildings | | | 2 | 9,000 |
| Manufactories and workshops | 17 | 362,450 | 4 | 13,100 |
| School houses | 4 | 465,000 | 1 | 21,500 |
| Churches | 5 | 155,000 | 3 | 123,000 |
| Public buildings: | | | | |
| municipal | 2 | 88,444 | 3 | 76,500 |
| places of amusement, etc. | 4 | 288,500 | 1 | 1,550 |
| Stables | 28 | 89,850 | 21 | 80,750 |
| Frame dwellings | 227 | 1,133,600 | 198 | 851,850 |
| Other structures | 23 | 19,775 | 24 | 7,700 |
| Totals | 472 | \$4,551,819 | 520 | \$5,050,100 |

BRONX.

Plans and specifications for Alterations to buildings filed and acted upon during the quarters ending September 30, 1907, and 1908:

| Classification. | 1907. | | 1908. | |
|-----------------------------|---------------|-----------------|---------------|-----------------|
| | No. of Bldgs. | Estimated cost. | No. of Bldgs. | Estimated cost. |
| Brick dwellings | 11 | \$12,375 | 11 | \$29,200 |
| Frame dwellings | 116 | 94,515 | 49 | 48,940 |
| Brick tenements | 22 | 19,350 | 15 | 10,185 |
| Frame tenements | 21 | 14,975 | 8 | 5,200 |
| Hotels | 3 | 2,600 | 7 | 8,500 |
| Stores | 41 | 60,450 | 42 | 44,350 |
| Office buildings | 2 | 1,500 | 4 | 815 |
| Manufactories and workshops | 6 | 5,300 | 7 | 33,100 |
| Schools | 2 | 5,500 | 1 | 1,600 |
| Churches | 1 | 650 | | |
| Public buildings | 7 | 47,500 | 2 | 275 |
| Stables | 10 | 4,025 | 6 | 43,700 |
| Miscellaneous | 4 | 675 | 3 | 950 |
| Totals | 246 | \$269,415 | 155 | \$226,815 |

TENEMENT HOUSE CONSTRUCTION.

A comparison of the statistics of the Tenement House Department for the third quarter of this year and the corresponding period last year shows some interesting facts. There has been an increase in the number of new buildings erected under the control of the department in all the boroughs of the city and in the estimated cost of them.

Following are tables which show the plans filed and the estimated cost of tenement houses in all boroughs for the third quarter of 1908, as compiled by Miss Claghorn.

New tenements, for which plans were filed July 1 to Sept. 30, 1908, inclusive:

| | Plans. | Buildings. | Apts. | Estimated Cost. |
|---------------|--------|------------|-------|-----------------|
| Manhattan | 47 | 69 | 2,336 | \$9,407,000 |
| The Bronx | 65 | 130 | 1,429 | 2,979,650 |
| Brooklyn | 109 | 236 | 1,604 | 2,838,500 |
| Queens | 32 | 54 | 345 | 481,500 |
| Richmond | 7 | 7 | 32 | 51,800 |
| New York City | 260 | 496 | 5,746 | \$15,758,450 |

New tenements, for which plans were filed July 1 to Sept. 30, 1907, inclusive:

| | Plans. | Buildings. | Apts. | Estimated Cost. |
|---------------|--------|------------|-------|-----------------|
| Manhattan | 53 | 63 | 1,857 | \$7,238,000 |
| Bronx | 51 | 94 | 678 | 1,470,500 |
| Brooklyn | 167 | 350 | 3,304 | 5,234,000 |
| Queens | 51 | 95 | 454 | 664,800 |
| Richmond | 4 | 4 | 25 | 68,300 |
| New York City | 326 | 606 | 6,318 | \$14,675,600 |

A NEW DEPUTY COMMISSIONER.

William A. Robertson has been appointed First Deputy Commissioner of the Tenement House Department to fill the vacancy caused by the resignation of Harry G. Darwin.

Mr. Robertson has been occupying the position of public plan consultant in the Tenement House Department for some time. That he is peculiarly fitted for the position will be made evident by the following particulars as to his connection with the Tenement House Department and that for which it stands.

Mr. Robertson has been actively engaged in practical work for the improvement of tenement houses for ten years. In 1899 he was employed by the Tenement House Committee as special investigator in its investigation of tenement house conditions. This position he held until the organization of the New York State Tenement House Commission in 1900, when he was employed by that commission to take part in the investigations which resulted in the framing and enactment of the present Tenement House Act and the organization of the Tenement House Department. It will thus be seen that he has the thorough understanding of the act which comes from taking part in its development.

Upon the organization of the Tenement House Department in 1902, Mr. Robertson was appointed an inspector from the first civil service list of inspectors furnished to this department, this appointment taking effect May 19, 1902. In this way he acquired from actual field work the knowledge of practical conditions involved in this work, so desirable for a deputy commissioner to have both in supervising the inspectorial force and in dealing with the public.

On January 13, 1903, after passing the civil service examination held for promotion to the rank of supervising inspector, Mr. Robertson was appointed to that grade and was detailed as assistant in the office of the first deputy commissioner, thus giving him a thorough knowledge of the details of that office. During the years 1904 and 1905 he was detailed to the work of examining plans and in the beginning of 1906 was appointed public plan consultant, the position he at present holds.

Mr. Robertson has thus had special advantages not only in becoming thoroughly familiar with tenement house conditions in this city and the object and aim sought to be accomplished by the Tenement House Law and the department, but also for acquiring a thorough, practical and expert knowledge of the law and the organization of the department.



CONSTRUCTION



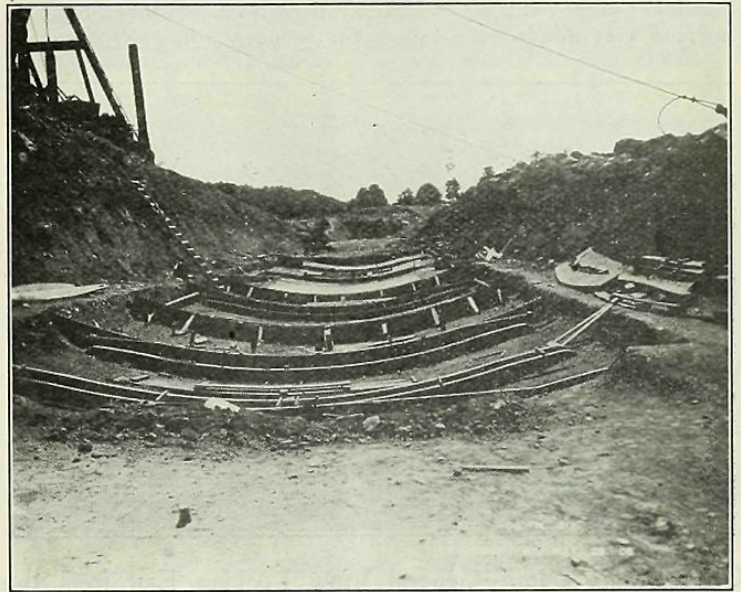
BUILDING THE CATSKILL AQUEDUCT

Problems for the Engineers—How the Corps Has Been Organized—Some Progress Pictures.

IT was in April, 1907, that the first construction contract for the new aqueduct, which is capable of bringing five hundred million gallons of water to New York daily, was signed. This contract covers eleven miles of aqueduct in the Peekskill division. In the following June Mayor McClellan turned the first spadeful of earth, and in August of the same year the contract for the Ashokan dam and reservoir—the most important contract in connection with the whole undertaking—was awarded to McArthur Brothers and Winston & Co., who began actual work in February of this year. Long stretches of the line still remain to be put under contract, and the location of the work is officially unsettled in important places.

For example, all the early surveys were made with a view to crossing the Hudson River in the vicinity of New Hamburg, where the stream is narrower than anywhere else between Iona Island and Kingston, but further investigations on the east shore indicated geologic conditions unfavorable to the necessary inverted siphon just south of New Hamburg; besides investigations showed the rock to be so deep in those valleys as to render it advisable to move southwest until the bedrock was nearer the surface. It then became apparent that a crossing could be made in the Highlands at less cost and probably with less difficulty, and an entirely new line was consequently surveyed from Olive Bridge to the foot of Storm King Mountain, a distance which represents more than half the length of the aqueduct. Although numerous wash and diamond drill borings have been made in the Hudson River, the contour of the rock bottom has not yet been fully determined. But all the surface

corps was to plan an organization, which had to be different from any previous one for any work that has been undertaken by the city of New York. It was thought best to make of the work six grand divisions, to be designated as departments, and subdivide the departments into divisions and the divisions into



A Section of Cut and Cover Aqueduct, Showing in Fore-ground Forms for Invert Keyblocks.



View of Pipe on Peekskill Division.

indications favor a crossing between Storm King and Breakneck mountains, and all the exploration work has been concentrated there. Meanwhile the line from Ireland's corners, in Ulster County, by way of Storm King to Nelsonville, in Putnam County, a distance of twenty-five miles, has been tentatively located, and south of Nelsonville eleven miles of the line is, as has been said, under construction. The two divisions which are most visibly active at the present time are therefore the Peekskill division and the Esopus division.

THE ENGINEERING DEPARTMENTS.

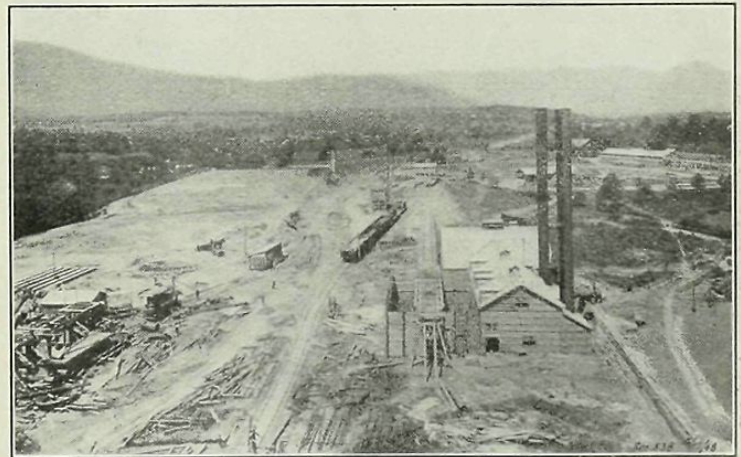
Long before the undertaking reached the contract stage a great engineering campaign was begun. On account of the extent of territory to be covered, the size of the reservoirs and the length of aqueduct lines, a prodigious amount of field work extending over a long period of time was necessary before actual construction could begin. The height of the Kensico reservoir, the location of the proposed filters and similar problems without number had to be solved first. When the point was reached where these questions were sufficiently determined a vast amount of work was made ready for contract within a single year. Extensive explorations of underground conditions were needed, especially for the dams and the siphons of the aqueducts, which were carried on by means of wash and core drills, test shafts and test pits.

With the beginning of active operations the first task of the few engineers forming the nucleus of the present numerous

sections. Thus, the headquarters department has been divided into six divisions, namely: Designing, Inspection, Real Estate, Equipment and Accounts, Executive and Distribution. During the first year of the present administration, or in other words, during the year 1906, 882 permanent and 140 temporary appointments were made. The other grand departments are the Reservoir department, the Northern Aqueduct department, the Southern Aqueduct department, and the Long Island department.

The Northern Aqueduct Department is divided into the Esopus division, the Wallkill division, the Hudson River division and the Peekskill division. The last named includes the work south of Philipse brook to the south end of the department at the crossing of Hunter's brook. In this division is a tunnel at grade through the mountains back of Garrison and two shorter grade tunnels; also siphons under Sprout Brook and Peekskill Creek, and the bridge or siphon at Indian Brook.

The Southern Aqueduct Department extends from the limits of the Croton watershed on the north to Hill View reservoir



Olive Bridge Dam.—View From the Head Tower, Looking West; Showing Power Plant.

on the south, a distance of 26 miles. There are included in it the southern portion of Catskill aqueduct, Hill View and Kensico reservoirs and the filter plant. The money value of the work contemplated approximates that in the Northern Aqueduct department.

The Southern Aqueduct department is divided into the Croton, White Plains and Hill View divisions. The Croton Division is

about 54,900 feet in length and extends from the north side of the Harlem branch of the New York Central Railroad to a point about midway between Pleasantville and Chappaqua. The Kensico Division includes all work on Kensico reservoir and the portion of Catskill aqueduct from the south end of Croton division to its connection with Kensico reservoir. The total length of aqueduct, exclusive of a by-pass at the reservoir, which may or may not be required, is about 15,460 feet. The White Plains Division is about 51,760 feet in length and extends from Kensico reservoir to the north end of Bryn Mawr siphon, in Yonkers, at a point about 3 miles north of Hill View reservoir. The various filter sites are in this division. The Hill View Division includes Catskill aqueduct from the White Plains division to Hill View reservoir.

The construction of the aqueducts will be of three general types. Where the work is of the ordinary cut-and-cover sort in earth trenches, there will be an irregularly elliptical chamber seventeen feet in height by seventeen and a half feet in width, to have walls of reinforced concrete, and the whole to be covered with twelve feet of rolled earth embankment. Tunnels through sound rock at natural grade will have a diameter of thirteen feet and four inches. Under deep valleys, where the



A Scene on the Peekskill Division.

much below the hydraulic gradient, necessitating in each instance, several miles of siphon construction. Each valley required a thorough exploration by surveys and borings to determine the most advantageous crossing and the locations of these crossings affected the location of many miles of adjacent aqueduct.

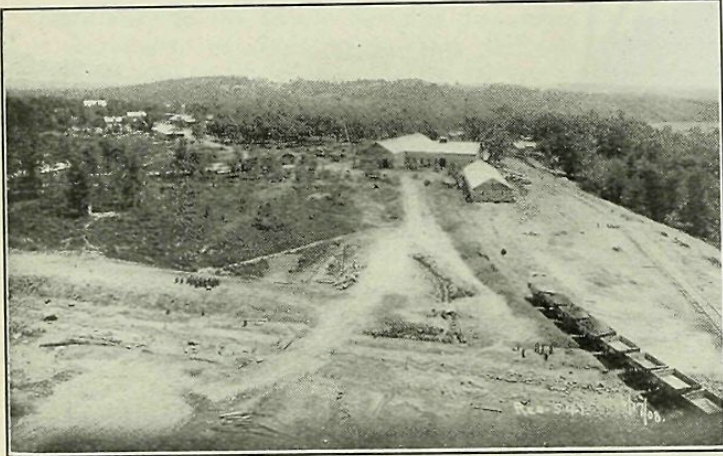
SECRET OF HOLLOW-CLAY CONSTRUCTION.

"The secret of the increasing popularity of hollow brick construction is in the preparation of the mixture of cement and sand used to bind the brick in the wall or floors," said Mr. F. Lyons, manager of the Hollow Brick and Concrete Construction Co., 110 W. 34th st, the other day. "Very little care is exercised in mixing the component parts of concrete, which accounts for its porosity in many of the best structures. The very highest quality of materials may be used, but if they are not properly combined their value is considerably lessened. When we started building houses of hollow brick, about a year ago, we discovered that the binding mixture was entirely unsatisfactory. No fault could be found with the hollow-clay blocks, which were manufactured specially for us by the National Fireproofing Co., but something was wrong with the joints. They were not so impervious as we believed we could make them. The N. S. P. Mfg. Co., of Newburgh, was visited and arrangements were made to have a dry mixture of cement and sand prepared as we wanted it, and to be shipped in this state. Atlas cement is used exclusively.

"The result has been most gratifying. The mixture looks like cement and is proving much more impervious than concrete as generally used. The first few structures have stood the test so well that we are now extending the construction from dwellings to factories, churches and bungalows. Mrs. L. H. Walker is to erect a \$10,000 house at Montclair. Rev. Dr. John H. Raven is having plans drawn for a \$14,000 hollow brick house at New Brunswick, N. J. We are to build a church at New Brunswick, even the tower to be of hollow brick. Rossiter & Wright are designing a bungalow to be constructed in this way at Baskin Ridge for H. Loewenstein. The Davis Brownsonhill Co. will have their new factory at Marion, N. Y., built of hollow brick. This structure, the plans for which are being prepared by Architect J. Leslie Walker, will be 50x100 ft. and will cost \$11,000."

One of the most interesting contracts which Mr. Lyons' company will execute is the construction of fifty 6-family semi-detached house in the Bronx, just outside of the city limits. The hollow brick construction will extend even to the stair floors. It is claimed that this system costs about one-third less than the regular brick construction. The large blocks take the place of about twenty brick and the smaller ones take the place of about fourteen brick. The joints are broken to increase the strength of the construction, the sides of the blocks being ribbed for the same purpose. Mr. Lyons is somewhat of a veteran in the burnt clay business, having had experience for a quarter of a century in the use of this material for building purposes.

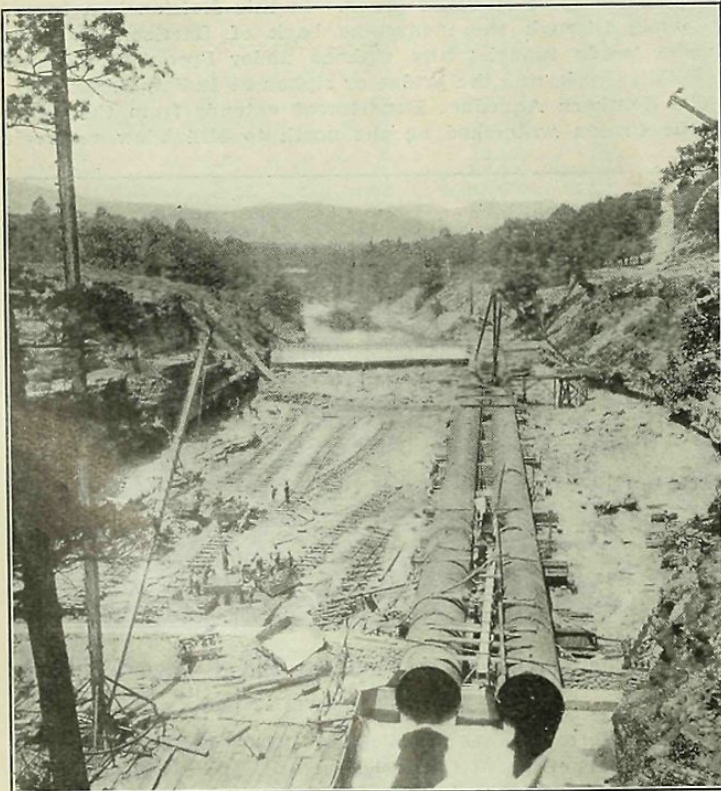
—The United States Civil Service Commission announces an examination on October 28-29, 1908, at the places mentioned in the usual list, to secure an employee to take charge of the building division of the Government Printing Office, at a salary of \$2,500 per annum, and to secure eligibles from which to make certification to fill vacancies requiring similar qualifications as they may occur. The examination will consist of the subjects mentioned below, weighted as indicated: 1, Architectural construction, materials and specifications, 35; 2, Mechanical and electrical installation generally, plumbing and steam fitting, 20; 3, Training, experience and personality (rated on application and testimonials), 45.



Olive Bridge Dam.—General View Looking East from the Head Tower, Showing Machine Shop and Camp.

water will be under great pressure, the aqueduct will be of circular shape and have a diameter of fourteen feet and six inches. Cut-and cover construction is far cheaper and can be more rapidly built than the other forms, while the siphon tunnels are the most expensive. In view of this, all studies for location were made with the object of getting the largest percentage of cut-and-cover work and the minimum length of siphons where this could be done without adding too much to the total length of line.

Many difficult problems of location have been solved for Catskill aqueduct west of the river, where the line runs generally across the drainage of the country. On any practicable location, it had to pass under two or three wide valleys, the Esopus, Rondout and Walkkill, the general levels of which are



Masonry Section in Olive Bridge Dam, Showing Clearing in the Gorge.

BRAIN SUPPLANTING BRAUN

This is Exemplified in Construction Work on Chelsea Piers.

PHYSICAL STRENGTH and endurance, unaccompanied by manipulative skill or intellectual capacity, appears to be counting for less and less in all kinds of construction work, especially where the strong arm was a *sine quo non* of employment. The erection of any modern building is illustrative of this fact. Even in the labor involved in concrete, which has been pre-eminently credited with making demands upon the muscle, inventions and devices have reduced physical exertion very considerably. A practical example of this is shown in the construction of the passenger and baggage floors of several of the new Chelsea piers by the Neuchatel Asphalte Company, 265 Broadway. From the arrival of the traprock in lighters to the finishing of the surface the forces of Nature and the ingenuity of man have been combined to do practically everything.

The stone comes from Clinton Point, 70 miles up the Hudson River. Several lighters are brought down with the current by one tug and laid alongside of the pier. The centre of operations is indicated in Fig. 1, where the hoisting framework and the engine are shown in the central part of the background. The concrete mixer is placed between the hoister and the lighter, the traprock being raised in a bucket, as indicated in the illustration, and poured into a chute, which empties into the mixer. The bottom of the chute is covered with sheet-iron, to obviate the necessity of employing a man to push the stone down and as it moves toward the mixer it is drenched with water by one man and receives the cement at the hands of another. The "batch" thus made with one bucket of stone

that an improvement could be effected. When the apparatus were moved to pier No. 61 a breast derrick, the outlines of which can be seen in Fig. 1, was devised by means of which the engine could be requisitioned for all the hoisting involved. The horse was dispensed with, the size of the bucket was doubled, and the number of "batches" per hour was increased more than twofold. The structural iron is still to be put up on pier No. 62, and the Neuchatel Company will not be able to execute its contract on this pier until late in the fall. It is as long as the others, but only about half as wide.

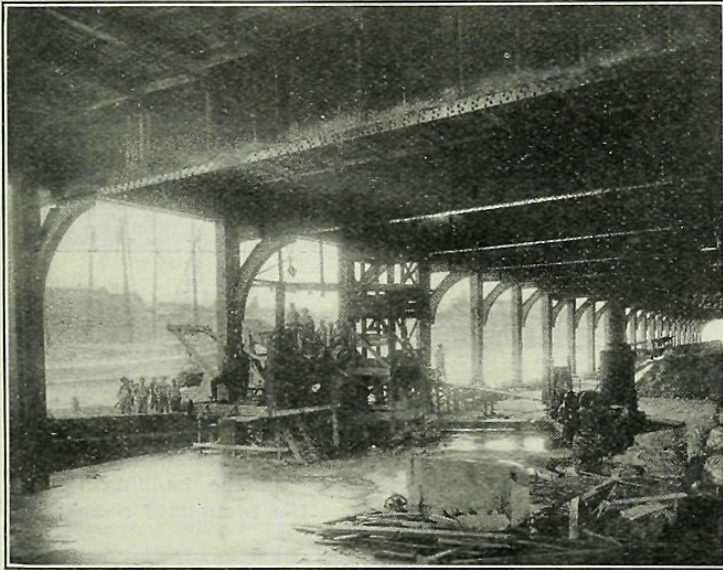


FIG. 1. CONCRETE MIXER ON EDGE OF PIER NEAR LIGHTER WITH TRAPROCK.

is the exact capacity of the concrete mixer and the concrete cars used to transport the compound where it is to be spread. The heavy part of the mixture is raised on a derrick by steam power, is moved by the force of gravity to the apparatus where it is automatically transformed into a concrete, and this, in turn, is poured into cars pushed with little exertion along portable tracks (Fig. 2), after being raised to the second floor in the framework which leads through a well hole above. Although the piers are 760 feet long, the concrete is made at the same point for the whole floor, which is at about the middle of one side of the pier. The portable tracks carry the cars of concrete to a point opposite the span where the spreaders are working, where the cars are switched around on a turntable to a track running at right angles, and are then moved to where they are needed. Fig. 2 shows the workmen waiting on a car as it is being pushed along the track to the point where it is required. Physical hardship is unknown in the entire operation.

The mixture is laid nearly five inches thick, reinforced with fabric supplied by a steel concern located in Detroit, Mich. Over all is spread one-half an inch of asphalt. As the bays of the piers are to be closed by doors instead of solid walls there will be times when severe rain storms will show the necessity of having material impervious to water on the floors, which provision is made by the use of asphalt. A six-inch pitch has been allowed from the centre, the width of the piers Nos. 60 and 61 being 118 feet each.

A device designed by the superintendent of the Neuchatel Company resulted in the saving of a great deal of time and the facilitating of the work. On pier No. 60, which was the first one to be completed, a horse was used to supply the power to raise the bucket of stone to the chute, and the engine shown in Fig. 1 supplied the power to hoist the full concrete cars to the second, or passenger, floor. Although everything went along smoothly, the practical eye of the superintendent saw

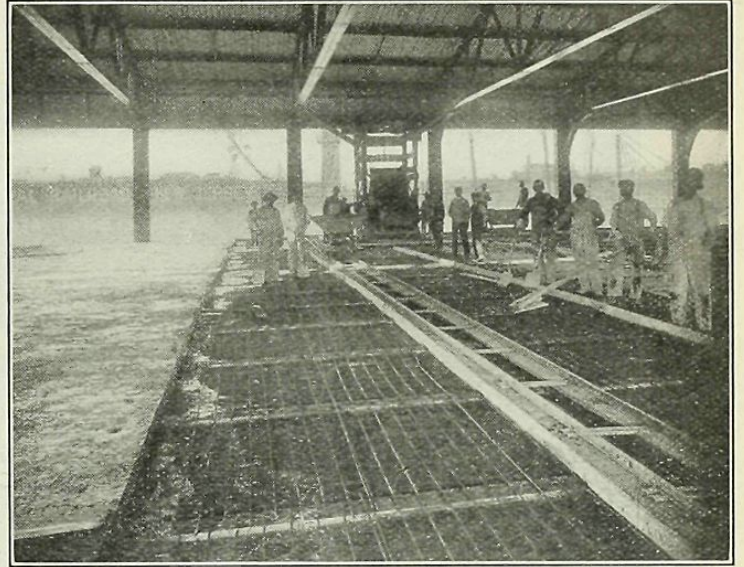


FIG. 2. PORTABLE TRACK, REINFORCEMENT AND CONCRETE SPREADERS IN FOREGROUND.

The doors for the bays referred to are being hung on pier No. 60. They are of white pine and will be covered with galvanized iron by the Smith & Dorsett Co., 403 East 47th st. As there are two doors to each bay, over 500 will be required on piers Nos. 60 and 61 alone. Fourteen men are required to lift the heavier ones. The covering of those to be hung on

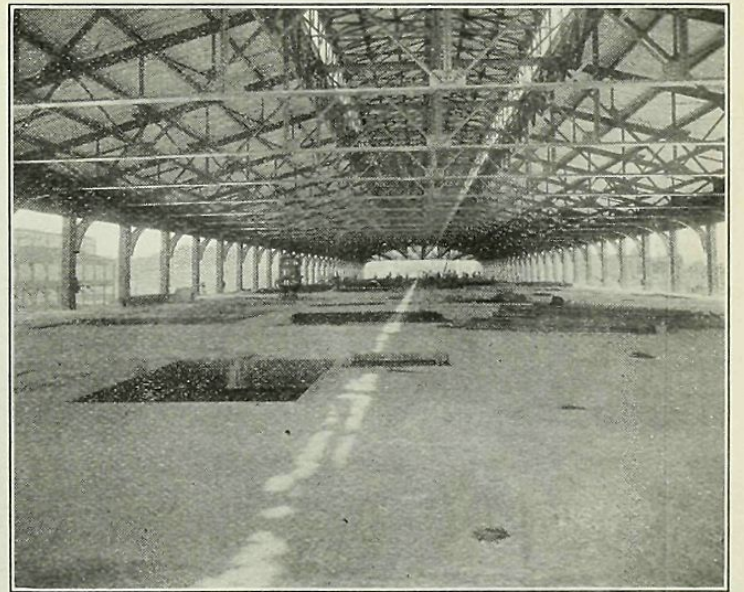


FIG. 3. VIEW OF PASSENGER FLOOR BEFORE ASPHALT SURFACE IS APPLIED.

pier No. 60 has been completed. The same company is putting in the tubes to connect with the water pipes, the mullions on the windows, the molding and other galvanized iron work.

WHY MEN FAIL IN BUSINESS.—In the course of its investigations of failures through many years, Bradstreet's has brought together a vast deal of information in regard to the immediate causes of commercial failures from which it draws the conclusion "that tendencies present within the individual himself are responsible for four-fifths of all business failures occurring, the remaining one-fifth being due to extraneous conditions over which the individual trader has no control." It was found that "eight leading causes are due to the individual himself, while three others are largely beyond his control." These eight are "incompetency," "inexperience," "lack of capital," "unwise granting of credits," "outside speculations," "neglect of business," "personal extravagance," and fraudulent "disposition of property." The causes over which the individual has no control it names as, "specific conditions," "failures of others," and "competition."

THE ARCHITECT WHAT HE HAS DONE RECENTLY AND WHY HE DID IT.

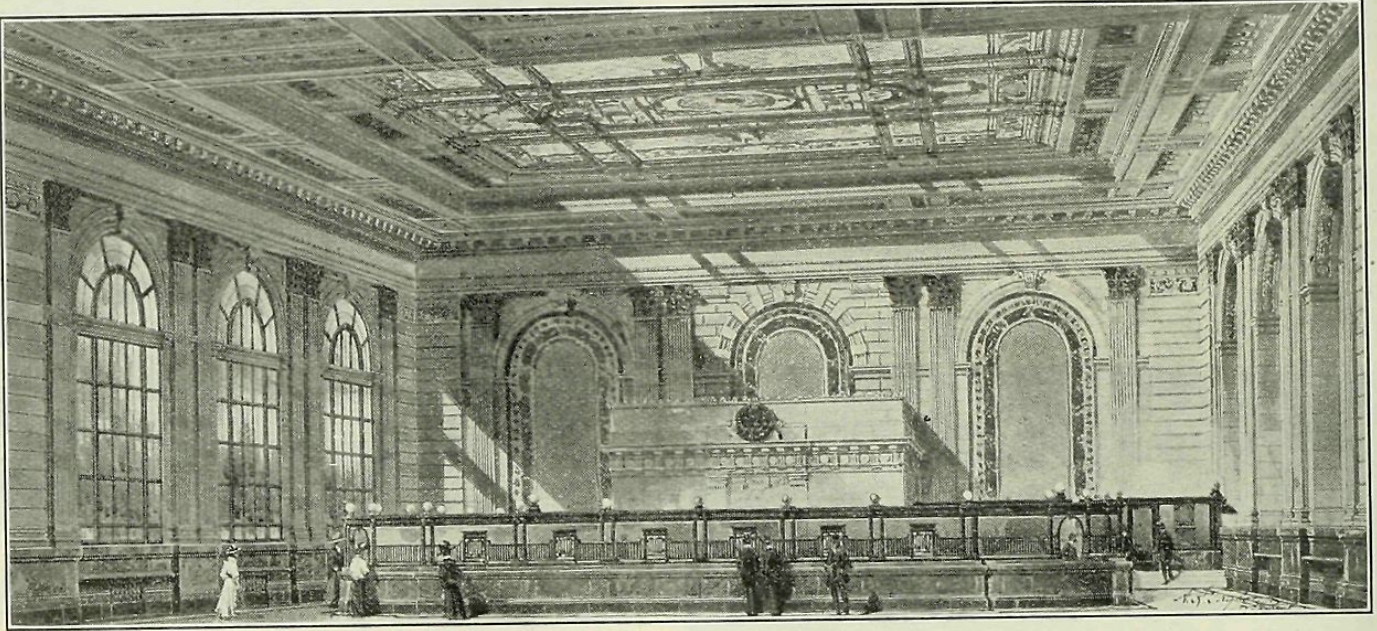
A WELL PLANNED BANK BUILDING.

The work of clearing the site for the new building of the Union Dime Savings Bank at the northwest corner of 6th av and 40th st will be started, according to present plans, on January 1, and a year later it is expected that the handsome new edifice will be ready for use. The whole operation, in-

cluding the cost of the site, will represent an expenditure of about \$1,000,000.

THE INTERIOR EQUIPMENT.

