

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

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Published every Saturday

Communications should be addressed to

C. W. SWEET, 14-16 Vesey Street, New York

Telephone, Cortlandt 3157

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

Copyright by the Real Estate Record and Builders' Guide Company.

Vol. LXXVI.

AUGUST 19, 1905.

No. 1953.

INDEX TO DEPARTMENTS.

(Advertising Section.)

Cement	xxv	Iron and Steel	xviii
Clay Products	xxiv	Law	viii
Contractors and Builders..	vi	Stone	xxiii
Fireproofing	ii	Quick Job Directory	xxvi
Granite	xiv	Real Estate	x
Heating	xix	Wood Products	xxii

THE stock market has on the whole been pursuing a healthy course during the past week. The advance has been checked in certain high-priced securities and certain other securities which have not hitherto been so much affected by the bull movement have received most attention and have sustained the most marked improvement. At the same time it is not a runaway market, and every rise is followed by a wholesome amount of profit taking. It looks as if the upward trend of prices would be continued throughout the next few months; but it will not be a market in which indiscriminate buying will be profitable. The average price of the twenty leading railway stocks is now higher than the highest average price in 1902; and in these stocks at least there is small chance of an increased rate of dividend distribution during the coming year. The great majority of them are selling on less than a four per cent basis at the present time, and this fact makes them expensive stocks to carry. If speculative interest is to be kept alive in stocks of this class, it will be by means of certain financial readjustments which will be tantamount to extra dividends to stockholders. On the other hand, there are still some comparatively low stocks on the list which may be good for a further rise of ten points or more—particularly certain railroad securities which would be peculiarly benefited by an abundant corn crop. As soon as this crop is freed from the danger of early frosts, these securities will receive still more attention. It is still a market in which intelligent buying should be well rewarded.

A PROMINENT broker recently declared in an interview published in the Record and Guide that in his opinion there would be no room for real estate speculation during the coming year similar to that of the season of 1904-1905. There is probably some sense in this anticipation. Assuredly there is no corresponding opportunity for speculation in vacant land as there was in the fall of 1904. The speculation which has already occurred on Washington Heights and beyond and in the Bronx went as far and even farther in raising prices than was justified by the building opportunity in those vicinities. In many sections the holders of vacant land will have to carry their property at high prices for a number of years before they can dispose of it to builders; and the cost of such operations is very considerable. Neither does there seem to be very much chance for large operations in the central business sections on Manhattan Island. We shall doubtless see a continuation of the current movement in the new wholesale and in the Fifth Avenue districts; but it may be doubted whether the activity will be either anything unusual or will mean many further advances in prices. On the other hand, while there is not likely to be as much speculation in vacant land and in land with old buildings, there is every prospect that the increasing population and business of Manhattan Island will continue to demand a large amount of new construction, and that the financing of these projects will keep brokers and building loan operators sufficiently busy. The outlook that is excellent for legitimate building enterprises and for the real estate transactions which necessarily accompany them; but it is not so good for the kind of speculation, of which we have seen so much of late. Indeed, it will be interesting to observe what direction speculative energy will take. There are so many people in New York who have nothing to do but to trade in real estate that there is a certain danger in a situation which does not provide sufficient opportunities for their activity and capital. They may, that is, be tempted to make opportunities which do not wholesomely exist.

IT is very much to be hoped that the coming investigation of the life insurance companies will be conducted in a dignified manner, and in a fair and disinterested spirit. The object of the investigation should not be any more "revelations" merely sensational exposure. The public knows pretty well the kind of management to which the Equitable was formerly subjected. What the Legislative committee should investigate is the whole business of life insurance as conducted under the laws of the State of New York. An impression which was or may not be well founded, has been spread throughout the country that there is something wrong about the methods which the large companies pursue in seeking business; about the kind of policies which they prefer to write, and about the investments which they are allowed to make. It is coming to be believed, for instance, that the interests of existing policy holders are sacrificed to the pressure of expensive competition among the large companies for new business, and that the direction which return should take is smaller expense and safer investments. How far this criticism is justified is a technical matter which cannot be fully understood without a very thorough investigation; and the first duty of the committee will be to bring out the facts which will enable people to judge how far this and other criticisms are true. Moreover, it is not merely the New York life insurance companies which are under fire at the present time. What people are demanding just as forcibly is an investigation of the New York State laws under which the life insurance business is regulated. It is becoming tolerably certain that unless these laws and their enforcement are made more stringent, that an increasing demand will make itself felt—looking in the direction of federal regulation and inspection. Hence, it will be seen that a great many very important issues are hanging upon the results of this investigation; and we sincerely hope that nothing will prevent the committee from making its investigation thorough and from recommending without fear or favor the necessary remedial legislation. There should be no suspicion allowed to linger in the minds of western policy holders that the life insurance companies are bigger than the State of New York.

IT is stated that nominations for the Board of Aldermen are going begging this fall, and that the prominent members of the existing Board are agreed upon the worthlessness of the aldermanic office, now that the Board of Estimate controls the franchises. No one need be surprised that such is the case. The Aldermen have no functions remaining which could not be as well bestowed upon the Borough President, and there is no reason why they should not be entirely abolished. They have become a useless expense. Of course, it is better to have the city pay high for the worthless services of a number of aldermen than to have it pay high for aldermanic services which were both worthless and baleful; but why pay at all? The Aldermen have even ceased to value their own services. They have outlived their power of doing evil, and there seems to be no place for them hereafter in the system of New York local government. Any important powers granted to them merely constitute an unnecessary check upon the powers of the Board of Estimate. That is the governing board of the city, and its responsibility should not be divided. It is to be hoped that no further attempt will be made to revive the Board of Aldermen. Such an attempt was the one egregious mistake of the revised charter, and it would be a good thing to make its commission more difficult a second time by abolishing the Board entirely. It is only a superstition of local government which keeps it alive.

MR. THOMAS W. LAWSON, in attempting to persuade the people of the United States to embark on a gigantic stock speculation for the purpose of destroying the System, "has set himself a task which" is too much even for his considerable powers. He has undoubtedly been very successful in the past in influencing public opinion; but the means to that end at his disposal are no more sufficient for the job he has undertaken than an army corps of 25,000 men would be sufficient to invade the United States. People will not be persuaded into selling good securities because certain prominent financiers have used their opportunities for the purpose of making money out of the public, any more than the policy-holders of the Equitable Life will allow their policies to lapse, because the former management of that company conducted its affairs somewhat extravagantly. Business-men, no matter how much they may suspect the existence of financial graft, know that American industrial and railway securities are based upon sound value, and that they themselves would be the chief sufferers from a general selling movement. Of course, it is unnecessary to elaborate any proof of this contention, which must be obvious to everybody; and the effort which Mr. Lawson is making to persuade security-holders to sell their stocks at a sacrifice in the expectation of buying them back cheap, indicates that his judgment is failing him, and that would be a pity, because Mr. Lawson is an extremely interesting and sympathetic figure, even if never an entirely trustworthy financial adviser. He seems to be absolutely sincere, thoroughly well-

intentioned, and genuinely desirous of doing the public a benefit. But while he is acting and talking in absolute good faith, his methods remain as those of a stock speculator; and the combination is remarkable even in such a country of remarkable combinations as the United States. The mixture of reformer, pamphleteer, would-be public benefactor and stock-jobber is surely something new under the sun; and it only adds to the novelty of the spectacle that the scenery is that of Boston. Mr. Lawson certainly helps to make life more interesting in the year 1905; and we trust that he will not break himself against the rock of American industrial and financial security.

The System of Real Estate Assessment.

THE fact that it has been conclusively proved of late that the average assessed valuation of Manhattan and Bronx property is about 72 per cent. of the selling value, is arousing the usual discussion as to the necessity of some reorganization of the existing system of official appraisal. One man wants the appointment of more deputy assessors; another wants the city to offer larger salaries so that it can secure a higher grade of expert judgment; another wants the constitution of a board of review, to whom the property owners can appeal and obtain a prompt and fair consideration of an assessment, which is perhaps too big; another wants the appointment of local boards of equalization consisting of a few selected experts in each important district, whose business it will be rapidly to revise a certain portion of the list in the interest both of the property owner and of the city.

Although some of these suggestions are obviously dictated by interested motives, they all of them have reference to genuine difficulties about the existing system of official appraisal. It is distinctly not to be expected that there will be undercurrent methods and permanent improvement in the quality of the assessment list under the most favorable circumstances, the business of appraising real estate is one of extreme difficulty in which the best informed experts will frequently make grave errors; but the circumstances under which the official assessment list is prepared in this county, are far from favorable. The district covered by each deputy is much larger than he can properly handle. In some of the larger districts it is necessary for the assessor to fix the appraisal of 150 or 200 parcels in the course of a day; and no matter how careful are the records which he keeps, it is obviously impossible for him to assess each of these parcels with precise reference to its peculiar circumstances. The consequence is that his appraisal cannot be very much more than a rough guess—particularly in view of the fact that not more than one-tenth of the conveyances recorded at the present time have considerations expressed in the deed. Yet this rough guess remains the official assessment, unless the property owner can persuade a Tax Commissioner or a court that the assessment is over 100 per cent. of the real value of the property.

It is obvious that these methods do require radical change, and to suggest that such a change be made is not to criticize the deputy assessors personally. It is practically impossible for them to perform their task in an entirely satisfactory manner. Some improvement would result from an increase in the number of the assessors so that more time could be given to a consideration of each individual item, but we doubt whether it would be worth while to increase their salaries in the expectation of obtaining a higher grade of expert knowledge. The assessors are, as a rule, competent to perform their work in a satisfactory manner, provided too much is not expected of them. Their figures instead of being practically final (for it is very difficult to get them changed), should be frankly considered provisional, and should be subjected to review. Just what form this revision should take cannot be lightly determined, but it is evident that some arrangement should be made whereby a property owner can secure a speedy judgment on an appeal, and some arrangement should also be made that would protect the city and the majority of the property owners against under-assessment in particular instances and districts. This whole business should receive careful attention from Mayor McClellan's Commission, and the Mayor himself could not perform a more useful service to his constituents than to insist upon more careful methods in the Tax Department.

There is also another matter which requires in this connection careful consideration. We have frequently referred to the fact that at the present time the consideration is suppressed in every deed, except those in which there is some legal reason for explicitly stating it. The consequence is that the value of real property in New York City is no longer a matter of public record. It is not more than once in a generation that a parcel of real property is sold by executors or trustees, if indeed, it is as often as that, and during this interval the value of any particular lot is a matter of doubtful inference. Of course, there are local brokers and operators who are familiar with the prices which are being currently paid; but naturally the information possessed by these gentlemen is not at the service of the deputy assessors. It is the knowledge of the prices which constitutes an important part of the stock in trade—both of the broker and the operator. Of course the official appraiser has many ways

of roughly guessing at the value of the property, such as the character of the building (if any), the amount of the mortgage and its rate of interest, and so on. But undoubtedly this condition of things, which is the creation of the past five years, very much increases the difficulty of valuing real estate for taxable purposes; and, indeed, one of the objects of the suppression of the consideration has been to evade the assessor. It is a serious question whether the city has not some redress in this matter. Inasmuch as a correct assessment list is a necessary condition of the equality of local taxation, there is a public interest in securing correct figures; and this public interest should justify the adoption of measures which would force the disclosure of the prices at which real estate is transferred.

The Renting Season.

RATES WELL MAINTAINED, BUT NO GENERAL ADVANCE.—OVER-PRODUCTION OF BUILDINGS THIS YEAR IMPOSSIBLE.

The city is in the midst of the renting season which is supposed to end October first and to begin on July first. The transactions have to do with dwellings, with apartments of the better sort, and also with new flats and tenements to be completed in September. In a word, it is a general renting season for all kinds of property under lease, except business property. The policy of agents and owners has been to insist on leases terminating in the fall rather than in the spring, and owing to the under supply they have succeeded in enforcing a very general change, which tends to prevent their property from being vacant during the summer months.

Promptly on the first of July the agents of first-class apartment houses send notices of expiration of lease, and suggest renewals, requesting an immediate answer. By this time, in a season when the demand is heavy, most of the high-priced flats that were for rent are engaged; but the rush for moderate apartments, and especially for tenements, has scarcely begun, and will not be at its height until the first week in September, when families that are now in the country will be returning.

Conditions have not materially changed from last fall, but there is no concerted movement to raise rents, as there was then, and there are more new houses being completed. These are not all ready yet; some will be late, and their lateness will have the effect of prolonging the renting season. The new houses coming ready will modify the latter end of the season for tenements, but when all are completed and occupied there will be still an under supply.

Calculations of the number of apartments that will be finished this fall, compared with the estimated growth and with the losses in buildings that will be sustained through clearings to be made for bridge approaches and other works, show that the demand far exceeds the supply. Rents are firmly held all over town, and agents and brokers predict a strong finish.

Mr. Bedell, of the Frank L. Fisher Co., speaking of the market at its present stage, said: "The same conditions prevail as last year, though possibly there is a little better demand. About four-fifths of our apartments have been rented, so that with us the season is well advanced. We handle more particularly high-grade private dwellings and apartments, and our especial field is between 72d and 104th sts, although our business extends over the West Side generally. We can say that, while there is no general movement to advance prices, yet rates are very firmly held. All grades of houses are in good demand."

Mr. R. E. Simon, of L. J. Phillips & Co., said: "People think that, owing to the unprecedented amount of building, there will be an over-production. They forget the rate at which New York is growing, and that hundreds of houses will be torn down in the course of a few months or a year to make way for parks and for bridge approaches. From two to three hundred will be taken away when the site for the new Chelsea Park is cleared; and when the approaches for the Blackwell's Island and Manhattan bridges are cleared many more will come down."

"I have ascertained the exact number of new apartments that will be ready on the first of October, and am now gathering some data concerning the probable increase in population; and I have also taken into account the number of buildings to be removed, and I can say that the computation when finished will show that there need be no fear of an over-production of houses."

—Interesting improvements continue to be made in the ferry facilities of Manhattan, a matter having a direct bearing on city real estate, for as the discomforts of commuting are decreased, the attractions and possibilities of suburban living are correspondingly heightened. On a number of ferry lines crossing the Hudson, the passenger traffic has been distinctly multiplied within the past three years, and another effect is seen in the growth of New Jersey towns. The new Lackawanna and Jersey Central ferry landings at the foot of West 23d st are so far completed that both companies are now using the new slips. This makes four lines, in all, coming to West 23d st. The new slips for the Erie are not yet finished. Three new double-decked boats, as fine as any on the river, have been put on this run for the Jersey Central—the "Elizabeth," "Red Bank" and "Wilkes-Barre." The Erie continues to use on this route three

old boats, but is pledged to put into service here vessels equal to those maintained by the Pennsylvania, namely, the "St. Louis," "Pittsburgh" and "New Brunswick." The Erie has recently added to its fleet the new double-decked flyers, "Goshen," "Arlington" and "Tuxedo," and two more are building. The Lackawanna has this year brought out the "Scranton," "Binghamton" and "Scandinavia," on the Barclay st line; and the West Shore is building a mate for the "West Point" and "Syracuse." Several new ferries for the Staten Island route will soon be out, and when the South Brooklyn line is "municipalized," five vessels will be ordered for that run also.

Mobilization of Allied Interests.

The organization known as the Allied Real Estate Interests of the State of New York, which was incorporated several days ago, has now been organized with B. Aymar Sands, of 31 Nassau st, Manhattan, treasurer, and Allan Robinson, of 25 Broad st, secretary. Edward Van Ingen, who was prominent in the agitation against the Mortgage Tax Bill last spring, is one of the board of directors, and will be closely identified with the direction of the work of this organization. Announcement will be made in a few days of the remaining officers and of the directors. The present number of directors (five) will be increased to eighteen, and the board as then constituted, will be representative of the entire state. There will be a large advisory committee consisting of men prominent in the various



St. Paul, Minn. THE NEW STATE CAPITOL OF MINNESOTA. Cass Gilbert, Architect.

trades and interests allied to real estate. Advantage will be taken by the officers and directors of the expert knowledge possessed by members of this advisory committee, to whom the important questions affecting the various interests comprised in the organization, will be referred.