The interior will be of imposing proportions, with a banking-room 48 ft. high and measuring 96x86 ft., without a column or obstruction of any kind. The banking enclosure in the centre will be finished in Tinos marble, with a bronze screen, relieved



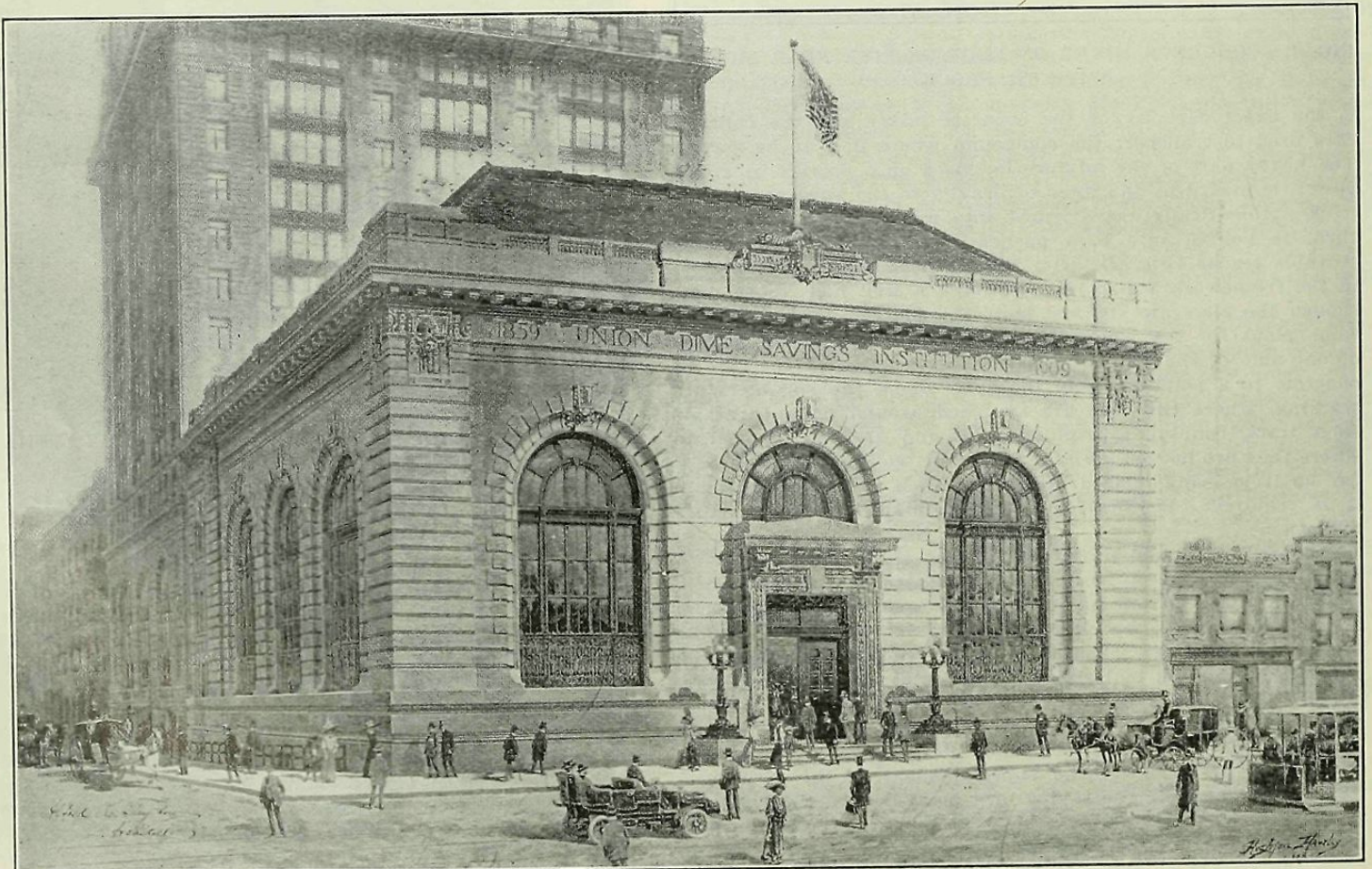
INTERIOR OF BANKING-ROOM, SHOWING ROOF SPAN OF NEARLY 100 FEET.

cluding the cost of the site, will represent an expenditure of about \$1,000,000.

THE EXTERIOR MATERIALS.

The exterior will follow in architectural style the Italian Renaissance. The cornice will be of heavy stone, with a visible roof of green slate and copper. The base will be of polished pink granite and the rest of the exterior of dark blue Indiana limestone. The entrance will be through an impressive door-

by black and gold marble. Otherwise the interior will be finished in Caen stone. Fluted Corinthian pilasters, with dull gold capitals, will be spaced in divisions of the wall. At the westerly side of the banking-room will be a vault, of the most approved construction, for securities. The room will be lighted through a huge dome of leaded glass. The westerly part will be sub-divided into three floors. At the banking floor level will be the president's room and the committee rooms; on the



FUTURE HOME FOR UNION DIME SAVINGS INSTITUTION.

Sixth av, northwest corner 40th st.

Wm. L. Crow Const. Co., Builder.

Alfred H. Taylor, Architect.

second floor the directors' meeting-room, a luncheon room, and on the third floor the janitor's apartments.

UNUSUAL FEATURES IN VENTILATING.

The heating and ventilating equipment will present several unusual features of interest. A system has been devised by which, except on the hottest days in summer, double windows on both the avenue and street frontages can be kept closed and the interior still be supplied with an abundance of fresh air at the proper temperature. At the extreme northwest corner there will be an air intake at the roof. Through a large flue the air will be carried to a chamber in the basement, where it will pass through a series of filters of the finest meshed wire screening. To keep these filters free from dust as fast as it collects, a vacuum-cleaning system has been provided. After being filtered, the air will be cooled in summer or heated in winter, and then be carried in a large duct around the banking-room, with an outlet under each window. In the floor, directly in front of the vault, will be a pipe, through which air will be exhausted from the room, thus causing a steady circulation. The William L. Crow Construction Company, 289 4th av, has received the general contract. Alfred H. Taylor, formerly of No. 6 East 42d st, now occupying his new building No. 138 West 65th st, is the architect.

ARCHITECTS MAKE REPLY.

TO THE OBJECTIONS AGAINST AMALGAMATING THE TENEMENT AND BUILDING DEPARTMENTS.

REPLYING to some statements that have been made in regard to the relations of the Tenement House and Building departments, Secretary Charles Whiteley Mullin, of the New York Society of Architects, which has memorialized the Charter Commission to amalgamate the two departments, stated this week that it was incorrect to say there is no duplication of labor:

"Our brief to the Charter Commission contains lists of plan clerks, inspectors and others whose functions are practically identical, and in the very nature of the case must overlap each other to a serious extent. The structural and sanitary parts of a building are so closely interwoven as to be practically identical, and to claim that the sanitary requirements of a tenement house differ so widely from those of an ordinary dwelling or other building for human use or occupation as to call for a separate department costing about as much for its maintenance as the main building bureau of the city, is absurd.

"Take, for instance, the question of light and ventilation. The building law requires that every water closet shall be adequately ventilated, either by a window opening directly to the outer air or into a shaft of a certain size. The Tenement House Law requires no more than this. Again, the building law requires that every dwelling occupied by three or more families, or which is more than three stories in height, and every boarding house, having more than fifteen sleeping rooms above the basement story 'shall be provided with such good and sufficient fire-escape, or other means of egress in case of fire, as shall be directed by the Department of Buildings.'

"The Tenement House Law also has its provisions for fire-escapes—preposterous and contradictory as some of these provisions are. Moreover, the building code contains very ample provisions in Part VII, Sec. 53 for the fireproofing of 'apartment houses, tenement houses and dwellings of certain heights,' which render much of the tenement house law under that head wholly superfluous. This comparison might be indefinitely extended. In a word, however, the difference between the two laws is one of detail, not of principle, the sizes prescribed for shafts, courts, etc., in tenement houses varying, of course—though in our judgment to an unnecessary extent—with the height of the building."

"Mr. de Forest says the points raised by the Society of Architects relate entirely to questions of administration. A two-headed monstrosity, whether in nature or in civic government, is wrong in principle, pernicious in its practical working, and an anomaly which ought not to be tolerated in any civilized community. Fully recognizing, as we do, the benefit to the public from a sanitary point of view of the Tenement House Law as a whole, and admitting that the Tenement House Department may have its legitimate place and function; still, viewing this matter from the standpoint of practicing architects, we most strenuously maintain that the planning and erection of all tenement houses ought to be subject to the control of one department only, by whatever name that department may be called.

"Our brief, however, does not advocate the amalgamation of the two departments as the only solution of this problem, but merely that a single permit shall suffice for the erection of each building, that the building shall be subject to the inspection of one department only, and that that department shall be under the control not of a central office in Manhattan, but of its own Borough President, similarly to the Bureau of Buildings. On the question of amalgamation, it is no breach of confidence to say that Chairman Ivins of the Charter Commission admitted in conversation with the secretary of our society that he had himself voted for amalgamating the two departments, but that he was outvoted on this question."

UNIQUE IDEAS IN NEW SUBURBAN HOUSE.

There are a number of interesting details in the plans prepared by Architect Henry F. Cook for a summer house which Mr. Frank Vernon is erecting for himself at West Hampton Beach, L. I. One particularly distinctive feature is the octagonal light court indicated in Fig. 2. This court, which is to be crowned with a glass dome, is so large that all the rooms—which face both on the exterior and the court—will have excellent natural light from two sides in opposite directions. The dining-room, which is immediately beneath the chamber indicated at the lower right hand corner of Fig. 2, will have natural light from three sides, as shown.

Concentration of plumbing and heating apparatus is another feature. The pantry being below the bathrooms, the plumbing is concentrated in one part of the house. The same flue is pro-

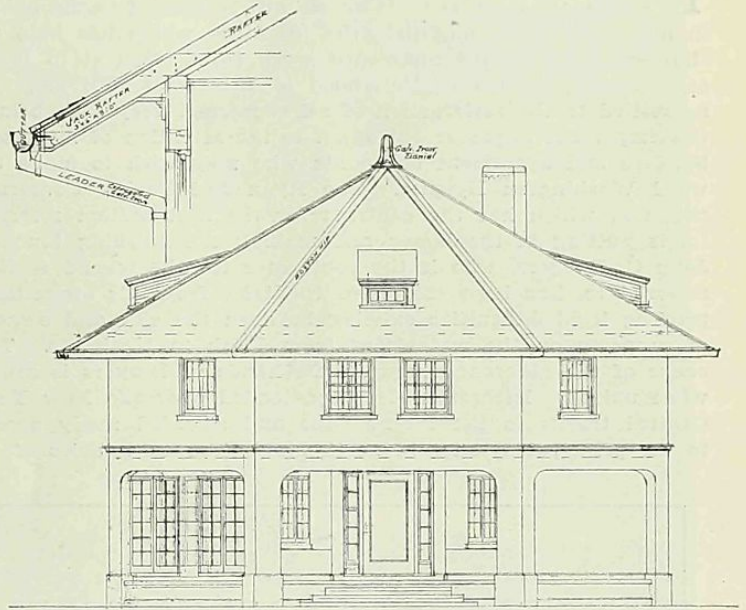


FIG. 1. FRONT ELEVATION OF HOUSE FOR MR. FRANK VERNON.

West Hampton Beach, L. I. Henry F. Cook, Architect.

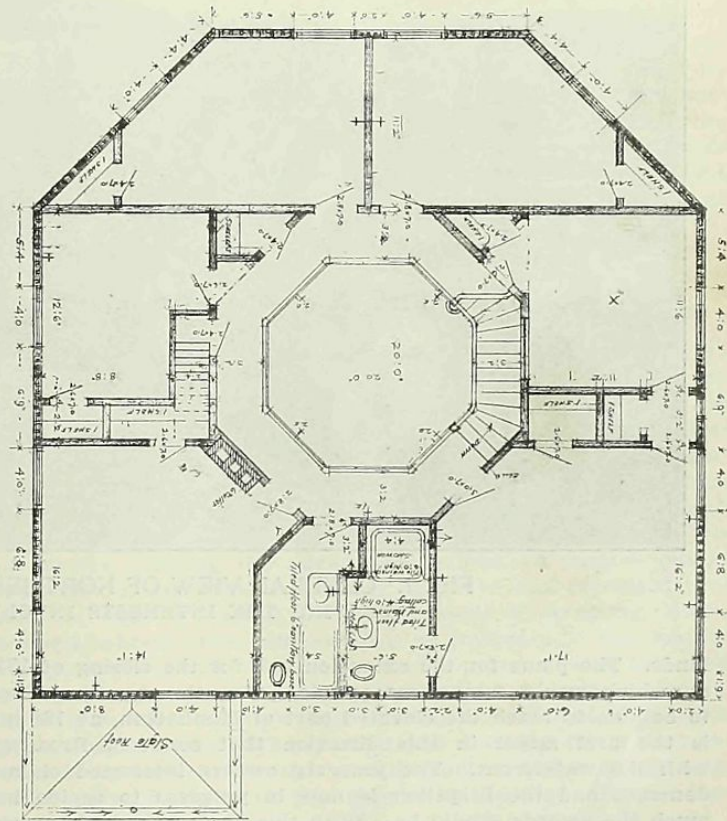


FIG. 2. SECOND-STORY PLAN.

vided for the kitchen and the large fireplace on the first floor of the court, where the living-room is, octagonal in shape.

A porch 10½ ft. wide sweeps half way around the house. The bedrooms on the second floor extend over this porch, the expense of a roof being rendered unnecessary. This is indicated by Fig. 1.

The construction is of vitrified salt-glazed tile, which is manufactured in pieces that interlock, and they are reinforced with concrete and steel rods. Excavations have been started and the structure is to be completed Dec. 1. It will be about 48x48 ft., and 2½ stories, with basement. The walls of tile will be put up in a week, according to Mr. Vernon's calculation. The vitrified tile used is proof against dampness, wind and fire.

—A very satisfactory steam-pipe covering consists of a wrapping of asbestos, followed by a layer of excelsior and, over all, a piece of canvas fastened down with wire. The canvas may be painted to insure greater longevity.

RECENT ACHIEVEMENTS OF THE BUILDER.

NOTABLE FEATURES OF RIVERSIDE EXTENSION

THE authoritative announcement that the Riverside extension, from 135th st to 145th st, will be opened to the public in about a month, and that the litigation which has held up the completion of the unfinished work from 145th st to 158th st, especially in the neighborhood of 151st and 152d sts, will be settled to the satisfaction of all concerned very soon brings this important improvement again to the attention of investors, builders and apartment occupants who may wish to move toward Washington Heights. The Ryan and Parker Construction Co., which has the contract for the first section referred to, is putting in the lamps and making the finishing touches. John C. Rodgers, who is the contractor for the second section referred to, has been compelled to desist from his operations, pending legal difficulties existing between the city and owners of property on the waterfront from 150th to 158th sts. The cause of the differences now in the hands of lawyers is somewhat unique. Hitherto 151st st extended over the New York Central tracks to the river's edge and afforded ready access to the principal arteries in north Manhattan or vehicles of all

with Broadway and the parallel avenues. To overcome the inconvenience caused by the extension to property owners on the streets not continued under the drive service roads have been planned between 139th and 142d sts, and between 149th and 152d sts. The construction of 12th av, from 135th st to 145th st, is a possible future improvement that has received some consideration, in which case land would have to be made from 138th st to 140th st. Such an extension might bring about a ferry service from 145th st to Fort Lee, reviving the old ferry between Manhattan Village and Fort Lee, the Manhattan terminus changing from 129th st to 145th st. This idea of extending 12th av was also influential in the construction of a blind thoroughfare under the drive at 145th st.

At 148th st preparations have been completed for a beautiful cascade, surrounded by moss, flowers, etc. The projection from the walk at 145th st will be marked by a handsome and artistic jet fountain, being a reproduction of the verd antique.

Fig. 1 represents the general appearance of the northern end of the Riverside extension, showing the public shelter and

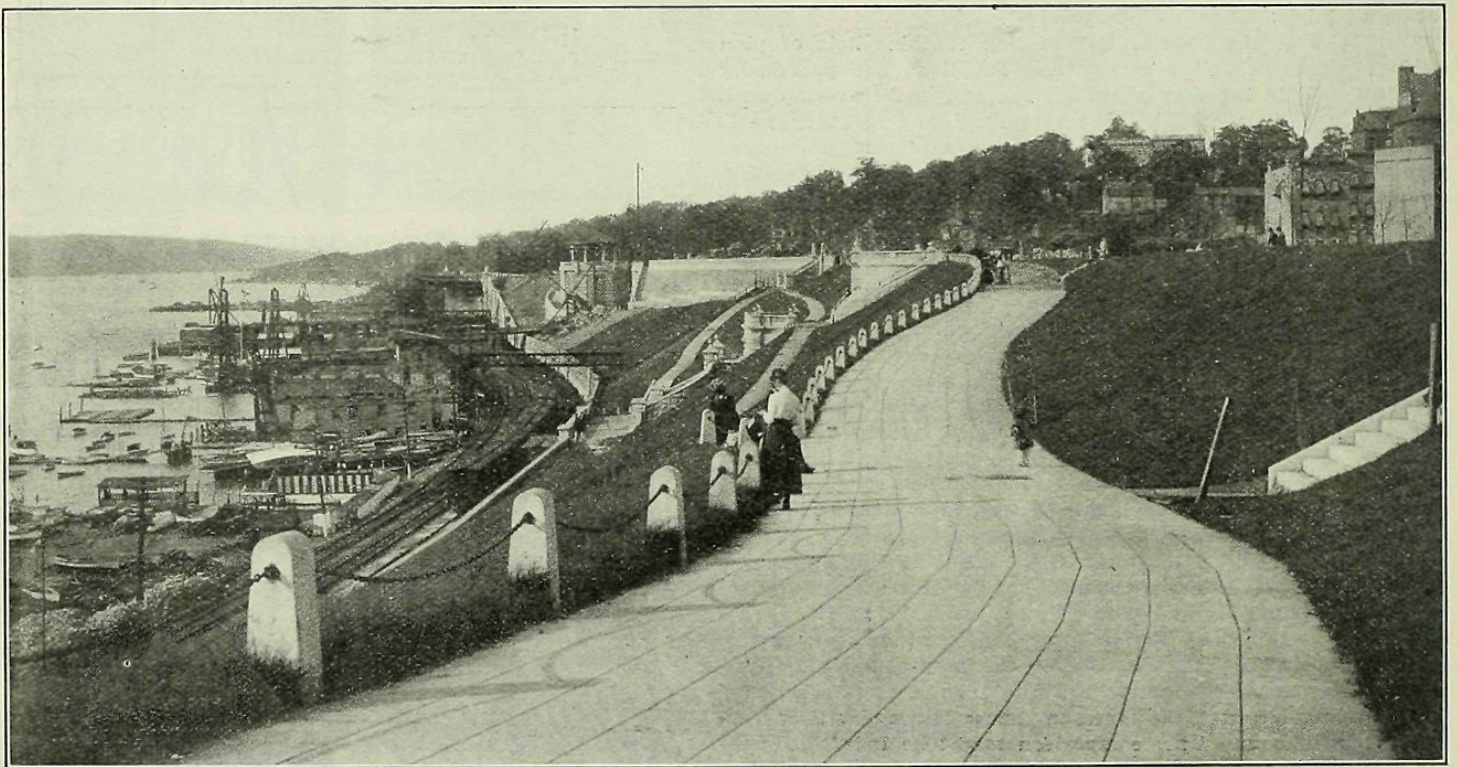


FIG. 1. GENERAL VIEW OF NORTHERN END OF RIVERSIDE DRIVE EXTENSION. SHOWING THE INTERESTS INVOLVED IN THE PRESENT LITIGATION.

kinds. The plans for the extension call for the closing of 151st st, which would compel wagons to go south seventeen blocks to be able to reach the elevated part of Manhattan, as 138th st is the first street in this direction that connects Broadway with the waterfront. The property owners interested claimed damages and the litigation is now in progress to decide how much the awards should be. With this obstacle out of the way Mr. Rodgers will be able to complete his part of the work, from 145th st to 158th st, in about three months.

Another interesting feature of the Riverside extension is the continuation of 145th st under the drive. The western terminus is the wall immediately to the east of the New York Central tracks, making the thoroughfare from Broadway really a blind street. Thus, to adapt a popular song, whoever would continue under the archway would "drive right in, turn around and drive right out again." Mr. B. W. Bryden, resident engineer of the whole work involved in the extension, was asked for an explanation of this extraordinary condition. He pointed out that the plans for the development of the waterfront in the future are vague at present and that 145th st was graded under the drive in such a way that it could be continued very easily, when desired, by a bridge from the wall mentioned over the railroad tracks to a possible ferry, or docks. That there will be much freight traffic on the Hudson in this vicinity before many years have elapsed is a certainty, and some provision had to be made long in advance to afford direct communication

the cantilever bridge in the background. The footbridge over the tracks in the foreground is a private connection with one of the bathhouses. Fig. 2 is more interesting. The completed public shelter is illustrated very clearly, as well as the winding stairway leading to comfort houses below. The thoroughfare that is to be closed, 151st st, the one causing the present litigation, is immediately to the right of the public shelter. The bridge shown is the present continuation of 151st st over the railroad tracks. The private interests involved in the closing of this communication with the elevated part of Manhattan are indicated only to a degree by the buildings in the foreground. The apartments noted above the wall face on Broadway, the view from the rear rooms being magnificent. Both photographs were taken by Mr. W. McKenney, of Mr. Bryden's office.

As Mr. Rodgers did most of his work during the great activity in construction work a year or so ago he profited by the number of rock lots in the neighborhood. He required stone for the foundations of the pavements, and contractors excavating to build apartments delivered it where it was wanted. He was also paid or the privilege of dumping earth where it was needed to fill in. All of the granite used between 135th and 158th sts came from Stonington, Maine, where both the Ryan & Parker Construction Co. and Mr. Rodgers have quarries.

The Riverside improvement started many years ago at 72d st. The first contract was to construct it as far as Grant's Tomb. Several years later the contract was awarded to con-



FIG. 2. WHERE THE WORK IS HELD UP.

INDICATING THE PUBLIC SHELTER, THE STREET BESIDE IT, WHICH IS TO BE CLOSED UP, AND THE WINDING STAIRWAY TO THE COMFORT HOUSES.

tinue it by a viaduct to 135th st. The work of the present extension started five years ago. Plans are now under consideration to continue the Drive from 158th st to the northern end of Manhattan. The city is now building docks from 155th st to 158th st to meet the heavy traffic in building material and other freight arriving by water transportation. Apartment houses on the Drive have been erected as far north as 144th st. The Riverside Drive extension was designed by F. Stewart Williamson.

THE BROOKLYN LOOP LINE.

Will the Record and Guide inform its readers where the Brooklyn Bridge relief tunnel or subway is to be, and where on the East Side it is coming down; and if it will pass under Dover street or Peck Slip, and so across the East River to Brooklyn. Down town people having homes in Brooklyn and their business in Manhattan would like to know.

The inquirer refers in part to the four-track subway known as the "Brooklyn Loop," which will connect the Brooklyn, Manhattan and Williamsburgh bridges on the Manhattan side of the river, and ultimately on the Brooklyn side as well. The subway is now under construction on the Manhattan side, in Centre st, from Park row to Delancey st, and in Delancey st, from Centre to Norfolk. No work has yet been done on the Brooklyn side.

The work in Manhattan is divided into five sections, contracts for which were let in April, May and June, 1907, by the Board of Rapid Transit Commissioners, which was succeeded, July 1, 1907, by the Public Service Commission for the First District. This work is being supervised by the Public Service Commission. The Manhattan contracts were let as follows:

| Section. | Contractor. | Price for railway. | Price for pipe galleries. | Total. |
|----------|-----------------------------|--------------------|---------------------------|-------------|
| 9-0-1 | Bradley Contracting Co..... | \$998,328 | \$5,500 | \$1,003,828 |
| 9-0-2 | Degnon Contracting Co..... | 2,952,000 | 83,000 | 3,035,000 |
| 9-0-3 | Cranford Co..... | 2,150,000 | 60,000 | 2,210,000 |
| 9-0-4 | Bradley Contracting Co..... | 1,518,302 | 29,040 | 1,547,342 |
| 9-0-5 | Bradley Contracting Co..... | 1,229,136 | 69,300 | 1,298,436 |
| | | \$8,847,766 | \$246,840 | \$9,094,606 |

Section 9-0-1 lies in Centre st, between Pearl st and Park row. Section 9-0-2 lies in Centre st, between Pearl and Canal sts, including a spur from Centre st to the Manhattan Bridge approach. Section 9-0-3 lies in Centre st, between Canal and Broome. Section 9-0-4 lies in the new extension of Delancey st, between Centre st and the Bowery. Section 9-0-5 lies in Delancey st, between the Bowery and Norfolk st.

No route has yet been decided on for a tunnel to Brooklyn. Some time ago the Public Service Commission instructed its engineering department to survey for a connection by tunnel to Brooklyn south of the Brooklyn Bridge, and the engineering department has not reported a plan for that. The former Rapid Transit Commission laid out a route for a tunnel under the East River, to leave the Manhattan side at Maiden lane, and to reach the Brooklyn shore at Pineapple st.

Small Motors and Their Application to Machine Tools.

The electric motor has found almost innumerable uses in all industries and one of its most extensive applications is the driving of machine tools. In a booklet known as Bulletin No. 4548, the General Electric Company, Schenectady, N. Y., illustrates typical examples of direct and alternating current motors installed on a great variety of lathes, drills, grinders, punchers, shears, boring mills, and similar tools which are suggestive of their almost limitless adaptability to this character of service. Among the advantages gained, as pointed out in the bulletin, are general economy of power and increased production, ease of control and convenience of handling, better arrangement of tools, independence of environment and greater cleanliness, and decreased cost of maintenance, with increased safety to employees. A short description of typical General Electric motors, rheostats and controllers, is followed by some fifteen pages of half-tone illustrations, showing the motors installed on tools of various manufacturers, and running from small portable drills to heavy punches, boring mills and engine lathes.

—Mr. A. L. M. Gottschalk, U. S. Consul-General, Mexico City, in a consular report covering the cement industry in the Republic of interest to American manufacturers, states that "there is practically an unlimited future for the use of concrete as building material in this city as well as in other large cities of the Mexican Republic, especially for the hollow concrete block. There are, I am told, in the capital city, only some 300 houses built of concrete, but this comparatively small number is due to the fact that the material only began to find general acceptance by architects and builders a very short time ago, much prejudice having been felt against it owing to the fact that some years ago certain speculators undertook to launch upon the market concrete blocks of so poor a quality that they were universally condemned. This prejudice has, however, entirely disappeared."

THE ARTISTIC TREATMENT OF CONCRETE

By O. A. ELZNER*

THE consideration of concrete from an aesthetic point of view may strike the average cement user as inappropriate and impossible, for hitherto the term "concrete" at once suggested foundations, piers, dams, abutments, and nowadays it more than likely calls to mind columns, beams, floors, walls and, in fact, the entire structural parts of buildings. But it must be evident that our experience with this new material, new only, however, in the sense of adaptation, will show that, like all our legitimate and substantial structural materials, it, too, will prove to be susceptible of artistic treatment in design. Wood and stone architecture are as old as the hills, and the art of the mediaevalist in developing true styles with these humble materials rightfully belongs to the world wonders. Brick and terra cotta can scarcely claim quite so much distinction, although in point of artistic treatment they were brought to high development in the Gothic art of Italy. Iron and steel, however, do not fare quite so well except in a small way along the lines of purely ornamental work; for when the modern rolling mill began to turn out its products of structural shapes, and engineers discovered the wonderful possibilities of riveted sections and connections, there was a great rush for structural iron and later for steel. Everything imaginable was made of it, and more in Europe than here. Bridges and viaducts, certain classes of business blocks and public buildings, even churches and cathedrals, all vied with one another in their architecture of iron and steel, and while some notable attempts achieved a measure of success, it required many years to develop an artistic style of design. And even at this late day, structural engineers as a class seem determined to ignore the application of aesthetic principles to their designs of exposed work.

But we feel quite hopeful. There has been and is much teaching and preaching of aesthetics. Schools, periodicals and municipal art societies are doing much to educate the popular taste and to create a demand for beauty in public works, and this campaign, whose influence is spreading rapidly, will undoubtedly bring designers to recognize and appreciate the necessity and propriety of combining beauty with utility in all visible constructions.

This problem will be greatly simplified in concrete work; for here, for the first time, we come to deal with a plastic material which can be moulded and modeled at will. Beauty, however, in structural design is worthy of the name only when, like beauty in nature, it has character. It must not be a servile copy of the style peculiar to some other material, but, in fact, must express the individuality of its own nature and must not dissemble.

It is just this peculiarity that we must be careful of in our concrete block architecture. At present the tendency in the manufacture of these blocks is to imitate split faces of stone ashlar. This is radically wrong in principle, and should not be tolerated. A flat, smooth face will always look well. However, if a pitched or split face is desired, let it be produced by casting the block flat and then pitching off the face with chisel and hammer just as is done with stone. The clean fracture of the concrete thus exposed will be eminently effective and artistic and will have all the merit that belongs to truthfulness. Plain concrete ashlar walls might in some cases be effectively relieved by the introduction of bands of decorated blocks with some simple ornament moulded in the face, very much as is done with terra cotta, but by no means moulded rock-faced work. It is artistically bad. The frequent and constant repetition of a few regular sizes and patterns, ruins an effect which should be counted largely as accidental, but always expressive of a fine artistic sense in the selection and grouping of the individual blocks. Artificiality, imitation and misrepresentation are stamped all over such work and can be recognized at first glance.

Solid concrete walls have a great advantage over the block walls in that they lend themselves much more readily to artistic treatment. This is especially true where they are used in suburban and country buildings, perhaps because of the touch of nature in the surroundings which more nearly accords and harmonizes with the broad treatment that can be so effectively employed in wall surfaces. Perhaps the best sources of inspiration that can be had for such treatment are to be found in the old Spanish Missions of California, which, although not of concrete, nevertheless at once suggest its use and above all are fine examples of the artistic value of broad wall surfaces relieved by exquisitely proportioned openings, judiciously spaced, and not infrequently embellished by a moderate use of ornamentation.

Let us say, then, speaking of domestic architecture, where walls are made of solid concrete, the surface should be as unbroken as possible, avoiding especially artificial jointing, of which such frequent use is made, obtained either by scratching a joint into the fresh mortar with which the surface is plastered, or after the removal of the forms, or by planting beveled wood strips on the inner surface of the forms, thereby moulding the joint directly into the concrete.

Both methods are highly objectionable, utterly senseless and aesthetically very bad, and should be shunned. In work of moderate cost, where effects are to be sought in an inexpensive, straightforward and natural way, there can be no offense taken if the concrete is left untouched after removing the forms. In fact, this method has so much merit, that it might with perfect propriety be classed as the most thoroughly artistic. That is probably just what the builders of the old Spanish missions would have done if they had had concrete to use for their buildings. To be sure, if such treatment is to be used, some care should be exercised in the preparation of the form of work, so that it will not result in the effect of a lot of patch work.

In more pretentious work several methods of treating the exposed concrete are available. A thin skin or crust of neat cement usually is found to cover the surface where concrete was deposited wet and was well tamped. This crust may be removed while still soft by means of a stream of water having some force, or by stiff wire brushes, in which cases the forms must be removed promptly and just as soon as the work will stand it. This, however, involves considerable danger, and should be done only by thoroughly experienced persons. If successfully accomplished, the effect of the rough surface thus produced is good and consistent, for it exhibits the material in its true nature and avoids all semblance of artificiality.

This treatment, however, entails so many difficulties that it will not be very popular, and it will be advisable to adopt some other simpler and safer method giving similar results. The surfaces can be tooled all over with a chisel, as in some classes of stone work, but while the result may be effective, it is rather expensive and slow work and will therefore be but sparingly used. It is difficult, too, to avoid loosening an occasional pebble or stone and thus spotting the surface with objectionable blemishes, and possibly opening up some internal cavities which are quite apt to occur and so starting a leak in the wall.

A simple and inexpensive, yet thoroughly practical method of securing an artistic effect, consists of covering the wall surface with a splatterdash coat of cement mortar applied by splashing it on with a paddle or a broom, or, better still, it may be first spread on with a trowel and then roughened by stippling with a stiff broom or brush or even a flat board, in which case the roughening is obtained by suction against the board. When such treatment as this is to be used it may be highly appropriate in some cases, and indeed quite interesting, to decorate parts of the surface with some simple panel work or freehand modeling. In case of panels, it is best and simplest to adopt sunken work, as this can be readily produced by merely planting a board or block of desired shape against the inside face of form work, which leaves its impress upon being removed from the concrete. Or else a reverse made of some artistic bit of carving or a panel, or over a door or window, or a frieze, etc., may be nailed against the forms, and the resulting impress will be thoroughly effective, although a much higher artistic value would be due to such work if it were modeled by hand directly in the cement mortar as it is applied and before it has had a chance to harden.

This sort of work is being done extensively and successfully in Germany where the modern style of "Nouveau Art" presents abundant opportunity for endless designs. It is already finding much favor in our country and ought to reach a high degree of development.

Mouldings, especially in continuous cases, if attempted at all, should be of the simplest possible design; bold, yet of moderate projections, and free from small, delicate members. Square effects and beveled projections serve very well in the place of conventional moulding and rather accentuate the character of the work and heighten its effect. Dentils of fair size can be worked in to good advantage, and with comparatively little difficulty. Such work should, however, be used sparingly on account of the impracticability of treating the surface of the resulting small members, unless great freedom and latitude are allowable without detriment to the artistic character of the design. It is particularly difficult to do this in case the walls are to be plastered over with cement mortar. Where this is done, the work should be finished under the float rather than the trowel, so as to minimize the tendency to crack or craze, a great source of annoyance and disfigurement. Trowel finish, furthermore, almost invariably produces a series of blotches of different shades and textures, which, if introduced into rough work, have much artistic value, but must be classed as nothing better than blemishes in smooth troweled surfaces. Moreover, it is extremely difficult and well-nigh impossible in plastering over mouldings or projecting band courses to keep the edges straight and true as they should be in smooth finish, with the result that the poor, slovenly workmanship imparts an air of cheapness and flimsiness to the building instead of the reverse, value and substance.

Such, then, are some of the readier methods that can be employed in producing artistic effects with concrete. This humble material, so replete with possibilities, but as yet so little understood, is manifestly destined to take an important place in

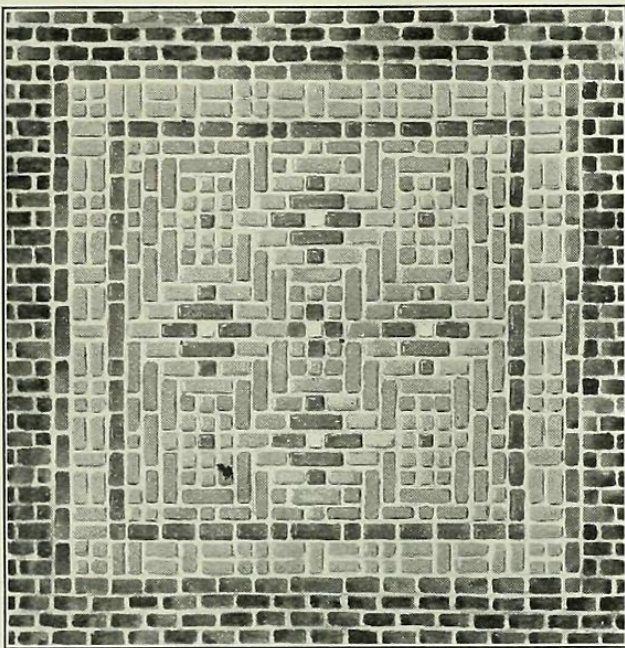
*Of Elzer & Anderson, Cincinnati, O. Paper read before the National Association of Concrete Users.

the construction of our buildings, and must therefore strongly influence their design. But it means long, continuous and close observance and study of its nature, its possibilities and its limitations. If designers will devote themselves sufficiently to this subject, as it so well deserves, they will discover in concrete a new and useful friend, and with its help will evolve a new architecture, full of life and character, strength and dignity, and all else that goes to make up a living style.

ART IN DECORATIVE BRICKWORK.

IN the facade of the Masonic Temple Building now in course of erection in West 24th st, will be one of the finest examples of decorative brickwork in New York. The panels, of which there will be 12, and which introduce into America a reproduction of the mosaic-tile work found in Persia five hundred years ago, show the remarkable skill displayed by the natives of that ancient country, where there was a great scarcity of wood, stone and other structural material. Nearly all of their buildings were of burnt clay. Much of the work was in color, some natural shades being obtained in the burning process, and others by the use of enamels and glazes. The decorative work, however, was in the form of tiles; that is, pieces with a small, uniform thickness, no bond being shown between the facing material and that used to construct the main wall.

After making a careful study of the work of the Persians and recognizing the demand for a decorative material in a burnt



clay of constructive character, Fiske & Co., Flatiron Building, which designed the panels for the Masonic Temple, developed the so-called "Persian Mosaic Brickwork," a sample of which is illustrated herewith. This mosaic brickwork is made up of three sizes of special brick, measuring from centre to centre of mortar joints $2\frac{1}{2} \times 2\frac{1}{2} \times 2\frac{1}{2} \times 5$ and $2\frac{1}{2} \times 7\frac{1}{2}$ inches, and is furnished in any combination of some 10 or 12 different colors. In the panel reproduced in the accompanying illustration 4 colors are used, namely: blue, seal brown, golden brown and gray. The panel consists of a border made up of two courses of blue brick, with a course of golden brown between them. The centre is made up of four diamonds of blue surrounded by larger diamonds of golden brown between them and the field of seal brown around them. The mortar joints are $\frac{1}{2}$ an inch wide and are raked out about $\frac{1}{4}$ of an inch, the shades of each color being varied considerably, so that the mosaic work will not have the effect of a painted design. The texture of the material is very rough, absorbing the light and giving a remarkable softness and depth of color. The beauty of the colors cannot be reproduced in the accompanying illustration, but the unique design is well indicated and the imagination can picture the effect of the deep, rich colors brought out in this example of "tapestry brick."

FRONT AND FIRE BRICK.—The wide scope of some of the corporations engaged in the manufacturing of brick is observable in the interesting catalogue of the Kreischer Brick Manufacturing Company, of 119 East 23d street, with works at Kreischerville, N. Y., established in the year 1845. Here are produced not only front brick of all shapes and many colors, but clay retorts and settings of every description; Tuft's patent gas furnace, moulded brick in large variety for belt-course, panel work and jambs, besides brick mantels of all kinds to order; plain and ornamental arches of every description, ground and moulded in any shade; cupola brick, brass and confectioner's furnace brick, fire mortar, ground fire clay, taolin, and vitrified paving blocks.

It is instructive to turn over the leaves of the catalogue and note the illustrations and descriptions of all these various products.

THE EVOLUTION OF PAVEMENTS.

PROPERTY OWNERS have in recent years become through experience fairly well informed as to the qualities of some kinds of street pavements and are in a position to make a selection, as between granite block, wood block, sheet asphalt, brick, block asphalt and macadam, and they understand the sort of traffic each is best designed to contend with. But the science of street-paving keeps moving ahead, and the faults of some of the old standard pavements stand out more conspicuously than they did awhile back. Thus, the limitations of macadam are better understood, the roughness of granite becomes less bearable, and the noisiness of certain kinds, in residential streets, seems louder in comparison with some of the new surfacing materials.

Mr. G. L. Clausen, a consulting engineer at Chicago, after specializing for twenty-eight years in municipal work, and confining himself to street pavements only, gives the results of his experience in a valuable paper in the Municipal Engineer for June, with the object of enabling the average taxpayer to observe and ascertain for himself what selection should be made when the local or home conditions are considered. He considers that brick pavements have given good satisfaction, and the quality of paving brick has been improved so it is now possible to obtain a very satisfactory brick:

The main objection to brick pavements is that they are noisy, particularly if the joints are filled with cement mortar. Of wood pavements, the untreated cedar block which was extensively used in the middle west, commonly laid on a plank foundation, has been found wholly unsuitable for its purpose and should not be used under any circumstances. The creosoted wood block are durable, if properly treated and made from suitable wood and laid on concrete foundation, but they must be laid in a careful manner and a filler must be used which admits of expansion, otherwise trouble may arise by heaving of the pavement. This type of pavement is not noisy, but it is inclined to be slippery.

At the time when large deposits of bitumen or asphalt were discovered, engineers and road builders concluded that this material would fill the want of a cementing substance for roadway material, and the asphalt and bitulithic pavements came in vogue. The sheet asphalt is extensively used because it presents a pleasing appearance and has many advantages, real and fancied, having been particularly considered a very clean and sanitary pavement. But Mr. Clausen notes these objections:

It has developed that the principle of the pavement is faulty, as the wearing surface, consisting of a mixture of bitumen and sand, does not have the resistance or strength to endure the traffic, and particularly on streets with limited traffic, the pavement will crack and go to pieces; furthermore, it is hard to keep the pavement clean because of the tendency of dirt to adhere to the surface, and unless it is kept thoroughly clean it becomes dusty, because water sprinkled on the street will quickly run off, and owing to the smooth surface it will soon evaporate.

The Warren Brothers bitulithic pavement consists of crushed rock mixed with bitumen, the crushed rock being mixed in such a manner as to form the least amount of voids, and the bitumen is used as a binder or cementing material. This pavement has a good body, it being as near a solid mass of stone as it is possible to make it in a mechanical mixture.

Early attempts to construct a pavement by forming a concrete macadam with a floated cement wearing surface were not successful, but Mr. Clausen says it is now both possible and economical to make pavements entirely of concrete:

As it is necessary with nearly all pavements to have a concrete foundation, why should not Portland cement make a good binding material for the wearing surface as well? Although the engineering profession has been a little slow in accepting this conclusion, because of the fear that the elements would seriously affect the rigid surface, and that what the elements would not do, the traffic soon would; yet, in our era of concrete construction, the idea of a concrete pavement cannot be downed. It was conceded that properly made concrete would resist the action of the elements to a remarkable extent, but the idea prevailed that a concrete surface for street traffic would be unsuitable because it would be subjected to calamities which would render the streets practically useless for any kind of travel. The fact is that actual experience has demonstrated that concrete pavements, when properly constructed, have very few objectionable features.

The Blome Company's granitoid concrete blocked pavement, at the present time, is constructed with a grooved surface resembling a pavement block, presumably done to give a better foothold for horses, and there may be no harm in so doing, as it gives the pavement a pleasing appearance. As for the chipping and loosening of the surface of the concrete, this cannot occur in a properly constructed concrete pavement. The writer has observed that the surface seems to withstand heavy traffic remarkably well. It is furthermore a sanitary pavement and is easily kept clean, as the concrete surface sheds the street dirt readily and it appears suitable for both light and heavy traffic, affording excellent foothold for horses. This pavement, although having a rigid surface, is not noisy, having a rumbling instead of the sharp clicking sound customary in block pavements.

The ideal pavement—dustless, noiseless, indestructible and easily maintained—is coming slowly. Macadam, a fine road-maker for light driving on country roads, cannot withstand the automobile. Asphalt and wood also have their limitations for small municipal pocketbooks, as they will not last forever. Is all-concrete the coming material?

—A report to the Manchester Chamber of Commerce states that a good deal of depression prevails in the Scotch steel trade, and that production, which, in normal times, is estimated at a rate, roundly, of 1,000,000 tons per annum has for over a month past not exceeded a rate of 600,000 tons per annum.

THE MANUFACTURE OF ENAMELED BRICK.

By ERNEST HARDY.*

THE clay that makes a good enamel brick will not be easily found. One way of getting around this is to mix two or more clays together in varying proportions until the desired mix is obtained. One clay would be too "fat," another too "lean," but by mixing together something might be found that would be satisfactory. Again, mixing grog with some clays will help. If the process was the two-burn, this would be one way of getting rid of the spoilt biscuit brick. Some clays work better dry pressed than plastic; some better plastic than dry pressed, and this brings us to a comparison of the two methods or processes used. The two principal processes of making enameled brick are known as the one and two-burn process. These terms explain themselves. The one-burn process consists of putting body and glaze on the unburnt brick and then firing them and finishing them at one burn. They will have to be made of either stiff mud or soft mud, stiff mud preferred, and repressed. The glaze and body may be put on while they are soft, or the brick may be dried bone-dry and then dipped, or the body may be put on while the brick is soft, then dried, and the glaze put on just before going to the kiln. The one objection to dipping the brick while they are soft is that they cannot be handled without leaving finger marks on them. Another reason is that the glaze, or body, remains soft so long that it is liable to be covered with dust and then when burned it shows black spots.

The plastic brick may also be used in the two-burn process. We have no choice with the dry pressed. These must be made two-burn. If dipped in the clay state, the expansion caused by the addition of so much water causes the face to crack and fall away from the dryer portion of the brick. The process is the same for any pressed brick up to the time that the enamel is put on. If made plastic, the brick may be set straight from the dryer, or the body may be put on and burnt in the first burning. Then the glaze would be all that would have to be put on for the second burn.

In considering the advantages of one process over another, the first thing that we shall have to look at will be the difference, if any, in cost. This is certainly in favor of the one-burn, but not to such a great extent. The extra expense of setting, burning and drawing, labor and fuel considered, would not cost over \$5 per thousand at the outside. If we get 10 per cent. more good brick by this process than by the other, it would pay to do it. It is claimed by some makers that a bigger percentage of first class brick can be got from making them by the two-burn. You can, if you figure the brick in the finished kiln alone. But if you consider the brick made from the machine as a basis, it appears different. If we make 1,000 brick at the machines and biscuit them, we would probably lose 10 to 15 per cent. in the extra handling and burning. Then, if we got 85 per cent. first quality brick from the finished kiln, we would only be getting 85 per cent., or 950 to 900 brick, not 1,000. So we would be doing just as well if we got 75 per cent. by the one-burn process. I have mentioned the loss by biscuiting. We all know that the more we handle brick the more spoiled ones we get. But where the clay needs grog, this is one way to get it.

One of the conditions on which we sometimes get orders is the time of delivery. If we are running at full capacity and selling all we make, there is no chance to stock brick. Therefore, it makes a difference whether we can deliver in two weeks or four. The one-burn has the advantage here, for if we cut out the time needed to biscuit the brick, we cut down the time from the clay bank to the stock shed from one-third to one-half. But it must not be thought that all the advantage is with the one-burn brick. A brick that has been biscuiting has had some part of the shrinkage taken out of it and all the organic matter burnt out. It may also be burnt up to the point of vitrification, and a body and glaze that matures at a lower temperature than is needed for the burning of the brick. If this is not intended, it is not necessary to burn the biscuit brick so hard. If half the shrinkage is taken out, it will be enough. But they ought to be burned up to this point, or they will be very soft and hard to handle without making rough edges and broken corners. When burned to this point they will absorb moisture very readily and can be taken to the enameling rooms, dipped, knifed and set at once. It would be impossible to do this with plastic brick, as they absorb the water from the glaze and body very slowly. The face becomes soft and they have to be partly dried before brushing and setting. In one other respect the dry pressed brick has the advantage. This is in the finish.

A repressed stiff mud brick can never be made with the same perfect face as the dry-pressed brick. All repressed brick has more or less of a wavy face. This is not so noticeable on a facing

brick, but when the same brick is covered with a bright glaze these imperfections are shown up in no unmistakable way. With a dry-pressed brick, properly dipped, there is none of this waviness. This applies to the plastic brick, whether burned once or twice. The greatest advantage the one-burn has over the two is in the cost of equipment. Under the two-burn process more kilns would be needed to handle the same output than under one-burn. A kiln holding 45,000 to 50,000 English size biscuit brick would hold 25,000 to 30,000 of the same sized brick when set as finished ware. These brick might be set in saggars, when the same kiln would only hold 7,500 to 10,000 (Bricks are made this way sometimes, but where the profit comes in I have never been able to find out.) So we should need about two biscuit kilns to three finished burn kilns, and as kilns cost considerable, what has been said certainly seems to favor the one-burn process, and this is the cheapest way oftentimes. But when all has been said and done, the way they are made will not always be the way you want to, but the way you can, and this way will depend entirely on the clay you have.

I could go on and tell you just what kind of a clay is needed, and you may be able to find just such a clay, which, when tested, will be just what you don't want. What I am going to say is only in a general way. A clay to be near right must burn to a light color, with a shrinkage of not over 1 inch to the foot, less would be better. It should be free from iron, for if it has too much, it is liable to burn out and show through the face, giving the brick a mottled appearance. Too much lime is bad. If made by the stiff mud process, it should be free from laminations. The amount of alumina to silica should be about one to three. It should be able to stand up and keep its shape at a higher temperature than the point of vitrification, that is, the range of temperature should be wide between the point of vitrification and fusion.

Concrete Piles.

The Raymond Concrete Pile Company, of New York and Chicago, has issued a new catalogue descriptive of the Raymond system of concrete piling. The catalogue is of the standard size recommended by the American Society of Mechanical Engineers, 6x9 inches, and contains 22 pages of text. After the preface—which briefly takes up the various points in favor of concrete piles as opposed to wood piles, and more particularly the superiority of Raymond concrete piles—there follow all chapters which take up the method of making Raymond piles, the influence of the shell upon the permanence of the piles, the advantages of the tapering shape of Raymond piles, the economies, placement, reinforcement, carrying capacity, cost, standard sizes and specifications of Raymond concrete piles. These chapters are illustrated with a photograph showing a Raymond pile core and shell, as well as drawings illustrating the relative economy of Raymond piles. The last two pages contain a list of some users of Raymond concrete piles, among whom will be found the leading architects, engineers, railway and industrial companies in the country. A copy of the catalogue can be obtained on application to any of the company's offices, which are located in the principal cities.

Concrete Machinery—1908 Models.

A handbook of concrete machinery illustrates and describes in some detail the machinery manufactured by the Ransome Concrete Machinery Co., 11 Broadway. The main line of this machinery is the Ransome non-tilting batch concrete mixer, which, however, is only one of a long list of devices, apparatus and tools manufactured by this firm for mixing concrete, for handling concrete and concrete materials, for depositing and compacting concrete and for finishing concrete surfaces. These other devices and tools are, like the Ransome mixers, illustrated and described in detail. Features of the book, on which some stress is laid, are the technical discussions of different types of mixers, the descriptions of labor and cost saving methods, and the exact and careful descriptions of the various devices and methods used in practical operation.

—Out of 58 cities in the German Empire having a population of 50,000 or more, 44 own and operate gas works, 38 operate electric light plants, 10 street railroads and 43 water works. From the electric lighting plants it is stated that \$4,200,000 a year has been cleared, but the allowance for depreciation is not given. It is estimated that German municipalities now have nearly \$1,000,000,000 invested in plants for public utilities. In the opinion of Mr. Norton, the American Consul at Chemnitz, there is little evidence that municipalities will invade indiscriminately the field of general industrial competition. "Municipal control is established when there is simply the choice between a public and a private monopoly, as in the case of gas, water, electricity, etc., or else when the desirability of a utility is unquestioned, but the uncertainty as to profitable returns fails to attract private capital."

*From a paper read before the Illinois Clay Workers' Association.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

PRICES CURRENT.

BRICK.—Hudson River brick cargoes are coming in and going out of the wholesale market at a rate not materially changed from past weeks, and prices are not quotably different. Manufacturers and dealers hear that a large amount of new work is being figured, and that there will be an improvement after election.

Statistics collated by the Geological Survey are to the effect that the common brick production in this State last year was 14.08 per cent. less in quantity than in the previous year, and 23.35 per cent. less in value. Eighty-six per cent. of this decrease in quantity was in the Hudson River region.

In the whole country last year a production of 9,795,698,000 common brick was reported, valued at \$58,785,461, a decrease in quantity of 2.31 per cent. and in value of 4.10 per cent., as compared with the production and value of the output in 1906.

The leading States in the production of common brick are Illinois and New York. A large increase in the production in Illinois and a decrease in the output of New York in 1907 reversed the positions previously held by the States and put Illinois in the first place. If value of product be accepted as the standard, however, New York held first place in 1907, as in 1906. A production of 1,494,807,000 common brick, valued at \$6,499,777, or \$4.35 per thousand, was reported by Illinois in 1907, as against 1,195,210,000 brick, valued at \$5,719,906, or \$4.79 per thousand, in 1906—a gain in the later year of 25.07 per cent. in quantity and of 13.63 per cent. in value. New York's product was reported at 1,319,416,000 brick, valued at \$7,056,453, as against 1,535,579,000 brick, valued at \$9,205,981, in 1906.

| BRICK. | Cargo Lot, Per M. | \$5.00 |
|------------------------------------|----------------------|--------|
| Hudson River, Common..... | \$4.50 | \$5.00 |
| Hudson River, Light Hard..... | 3.00 | ..... |
| Hudson River, Pale..... | ..... | ..... |
| New Jersey, Hard..... | ..... | ..... |
| Croton Point—Brown, f. o. b..... | 12.50 | ..... |
| Croton Point—Dark and red..... | 12.50 | ..... |
| Fronts: | | |
| Bufs, No. 1 (delivered at bldgs.) | 21.00 | 26.00 |
| Greys, various shades & speckled.. | 25.00 | 31.00 |
| White, No. 1..... | 27.00 | 30.00 |
| White, No. 2..... | 20.00 | 25.00 |
| Old Gold..... | 28.00 | 30.00 |
| Enameled: | | |
| English size..... | 70.00 | 75.00 |
| American size..... | 60.00 | 65.00 |
| Seconds, etc..... | 40.00 | 45.00 |

CEMENT.—With moderate business as the rule, there are a few exceptions where mills are running under good headway. A better business was booked during September than in August, and the shipments in August exceeded those in July. The pursuit of trade is keen, and some concerns have been very successful in adding to their list of customers. Reports current in the trade are to the effect that mills in the Middle West have been quoting prices to the Eastern market, but thus far without results. The Pennsylvania terminal work is taking considerable cement. The National Fireproofing Company's sub-contract for Nazareth cement, through Fredenburgh & Lounsbury, may ultimately take about fifty thousand barrels. The Atlas Portland Cement Company reaffirms its September price, of \$1.48 to \$1.55, for October.

An announcement is made that American Cement Engineering Company, 315 Fifth av, New York, has entered into contracts under the terms of which it will construct for the Knickerbocker Portland Cement Company two cement plants on the Hudson River. Work will

start almost immediately on the rebuilding of the 2,000-barrel plant at Hudson, N. Y., its capacity to be raised to 6,000 barrels, the engineering company promising to have the plant in condition to reach a production at the rate of 2,000,000 barrels annually by the later part of next spring. The construction of the plant on the other side of the Hudson River, near Catskill, will be started early next year, and the plant will be completed and in operation about a year from the date the foundations are started. Both contracts provide for machinery of the highest efficiency and factory construction generally of the most solid type. It is said that from an electrical standpoint these plants will mark the advances made in recent years. The Knickerbocker Portland Cement Company has acquired about 1,400 acres of high-grade limestone, shale and clay lands on the east bank of the river, and more than 500 acres of equally valuable land on the west bank, with ample railway and water shipping facilities on both properties.

CEMENT.

| | | |
|--|--------|----------|
| Rosendale, or Natural, in wood, per bbl..... |@ | \$0.95 |
| Portland, Domestic, in cloth*..... | ..... | 1.48 |
| (*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.) | | |
| Manufacturers' Quotations: | | |
| The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given: | | |
| Atlas Portland..... | \$1.48 | @ \$1.55 |
| Alsen (American) Portland..... | 1.48 | ..... |
| Vulcanite..... | 1.48 | 1.53 |
| Trowel Portland..... | 1.48 | ..... |
| Nazareth..... | ..... | ..... |
| Dragon Portland..... | 1.48 | ..... |
| Atlantic..... | 1.48 | ..... |
| Dyckerhoff (German) Portland..... | 2.45 | ..... |
| Alsen (German) Portland..... | 2.35 | ..... |

GLASS.—Jobbers report a steady business of moderate dimensions. Manufacturers' discounts, from manufacturers' list of January 1, 1901, are as follows: For A single and double strength Glass, 90 and 15 per cent.; for B single and double strength Glass, 90 and 20 per cent. Eastern jobbers' quotation from jobbers' list, October 1, 1903, for all sizes of single and double strength Glass, covering the territory east of Chicago, is 90 and 20 per cent. discount.

IRON, STEEL, ETC.—Independent mills and the small fabricators continue to shade prices for structural materials, with the result of tempting out considerable business, but are refusing to quote for future business on the same basis. Political uncertainties are apparently keeping back a large number of contracts, but at the same time business is better than it was a fortnight ago, and there is much that cannot be held back. Investors and contractors are coming around to the idea that price schedules are dragging on the bottom, and the large business now in sight is certain to raise them higher.

It is estimated that the total structural work now projected in the country is close to the 500,000-ton mark. There is, moreover, an increasing volume of specifications on old contracts coming into the mills, and plants are increasing their out-turn.

Charles T. Wills has the general contract for the Emigrant Savings Bank, which will require 5,000 tons of structural steel. At this writing the steel work has not been given out.

Milliken Brothers have taken two local contracts—the Ardell Apartment House and the Martin Building, on the southeast corner of 32d st and Broadway—a total of 2,000 tons of steel being involved. Also,

the contract for the Hotel Richelieu, at San Francisco.

Among the structural work pending is 5,000 tons for the Ritz-Carlton Hotel, 1,800 for the Interborough work, 4,000 for the New York Central in Buffalo, the 7,000 tons for the Kentucky River bridge for the Queen & Crescent, the 6,000 tons for the Carolina-Clinchfield, the work for the Harriman lines, the Norfolk & Southern, and various other railroad jobs, which, taken together, mean an enormous tonnage.

In the Chicago district the prospective orders foot up fully 80,000 tons, and in the East fully as great a tonnage is awaiting the arrangement of some details, and the business will be brought out at an early date.

In the Pittsburgh district contracts were given out for 1,600 tons for the First National Bank building, 2,000 tons for a 12-sty office building in Houston, Tex., 500 tons for a blast furnace and boiler house in the South, and 200 tons for a new Masonic temple in Youngstown. All of these orders were taken by the Pittsburgh Steel Construction Company.

The hardware trade allied to building lines notes a hesitancy on the part of retailers to place orders, but this is believed to be only a temporary circumstance, because stocks are low and replacements are necessary. Prices on heavy hardware are generally firmer than the extreme low levels, but are still very inviting for buyers. The demand for wire nails continues strong.

The American Bridge Company booked orders for about twenty thousand tons of structural steel during September, and 62,000 during the quarter.

Last year the total contracts taken by all interests during the nine months ended with September were 785,000 tons; this year they have aggregated only 413,000 tons. Building orders now pending amount to 20,000 tons in the East and 20,000 tons in the West.

PIG IRON.

The following are the nominal delivered prices at tidewater for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

| | | |
|------------------------------------|---------|-----------|
| Northern: | | |
| No. 1 x Jersey City..... | \$17.25 | @ \$17.75 |
| No. 2 Foundry x Jersey City..... | 16.75 | 17.00 |
| No. 2 Plain..... | 15.75 | 16.25 |
| Southern: | | |
| No. 1 Foundry, steamship dock..... | 17.50 | 17.75 |
| No. 2 Foundry, spot..... | 16.75 | 17.25 |
| No. 3 Foundry..... | 15.75 | 16.25 |

STRUCTURAL.

| Beams and Channels, 15-in. and under..... | From store. |
|---|-----------------|
| Angles..... | \$1.76 @ \$2.25 |
| Tees..... | 1.76 2.25 |
| Zees..... | 1.81 2.35 |
| Zees..... | 1.81 |

BAR IRON FROM STORE (National Classification).

| | |
|------------------------------------|--------------|
| ROUND AND SQUARE IRON. | |
| 1 to 1½, base price..... | @ \$1.90 |
| ¼ to ¾ in..... | 1-10c. extra |
| 1 to 1½, base price (nominal)..... | @ \$1.75 |

FLAT IRON.

| | |
|---|-------------|
| 1½ to 4 in. x ½ to 1 in., base price..... | 1.90 |
| 1½ to 4 x ¼ x 5-16..... | 2-10c extra |
| 2 to 4 in. x 1½ to 2 in..... | 5-10c extra |
| 4¼ to 6 in. x 11-16 to 1½ in..... | 4-10c extra |
| Norway Bars..... | 3.60 8.75 |
| Norway Shapes..... | 3.75 4.00 |
| Machinery Steel, Iron finish, base..... | 1.90 |
| Soft Steel Bars, base or ordy sizes..... | 1.90 |
| Tool Steel, regular quality..... | 7.00 |
| Tool Steel, extra quality..... | 13.00 |

SOFT STEEL SHEETS.

| | |
|-----------------------|------------|
| ¼ and heavier..... | 2.55 |
| 3-16..... | 2.65 |
| No. 8..... | 2.65 |
| Blue Annealed: | |
| No. 8..... | 2.50 |
| No. 10..... | 2.50 |
| No. 12..... | 2.55 |
| No. 14..... | 2.60 |
| No. 16..... | 2.70 |

| | (One Pass R.G. cleaned— Cold Rolled. American.) |
|-------------|--|
| No. 16..... | \$2.90 \$3.80 |
| No. 18..... | 2.95 3.40 |
| No. 20..... | ..... |
| No. 22..... | 3.00 3.35 |
| No. 24..... | ..... |
| No. 26..... | 3.05 3.40 |
| No. 27..... | 3.10 3.45 |
| No. 28..... | 3.20 3.50 |

RUSSIA, PLANISHED, ETC.

Table listing prices for Genuine Russia, Patent Planished, Galvanized iron jobbing, and Metal Laths.

SOLDERS.

Table with columns Case and Open, listing prices for Half and Half and No. 1.

SPELTER.

Table listing prices for Ton lots.

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward.

Table listing prices for About 40-lb. coating, About 30-lb. coating, About 20-lb. coating, About 15-lb. coating, and About 8-lb. coating, box.

PIG LEAD.

Table listing prices for Ton lots and Less.

LATH.—Stronger competition for lath in other sections has forced the market up to a very firm \$3.15 basis, for cargo lots; and as receipts have been moderate, it is predicted that quotations will hold at or above this figure for some time to come.

LATH.

Table listing prices for Round wood lath and Eastern Spruce, slab.

LIME.

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

Table listing prices for Pennsylvania, State common, Rockland-Rockport, and Select finish, per 350 lbs., net.

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

Add 25c. to above figures for yard rates.

Berkshire Finishing, large bbls. @ \$1.50

LUMBER.—An improved demand for mill products and a stronger position of shippers in the matter of prices are real conditions in the lumber market.

Hemlock sees but little change from week to week, and the base price continues to play between \$19 and \$20. Hardwoods are dull. Plain oak is in large supply and weak; quartered oak and poplar are firm; mahogany is not in an excessive supply and prices are not quotably changed.

North Carolina pine is the strongest department in the lumber trade, taking the country over, and the Lumberman's Review remarks:

"If you are a seller of North Carolina pine, and have developed the habit of complaining because of the dull market and the unsettled price list, it is high time for cutting out the habit. Most of the mills are again heavily oversold on practically all grades and sizes, and are experiencing the delightful change of handling a sellers' market, and are turning down scores of orders from sheer inability to fill same from current production. Sounds like an echo from 1899-1907, but it is really a live, active demonstration in September, 1908."

Yellow pine has also advanced to a stronger position, generally speaking, in such lies as flooring, ceiling and partition, which are finding a ready market throughout the country. White pine prices are a little shaky, as the demand is light.

Within a month there has been a strong buying movement in the wholesale market for New England, particularly for N. C. pine, long leaf yellow pine and spruce. Much of it is owing to current consumption, but more to the fact that retailers have come to the conclusion that prices will be no lower and that it is time to replenish shrunken stocks.

SPRUCE.

Table listing prices for 2 inch cargoes, 6 to 9 inch cargoes, and 10 to 12 inch cargoes.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$19@20 per M.

PINE, YELLOW—Long Leaf.

Table listing prices for Building orders, Yard orders, Ship stock, Heart face siding, 1 in. wide boards, 1 1/2 in. wide boards, 2 in. wide plank, Kiln dried sap siding, Kiln dried sap siding, Yellow Pine Box Boards, and Yellow Pine Stepping.

LONG LEAF YELLOW PINE FLOORING.

Table listing prices for "A" Heart face rift, "B" Heart rift, "C" Heart rift, "A" Rift, "B" Rift, "C" Rift, "A" Flat, "B" Flat, "C" Flat, No. 1 Com., No. 2 Com., "A" Heart Rift, "B" Heart Rift, "C" Heart Rift, "A" Rift, "B" Rift, "C" Rift, "A" Flat, "B" Flat, "C" Flat, No. 1 Com., and No. 2 Com.

WHITE PINE.

Table listing prices for Good Uppers, Shelving, Cutting up, No. 2 Dressing Boards, No. 1 barn boards, No. 2 barn boards, and No. 3 barn boards.

HARDWOOD FLOORING.

Table listing prices for K. D. Bored, End Matched or Butted and Bundled, 13-16 Oak, Clear quartered white oak, Select quarter-sawed white oak, Clear quartered red oak, Select quarter-sawed red oak, Clear Plain sawed white oak, Select P. S. white oak, Clear plain sawed red oak, Select P. S. red oak, Common oak, red and white, No. 2 Factory or common oak, red and white, Plain Oak, 4 in. 1st and 2ds, 5-4, 6-4 and 8-4 in. 1st and 2ds, 4 in. Common, 5-4, 6-4 and 8-4 in. Common, 4-4 in. Culls, 5-4, 6-4 and 8-4 in. Culls.

HARDWOOD.

Table listing prices for White Ash, Brown Ash, Basswood, Red Birch, White Birch, Cedar, Cherry, Chestnut, Cypress, Elm, Hazel, Maple, Walnut, Culls, and Yellow Poplar.

PAINTS, OILS, ETC.—All grades of lead products have sustained a slightly decreased demand, more particularly in red lead. White lead is still moving fairly well, for both dry and in oil. American zincs are going out in larger volume than for some weeks previous.

In shellac a fairly good jobbing trade is noted, but with orders for round lots generally in abeyance. The aggregate of business in dry colors is somewhat less

than normal for this season. A recession in the card prices of State and Western linseed oil was noted during the week. City raw is essentially unchanged.

OILS, City Prices.

Table listing prices for Linseed Oil, raw and boiled.

PAINTS, Dry.

Table listing prices for Lead, Litharge, Ocher, Venetian red, Tuscan red, Yellow chrome, Vermillion, Oxide zinc, and Oxide zinc, French.

PAINTS IN OIL.

Table listing prices for Lead, Blue, Brown, Green, Sienna, Umber, and Umber, burnt.

STONE.—Contractors report more plans offered for estimates and that contracts are slower in coming out.