An office has been opened on the fifteenth floor of the Broad Exchange Building, 25 Broad st, Manhattan, which will be the state headquarters, and an active canvass will be undertaken for the purpose of securing a large membership from all sections of the state. The time seems to be opportune for this movement. There is a strong feeling throughout the state that there should be some permanent organization representing real estate interests which will be ready and able to meet such an emergency as arose last spring. It is impossible to state fully the effects of the Mortgage Tax Law or whether it will yield as much revenue as its supporters anticipated. There seems, however, to be no doubt that the rate of interest on mortgages has gone up, and there is no present prospect of any reduction thereof. This condition of affairs does not seem so much to affect brokers (except those actively engaged in the investment of money), as borrowers and lenders, the former of whom are strong in their denunciation of it, and the latter are grumbling over the burdens imposed upon them as owners of mortgages. A large number of inquiries have already been received as to the requirements for membership. Any resident of this state interested in the objects of this association is eligible to membership, and application therefor may be made to the secretary. Membership dues are five dollars.

Grand Central Depot Work.

The new permanent building at the Grand Central Depot will have exterior walls of stone. This announcement was officially made this week, but it was stated at the time that the particular kind of stone had not yet been thought of.

Generally speaking, the plans for the main building are in an indefinite state, and the nature of many important divisions of the work have not yet been settled, let alone being planned. Bids for more of the preliminary work will be advertised for in September. Warren & Wetmore, 3 East 33d st, associated with Reed & Stem, 7 East 42d st, are the architects. R. P. Bolton, 35 Nassau st, is consulting engineer in charge of heating, sanitary work and power equipment.

Telephone Investigation.

The report of the Merchants' Association, giving the result of its inquiry into the rates and service of the New York Telephone Company, presents to the public the findings of an investigation that covers a great deal of ground. It appears that an inquiry in all American cities having a population of over 50,000 shows a wide variation in the rates charged for telephone service. Differences in the quality, range and quantity of service account for the variations. In the Borough of Manhattan 17 central stations are required. Each of these must not only provide for intercommunication between the individual stations directly attached to it (the average number being over 8,000), as in the case of a single central office in a small city, but must also provide for prompt intercommunication with sixteen other central offices and over 140,000 individual stations outside its district. This connecting plant and the labor required to maintain and operate it, are not represented by any corresponding factors in a small city having but a single central office. This explains why the cost of telephone service is higher in a large than in a small city.

In the New York telephone systems improvements and changes have succeeded one another at close intervals during the entire period in which the business of telephone exchange service has existed. During the sixteen years which the investigation covers the plant has been practically rebuilt three times. The changes were necessary to keep abreast of the progress of the art. Having in view the importance to the public of con-

stant improvement and expansion and the greatest possible efficiency of telephone service, it was the opinion of the Merchants' Association that to provide a fair return on capital actually and necessarily invested, and a proper allowance for contingencies, 10 per cent. margin above operating outlays is a reasonable and proper margin in the telephone business. This conclusion was acceded to by the New York Telephone Company. The reduction made on this basis averaged about 20 per cent. for all classes of subscribers. The report goes thoroughly into the subject of telephone competition, and after an investigation in some of the cities in which competition prevails, advises strongly against it.

A Garage Center.

Broadway in the vicinity of Columbus Circle is throbbing with building business. On three corners of 56th st three fine buildings are under construction, counting the Tabernacle which is yet to be finished. The new organ is this week being put in position in the auditorium; and mechanics are working on "Pilgrim Hall," in the basement, and on the upper floors of the "skyscraper" section. On the northwest corner the Thompson-Starrett Company is going through the third story with a large automobile garage, and on the southwest corner the Church Construction Company is putting in the footings for the Standard Company's garage, which is also to be of large size. The sites were vacant for a number of years awaiting improvement. The neighborhood will be a great center for automobile interests, and a well chosen one, being close to the park entrance.

On the northeast corner of 57th st excavating has started for another garage, which is to have six stories on a ground plan of 91x54x50x110. The Auto Import Company, of 1786 Broadway, will occupy the building. The site adjoining the Tabernacle, on the north, is still vacant, though plans were prepared more than a year ago for a 12-story apartment hotel to be erected here at a cost of \$1,250,000, from plans by Charles E. Park, of 110 Tremont st, Boston; and it was understood that the Commonwealth Construction Company was to do the work. George Ehret, who owns the vacant block front between 57th and 58th st, and 120 ft. on 58th st, had under consideration last spring a fireproof music hall for the site, but the project seems to be postponed for the time being.

System in Contracting.

The application of modern industrial organization to contracting has always been regarded as impracticable. It has been accepted as axiomatic that a perfected duplicate part system could only be applied where conditions could be controlled.

The organization chart reproduced herewith will be of interest as showing some of the details of Mr. Gilbreth's work. The large circle is known as "the contract line" and the smaller circles outside of it are the various contracts now on hand.

The crucial point in the system is the method of connection between the various jobs and the home office. This connection is maintained through the daily construction and daily account-

The daily accounting reports supply the accounting department with data by which it can keep the various owners advised as to exactly the cost of the work so far prepared. This department is able to keep its records up to within 24 hours, except, of course, in cases where the distance from the home office precludes the possibility of mail advices in that time.

It may be noted that the "contract line" runs direct to Mr. Gilbreth. He can thus communicate with the various superintendents, who can report direct to him, but Mr. Gilbreth travels constantly, thus keeping in touch personally with the various pieces of work on hand.

Obituary Note.

The announcement of the death of Mr. George C. Currier was received with great regret in the business world, especially in building circles, in which for many years he had large interests.

His business career started here in 1867. He became identified with the Bradley & Currier Company and the E. Bradley Currier Company, of which at his death he was vice-president, treasurer, and director.

The Bradley & Currier Company, of 119 West 23d st, is a leading dealer in mantels, marbles, mosaics, fireplace fixtures, and tile. The concern, under different names, was also largely engaged in fine wood work, for a long period, and until three years ago.

He was very successful in all his business undertakings. His death occurred at the clubhouse at Lake Placid on Sunday. The body was brought home and buried on Wednesday from his residence, 5 West 81st st, the interment being at Woodlawn.

Losing Work Through New Material.

That bricklayers, plasterers and masons have reviewed with disfavor the growing popularity of cement in various combinations as a building material throughout the country, is well known. Common labor is largely employed in manufacturing cement building blocks, and in building with these loss of work results to the masons' trade.

In building foundations with cement almost all of the work is done by laborers. Carpenters build frames as molds for the foundations, and the laborers under the direction of a foreman mix the cement and pour it into the frames.

The bricklayers', plasterers' and masons' unions also view askance the use of a single-coat plaster, a patented plaster that is preferred by some to the old process. It is necessary to put but one coat of this plaster on to obtain a finished surface, which, it is presumed, saves time and expense.

Advance in Spruce.

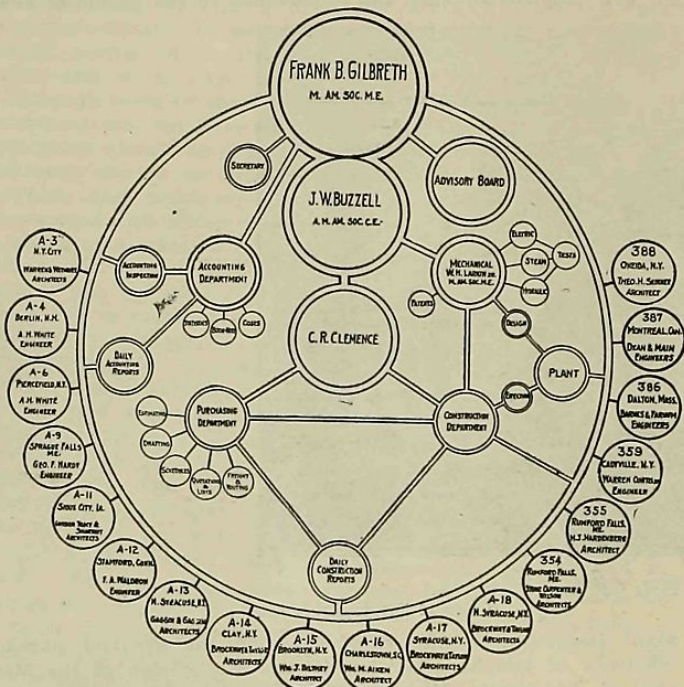
The basic price of spruce was advanced \$1 August 8 by the West Virginia Manufacturers. This makes the price of 8x8 and under, New York delivery, \$21.50; 9, 10 and 12-inch \$23. This is, on the usual basis of twenty-foot lengths and under.

New England is \$1.25 above these prices and New Jersey the same. Perhaps a more striking feature is the change in the charge for lengths over twenty feet. This charge has been advanced to \$1 for every two feet over twenty feet, whereas it used to be fifty cents.

ing reports. The superintendent of each job is required to submit his report of the condition of the work each night. These reports are comprehensive in detail and furnish to the construction department and the purchasing department the necessary data upon which these departments keep the jobs running smoothly.

The daily construction reports which are imperatively demanded of each superintendent furnish the home office with a graphic picture of the exact condition of the various jobs. The reports contain all the information needed for the construction department to keep the jobs running smoothly. The question of the best disposition of labor, material and plant are carefully covered.

In this connection it may be well to say a few words about the organization of the purchasing department and especially of two of its sub-departments. The Quotation and the List departments maintain an up-to-date list of the various class of material which may be required and the place where such material is in stock.



THE REALM OF BUILDING

New School Work.

NEW BUILDINGS AND ADDITIONS FOR WHICH PLANS ARE COMPLETED AND AWAITING SITES OR ARE IN AN ADVANCED STAGE OF PREPARATION.

BOROUGH OF MANHATTAN.

- Public School 4, Addition, Rivington and Pitt sts; this is the first part of a proposed building to cover the entire site, including that upon which the present building stands, and is to be let as a separate contract; 24 rooms; awaiting removal of buildings by Sinking Fund Commission.
- P. S. 12, New Building, Madison and Jackson sts, 65 rooms; plans ready nearly a year, awaiting acquisition of site; contemplates removal of the old school building.
- P. S. 25, Addition, East 5th st; contemplates the rebuilding of the old house adjoining so as to provide for District Superintendent's office, and 3 classrooms above; 3 rooms; addition on East 4th st upon land now used for playground and toilets; 15 rooms.
- P. S. 33, Addition, 79th st, near 3d av; upon a single lot adjoining the 80th st wing; 7 rooms.
- P. S. 66, New Building, East 89th st near 1st av; plans have been ready a year awaiting acquisition of plot; 32 rooms.
- P. S. 90, West 147th and 148th sts, near 7th av, 64 rooms; land has been owned by the city for some time, having been acquired in advance of neighboring improvements; upper portion to be arranged to accommodate a part of Wadleigh High School, pupils who are being crowded out of P. S. 136, in West 145th st.
- P. S. 124, Addition, Horatio st; on land now occupied by an old dwelling used by the janitor, and will provide one good kindergarten room and admit light and air to the school premises.
- P. S. 158, Addition, 78th st and 1st av, 20 rooms; This addition will be on the 78th st side of the new site, thus leaving the 77th st end subject to future improvement.

BUILDINGS FOR THE CONSTRUCTION OF WHICH AWARDS HAVE BEEN MADE BY THE COMMITTEE ON BUILDINGS AND APPROVED BY THE BOARD OF EDUCATION. CONTRACTS ARE NOW BEING EXECUTED THROUGH THE SECRETARY'S OFFICE:

BOROUGH OF MANHATTAN.

- Temporary Building 17, adjoining the Williamsburgh Bridge, 12 classrooms; general contract, \$46,293.
- P. S. 71, Addition, 7th st, 6 classrooms and playground; general contract, \$51,672; this includes the rebuilding of the pupils' toilets for the old building and other necessary work.
- P. S. 69, Addition, 55th st, west of 6th av, 16 classrooms, 1 shop and 1 teachers' room; general contract, \$69,910.

STATUS OF NEW SCHOOL WORK IN THE BRONX.

- P. S. 29, Addition, 135th st, near Boulevard, 28 classrooms; general contract, \$113,906; contract time expired October 24, 1904; row substantially complete.
- P. S. 37, East 145th and 146th sts and Willis av, 50 classrooms and ground floor assembly room; general contract, \$361,000; contract time expired March 21, 1905; will be ready for occupancy in September.
- P. S. 43, Brown place and 135th st; general contract, excavations and foundations, \$23,000; no building required here at present.
- P. S. 23 (145), 165th st, Tinton and Union avs, 48 classrooms; general contract, \$215,800; contract time expired December 14, 1903; The contract provides for the erection of the westerly half first, which has been completed and occupied, and the easterly section is now ready.
- P. S. 25, Addition, Union av and 149th st, 28 classrooms; general contract, \$134,674; contract time expired October 22, 1904; completed.
- P. S. 39, Longwood av, Kelly and Beck sts, 24 classrooms; general contract, \$123,900; contract time expires December 2, 1904; will be ready for occupancy in September.
- P. S. 10, Addition, Nagle av and 163d st, 17 classrooms; general contract, \$92,640; contract time expires November 29, 1905.
- P. S. 11, Addition, Ogden av, Highbridge, 12 classrooms; general contract, \$78,514; contract time expired December 13, 1904; will be ready for occupancy in September, 1905.
- P. S. 40, Prospect av and Jennings st, 48 classrooms and shops; general contract, \$268,200; contract time expires September 22, 1905; title to the small plot on Ritter place, on which the southwest wing of the building will rest does not pass to the city until the 19th of the present month.
- P. S. 42, southwest corner of Washington and Wendover avs, 43 classrooms; general contract, \$221,660; contract time expires April 11, 1906.
- P. S. 19, Addition, Woodlawn, 4 classrooms; general contract, \$28,675; contract time expired May 23, 1905; will be ready for occupancy in September; could not be completed without closing the old school.

The Terminal Station at the Williamsburgh Bridge.

The proposed terminal station building at the Manhattan end of the Williamsburgh Bridge will have foundations only slightly below the present street level. It will probably be built of steel and concrete; the alternative is a skeleton frame covered with copper. The ground floor will be a sort of arcade with the sides and ends open; Clinton st and Suffolk st will remain unobstructed to ordinary street traffic, the cars of the New York City Railway Company passing through the space covered by the building with perfect freedom, and the only occupancy of this space by the building itself being for foundation columns for ample stairways and possibly elevators for entrance to and exit from the cars and trains on the upper floors, and certain platform spaces to provide for the separation and shelter of passengers wishing transfers to the surface cars of the New York City Railway Company.

The second floor will provide space for eight trolley car loops spaced about 40 feet apart, each loop having separate stairways to and from the street, to provide adequate space for the separation of passengers and their convenient passage to and from the cars. The third floor will provide for an elevated railway terminal station of greater capacity as to tracks and platforms than the City Hall station of the Manhattan Railway Company, and sufficient for many years for the traffic likely to be brought over the Broadway elevated railroad in Brooklyn.

In such a terminal station more passengers can be handled, Commissioner Best believes, with greater ease, comfort and safety from the trolley cars, and nearly half as many passengers can be handled from the elevated railway cars as are handled at the Manhattan terminal of the Brooklyn Bridge.

The plans for the building are now undergoing some modifications, made necessary by an enlargement of the site. It is the wish of the Bridge Commissioner that the building should not be mistaken for a permanent structure, as the elevated trains from Brooklyn must at no distant date be run into subways in Manhattan considerably distant from the bridge, and then there will be no need for this station. The estimated cost is \$800,000.

The civic organizations of this borough are strongly opposed to providing at this place anything more than temporary relief. They regard the bridge as a highway, and are opposed to the Best plan because the massive construction and the great expense stamp the plan as creating a permanent instead of a temporary terminal.

Building Operations.

Contract for Geo. A. Fuller Co.

The Geo. A. Fuller Company has been awarded the contract for the 16-sty addition to the Marquette Building, Chicago, to cost \$250,000, and for which Messrs. Hollabird & Roche are the architects.

New York Contractors Will Build Kentucky Capitol.

The contract for construction of the new Kentucky Capitol at Frankfort, Ky., was awarded by the State Commission to the General Supply & Construction Co., 24 State St., New York, for \$880,000. The building is to be of stone from Bedford, Ind., quarries, with granite base.

Lord & Taylor's Plans Ready.

5TH AV.—Plans are now ready for bidders for the erection of the 8-sty loft building, 46.6x125, to be erected for Lord & Taylor, on the northeast corner of 5th av and 19th st, at a cost of \$300,000. Three old buildings will be demolished. No contracts have been awarded. John H. Duncan, 208 5th av, is the architect.

Contract for Richard H. Derby's Residence.