E. J. Johnson Co., 38 Park Row, has this week issued the latest number of the "Slate Buyers' Bulletins," from which is selected the following opinion of the business situation:

"The building business generally is showing a marked improvement over the conditions prevailing the first part of the present year, and the slate roofing business in particular gives promise of unusual volume because of the increased preference for slate roofs, due to a growing knowledge of the superior virtues of slate. This situation is clearly shown by the present low stocks in many of the standard grades of roofing slate and large orders now booked for future shipment, making it quite certain that stock for fall shipment will be low."

The Woodbury Granite Co. has taken the contract for the Federal Building, at Grand Rapids, Mich. The contract price is close to \$250,000, and the Woodbury Granite Co., of Hardwick, has been awarded the contract to cut, carve, deliver and set all the granite work required for the exterior of the building. The granite work is carried to the second story level, with plain rustication. The upper story windows are flanked by granite columns set in the wall and capped with panels. At the corner windows there are elaborate pediments.

The New England Granite Works, 489 Fifth av, have the sub-contract for the granite of the Connecticut Library and Supreme Court building, to be erected in Hartford. It is to be cut from Bethel white granite from Bethel, Vt., and the cutting will be done in Westerly and Concord. It is expected that this will insure to Westerly cutters some seven or eight months of steady work, which is a fine prospect for this season of the year. The cutting will commence just as soon as the stock can be received.

STONE—Wholesale rates, delivered at New York.

Table listing prices for Nova Scotia in rough, Ohio freestone, Minnesota freestone, Longmeadow freestone, Brownstone, Scotch redstone, Lake Superior redstone, Granite, Granite, grey, Granite, black, Granite, Milford pink, Granite, Picton Island red, Granite, Picton Island pink, Limestone, buff and blue, Kentucky limestone, Caen, Portage or Warsaw stone, Vermont white building marble, South Dover building marble, Bennington building marble, Georgia building marble, Tennessee marble, Wyoming bluestone, and Hudson River bluestone.

BUILDING OPERATIONS.

Fifty-seventh Street Project to be a Hotel.

57TH ST.—The new 12-sty building for which Architects Schwartz & Gross, 347 5th av, are now completing plans, to be situated at No. 118 West 57th st and 109 to 121 West 56th st, with 175 ft. fronting in 56th st, it is now announced will be a hotel building, of a high type of construction. Particulars regarding the nature of this project have heretofore been withheld. The construction and equipment will be of the best fireproof methods and materials, and will contain all of the latest conveniences and appointments. The name of the new hotel has not been selected definitely. The work of demolishing the old buildings has been completed, and the excavating is being done by Canavan Bros. Co. The new structure will adjoin the new Lotos Club and will cost approximately half a million dollars. The architects state that all bids are in for the general construction, and that the award of all contracts will be made in a day or two. The operation is to be completed and ready for occupancy by October, 1909. The owners are known as the Great Northern Company.

A Large West Point Contract.

WEST POINT.—The contract for erecting the gymnasium, the chapel, the chaplain's quarters, the quartermaster's quarters, and 4 sets of double officers' quarters (eight buildings in all), has been awarded to Charles T. Wills (Inc.), 156 Fifth ave. Bids for the buildings were advertised for, to be submitted on or before June 3. The specifications provided that a percentage would be paid on the total cost of construction named by bidders. The Wills bid was for \$924,810, on a 6½-per-cent. commission, making the total \$984,922. Other bidders were the J. H. Parker Co., J. E. & A. L. Pennock and the Thompson-Starrett Co. The Parker Company, which submitted the low bid, has filed a protest with the War Department. The Parker bid was for \$749,000, on a 4-per-cent. basis, making the total cost to the government \$772,480. The architects are Cram, Goodhue & Ferguson.

Department Store for the McAdoo Terminal Site Up-town.

6TH AV.—It was learned on Friday that plans for the improvement of the up-town terminal site of the Hudson and Manhattan Railroad Company, at 6th av, 32d and 33d sts, in Greeley square, have now been practically settled upon by the Hudson Companies who have given a long-term lease of the property to an out-of-town concern, who will immediately erect a large department store, covering the whole plot, which measures 250x300 feet. The railroad company will have an entrance with the subway at the 6th av and 32d st corner of the building, the same as the other stations along 6th av. The plans are being prepared in another city. It was previously announced that the Hudson Company would erect a twenty-story terminal and hotel building, but the plan was abandoned. No building contract has yet been awarded.

Building for West 63d Street.

63D ST.—Announcement was made on Thursday that building operations are to be begun immediately for the construction of either a studio or apartment building at No. 28 West 63d st by Butler Davenport, of No. 66 West 38th st. The plans have been prepared by architect Erwin Rossbach, No. 2010 Broadway, which call for at least ten stories, cover-

ing a plot 22x90 feet, to cost in the neighborhood of \$150,000. The excavating has already been completed. Messrs. Potter & Foubister, builders, Terminal Building, No. 103 Park av, will have the general contract. Plans have been under contemplation by Mr. Davenport for some time past for the erection of a new theatre in connection with the above structure, but this operation has been laid over indefinitely.

Building Two-Family Dwellings in the Bronx.

BRONX.—The Meehan Building Company, James F. Meehan, president, Hunts Point road, has purchased the block front in the westerly side of Manida st, between Lafayette and Garrison avs, in East Bronx, and will begin immediately the construction of a number of two-family houses, to be ready for occupancy in the early spring. The George F. Johnson's Sons Company, Westchester and Prospect avs, will also erect a row of twelve similar dwellings in the easterly side of Manida st. This style of building has proved to be one of the most successful, with view to investment and opportunity standpoint, in this section of the city. The contract has been let for street-paving, constructing sewers and gas mains.

Squire & Wynkoop Plan Large Country House.

COOPERSTOWN, N. Y. — Messrs. Squires & Wynkoop, No. 44 Cortlandt st, Manhattan, have just been commissioned to prepare plans for the construction of a handsome frame country house, to cover a plot 40x150 feet, at Cooperstown, N. Y., for Mr. W. E. Guy, of Princeton, N. J. The architects are now taking preliminary figures on the general contract from a selected list of builders. The building will be surrounded by spacious grounds, and there will be a private lighting plant, stables and out-buildings erected.

Union Hill to Have \$50,000 Office Building.

UNION HILL, N. J.—The property at the southwest corner of Bergenline av. and Franklin st., having a frontage of 44.5 feet on the avenue and 82 feet in the street has been purchased by the Harvard Realty Company, of No. 128 Broadway, Manhattan. As soon as plans have been completed, the company will start the erection of a four-story store and office building, of brick construction measuring 44x80 feet, to cost \$25,000.

Apartments, Flats and Tenements.

MANHATTAN.—Chas. Faruolo, 45 East Houston st, owner, will alter the 5-sty flat No. 233 West 19th st at a cost of \$5,000. C. H. Dietrich, 143 West 125th st, is the architect.

MANHATTAN.—F. S. Schlesinger, 1770 Madison av, is making plans for extensive changes to the 4-sty flat building No. 444 West 33d st. Jacob Hirsch, 25 West 87th st, is the owner.

MANHATTAN.—Joseph H. Jones, 950 Ogden av, will erect four 5-sty brick flat buildings on the east side of Anderson av, near Jerome av, from plans by L. J. Phye, 950 Ogden av.

MANHATTAN.—Adolph Mertin, 33 Union sq, is planning for extensive interior alterations to the 7-sty apartment No. 75 East 81st st for Mrs. Alice Miller, 15 East 81st st.

MANHATTAN.—H. Horenburger, 122 Bowery, is preparing plans for \$30,000 worth of changes to the two 5-sty flats, Nos. 211-213 Henry st, for the Workman Circle, 24 Rutgers st.

MANHATTAN.—The 4-sty flat building Nos. 408-412 East 77th st, owned by F. H. Werner, 410 East 77th st, will be improved at a cost of \$5,000. J. C. Watson, 217 West 125th st, is planning.

MANHATTAN.—The 4-sty tenement No. 214 East 120th st, owned by Richard Webber, 210 East 120th st, will be improved at a cost of \$10,000. B. & J. P. Walther, 147 East 125th st, are planning.

MANHATTAN.—Chas. A. Topkin, 64 Ann st, is preparing plans for \$8,000 worth of changes to the 5-sty tenement northwest corner of 3d av and 43d st, owned by Eliza Kennedy, 142 West 73d st.

ALBANY, N. Y.—Wm. J. Obenaus, 119 State st, Albany, has completed plans for an apartment house for the Wareham Co., owner and builder, 83 State st. Cost about \$75,000. Two other similar buildings will be erected later.

MANHATTAN.—Samuel Sass, 23 Park row, is preparing plans for a 6-sty flat building, 43x90 ft., for the Lincoln Holding Co., 444 East 141st st, to be situated at the southwest corner of Amsterdam av and 171st st, to cost \$60,000.

MANHATTAN.—Neville & Bagge, 217 West 125th st, have completed final plans for the 6-sty apartment house, 98.11x irregular, which the Times Realty Co, 3089 Broadway, will erect at the northeast corner of Fort Washington av and 162d st, to cost \$175,000.

MANHATTAN.—Thain & Thain, 4 East 42d st, are preparing plans for a 6-sty high-class flat building, to cover a plot 86.7x100 ft., in the south side of 144th st, 550 ft. east of Broadway, to cost about \$120,000. The Young Realty & Construction Co. will erect the building.

Banks.

RENSSELAER, N. Y.—The Rensselaer County Bank of Rensselaer is planning to erect a new building.

Churches.

ALBANY, N. Y.—Work will not be resumed on the new St. Anthony's church until spring.

LOWELL, MASS.—Plans are being prepared for an edifice to be erected at Liberty and Hastings sts for the congregation of Branch St. Baptist Church.

Changes have been made in the original plans, the most noteworthy being to arrange to have the church and residence of the priest separate. Originally it was intended to have the two together.

WEST ALBANY, N. Y.—The church and school building, at West Albany, of St. Francis de Sales congregation, Rev. Fr. Scully, pastor, was practically destroyed by fire Sept. 15. Rev. Scully announces that plans will be prepared for rebuilding at once.

DUNKIRK, N. Y.—The probability is that the contract for the new church and rectory of the Italian church of the Holy Trinity will be let within a few days. If so work of breaking ground for the buildings will be started as soon as possible. Several bids are now in hand.

BRONX.—Work will be begun at once on the group of new buildings to be erected for the Roman Catholic Church of the Madonna on 151st st, east of Morris av, which are to comprise a 3-sty church and rectory, a 2-sty school and a 3-sty parochial dwelling, to cost respectively \$21,500, \$30,000 and \$7,500. John E. Kerby, 481 5th av, is the architect.

HOBOKEN, N. J.—Negotiations are in progress between Rev. Father Preston, rector of St. Lawrence's Roman Catholic Church of Weehawken and the Hoboken Land and Improvement Co., for the purchase of the property at Park av, and Fifteenth st. If the arrangements are

satisfactory the church, which is a comparatively new building will be moved from its present site in Nineteenth st, to the new property on Park av. St. Lawrence's is a small but rapidly growing parish and in a few years the members hope to replace the frame building, which is now in use for a church, with a modern stone structure.

Dwellings.

RIDGEWOOD, N. J.—Herman Fritz, Ridgewood, is preparing plans for two residences at Ridgewood, N. J., to cost \$12,000.

MALBA, L. I.—The Malba Land Co., of New Haven, Conn, will build on the Boulevard, s s, 250 Malbane Drive, Malba; a 2-sty \$8,000 dwelling 42x47 feet.

NUTLEY, N. J.—Herman Fritz, of Ridgewood, N. J., is preparing plans and will receive bids for a dwelling, 38x42 ft., at Nutley, N. J. Estimated cost is \$8,000.

JAMAICA, L. I.—F. Biedenkapp, Cedar Manor, owner and architect, will erect in Washington st, e s, north of Powell pl, Jamaica; four 2-story frame dwellings.

BROOKLYN MANOR, L. I.—Elmwood st, n s, 170 w Manor av, Brooklyn Manor; will be improved by Gibson Bros, 352 Fulton st, Jamaica; with one 2-sty, dwelling to cost \$6,000.

ARVERNE, L. I.—Ramberg & Ramberg, architects, have completed plans for a new dwelling, to be situated at Morris av, n w corner Clarence st, Arverne; for owner, T. F. Butler, of Arverne;

EVERGREEN, L. I.—Elm av, s s, 204 e Buckham av, Evergreen; will be improved by Chas. Grosch, 1515 Green av; with two 2-sty brick dwellings to cost \$8,000. L. Berger & Co., are the architects.

JAMAICA, L. I.—The Gatehouse Const Co., 207 Railroad av, will begin the erection at once of a two-story brick dwelling, 20x60 feet, on Flushing av, w s, 168 n Shelton av, Jamaica; to cost \$8,000.

GLENDALE, L. I.—Flushing av, w s, 125 n Shelton av, Glendale; will be improved by the Gatehouse Construction Co., 207 Railroad av, with two 2-sty brick dwellings, 20x60 feet, costing \$8,000.

LONG BEACH, L. I.—Architect Lewis R. Kaufman, 7 West 38th st, Manhattan, is preparing plans for a number of stucco, frame dwellings for Wm. H. Reynolds, to be erected at Long Beach.

QUEENSBOROUGH HILL, L. I.—Chas. Halleck Co., 110 West 34th st, Manhattan, will erect in Camden st, w of Hillcrest av, Queensborough Hill; two 2-sty, frame dwellings 20x34 feet, to cost \$7,000.

BELLE HARBOR, L. I.—The Arverne by the Sea Co., 21 State st, Manhattan, will improve Washington av, n e corner and Deniston av, Belle Harbor; with one 2-sty dwelling, 30x40 feet, costing \$8,000.

FLUSHING, L. I.—Dennis F. Kenna, Amity st, Flushing, will soon begin the erection of a 2-sty, frame dwelling, in Amity st, n s, 125 Boerum av, to cost \$4,200. A. R. Richardson, is preparing plans.

RUTHERFORD, N. J.—C. J. Van Winkle, 257 Main av, Passaic, is preparing plans for two dwellings, 32x38 ft., for F. C. Ogden, Ridge road and Addison av, Rutherford, N. J. Estimated cost is \$12,000.

ROCKAWAY BEACH, L. I.—Work will be started on a new residence for E. Cojean, 42 Kneer av, Rockaway Beach, to be erected on Park av, w s, 434 s Boulevard, 2-story frame, 40x60 feet, costing \$12,000.

RED BANK, N. J.—Frank L. Blaisdell is the head of an enterprise that is going to build 34 houses at Red Bank at a cost of \$3,000 each. The houses will be built on the Throckmorton estate, fronting in Gillespie st.

ROCKAWAY BEACH, L. I.—Mrs. C. F. Stradt Muller, of Rockaway Beach, will build on Columbus av, w s, 300 n Wash-

ington av, Rockaway Beach; a 2-sty residence 26x36 feet, to cost \$5,000. G. H. Closs is the architect.

RICHMOND HILL, L. I.—The northwest corner Cedar st and Liberty av, Richmond Hill; will be improved by Ed. Neuberger; with a two-story frame residence, 38x49 feet, to cost \$4,000. G. W. Forbell, jr; is the architect.

ROCKAWAY PARK, L. I.—Architect W. T. Kennedy & Co., 462 Boulevard, Brooklyn, have prepared plans for a 2-sty, brick \$11,000 dwelling, to be erected on Columbus av, w s, 260 s Triton av, Rockaway Park; for Chas. Troutman, of Jamaica.

GLENDALE, L. I.—At Glendale, Finders & Buser, 43 Ralph st, Ridgewood, will improve Myrtle av, n s, 53 w Webster av, with four 2-sty brick stores and dwellings, 20x60 feet, to cost \$16,000. L. Berger & Co., 300 st. Nicholas av, Bklyn, are the architects.

HASTINGS-ON-HUDSON, N. Y.—At River View Manor, Hastings-on-Hudson, Arthur T. Remick, arch't, 5 West 31st st, Manhattan, has prepared plans and specifications for a stone and shingle residence for Otis D. Bell. Bids are being received by the Architect.

FLUSHING, L. I.—The Meriden Building Co., Benjamin B. Woog, president, has purchased from the Broadway-Flushing Co. 40 lots in 25th st, in Broadway-Flushing. Plans are in preparation for the erection of 20 semi-detached 2-family houses of brick and stone. Each house will occupy a plot 40x100.

ELIZABETH, N. J.—Preparations are on foot for the erection of a group of new dwellings in El Mora. Frank J. Fair, J. Harry Leahy, Jr., Joseph A. O'Brien and Frank Pfaff are contemplating building in the vicinity of Palisade and Colonia roads. In the course of a few months there will be built several cottages, a number of them costing close to \$5,000.

JERSEY CITY, N. J.—From plans by Architect E. E. Quaife five one-family houses are to be erected in Oak st, between Jackson and Bergen avs, by Messrs. Scott & Steadman, of Bayonne. Specifications will call for Boynton ranges and furnaces, tiled vestibule and bathrooms, Standard Manufacturing Company white enamelled sinks and bath tubs, and enamelled brick kitchen fireplaces. The architect has taken estimates on the construction under separate contracts.

Factories and Warehouses.

POUGHKEEPSIE, N. Y.—Smith Bros., are planning an addition to their cough-drop factory.

PHILLIPSBURGH, N. J.—John Ramsay & Sons, of Paterson, who recently purchased the plant of the W. H. Ashley Silk Co., are arranging to double the present capacity of the plant.

JERSEY CITY, N. J.—Architects John T. Rowland, Jr., and Frank Eurich, Jr., 15 Exchange pl, Jersey City, have plans ready for estimates on a warehouse for the P. Lorillard Co., 111 1st st, to be erected in Jersey City.

NEW BRITAIN, CONN.—Architect Unkelbach of New Britain, is preparing plans for an addition to the Hart & Cooley Company's plant. The new factory will provide for 7,800 square feet of floor space. It will be 50x50 feet, and three stories high.

BROOKLYN.—L. A. Jallade, 1170 Broadway, Manhattan, has completed plans and has taken bids for the factory building, 110x120 ft., at Bridge, York and Talman sts, Brooklyn, for the Thompson Meter Co., 79 Washington st. The construction will be of reinforced concrete and cost about \$80,000.

PATERSON, N. J.—Bids were opened and a contract awarded to the David Henry Building Co., of Paterson, for the erection of the new Wagaraw Bleach

Works, at Fair lawn on a portion of the old Alyea farm. The new buildings will cost in the neighborhood of \$60,000 and in addition when equipped for the needs of the concern will represent an outlay of nearly \$150,000.

JERSEY CITY, N. J.—The Davis-Bournonville Acetylene Development Co., of 90 West st, Manhattan, have just purchased of Charles G. Tillinghast of Brooklyn, a factory site in the Marion section of Jersey City. The property purchased consists of six building lots three of which are located on the easterly side of Corbin av, and the other three on the westerly side of Van Wagenen av. As soon as necessary plans have been completed the owners will start the erection of a large factory building.

Hotels.

BRONX.—Contracts are about to be awarded by Max Hausle, 2223 Powell av, for a 3-sty hotel, 55x117 ft., at the southeast corner of Westchester and Castle Hill avs, Bronx, for M. M. Henning. Address the architect for particulars.

LONG BEACH, L. I.—Plans are being completed by Architect Lewis R. Kaufman, No. 7 West 38th st, Manhattan, for a 6-sty hotel building, 130x260 ft., to be erected at Long Beach, Long Island, to

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cost approximately \$400,000. The construction will be fireproof, brick, steel and concrete.

Halls and Clubs.

SCHENECTADY, N. Y.—The Schenectady Liederkranz will erect a new hall. Several sites are under consideration.

KEARNY, N. J.—The town of Kearny contemplates the erection of a new town hall on Kearny av, opposite Grove st. The estimated cost is about \$65,000.

NEWARK, N. Y.—The plans submitted by J. Mills Platt, of Rochester, for the Village Hall, have been accepted. It is to be of brick, 3-stys, and cost about \$25,000.

SCHENECTADY, N. Y.—The Elks of this city are planning the erection of a new club house in the near future. No architect has yet been selected, or contracts signed.

LONG BEACH, L. I.—The Rod & Gun Club, of Long Beach, will soon begin the erection of a 2-sty clubhouse, 60x100 ft., at Long Beach, to cost about \$25,000. Lewis R. Kaufman, 7 West 38th st, Manhattan, is making the plans.

NEW CANAAN, CONN.—Edgar A. Josselyn, 3 West 29th st, Manhattan, has been commissioned to prepare plans for a town hall at New Canaan. The building is to cost between \$25,000 and \$30,000. Estimates will be received about Jan. 1.

BEAVER RIVER, N. Y.—The Beaver River Club at Stillwater is erecting a fine new club house to take the place of the one destroyed by the fire last spring. Plans were prepared by Architects Merrick and Randall of Syracuse. Cost will be \$20,000.

ELIZABETH, N. J.—Architect James L. Burley, 29 Broadway, Manhattan, has plans for a 3-sty parish hall, 54x125 ft., for St. Michael's Congregation, Elizabeth. The cost is placed at about \$35,000. Bids are being received by Louis J. Kennig, 29 Broadway, New York.

BINGHAMTON, N. Y.—The Redmanic fraternity, is discussing with renewed interest the plans that were arranged about six months ago by Wamsutta tribe for the erection of a Redmanic hall in this city. At the time Wamsutta mapped out and by vote adopted a plan to erect a building similar to the Calumet temple, at a cost of \$40,000 to \$50,000.

Hospitals and Asylums.

TROY, N. Y.—Plans have not yet been completed for the new County Hospital building.

NORTHAMPTON, MASS.—The City Council has authorized the erection, on the Dickinson Hospital property, of a contagious disease hospital, the cost to be \$10,000.

BRIDGEPORT, CONN.—Plans have been completed for a 4-sty, 48x65-ft. brick and limestone addition to be erected to St. Vincent Hospital at a cost of \$50,000.

Museums.

NEWBURGH, N. Y.—Sealed proposals for constructing complete, including heating, plumbing and electrical work of the museum building at Washington's Headquarters, were opened Sept. 24, by the Hon. Howard Thornton, President of the Board of Trustees of Washington's Headquarters. Eight bids were received and each was accompanied by a certified check for \$1,250. The State Architect, Franklin B. Ware, was in town when the bids were opened. The appropriation for the work was \$25,000 and all the bids exceeded this limit. The bids were therefore referred to the State architect who will report later as to what steps he will take in the matter. The bidders were: George Sykes, Wilmarth Building Co.; English Building & Cons. Co., and O'Connell & Hanna, New York; Peter Keeler

Bldg. Co., Albany; Collins Bros. Albany; Robt. McCready, Tuxedo, and J. P. Convery's Sons, Newburgh. The lowest bid came from New York.

Office and Loft Buildings.

SCHENECTADY, N. Y.—Platt & Walker of Schenectady, state that they will erect a new three-story office building at the corner of State and Clinton st.

UTICA, N. Y.—A new office building is to be erected at 68 Hotel st, by the firm of E. D. & A. F. Cronk, machinists and electricians, of Nos. 7 and 9 Liberty st. The new building will be brick, 40x80 ft and was designed by Agne, Rushmer & Jennison, of Utica.

TRENTON, N. J.—Plans have been completed to turn the 6-sty, building erected by Ogden D. Wilkinson, at State and Montgomery sts, into a modern office building. Work on the remodeling of the structure will begin in the next few days. On the State st side will be a large entrance and two passenger elevators. Architect William W. Slack, of Trenton, is arranging the plans.

Power Houses.

ELMIRA, N. Y.—The American Salesbook Co. has awarded contract for installation of the electric lighting and power system for its new plant, now under construction, to C H. Young, of Elmira.

MIDDLETOWN, N. Y.—The Erie R. R. Co. (F. L. Stuart, chief engineer, New York City) will prepare plans for a reservoir and pumping station to be constructed at Middletown, and work will probably begin in the spring.

OXBOW, N. Y.—Plans are being considered by A. B. Clark and Pitt McAllister of Oxbow, for the construction of an electric light plant, surveys for which are now being made. It is proposed to bring a water supply to Oxbow to operate the plant.

Public Works.

SCHENECTADY, N. Y.—The Board of Aldermen are considering the question of constructing a sewage disposal plant.

HAMBURG, N. Y.—The State Board of Health is reported to have approved plans for the proposed sewerage system.

ASBURY PARK, N. J.—T. Frank Appleby, Mayor of Asbury Park, is interested in the construction of a septic tank sewage disposal system.

CANAJOHARIE, N. Y.—The Board of Village trustees have selected Chas. E. Perry to prepare an estimate of cost of a water system, the supply to be from Sprite Creek, near Ephratah.

RYE, N. Y.—Bids will be received until Oct. 28 by the Village Trustees for furnishing material and constructing sanitary sewers and a sewage disposal plant. G. Everett Hill, 156 Fifth av, Manhattan, is engineer.

KEARNY, N. J.—The Common Council has adopted resolutions asking the Hudson County Board of Freeholders to take immediate action toward the erection of a bridge over Passaic River from Elmwood av, Newark.

CATSKILL, N. Y.—The Board of Water Commissioners have been authorized to employ an engineer to make surveys, plans, estimates and specifications for a gravity system of water works, the supply to be from Potuck Creek.

STONEHARBOR, N. J.—The South Jersey Realty Co., Real Estate Trust Building, Philadelphia, Pa., is receiving plans and estimates for a water works system at Stoneharbor. Bidders to furnish their own plans and specifications.

SEA CLIFF, L. I.—The Village Improvement Society (A. B. Gunthal, secretary) has taken up the sewage disposal problem and is co-operating with the village authorities on the subject. A. B.

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Gunthal or C. G. Clapham, secretary of the Village Board of Trustees, should be addressed for further information.

VERONA, N. J.—Proposals for furnishing material and constructing a system of waterworks for the incorporated borough of Verona, Essex county, N. J., will be received until October 28. Work will embrace furnishing approximately 1,000 tons cast iron pipe, 20 tons special castings, 87 fire hydrants, and 152 valves and nine miles pipe laying. Specifications will be on file and may be obtained from the engineer's branch office, or office of David H. Slayback, Verona, N. J. Wm. A. Smith, is chairman.

HADDONFIELD, N. J.—Sealed proposals, addressed to the Hon. J. Morris Roberts, Mayor, will be received by the borough council of Haddonfield, N. J., October 6, for furnishing material and performing all the labor required in the construction of a municipal waterworks. The work includes about 11 miles of cast iron or other approved pipe, also special castings, valves, and fire hydrants; powerhouse and foundations, stand pipe 25 feet diameter by 110 feet high, laying all pipe lines, two one-million-gallon pumping units, steam, gas producer or gasoline, and two or more artesian wells. Bids for the whole work must be accompanied by a certified check of \$5,000, made payable to the borough treasurer. Plans may be seen at the borough hall, or at the office of the engineer, Geo. Pfeiffer, jr., 27 Market st, Camden, N. J. Allen Clymer, is borough clerk.

Schools and Colleges.

ALBANY, N. Y.—Several important sub-contracts will shortly be let in connection with the new State Educational building. Address State architect, Albany.

PASSAIC, N. J.—John F. Kelly, Post Office Building, architect, is receiving estimates for a 2-sty parochial school building, 86x140 ft., to be erected in Jefferson st, for St. Nicholas parish, Rev. T. J. Kernan, pastor. Estimated cost is \$60,000.

NEW CANAAN, CONN.—Ralph Shepard, 19 West 38th st, Manhattan, has completed plans for a 2-sty and basement school, 74x89 ft., for the Board of Education, Henry Kelley, secy. building committee, New Canaan, Conn. Estimated cost is \$40,000. Bids will be received from local contractors until Oct. 9.

Stables and Garage Buildings.

MANHATTAN.—No contract has yet been awarded for the 4-sty stable, 44.1x75 by irregular, which William Gullery, 100-102 East Houston st, is to erect at Nos. 6 to 10 Minetta st, to cost about \$19,000. Adolph Mertin, 33 Union sq, has prepared plans.

Theatres.

TROY, N. Y.—William D. O'Brien will tear down the old Royal Theatre building in River st, near Jacob st, and will erect a modern 4-sty, brick building on the property.

Bids Opened.

Bids were received by the State Commission in Lunacy on Sept. 23 for the construction of conduit for Acute Hospital, including steam piping, at the Hudson River State Hospital, Poughkeepsie. John W. Danforth & Co., 70 Ellicott sq, Buffalo, N. Y., \$13,447 (low bid). Other bidders were: Edward Joy, 133 Market st, Syracuse; Edward P. Bates, 310 Broadway, Albany; Peter Keeler Building Co., 468 Orange st, Albany; R. T. Ford Co., 200 South av, Rochester.

Bids were received Sept. 24 by the Park Board for labor and materials required for changes in electric circuit work, fire alarm and watchman's detector system,

night lighting system, changes in elevators, etc., for the Metropolitan Museum of Art. Reis & O'Donovan, 1123 Broadway, \$32,460 (low bid). Other bidders were: T. Frederick Jackson, 592 Columbus av; E. J. Duggan, 1133 Broadway; Lord Electric Co., 213 West 40th st; L. K. Comstock & Co., 50 Church st, J. Livingston, Jr., & Co., 113 East 22d st; Cowder & De Young, 1123 Broadway; M. B. Foster Electric Co., 27 West 27th st.

Bids were received for boilers, heater, tank and piping at the Long Island State Hospital, Flatbush, Brooklyn, as follows: Griscom-Spencer Co., 90 West st, \$7,000 (low bid). Other bidders were: Edwin Burhorn, 71 Wall st; James Curran Mfg. Co., 52 West 36th st; Edward Joy, Syracuse, N. Y.; E. Roessler Co., New York; Christopher Cunningham, Greenpoint av, Brooklyn; W. B. Armstrong, Albany, N. Y.; the G. & W. Mfg. Co., 26 Cortlandt st; the R. T. Ford Co., Rochester, N. Y.; Boyd Equipment Co., New York; Wells & Newton Co., New York. T. E. McGarr is Secy. of the Lunacy Comn.; F. B. Ware is State Arch.

Bids were received Sept. 29 at the office of the Supervising Architect, Washington, D. C., for the construction of a post office building at Bridgeton, N. J. William T. Holding, 2426 Davison av, Manhattan, \$44,900 (low bid). Other bidders were: Wilmarth Bldg. Co., New York; Ambrose B. Stannard, St. James Bldg., New York; Cramp & Co., Commonwealth Bldg., Philadelphia; W. H. Fissell & Co., New York; Sax & Abbott Construction Co., Philadelphia; David Peoples, Philadelphia; Lynch Bros., Philadelphia; M. P. Wells, Philadelphia; University Construction Co., New York; Charles McCaul, Philadelphia; J. E. & A. L. Pennock, Philadelphia; Henry E. Baton, Philadelphia; George A. Glenn & Co., Philadelphia; R. C. Ballenger & Co., Philadelphia. Time to complete, Dec. 1, 1909.

Contracts Awarded.

BLOOMFIELD, N. J.—The U. S. Cast Iron Pipe & Foundry Co., New York, has secured the contract for 10,000 feet of water pipe at \$23.30 per ton of 2,000 pounds.

BROOKLYN.—The G. & W. Mfg. Co., 26 Cortlandt st, Manhattan, has received a contract from the Bureau of Sewers, of Brooklyn, for six experimental steel traveling derricks.

TOMPKINSVILLE, N. Y.—Contract has been awarded to the Williams Heating Company, Manhattan, for installing a hot water heating plant in the inspection office at Tompkinsville.

MANHATTAN.—Christopher Campbell, 10 East 33d st, has received the contract for alterations to the residence of Mrs. Frederick Bucki, No. 16 West 79th st, from plans by Bruce Price & de Sibour, 527 5th av.

NEWARK, N. J.—The contract for furnishing c. i. pipe and special castings has been awarded to the Warren Foundry & Mfg. Co., 111 Broadway, Manhattan, for \$31,532. M. R. Sherrerd, chief engineer, Department Public Works.

JERSEY CITY, N. J.—Contract for cleaning 20,000 lin. ft. 20-inch c. i. water pipe (bids opened Sept. 21) has been awarded to the National Water Main Cleaning Co., 27 William st, New York, at 50 cents per lin. ft. Geo. T. Bouton, Clerk Board of Street and Water Commissioners.

HUDSON, N. Y.—The American Cement Engineering Co., 315 Fifth av, Manhattan, has received a contract from the Knickerbocker Portland Cement Co. to rebuild a 2,000-barrel cement plant at Hudson, N. Y., increasing its capacity to 6,000 barrels, and to construct a 6,000-barrel plant near Hudson, N. Y.

Estimates Receivable.

By the Commissioner of Docks Thursday, October 8, For furnishing and delivering cement.

By the Commissioner of Correction Tuesday, October 6,—For furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

By the Commissioner of Bridges Wednesday, October 7, for the installation of the electric wiring, lamps, fixtures, etc., For the lighting of the Blackwells' Island Bridge over East River.