71ST ST.—William Henderson, 1123 Broadway, has just obtained the general contract to build the 5½-sty residence, 20x62, which Dr. Richard H. Derby, 9 West 35th st, will erect at 113 East 71st st, at an estimated cost of about \$40,000. Hoppin, Koen & Huntington, 244 5th av, are the architects. Full particulars have been given in these columns.

Rothenberg & Co. Let Contracts.

13TH ST.—Architect Louis Korn, 353 5th av, has just awarded contracts for steel to Lewinson & Co., 128 West 42d st, and mason contract to T. J. Reilly & Co., 353 5th av, for the 8-sty fireproof department store addition, 49.11x103.3 to be erected at 43-45 West 13th st, for Rothenberg & Co., 36 West 14th st, at an estimated cost of \$150,000. No other contracts have yet been issued.

Ten-Story Office Building for Jersey Town.

The Mercer Building Company, City Hall, Trenton, New Jersey, will erect a 10-sty fireproof steel frame office building, at Trenton, for which no architect or plans have yet been selected. The structure will contain electric elevators, steam heat, electric lights and office fixtures, with exteriors of limestone and terra cotta. No contracts have been awarded for its erection.

Contracts Awarded for \$125,000 Warehouse.

GREENWICH ST.—Joseph Wolf, 1 West 34th st, has completed plans and awarded contracts for the erection of the 8-sty fireproof loft and warehouse, 75x100, which the Fischer Realty Company, 395 Greenwich st, will build at 371-375 Greenwich st, at a cost of \$125,000. Hugh Getty, 278 9th av, will do the masonry and carpentry, and the George A. Just Co., 452 5th av, has the contract for steel work.

Contract for Rebuilding Wilson Residence.

57TH ST.—Hoppin, Koen & Huntington, 244 5th av, have awarded to Patrick Gallagher, 1181 Broadway, the general contract for the enlarging and remodeling of the city home of Richard T. Wilson, Jr., at No. 15 East 57th st, to cost \$40,000. It is to be made over into a 5-sty building, with a frontage of 43x82.6 feet, and will contain a facade of granite, brick and terra cotta, with a balcony on the second story, and four Corinthian pilasters supporting a cornice on the fourth story. There will be a spacious entrance hall, library and saloon on the second floor, with a dining room on the ground floor.

No Architect Yet Selected for Harlem Temple.

LENOX AV.—Daniel P Hays, 141 Broadway, president of the board of officers of the Temple Israel of Harlem, informs the Record and Guide that as yet no plan or architect has been selected for the new temple to be erected on a plot, 100x100, at the northwest corner of Lenox av and 120th st. "However, I can say that four well known architects have been asked to present studies, and it is our hope to make the award and be ready to start work in about one month's time," added Mr. Hays. The new edifice will be one of the most costly of its denomination in the city. William P. Mangam, of 108 East 125th st, real estate broker, recently sold the old site at Fifth av and 125th st, and was the broker in the purchase of the new property. On the 125th st corner, Herman Wronkow, 23 Union sq, the new owner will, as soon as possession can be obtained and the old church building cleared, build a store and apartment building. At his office it was also stated that no plans or architect has been selected.

Apartments, Flats and Tenements.

8TH AV.—Abraham Silverson, 2534 7th av, will build at 2471 8th av a 6-sty 27-family flat, 50x87, to cost \$58,000. Geo. Fred Pelham, 503 5th av, is making plans.

1ST AV.—Katz & Wimpie, 8 East 110th st, will build at 1685-7 1st av, a 6-sty 40.4x87 foot flat, to cost \$40,000. Bernstein & Bernstein, 24 East 23d st, are making plans.

159TH ST.—Moore & Landsiedel, 3d av and 148th st, are making plans for a 5-sty 28-family flat, 50x90, for the Fluri Construction Co., 1809 Amsterdam av, to be erected on the northeast corner of 159th st and Broadway, to cost \$75,000.

94TH ST.—Bernstein & Bernstein, 24 East 23d st, are making plans for a 6-sty 25-family flat, 52x87.11, for J. Freedman, 130 Tompkins av, Brooklyn, to be erected on the north side of 94th st, 100 ft. west of Amsterdam av, to cost \$60,000.

109TH ST.—Sobel & Kean Co., 68 Edgecombe av, will build four 6-sty 24-family flats, 41.8x and 45x87.11, on the south side of 109th st, 100 ft. north of Central Park West, to cost \$160,000. John C. Watson, 3 St. John's av, is drawing plans.

137TH ST.—Geo. Fred Pelham, 503 5th av, is making plans for a 6-sty 23-family flat, 37.6x86.11, for Kessler & Bookstaver, 49 West 112th st, to be erected on the north side of 137th st, 62.6 ft. west of 5th av, to cost \$38,000.

131ST ST.—On the south side of 131st st, 239 ft. west of Amsterdam av, Wolf & Goldman, 343 East 75th st, will build a 6-sty 34-family flat, 47.8x114.6, to cost \$50,000. Bernstein & Bernstein, 24 East 23d st, are preparing plans.

66TH ST.—B. W. Levitan, 20 West 31st st, is preparing plans for two 6-sty 28-family flats, 40x87.5, for Lewine & Davis, 1 East 107th st; same to be erected on the north side of 66th st, 220 ft. west of 2d av, to cost \$80,000.

AMSTERDAM AV.—Henry Andersen, 1183 Broadway, is making plans for a 6-sty 22-family flat, 49.11x103.4, for Louis K. Ungrich, 475 West 144th st; same to be erected at 2005 Amsterdam av, to cost \$70,000.

137TH ST.—Moore & Landsiedel, 3d av and 148th st, are making plans for a 6-sty 36-family flat, 100x102.5, for the Transit Realty Co., 198 Broadway, to be erected at the northeast corner of 137th st, and Riverside Drive, to cost \$150,000.

67TH ST.—Benj. W. Levitan, 20 West 31st st, is making plans for three 6-sty 58-family flats, 40x87.5, for Lewine & Davis, 1 East 107th st, to be erected on the south side of 67th st, 100 ft. west of 2d av, to cost \$120,000.

135TH ST.—Neville & Bagge, 217 West 125th st, are preparing plans for a 6-sty 31-family flat, 75x86.11, for the Alexander Allen Realty Co., 120 Morningside av, to be erected on the south side of 135th st, 525 ft. west of Broadway, to cost \$85,000.

101ST ST.—Horenburger & Straub, 122 Bowery, is making plans for a 6-sty 25-family flat, 51.2x67.6, for Lazar Wallenstein, 185 East 93d st, to be erected on the northwest corner of 101st st and Lexington av, to cost \$45,000.

SULLIVAN ST.—Horenburger & Straub, 122 Bowery, are making plans for a 6-sty 22-family flat, 25x87, for L. Block and D. Silverman, 92 Greene st, to be erected at 146 Sullivan st, to cost \$22,000.

137TH ST.—Geo. Fred Pelham, 503 5th av, is making plans for two 6-sty 16-family flats, 50x56, for Kessler & Bookstaver, 49 West 112th st, to cost \$101,000. They will be erected on the northwest corner of 137th st and 5th av.

126TH ST.—Bernstein & Bernstein, 24 East 23d st, are making plans for a 6-sty 36-family flat, 50x86.11, for Max Epstein and Harris Cohen, 8 West 114th st, to be erected at 113-115 East 126th st, at a cost of \$45,000.

1ST AV.—Bernstein & Bernstein, 24 East 23d st, are making plans for a 6-sty 39-family flat, 50x87, for S. Wallenstein, 1297 Lexington av; same to be erected on the west side of 1st av, 50.10 ft. north of 118th st, to cost \$45,000.

18TH ST.—Horenburger & Straub, 122 Bowery, are making plans for four 6-sty flats, for 70 families, to be situated on the south side of 18th st, 95.6 ft. west of Avenue B, to cost \$160,000. Paul Hellman, 160 East 66th st, Thomas Crump, 66½ Water st, and Hugo Cohen, 19 Avenue A, are the owners.

AMSTERDAM AV.—Glasser & Ebert, 70 Manhattan st, are making plans for two 5-sty 19-family flats, 40.5x88, for the Cascade Realty and Construction Co., 272 West 113th st, to be erected on the west side of Amsterdam av, 25 ft. south of 178th st, to cost \$90,000.

Dwellings.

Wilson Eyre, 35 West 21st st, New York, has completed plans for a residence, 3 stories, 45x115, brick and marble, to be erected at Marion, O., to cost \$100,000, for G. W. King, of that city.

Grosvenor Atterbury, 20 West 43d st, New York, has just awarded to N. P. Nelson, 127 Valley road, Montclair, New Jersey, the general contract to build a 2½-sty residence, 40x90, for Edwin A. Bradley, 20 Van Vleck st, Montclair, to be erected on Mountain av, that city, at an estimated cost of \$75,000.

Mercantile.

21ST ST.—Josephine D. Robinson has purchased through M. & L. Hess, 643 Broadway, 18 West 21st st, a plot 25x92 ft., on which she will build a 10-sty fireproof store and loft building. Further details not obtainable for this issue.

Churches.

JERSEY CITY, N. J.—Charles Edwards, Paterson Savings Institution Building, Paterson, N. J., is taking figures on a 1½-sty church, 60x170, to be erected at 691 Westside av, Jersey City, N. J., for the St. Aloysius Roman Catholic Church.

Miscellaneous.

C. P. Karr, 70 5th av, New York, has awarded to F. E. Rowe, of New Milford, Conn., the general contract to build a 2½-sty frame residence, 40x50, at White Plains, New York, for William Moore, of that place. Estimated cost, \$10,000.

CENTRAL PARK.—McKim, Mead & White, 160 5th av, are preparing plans for an addition to the Metropolitan Museum of Art, in Central Park, to cost about \$1,250,000. A. R. Wolff, 130 Fulton st, is consulting engineer.

25TH ST.—Plans have been completed by Raymond F. Almirall, 51 Chambers st, for the 6-sty fireproof municipal lodging house, 100x83.9, for men, to be situated on the south side of 25th st, 400 feet east of 1st av, at a cost of \$150,000. The City of New York is the owner.

Messrs. Ludlow & Valentine, 1 East 27th st, New York city, have been commissioned to prepare plans for an electrical laboratory building, 73x128 ft. in size, for Union College, of Schenectady, New York, to be erected in that city. The architects inform the Record and Guide that drawings are well under way, and will be ready for figures in the near future. The building will be of gray and white brick, with slate roof.

Stable.

LEWIS ST.—Charles S. Clark, 38 Park Row, is preparing plans for a 6-sty fireproof stable building, 40x80, for Stephen J. Thedford, 85 Avenue D, to be erected at No. 227 Lewis st. No contracts have yet been awarded. The owner will award all contracts separately.

Estimates Receivable.

Renwick, Aspinwall & Tucker, 320 5th av, New York, are taking figures on the general contract for a 3-sty fireproof hospital building, 60x120, to be erected at Ossining-on-Hudson, for the Ossining Hospital Association, at an estimated cost of \$75,000.

LENOX AV.—Benjamin W. Levitan, architect, and David Herman, owner, 53 East 112th st, are taking figures on a 6-sty apartment house, 100x100, to be erected at the southeast corner of Lenox av and 136th st, at an estimated cost of \$130,000.

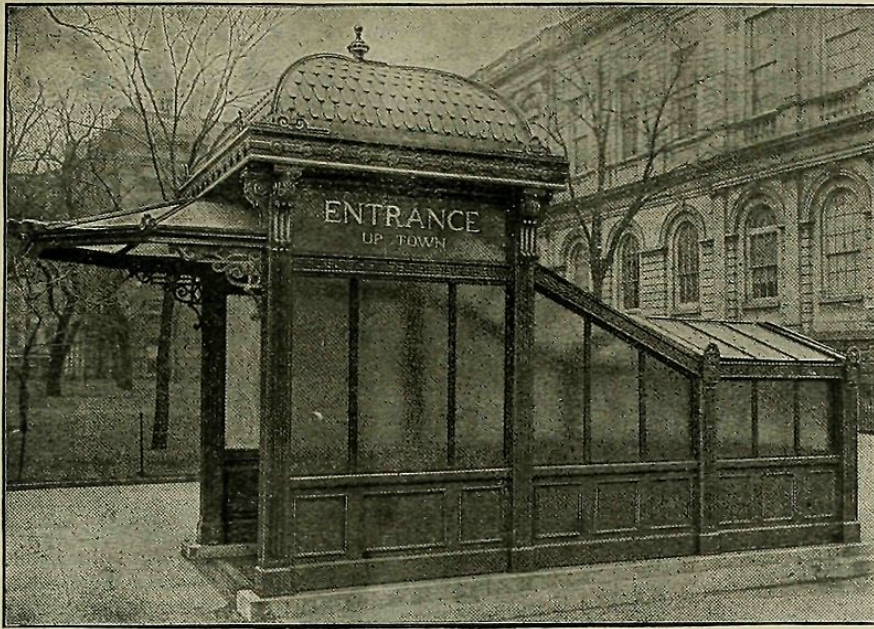
Wilson Eyre, 35 West 21st st, New York, is taking figures on a 2-sty residence, 175x50, to be erected at Huntington, Long Island, for Roland R. Conklin, 111 Broadway, estimated to cost \$120,000.

Contracts Awarded.

BROADWAY.—C. F. Bond, Inc., 136 Liberty st, has obtained the contract for improvements to the 5-sty store and loft building, 1260-1266 Broadway, for Wm. R. H. Martin, of Greenwich, Conn., from plans by Townsend, Steinkle & Haskell, 29-33 East 19th st.

BROADWAY.—Charles T. Wills, 156 5th av, has obtained the contract for installing fireproof staircases and partitions, in the 8-sty store building 889-891 Broadway, for the Goelet estate, 9 West 17th st, from the plans of Harry E. Donnell, 3 West 29th st.

87TH ST.—Davis, McGrath & Shepard, 1 Madison av, have awarded to List & Rose, 1947 Broadway, masonry, and to P. Walsh, 420 West 25th st, the carpenter contract, for extensive



This illustrates
one of the 133
Kiosks built
and erected
for the New
York Subway

William Barclay Parsons
Chief Engineer

BY THE HECLA IRON WORKS

The Hecla Iron Works is recognized as the first and foremost concern in the manufacture of Architectural Metal Work in the world. Its plant is the largest and most complete, and the quality of its work is considered the standard, the world over :: :: ::

improvements to 538 East 87th st, for the Sisters of Missiecordia, 537 East 87th st.

BROADWAY.—D. C. Weeks & Son, 289 4th av, have obtained the contract for extensive alterations and improvements to the 9-sty office building, northwest corner of Broadway and Dey st, for the Western Union Telegraph Co., 195 Broadway, from plans by Eidlitz & McKenzie, 1123 Broadway. The improvements will consist of a rearrangement of interior brick walls and installing steel stacks, etc.

C. Powell Karr, 70 5th av, New York, has just completed plans and awarded to W. H. Parkton, of Haverstraw, New York, the general contract to build a 2-sty stucco stable building, 55x90, for Mrs. John Peck, of West Haverstraw, to be erected at that place. Shingle roof, hot-water heat, 10 stalls, hardwood floors and trim, concrete work, etc.; cost, \$15,000. Mr. Karr has also awarded to the same builder the general contract for rebuilding of Mrs. Peck's residence at West Haverstraw.

BROADWAY.—Jackson & Rosencrans, 31 Union sq, have awarded to Edmund D. Broderick, 1382 Lexington av, the mason work, and to John L. Hamilton & Son, 350 West 27th st, the carpenter contract, for \$30,000 worth of improvements to the 5-sty store and office building, Broadway, northeast corner of Fulton st, for E. M. Knox, the owner, of 26 East 83d st. The United Cigar Stores Co. has leased the building for a term of 21 years. Mr. Knox has leased for his own business the front store at 189 Broadway, in the Mercantile National Bank Building. (See Record and Guide, July 25, 1905.)

Bids Opened.

The following bids were received by the quartermaster for constructing storm sewers and surface drainage at West Point. Chas. Cooke, Poughkeepsie, \$22,000; Thos. E. Vermilyea, New

York, \$23,000; E. A. Matthews, New York, \$23,454; Chas. Dittmar Const. Co., \$26,000; Donegan & Redmond, Brooklyn, \$29,990; Goodwin Const. Co., New York, \$32,325; Frank Pigeon, Saugerties, N. Y., \$32,420; Church Const. Co., New York, \$34,000; Stacy B. Opdyke, Jr., New York, \$38,000; Unique Const. Co., Brooklyn, \$59,000; Jas. A. Holmes, New York, \$71,000.

BUILDING NOTES

The Drexel Building at Wall and Broad sts has been sand-blasted, and looks like new. There's a story about it elsewhere in this paper.

The ninth annual convention of the National Founders' Association will be held in New York on Wednesday and Thursday, November 15 and 16, 1905.

Commodore Frederick G. Bourne, owner of Indian Neck Hall, at Oakdale, L. I., is having built on Rocky Island, one of the Thousand Islands, a villa costing \$400,000.

F. W. Seagrist, Jr., Co. and C. H. Southard are taking down the buildings on the site of the new Plaza Hotel. A large amount of second-hand material is thus being thrown on the market.

A good tonnage is being booked by structural steel mills for delivery next spring, as buyers are becoming discouraged in efforts to secure materials in time for erection before cold weather.

Charles M. Schwab sailed for Germany August 15, accompanied by Archibald Johnston, an engineer, and one of the directors of the Bethlehem Steel Corporation. Mr. Schwab is trying to get some big business.

Charles E. Duston & Co., of 11 Broadway, are moving their plant from Orangeburgh, N. J., to Jersey City, as they have secured the large works formerly occupied by the Spiral Rivet Tube Company, Fisk and Melroy avs, Jersey City.

A weight of thousands of tons of limestone slid from the side of the quarry of Mill "A," of the Lehigh Portland Cement Co., at Ormrod, Pennsylvania, on Wednesday last, killing twelve men and injuring six others. The Lehigh company will have the sympathy of the trade in this sad affair.

At the office of Messrs. Clinton & Russell, architects, 32 Nassau st, it was learned this week that work on the new 20-story apartment hotel, to be erected at Broadway and West End av, for William Waldrof Astor, will not be commenced for some time yet. Plans have been completed. (See Record and Guide, July 8, 1905.)

The Prometheus Electric Co., of 39 Cortlandt st, make an electric iron which is especially adapted to the use of architects and builders for flattening out prints and tracings which have been rolled up for a long time and therefore hard to manage. Messrs. Clinton & Russell and other well-known architects find these irons very useful.

The Department of Water Supply, Gas and Electricity of the City has opened bids for the construction and equipment of a new pumping station at Gravesend. Twenty-six bidders submitted bids for the equipment work and five for the construction. The figures on the former item have not been tabulated as yet, but Ryan & McFarren, of 166 East 23d st, submitted the lowest bid for the construction, which was \$22,730, and was \$4,000 lower than that of the next lower bidder.

An amount of repair work and alterations exceeding all records is going on throughout the city. There is work on every hand, and many deserving young mechanics have found this a good season to start in business on their own account. Since the first of January permits for nearly ten million dollars' worth of alterations have been issued in Manhattan and the Bronx, and for over three million dollars' worth in Brooklyn. In this borough a great many alterations have been caused by the enforcement of the sanitary plumbing provisions of the tenement house law.

The New York Central Railroad will spend a lot of money in removing grade crossings between New York and Croton, and eventually all along its lines. The money will come back in the form of wages of flagmen saved in the course of years. Wagon roads will have to cross either over or under the railroad, requiring the building of many concrete abutments. It is expected that the work within the electric zone, and a little more, will be done in two years. Plans were submitted to the State Railroad Commissioners on Thursday, as the State will pay one-fourth of the expense, cities and towns one-fourth, and the railroad company one half.

The New York Central R. R. Company is preparing to enlarge its machine shops at some points, and plans have been filed with the Bronx Building Department for several structures to be erected in the company's grounds at Sedgwick av, High Bridge, including a one-story frame electric locomotive shop 24x176 ft., a roundhouse, to cost \$24,000, a sand house, shops and an office building. These structures are to be erected to be used in connection with the electric service. In addition to that the company will erect a two-story brick power station on its property at 153d st and Sheridan av, New York. The station will be 61x242 ft. in size and will cost about \$58,000.

It was learned this week at the office of Messrs. McKim, Mead & White, architects for the new Pennsylvania Railroad terminal, to occupy the block bounded by 7th and 9th avs, 31st and 33d sts, that bids on the general contract will not be asked for at least six or eight months to come. The only contracts so far awarded by them is for granite (Milford Pink) and cut stone work, which was let last April, to Norcross Bros., of 160 5th av. The structural steel and all iron work is in the hands of Westinghouse, Church, Kerr & Co., of 10 Bridge st. Mr. J. H. O'Brien, chief engineer for the firm, has entire charge of this work, and the awarding of sub-contracts, none of which have yet been given out.

Study of Interior Decoration.

The Museum of the Arts of Decoration, in Cooper Union, represents an important department of work that is allied to building and real estate—house decoration. The number of visitors to the museum, while still small, has increased from 2,681 in 1903-1904 to 5,452 in 1904-1905, while 170 workers and 3,731 students have practically used the museum as a working studio.

"Since January 1," writes Miss Hewitt in the Forty-sixth Annual Report of Cooper Union, "four outside schools have sent classes regularly, with masters, to study from the actual objects.

"These schools are: The New York School of Applied Design for Women, Thursday afternoons. The School of Decorative and Applied Art, Wednesday or Friday afternoons, and working on other days. The Newark Technical School, Monday evening. The Young Men's Christian Association, Class in House-Furnishing and Interior Decoration, one Thursday and two Friday evenings, with a professor giving an ambulant lecture on style, illustrating it by the objects. The same schools have

applied for regular days and hours for the school year or 1905-1906, the School of Decorative and Applied Art, bringing a second class from Brooklyn.

Gradually but surely the sympathies of the wealthy for art are being broadened from a fancy for oil paintings and statuary merely into other forms of art having to do with the decoration of the home. Architecture, mural painting, furniture, tapestries, ornamental plaster, and color designs, are all destined to receive more attention as the study of beautiful things becomes more and more popularized in a way, and the ability to gratify cultivated tastes increases.

Work on Long Island Ferry House.

The Long Island Railroad Company, 128 Broadway, has torn down the sheds that covered its ferry slips at the foot of East 34th st, New York, and the Edward B. Jenks Co., dock builders, 143 Liberty st, have the general contract to build the four ferry slips and bridges, which will occupy two blocks between East 33d and 35th sts. Upon the completion of this, a fine ferry building will be built to cover the entire frontage. The new building will face westwardly toward 34th st, and measure 400x170 ft. There will be three spaces for cabs 45 ft. in width. The bridges will be the finest and most substantial of any in use in the world. They will be raised and lowered by electricity, and will not be operated by the tide by means of floats as at present. The company will run seven ferry boats on five-minute headway. The elevated railroad platform and stairways will remain as at present. The work is estimated to exceed \$300,000.

The Largest Steam Turbines.

The Brooklyn Heights Railroad Company has recently closed contracts with the Westinghouse companies, Pittsburg, Pa., for two 7,500-kilowatt turbine-type generating units for extending its present powerhouse equipment in Brooklyn. These units, it is said, will be the largest generating units of the turbine type in the world. With the guaranteed overload capacity of 50 per cent, above rating, the turbines will thus be capable of developing 16,000 brake horsepower and about 10,500 brake horsepower on normal load. The turbines will operate on dry steam at 175 pounds pressure and a vacuum of about 28 inches. Three-phase, 25-cycle current will be generated directly at 11,000 volts for distribution to the line.

It is of interest in this connection that the second and third largest turbine generating units in the world are also of the Parson type, the former built abroad and the latter by the Westinghouse companies at Pittsburg. The Brooklyn Heights contract is especially significant from the fact that the company had already contracted about a year ago for a Westinghouse-Parsons turbine unit of the largest capacity then built—5,500 kilowatts. The building of the new machine will mark an important step in the development of power-station apparatus.

Description of New Bridge Terminal.

Commissioner Best has furnished the following succinct particulars of the new and larger terminal, in Manhattan, for the Brooklyn Bridge, condemnation proceedings for which have been resumed: (1) A basement below the street level into which the loops for trolley lines in the present station may be transferred for the safer and more convenient disposition of passengers to and from cars. (2) A first floor on the ground level which will provide within street lines for waiting and assembly spaces for the use of passengers going to and from the cars over the bridge, and will be arranged so that Chambers st and certain other crossings may permit free passage of street travel through and under the building. (3) A second or gallery floor about the level of the mezzanine floor of the present station which will provide for the distribution of passengers coming from the street, or from the elevated railroads in Park Row as well as those which cross the bridge. (4) A third or track floor providing for the distribution of tracks and platforms for the trains crossing the bridge on what are known as the bridge or elevated railroad tracks. This floor will be the main station floor and have a great height, in order to provide adequate light, air and ventilation. The new station will provide the same number of loops as are now used in the present terminal, eight new landing points for bridge railway trains, and will permit the handling of about twice as many trains at this station as is now possible.

The Corporation Counsel will again apply to the Supreme Court on August 25 for the appointment of Commissioners of Estimate and Appraisal. The most important properties to be taken are the block in which the Staats Zeitung stands, and most of which is owned by Sire Brothers. Their associates are said to be William F. Sheehan and T. D. Sullivan.

The Second City in the World.

The incomplete census figures indicate that the population of New York is now just under 4,000,000, or, to be somewhat more exact, 3,987,154. The probabilities are that Manhattan and the Bronx alone will be found to have a population of 2,378,696.

IN THE REAL ESTATE FIELD

Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1904 and 1905:

MANHATTAN AND THE BRONX.

CONVEYANCES.		1905.		1904.	
		Aug. 11 to 17, inc.		Aug. 12 to 18, inc.	
Total No. for Manhattan	255	Total No. for Manhattan	203		
Amount involved	\$898,750	Amount involved	\$416,725		
Number nominal	242	Number nominal	187		
Total No. Manhattan, Jan. 1 to date 15,639					
Total Amt. Manhattan, Jan. 1 to date \$60,244,660					
Total No. Manhattan and The Bronx, Jan. 1 to date 24,947					
Total Amt. Manhattan and The Bronx, Jan. 1 to date \$70,351,397					

Assessed Value, Manhattan.

1905.		1904.	
Aug. 11 to 17, inc.		Aug. 12 to 18, inc.	
Total No., with Consideration	13	Total No., with Consideration	13
Amount Involved	\$898,750	Amount Involved	\$416,725
Assessed Value	\$579,000	Assessed Value	\$271,789
Total No., Nominal	242	Total No., Nominal	185
Assessed Value	\$7,592,000	Assessed Value	\$4,754,000
Total No. with Consid., from Jan. 1st to date	1,229	Total No. with Consid., from Jan. 1st to date	1,177
Amount Involved	\$60,244,660	Amount Involved	\$47,540,000
Assessed value	\$42,949,600	Assessed value	\$27,540,000
Total No. Nominal	14,413	Total No. Nominal	10,400
Assessed Value	\$482,107,184	Assessed Value	\$318,107,184

MORTGAGES.

	1905.		1904.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	164	111	220	90
Amount involved	\$1,692,482	\$427,754	\$4,611,586	\$476,780
Number over 5%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
Number at 5%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
Number at less than 5%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 6%	122	45	129	27
Amount involved	\$744,222	\$180,954	\$1,953,586	\$155,105
No. at 5 1/2%	17	20	.....	1
Amount involved	\$345,500	\$166,400	.....	\$1,000
No. at 5%	20	45	46	56
Amount involved	\$265,652	\$73,900	\$880,000	\$285,275
No. at 4 1/2%	4	.....	39	2
Amount involved	\$84,000	.....	\$1,659,500	\$28,000
No. at 4%	1	.....	6	3
Amount involved	\$253,108	\$6,500	\$118,500	\$5,400
No. at 3%	.....	.....	.....	1
Amount involved	.....	.....	.....	\$2,000
No. above to Bank, Trust and Insurance Companies	15	10	47	5
Amount involved	\$378,000	\$85,500	\$2,301,500	\$33,500
Total No., Manhattan, Jan. 1 to date 15,692				
Total Amt., Manhattan, Jan. 1 to date \$408,668,479				
Total No., The Bronx, Jan. 1 to date 7,784				
Total Amt., The Bronx, Jan. 1 to date \$69,249,490				
Total No., Manhattan and The Bronx, Jan. 1 to date 23,426				
Total Amt. Manhattan and The Bronx, Jan. 1 to date \$472,917,569				

PROJECTED BUILDINGS.

	1905.		1904.	
	Manhattan.	The Bronx.	Manhattan.	The Bronx.
Total No. New Buildings:	56	13	13	25
Manhattan	56	13	13	25
The Bronx	.....	.....	.....	.....
Grand total	108	38	38	.....
Total Amt. New Buildings:	\$2,258,950	\$606,000	\$606,000	.....
Manhattan	.....	.....	.....	.....
The Bronx	1,142,550	258,850	258,850	.....
Grand Total	\$3,401,500	\$864,850	\$864,850	.....
Total Amt. Alterations:	\$326,505	\$91,800	\$91,800	.....
Manhattan	.....	.....	.....	.....
The Bronx	46,250	3,650	3,650	.....
Grand total	\$372,755	\$95,450	\$95,450	.....
Total No. of New Buildings:	1,653	869	869	.....
Manhattan, Jan. 1 to date	.....	.....	.....	.....
The Bronx, Jan. 1 to date	1,537	1,033	1,033	.....
Manhattan-Bronx, Jan. 1 to date	3,190	1,902	1,902	.....
Total Amt. New Buildings:	\$83,567,137	\$48,598,860	\$48,598,860	.....
Manhattan, Jan. 1 to date	.....	.....	.....	.....
The Bronx, Jan. 1 to date	26,894,375	13,667,525	13,667,525	.....
Manhattan-Bronx, Jan. 1 to date	\$111,461,512	\$62,266,385	\$62,266,385	.....
Total Amt. Alterations:	\$10,157,840	\$7,649,482	\$7,649,482	.....
Manhattan-Bronx, Jan. 1 to date	.....	.....	.....	.....

BROOKLYN.

CONVEYANCES.

1905.		1904.	
Aug. 10 to 16, inc.		Aug. 12 to 18, inc.	
Total number	573	Total number	493
Amount involved	\$397,672	Amount involved	\$380,751
Number nominal	516	Number nominal	432
Total number of Conveyances, Jan. 1 to date 28,171			
Total amount of Conveyances, Jan. 1 to date \$21,390,509			

MORTGAGES.

Total number	393	428
Amount involved	\$1,326,806	\$1,459,864
Number over 5%	.....	.....
Amount involved	.....	.....
No. at 5% or less	.....	.....
Amount involved	.....	.....
No. at 6%	268	205
Amount involved	\$841,254	\$525,289
No. at 5 1/2%	1	.....
Amount involved	\$1,000	.....
No. at 5%	71	.....
Amount involved	\$284,600	.....
No. at 5 1/4%	1	.....
Amount involved	\$5,000	.....
No. at 5%	50	209
Amount involved	\$190,151	\$798,175
No. at 4 1/2%	1	5
Amount involved	\$4,000	\$128,400
No. at 4%	1	4
Amount Involved	\$800	\$7,500
Total number of Mortgages, Jan. 1 to date 25,349		
Total amount of Mortgages, Jan. 1 to date \$141,904,816		

PROJECTED BUILDINGS.

No. of New Buildings	154	97
Estimated cost	\$2,127,695	\$664,030
Total No. of New Buildings, Jan. 1 to date 5,262		
Total Amt. of New Buildings, Jan. 1 to date \$43,125,874		
Total amount of Alterations, Jan. 1 to date \$3,434,610		

PRIVATE SALES MARKET

Sale in Greenwich Street.

GREENWICH ST.—J. N. Kalley & Son have sold for Albert Joske 274 Greenwich st, a 3-sty brick building, on lot 17.8x80.2, adjoining the southwest corner of Warren st. The building is under lease to the J. S. Coward Shoe Co.

Temple Israel Buys.

LENOX AV.—The Temple Israel of Harlem has bought, through William P. Mangam, the plot 100.11x100 at the northwest corner of Lenox av and 120th st. The plot was in the market at \$115,000. The buyers recently sold their property at the northwest corner of 5th av and 125th st for \$225,000. A new synagogue will be erected on the plot.

Broad Street Plot Sold.

BROAD ST.—The twelve 4-sty brick business buildings at the southeast corner of Broad and Beaver sts has been sold by the City Real Property Investing Co to a syndicate composed of the Century Realty Co., the City Investing Co., and the United States Realty and Construction Co. Each of these companies has a one-third interest in the newly acquired property. The contract was signed Thursday afternoon. The property has a frontage of 99.8 feet on Broad st and 211.3 feet on Beaver st. It includes the building 8 South William st, on lot 26x65.9. The entire parcel contains 22,400 square feet. The price is reported to be \$1,250,000. The City Real Property Investing Company bought the property in March, 1902, for something over \$1,000,000.