By the Park Board Thursday, October 8, No. 1.—For labor and materials required for furnishing and laying new slag roofing and other work in connection therewith on the Eighty-sixth st, stables and shops in Central Park, and new tile roofing on the Comfort Station in Morningside Park.

By the Commissioner of Water Supply, Gas and Electricity Wednesday, October 7, No. 1.—For furnishing constructing and erecting new pumping stations near Smith's Pond, Clear Stream and Valley Stream, Long Island. No. 2.—For furnishing, delivering and erecting new pumping plants, complete, at Smith's Pond, Clear Stream and Valley Stream, Long Island.

By the Commissioner of Docks Monday, October 5, No. 1.—For labor and materials required for repairing Asphalt pavement on North and East Rivers, together with all work incidental thereto. No. 2.—For furnishing and installing a dry sprinkling fire protection system for the piers and bulkhead platform extensions on the Chelsea section, between West Thirteenth and West Twenty-second sts., North River.

Bids will be received by the Police Commissioner Monday, October 5, No. 1.—For furnishing and delivering complete steel filing cabinets. No. 2.—For furnishing labor and erecting the new station house, prison and stable for the second precinct, on the ground and premises in the city of New York, on the west side of Greenwich st, south of Cortlandt st, known as Nos. 156 and 158 Greenwich st, running through to and including Nos. 163 and 165 Washington st.

Brief and Personal.

J. A. Hatfield, president of the American Bridge Company, New York, returned this week from Europe.

The second annual electrical exhibition will open this Saturday evening, Oct. 3, at the Madison Square Garden, and continue until Oct. 14.

"Blackwell's Island Bridge" was an awkward name. The Board of Aldermen think "Queensborough" will trip more easily off the tongue.

John B. Rose, head of the Rose Brick Company, and also of the John B. Rose Company, foot of West 52d st, has been nominated by the Republicans for the State Senate to represent the counties of Orange and Sullivan.

The Morigrieve Engineering Co., with offices at 100 William st, this city, and Perth Amboy, N. J., has been formed for the manufacture of automatic engine stops, safety devices for jet condensers, an entirely new elastic metallic packing, and to do a general engineering business. The officers of the company are T. Grieve, president; B. Henderson, vice-president and mechanical engineer, and J. Morrisey, secretary and treasurer.

The U. S. Civil Service Commission will receive applications until Oct. 19 for the positions of highway or railway engineer, and irrigation engineer in the Philippine service. No examination other than a physical one is required, applicants being graded on general and technical education and engineering experience. Eight highway or railway engineers are needed and five irrigation engineers, the salaries ranging from \$2,000 to \$2,500 per annum.

Howard S. Hart resigned as president and director of the Russell & Erwin Mfg. Company, as director of the Corbin Screw Corporation, and as second vice-president and director of the American Hardware Corporation.

Jesse Newton, who was a well-known builder in New York until he retired about seven years ago, died at his home in Greenwich, Conn., last Tuesday.

Fire destroyed the works of the Utica Pressed Brick Co. at Canastota, N. Y., September 26. The building was erected two or three years ago.

The West Point Award.

In a public letter Vice-President Horowitz, of the Thompson-Starrett Company, states that his company will not join with the J. H. Parker Company in protesting the award to Charles T. Wills of the contract for the Gymnasium, the Chapel and six other buildings at West

Point, which was awarded on a 6 1/2 per cent. basis on an estimated total cost of \$984,922. The Parker bid was for a 4 per cent. commission on an estimated cost of \$749,000.

"Some time ago the attorney for the J. W. Parker Company telephoned the writer to ask whether this company would join the Parker Company in an effort to have the recent West Point award set aside on the ground that its (the Parker Company) bid and ours were lower than that of the contractor selected.

"The terms of the competition were quite unlike the customary competition for Government work. Contractors were invited to estimate the cost of the proposed work and submit a proposal stating what percentage of commission would be charged for contractor's services, etc.

"To illustrate: A, B, and C tender bids as follows:

A. Estimated cost, \$750,000; commission 10 per cent.

B. Estimated cost, \$700,000; commission 6 per cent.

C. Estimated cost, \$500,000; commission 5 per cent.

"The above figures fix the commissions of the three bidders as under:

Table with 2 columns: Bidder (A, B, C) and Amount (\$75,000, \$42,000, \$25,000)

and these commissions would obtain irrespective of any excess cost, though the Government would have no redress if the actual cost of the work exceeded the amount of the accepted estimate."

Fire, Load and Water Test.

Invitations have been sent out by Mr. R. H. Pratt, general sales agent in New York for the American Steel & Wire Co., 30 Church st, for the fire, load and water test to be conducted next Thursday on the triangular mesh concrete reinforcement.

Invitations have been sent to the building inspectors of the five boroughs of Greater New York; J. R. Savage, Chief Engineer Long Island R. R.; Lincoln Bush, Chief Engineer D., R. & W. R. R.;

Mr. Davis, Concrete Engineer of D., L. & W. R. R.; Mr. Niece, Architect for the D., L. & W.; A. C. Shand, Chief Engineer of Pennsylvania R. R.; Geo. Simpson, Chief Engineer for the Thompson-Starrett Co.; Mr. Pettit, of the Hedden Construction Co.; Mr. Nesbit, of the Geo. A. Fuller Co.; J. P. H. Perry of the Turner Construction Co., Rudolph P. Miller, H. M. Bassett and H. H. Sherwin, engineering department of the N. Y. C. R. R.;

PROJECTED BUILDINGS

The first name is that of the owner; ar't stands for architect; m' for mason, c'r for carpenter, and b'r for builder. When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Lewis st, n w cor 5th st, 7-sty brk and stone loft building, 48.9x114, tar and gravel roof; cost, \$60,000; Marmac Const Co, 316 W 30th st; ar't, Wm M Farrar, 156 5th av.—416.

BETWEEN 14TH AND 59TH STREETS.

27th st, Nos 121-123 E, 10-sty brk and stone store, office and studio building, 20x197.6, plastic slate roof; cost, \$300,000; Brunswick Realty Co, 114-116 East 28th st; ar't, Fredk C Zobel, 114-116 East 28th st.—415.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

Blackwells Island, 350 w of boiler house, Metropolitan Hospital, 4-sty brk and stone hospital, 291.4x31.6, tile and tin roof; cost, \$250,000; City of New York Dept of Charities, foot East 26th st; ar't, Raymond F Almirall, 51 Chambers st.—409.

NORTH OF 125TH STREET.

225th st, n s, 85.7 w Broadway, 5-sty brk and stone tenement, 30x84; cost, \$24,000; Wm A Roos, 32 Marble Hill av; ar't, John Brandt, 1511 3d av.—411.

BOROUGH OF THE BRONX.

Austin pl, e s, 236 1/4 s 149th st, 3-sty brk stable and dwelling, 37.6x97.6; cost, \$12,000; Harlem Bottling Works, Henry Weber, 751 E 163d st, Pres; ar't, Wm Tilden Koch, 1 Madison av.—741.

not going through, slip up at the last minute, and work must be begun all over again. When this happens with sickening regularity, it should not be wondered at if the real estate man became despondent. For this reason there are many concerns who make it their aim to get as large a collection business as possible, for in the event of sales not materializing, at least they can get a living from the management of property under their care.

A broker well known in realty circles said recently: "When I started in the business I made a fairly good commission the first month, and immediately figured that, to a man of my ability, the real estate business was about the easiest thing imaginable. I wondered why more firms were not started. I could not think of bothering collecting rents, for there was much labor and comparatively little remuneration in the form of commissions. Selling would engross my entire attention. I refused the management of a number of properties belonging to the client who had just purchased the parcel referred to. Things dragged along, and summer found me with but little money and no business. But fortunately for me I realized that I had better accept business in any branch, and promptly hustled around to get the management of property as well as insurance. Today, looking over my accounts, I find that my office expenses have been paid by my collections and my profits represent the sales closed. I will be honest and say that my profits have been small this year, but I have not had to worry about my expenses. Are there many brokers in this city that can say the same? I am certainly strong for the management of property as a steady income producer."

One of the important deals put through affected the Narragansett apartment house, a 12-sty building on the east side of Broadway, 83.3 feet south of 94th st, 53.3x100. The new owner gave in part payment the 5-sty flat house No. 61 West 99th st, 25x100. This sale following on the heels of the large deal reported last week of the block front on Broadway between 82d and 83d sts accentuates the willingness on the part of investors to put their money in high-class property, favorably situated. Certainly Broadway property has had its proportion of sales during the past few months. This statement does not only apply to Washington Heights section, but also right down the line as far as say 12th st. The fine residence No. 835 5th av also changed hands. The property occupies a full lot and has light and air easements on an additional 25 ft. This is simply another evidence that confidence in high class real estate has been maintained.

The Harvard Realty Co. (Goldberg and Kramer) secured a building loan of \$125,000 from the Germania Life Insurance Co. on the property 50x100.11, on the north side of 111th st, located 75 ft. west of Broadway. The new owners only recently acquired this property, having purchased it from Larimer A. Cushman. The Markenfeld, a large 6-sty apartment house occupying a plot 125x88x100.11 adjoins on the west, while the Beta, another apartment, 87.6x87x100.11, abuts on 112th st. On the east of the premises just sold is a building under construction. Formerly an old lane used to run through this property. Another mortgage of interest affecting the property Nos. 19 to 27 West 21st st was recorded during the past week. The amount of this loan was \$400,000, bearing interest at 4½ per cent and running for a period of five years. The Bank for Savings in the City of New York was the lender and David Spero the borrower.

THE AUCTION MARKET

FROM an investors standpoint the auction market was certainly a stupid affair. None of the parcels offered were particularly interesting and the bidding was apathetic. The crowds in attendance at the sales were small, and were not inclined to bid. This is rather surprising in view of the fact that money is easy and can be readily obtainable on reasonable propositions. There are undoubtedly many bargains to be had at the present time, and a good profit will be realized within a comparatively short period by one who will take advantage of the present lack of demand and buy when no one else is in the market. The axiom of the late Russell Sage to buy when no one else would, and sell when everyone wanted to buy, and then let the man you sold to make a profit, is certainly applicable to the real estate business. The trouble is that when a holder of property disposes of a parcel at a profit, and he subsequently learns that the new owner sold at an advance, he repents his bargain. An investor should always remember that he will never go into bankruptcy as long as he takes a profit. Let the other man make a little something on his investment also.

At the stand of Samuel Marx on Monday the 6-sty tenement and store, 40x100.5, known as Nos. 337 and 339 East 49th was knocked down to the plaintiff for an even \$50,000. The sale was a foreclosure one due to an action brought by Caroline Harris against the David Lena Cohen Co. et al. The amount due on the judgment was \$18,739.64. The property is subject to a prior mortgage of \$35,000. The same auctioneer on the following day sold to Fannie Kornbleuh, for \$3,875 the vacant plot, 30x89.11 on the southwest corner of Hoffman st and 189th st. The amount due was \$1,838.32; taxes and other charges aggregating \$2,800.

LAW DEPARTMENT

QUESTION CONFUSING.

To the Editor of the Record and Guide:

Property was left by my mother to five adult children. By mutual consent of these five children, one of them was made executrix, who then assigned to each of the five her share of the property. One of the five children (adult) then dies, leaving a minor child. I buy property, assuming a mortgage of \$5,000.

Question: Mortgage has become due, and I want to pay it off. How can the four remaining assignees give me a clear satisfaction piece so I can get a clear title to the property?

J. H. N. CO.

Answer.—Question very confused, but assuming five mortgagees, one of whom dies and mortgage is to be paid off, the four living and the executor or administrator of the deceased can join and give a proper satisfaction piece. There is a rule that the survivors of several joint mortgagees can cancel, but we would advise the fuller method first stated, is practicable.—Editor.

HAVE GOOD CASE.

To the Editor of the Record and Guide:

Will you kindly give an opinion on the following matter:

What claim have I against a five-year lessee whose lease expired May 1 and did not give up possession until May 5, and who also allowed his tenant to stay on until May 16. Can I sue for May rent or for the four months until the house was relet? Will it be too late to sue after Oct. 1?

Thanking you in advance for the courtesy this letter will receive, I am,

J. M.

Answer.—The best advice to you is to consult a good lawyer who will certainly ultimately get you something out of the situation described, provided some other facts (which as in the case often of a patient with her physician, are not thought at first worthy of statement), you do not give, are, as we presume, favorable. Under normal conditions in a case such as you describe you are entitled if you so wish to treat the lease as being renewed for another five years by the hold-over. This position you yourself may have modified by previous dealings and understandings had with the outgoing tenant, or by acceptance of keys after his departure, etc.

Your right of bringing action does not expire for at least six years.—Editor.

BANKS AND THE USURY LAW.

A good many people puzzle frequently over why a bank generally gets better than the legal rate of interest in its note discounts.

In bond and mortgage matters among individuals the Usury Law is sought to be evaded by making a bond and mortgage to some third person by agreement or understanding sub rosa among the parties, and then nominally selling it at a reduced price, by assigning to the real lender, who thus gets a deduction in amount loaned actually, to provide a satisfactory bonus. But even this is eminently dangerous, as some dissatisfied party, who later when the shoe pinches, and the mortgage is perhaps sought for some reason to be foreclosed, may show actual knowledge of the subterfuge employed in the original transaction, on the part of the lender, and thus bring the penalty of usury down on the clever lender's head with cruel vengeance.

Banks have very generally been considered free from this danger, and their purchase of negotiable paper at a discount, if made as above stated in regard to bonds and mortgages, through a dummy first hand, considered as safe as law and custom could sanction. And so far as custom goes this view is correct, for woe unto the borrower or note broker who allowed any bank to be caught and mulcted once on such a note. Bankers' Protective Associations have been formed not alone for the employment of Pinkerton and other detective agencies in the running down of money snatchers and defaulting cashiers! But sometimes worms will turn, and when one does, and the bank seeks to face the issue and enforce payment under the National Banking Act or State Banking Law, as the case may be, we get the legal status of these usury questions as applicable to banks, well threshed out, and very generally as in a case before us, a decision of the highest sanction on appeals, before the matter is dropped.

The above quoted statutes substantially alike provide "Every bank and private and individual banker doing business in this State may take, receive, reserve and charge on every loan and discount made, or upon any note, bill of exchange or other evidence of debt, interest at the rate of six per centum per annum; and such interest may be taken in advance, reckoning the days for which the note bill or evidence of debt has to run. The knowingly taking, receiving, reserving or charging a greater rate of interest shall be held and adjudged a forfeiture of the entire interest which the note, bill or evidence of debt carries with it, or which has been agreed to be paid thereon. If a greater rate of interest has been paid, the person paying the same or his legal representatives may recover back twice the amount of interest thus paid, from the bank and private or individual banker taking or receiving the same, if such

action is brought within two years from the time the excess of interest is taken. * * *

Under them it was contended in a case where the bank had full knowledge even of the original taint of excessive deduction that it might even purchase void paper of the holder with full knowledge that the maker had been compelled to pay a usurious rate of interest, and that by such purchase the paper became validated. In commenting upon such a position the Court of Appeals say, "If such an interpretation is adopted then it practically nullifies our usury laws, for any person who has exacted usury for the loan of money may take his paper into a bank and arrange for its prosecution and thus evade the defense of usury."

In commenting upon the views of the Appellate Division (from which the case had been appealed to the Court of Appeals) the opinion goes on "The learned Appellate Division appears to have entertained the view that the purchase of commercial paper with knowledge that it was void for usury did not place the bank in a worse position than it would have been in had it taken usurious interests itself—the answer to this is that the statute makes it different. The usury laws as between individuals have not been changed, and as between the maker and the holder, if usury is exacted the paper is still void and no recovery can be had thereon. Not so, however, with banks which have received unlawful interest; the paper is not affected or rendered void, but the bank is subjected to a forfeiture of all interest, and to penalties for that which it has received, * * * but where it purchases with actual knowledge of the infirmity of defect, or knowledge of such facts that its action in taking the instrument amounted to bad faith it is not protected"—and judgment for the amount of the note, previously rendered in favor of the bank, was finally reversed.

TRANSIT AND BRONX VALUES.

There is no denying the fact that property values in the Bronx have been beneficially affected by the preparations of railroad companies to cope with the growing demands of rural traffic, and it may be said that the recent assurances in this regard given by President Mellen, of the New York, New Haven & Hartford Railroad are beginning to exert an important influence on realty not only in the districts directly to be benefited but in all other sections of the borough as well.

This quickening is particularly noticeable in the Southern Boulevard district, where more than three-quarters of a million dollars have been spent by several large corporations for public improvements, such as the laying of sewers and paving of streets. Many of the side streets in that neighborhood, such as 163d st, are building up rapidly, in fact the entire block front in the street referred to, between Fox and Simpson sts, is being improved with 5-sty apartments of an advanced type.

The gradual change in the character of construction in the Bronx is apparent, and owners of real estate attribute the improvement largely to favorable transit conditions, which are undeniably a potent factor in the making of property values.

TAXES DUE MONDAY OCTOBER 5.

The attention of owners of real estate is again directed to the fact that taxes are due and payable on Monday, October 5. To avoid penalty they must be paid during October, for under Section 916 of the charter, as amended by Chapter 447, Laws of 1908, it is provided: "If any tax shall remain unpaid on the first day of November it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax interest upon the amount thereof at the rate of seven per centum per annum to be calculated from the day on which taxes become due and payable (October 5), as provided in Section 914."

Checks in payment for taxes must be accompanied by addressed envelopes, with postage prepaid. Draw checks to the order of the Receiver of Taxes in the borough in which the property is located.

UNITING REALTY INTERESTS.

To the Editor of the Record and Guide:

Dear Sir—Note with much relish the several articles pertaining to the "banding together" of real estate interests, to learn what can be done to economize on, or curtail the outlay of, the "City Budget." But is there no association whose members can think out some measure which would prove "expedient" in compelling the "Personal Tax" list to stand a reasonable proportion of this necessary cost and fixed charges?

Why should not "Wall Street" holders contribute more to the running expenses of our city government? The same protection and facilities are afforded to them as to the "penalized" real estate holder.

INTERESTED.

BOARD ELECTS OFFICERS.—The Board of Real Estate Brokers of Hudson County elected the following officers at the annual meeting held this week in Jersey City: C. Howard S'ater, of Jersey City, president; Charles Singer, Jr, of Union Hill, vice-president; George Foye, of Jersey City, treasurer, and Francis Gormley, of Jersey City, secretary.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

ELDRIDGE ST.—The Duross Co., in conjunction with Henry M. Weill and Joseph Burke, sold for Lena Monday 197 Eldridge st, a 5-sty tenement, 25x100, near Rivington st. The present seller bought this property for Samuel Kamlet et al, subject to a mortgage of \$26,000. The house is built to a depth of 80 ft. Diagonally across the st is a building under construction on a lot 49.3x88.6.

KING ST.—Porrino & Ragaglia sold for Morris & Zorwitz 26 King st, a 6-sty tenement, 26x100. There is a public school across the st.

RUTGERS ST.—Aaron Oberst sold to Samuel Solomon the 6-sty tenement 58 Rutgers st, through M. Gerstenfeld as broker. One block to the west is anchorage of the Manhattan Bridge.

11TH ST.—Adam A. Schopp sold for the estate of Henry Barnard 219 East 11th st, a 4-sty English basement dwelling, 17x100.

36TH ST.—F. & G. Pflomm sold for Catherine Harrison to George A. Vreeland 231 West 36th st, a 3-sty dwelling, 18.6x98.9. Adjoining on the east is an iron works, which is next to the Gorham Mfg. Co.'s building.

Dwelling Changes Hands.

49TH ST.—J. B. English sold for Peter Delacy to a client the 3-sty brownstone dwelling 148 West 49th st, 21.2x104. The St. Charles Apartment, a 12-sty structure, 64.4x104, adjoins on the east, and an automobile garage is across the way with a frontage on 50th st. The lease of the St. Charles Hotel at 140 to 144 West 49th st, a deal involving approximately \$450,000, was closed a few weeks ago.

3D AV.—James Kyle & Sons sold for the Schultz estate the 5-sty apartment house, with stores, at the northeast cor of 3d av and 39th st; also the 2-sty store in 3d av, adjoining the cor; also 3-sty and basement dwelling in 39th st, adjoining the cor, covering a plot about 50x80. This property has been in the Schultz family for about 40 years. Thomas M. Brennan is the new owner.

Syndicate Purchases from Estate.

5TH AV.—Chambers & Veiller sold for the estate of Chas. T. Cook the southwest cor of 5th av and 48th st, a 5-sty dwelling, 25.5x100, to a syndicate headed by Andrew J. Connick. Mr. Connick's associates in the transaction are Max Marx and Martin D. Fink, of the Dimock & Fink Co. It is understood that the new owners are considering the erection of a new building on the site. This is the 2d time that this property has been under contract of sale within a year, having been sold last Fall by the same brokers for \$510,000. That deal, however, was never consummated.

NORTH OF 59TH STREET.

70TH ST.—Charles Webber sold for Henry Kitterl the 5-sty flat 305 East 70th st. The buyer will make extensive alterations. The building is located 100 ft. east of 2d av and is built 60 ft. deep. There are 2 families on a floor, occupying 5 rooms each.

78TH ST.—Friedman & Deffaa sold for a client 164 East 78th st, a 5-sty double flat, 25x102.2, to Jacob Kern and others, for investment. There are 4 similar houses in this row, built to a depth of 87 ft. Across the st is a row of private dwellings.

78TH ST.—Mary S Paine sold 135 West 78th st, a 3-sty and basement stone front dwelling, 20x102.2. Frederick Brookfield recently purchased 132 West 78th st, across the st from the house just sold, and 129 in the same block was also recently disposed of.

86TH ST.—Henry Schiff bought from Randal H. Macdonald 100x100 on the south side of 86th st, 100 ft. east of Riverside Drive, and will erect thereon a 12-sty apartment house. This is part of the property formerly occupied by the Misses Ely's school. The seller built a 12-sty fireproof apartment house, 102.2x100 adjoining on the west. The plot in the rear of the premises just sold 200x102.2, extending to the Drive is vacant.

93D ST.—H. C. Senior & Co. sold for Geo. B. Raford the 3-sty dwelling 169 West 93d st, 17x100.8, to a Mrs. Strain for occupancy. The present seller bought this house on Oct. 2, 1906, subject to a mortgage of \$15,000. The adjoining property 171 West 93d st was sold to Lewis L. Pierce on Apr. 2, 1907, subject to a \$12,500 mortgage.

99TH ST.—In part payment for the Narragansett apartment house located on the east side of Broadway, 83.3 ft. south of 94th st, Maria T. McAvoy gives the 93d St. Co the 5-sty flat 61 West 99th st. The building is 87 ft. deep and is located on an apartment house block.

Plot to be Improved.

112TH ST.—Joseph Polstein bought the 4 lots on the north side of 112th st, 225 ft. east of Broadway, from the Society of the New York Hospital. The lot located 100 ft. east of Broadway was recently sold by J. H. Saulzieder to Mrs. E. S. Dow.

113TH ST.—Slawson & Hobbs sold for Godfrey Simpson to Mrs. M. E. Potter 309 West 113th st, a 5-sty flat, 25x100.11, bet Manhattan and 8th avs. On the west is a 6-sty apartment, 75x88x100.11.

125TH ST.—The Columbian Board of Brokers sold for Charles Wynne 251 East 125th st, a 5-sty double flat, 28x100, to Stephen H. Jackson, who gives in part payment the dwelling 319 So. 4th av, Mt. Vernon, 47x105. Mr. Wynne recently acquired the similar adjoining property 321 South 4th av. Public School 39 is on the block, with a frontage on 126th st, 183.4x199.10. The building is 80 ft. deep.

135TH ST.—Julius Scott sold 118 West 135th st, a 5-sty triple flat with stores, 25x100, built 87 ft. deep, to S. J. Bettman for investment. Public School 89 occupies the block front between 134th and 135th sts, 170x199.10. The public library is across the st from the flat just sold.

BROADWAY.—John Bushman sold 2640 Broadway, northeast cor of 100th st, a 5-sty flat with stores, 26.10x90, built to a depth of 86 ft. On the southeast cor there is a building under construction.

BROADWAY.—The 93d St. Co. sold through Daniel T. Ritchey the Narragansett apartment house, a 12-sty structure on the east side of Broadway, 83.3 ft. south of 94th st, 53.2x100. The buyer, Maria T. McAvoy, gives in part payment the 5-sty flat at 61 West 99th st. J. C. Tucker, who is connected with the management of the Narragansett, said that a new company now in process of organization will probably take over the apartment house. The Hotel Severance, a 7-sty structure, 83.3x146, adjoins on the north while the Lutheran Church is on the south of the recently disposed of premises. Across the av is the Stuart, a 7-sty building, 80.8x100.

Park Avenue Deal Closed.

PARK AV.—Simon & Atlas sold for Goldman & Myer the 6-sty flat 1261 Park av, 25x100, to Morris Lucker. This deal was a trade, the property 2495 and 2497 2d av, two 5-sty flats, 50x75, being put in by Mr. Lucker.

WEST END AV.—J. W. Taylor, of the Sterling Realty Co., sold for the estate of Sarah Taylor 628 West End av, a dwelling, 19x100. A. Pursch is the buyer.

2D AV.—Simon & Atlas resold for Morris Lucker the two 5-sty tenements 2495 and 2497 2d av, 50x75. The seller recently bought the property from Morris Weiss, when it figured in a trade for 454 West 125th st, a 6-sty flat. The present purchasers are Goldman & Myer, who gave in part payment 1261 Park av, a 6-sty flat, 25x100.

Important Fifth Avenue Sale.

5TH AV.—Henry D. Winans & May sold to Mr. Charles A. Gardiner 835 5th av, a 5-sty brownstone residence, 100 ft. deep, 25x125, with light and air easements over 25 ft. more. Referring to the transaction, Mr. May, who effected the sale, says: "Mrs. A. B. Bliss and Miss C. F. Barnes were the sellers. The asking price was \$325,000, from which a concession was obtained. In many respects this sale is the most important in the private residence market since the panic began. In the first place, it is the only sale in this exclusive 5th av section in 18 months, and directs attention sharply to a change in the avenue which few realize. Hereafter 5th av as a residence st will begin at the Plaza and 60th st. South of that business will increasingly predominate, north of it will be the most exclusive costly residential section in New York. Take for example: the block each side of Mr. Gardiner's purchase: Immediately south of it are the homes of Mr. George Crocker, 1 East 64th st; Mr. William Guggenheim, 833 5th av; Mr. Frank Gould, 834 5th av; and this house—835 5th av—will be occupied by Mr. Charles A. Gardiner as his home. North of this—836 5th av—is occupied by Mrs. Isidor Wormser; 837 5th av by Mr. Watts Sherman, and on the opposite cor, Mrs. Astor. What opportunity is there to buy into this solid row of millionaires? And it is a sample of each block south of 80th st. The residence of Mr. Elbridge T. Gerry at 61st st, and Mr. H. C. Frick, at 70th st, who is about to erect one of the handsomest residences that was ever built in this city, makes these 20 blocks without an equal in this or any other city. When normal conditions return to the realty market, I predict that residences in this limited section of the av will command higher prices than ever before, and interior houses 25x100 will bring over \$400,000."

7TH AV.—Jacob Wener sold 2169 to 2177 7th av, southeast cor of 129th st, a 6-sty apartment house, 100x75.

WASHINGTON HEIGHTS.

174TH ST.—Hall J. How & Co. sold for Bernhard Klingenstein to Max Marx 75x90 on the north side of 174th st, 150 ft. west of Amsterdam av.

181ST ST.—Heilner & Wolf and the Realty Mortgage Co. bought from John J. White, through E. C. Williams, the plot on the south side of 181st st, 125 ft. west of St. Nicholas av, 100x119.6x irregular.

ST. NICHOLAS AV.—The estate of John M. Jones sold the 8 lots at the southeast cor of St. Nicholas av and 175th st, 100x200, to a client of David Stewart. Mr. Stewart also negotiated the recent sale of 15 lots on the west side of Wadsworth av, 90 ft. north of 190th st, for the New York & Long Island Realty Co. to William C. Trull.

BRONX.

LORING PL.—The Fleischmann Realty & Construction Co. sold to John W. Washburn Jr., a lot on the east side of Loring pl, 295.6 ft. south of Fordham road.

MANIDA ST.—The George F. Johnson's Sons Co. sold to the Meehan Building Co., James F. Meehan, president, 18 lots on the west side of Manida st, between Lafayette and Garrison av, comprising the entire block front. The sellers have agreed to immediately commence the construction of twelve 2-family houses on the opposite side of the st. The new \$100,000 station on the New Haven road is one block to the west. The present purchaser will also improve his new holding.

MELROSE ST.—T. A. Peart sold the 6-sty flat at the northeast cor of Melrose av and 156th st, 50x94.

TAYLOR ST.—Henry A. Stadler, Jr., sold a new 2-family house at Taylor st, near Westchester av.

153D ST.—Cahn & Cahn sold for W. Engel to C. Yeager 378 East 153d st, a 4-sty flat, 25x100.

156TH ST.—Schule & Wiebke sold for T. A. Peart the 6-sty flat at the northeast cor of Melrose av and 156th st, 50x94.

166TH ST.—Smith & Phelps sold for the City Real Estate Co. to the Greenwich Mortgage Co. 75x150 on the north side of 166th st, 90 ft. west of Union av.

188TH ST.—O'Hara Bros. sold for Mrs. Suttie 722 East 188th st, a 2-family house.

230TH ST.—O'Hara Bros. sold for a Mr. Sutorowski 2 lots on the south side of 230th st, near Barnes av.

ARTHUR AV.—Woodstock Exchange resold for August F. Gentsch the dwelling 2052 Arthur av to Charlotte J. Herbst.

Sells Plottage.

BAYCHESTER AV.—The Whitehall Realty Co. sold 50x87 on the west side of Baychester av, 20 ft. north of Pitman av, to August Quortrup and Isaac Lublin.

BRYANT AV.—J. J. Haggerty sold for Chas. P. Schneider 1440 Bryant av, a 2-family frame house, 25x100, to G. Castigan.

CARTER AV.—O'Hara Bros. sold for Frances P. McQuade a 3-family house 1865 Carter av.

EDSON AV.—The Whitehall Realty Co. sold 70x87 at the northeast cor of Edson and Pitman av, to August Quortrup and Isaac Lublin.

FINDLEY AV.—S. Ullman sold for H. H. Morrell 1303 Findley av, a 3-sty 2-family house, 25x100.

GRAND BOULEVARD.—O'Hara Bros. sold for Backus Bros. a plot on the east side of Grand Boulevard and Concourse, north of 200th st.

JONES AV.—The Edenwald Land Co. sold 1 lot on the east side of Jones av, 125 ft. south of Jefferson av, to Phillip Price.

LONGFELLOW AV.—O'Hara Bros. sold for a Mr. Halvorson 1417 Longfellow av, a 2-family house, to a client for occupancy.

MARION AV.—O'Hara Bros. sold for Mrs. Hackel 2772 Marion av, a private dwelling.

TWO CLASSES

OF

Real Estate Brokers**WILL NOT SUBSCRIBE****FOR THE 1908****Real Estate Directory****1st** Those who are not familiar with its high order of merit.**2d** Those who cannot raise the necessary 27c. per day to pay for it.

To the first class we say every address entered in this issue has been verified by a visit to the address. We employed **50** men to do it. **Also** we say the book contains several new and valuable features.

To the second class we have nothing to say. They are no utter use to themselves, the community or us.

Ready for Delivery October 15th**THE REALTY RECORDS CO.****11 EAST 24th STREET****Bronx Activity.**

MONTICELLO AV.—The Edenwald Land Companies sold 50x100 on the west side of Monticello av, 473 ft. south of Randall av, to Samuel Isaac.

MURDOCK AV.—The Edenwald Land Companies sold 2 lots on the east side of Murdock av, 250 ft. south of Jeffersen av, to Harris Marcus and Samuel Brenner.

PERRY AV.—O'Hara Bros. sold for H. B. Roach the new 2-family house 3194 Perry av.

PRATT AV.—The Edenwald Land Companies sold 2 lots on the west side of Pratt av, 150 ft. south of Nelson av, to Thomas Kennedy.

VAN COURTLANDT AV.—O'Hara Bros. sold for a Mr. Link the southwest cor of Van Courtlandt and Rochambeau av, to a Mr. Fischer.

VYSE AV.—Smith & Phelps sold for Dr. Henry Wollner 3 lots on the west side of Vyse av, 75 ft. north of 172d st, to a builder for improvement.

VYSE AV.—Smith & Phelps sold for Phelan & Benheim the 3-sty 2-family house 1219 Vyse av.

WEBSTER AV.—O'Hara Bros. sold for Mrs. Wuytack 1343 Webster av, a 3-sty building, 20x90, to a Mr. Conroy.

WRIGHT AV.—The Edenwald Land Companies sold 1 lot on the west side of Wright av, 400 ft. south of Randall av, to Thos. F. Conklin, Jr.

LEASES.

The Lawson estate leased to Felix H. Levy for a term of years the dwelling 268 West 94th st.