SOUTH OF 59TH STREET.

LAIGHT ST.—Edward A. Seymour has sold for Bernard J. Keating to Simon Harburger 84 Laight st, a 3-sty brick building, on lot 20x50, near Washington st.

LEWIS ST.—John Schutz has sold for Stephen J. Tedford Nos. 227 and 229 Lewis st, old buildings, on plot 40.1x88, to Louis Lewinthal, who will erect a 6-sty tenement.

THOMPSON ST.—Harris & Timble have bought No 9 Thompson st, a 5-sty tenement, on lot 23.6x100. Michele Lemmole holds title.

2D ST.—Charles Hoerlein has sold to J. Gulenberg the 5-sty tenement, No. 293 2d st, running through to 402 East Houston st, which faces Hamilton Fish Park, on plot 20x75.

17TH ST.—The Municipal Realty Corporation has sold to A. H. Olsen 37 West 17th st, a 4-sty building, on lot 25x92.

14TH ST.—Pollak & Deutsch have bought for a client No. 608 East 14th st, 5-sty front and 4-sty rear tenements, on lot 25x103.3. Anna W. Kircher holds title.

47TH ST.—Schmeider & Bachrach have sold the 4-sty tenement, on lot 20x100, at 340 East 47th st.

LEXINGTON AV.—Michael Devanney sold No. 86 Lexington av, a 3-sty and basement brick dwelling, on a lot 20x79.

NORTH OF 59TH STREET.

60TH ST.—Sullivan & Cromwell, as attorneys, have sold 13 East 60th st, a 5-sty American basement dwelling, on lot 25x100.5. Title to the property stands in the name of Alice Shillito, who acquired it in 1893. The parcel is one door east of the Metropolitan Club, the intervening house being owned by John E. McGovern. De Witt C. Blair owns 15, adjoining on the east together with the abutting 45-foot house, 6 East 61st st.

66TH ST.—Harry Ginsburg has bought the 5-sty tenement 213 West 66th st, on lot 25x100.5. John F. Evans and others hold title.

76TH ST.—McVickar, Gaillard Realty Co., in conjunction with Post & Reese, have sold for the estate of Elizabeth H. Russell the 3-sty modern stable, 107 East 76th st, on lot 25x102.

80TH ST.—M. L. & C. Ernst have sold to Mrs. Carrie M. Tietjen through John D. Karst & Co. 163 West 80th st, a 5-sty single flat, on lot 19x102.2.

84TH ST.—Lowenfeld & Prager have bought, through M. Cohn & Co., 157 West 84th st, a 5-sty double flat, 25x100.

84TH ST.—L. J. Phillips & Co. have sold for Patrick H. McMoran 5 West 84th st, a 4-sty dwelling, on lot 18.6x102.2.

88TH ST.—Julia G. Ammon has sold 112 West 88th st, a 3-sty and basement brownstone front dwelling, on lot 15.6x100.8.

88TH ST.—Julia G. Ammon has sold 112 West 88th st, a 3-sty and basement brownstone front dwelling, on lot 15.6x100.8.

90TH ST.—M. H. Beringer & Co. sold for Hugo Joachimson 240 East 90th st, a 5-sty flat, on a lot 25x100.

90TH ST.—Abraham Bachrach has bought from Morris Keil 407 and 409 East 90th st, two 5-sty triple flats, each on lot 25x100.8.

99TH ST.—Tina Hohenstein has sold 167 East 99th st, 5-sty flat, on lot 25x100.11.

119TH ST.—Samuel Williams has bought from Martha L. Young 18 East 119th st, a 3-sty and basement brownstone front dwelling, on lot 16x100.11. William Kennelly was the broker.

119TH ST.—Horace S. Ely & Co. have sold for Mary A. Ludman to Annie M. Keenan 507 East 119th st, a 3-sty dwelling, on lot 19.9x100.11.

120TH ST.—Louis Lese has bought from Catharine A. Mulligan and Hugo Lamprecht, respectively, 512 and 514 East 120th st, two 2-sty brick dwellings, on plot 40x100.11.

WADSWORTH AV.—E. Osborne Smith & Co. have sold for Herman Harris the plot, 125x100, at the northeast corner of Wadsworth av and 179th st, to the Walton Construction Co. The buyers will immediately improve the property with two 40-foot and one 45-foot apartment houses.

2D AV.—Frankenthaler & Sapinsky have sold to Chas Kaufman the 5-sty tenement, on lot 25x100, at 810 2d av.

2D AV.—Schmeidler & Bachrach have sold the 5-sty dwelling, on lot 25x75, at 1589 2d av.

THE BRONX.

159TH ST.—Louis Lese has bought from Jacob Neuberger the plot, 50x100, on the north side of 159th st, 92 ft. east of Courtlandt av.

CLARKE PL.—John R. and Oscar L. Foley have sold for F. J. Fullen the block front on the south side of Clarke pl, between Jerome and Inwood av, 200x50.

TIMPSON PL.—A. Sturman has sold four lots on Timpson pl, 187 ft. north of 147th st, to H. Nathanson, who will erect 5-sty flats.

REAL ESTATE NOTES

The Local Board for Washington Heights recommends that Seventh av be parked in the upper part. It is a good idea for all avenues of sufficient width, and very many streets uptown could just as well as not be ornamented with shade trees on either side.

Edgar T. Kingsley was the broker in the sale for the Butler H. Bixby estate to Osk & Edelstein, of the vacant plot on the south side of 119th st, 175 ft. west of Morningside Park West, size 125x100.11, reported in our last issue. Osk & Edelstein were the buyers.

The McVickar, Gaillard Realty Co. have leased the following: 130 West 58th st, for Mrs. Chas. Bratten, to Dr. Walter C. Klotz; 48 West 38th st, for Joseph Earle Stevens, to Dr. William G. Kyle; 9 West 39th st, for Mrs. H. W. McVickar, to Joseph Earle Stevens; 43 East 29th st, for Mrs. Burton Harrison, to H. P. Bartlett; 12 East 78th st, for the Beekman Estate, to Mrs. John H. Iselin; 350 Madison av, for Thos. B. Hidden, to Miss Mary Betts; 12 East 44th st, for Thos. B. Hidden, to Miss H. E. Dalton; 57 West 50th st, for the estate of Myer Eiseman, to Dr. C. E. Gilbert; 48 West 49th st, for J. Smith Rice, to Mrs. M. C. Tileen; and 114 East 21st st, for Mrs. Ally, to George Waddington.

Mapping Queens Borough.

The map of the western half of the town of Jamaica from Van Wyck av, the western boundary of the old village of Jamaica, to the Brooklyn line, and north of Liberty av, has been filed with the Board of Estimate and Apportionment. The field work on all the northerly and easterly portions of the town of Newtown is now completed and the maps will be prepared at an early date.

The maps of the Ridgewood or East Williamsburgh and Maspeth section have already been adopted as a part of the official map of the city of New York and the whole territory, comprising over 5,000 acres, is being monumented as rapidly as possible. Eight parties are at work in the territory and over 500 monuments have been set. It will take about 1,000 more to complete the work.

The proceedings for street openings in Ridgewood have already been started, commissioners having been appointed for several of the streets.

Several field parties are now working on the southern half of Flushing town and the northern section of Jamaica north of the old village of Jamaica, the sections being contiguous.

Work has started at asphaltting Broadway, Flushing, from Bowne av to Murray lane, about three-fourths of a mile.

In Long Island City, Ditmars av is being asphalted between Steinway and Purdy avs, and six new streets north of Jackson av and east of Van Alst are being graded, curbed, guttered, asphalted and sidewalks flagged all the way north to and across Flushing av, at a cost of \$10,000. This will open up a fine new section of Long Island City and result in an extension of the first class residence district on the high ground in the Dutch Kills and Astoria section.

Activity in Queens Farms.

The O'Connor farm of sixty-three acres on the Jamaica rd at Flushing has been sold to a Waterbury, Conn., syndicate for \$1,000 an acre, or \$63,000. Two acres are being retained with the homestead.

The same syndicate bought the Schumacher farm of forty-seven acres at the same price, \$1,000 per acre, total \$47,000. This farm is located on both sides of the Ireland Mills or North Hempstead rd.

A third purchase by the same syndicate was also recorded. It was that of the Fowler farm, Trains Meadow rd and Jackson av, consisting of fourteen acres. The price paid was \$3,000 per acre, which is three times what was asked two years ago.

The "Star" hears on fairly good authority that the Wirsching farm of twenty-four acres on Woodside av has passed into new hands at a figure somewhere around \$80,000.

The Alexander Stevens farm at Woodside has been purchased by a Massachusetts syndicate. The farm is twenty-two acres in extent and the price paid is said to be about \$2,000 an acre.

The Frank Fitterer farm on the Trains Meadow rd has been purchased by two capitalists. The farm is ten and two-thirds acres in extent and is directly in the path of the New York Connecting Railway. The price paid was \$25,000.

—The suit of Architect Buffington, of Minneapolis, against the "Sixty Wall Street" corporation, concerning which nothing has been heard for several months, is still pending. The building, which has recently been completed from plans of Clinton & Russell, was selected by Mr. Buffington, the patentee of the modern system of steel skeleton construction, as the subject for a suit to recover damages for infringing his patent. It is a remarkable structure in many respects; one is in height (346 ft.) wherein it is exceeded only by the new Times Building. Insurance men have been attracted to the building by the excellent precautions against fire. The vertical fire hazard has been especially well dealt with. The elevators face a short common hall. This is cut off at each end by swinging doors, glazed with polished wireglass. Complete immunity is thus secured from possible smoke and flame coming up the elevator shafts, and without any subtraction of light. Similar doors give access to the stairway, which is enclosed in a separate brick cut-off. Wireglass is used in all windows below the ninth.

—The new section of the Metropolitan Building, which fronts on Fourth av, has been open to tenants about one year, and is now very fully occupied, the agent reports. Space rents for \$1 a sq. foot above the ground floor. On this first floor is a beautiful marble arcade, with mercantile shops on either side, and extending the whole great length of the building. It is interesting to observe that a large number of firms in building materials have congregated here, among them a number of lumber firms who were previously at No. 18 Broadway.

—V. J. Hedden & Sons Co., 1 Madison av, is taking figures and preparing to start on work for addition to Metropolitan Life Insurance Building, to be erected at 4th av and 24th st. N. Le Brun & Sons, 1 Madison av, are architects; A. R. Wolff, 130 Fulton st, is steam engineer, and C. O. Mailloux, 76 William st, is electrical engineer.

WANTS AND OFFERS

BUILDING LOANS

A large amount for Manhattan and centrally located Bronx properties. Liberal payments.

PERMANENT LOANS

Promptly available in any amount at current rates and reasonable charges.

A. W. McLaughlin & Co.
Brokers and Dealers in Mortgages
Am. Ex. Nat. Bank Bldg., 128 B'way, Cor. Cedar

HAVE READY BUYERS for property in Italian Sections. L. PORRINO, 153 Bleecker Street.

Sanitarium or Hotel Property for Sale

Large, handsomely located hotel suitable for sanitarium, with beautiful park, about 15 acres, situated in mountains, 1,200 feet altitude, perfect health conditions, natural Lithia and Chalybeate mineral springs; ideal surroundings, modern building, complete, and ready for immediate occupancy. Handsomely furnished. All year round hotel. Might exchange, or form a corporation to bottle Lithia waters. There is a fortune to be made in it. Property, hotel and contents free and clear. Propose to issue bonds and stock. Would issue first mortgage bonds; also stock in five or ten-dollar certificates, to be sent broadcast throughout the United States to all reputable physicians, with the understanding that they are to recommend our Lithia water to their patients, in case any should recommend a southern hotel for their patients (patients to remain in their care through the physician at the hotel or sanitarium). Patients will receive their prescriptions through their own physicians by mail. This is to be embodied in the prospectus, thus leaving patients in their care as well as though they were at home and being paid for their services, just as if they attended them personally. You can readily see the scope this will cover. This could also be turned into a pleasure resort like Luna Park, Coney Island. Further particulars, etc., from "BEYER" (Owner), 1175 Broad St., Newark, N. J.

WANT Manhattan income property for gilt edge industrial stock, value \$30,000; dividend payer over 10 years. Will divide. "KOEHLER," 11 Broadway.

WANTED.—Bright young man in a Real Estate office; must have highest references. Apply by mail only. HERBERT A. SHERMAN, 9 Pine St.

ALTERATIONS.—Estimates wanted on rear extension—only reliable general contractors will figure. For particulars address "JEWISH DAILY FORWARD," 17 E. B'way, City.

DESIRABLE CORNER PLOT, BRONX

For sale to responsible builder with very liberal loan. Easy terms. Brokers protected. Call mornings. GEO. ALEX. MACDONALD, 40 Wall.

FOR SALE.—Washington Heights; best section; 18 foot private residence. Perfect condition; easy terms. **NORTHERN REALTY COMPANY,** 55 Liberty Street, New York City.

NOTICE TO THE TRADE AND PUBLIC

For some time past there have been some unprincipled parties introducing an inferior article and an imitation of the LOGAN HORSE STALL, in some cases calling it THE LOGAN'S STALL, deceiving the architects and owners. There is only ONE LOGAN'S HORSE STALL on the market, and it can be easily known, for I have each pan marked at the upper end with embossed letters, "LOGAN'S PATENT." The safest way, DEAL direct with me. M. LOGAN, 1642 Broadway, New York.

HURD'S PRINCIPLES OF CITY LAND VALUES

Price, \$1.50.

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

3 LOTS, 605-7-9 W 48th st, for sale or lease; near dock, so suitable for storage, manufacturing, coal or scrap iron yard. CHAS. CHACE, 612 W 48th St., City.

\$40,000

to loan on 1st mortgages in Manhattan at 5 per cent. Estate funds. Quick answer necessary.

WALTER D. STARR, 189 Broadway, N. Y. City

The Real Estate Directory OF 1905

Will be ready in October, and will be exchanged for the 1904 Directory of all August and September Subscribers. 238 FIFTH AVENUE

Addresses of Property Owners

Wanted to Buy

Plot 50 x 100 near
34th St. and 11th
Avenue.

Address "WAREHOUSE"
Care Record & Guide

\$5,000 to \$100,000

to loan on

SECOND MORTGAGES FIRST MORTGAGES

Any amount, any location, any time.

Special Bargains in Real Estate For Sale
in Manhattan and The Bronx.

R. M. NEWMAN,

132 Nassau St., - New York.

LOANS ON UNDIVIDED ESTATES

Loans promptly made on all undivided estate interests, including vested and contingent interests subject to life estate or payable at some fixed future period. Any amount advanced at lowest legal rates. Immediate settlements. Brokers protected.

JENNER & CO.

(Undivided Estates Exclusively),
55 Broadway, New York. Established 1885.
Telephone, 6990-6991 Broad.

Hundreds of Acres in Queens Borough

Fine Plots for sub-division, on line of train and trolleys to New York and Brooklyn.

FACTORY SITES WATER FRONTS

Houses and Lots on terms to suit.

JOHN A. RAPELVE, Broadway, Elmhurst, L. I.

Twenty Dollars instead of Hundreds

It costs many hundred dollars a year in materials and labor to keep and maintain an adequate system of real estate records, for immediate reference.

Twenty Dollars is all the work need cost, if you subscribe to the Quarterly Record and Guide, wherein you obtain all the records arranged so that any one of them may be referred to as easily as a word in a dictionary.

All the big brokers and Financial Institutions are subscribers. Send a postal for particulars to **RECORD AND GUIDE, 14-16 Vesey St.**

DOCK PROPERTY TO LEASE

The Chapman Docks Company

Grand Street and Newtown Creek
BROOKLYN

Private Sales Market Continued.

SOUTH OF 59TH STREET.

CROSBY ST.—Horace S. Ely & Co. have sold for the Metropolitan Trust Co. as trustee for Cornelius Boucicault, to Joseph Gatti, 91 Crosby st, running through to Marion st, a 6-sty building, on lot 25x126.10x20x119.7.

JAMES ST.—Joseph Preiser has sold to Gordon, Levy & Co., 56 and 58 James st, a 6-sty tenement, on plot 50x100.

WASHINGTON ST.—Fleck & Brown have sold for Leon Willner to Americus C. Stabile 649-651 Washington st, including the northwest corner of Christopher st, two 5-sty buildings on lot 68x60, irregular.

21ST ST.—M. & L. Hess have sold for the Realty Holding Co. the lot 18 West 21st st, 25x92, to Josephine D. Robinson, who will immediately improve the same with a 10-sty and basement fireproof store and loft building.

25TH ST.—George M. Brustle has sold to D. Diamond 331 East 25th st, 4-sty front and rear tenements, on lot 25x98.1.

46TH ST.—E. Tanenbaum & Co. have sold 43 West 46th st, a 4-sty brownstone front dwelling, on lot 20x100.5.

52D ST.—H. M. Fischer and J. Majud have sold for Alfred Lewin to I. Blum 513 West 52d st, a 5-sty tenement, on lot 25.6x100.5.

53D ST.—Wm. P. Rooney sold for S. Singeoman to a client 430 West 53d st, a 5-sty tenement, lot 25x100.

11TH AV.—Pocher & Co., in conjunction with Louis Lowenfels, have sold the two 4-sty tenement houses 563 and 565 11th av, on plot 50x100, for H. Nichols and A. Blumenstock to Ollie Scheur.

NORTH OF 59TH STREET.

61ST ST.—Folsom Brothers have sold for John G. Glegg the 5-sty tenement, 313 East 61st st, lot 25x100, to Eugenio Merlini.

62D ST.—Louis Bleier, of M. M. Singer's office, has sold for Isidor Kosminsky the 5-sty tenement 231 West 62d st, on lot 25x100.5.

70TH ST.—Julius Berkowitz has sold 303 East 70th st, a 5-sty flat, on lot 25x106.5.

78TH ST.—Charles S. Goldsmith has sold the property 446 East 78th st, size 25 x102.2, for Frederick Hinckler. This property has not changed hands since 1872.

79TH ST.—Haft & Hirsch have sold 432 and 434 East 79th st, old buildings, on plot 50x102.2, to Gieger & Braverman, who will erect a 6-sty tenement.

81ST ST.—Samuel Rosenblatt has sold through T. Scott & Son 107 East 81st st, a 3-sty brownstone dwelling, on plot 20x102.

82D ST.—Potsdam & Levin have sold for Furman, Gertner & Weltfisch to Norwalk & Siegel 528 to 532 East 82d st, three 2-sty dwellings, on plot 40x102.2. The buyers will erect a 6-sty tenement.

90TH ST.—Slawson & Hobbs have sold for Jacob Deiter 110 and 112 West 90th st, two 5-sty flats on plot 50x100.8 to Rose Stahl.

94TH ST.—Potsdam & Levin have sold for Bernhard Klingenstein the plot 150x100.8, on the north side of 94th st, 100 ft. west of 1st av, to Nowasky & Billowitz, who will erect four 6-sty tenements.

97TH ST.—Max Rosenthal and Simon Epstein have sold to L. Cohen 223 East 97th st, a 5-sty tenement on lot 25x100.11.

99TH ST.—Navasky & Billowitz have bought the plot, 75x100, on the north side of 99th st, 105 ft. east of 3d av.

99TH ST.—Arthur Thorman has sold 161 East 99th st, a 5-sty tenement, on lot 25x100.11.

100TH ST.—A. W. Miller & Co. have sold for Malatzky & Schneider 127 West 100th st, a 5-sty double flat with stores, on lot 25x100.11.

105TH ST.—Albert Zimmermann has bought from Thomas J. McLaughlin 76 East 105th st, a 5-sty double flat, on lot 25x75.11.

106TH ST.—Slawson & Hobbs have sold for Robert W. Hall, executor, the 3-sty high stoop dwelling, 38 West 106th st, size 17x100.11.

108TH ST.—Hayden & Co. have sold for Vincenzo Graziadeo 202 East 108th st, a 4-sty tenement with stores, on lot 24x90, to Yitto and Mary Ponomo.

117TH ST.—The Empire Cornice Works and the Mildred Realty Co. have sold to S. Braverman 438 to 444 East 117th st, two 6-sty flats, with stores, in course of construction, on plot 73x100.11.

118TH ST.—Fleck & Brown have sold for Schweitzer Bros. to Hyman Levy 306 West 118th st, a 6-sty triple flat, on lot 25x100.11. The property has been resold by the same brokers to Miss Josephine A. Young.

119TH ST.—Mandelbaum & Lewine have sold 441 to 449 East 119th st, old buildings on plot 100x100.11. The buyers will erect 6-sty tenements.

121ST ST.—Potsdam & Levin have sold for Furman, Gertner & Weltfisch to Norwalk & Siegel, 330 and 332 East 121st st, a 4-sty brick and a 2-sty frame building, on plot 49.6x100.11.

123D ST.—Abram Bachrach has sold 449 and 451 East 123d st, frame buildings, on plot 50x100.11, to a Mr. Siegel.

126TH ST.—Shaw & Co. have sold for Clifford M. Tappen and others 16 East 126th st, a 3-sty and basement brownstone dwelling, 18.9x50x100.

133D ST.—L. & I. J. Joseph have bought for Olinger & Sternberg 53 and 55 East 133d st, a 6-sty tenement, on plot 50x100. Marie White holds title.

140TH ST.—Garibaldi Greenhalgh has sold 542 West 140th st, a 3-sty private dwelling, on lot 16.4x67.3, to James N. Hanley.

AVENUE A.—Mendel Hecht has bought

from Nicholas Dorn the 5-sty tenement 1505 Avenue A, on lot 25x75.

LEXINGTON AV.—Isabella C. Simpson has sold 787 Lexington av, a 4-sty dwelling, on lot 20x80, between 61st and 62d sts.

MADISON AV.—Philip Weinberg and Samuel Goldstein have sold the northeast corner of Madison av and 105th st, a 5-sty flat, on lot 25.11x70, to Levitz & Pumperian.

ST. NICHOLAS AV.—The North River Realty Co. has sold the northeast corner of St. Nicholas av and 130th st, a 5-sty flat, on lot 26.10x100.

ST. NICHOLAS AV.—Schmeidler & Bachrach have sold to Joseph Langer, 187 St. Nicholas av, a 5-sty flat, on lot 29x98.

1ST AV.—G. Tuoti & Co., in connection with Samuel Chochlow, have sold for Bilowitz & Navasky, the three 6-sty tenements situated on the southwest corner of 1st av and 101st st; 100x100.

1ST AV.—Bondy & Lederer have sold 1294 and 1296 1st av, two 5-sty tenements, each 27x110, and 404 and 406 East 70th st, forming an "L" with the foregoing, two 5-sty tenements, each 26.6x100.5: H. Herrmann & Sons are the buyers.

2D AV.—Levensohn & Germise have sold the 5-sty tenement 1883 2d av, on lot 25x100.

2D AV.—M. Morgenthau, Jr., & Co. have sold for Kassel & Goldberg 1892 2d av, a 5-sty tenement, on lot 25x100. Isaac Goldberg has sold the property to Mrs. Manheimer.

3D AV.—J. Broadman & Son have bought from Samuel Kadin 1753 3d av, a 5-sty tenement, on lot 25x90.

THE BRONX.

147TH ST.—Louis Lese has bought from Frank B. Walker 716 to 720 East 147th st, two 3-sty dwellings, on plot 75x100.

CROTONA AV.—William Stonebridge sold for the estate Louis Wiegel the 2-sty frame dwelling with lot, 25x80, on the west side of Crotona av, 75 ft. north of East 187th st.

MORRIS AV.—Navasky & Billowitz have bought the northwest corner of Morris av and 151st st, a lot 26.6x100. Mary Hanratty holds title.

WASHINGTON AV.—Barnett, Isaacs & Marks have sold for Charles B. McKay to Philip Krakouer, 1591 and 1593 Washington av, two frame dwellings on plot 50x140.

WENDOVER AV.—Pollak & Deutsch have sold to a client of Philip I. Schick the 4-sty building 758 Wendover av, on plot 25x195. The buyers will remodel the premises.

WILLIS AV.—P. A. Nebeling has sold for Gustave Weir to Mrs. Anna Rehermann 395 Willis av, a 5-sty triple flat, with stores on lot 25x100.

FREE LIGHTERAGE LIMITS.

Some changes have been agreed upon by the railroads for free lighterage limits in New York Harbor and same are now effective. To every railroad with a terminus in New York the new free lighterage limits apply. There are two important changes.

On the New Jersey side the northernmost free lighterage limit is Fort Lee, instead of Edgewater as formerly. In South Brooklyn, the lighterage limits have been extended from 66th to 69th sts, Bay Ridge. Other changes which may possibly have been under discussion were not made.

As regards the specific schedule of charges for towing to points beyond free lighterage limits, there have been no changes except that the following respective charges to points named have been added to the list of specific towing charges beyond lighterage limits:

To or from Arlington, S. I., \$10.

To or from Lawrence Point, \$15.

To or from any point on the New Jersey shore, south of Av C, Bayonne City, to and including neck at Bergen Point, \$7.

To or from any point on the east shore of Newark Bay, beyond neck at Bergen Point to the Central Railroad of New Jersey Maine Line Bridge, \$10.

The Worden Bros. Monument Manufacturing Co., of Batavia, N. Y., has purchased of the First National Bank of Montpelier, the quarries formerly owned by T. W. Eagan and the Capital Granite Co.

ALTERATIONS.

BOROUGH OF MANHATTAN.

(Alterations continued from page 338.)

Grand st, n w cor Orchard st, install staircase, platforms, to 3-sty brk and stone store and music hall; cost, \$1,500; Strong & Cadwalder, 40 Wall st; ar't, L Prince, 16 E 97th st.—2334.

Hamilton st, No 24, install toilets, windows, tank, to 5-sty brk and stone store and tenement; cost, \$2,000; M Kirschbaum, 113 E 91st st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2285.

Henry st, No 310, install toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; Mrs Louisa Dinkinson, Park Ave Hotel; ar't, Harry Zlot, 230 Grand st.—2228.

Henry st, No 324, install toilets, windows, shaft, tank, to 5-sty brk and stone tenement; cost, \$5,000; L Goldstein, 200 Delancey st; ar't, O Reissmann, 30 1st st.—2231.

Houston st, No 280 East, install toilets, windows, to 5-sty brk and stone tenement; cost, \$1,200; Max Schwartz, 257 East Houston st; ar't, O Reissmann, 30 1st st.—2371.

Ludlow st, Nos 118-120, install partitions, windows, vestibule, to two 5-sty brk and stone stores and tenements; cost, \$2,000; Wolf Nadler, 137 Bowery; ar't, Chas E Reid, 105 E 14th st.—2307.

Orchard st, Nos 123 and 125, install partitions, windows, toilets, to 5-sty brk and stone store and tenement; cost, \$2,000; Estate of Morris Solomon, 14 W 120th st; ar'ts, Horenburger & Straub, 122 Bowery.—2342.

Orchard st, No 18, install toilets, windows, shaft, to 5-sty brk and stone tenement; cost, \$1,500; A Elfenbein, 494 Pearl st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2321.

Prince st, No 159, install partitions, fire escapes, to 5-sty brk and stone tenement; cost, \$1,500; Ottinger Bros, 20 E 20th st; ar't, Wm C Sommerfeld, 19 Union sq.—2343.

Rivington st, No 32, install skylight, toilets, windows, fire escapes, plumbing, to 5-sty brk and stone tenement; cost, \$5,000; Estate of Wolf Kornenthal, 13 E 49th st; ar't, M Zipkes, 147 4th av.—2327.

Ridge st, No 152, install partitions, windows, to two 4-sty brk and stone stores and tenements; cost, \$2,500; Simon Cyge, 74 E 104th st; ar't, Henry Klein, 191 E 3d st.—2296.

Rivington st, Nos 259-261, install toilets, windows, tank, to two 5-sty brk and stone tenements; cost, \$5,000; Greenman & Lorberbaum, 8-10 Av B; ar't, O Reissmann, 30 1st st.—2381.

Rose st, No 31, cut walls, to 1-sty brk and stone loft and boiler house; cost, \$500; Edward G Hewitt, 48 Beekman st; ar't, Chas E Miller, 111 Nassau st.—2299.

Spring st, No 60 | install toilets, windows, piers, to two 4-sty brk Marion st, No 31 | and stone tenements; cost, \$1,200; Frank McCoy, 182 Av C; ar't, Henry Regelmann, 133 7th av.—2308.

Stanton st, No 33, install toilets, windows, to 5-sty brk and stone store and tenement; cost, \$1,200; Karl M Wallach, 240 E 79th st; ar't, Litchfield & Stafford, 243 W 16th st.—2318.

Stanton st, No 158, install shaft, toilets, windows, to two 5-sty brk and stone tenements; cost, \$3,000; Lena Weisberg, 220 Broome st; ar't, Harry Zlot, 230 Grand st.—2357.

1st st, No 62 install toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; Max Schwartz, 257 East Houston st; ar't, O Reissmann, 30 1st st.—2380.

3d st, No 199 E, build fence, to 6-sty brk and stone tenement; cost, \$200; A Epstein, 63 Canal st; ar't, O Reissmann, 30 1st st.—2382.

7th st, Nos 215-215½, install toilets, windows, to two 5-sty brk and stone tenements; cost, \$2,500; N Kohn, 171 Av C; ar't, O Reissmann, 30 1st st.—2375.

16th st, No 626 East, install toilets, windows, to 5-sty brk and stone tenement; cost, \$1,200; G Goerl, on premises; ar't, O Reissmann, 30 1st st.—2374.

45th st, No 32 W, install toilets, windows, to 4-sty brk and stone tenement; cost, \$10,000; Wm G Park, Pittsburg, Pa; ar't, Thos Rowe, 242 5th av.—2366.

49th st, No 603 W, install toilets, windows, to four 4-sty brk and stone tenements; cost, \$2,000; IM de Varona, 42 W 120th st; ar't, J A Dolan, 153 W 62d st.—2370.

50th st, No 144 W, install roof, to 2-sty brk and stone automobile shed; cost, \$200; Towsen estate, 29 W 42d st; ar't, F A Rooke, 489 5th av.—2377.

55th st, No 534 W, install windows, partitions, toilets, to 5-sty brk and stone tenement; cost, \$1,600; Hyman Levin, 1486 Lexington av; ar't, Nathan Langer, 81 E 125th st.—2376.

106th st, s s, 213 e 1st av, 4-sty brk and stone side extension, 100x50, windows, partitions, to 4-sty brk and stone factory; cost, \$25,000; Mack & Nathan, 92 Liberty st; ar'ts, Buchman & Fox, 11 E 59th st.—2367.

Audubon av, w s, 50 s 170th st, install partitions, windows, to 4-sty brk and stone store and tenement; cost, \$1,000; M Hoctor, n w cor 166th st and Amsterdam av; ar'ts, Glasser & Ebert, 70 Manhattan st.—2368.

5th av, s w cor 44th st, install shaft, skylight, toilets, to 12-sty brk and stone hotel; cost, \$2,500; I V Brokaw, 28 4th av; ar't, J Odell Whitenack, 99 Vandam st.—2378.

10th av, Nos 760-762, install toilets, partitions, to two 5-sty brk and stone stores and tenements; cost, \$6,000; B & G Miller, 760 10th av; ar't, Stephen A Whisten, 859 6th av.—2365.

11th av, No 783, install toilets, windows, to 4-sty brk and stone tenement and stores; cost, \$1,800; Jacob Hirsch, 624 10th av; ar't, Geo Fred Pelham, 503 5th av.—2369.

MISCELLANEOUS.

W. P. MANGAM, Real Estate and Loans 108 and 110 EAST 125th STREET Telephone, 222 Harlem New York City NOTARY PUBLIC

J. C. LYONS BUILDING & OPERATING COMPANY 4 AND 6 EAST 42d STREET Telephone, 6438 38th St. NEW YORK

MISCELLANEOUS.

CHARLES H. EASTON & CO. Real Estate Agents and Brokers Tel., 6420 38th St. Estates Managed 116 West 42d Street, NEW YORK Cable Address, "Cheaston, N. Y." CHARLES H. EASTON ROBERT T. MCGUSTY

DENNIS & PRESTON, INC. Real Estate MORTGAGE LOANS INVESTMENTS Telephone {7475 Cortlandt {7476 4 WARREN ST.

MISCELLANEOUS.

THOMAS DIMOND Iron Work for Building 128 WEST 33d ST., NEW YORK Works {128 West 33d St. Established 1852 {137 West 32d St. Tel., 1780 Mad. Sq.