Parish, Fisher & Co. leased for Frederic C. Thomas to Dr. George V. Foster the 4-sty dwelling 26 East 45th st.

Alfred E. Schermerhorn rented for Silas Wodell his residence, furnished, at 30 East 39th st to Sidney L. Smyth.

McKee, Hayward & Co. leased the dwelling 140 West 81st st for Mary C Ward to Mrs Leonie Brown for a term of years.

Ernest E. Lorillard leased the dwelling 9 East 79th st for a term of years. The house adjoins the residence of Isaac V. Brokaw.

Herbert A. Sherman leased for John W. T. Nichols to Mrs. Caroline E. Fiske 44 5th av, a 4-sty dwelling, adjoining the cor of 11th st.

Henry Brady has leased to Martha L. Brown the dwelling 140 West 85th st. Mrs. Brown will use the premises as a private school for girls.

The Greene & Taylor Co. leased for Eugene Beauflis to a Mrs. Bristol the 4-sty dwelling 47 West 47th st. The same brokers have also leased the 4-sty dwellings 14 West 38th st and 52 West 37th st.

Charles R. Faruolo leased for a term of years the southeast cor of Prince and Elizabeth sts, being the numbers of 8-10-12 Prince st., and 212-214-216 Elizabeth st., for Mrs. May L. Barrett and Alice Y. Murray at an aggregate rental of \$150,000.

Chas. E. Belden leased 242 5th av to Dobbs & Co. for 3 years at a yearly rental of \$14,000. This is a 4-sty building, 25x100, built to a depth of 75 ft. On the same block is the J. C. Lyons Co.'s 11-sty fireproof mercantile structure, 56.4x125, with an "L" on 27th st.

Henry D. Winans & May leased for Mrs. Caroline M. Wilmerding to Edwin Gould 18 East 77th st, a 5-sty and basement brownstone

dwelling, furnished, at a yearly rental of \$10,000. The house adjoins the southwest cor of Madison av. Mr. Gould now occupies 720 5th av.

Lawrence & Wolff leased for Leonard C. Levy 50 East 75th st furnished, for the season, to G. F. Veith; for Henry R. C. Watson 121 West 88th st for a term of years to Charles J. Waxelbaum and for William A. Frame 236 West 71st st for a term of years to Ernest A. Cardozo.

Duross Co. leased the 4-sty and basement brownstone dwelling 354 West 20th st, 18x92, for Mrs. Belle D. Penton to Jennie E. Laverty for a term of 5 years; also the 4-sty and basement high stoop dwelling 308 West 14th st, 25x103.3., for Mrs. Catharine Cashim to Michael J. Burghardt.

Negotiations were closed during the week whereby Thos. R. Ball, of Best & Co., secures the lease for 21 years, with renewals, of the northwest cor of 5th av and 35th st, adjoining 374 5th av, which Mr. Ball recently purchased. He will erect on the combined plot a modern business building for the occupancy of Best & Co.

Leon S. Altmayer leased for Julia E. Cameron the vacant lot on the southwest cor of Madison av and 85th st, 42.2x70, and for the same client the adjoining 3-sty and basement brick business building 28 East 85th st 25x102.2. The entire premises will be extensively altered. It is a very prominent corner being a transfer point and directly opposite the site formerly used for a car barn on Madison av between 85th and 86th sts.

Jesse C. Bennett & Co., leased the following dwellings: For Elizabeth M. Collins, 277 West 84th st to Edward F. Emig; for a Mrs. Tyson, 273 West 84th st to Wallace Irwin; For the Estate of Ida Mack, 226 West 82d st, to Dr. Gillespie; for the Estate of Margaret B. Parsons, 437 West End av, to Mr. N. J. Miller; For J. Van Dyck Card, 318 West 70th st to Green Pickens; For the Estate of Adolph Platky, 335 West 85th st to Mrs. J. T. Boush; For Edward McK. Whiting, 146 West 80th st to Richard P. Tench; For Dr. E. C. Chamberlain, 106 West 81st st to a Mr. Wright; For the Estate of Adolph Platky, 331 West 85th st to L. T. Alton; For H. B. Phinney, 663 West End av to Mr. L. T. Posner; For The Hoyt Estate, 162 West 80th st to Mrs McClellan; For R. F. Carman, 528 West End av to Mr. Joseph Manheimer; For Miss Minnie Walli, 63 West 69th st to Mrs. Rosa Lisner; For William Alexander Smith, 264 West 136th st to Emile Brunor; For Cornelius Walke, 14 West 94th st to Mrs. Airy; For Mrs. Eva B. Edwards, 119 West 95th st to John L. Robinson and For William Alexander Smith, 266 West 136th st to a Mrs. Campbell.

SUBURBAN.

AVON-BY-THE-SEA, N. J.—L. J. Greenberger sold for a client the 3-sty cottage, 80x140, at 213 Woodland av, Avon-by-the-Sea, N. J.

FAR HILLS, N. J.—Amos S. Lamphear sold the Z. Mullen farm of 130 acres at Far Hills, N. J., to E. M. La Roche, of Brooklyn, for his own use; also sold for George C. Howe, of Brooklyn, his property consisting of 6 acres and dwelling at Bernardsville, N. J., to E. Sniffin, of Madison, N. J.

PASSAIC, N. J.—Frank Hughes sold 250 acres of land fronting on the Passaic River, directly opposite the city of Passaic, to George Arnold and others, representing a large German manufacturing syndicate, composed of the Forstmann & Huffman Co. and 3 large concerns in Germany. They will erect a large plant on this property for the manufacture of textile goods, and work will begin immediately. The price paid for the property, it is said, was nearly \$250,000.

NYACK, N. Y.—Mrs. Margaret Swift sold to Fremont Rider the larger part of her Rockland County real estate holdings. The sale comprises about 60 acres, running from the Hudson River back nearly 1½ miles. The Swift tract is an especially valuable one, since it is the only one on the Nyack shore running from the river over the crest of the mountain, and contains a private road, which is the only one giving access to the upland. The sale was negotiated by Bauer & Magee, of Sparkill, and the New Netherland Realty Co., of this city, and calls attention to a section of the river front which so far has escaped the notice of large operators, though one of the most beautiful of all those easily accessible.

MORRISTOWN, N. J.—With the consummation of 3 important real estate deals in Morristown, N. J., this week, 3 more New York business men obtained fine country homes. Howard Horton becomes the owner of Glen Airlie, Mrs. Thomas Dickson's estate, of 32 acres in Sussex av. Mrs. Dickson will give possession Nov. 1, and will go to Scranton, Pa., her old home, to live. Emery McClintock sold his 300-acre estate on Kemble Hill to Wm. R. Jenks, of Craig & Jenks. Mr. McClintock will give immediate possession, and has taken a house in New York. The James McIntyre place of 40 acres on Loan-taka Terrace, has been purchased by John Bates. A recent deal was the acquirement by John W. Castles of the Cross place of 80 acres, New Vernon. Mr. Castles will transform it into a handsome country estate.

UNCLASSIFIED SALES

The total number of sales reported is 60, of which 9 were below 59th st, 21 above, and 30 in the Bronx. The sales reported for the corresponding week last year were 48, of which 11 were below 59th st, 25 above, and 12 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 161, as against 139 last week, and in the Bronx 151, as against 128 last week. The total amount involved is \$5,749,335, as against \$5,583,165 last week.

The amount involved in the auction sale this week was \$418,657, and since January 1, \$43,544,355. Last year the total for the week was \$892,854, and from January 1, \$32,074,859.

17TH ST.—William H. Silk sold to Mrs. Julie Lederer 219 West 17th st, a 2-sty dwelling, 17.2x44.

98TH ST.—Otto Rehfeldt sold 57 and 59 West 98th st, two 5-sty flats, 50x100.11, 100 ft. east of Columbus av.

PROSPECT AV.—Weil & Weil resold for a client to a Mr. Beck 884 Prospect av, a 3-sty tenement, 20x78.10x irregular.

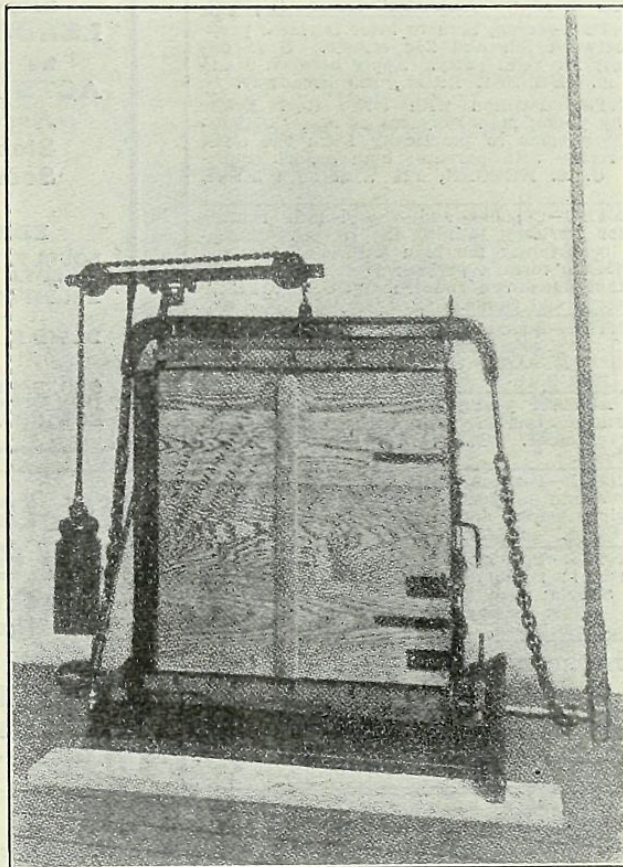
STEBBINS AV.—Karl H. Keller sold to Mrs. S. Judelevitz 1052 Stebbins av, a 2-sty dwelling, 25x145.10x irregular.

GOOD REVENUE FROM WASTE PAPER.

Any medium sized office building hereabouts has at least a ton of waste paper each week and can always dispose of it at a good price per hundred pounds. If handled properly, this by-product of the business structure can be made to net owners handsome returns, particularly since the price of paper is steadily rising.

In collecting waste paper, however, it is desirable to obtain a large fireproof receptacle of approved design, or better still, purchase a small hand press in order to reduce the bulk to a convenient handling form. Hand-baling presses especially made for the purpose may now be had at moderate figures. Machines of this description usually hold about 300 pounds of paper.

The accompanying illustration shows a bailing press, the covers of which is so counterbalanced that it may be quickly and easily removed. As rapidly as waste paper is received it can be deposited into the press and kept under pressure until



A COMPACT BAILING PRESS.

a sufficient quantity has accumulated to warrant making a bale. When the apparatus is full a pressure of the hand lever turns out a bale of compact form.

Until quite recently it was the practice of building superintendents and janitors in general to gather waste paper daily and deposit it in sub-basements or storerooms until a sufficient quantity was gathered to make it worth while calling the second-hand paper dealers. In this way much loss from fire was incurred. Although many of the modern business and office structures are now fitted up with special rooms for the storage of waste paper the subject is still a troublesome part of the management of a building. Almost any skyscraper of fair size has at least a ton of waste paper collected each week, and if handled in a scientific manner can be made to produce a surprisingly large revenue.

Those who are using baling machines affirm that, besides being a great convenience, they contribute toward economy as well as minimizing the risk from fire.

REAL ESTATE NOTES

Sharrott & Thom have removed their real estate office to 449 East 149th st.

Judge James W. Gerard appointed Henry Brady receiver of rents of No. 221 West 133d st.

John Whaley borrowed from Joseph E. Eagen executor, \$12,000 for 1 year at 4 per cent. on the property 551 West 161st st.

The announcement was made that S. Carman Harriot has resigned from the firm of John M. Thompson & Co., 212 Broadway.

A mortgage of \$21,000 for 5 years at 5 per cent. was given by Clara Harriman on 57 East 82d st, a private dwelling, 16x60x102.2.

John A. Haeseler borrowed from William Helms \$8,000 at 4½ per cent. on lot 225, map of East Tremont, in the northeast side of 180th st.



WANTS AND OFFERS



IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 596 Broadway, N. Y., or West End, N. J.

DESK ROOM, or share in suite of offices, to let to Engineer or Architect on reasonable terms. Address "ARCHITECT," c/o Record and Guide.

ATTORNEY

familiar New York Real Estate and several years with leading TITLE COMPANY, desires connection with good real estate firm. BOX 95, Record and Guide.

PRIVATE OFFICE or desk room in handsome suite, Mutual Life Building, Nassau st. References. "WILLIAMS," Record & Guide.

WANTED—Young man to lease business property between 8th and 23d streets. Good opportunity for right party. Apply between 9 and 10 a. m. DENZER BROS., 920 Broadway.

WANTED—Position with large Real Estate firm, by young man 18 years of age, "CHRISTIAN," anxious to practically learn the business; reside with parents; high school education. O. A. KEEGAN, 124 West 94th Street, City.

WANTED—Capable and experienced renting man for territory 14th to 42d streets. Exceptional opportunity for man with ambition and initiative to form a permanent connection with important downtown concern. "CHARACTER," c/o Record and Guide.

WANTED—Bound volumes of Record and Guide; also Bronx Atlas and map stand. REMBRANDT REALTY CO., 152 Broadway; telephone 1690 Cort.

AN ACTIVE young man of about 21, with real estate experience, in a law office. State salary expected. "E. F. M.," Box 137, Record and Guide.

WANTED—Position with ESTATE or established estate lawyers, by man experienced in managing, selling and renting real estate. "E. M.," Record and Guide.

WANTED—Position by man of general experience in renting and selling real estate, 14-42 streets; also well acquainted with managing office; salary, commission. "H. B.," Record and Guide.

HURD'S PRINCIPLES OF CITY LAND VALUES.
Price, \$1.50.

A book that shows how city values are made and the basis upon which real estate appraisements should be made.

John P. Kirwan, real estate and mortgage broker, 138 West 42d st, has recovered from his recent serious and protracted sickness and is back at his office again.

Joseph W. Sandford and William G. Green, who have been with William J. Roome for 20 years, have opened offices at 160 Broadway, and will hereafter devote themselves to operating in real estate.

Joseph E. Marx has opened an office at 152 Broadway, where he will buy and sell real estate and mortgages. Mr. Marx until recently was associated with his brother, Max Marx, at 128 Broadway.

J. Morgan Howe obtained a loan of \$35,000 at 4½ per cent. for 5 years from the Title Insurance Co. of New York. This loan affects property 48 West 47th st, a 4-sty dwelling, 22.8x54x100.5, with a 1-sty extension.

Thomas W. Scott was appointed receiver of rents on the property No. 30 Waverly pl by Judge James W. Gerard, as well as the rents of part of No. 28 Waverly pl, pending a suit brought by Julius Lowenthal against Franklin Hains to foreclose a mortgage.

The Bankers' Investing Co. obtained from W. J. Henderson \$160,000 for 1 year at 6 per cent. on the store and office building 1 West 34th st. This is the Century Building, and is on the old Stewart property. On the west is Jas. McCreery & Co. and on the east the Knickerbocker Trust and Aeolian Co.'s property.

A partition sale of some importance will be held by Joseph P. Day in the salesroom on October 20. This sale will include the holdings of the Breese estate, comprising the dwellings No. 37 East 22d st, No. 248 West 25th st, Nos. 221 and 326 East 30th st, and the mercantile properties No. 156 South st and No. 216 Front st.

The half-century old real estate business of William J. Roome has removed from 34th st to the altered office and bachelor apartment building 177 Madison av, a few doors south of 34th st. Beginning Oct. 1 the firm becomes William J. Roome & Co., Howard Le C. Roome, a grandson of the founder of the business and a prominent Yale graduate, being admitted into partnership in the business.

As an offshoot of the Sterling Realty Co., a new company called the Sterling Building and Operating Co., was organized last Monday. The officers of the new company include J. J. Schwartz, president; James W. Taylor, vice-president, and Charles E. Goodhue, treasurer. The capital stock is \$100,000. The plot, 75x100, at the northwest corner of Audubon av and 181st st, will be taken over by the new company and on its site will erect a 6-sty apartment house. The northwest corner

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of Amsterdam av and 171st st and the plot on the west side of Wadsworth av, 25 feet north of 176th st, will also be put in the name of the new company.

The City Mortgage Co. made a building loan to the Sun Construction Co. of \$130,000 on the property, 100x100.11, on the north side of 113th st, 125 feet east of Broadway. This property was sold last April, together with the adjoining four lots, by Harry S. Davis. There was a restriction on this property until recently, but this has been lifted and a high-class apartment house will be erected by the new owners.

The House and Real Estate Owners' Association of the 12th and 19th wards, will hold a real estate owners' rally on Oct. 9 at Turn Hall, 85th st and Lexington av. A number of city officials have already promised to attend. There will be reports and addresses on the city budget, and matters pertaining to the Tenement House Department as well as the Water Department will come up for discussion. The occasion will be celebrated by music, entertainment and refreshments, and a considerable attendance is expected.

There is probably no greater evidence of the revival of the real estate market on Staten Island than the eminently successful real estate auction held by Auctioneer Cornelius G. Kolff at Grasmere on last Saturday, Sept. 26, when the 25 lots offered were sold, yielding a total of \$6,120. The lots sold are known as the Rudkin property, situated on the Fingerboard road, Clove av, Sheridan av and Grasmere av, near the Grasmere station. The buyers were G. F. Hutchings, of Manhattan, 9 lots for \$2,885; Berthold Dietz, 5 lots for \$1,015; Domenico Scaglione, 2 lots for \$370; John Carmon, 1 lot for \$205; W. Crawford, 2 lots for \$520; A. L. Myhan, 3 lots for \$375, and W. P. Myhan, 3 lots for \$750. Mr. Wolff expresses himself as highly gratified with the result of the sale.

There was a report current during the week that the property on the northwest corner of 5th av and 27th st had been sold, but this rumor was unfounded. The fact of the matter is that negotiations had been under way for some time past, but as yet no contracts had been signed. Charles E. Johnson, owner of the property, when asked whether he had disposed of his property, said: "No, I have not sold." At the office of F. and G. Pfomm it was stated to a representative of the Record and Guide that negotiations had been under way, but had been dropped. It will be remembered that the home of the Knickerbocker Trust Co. was in this building before it moved to 34th st and 5th av. It is a 4-sty structure, 28.4x100, with an adjoining parcel on 27th st. It was stated that a farm of 300 acres in Massachusetts was going to be given in part payment.

PROPERTY OWNERS' SECTION.

PUBLIC WORKS.

134TH ST.—A petition signed by property owners and residents of the Washington Heights District for Local Improvements, requesting the construction of a sewer in 134th st, between Broadway and 12th av, has been filed in the office of the borough president and is now ready for inspection. Petition will be submitted to the Board on Oct. 13.

55TH ST.—A petition signed by property owners and residents of the Kips Bay District for Local Improvements, requesting the construction of a sewer in 55th st, between Av A and East River, has been filed in the office of the borough president and is now ready for inspection. Petition will be submitted to the Board on Oct. 13.

173D ST.—A petition signed by property owners and residents of the Washington Heights District for Local Improvements, requesting the acquiring of title to West 173d st, between Fort Washington and Buena Vista avs, has been filed in the office of the borough president and is now ready for inspection. Petition will be submitted to the Board on Oct. 13.

172D ST.—A petition signed by property owners and residents of the Washington Heights District for Local Improvements, requesting the acquiring of title to West 172d st, between Fort Washington and Buena Vista avs, has been filed in the office of the borough president and is now ready for inspection. Petition will be submitted to the Board on Oct. 13.

CONDEMNATION PROCEEDINGS.

18TH AND 23D STS.—Acquiring wharf property, etc., on the North River, between West 18th and West 23d sts, and the easterly side of the marginal street, wharf or place, adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund. Commissioners Wilbur Larremore, Stanley W. Dexter and Jas. A. Allen give notice under date of Sept. 30 that they have completed their supplemental and amended estimate and assessment in this proceeding and that the abstract, etc., have been deposited in the Bureau of Street Openings, in the Law Department of the City of New York, at the office of said bureau, Nos. 90 and 92 West Broadway, there to remain until Nov. 2.

ASSESSMENTS.

146TH ST.—Sewer, between 8th and Bradhurst avs. Area of assessment: Both sides of West 146th st, extending about 150 ft. west of 8th av. Assessment entered Sept. 29. Payable within 60 days.

191ST ST.—Sewer, between Wadsworth and St. Nicholas avs. Area of assessment: Both sides of 191st st, from Wadsworth to St. Nicholas av, and west side of St. Nicholas av, from 190th to 191st st. Assessment entered Sept. 29. Payable within 60 days.

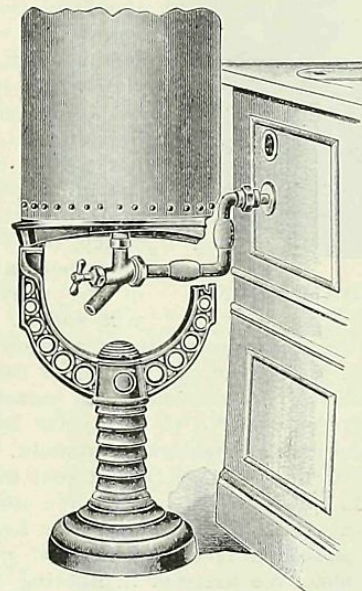
WHITE PLAINS ROAD.—Regulating, etc., from Morris Park av to the northern boundary line of the city. The limits within which it is proposed to lay the said assessments include all the several houses and lots of ground, vacant lots, pieces and parcels of land situated on both sides of White Plains road, from Morris Park av to the northern boundary line of the city, and to the extent of half the block at the intersecting and terminating streets and avenues. Notice is given to all persons affected by proposed assessment to present objections in writing on or before Nov. 5, when objections will be heard.

TO PAPER DAMP WALLS.—While there are numerous preparations on the market for use in treating damp walls prior to papering, most of them are unsuitable because they prevent ventilation of the walls, appearing sooner or later through the intermediate layers and the wall paper, or rising up into other parts of the house. An excellent and inexpensive way out of this difficulty is the following: Paint corrugated cardboard, such as is sold for backing bottles, etc., on both sides with asphalt varnish, and fix it when dried with $\frac{5}{8}$ -inch tin tacks to the damp wall, so that the smooth surface is directed towards the room and the corrugations run from ceiling to floor, against the wall. At the floor level $\frac{1}{2}$ inch should be left uncovered. The cardboard should then be covered with coarse hessians or other packing material, on which a plain covering paper, and lastly the wall hangings may be pasted. It is recommended that the skirting board be removed while tacking on the cardboard, which should have small holes of an inch in length made in the raised corrugations at intervals of 10-12 inches before it is fastened to the wall.

EFFECTIVE SEDIMENT REMOVER.

Every improvement added to a plumbing outfit manifestly renders a building more saleable, than otherwise, and it can be asserted with assurance that the careful buyer of to-day seldom overlooks the little things that contribute so much toward health and convenience in this direction.

Among the recent inexpensive attachments to the plumbing plant that appeal to the property owner as well as the tenant, is a sanitary sediment connection illustrated herewith. It consists of a neat, clean and tight connection between the range boiler and the water back, providing a ready means of removing the dirt, sediment, and rust particles from the boiler. The faucet is made of malleable iron, galvanized, with brass stem, cap, handle and seat, it takes the place of the old-time connection with plain ground bibb, at a saving of 25 per cent. in first cost, and is not only cleanly but neat in appearance. If the



FAUCET CONNECTED FOR USE.

boiler stands on the same side of the range as the sink the spout can be readily connected with the sink waste, into which the sediment may then be discharged, or if this is impracticable, the sediment can be drawn off, at regular intervals, into a bucket.

It will be recalled that with the old style plain faucet trouble is occasionally experienced in emptying the boiler, heat and infrequent use causing it to stick, while if moved it is apt to drip unless screwed up so tight as to make it difficult to start it. The frequent use of a sediment attachment not only insures clean hot water at all times, and in all parts of the building, but it will go far in minimizing wear in hot water fixtures, caused by the presence of particles of grit and iron rust.

When connected directly with the waste pipe the device will remove grease, sand and other obstructions, thus adding much to its value.

BUSY SEASON FOR LOCAL BOARDS.

The Local Boards in the Bronx resumed their regular fortnightly sessions during the week, and judging by present indications they are likely to be unusually busy during the season along the line of public improvements in that zone. In the Van Cortlandt section there is considerable regulating and grading of streets to be done as well as paving. Many other matters are to receive consideration, such as the laying out of new streets and the construction of sewers. Much attention is likely to be given to the matter of widening Johnson av and Spuyten Duyvil road at and near the intersection of 277th st. The sewer question in Valentine av, between East 198th st and East 197th st, will also receive attention, as well as the proposition to remove from the map that portion of Oxford av, which lies north of the proposed extension of West 238th st.

In the Morrisania and Chester districts similar matters will occupy the attention of the authorities, and it is intimated that before the season shall have closed several well supported petitions for small parks in the northern end will be brought up for action. Any movement in this direction should be encouraged, for not only do parks, however small, contribute much toward the beauty of a neighborhood but their influence on property values as well makes their presence particularly desirable.

If only a quarter of the suggestions for the improvement of the north end of the Bronx result in the framing of petitions for such work it is likely that the Local Boards will have all that they can attend to during the winter months.

RESULTS OF ORGANIZED EFFORT.

WHAT HARLEM PROPERTY OWNERS HAVE ACCOMPLISHED IN MATTERS AFFECTING REAL ESTATE.

By DR. ABRAHAM KORN.

THE Harlem Property Owners' Association, one of the local associations of the Borough of Manhattan, affiliated with the United Real Estate Owners' Association, was organized in 1901 to oppose what the taxpayers of Harlem supposed, and which they eventually proved by the courts to be unjust taxation on local districts in Harlem for the New York Central's improvement of its road from 106th st and Park av to the Harlem



DR. ABRAHAM KORN.

River, by the erection of the present viaduct. Instead of the tax being a local tax, as the City of New York then imposed, the tax became a general tax throughout the city by the courts order. From that time on the association has taken an active interest in all municipal and State affairs, and especially those relating to real estate. From the small number of members of 1901 the association has increased steadily, till to-day we have a membership of 400. Time will not permit me to narrate all the important transactions in State and city government in which the association played an important part, but a few of the most important ones will suffice.

We opposed the creation of the Chinatown Park and the East River Park in Harlem. We opposed the excessive prices allowed for lands by the condemnation commissioners for the extension of Riverside Drive to Lafayette Boulevard, thereby saving the taxpayers a considerable amount. We opposed increases to the Tenement House Department in the 1908 budget, and expect to do the same this year. We opposed the vicious licensed engineer's bill introduced in the Legislature of 1907 and 1908, and aided in changing the old mortgage tax law to the present one. We assisted in fighting the indiscriminate installation of water-meters in tenement houses by the Water Commissioner, which resulted in a great victory to the property owners. We opposed the great grab bill introduced in the Legislature to give the New York Central R. R. a perpetual franchise in a sub-surface right in the Bronx.

RESULTS ACCOMPLISHED.

In addition to the above we assisted in the defeat of the new tenement house laws that were prepared by Commissioner Butler and introduced in the Legislature of 1907 at his request. In this regard we intend going before the Charter Revision Commission to try and have the Tenement House Department amalgamated with the Building and Health Departments, thereby saving the double expenses to the taxpayers, as we all know that the work done in the Tenement House Department is a reviewal of the work done in the Building Department. Our Law and Legislative Committee is ever watchful each year of the numerous bills introduced in the Legislature, and sees to it that none are sneaked through. We are about to fight the excessive city plumber bills for installation of water-meters in houses of our members, and our attorney, Ira J. Ettinger, has been instructed to proceed with all haste in the matter.

The association is co-operating with the Greater New York Taxpayers' Conference in order to reduce the budget of 1909, and of which conference the president of the association is a member of the executive committee. This conference committee is working together with the Bureau of Municipal Research, and the exhibit of all the departmental estimates asked for in the 1909 budget is worthy of all taxpayer's attention. This exhibition will be held on the ground floor of the City Investing Building, 160 Broadway, for two weeks, from Oct. 5.

JOIN NEAREST ASSOCIATION.

I have briefly stated a few results obtained by a few property owners united together to protect their mutual interests. I say a few, because there are between 35,000 to 45,000 property owners in this great city, and about one-fourth of them are united throughout the city. With less income to the investor of real estate each year on account of the constant yearly increase of assessments and tax rate, loses of rents and vacancies, is it not time that a note of warning is sounded to those that still defer joining a property owners' association that a united front can be taken so as to prevent the great extravagance in all our municipal departments? When we have to pay salaries from \$3,500 to \$8,000 to men to ride around in autos and sail up and down the river with their friends. When 100 automobiles cost the taxpayers \$280,000 for

one year's repairs. When \$184,593 is asked by the Tenement House Department as an increase over last year to hound and pound property owners, is it not time to call a halt?

Awake from your slumber, you property owners, and join any of the local associations in your vicinity, and assist in the good work being done by them, thus protecting your own and your families interests. Don't be an ounce wise and a pound foolish.

SECTION COMMANDING ATTENTION.

As the Pennsylvania terminal on 7th av approaches completion more and more interest is evinced by owners and operators in real property adjacent thereto. Formerly speculation was chiefly confined to realty in the side street, but of late closer attention has been given to avenue property toward the east and south of that improvement.

Just at present 6th av, is beginning to feel the benefits derived from increased transit facilities and it seems certain by the time both the McAdoo and Pennsylvania systems are in full operation that values along that thoroughfare will have enhanced to an appreciable extent.

By far the most interesting section on 6th av, is bounded by 31st st; 32d st, Broadway and 6th av. On this block is situated the Union Dime Savings Institution, 40x100, which was sold not long since to Robert E. Dowling as President of the City Investing Co., for a price said to have been about \$1,000,000. The site referred to is among the choicest on the avenue, and will be one of the first to receive any direct benefit from the Pennsylvania—McAdoo systems.

Another parcel that will undoubtedly benefit largely upon completion of the terminals is the parcel owned by Browning King & Co., 60x125, which adjoins the savings bank in the rear and extends through from Broadway to 6th av. The plot in question, is covered with an 8-sty building and constructed in such a manner that it can easily be increased to 20 stories.

Values are higher generally on the westerly side of the thoroughfare but excellent figures have been obtained for parcels on the opposite side of the avenue. Not long ago \$291,000 was paid at auction for Nos. 446 and 448 6th av, being the northeast corner of 27th st, 4 and 5-sty buildings on a plot 49.5x100, constituting the Townsend Underhill estate. The price paid at that time was regarded by many as representing a more accurate worth of the parcel than if it had been sold at private contract.

Whether this hypothesis is correct or not it would appear from later sales as though subsequent purchasers had largely based their calculations of values in the immediate vicinity upon the result of the Underhill sale.

In May 1908, Nos. 454 to 458 6th av, 58.9x100, adjoining the cor. of 28th st, was purchased by the Alliance Realty Co., and Daniel B. Freedman, and at about the same time the parcel at No. 461 6th av, 24.9x100, was sold for the Investors & Traders' Realty Co., for a price believed to have approached \$150,000.

Considering relative locations the latter sale compares well with the auction cited, and practically establishes a firmer market value in that vicinity than has existed for many months.

Most of the property on 6th av, situated in what may be termed the terminal section is now in strong hands, and there is every likelihood that an attempt will be made to further jack up prices, when the mammoth improvements now under way shall have taken a more precise form.

Since the extension of the Hudson Companies subway from 19th st, to 23rd st, nearby merchants on 6th av, affirm that a noticeable increase in trade has resulted. This is exactly what property owners on the av, have been banking on. Increased trade means higher rentals which in turn regulate the value of realty to a greater extent than any other element.

FUEL AND CHIMNEYS.

Much effort is being expended nowadays toward a more complete utilization of the heat produced by fuel with the result that closer attention is being given to the capacity of chimneys than formerly.

It is held that the question of fuel shows that perfect combustion and heat is an ideal which can never be completely attained. Perhaps the chief reason among many to which the causes of failure may be attributed is the difficulty of supplying the requisite amount of air at the exact moment and in the necessary proportions required by the fuel.

In this connection a writer in Brick argues that where a chimney is used for supplying air to the fuel, it does so by the means of a draft produced by the difference in intensity of the hot air in the chimney shaft and the cooler outside atmosphere. "To produce such a draft," says the author, "it is necessary that the air passing through the fire bars and so becoming heated, shall be much greater in volume than that of the air which passes from the surface to the fuel and at the same time the double pressure of the gases above the fuel must be less than that in the grate. Where for various reasons, this difference in pressure is not sufficiently strong, it must be increased by lessening the pressure of the gases above the fuel, that is, increase the suction of the chimney; or by increasing the pressure below the grate by means of blowers."

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NOTICE TO PROPERTY OWNERS.
HEARINGS FOR THE COMING WEEK.
At 90-92 West Broadway.
Monday, Oct. 5.
Haven av, opening, between 177th and 181st sts, at 11 a m.

Tuesday, Oct. 6.
Fairview av, opening, from 11th av to Broadway, at 4 p m.
Bronx st, opening, from 177th to 181st st, at 1 p m.

Wednesday, Oct. 7.
A new street, from Bowery to Elm st, at 4 p m.
East 222d st, opening, from 7th av to Hutchinson River, at 3 p m.

Thursday, Oct. 8.
Paulding av, opening, between 222d and 223d sts, at 1 p m.
East 227th st and East 228th st, opening, at 12 noon.

Friday, Oct. 9.
Sewerage District No 43, at 2 p m.
At 258 Broadway.
Monday, Oct. 5.
Broome st, and Cleveland pl, rapid transit, at 2 p m.

Tuesday, Oct. 6.
Clinton st, police station, at 10 a m.
Pier 36, at 10.30 a m.
Fort George, rapid transit, at 10 a m.

Wednesday, Oct. 7.
Pier 53 (objections), at 2 p m.
Broome st, rapid transit, at 2 p m.
Loop 3, Centre and Canal sts, at 3 p m.

Thursday, Oct. 8.
15th and 18th sts, N R, dock, at 10.30 a m.
Fort George, rapid transit, at 10.30 a m.
Westchester av, rapid transit, at 11 a m.

Friday, Oct. 9.
Willard Parker Hospital, at 10.30 a m.
15th and 18th sts, N R, dock, at 2.30 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 2, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

JOSEPH P. DAY.
127th st, No 56, s s: 285 e Lenox av, 25x99.11, 3-sty stone front dwelling. (Amt due, \$12,253.70; taxes, &c, \$242.74.) August Ruff & Albert Hochstadter \$12,836
Belmont av, No 2451 n w cor 188th st, 50x87.6, 188th st vacant. (Amt due, \$1,479.25; taxes, &c, \$2,032.75.) Adj to Oct 14. Av A, No 1418, e s, 51.7 n 75th st, 25x98, 3-sty frame tenement and store. (Amt due, \$8,885.91; taxes, &c, \$325.24.) Edgar T King-ley \$8,350
98th st, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk tenement. (Partition.) Isidore Osorio 31,302
*Bronx Park av, w s, 125 n 177th st, 50x150, Westchester. (Amt due, \$5,894.01; taxes, &c, \$233.78.) James J. Dixon 4,500
Morris av n e cor 164th st, 100x104.9, 164th st, No 2711 3-sty frame dwelling and vacant. (Amt due, \$13,514.50; taxes, &c, \$13.) Belwood Realty Co, representing a party in interest 13,800
*Cathedral Parkway, Nos 235 to 239, n s, 175 e 8th av, 125x70.11, two 6-sty brk tenements. (Amt due, \$90,125.62; taxes, &c, \$1,449.50.) Benjamin J Weil 201,590
43d st, Nos 514 and 516, s s, 216.8 w 10th av, 33.4x100.5, two 3-sty brk tenements and 3-sty brk tenement in rear. (Partition.) Chas P Fries 16,125
47th st, No 15, n s, 120 w Madison av, 25x100.5, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c. Adj to Nov 4.
119th st, No 134, s s, 285 e Park av, 27x100.11, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c. Withdrawn.
181st st, No 60/s e cor Harrison av, 37.11x120.2, Harrison av x59.4 x 125.11, vacant. (Amt due, \$1,423.19; taxes, &c, \$700.) L M Strep 6,050

D. PHOENIX INGRAHAM.
22d st, No 261, n s, 262.6 e 8th av, 18.9x98.9, two 1-sty brk and frame buildings. (Amt due, \$11,059.69; taxes, &c, \$164.12.) Adj to Oct 15.
CHAS. A. BERRIAN.
*West Broadway, No 141, on map No 267, e s, 91.2 s Lispenard st, runs e 100 x s 8.8 x w .04 x s 23.1 x w 99.8 x n 31.11 to beg, 6-sty brk loft and store building. (Amt due, \$68,521.99; taxes, &c, \$2,657.78.) U. S. Trust Co of N Y 70,000

SAMUEL MARX.
Hoffman st, No 2473/s w cor 189th st, 30x189th st | \$9.11, vacant. (Amt due, \$1,838.32; taxes, &c, \$2,800.) Mrs Fannie Kornbluh 3,875
*49th st, Nos 337 and 339, n s, 385 e 2d av, 40x100.5, 6-sty brk tenement and store. (Amt due, \$18,739.64; taxes, &c, \$—; sub to a first mort of \$35,000.) Caroline Harris 50,000

HERBERT A. SHERMAN.
166th st, Nos 428 and 430, s s, 97.7 e Park av, runs s 238.4 x e 12 x s 25 x e 38 x n 263.2 x w 50 to beg; right, title, &c, 1 and 2-sty frame dwelling and store and 2-sty frame dwelling. (Amt due, \$222.18; taxes, &c, \$—.) Charles Banks 229
Total \$418,657
Corresponding week, 1907 \$92,854
Jan. 1st, 1908, to date 43,544,355
Corresponding period, 1907 32,074,859

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.
Oct. 3
No Legal Sales advertised for these days.
Oct. 5
Park av, No 2910 n e cor 151st st, 63.6x61.4x 151st st, No 221 | 59.3x83.7, 5-sty brk tenement and store. Nellie A Murphy agt Gulseppi Landl et al; Herbert A Knox, att'y, 198 Broadway; James T Brady, ref. (Amt due, \$8,255.01; taxes, &c, \$270.00.) By Hugh D Smyth.
Oct. 6
Minford pl, No 1446, e s, 325 n Jennings st, 37.6x100, 5-sty brk tenement. Marie L Worch agt Stephen G Still et al; Geo A Euring, att'y, 280 Broadway; Albert P Massey, ref. (Amt due, \$6,517; taxes, &c, \$192.73.) Mort recorded Sept 15, 1905. By Joseph P Day.
Boston rd, No 1086/s e cor 166th st, 110.5x224.10 166th st | to Cauldwell av, x100x178, Cauldwell av | 3-sty frame dwelling and 2-sty frame chapel and vacant. Helen McCarty agt Ignatz Rosenzweig et al; Corbin & O'Ryan, att'ys, 220 Broadway; Francis S McAvoy, ref. (Amt due, \$27,207.27; taxes, &c, \$3,882.24; sub to a mort of \$14,000.) Mort recorded March 27, 1904. By Joseph P Day.
Elizabeth st, No 239, w s, 141.4 n Prince st, 20x90.6, 6-sty brk tenement and store. Arthur Baur agt Peter F Acritelli et al; Ferdinand E M Bullowa, att'y, 32 Nassau st; Francis S McAvoy, ref. (Amt due, \$5,555.10; taxes, &c, \$2,088.91.) Mort recorded Aug 17, 1905. By Joseph P Day.
Oct. 7
214th st, s s, 75 e 9th av, 225x99.11, Wakefield. R Clarence Dorsett agt Mark L Kelley et al; R Clarence Dorsett, att'y, 25 Pine st; Jeremiah A O'Leary, ref. (Amt due, \$28,125.73; taxes, &c, \$1,708.57.) Mort recorded May 25, 1905. By Joseph P Day.
12th st, Nos 82 and 84, s s, 65.6 e 6th av, runs s 84.8 x s e 3.7 x s 16.4 x e 39.9 x n 103.3 x w 43.4 to beg, 6-sty brk tenement. Harry Rosenwasser et al agt Morris Kraushaar et al; Rosenbluth & Silverman, att'ys, 299 Broadway; John H Judge, ref. (Amt due, \$33,510.37; taxes, &c, \$2,197.50.) Mort recorded Nov 15, 1905. By Bryan L Kennelly.
Vickery lane, s s, 321.3 e Main st, 134.2x78.10, City Island. Ellen J Vickery agt Robt W Vickery et al; Chas P Hallock, att'y, 2087 Boston rd; Daniel F Cohalan, ref. (Partition.) By Joseph P Day.
Intervale av, Nos 1146 to 1152, s s, 57.5 e Kelly st, runs s e 80.3 x s 18.7 x e 29.11 x n 18.11 x e 10.5 x n 25 x e 10.5 x n 25 x e 18.3 x n 7.3 x n w 80 x s w 100 to beg, two 5-sty brk tenements and stores. Mary A Balfe et al exrs agt Chas A Edwards et al; Harold Swain, att'y, 176 Broadway; John H Judge, ref. (Amt due, \$61,258.55; taxes, &c, \$1,900.) Mort recorded Aug 22, 1906. By Bryan L Kennelly.
12th st, Nos 641 and 643, on map No 643, n s, 108 w Av C, 37.6x103.3, 6-sty brk tenement and store. Joseph L Bittenweiser agt Sigmund Morgenstern et al; Action No 2; M S & I S Isaacs, att'ys, 52 William st; Thomas F Keogh, ref. (Amt due, \$24,157.61; taxes, &c, \$1,974.43; sub to a first mort of \$36,000.) Mort recorded Nov 3, 1906. By Joseph P Day.
12th st, No 639, n s, 145.6 w Av C, 37.6x103.3, 6-sty brk tenement and store. Same agt same; Action No 1; same att'ys., same ref. (Amt due, \$24,151.16; taxes, &c, \$1,974.43; sub to a mort of \$36,000.) Mort recorded Nov 3, 1906. By Joseph P Day.
141st st, No 461, n s, 160 e Amsterdam av, 18 x99.11, 4-sty brk dwelling. Staines, Bunn & Taber Co agt Katharine Van Alstyne; Reed & Pallister, att'ys, 280 Broadway; Chas D Donohue, ref. (Amt due, \$709.63; taxes, &c, \$—; sub to two mortg aggregating \$23,000.) By Joseph P Day.
10th av n w cor 211th st, 99.11x100.
211th st |
211th st, n s, 150 w 10th av, 350x99.11.
Broadway n e cor 211th st, 133.11x50x99.11x 211th st | 139.3, vacant.
Michael Regan agt John J Mooney et al; Daniel Daly, att'y, 40 Pine st; Edw D Dowling, ref. (Amt due, \$17,139.23; taxes, &c, \$6,499.42; sub to several prior mortg aggregating \$67,200.) Mort recorded June 8, 1905. By Bryan L Kennelly.
Gouverneur st, Nos 59 to 71/s w cor Cherry st, Cherry st, Nos 369 to 373 | 68x71.2x65x69.6, 5-sty brk stable and vacant. Henry W J Bucknall et al agt Minnie Riordan et al; Frederick T Hill, att'y, 56 Wall st; Francis X McCollum, ref. (Amt due, \$30,312.78; taxes, &c, 2,619.10.) Mort recorded March 1, 1904. By Joseph P Day.
Madison av, Nos 161 and 163, e s, 98.9 n 32d st, 49.4x100, 11 and 12-sty brk and stone hotel, sub to lease. Ranald H MacDonald individ and exr agt Howard N Potter et al; Harold Swain, att'y, 176 Broadway; Samuel Strasbourger, ref. (Amt due, \$73,397.78; taxes, &c, \$448.30.) Mort recorded June 28, 1904. By Joseph P Day.
Oct. 8
146th st, s s, 275 e Lenox av, 75x99.11, vacant. Harris Schwartz agt Seymour Realty Co et al; Manheim & Manheim, att'ys, 302 Broadway; Arthur J Cohen, ref. (Amt due, \$6,601.98; (Continued on page 664, 3d column.)

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF September 30 to October 14, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN: 12TH WARD, SECTION 7. 146TH STREET—SEWER, between 8th and Bradhurst Avenues. 12TH WARD, SECTION 8. 191ST STREET—SEWER, between Wadsworth and St. Nicholas Avenues.

HERMAN A. METZ, Comptroller. City of New York, September 29, 1908. (6287)

PUBLIC NOTICES.

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

BOROUGH OF QUEENS.

- List 9951, No. 1. Regulating, grading, curbing, flagging and laying crosswalks in Sixteenth avenue, from Broadway to Jamaica avenue, First Ward. List 9957, No. 2. Regulating, grading, curbing, bridging and laying sidewalks on Hallett street, from Flushing avenue to Hoyt avenue, First Ward. List 9965, No. 3. Paving with asphalt blocks Eighth avenue, from Flushing avenue to Potter avenue, First Ward. List 9966, No. 4. Paving with asphalt blocks Eighth avenue, from Jackson avenue to Washington avenue, First Ward. List 9967, No. 5. Paving with asphalt blocks Eleventh avenue, from Broadway to Newtown road, First Ward. List 9969, No. 6. Regulating, grading, curbing and laying crosswalks in Fifth avenue, from Pierce avenue to Jackson avenue, First Ward. List 9975, No. 7. Regulating, grading, curbing, flagging and laying crosswalks in Ninth avenue, from Pierce avenue to Graham avenue, First Ward. List 9992, No. 8. Regulating, grading, curbing and recurling and paving with asphalt blocks on a concrete foundation Third avenue, from Jamaica avenue to Grand avenue, First Ward. List 129, No. 9. Sewer and appurtenances in Ninth avenue, from Flushing avenue to crown 200 feet south of Vandeventer avenue, First Ward. List 148, No. 10. Sewer and appurtenances in Briell street, from Jackson avenue to Webster avenue, First Ward. List 171, No. 11. Sewer and appurtenances in Ninth avenue, from a point 400 feet north of Grand avenue to Grand avenue, First Ward. All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before November 4, 1908, at 11 a. m., at which time and place

the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record. ANTONIO ZUCCA, PAUL WEIMANN, JAMES H. KENNEDY, Board of Assessors. WILLIAM H. JASPER, Secretary, No. 320 Broadway. City of New York, Borough of Manhattan, September 30, 1908.

DEPARTMENT OF FINANCE, BUREAU FOR THE COLLECTION OF TAXES, No. 57 CHAMBERS STREET, BOROUGH OF MANHATTAN, NEW YORK, September 28, 1908.

NOTICE TO TAXPAYERS.

NOTICE IS HEREBY GIVEN THAT THE assessment rolls of real estate and personal property in The City of New York for the year 1908, and the warrants for the collection of taxes, have been delivered to the undersigned, and that all the taxes on said assessment rolls are due and payable on

MONDAY, OCTOBER 5, 1908

at the office of the Receiver of Taxes in the Borough in which the property is located, as follows:

- Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y. Borough of The Bronx, corner of Third and Tremont avenues, The Bronx, N. Y. Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y. Borough of Queens, corner of Jackson avenue and Fifth street, Long Island City, N. Y. Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y. All taxes become liens on the day due and payable.

TO AVOID PENALTY TAXES MUST BE PAID IN OCTOBER.

Under the provisions of section 916 of the Charter, as amended by chapter 447, Laws of 1908, it is provided, "If any tax shall remain unpaid on the first day of November it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax interest upon the amount thereof at the rate of seven per centum per annum to be calculated from the day in which the taxes become due and payable (October 5), as provided in section 914."

When checks are mailed to the Receiver of Taxes they must be accompanied by addressed envelopes with postage prepaid in order to insure return of receipted bills by mail.

Checks dated October 5 should be mailed to the Receiver as soon as possible after bills have been received by the taxpayer.

DRAW CHECKS ONLY TO THE ORDER OF THE RECEIVER OF TAXES.

DAVID E. AUSTEN, Receiver of Taxes.

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

BOROUGH OF THE BRONX.

List 9470, No. 1. Regulating, grading, curbing, flagging, laying crosswalks, building approaches, and placing fences in White Plains

road, from Morris Park avenue to the northern boundary line of The City of New York.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before November 5, 1908, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record. ANTONIO ZUCCA, PAUL WEIMANN, JAMES H. KENNEDY, Board of Assessors. WILLIAM H. JASPER, Secretary, No. 320 Broadway. City of New York, Borough of Manhattan, October 2, 1908.

ADVERTISED LEGAL SALES.

(Continued from page 663.)

- taxes, &c, \$600.) Mort recorded March 28, 1905. By Samuel Goldsticker. 137th st, No 241, n s, 451 w 7th av, 19x99.11, 5-sty brk dwelling. Leonidas H Cress gdn agt F C Otto Koch et al; Foley & Powell, att'ys, 206 Broadway; Edw C Crowley, ref. (Amt due, \$17,233.54; taxes, &c, \$262.02.) Mort recorded April 17, 1903. By Bryan L Kennelly Washington st, Nos 719 and 721 n e cor 11th st, 11th st, Nos 337 to 345. [runs n 75 x s e 11.5 x e 86.8 x s 60 x w 115.10 to beg, 6-sty brk loft and store building. William Carter agt Builders' Construction Co et al; Geo A Stearns, att'y, 150 Nassau st; Sampson H Weinhandler, ref. (Amt due, \$7,816.37; taxes, &c, \$—; sub to three mortg aggregating \$177,000.) By Joseph P Day. Oct. 9. Franklin av, Nos 1251 and 1253, w s, 116.3 n 168th st, runs w 115.3 x s 46.2 x w 44.8 x n — x e 11 x n 60 x e 168.7 x s 76.6 to beg, two 2-sty frame dwellings & vacant. Pauline Rosner agt Samuel Heitowitz et al; Max Silverstein, att'y, 309 Broadway; Louis B Hasbrouck, ref. (Amt due, \$3,864.24; taxes, &c, \$250.) Mort recorded July 24, 1906. By Bryan L Kennelly. 161st st, Nos 767 and 769 old No 947, n s, 155.8 e Forest av, 28.6x47.6, two 2-sty fr dwellings and stores. Peter P Decker agt Harriet Both et al; Wager & Acker, att'ys, 287 Broadway; Jacob H Shaffer, ref. (Amt due, \$1,150.83; taxes, &c, \$12; sub to a prior mort of \$3,500.) Mort recorded Nov 6, 1905. By Samuel Goldsticker. Oct. 10. No Legal Sales advertised for this day. Oct. 12. 128th st, No 52, s s, 277.6 e Lenox av, 20x99.11, 3-sty and basement brk dwelling. Sara V B Meer agt Anna F Haendle et al; John H Henshaw, att'y, 20 Nassau st; Alfred J Talley, ref. (Amt due, \$11,010.10; taxes, &c, \$1,180.) Mort recorded Aug 3, 1893. By Joseph P Day. St Nicholas av, No 728, e s, 337.4 n 145th st, 18.6x100, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c, which Chas A Coutant had on March 19, 1908. David J Gladstone, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.

REAL ESTATE RECORDS

Key to abbreviations:

- 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty. 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus implicitly claims to be the owner of it. 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found,

do not correspond with the existing ones, owing to their having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1907.

CONVEYANCES

September 25, 26, 28, 29, 30 and October 1. (No. 14.)

BOROUGH OF MANHATTAN.

- Bleecker st, No 203, n s, 150 w Macdougall st, 25x96, 5-sty brk tenement and store. Gianbatista Perazzo to Catarina Monteverde. 1/2 part. Mort \$32,000. Aug 12. Sept 29, 1908. 2:542—61. A \$16,500—\$29,000. other consid and 100 Bleecker st, No 413, e s, 65.11 s Bank st, 20.7x50, 4-sty brk tenement and store. Annie wife of Wm F Schneider, Jr, to said Wm F Schneider. Mort \$10,000. June 25, 1907. Sept 30, 1908. 2:623—21. A \$7,000—\$10,000. nom Broome st, No 235, s s, 75 e Ludlow st, 25x87.6, 5-sty brk tenement and store. Bluma wife of and Emanuel Gross to Isaac Gross, of Jersey City, N J. All liens. Sept 1. Sept 28, 1908. 2:408—40. A \$23,500—\$33,000. other consid and 100 Cherry st, No 41, s s, abt 48 w Roosevelt st, 16.2x74x15.7x74, 3-sty frame brk front tenement and store. Jacob F Lutz to Sarah

- E J Squires. Mort \$4,500. Sept 29. Oct 1, 1908. 1:109—16. A \$5,200—\$7,500. other consid and 100 Cherry st, No 383 | s w cor Scammel st, 25.1x53.5x24.9x55.4, 5-Scammel st, No 53 | sty brk tenement and store. FORECLOS. Sept 9, 1908. Newell Lyon ref to Rachel Shapiro. Oct 1, 1908. 1:260—65. A \$9,000—\$18,000. \$1,000 over and above mortg 14,750 Cathedral Parkway, Nos 209 to 213 n s, 150 w 7th av, 100x100, 6-sty 110th st | brk tenement. C M Silverman & Son, Inc, to Clementine M and Milton M Silverman firm C M Silverman & Son. Mort \$165,000. Sept 22. Sept 28, 1908. 7:1826—22 to 25. A \$83,000—\$. nom Goerck st, No 32, e s, abt 25 s Delancey st, 25x100, 6-sty brk tenement and store. Israel Diamond to Herman J Boldt. Mort \$26,000. Sept 30, 1908. 2:322—4. A \$12,000—\$32,000. nom Houston st, No 276 East, the business, &c. Power of attorney. Rebecka Glicksman to Louis Glicksman. Sept 30, 1908. Houston st, No 76, n s, 65.6 e West Broadway, 21.8x75, 3 and 5-sty brk loft and store building. Chas L Cohn TRUSTEE in bankruptcy of Joseph D Fowler bankrupt to Marcus B Tidey. Mort \$23,000. Sept 25, 1908. 2:524—30. A \$18,000—\$22,000. 28,000

2d av, No 2071, w s, 75.11 s 107th st, 25x75, 4-sty brk tenement and store. FORECLOS, Sept 17, 1908. Wm B F Rogers ref to Kate E Morgan. Sept 30, 1908. 6:1656-25. A \$9,000-\$19,500. 16,000

2d av, Nos 2495 and 2497, w s, 25 s 128th st, 49.11x75, two 5-sty brk tenements and stores. Morris Weiss to Morris Zucker. Morts \$28,000 Sept 24. Oct 1, 1908. 6:1792-26 and 27. A \$16,000-\$32,000. nom

3d av, No 743, e s, 25.5 n 46th st, 25x75, 5-sty brk tenement and store. Marie T Schubert to Christopher A Schubert. B & S. Mt \$21,000. Aug 24, 1906. Sept 29, 1908. 5:1320-2. A \$14,000-\$25,000. nom

7th av, No 2259 s e cor 133d st, 25x100, 5-sty brk tenement and 133th st, No 172 store. FORECLOS, Sept 24, 1908. Saul S Myers referee to Leah K Ray. Mort \$45,000. Sept 30. Oct 1, 1908. 7:1917-61. A \$24,000-\$50,000. 52,500

8th av, No 2583, w s, 24.11 s 138th st, 25x100, 5-sty brk tenement and store. Emilie Kalman to Joseph Goldmuntz. Mort \$29,500. Sept 25. Sept 26, 1908. 7:2041-22. A \$14,000-\$30,000. other consid and 100

8th av, Nos 2730 and 2732 n e cor 145th st, 40x99.10. Mort \$100,000. 145th st. 000.

8th av, Nos 2734 and 2736, e s, 40 n 145th st, 40x99.10. Mort \$65,000. two 6-sty brk tenements, stores on corner. Solomon Boehm and Fannie his wife to Lillie Bohm. 1/2 part. All title. Sept 28. Sept 29, 1908. 7:2031-1 and 2. A \$54,500-\$132,000. nom

10th av, No 692, e s, 73.7 n 48th st, 26.9x82, 5-sty stone front tenement and store. Fernando Dessaur et al HEIRS, &c, Caroline D Dessaur to Leo C Stern. Mort \$11,000. Aug 28. Sept 29, 1908. 4:1058-4. A \$14,000-\$24,000. other consid and 100

10th av, No 657, w s, 50.2 n 46th st, 25.1x100, 6-sty brk tenement and store. Joseph Oppenheimer to Henrietta Zoeller. Mort \$28,000. Sept 30. Oct 1, 1908. 4:1075-31. A \$15,000-\$31,000. nom

MISCELLANEOUS.

All joint and several right, title and interest to the custody and tuition of the minor child Harry Silva Eugene Lebeuf, aged 21 months, during its minority, said parties of 1st part being the father and mother of said child. Eugene Lebeuf and Marie C his wife to Sylva Ricard and Giaziella his wife. Q C. Parties of 2d part accept of above appointment as GUARDIAN. Sept 16, 1908. Sept 26, 1908. nom

Certified copy adjudication of bankruptcy and order of reference in matter of Pasquale and Salvatore Pati INDIVID and as firm Pasquale Pati & Son bankrupts. May 15. Sept 29, 1908. —

Copy of last will, &c, of John Lowell, Jr., late of Boston, Mass. Nov 8, 1832. Sept 30, 1908. —

1-5 interest in trust fund of \$100,000, created by will of Robt E Dietz, dec'd, subject to life estate of Anna Dietz. Bankers Trust Co as ADMR of Wm H White, dec'd, to Frank H Clement. All title. B & S. Sept 1. Oct 1, 1908. 12,100

Same property. Frank H Clement to Anna L Clement. 2-3 parts of above, and John E Dietz 1-3 part of above. Sept 26. Oct 1, 1908. 12,100

Power of attorney. Sadie Bonwit to Max Bonwit. Sept 24. Sept 30, 1908. —

Power of attorney. Maria S Wittnauer to Emil J Wittnauer. Feb 17, 1908. Sept 25, 1908. —

Power of attorney. Simon Heyman to Abraham Heyman. Sept 28, 1908. —

Power of attorney. Mary V Tiffany to Alva E Belmont. April 24, 1907. Sept 29, 1908. —

Power of attorney. Jenny Faber to Eberhard Faber. Sept 30, 1901. Oct 1, 1908. —

Power of attorney. Rachel Gitelson to Samuel Gitelson. Sept 30. Oct 1, 1908. —

Resignation of Henry Korn as TRUSTEE under trust agreement dated Mar 10, 1908, bet Jacob Korn and David, Henry and Saml W Korn. Sept 8. Sept 25, 1908. —

BOROUGH OF THE BRONX.

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

*Carroll st, s s, 100 e Green lane, 50x100. Trust deed. Vaclav Pavelka to Elizabeth Pavelka TRUSTEE for Antoinette Brunnar and Vaclav Pavelka. Mort \$2,000. Sept 29, 1908. nom

Elsmere pl, No 814, s s, 125 w Marmion av, 25x100, 3-sty brk tenement. Wm C Bergen to John J O'Grady. Sept 24. Sept 26, 1908. 11:2955. other consid and 100

Elsmere pl, No 789, n s, 350 w Marmion av, 25x100, 2-sty frame dwelling. Frederick Robbin to Nellie J Larkin. Mort \$6,000. Aug 18. Sept 25, 1908. 11:2956. other consid and 100

Faile st, No 1017, w s, 469.6 s Bancroft st, 20x100, 3-sty brk dwelling. American Real Estate Co to Leila V Kapp. Sept 24. Sept 25, 1908. 10:2749. 100

Fairmount pl, No 802, s s, 140.3 w Marmion av, 18.6x81.3x18.6x 82.7, 2-sty brk dwelling. Henry Gosler to William Groesser. Mort \$3,750. Sept 28. Oct 1, 1908. 11:2954. other consid and 100

*Fulton st, or Richardson av, s e s, abt 264 s 240th st, Washingtonville, 33x151.5. John Stahl to Christian H Schuler. All liens. July 21. Oct 1, 1908. other consid and 100

Freeman st, Nos 809 and 811, n s, 158.8 e Union av, 60x90x60.10 x90, 5-sty brk tenement. John H Green et al to Maria Lutz. Mort \$59,000. Sept 29, 1908. 11:2968. other consid and 100

Irvine st, No 886, e s, 150 n Seneca av, 25x100, 2-sty frame dwelling. Morris Lazar to Goldie Cowen and Carrie wife Morris Lazar. Mort \$6,000. Sept 17. Sept 25, 1908. 10:2761. other consid and 100

Lyman pl, No 1372, e s, 125 s Freeman st, 20x100, 2-sty frame dwelling. Juno wife Albert E Blackman to Eliz M Garner. Q C. Sept 15. Oct 1, 1908. 11:2970. nom

*Pell pl, n w s, 133 n 242d st, 33.4x100. Amelia A Reynolds to Mary L wife Alfred R Conklin. Mort \$2,500. Apr 16, 1903. Sept 25, 1908. nom

Parkside pl, n s, 143.1 s w 207th st, 75.1x106.8x75x102.2, vacant. Bessie T wife of Frank R Houghton to Wm McGowan. May 4. Sept 29, 1908. 12:3354. other consid and 100

*Palm st, e s, 100 n Troy av, 100x100. Palm st, e s, 200 n Albany av, 100x100. Palm st, e s, 100 n Albany av, 100x100. Myrtle st, n w cor Albany av, 200x— to Black Dog Brook x—x—. Ivy st, s e cor Albany av, —x—, gore. Palm st, e s, 200 n Troy av, 100x—x irreg x100. Palm st, e s, 300 n Troy av, —x—, gore. Linden st, w s, 300 s Albany av, 100x100.

and being plot 318, 352, 360, 413, 414, 433, 445, 446 and 447 map Arden property, Eastchester and Westchester. Plot 548 map Arden property, showing addition to the map of the Arden property as filed of plots 533 to 560, except part for Baychester av. Adelaide W wife and John H Miller to Fairfield Co. Mort \$8,100. June 8. Sept 28, 1908. nom

136th st, No 309, n s, 150 w Alexander av, 25x100, 4-sty brk tenement. Harris Lenowitz to Fredk W and Cath M Meinken. All liens. Sept 28, 1908. 9:2312. other consid and 100

137th st, No 370 (622), s s, 206.6 w Willis av, 25x100, 5-sty brk tenement. Kaufman Sasserath to Rosa Michel, of Brooklyn. Mort \$20,500. Sept 30. Oct 1, 1908. nom

146th st, No 267 (491) East, n s, abt 35 w Morris av, 25x110, 3-sty frame tenement and store. Wm F A Kurz to Mary Diehl. Mort \$4,000. Sept 29. Sept 30, 1908. 9:2336. other consid and 100

146th st, No 267, n s, 33.9 w Morris av, —x—. 146th st, n s, adj above on east. Wall and encroachment agreement. Wm F A Kurz with Mary Diehl. Sept 25. Sept 30, 1908. 9:2336. nom

149th st, No 520, s s, 125 e Brook av, 25x84.11, 5-sty brk tenement. George Schaefer to Charles Willersdorf. Morts \$19,000. Sept 25. Sept 26, 1908. 9:2275. nom

155th st, No 336, s s, 175 w Courtlandt av, 25x99.3, 4-sty brk tenement. Rosa Lahm to John Muth. Mort \$15,000. Sept 30. Oct 1, 1908. 9:2414. other consid and 100

157th st, No 367, n s, 116.6 e Courtlandt av, 25x101.7, 3-sty frame tenement and store. Charles Willersdorf to George Schaefer. Mort \$6,500. Sept 25. Sept 26, 1908. 9:2404. other consid and 100

162d st, No 423, old No 675, n s, 196.3 e Melrose av, 37.6x100. 162d st, No 425, old No 679, n s, 233.9 e Melrose av, 37.6x100. two 6-sty brk tenements. John Muth to Meta Muth his wife. Morts \$74,200. Sept 25. Sept 26, 1908. 9:2384. nom

166th st, No 568 (836), s s, 69 e Franklin av, runs s 100.3 x e 36 x n 0.10 x e 1.6 x n 100 to st x w 37.6 to beginning, 5-sty brk tenement. Thos W Butts TRUSTEE Victoria Zeller to Florella G Gore. Mort \$29,000. Sept 19. Oct 1, 1908. 10:2607. 39,000

Same property. Victoria Zeller to same. Q C. Sept 19. Oct 1, 1908. 10:2607. nom

169th st, s s, 307 w Concourse or Boulevard, 50x127.3x50.11x117.3, except strip 15 feet wide taken for 169th st, two 2-sty frame dwellings. Geo H Huber to Mary T wife of John J Welsh. All liens. Sept 14. Sept 30, 1908. 9:2466. 11,150

178th st, s s, 95.5 e Grand Boulevard and Concourse, 50x100, vacant. Fanny Lomas to Arthur H Sigler. Correction deed. June 10. Sept 25, 1908. 11:2810. other consid and 100

178th st, s s, 95.5 e Grand Boulevard and Concourse, 25x100, vacant. Release mort. Excelsior Mortgage Co to same. Sept 23. Sept 25, 1908. 11:2810. nom

Same property. Release mort. Fanny Lomas to same. Sept 23. Sept 25, 1908. 11:2810. nom

Same property. Arthur H Sigler to Hannah Falk. Mort \$6,000. Sept 24. Sept 25, 1908. 11:2810. other consid and 100

179th st, n s, 143.9 e Morris av, 16.3x99.10, 3-sty brk dwelling. August Jacob to Benjamin Greenstein. Mort \$6,000. Sept 29. Sept 30, 1908. 11:2807-2808. other consid and 100

179th st, s s, 50 e Park av, 33x83, vacant. Release mort. Henry Siebert to Noble and Gauss Construction Co. Sept 15. Sept 30, 1908. 11:3035. nom

181st st, No 452, s s, 91 e Park av, 50x150, 2-sty frame dwelling and vacant. Release mort. The Northern Bank of N Y to Geo J Kuhn. Q C. July 7. Oct 1, 1908. 11:3037. nom

Same property. Geo J Kuhn to Ray Weiss. Mort \$4,000. Oct 1, 1908. 11:3037. other consid and 100