N. BRIGHAM HALL & SON Real Estate Brokers and Agents Tel., 603 Spring 681 BROADWAY

WEBSTER B. MABIE Real Estate Telephone 3615-38th St. SALES, RENTALS, LOANS 1 West 34th Street Appraisals and Management of Realty Room 704

THE TITLE INSURANCE COMPANY, OF NEW YORK 135 Broadway, Manhattan and 203 Montague St., Brooklyn CAPITAL AND SURPLUS \$3,000,000 Examines and Insures Titles to Real Estate on Sales and Loans, and deals in Mortgages.

EDGAR J. LEVEY, President JOHN D. CRIMMINS, Vice-Presidents CHARLES T. BARNEY, Secretary CYRIL H. BURDETT, Assistant CHAUNCEY H. HUMPHREYS, Secretaries WILLIAM N. HARTE, Treasurer HENRY R. STEELE, Hon. ABRAM R. LAWRENCE, Counsel

Century Realty Company 135 BROADWAY

Deals in Selected Real Estate in Manhattan Borough Authorized Capital, \$3,000,000 Subscribed Capital, \$2,000,000

W. H. CHESEBROUGH, President. GEO. E. COLEMAN, Vice-Pres. E. C. POTTER, J. M. STODDARD, Sec'y & Att'y. OAKLEIGH THORNE, Treas. DIRECTORS: CHARLES T. BARNEY, AUGUST BELMONT, JOHN D. CRIMMINS, W. H. CHESEBROUGH, GEO. E. COLEMAN, WM. F. HAVEMEYER, CHAS. F. HOFFMAN, H. B. HOLLINS, JAMES JOURDAN, JAMES S. KUHN, EDGAR J. LEVEY, CHAS. W. MORSE, ROBERT H. McCURDY, RICHARD G. PARK, JAMES PARMELEDE, E. C. POTTER, HENRY F. SHOEMAKER, ERNST THALMANN, JOHN C. TOMLINSON, EDWIN THORNE, OAKLEIGH THORNE, WARNER VAN NORDEN, JOHN WHALEN.

NOTICE TO PROPERTY OWNERS. ASSESSMENTS COMPLETED. Assessments for the following have been completed and deposited in the office of the Board of Assessors for examination. Verified objections must be presented to the Secretary, at No 320 Broadway, on or before Sept. 5. Flagging. 75th st, n s, 348 e Av A, for a distance of 137 easterly. Fencing Vacant Lots. 109th st, n s, 125 w Madison av, 75 feet.

HEARINGS FOR THE COMING WEEK. At 90-92 West Broadway. Monday, Aug. 21. West 174th st, from Amsterdam av to Fort Washington av, at 12 m. Tuesday, Aug. 22. Wet 173d st, from Broadway to Fort Washington av, at 11 a m. Wednesday, Aug. 23. Public Park at Broadway and 138th st, at 10.30 a m. Friday, Aug. 25. Townsend av, from East 170th st to East 176th st, at 2 p m. Morris av, from N Y & H R R R to Grand Boulevard and Concourse, at 11 a m. At 258 Broadway. Hearings will be discontinued until Sept. 1.

AUCTION SALES OF THE WEEK. The following is the complete list of the properties sold, withdrawn or adjourned during week ending Aug. 18, 1905, 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. *Indicates that the property described was bid in for the plaintiff's account. The total amount at the end of the list comprises the consideration in actual sales only. BRYAN L. KENNELLY.

Tremont av being parcel of land bounded n w Aqueduct av, n and n e x Tre-Harrison av, s e x a private street 176th st, called Grove Lane, s e x centre line of 176th st, vacant. Adjourned sine die. Banta Lane, n s, adj lands of Stoltz, Price & Pellarsld, 84x45, City Island. (Amt due \$561.41; taxes, &c, \$35.42.) Henry F Velje. \$825 JOSEPH P. DAY. Walker st, Nos 9 to 13, s s, 100 west Broadway, 60x106, two 5-sty stone front loft and store buildings. (Amt due \$131,759.70; taxes, &c, \$43.50.) Adjourned to Sept 14. West End av, No 7, w s, 75.3 n 59th st, 25.1x 100, 4-sty stone front tenement and store. (Amt due \$10,711.33; taxes, &c, \$696.95.) Charles A Wendell. 11,800 Audubon av, No 340 n w cor 182d st, 79.9x25, 182d st, No 551 vacant. (Amt due \$5,462.37; taxes, &c, \$525.98.) Emanuel Alexander. 7,600 *Waverly pl, Nos 227 and 229, e s, 86.10 n Ferry st, 49x70.11x irreg, two 3-sty brk dwellings. (Amt due \$15,104.35; taxes, &c, \$930; sub to two morts aggregating \$18,000.) Jos L Buttenweiser. 28,504

JOSEPH P. DAY Real Estate Auctioneer and Appraiser Agency Department 258 BROADWAY 932 EIGHTH AVENUE Cor. Warren St. at 55th Street

*26th st, Nos 141 and 143, n s, 126.8 e Lexington av, 48.4x98.9, vacant. (Amt due \$16,801.35; taxes, &c, \$525; sub to two morts aggregating \$23,000.) Jos L Buttenweiser. 33,754 *Wooster st, No 33, w s, about 80 n Grand st, 19.8x50, 4-sty brk building and store. (Amt due \$15,899.25; taxes, &c, \$---.) Jeremiah W Dimick. 15,000 JAMES L. WELLS. 179th st, No 1289, n s, 93.4 w Boston rd, 25.8x 72.2x26.6x73, 2-sty frame dwelling (executor's sale). Anna A Kimber. 4,600 Total. \$102,079 Corresponding week, 1904. 305,825 Jan. 1, 1905, to date. 22,120,791 Corresponding period, 1904. 20,024,782

ADVERTISED LEGAL SALES. Referee's Sale to be held at 12 o'clock noon at the New York Real Estate Salesroom, 14 and 16 Vesey st, except where otherwise stated. Aug. 19. Myrtle st, e s, 200 n Albany av, 100x100, Eastchester. Sarah A Vaden agt William Herod et al; De La Mare & Morrison, att'ys; Cromwell G Macy, Jr, ref. (Amt due \$310.40; taxes, &c, \$100.) By Cromwell G Macy, Jr, on premises. Birch st, e s, 100 s Syracuse av, lots 207 and 514, mortgage map of Arden property, Eastchester. Sarah A Neal agt Matilda Fraser and

Guaranteed Mortgages FOR SAVINGS INSTITUTIONS. These mortgages are on improved property in the City of New York, with payment absolutely guaranteed by a Company which has the skill and experience to distinguish the safe mortgages from the unsafe. Bond & Mortgage Guarantee Co Capital and Surplus \$4,750,000. 143 Broadway, New York. 175 Remsen St., Brooklyn.

UNITED STATES TITLE GUARANTY AND INDEMNITY COMPANY examines and insures title to real estate. Loans money on bond and mortgage. 5% Mortgages for Sale. Property owners represented in condemnation proceedings.

OFFICERS: GEORGE J. GROSSMAN, President. Vice-Presidents: WM. H. ZIEGLER, JOHN H. SUTPHIN, LEO STEIN, Treasurer. F. W. HOTTENROTH, Asst. Treasurer. D. M. TREDWELL, Secretary. GERALD J. BARRY, General Counsel. HUGO HIRSH, DAVID A. BOODY, Chairman Executive Committee. GENERAL OFFICES, 160, 162 and 164 BROADWAY NEW YORK CITY. BRANCH OFFICES:— 178-180 Montague st., Brooklyn, N. Y. 3196 3d av., "Bronx." 346 Fulton st., Jamaica, "Queens." Journal Bldg., White Plains, N. Y. 17 1st st., Troy, N. Y.

FELLMAN, E. Lots, Lots Wanted 320 BROADWAY and 214th ST. & BROADWAY

ano; De La Mare & Morrison, att'ys; Cromwell G Macy, Jr, ref. (Amt due \$635.28; taxes, &c, \$175.) By Cromwell G Macy, Jr, on premises. Aug. 21. No Sales advertised for this day. Aug. 22. Manhattan av, Nos 362 to 370, n e cor 115th st, 100x75, 1-sty brk store. The Berger Mfg Co agt D J Menton Co et al; Roswell W Keene, att'y, 210 East 23d st; Chas A Jackson, ref. (Amt due \$874.79; taxes, &c, \$---.) By Joseph P Day. Aug. 23. No Sales advertised for this day. Aug. 24. S2d st, No 229, n s, 228.8 w 2d av, 25.6x102.2, 4-sty stone front tenement. Wm R Wilcox trustee, &c, agt Ferdinand Kessler et al, exrs &c, et al; Chas F Bishop, att'y, 67 Wall st; Hy H Whitman, ref. (Amt due \$6,054.18; taxes, &c, \$1,039.36.) By Herbert A Sherman. Boston av, n w s, 247.6 n e Hearth av, 54.5x 128.9x50x150.1, 2-sty frame dwelling and 2-sty frame stable on rear. Mary P Sherwood and ano agt Chas H Yerrington et al; Payne & Scudder, att'ys, Mineola, N Y; Warren C Seaman, ref. (Partition.) By James L Wells. 31st st, No 404, s s, 100 e 1st av, 25x98.9, 4-sty brk building and store. Josephine J Schnurmacher agt Pasquale Trotta et al; Morris Cooper, att'y, 193 Broadway; Samuel S Koenig, ref. (Amt due \$8,389.30; taxes, &c, \$151.40. Mort recorded Dec 22, 1904.) By Joseph P Day. 4th st, No 22, s s, 75 w Mercer st, 25x91, 8-sty brk and stone loft and store building. The Manhattan Life Ins Co agt Sopho P B Shropshire et al; Holmes, Rapallo & Kennedy, att'ys, 66 Broadway; Edw B La Fitra, ref. (Amt due \$100,172.94; taxes, &c, \$3,861.75; mort recorded Mar 15, 1901.) By Joseph P Day.

A. J. WALDRON

REAL ESTATE 1113 Bedford Avenue BROOKLYN Telephone 785 Bedford

We can sell your real estate no matter where located. Send us full particulars of what you have for sale, to let, or exchange. Write or 'phone us what you are looking for.

Aug. 25.
Washington av, e s, whole front bet 188th and 189th sts, 352.11x230, 2-sty stone front dwelling, 2-sty frame dwelling and 2-sty frame building and vacant. Burton W Gibson agt Louisa M Stenton et al; Parker K Deane, att'y, 27 William st; Randolph Hurry, ref. (Partition.) By Joseph P Day.

Aug. 26.
No Sales advertised for this day.

Aug. 28.
47th st, No 10, s s, 220 e 5th av, 20x100.5, 4-sty stone front dwelling. Henry Adams, Jr, agt Rastus S Ransom exr, &c, et al; Hotchkiss & Barber, att'ys, 5 Nassau st; David R Daly, ref. (Amt due \$7,807.94; taxes, &c, \$—). Mort recorded Feb 19, 1902.) By Joseph P Day.
James Slip, No 19, n w cor South st, No 187, 22.1x36.2x22.1x36.3, 1-5 part.

South st, Nos 174 and 175 | n w cor Roosevelt st, Roosevelt st, No 137 | 44.8x39.2x46.6x62.3, 1-5 part, 4-sty brk tenement and store and 6-sty brk loft and store building. Peter Frensen agt Frederick W Fisher. All right, title, &c, which Frederick W Fisher had on June 29, 1905, or since. Holm, Smith, Whitlock & Scarff, att'ys, 61 Park Row; Mitchell L Erlanger, sheriff. (Sheriff's sale.) By Joseph P Day.

CONVEYANCES

August 11, 12, 14, 15, 16, 17.

BOROUGH OF MANHATTAN.

Attorney st, No 94, on map Nos 90 and 92, e s, 200 s Rivington st, 43x100, two 6-sty brk tenements and stores. Clara Kashowitz to Max Kashowitz, 1/2 part. All title. Mort \$57,750. June 28. June 30, 1905. 2:343-6. A \$26,000-\$70,000. Corrects error in issue of July 15, when "All title" was omitted.
Allen st, No 49, w s, about 125 n Hester st, 25x87.6, 5-sty brk tenement and store. Samuel Fensterheim to Solomon D Multz. Mort \$22,500. Aug 10. Aug 16, 1905. 1:307-31. A \$16,000-\$22,000.
Bank st, No 59, n s, 77 w West 4th st, runs n 45.5 x n 59.3 x w 24.9 x s 106.4 x e 25 to beginning, 3-sty brk tenement. Brevoort Real Estate Co to Cornelia S Robinson. C a G. Mort \$12,500. Aug 9. Aug 11, 1905. 2:624-57. A \$15,000-\$16,500.
Broome st, Nos 334 and 336, n s, 69.8 e Bowery, 40x93.8, 6-sty brk tenement with store. Mishkind-Feinberg Realty Co to Meyer and Abraham J Rabiner and Samuel Bernstein. Mort \$68,000. Aug 16. Aug 17, 1905. 2:424-40 and 41. A \$30,000-\$32,000.
Carmine st, No 63, n s, 125 w Bedford st, 25x100, 5-sty brk tenement and store. Chas Otten to Lillie Giegler. B & S. All title. Aug 11. Aug 16, 1905. 2:582-41. A \$15,000-\$25,000.
Carmine st, No 4, s s, 17.8 s w Minetta lane, 20x95.1x20.1x95.
Carmine st, No 2 | s s, 17.8 s w Minetta lane, runs s e 67.3 x n e Minetta lane, No 27 | 51.4 to lane, x n w 45.11 to s w s Carmine st, x s w 17.8 to beginning, 6-sty brk tenement and store.
FORECLOS. Samuel Hoffman to Abigail M Farrell. Aug 11. Aug 12, 1905. 2:542-10. A \$29,000-P \$30,000.
Charlton st, Nos 130 to 134, s s, 69 w Washington st, 69x60x65.9 x60, 7-1sty brk loft and store building. FORECLOS. Willoughby L Webb ref to Lambert Suydam. Mort \$21,858.50. Aug 15. 2:596-21. A \$19,000-P \$25,000.
Cherry st, No 454, n s, 175.3 e Jackson st, 25x97.10x24.8x97.10, 6-sty brk tenement with store. Samuel Mandel to Samuel Kopf. Mort \$32,500. June 30. Aug 17, 1905. 1:263-39. A \$6,000-\$—.
Christie st, No 132, e s, about 125 n Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement on rear. Dinah Zipser to Herman Cohen. Mort \$28,000. Aug 16, 1905. 2:419-6. A \$16,000-\$26,000.
Clinton st, No 150, e s, 150 n Grand st, 25x100, 6-sty brk tenement with store. Minnie Glick to Solomon Wronker and Jacob Levy. Mort \$23,000. Aug 12. Aug 17, 1905. 2:346-40. A \$16,000-\$36,000.
Delancey st, No 12, n s, 152.10 e Bowery, 20x75.9, 6-sty brk tenement and store. Adam Schaller to Robt W De Forest. Mort \$21,000. June 28, 1899. Re-recorded from July 6, 1899. Aug 11, 1905. 2:425-41. A \$13,000-\$25,000.
Delancey st | s w cor Suffolk st, 100x24.6x100x24.9, 6-sty brk Suffolk st, No 79 | tenement and store. Lewis Abraham to Louis Kaufmann, 1/2 part. Mort \$28,000. June 29. June 30, 1905. 2:352-55. A \$18,000-\$38,000. Corrects error in issue of July 15 as to part sold.
Division st, No 79, on map Nos 79 and 79 1/2, abt 180 e Market st, 25x66.3x25x66.1, e s, 5-sty brk tenement, and store. Morris Singer to Louis Winkler and Abram Schultz. Mort \$21,000. Aug 14. Aug 15, 1905. 1:282-80. A \$19,000-\$24,000.
East Broadway, No 246 | n s, about 135 w Montgomery st, 23x100 Division st, No 235 | to Division st, 3-sty brk tenement on East Broadway and 5-sty brk tenement and store on Division st. Harris Levy to Max Wolper. Mort \$25,000. Aug 15. Aug 16, 1905. 1:286-54. A \$10,000-\$12,000; 68. A \$13,000-\$18,000.
Elm st, Nos 193 and 195 | e s, 167.8 n Broome st, runs e 9.3 x n Marion st, No 14 | 24.2 x e 38.1 to w s Marion st, x n 16.7 x w 42.4 to Elm st, x s 40.2 to beginning, 5-sty brk loft building. Joseph Gallo to Richard W Horner. Mort \$16,000. July 26. Aug 17, 1905. 2:482-48 and 64. A \$10,500-\$11,500.
Essex st, No 62, e s, 100 n Grand st, 25x100, 6-st brk tenement and store. Mayer Rabiner et al to Hyman Sklamberg. Aug 4. Aug 15, 1905. 2:351-3. A \$18,000-\$38,000.
Forsyth st, Nos 196 to 202 | e s, 199.9 s Houston st, runs s 99.2 x Stanton st, No 48 | e 75 x s 99.10 to n s Stanton st, x e 25 x n 99.9 and 99.10 x w 100 to beginning, 3 and 4-sty brk factory. Ebenezer Hurd et al to The City of New York. Aug 11. Aug 17, 1905. 2:422-38 and 72. A \$88,000-\$102,000.
Front st, No 250 n s, 165 e Peck slip, runs e 19.3 x n 145.9 to s Water st, No 271 | s Water st, x w 24.5 x s 83.10 x e 3 x s 11.8 x e 0.10 x s 50.5 to beginning, 5-sty brk loft building. Edw E Androvette to Wm G Hoople. Q C. Aug 12. Aug 17, 1905. 1:107-32 and 47. A \$17,600-\$32,000.
Goerck st, No 135, w s, 173.11 n Stanton st, 25.10x100, with all title to strip between 2 and 3 1/2 inches, x100 adj on n s, 6-sty brk tenement and store. Max Wachsmann et al to Abraham Reich, 5-7 part, and Abraham Emvohner, 2-7 part. Mort \$30,650. June 20. Aug 15, 1905. 2:330-64. A \$10,000-\$60,000.
Gold st, Nos 92 to 96 | begins Gold st, s e s, 69.10 s w Frankfort Jacob st, Nos 5 to 17 | st, runs s e 202.7 to n w s Jacob st, x s Ferry st, No 9 | w 122.5 x n w 64.8 x s w 15.7 x n w 15.4 x s w 76.4 to n e s Ferry st, x n w 24.4 x n e 117.10 x n w 118.2 to Gold st, x n e 69.11 to beginning, five 4, one 5, one 3 and one 1-sty brk loft and store buildings. A Augustus Healy to U S Leather Co. Mort \$—, Aug 15. Aug 16, 1905. 1:104-22 to 25. A \$56,300-\$78,500; 9. A \$14,600-\$25,500; 32 to 34. A \$43,700-\$56,500.
Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75, 5-sty brk tenement and store. Gilbert T Levy and ano by Geo W Lewy GUARDIAN to Joseph Bruder. 1-8 part. All title. Mort \$1,187.50.