184th st, n s, 105 w Grand av, 32x100, two 3-sty brk dwellings. Release mort. Henry U Singhi to Germano Fioravanti. Q C. Sept 25. Sept 26, 1908. 11:3212. 10,000

191st st, No 869, n s, 175 w Hughes av, 50x158.6, 2-sty frame dwelling. PARTITION, July 21, 1908. Alfred J Talley referee to William O'Connor. Sept 25. Sept 26, 1908. 12:3273. 3,300

201st st, No 315, n e s, 30 w Perry av, 26.8x93.1x25.10x98.9, 2-sty frame dwelling. George Hudson to Louisa Hudson his wife. 1/2 right, title and interest. Mort \$7,500. Sept 28, 1908. 12:3299. nom

*215th st, n s, 100 e 5th av, 25x100, Laconia Park. Release mort. Sarah E Butler to Antonio Todaro. Sept 16. Sept 28, 1908. 450

*217th st (3d st), s s, 205 w 5th av, 25x114, Wakefield. Felice Bruccoli widow to John Bruccoli. Sept 10. Sept 28, 1908. other consid and 100

*217th st, s s, 125 w 4th av or st, 25x114, Wakefield. A Shatzkin & Sons to John Zissimopoulos. Mort \$1,150. Sept 25. Sept 28, 1908. other consid and 100

*229th st, n s, 338.4 w 4th st, 33.4x114, Wakefield. Chas J Chapman to Geo F Scherb. Mort \$2,500. Sept 28, 1908. nom

*232d st, n s, 1,372.10 e White Plains road, 25.4x114, Wakefield. Carl M Nicholson to Isaak Erikson. Mort \$500. Sept 26. Oct 1, 1908. other consid and 100

Alexander av, No 200, e s, 83.4 n 136th st, 16.8x96.6, 3-sty and basement stone front dwelling. Edw H Pearse to Emma W Wingate, of Brooklyn. 1-5 part. Sub to life estate of Geo A Pearse. Sept 30. Oct 1, 1908. 9:2299. nom

Aqueduct av East, No 2352, e s, 60.7 s 184th st, 20.4x53.1x20.1x 49.10, 2-sty frame dwelling. Herbert Aldous to the Larimer Realty Co. Mort \$4,500. Sept 28, 1908. 11:3212. other consid and 100

Anderson av, e s, 310.9 n Jerome av, runs n 108.3 x e 139.10 x s w 76.8 and 32.9 x w 119.8 to beginning, vacant. Joseph H Jones to Kemp-Jones Realty Co. All liens. Sept 28. Sept 30, 1908. 9:2504. other consid and 100

Anthony av, e s, 200 s Prospect pl, 30x99.2x30x92.4, 2-sty brk dwelling. Anthony av, e s, 230 s Prospect pl, 29.2x90x53.5x90.2, 2-sty brk dwelling. Resht Realty Co to Rebecca Resht. Mort \$31,033. Sept 16. Sept 29, 1908. 11:2890. 100

Aqueduct av, No 2238 s e cor 183d st, 50x100.9 to w s Macombs 183d st Dam road, x50x100.5, 2-sty frame dwelling. Wm C Bergen to Mary B Griffin. Mort \$12,000. Sept 28. Sept 29, 1908. 11:3211. other consid and 100

Alexander av, Nos 231 to 235 s w cor 138th st, 73.3x75, two 138th st, No 316 4 and one 5-sty brk tenements and stores. 138th st, s s, 75 w Alexander av, 25x100, vacant. Frank Cecil to Alexander Development Co. Mort \$48,500. Sept 26. Sept 29, 1908. 9:2313. other consid and 100

Anderson av, e s, 446 n Jerome av, 27x144.5x27.1x142.1, 4-sty brk tenement. Release mort. N Y Trust Co to Kemp-Jones Realty Co. Sept 25, 1908. 9:2504. other consid and 1,000

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

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

1909; Sept 17, 1909; Sept 18, 1909; Sept 24, 1909; and Sept 25, 1909. Sept 29, 1908. 6:1635...1,650 125th st, Nos 63 and 65 West. Subordination of lease to mort. Bailey Lloyd and ano with Nellie Thomson. June 10, Sept 28, 1908. 6:1723...nom 125th st, Nos 63 and 65 West. Subordination of lease to mort for \$42,000. Bailey Lloyd et al with New York Mortgage & Security Co, Sept 25, Sept 28, 1908. 6:1723...nom 127th st, Nos 214 and 216 East, east store, &c. August H Sievers and ano to Daniel Crump; 5 years, from Oct 1, 1908. 6:1791... 900 to 1,200 Av C, No 7, store. Samuel Amsterdam to Sam Sterenberg and ano; 2 years and 7 1/2 months, from Sept 15, 1908. Sept 29, 1908. 2:384...780 Bowery, No 263, all. John H McGurk to Barbara Greve and John H Wendelken; 5 years, from May 1, 1909. Sept 25, 1908. 2:427...3,100 Broadway, s e cor 38th st, upper part of building above ground floor; also basement of Hotel Normandie. Herman Wronkow to Knickerbocker Lunch Co; 21 years, from Jan 1, 1909. Sept 25, 1908. 3:813...27,000 to 34,000 Broadway, No 818, basement store and outer house. Annie E Allin and ano to Joseph E Penta; 5 years, from Feb 1, 1909. Sept 26, 1908. 2:557...1,875 to 2,000 Broadway, n e cor 160th st, cor store, &c. Crystal Realty & Construction Co to Geo P Cochran; 10 years, from Dec 1, 1908. Sept 28, 1908. 8:2119...2,750 to 3,500 Same property. Assign lease. Geo P Cochran to M Grohs Sons, a corpn. Sept 26, Sept 28, 1908. 8:2119...nom Broadway, No 2555 s w cor 96th st, basement. Carrie Levis et 96th st al to Philip Lehrbach and Claus H Brocker; 10 years, from Oct 1, 1908. Sept 30, 1908. 4:1243...3,600 Columbus av, No 548, store and basement... Columbus av, No 546, basement... Isaac Berg to Saml Guidici & Co; 10 years, from Oct 1, 1908. Sept 30, 1908. 4:1217...2,100 1st av, No 428, all. Isaac Steigerwald to Howard F Lewis; 5 yrs, from Oct 1, 1908. Sept 30, 1908. 3:956...1,200 to 1,500 Same property. Assign lease. Howard F Lewis to Geo L Lewis. Sept 25, Sept 30, 1908. 3:956...nom Same property. Assign lease. Geo L Lewis to Anton Herbst. Sept 25, Sept 30, 1908. 3:956...nom 1st av, No 260, north store and basement. Thomas Finnegan to Geo F Anger; 5 years, from May 1, 1907. Oct 1, 1908. 3:947...600 Same property. Assign lease. Geo F Anger to Fritz Waldvogel. Sept 30, Oct 1, 1908. 3:947...nom 1st av, No 154, store, &c. Mendel Friedman to Samuel Miller; 3 years, from May 1, 1909. Oct 1, 1908. 2:437...1,140 1st av s e cor 15th st, store. Wm T Carlisle as EXR 15th st, No 400 Peter Buttery to Thos J Madden; 5 8-12 yrs, from Sept 1, 1908. Sept 28, 1908. 3:946...1,320 and 1,800 2d av, No 1002, s e cor 53d st, store, &c. Joseph F Lippe to Stephen Sullivan; 5 years, from Oct 1, 1908. Sept 28, 1908. 5:1345...1,200 and 1,500 3d av, No 384, all. Robt G Gregg to Walter T Sutton; 12 7-12 years, from Oct 1, 1908. Oct 1, 1908. 3:883...2,700 and 3,000 3d av, No 31, cor 9th st, all... 9th st, No 203 East, 3 upper floors... Wm J Morris to Patrick T Gaffney; 5 years, from May 1, 1910. Oct 1, 1908. 2:465...7,200 3d av, No 433. Assign lease. Ernst Winterhoff to Charles and John D Meyer. Sept 30, Oct 1, 1908. 3:911...nom 3d av, Nos 2226 and 2228 n w cor, st floor and part cellar. The 121st st, No 179 East Minister, &c, of the Reformed Low Dutch Church, Harlem, to F W Woolworth & Co; 10 8-12 yrs, from Sept 1, 1908. Sept 26, 1908. 6:1770...10,000 and 11,000 3d av, No 216, store. Ernest Rieger to George and Wm Schum; 1 7-12 years, from Oct 1, 1908. Sept 28, 1908. 3:874...1,080 5th av, No 242, store floor and basement. Chas A Belden as ATTY for HEIRS of estate Josiah Belden to Dobbs & Co; 3 years, from May 1, 1912. Sept 28, 1908. 3:829...14,000 5th av, No 123. All title to lease, saloon, &c. Geo H Gilman RECEIVER of Edmund Rothschild bankrupt to Walter S Becker. Sept 24, Sept 28, 1908. 3:848...435 8th av, No 2741. Assign lease. Frederick Weiermann and ano to Excelsior Brewing Co. Mort \$3,000. Sept 29. Oct 1, 1908. 7:2045...nom 8th av, No 2741. Assign lease. Frederick Weiermann to Hubert Wenmakers and Frederick Weiermann firm Weiermann & Wenmakers. Sept 29. Oct 1, 1908. 7:2045...nom 8th av, No 106, e s, 51.1 n 15th st, 26.1x93.6. Leasehold. FORECLOS, Aug 27, 1908. Maurice B Blumenthal ref to George Kiessling. Sept 28. Sept 30, 1908. 3:765...12,900 8th av, No 2051, n w cor 111th st, No 301. Assign lease. Wm A Steinbeck to Charles Sanders and ano. Sept 29. Sept 30, 1908. 7:1846...nom 11th av, No 319, store, &c. John H Feldscher to Louis Katzenberg; 5 years, from May 1, 1909. Sept 28, 1908. 3:676...1,500 12th av, s w cor 131st st, 50.7x102.1x50.1x102.7. Assign lease. Eastern Beef Co to Adams Bros Co. All title, except as to money deposited with landlord as security for payment of the last few months rent under said lease. Sept 30. Oct 1, 1908. 7:2004...nom

BOROUGH OF THE BRONX.

Lorillard pl, e s, 40 n 3d av, 30x40, 3-sty house. Mary Coyne to Winfield Scott; 5 years, from Oct 1, 1907. Sept 28, 1908. 11:3054...960 to 1,320 *224th st, s s, 180 e White Plains road, 100x114, Wakefield. The City of N Y to Timothy J Moriarty. Sept 21, 1908. \$1,000 year tax lease. Sept 30, 1908...3.53 161st st, No 776 East, store and basement. Wm H Kruse to Theodor F Ruhberg; 5 3-12 years, from Oct 1, 1908. Sept 29, 1908. 10:2657...1,380 and 1,500 Boston road, cor Home st, cor store and basement. Harry Rosenwasser and ano to John Bartels; 3 years, from Oct 1, 1908. Oct 1, 1908. 10:2663...1,680 Marion av, No 2772, certain rooms on 1st and 2d floors. Ottilia Hackel to Gustav A Wohlfart; 10 years, from May 15, 1906,

with 10 years renewal. Rerecorded from May 7, 1906. Sept 26, 1908. 12:3283...160 Same property. Surrender lease. Gustav A Wohlfart to Ottilia Hackel. Feb 11, 1908. Sept 26, 1908. 12:3283...250

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

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

September 25, 26, 28, 29, 30 and October 1.

BOROUGH OF MANHATTAN.

Aaron, Isidor and Louis S Goldstein with A Aspinwall and ano as trustees Louisa Minturn and ano with Wm H Aspinwall. 112th st, No 7 West. Extension mort. Sept 26, 1908. 6:1596. nom Atonna, Carmelo to Adolph Loewe and ano. 116th st, No 422, s s, 369 w Pleasant av, 18.7x100.11. P. M. Prior mort \$7,500. Sept 30, 2 years, 6%. Oct 1, 1908. 6:1709. 2,000 Atonna, Carmelo to John F Wetter. 116th st, No 422, s s, 369 w Pleasant av, 18.7x100.11. Prior mort \$4,500. Sept 30, due, &c, as per bond. Oct 1, 1908. 6:1709. 3,000 Arden, Thomas B to Florence C Speed. Spring st, No 150 (132), s s, 120 e West Broadway, 20x80. Prior mort \$10,000. Sept 26, due, &c, as per bond. Sept 28, 1908. 2:487. 3,000 Ardin, Lucien L to Jean Cazeilles. 39th st, No 260, s s, 182 e 8th av, 20.6x98.9. July 2, 1907, due May 20, 1909, —%. Sept 29, 1908. 3:788. 2,000 Baldwin, Rosalie, of Rosebank, S I, with Wm B Thom. 69th st, No 235, n s, 385 w Amsterdam av, 19.1x100.5. Extension mort. Sept 19, Sept 30, 1908. 4:1161. nom Birnbaum, Samuel to Frank Sternberg. Madison st, No 352, s s, 240.2 e Scammel st, 23.3x94.10x23.3x95.1. Sept 21, due Mar 21, 1911, 6%. Sept 25, 1908. 1:266. 4,500 Brown, Harry to Marcus Rosenthal. 34th st, No 314, s s, 207.6 e 2d av, 21.3x98.9. Building loan. Prior mort \$15,500. Sept 23, 1 year, 6%. Sept 25, 1908. 3:939. 5,500 Bank, Bertha to Herman Heinemann. 85th st, No 323, n s, 300 e 2d av, 25x102.2. Prior mort \$22,900. Sept 25, 1908, 2 years, 6%. 5:1548. 1,500 Beth Hamidrash Hagodol of Harlem and Lizzie and Rose Drosin with Margt L Zborowski. 105th st, Nos 110 and 112 East. Subordination agreement. Sept 25, 1908. 6:1632. nom Beth Hamidrash Hagodol of Harlem and Mollie Silverson with same. Same property. Subordination agreement. Sept 8. Sept 25, 1908. 6:1632. nom Buckmann, Fredk J with TITLE INS CO of N Y. 123d st, No 522, s s, 233.8 w Amsterdam av, 33.2x100.11. Subordination agreement. Sept 24, Sept 25, 1908. 7:1977. nom Blumenstock, Samuel to Abram Bachrach. 11th av, No 672, e s, 75.3 n 48th st, 25x100. Prior mort \$10,000. Sept 24, 2 yrs, 6%. Sept 25, 1908. 4:1077. 4,000 Bush, Henry C to TITLE GUARANTEE & TRUST CO. 118th st, No 435, n s, 225.6 w Pleasant av, 18.9x100.11. Sept 28, 1908, due, &c, as per bond. 6:1806. 4,000 Bernhardt, Philip, of Brooklyn, N Y, to Ethel P Arnold. 123d st, No 520, s s, 200 w Amsterdam av, 33.8x100.11. Sept 28, 1908, 5 years, 5%. 7:1977. 30,000 Bettman, Saml J to Julius Scott and ano. 135th st, No 118, s s, 275 w Lenox av, 24.11x99.11. P. M. Prior mort \$20,000. Sept 28, 1908, 3 years, 6%. 7:1919. 5,000 Birnbaum, Samuel to Frank Sternberg. Madison st, No 352, s s, 240.2 e Scammel st, 23.3x94.10x25.3x95.1. Correction mort. Prior mort \$—. Sept 28, 1908, due Mar 21, 1911, 6%. 1:266. 4,500 Berlin & Jones Envelope Co with SEAMENS BANK FOR SAVINGS in City N Y. William st, No 136. Extension mort at decreased interest from 5 to 4 1/2%. June 30. Sept 29, 1908. 1:77. nom Boriss, Hyman and Hyman Galef to Saml Leiniger. 7th st, No 127, n s, 125 w Av A, 25x97.5. Sept 29, 1908, 5 years, 5%. 2:435. 25,000 Same to Chas I Freedman. Same property. Prior mort \$25,000. Sept 22, due Oct 1, 1912, 6%. Sept 29, 1908. 2:435. 5,000 Bannon, May E to SEAMENS BANK FOR SAVINGS in City N Y. 56th st, No 50, s s, 233 e 6th av, 20x100.5. Sept 29, 1908, 5 years, 5%. 5:1271. 55,000 Baskin, Julius with Sanitary Steam Laundry Co. 127th st, Nos 152 and 154 West. Extension mort. Oct 1, 1908, 7:1911. nom Breslin, John J to V Loewers Gambrinus Brewery Co. Greenwich st, No 626. Saloon lease. Oct 1, 1908, demand, 6%. 2:602. 2,145 Becker, August to TITLE GUARANTEE & TRUST CO. 39th st, Nos 438 and 440, s s, 250 e 10th av, 50x98.9. 1-3 part. All title. Sept 25, due, &c, as per bond. *Sept 26, 1908. 3:736. 3,000 Bamberger, Max and Augusta Simone with N Y Public Library, Astor, Lenox and Tilden Foundations. Columbus av, No 788, w s, 75.11 s 99th st, 25x75. Extension mort. Oct 1, 1908. 7:1853. nom Borchardt, Samuel with SEAMENS BANK FOR SAVINGS in City N Y. Broadway, Nos 2568 to 2574, s e cor 97th st, No 230, 100.11 x99.8 to w s Old Bloomingdale road x irreg x100. Extension mort at increased interest from 4% to 4 1/2%. May 23. Oct 1, 1908. 7:1868. nom

ATLAS PORTLAND CEMENT

Is the Standard American Brand

30 Broad Street (Send for Pamphlet) New York

| | |
|---|--------|
| 30 Wolkenberg, Joseph, Philip Orda & Samuel Silk-N Thuman | 311.85 |
| 30 Wilcox, Walter R—City of N Y | 218.35 |
| 30 Wolff, Armand—the same | 218.35 |
| 30 Wulff, Herman—the same | 218.35 |
| 30 Winer, Kate—the same | 218.35 |
| 30 Williams, Alice—the same | 206.90 |
| 30 Windhorst, Casper H—the same | 114.70 |
| 30 Wait, Calvin H—the same | 57.03 |
| 30 Wiley, Pleasant W—the same | 118.44 |
| 30 Wilks, Seth—the same | 210.80 |
| 30 Williams, Alfred A—the same | 218.35 |
| 30 Waldman, Henry—the same | 57.03 |
| 30 Williams, Volney D—the same | 403.00 |
| 30 Wicht, Frederick—the same | 218.35 |
| 30 Wanderman, Charles, Isidor & Walter—H J Rubenstein | 167.90 |
| 1 Warshawsky, David—M M Diamond et al | 124.72 |
| 1 Wright, Helen—M Raymond | 86.65 |
| 1 Wilatus, Edward—E C Van Glahn et al | 115.86 |
| 1 Weinerman, Barnett—L Glaser | 40.30 |
| 1 Wilson, Chas—Minaker & Welbanks | 556.50 |
| 1 Wilcox, Algeon H—Neostyle Envelope Co | 71.87 |
| 1 Wolins, Harri—J A Besthoff et al | 50.81 |
| 1 Weiser, Sam—H Weiser | 96.62 |
| 2 Wess, G William—Pleasant Spring Distillery Co | 120.60 |
| 2 Winters, Wm H—L Schafran | 62.41 |
| 2 Wanderman, Charles & Walter—J P Duffy Co | 211.16 |
| 2 Walsh, Martha L—A Phyfe | 31.98 |
| 2 Wimpie, Jacob M—G Rader | 172.06 |
| 2 Weitzmann, Charlotte & Frank E—T M Morris et al | 148.03 |
| 2 Walro, Charles—I M Rosenstock | 51.90 |
| 2 White, James H—City of N Y | 218.35 |
| 2 White, Frank—the same | 118.44 |
| 2 White, Theo L—the same | 218.35 |
| 2 White, Thomas R—the same | 210.80 |
| 2 Wilson, John—the same | 218.35 |
| 2 Woody, Edw L—the same | 218.35 |
| 2 Wilson, John—the same | 218.35 |
| 2 White, Chas H—A W Mott | 23.18 |
| 28 Yeomans, Edw T—N Y Athletic Club | 62.65 |
| 29 Yagustower, Abraham—S Schumacher | 273.65 |
| 29 the same—the same | 397.15 |
| 29 Young, Mildred & Fred C—A C Cass | 79.41 |
| 30 Young, Elliott—C S Spiegelberg et al | 150.70 |
| 2 Yale, Geo L—O A Wallace | 622.41 |
| 29 Zuckerman, Benjamin—A Hirsch | 15.15 |
| 30 Zeeman, Barney—C Uhlfelder et al | 174.41 |
| 1 Zraick, John—M Eder | 317.15 |

CORPORATIONS.

| | |
|---|-----------|
| 26 Regent Wine Co—T F White et al | 143.91 |
| 26 French Shop of N Y—S G Bernheimer | 228.64 |
| 26 United Electric Protection Co—N Y Blue Print Paper Co | 28.47 |
| 26 Globe Publishing Co & James A Hill—S Coman | 1,080.08 |
| 26 the same—Winnebago National Bank of Rockford | 1,261.39 |
| 26 the same—First National Bank of Chicago | 678.71 |
| 28 Independent Brewing Co—Karsch Brewing Co | 753.53 |
| 28 F B Stearns Co—Times Square Automobile Co | 87.30 |
| 28 Temple Construction Co—R Arkush | 52.57 |
| 28 Clarke Construction & A Weiskittel & Son Co | 486.76 |
| 28 Independent Brewing Co of N Y City—103 Park Ave Co | 358.93 |
| 28 Robert Grant Co—Atlas Line Steamship Co | 681.04 |
| 28*H Germain Co—W B Iselin et al | 731.93 |
| 28 Globe Pub Co & James A Hill—Lafayette Trust Co | 2,543.29 |
| 29 Nickelsberg Bros & Co—A A Healy et al | 278.59 |
| 29 N Y Metal Covered Door Co—M Levin | 224.65 |
| 29 Ed Johnson Building Co—Central Chandelier Co | 191.29 |
| 29 Emanuel & Malavista—M Neumark | 9.92 |
| 29 Laselle & Co—M Prochaska et al | 17.91 |
| 29 West End Dry Dock Co—City of N Y | 37.81 |
| 29 Recht Realty Co & Edward D Recht—S Fredman | 121.72 |
| 29 Mutual Aid Society of Campo Fionto—A Torrette | 26.48 |
| 29 Broadway Security Co—J Mason | 30,930.30 |
| 29 Wilson Drug Stores Co—S J Freudenheim | 6,793.35 |
| 29 Paul & Krueger Rock Drill Co—J Gelb & Co | 22.87 |
| 29 City of N Y & Board of Education of the City of N Y—C I Peyser | 874.42 |
| 19 E J Galway Building Co—College of St Francis Xavier | 59.65 |
| 29 United Dry Goods Co—B Levison et al | 34.31 |
| 29 Morgan Coal Co—D T Price | 524.50 |

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|---|-----------|
| 30 Greater N Y Builders & Contractors Co—Carlucci Stone Works | 73.74 |
| 30 Hart Confectionery Co—Ragus Tea & Coffee Co | 23.76 |
| 30 International Cement & Plaster Works—F M Bauer | 48.46 |
| 30 Sanitary Bottle Seal Co—T W Johnson | 351.21 |
| 30 Seewers House & Co—N Y Belting & Packing Co Ltd | 97.50 |
| 30 the same—C Thurmauer et al | 47.79 |
| 30 Pittsburgh Binghampton Eastern R R Co—I N Beardslee | 140.66 |
| 30 French Shop of N Y—J Wagner et al | 361.32 |
| 30 Ellis Co—Allis Chalmers Co | 228.87 |
| 30 Snow Flake Mfg Co—George Batten Co | 513.81 |
| 30 United Realty & Finance Co—City of N Y | 76.25 |
| 30 Union Medical Society—the same | 57.03 |
| 30 Van Dusen Tonopah Exploration Co—the same | 210.80 |
| 30 United Watch & Clock Co—Alcolm Co | 44.41 |
| 30 Bergen Iron Works—W F Allen | 340.00 |
| 30 Bronx Borough Realty & Construction Co—F Yockel et al | 142.00 |
| 30 Mohawk Electric Co—J A Shoemaker | 51.00 |
| 30 Mexican National Sugar Refining Co—Mexico City Banking Co | 2,767.27 |
| 30 Kotzen Realty Co—I Berger | 478.40 |
| 30*Tobias Iron Works & Webster Iron Works—the same | 478.30 |
| 30 Independent Brewing Co of N Y City—E B Miller | 644.87 |
| 30 Preston Realty Co & Solomon Autokoletz—H Brickman | 52.66 |
| 1 Audubon Yacht Club—H J Coles | 173.83 |
| 1 Duane Realty Co—Van Wagoner Linn Construction Co | 102.65 |
| 1 Regal Motor Car Co, N Y—G B Radford | 117.96 |
| 1 Theo Westing Co—J Harrocks | 170.73 |
| 1 Colonial Theatre Co—N Y Edison Co | 248.35 |
| 1 Tanzer, Prager & Co—Metropolitan Electric Protective Co | 81.41 |
| 2 A R Bass & Son—R Riley | 201.21 |
| 2 Franklin Mills Co—Judge Co | 179.90 |
| 2 Queens Boro Daily Dispatch Pub Co—R Hoe et al | 320.17 |
| 2 San Luis Mining Co—G B Agnew | 51,060.63 |
| 2 Charlton Contract Co—Fultonville National Bank | 2,715.01 |
| 2 S Weissberger Co—I Epstein | 119.78 |
| 2 Aldhous Construction Co—Belden J Rogers et al | 101.51 |
| 2 E J Galway Building Co—F Voigtmann et al | 268.65 |
| 2 Reynolds Confectionery Co—City of N Y | 49.60 |
| 2 Kinsey Rainier & Thomson—the same | 47.48 |
| 2 Jacob S Haft Co—the same | 72.83 |
| 2 Empire Filing & Fixture Co—the same | 114.70 |
| 2 Silberstein & Silver Inc—H S Stewart | 324.01 |
| 2 Aspell Grocery Co—Mohawk Condensed Milk Co | 47.31 |
| 2 Galanopulo Eastern Products Co—H W Brooks Jr & Co | 166.69 |
| 2 Flatbush Consumers Ice Co—F P Woglom | 3,486.54 |
| 2 Arnold Realty Co—W Barry | 214.41 |

SATISFIED JUDGMENTS.

Sept. 26, 28, 29, 30, Oct. 1 and 2.

| | |
|---|-----------|
| ¹ Ammirato, Francesco & Andrea Cirolli—People, &c. 1907 | 1,000.00 |
| ¹ Beach, Chas Y—L Oaklander. 1907 | 3,667.29 |
| ¹ Boehack, Herman—C H Luedeke et al. 1902 | 205.42 |
| ⁶ Baron, Theodore S—First National Bank of Brooklyn. 1907 | 1,797.16 |
| ¹ Bohrer, August—J A Gifford et al. 1908 | 230.58 |
| ¹ Baumohl, Samuel—M Moskowitz. 1907 | 406.30 |
| Blank, Max—City of N Y. 1905 | 42.42 |
| ¹ Baron, Samuel, Theodore S Baron, Max H Straus, Jacob A Einstein, William Katezberger, Isidore Batenberger & David Nusbaum—First National Bank of Brooklyn 1905 | 7,581.28 |
| Same—Same. 1905 | 20,127.03 |
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| ¹ Duncan, Henry S—C Conklin. 1906 | 213.92 |
| ¹ Douglas, Chas E—Transit Realty Co. 1907 | 342.14 |
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Dodge Reports follow, step by step from the architect's office to the finished building, all building operations throughout the United States. By these reports you learn not merely what goods are needed, but also the moment when they are needed. The F. W. DODGE COMPANY, 111 East 24th St., N. Y., also Boston, Philadelphia, Pittsburg and Chicago.

OPPORTUNITY—The Tide that Taken at the Flood Leads On to Fortune.

TIDE TURNS —In the Vicinity of New York City, After Election.

ALL business is practically a search for "Opportunities" to make money. New outlets for goods, new methods of merchandising, new trade conditions, market conditions, stock quotations, politics, climate—all alike are discussed and studied by merchants and manufacturers because of the likelihood that they offer or disclose to analysis certain "Opportunities."

But, talk to the average man and you will run across this fact: apparently he thinks all great "Opportunities" for the making of money existed in the past—yesterday, last week, last month, last year, any old time, so long as it is not now. You will learn from him that it was in the past that fortunate people bought certain stocks, now gilt-edged, for two cents a share. It was in the past that the existing great corporations were founded by penniless young men. It was in the past that real estate worth millions today was purchased for a few thousand dollars. The time, the place, and the "Opportunity," all—belong in the past.

The defect of this way of looking at things is that it is not true. Even worse, this way of looking at things is ineffectual. True, you cannot buy some things today at the price that prevailed yesterday, but the certainty of this ought to be a sure pointer for the man seeking "Opportunities," that he won't be able to buy things tomorrow at the price that he might pay today.

Here's a mythical example about real estate: Fifty years ago there was an aboriginal Knickerbocker who bought a piece of land somewhere on Fifth Avenue for \$10,000. His fellow creatures, when they heard of it, threw up their hands and declared him crazy. Why, they could remember when that very same piece of property could have been purchased for four thousand dollars, and a few of them remembered when it could have been purchased for two thousand dollars. "How absurd to pay \$10,000!" they exclaimed. "How could the buyer get his money back?" they asked. "There was no 'Opportunity' for the buyer at those figures," they declared; and they went on to say that what he ought to have done was to have made his purchase about twenty years ago at the market values then prevailing. But the buyer stuck to his bargain and fifteen years later he sold that same piece of property for \$50,000 to another purchaser, who was again laughed at by the antiquarians and those whose statistics were all "dead facts." And so the property passed in the course of time from hand to hand and today it belongs to a man who will not sell it for less than \$500,000.

Now, is that property as well worth buying today as it ever was?—in other words, does it offer as good an "Opportunity" at half a million as it did at any of the other stages of purchase in the past?

Stop and think! Is the city going to cease growing? Is there any chance that the country in the next twenty-five years will "go to the dogs?" Will the inventive genius of mankind wither? Will the commercial energies of the nation be palsied? Why, then, should the "Opportunities" acquired by a last purchaser of that Fifth Avenue piece of realty at \$500,000 be any less than were those of his predecessors? Purchaser No. 1 netted on his transaction only some \$10,000; Purchaser No. 2 did a bit better and netted \$40,000; Purchaser No. 3 won a bigger prize and retained in profit \$100,000. What shall we say about Purchaser No. 4? Surely, the reasonable likelihood is that he will make a greater sum total of profit than any of those who bought before him. His purchase is certainly far better

guaranteed than was theirs. When some of them made their purchase the dominance of New York City on this hemisphere was not assured, the nation, even, was not really solidified, the commercial strength of the country was not developed; railroads and other instruments of transportation and production were only struggling to seat themselves upon the face of the continent. **Are not our present conditions and past achievements guarantees of a future beyond measure greater than anything we have yet experienced**, and if so, may it not be said that Manhattan Island purchased at its present full assessed valuation would be cheaper than Manhattan bought as the Dutch bought it, for twenty dollars odd? But everybody thinks that that Dutchman made one of the rarest bargains in history! Any reader of this, with money enough can do better.

There really can be no question regarding the "Opportunities" that New York real estate offers today. It is literally a fact that a man can close his eyes and with a pencil make a mark on any spot on a map of the City of New York and make money by buying the land so marked, provided, of course, he can afford to purchase it in a real sense without too great an element of speculation. Mark how the city's assessed valuation of real estate piles up every year! All of that is in one way or another distributed among whom?—The owners of real estate. Year after year our good friends in the Department of Taxes and Assessments figure up, like a lot of auditors, how much the profits of real estate owners have been during the year. Some of any increase is, of course, due to additional outlays upon buildings, but deduct all that and see what a dividend there is referable to "capital account" alone.

Ten years hence what will the assessed valuation of New York City realty be? Who will participate in the unearned increment? Unquestionably **the plums will go very largely to the men who today have foresight and courage enough to pluck for themselves.** There has been a little lull in the realty market on account of recent financial difficulties and there are more people willing to sell today at reasonable figures than there were, say twelve months ago. But **this condition simply cannot last.** A parallel state of affairs has existed on the stock market, and look at the result! A few months ago even a fool could hardly buy stocks wrongly—but that was a few months ago. Today a man must have considerable wisdom to select profitable items from the stock list. Things have changed in stocks and they will change quickly likewise (possibly within the next few months) in the realty market.

NOW IS THE TIME TO BUY REAL ESTATE. THE "OPPORTUNITY" IS NOT LIKELY TO COME AGAIN FOR ANOTHER TEN YEARS.

The "Opportunities" exist. They are scattered all over the city. They are to be found in the Bronx, in the vicinity of New York's magnificent undeveloped park system, in Harlem and old Yorkville, on the West Side and round about the ancient confines of Greenwich Village, on the dock fronts, in the Mercantile District, in the swell East Side, in the lower part of the city and elsewhere. Any man who has money to invest and will give a little time to talking with instructed and reputable brokers will learn much to his advantage.

Still, this is laborious, and the average human animal is so indolent, even when his own interests are concerned, that

(Continued on next page.)