June 30, 1905. 2:321-50. A \$8,000-\$26,000. Corrects error in issue of July 15 as to part sold. 2,995.62
Greenwich st, No 516 | n w cor Spring st, 40x20.3, 3-sty frame tenement and store. John H Olmsted to Wm H Olmsted, of Plainfield, N J. 1/2 part. B & S. Mort \$5,000. July 29. July 31, 1905. 2:596-92. A \$7,500-\$9,000. Re-printed from issue of Aug 5, when a line was omitted.
Henry st, Nos 274 and 276 | s e cor Gouverneur st, 42.4x73.10x Gouverneur st, Nos 22 and 24 | 42x74, 6-sty brk tenement and store. Joseph Green to Annie Goodman. Mort \$75,000. Aug 15, 1905. 1:267-16. A \$30,000-\$70,000.
Hester st, No 174, s s, 100 w Mott st, 25x100, 3-sty frame building. Assign contract. Samuel Marcus to David Baum. All title. July 29. Aug 17, 1905. 1:205-18. A \$16,400-\$19,500.
Hester st, No 174, s s, 100 w Mott st, 25x100, 3-sty frame building. Frank Pittelli to David Baum. Mort \$15,000. July 19. Aug 17, 1905. 1:205-18. A \$16,400-\$19,500.
Houston st, No 135 | s e cor Forsyth st, 28x74, 5-sty brk tenement and store. Josef Preiser to Newman Grossman and Frank Feldman. Mort \$44,500. July 27. Aug 14, 1905. 2:422-47. A \$30,000-\$45,000.
Hudson st, No 492, e s, 82.5 s Christopher st, 21.6x99.1x24.10x 87, 3-st brk tenement and store. Leon Wilner to the City of New York. Aug 1. Aug 11, 1905. 2:585-45. A \$17,000-\$17,500.
James st, No 58, e s, 153.5 s Madison st, 25x100, 6-sty brk tenement with store.
James st, No 56, e s, 128.5 s Madison st, 25x100, 6-sty brk tenement with store. Becky Lefkowitz to Josef Preiser. Mort \$33,500. Aug 10. Aug 14, 1905. 1:278-27 and 28. A \$32,000-\$66,000.
Lispenard st, No 15, n s, 150 e West Broadway, 25x100.
Lispenard st, No 13, n s, 125 e West Broadway, 25x100, 5-sty stone front loft and store building.
James E Bronk et al to Helen M Knickerbacker, Saratoga Springs, N Y. Q C. July 18. Aug 16, 1905. 1:211-9. A \$32,200-\$62,000.
Madison st, No 85, n s, 223.4 e Catharine st, 25.1x100x25x100, 5-sty brk tenement. Harry Abrams to Michl Forman. Mort \$29,000. Aug 15. Aug 16, 1905. 1:277-6. A \$17,000-\$32,000.
Madison st, No 310, s s, 105.10 w Gouverneur st, 19.6x110, 6-sty brk tenement and store. Louis Frank to Abraham Fischer. Mts \$34,000. Aug 8. Aug 11, 1905. 1:268-25. A \$12,000-\$14,000.
Mangin st, w s, 79.2 n Broome st, 0.10x25. Hugh Donahoe to Louis Rinaldo. Q C. June 28. June 30, 1905. 2:322. Corrects error in issue of July 22, when size was -x25.
Mott st, Nos 274 and 276, e s, 191.2 s Houston st, runs n 39.9 x e 81.11 x s 25.5 x e 4.11 x s 14.2 x w 87.7, 6-sty brk tenement and store. Angelo Legniti to Citizens Investing Co. Mort \$46,500. Aug 15. Aug 16, 1905. 2:508-14. A \$22,000-\$47,000.
Norfolk st, No 141, w s, 175 n Rivington st, 25x100, 5-sty brk tenement and store. Morris Berger to Levy Sobel and Aaron Zwerdling. Mort \$20,000. Aug 11. Aug 16, 1905. 2:354-26. A \$17,000-\$30,000.
Orchard st, No 82, e s, 65.9 s Broome st, 21.9x60, 3-sty brk synagogue. Ahawas Achim of Wloslaweck Conregation and Berevolent Assn to Chewrah Anschei Chesed Bialystock. Mort \$10,000. Aug 14. Aug 17, 1905. 2:408-7. A \$7,000-P \$6,500.
Orchard st, No 82, e s, 65.9 s Broome st, 21.9x60, 3-sty brk synagogue. Chewrah Anschei Chesed Bialystock to Julius Shulman and Belle Washikowsky. Mort \$10,000. July 27. Aug 17, 1905. 2:408-7. A \$7,000-P \$6,500.
Park row, No 183, on map Nos 183 to 187 | s w cor Roosevelt st, Roosevelt st, No 1 | runs s 45 x w 35.8 x w 8 x n 4.6 x e 8 x n 41.10 to Park row, x e 36.4 to beginning, 2-sty brk tenement and store. Rachel Rich et al to Marie W wife of Wm I Fox. Life estate. June 6, 1895. Aug 12, 1905. 1:118-22. A \$23,700-\$25,000.
Pitt st, No 25, w s, 100 n Broome st, 25x100, 5-sty brk tenement with store. Solomon Phillips to Louis Rosenstein. Mort \$30,150. Aug 14. Aug 17, 1905. 2:342-58. A \$16,000-\$30,000.
Rutgers pl, Nos 5 and 7, n s, 52.6 e Jefferson st, 53x130, two 5-sty brk tenements and stores; also interior strip 130 n Rutgers pl and 85.9 e Jefferson st, runs e 20 x n 0.4 x w 20 x s 0.4, also interior strip 130 n Rutgers pl and 85.9 e Jefferson st, runs w 33.3 x s 10 x w 0.1 1/2 x n 10.4 x e 33.6 x s 0.4 to beginning. Baruch David Kaplan to The City of New York. July 31. Aug 12, 1905. 1:270-3 and 4. A \$37,500-\$60,000.
St Nicholas pl | e s, 249.1 s of e l 153d st, if extended, 75x200 to Edgcombe av | w s Edgcombe av, vacant. Supreme Realty Co to Leopold Kantor, Joseph B Cooper and Louis Wittcoff. Mort \$55,000. Aug 8. Aug 12, 1905. 7:2054-20. A \$46,500-\$46,500.
South st, No 36, n s, about 60 w Old Slip, 19.8x88.8x20.6x88.1, s w s, 4-sty brk loft building. Morris Weinstein to The Independent Supply Co. B & S. Mort \$15,000. Aug 14, 1905. 1:34-22. A \$14,200-\$26,000.
Spring st, No 6, s s, 75.9 e Elizabeth st, 25.3x96.1x24.4x102.3, 5-sty stone front tenement with store.
Spring st, No 8, s s, 50.6 e Elizabeth st, 25.3x102.3x24.4x108.6, 5-sty stone front tenement with store.
Peter Langsdorf to Geo Hess, Brooklyn, N Y. B & S. C a G. Aug 16. Aug 17, 1905. 2:478-20 and 21. A \$45,000-\$53,000.
Same property. Geo Hess to Peter Langsdorf, Fort Lee, N J. B & S. C a G. Aug 16. Aug 17, 1905. 2:478-20 and 21. A \$45,000-\$53,000.
Stanton st, Nos 42 to 46 | n e cor Forsyth st, 74.11x99.10x75x Forsyth st, Nos 192 and 194 | 100.2, three 5-sty stone front tenements with stores, 3-sty stable on 194. John J and Jas W Halstead exrs, &c, Pearson S Halstead for Thos J Halstead to the City of N Y. Aug 11. Aug 17, 1905. 2:422-73. A \$63,000-\$100,000.

Stanton st, No 188, n s, 25.6 e Attorney st, 24.6x70, 3-sty brk tenement and store. Mark Hamerschlag to Nathan Greenbaum. Mt \$15,000. Aug 14. Aug 16, 1905. 2:345-35. A \$16,000-\$17,000. other consid and 100

Stanton st, No 200, on map Nos 288 and 290, n s, 33.4 e Cannon st, 33.4x75, 6-sty brk tenement and store. Abraham J Gottlieb to Joseph H Mittelman. Mort \$35,500. Aug 15. Aug 16, 1905. 2:330-39. A \$16,000-\$35,000. nom

Stanton st, Nos 134 and 136 | s w cor Norfolk st, 100x50, 6-sty brk Norfolk st, Nos 163 and 165 | tenement and store. Magdalena wife of Chas Herrmann to Chas Herrmann. 1/2 part. All title. Mort \$10,000. Aug 15. Aug 17, 1905. 2:354. other consid and 100

St Marks pl, No 34 | s s, 120 w 2d av, 26x120, 6-sty stone front 8th st tenement and store. Max Clausen to Jacob Shevell. Mort \$50,000. Aug 15. Aug 16, 1905. 2:463-26. A \$21,000-\$43,000. nom

Suffolk st, No 133, w s, abt 170 s Stanton st, 25x100, 5-sty brk tenement. Saml Fensterheim et al to Solomon D Multz. 2-3 part. All title. Mort \$26,500. Aug 10. Aug 16, 1905. 2:354-65. A \$18,000-\$27,000. other consid and 100

Walker st, No 81, s s, 36 e Cortlandt alley, 36x100, 6-sty stone front loft and store building. James E Bronk et al to Helen M Knickerbacker, Saratoga Springs, N. Y. Q. C. July 18. Aug 16, 1905. 1:195-11. A \$40,300-\$75,000. nom

Water st, No 535 | s w cor Jefferson st, 23x76.6x23x76.4, Jefferson st, Nos 82 and 84 | two 4-sty brk tenements and stores. Aaron Zwerdling to David and Jacob Levine. Mort \$12,000. Aug 15. Aug 16, 1905. 1:247-14. A \$7,000-\$12,000. other consid and 100

Willett st, No 5, w s, 100 n Grand st, 27.9x100, 6-sty brk tenem't and store. Heyman Deutsch to Charles Geiger. 2-3 part. Mort \$25,000. Aug 7. Aug 15, 1905. 2:336-20. A \$18,000-\$35,000. other consid and 100

Wooster st, No 33, w s, abt 80 n Grand st, 19.8x50, 4-sty brk loft building. FORECLOS. Louis F Doyle ref to Jere W Dimick of Rifton, Ulster Co, N. Y. Aug 17, 1905. 2:475-26. A \$9,500-\$10,000. nom

1st st, No 39, s s, abt 170 e 2d av, 25.3x81.7 w s, x25x78.7, 6-sty brk tenement with store. Ida Machiz to Benj M Gruenstein and Sophia Mayer. Mort \$22,500. Aug 16. Aug 17, 1905. 2:442-15. A \$17,000-\$22,000. other consid and 100

1st st, No 39, s s, abt 170 e 2d av, 25.3x81.7x25x78.7, 6-sty brk tenement and store. Charles Gunzter and ano to Ida Machiz. Mort \$13,000. Aug 15. Aug 16, 1905. 2:442-15. A \$17,000-\$22,000. nom

3d st, Nos 311 to 319, n s, 160 w Av D, 97x96, vacant. Jacob Fish to Max Fine. Mort \$143,000. July 30. Aug 11, 1905. 2:373-46 to 50. A \$44,000-\$46,500. other consid and 100

4th st, No 279, n s, 238.7 w Av C, 24.9x96.2, 6-sty brk tenement with store. Rosa Cohn to Solomon Ryshpan and Marcus Friedman. Mort \$39,000. Aug 15. Aug 17, 1905. 2:387-47. A \$13,000-\$35,000. other consid and 100

6th st, No 716, s s, 185.2 e Av C, 26x97x26.2x97. other consid and 100

6th st, No 718, s s, 211.3 e Av C, 26.3x97x25.2x97. two 6-sty brk tenements and stores. Joseph Weinstein to Ike Katz. Mort \$54,000. Aug 8. Aug 15, 1905. 2:375-17. A \$14,000-\$34,000. other consid and 100

7th st, No 202, s s, 293 s e Av B, 25x90.10, vacant. Pauline Blaustein to Harry Gleich and Alexander Rockmore. Mort \$13,000. Aug 16, 1905. 2:389-19. A \$13,000-\$16,000. nom

9th st, No 626, s s, 315.6 w Av C, 27.6x93.11, 5-sty brk tenement. Anthony Hoffmann to Michael A Hoffmann. Mort \$22,500. Aug 10. Aug 11, 1905. 2:391-20. A \$16,000-\$30,000. other consid and 100

Same property. Michael A Hoffmann to Mary Hoffmann. Mort \$22,500. Aug 10. Aug 11, 1905. 2:391-20. A \$16,000-\$30,000. other consid and 100

11th st, No 644, s s, 108 w Av C, 25x94.9, 5-sty brk loft building. Wm Weiss to Saml Wohlstadter and Louis B Wasserstorm. Mort \$15,000. June 30, 1905. 2:393-29. A \$11,000-\$18,000. Corrects error in issue of July 15, when distance from Av C was 100.8. other consid and 100

11th st, No 646, s s, 83 w Av C, 25x94.9, 5-sty brk tenement and store. Joseph Klein to Lena Klein and Elias Wallach. Mort \$20,000. Aug 15. Aug 16, 1905. 2:393-30. A \$11,000-\$18,000. nom

13th st, Nos 544 and 546, s s, 95 w Av B, 35.3x70, 6-sty brk tenement and store. Jos Berkowitz et al to Isidor Lind and Abraham Vorzimer. Mort \$37,000. Aug 15. Aug 16, 1905. 2:403-27. A \$16,000-\$34,000. other consid and 100

13th st, No 612, s e s, 168 s e Av B, 25x103.3, 5-sty brk tenement and store. Barbara Faeth or Path to Frederick Ruff. Aug 9. Aug 15, 1905. 2:395-12. A \$11,000-\$16,000. nom

14th st, Nos 316 and 318, s s, 172.6 e 2d av, 45x103.3, 7-sty brk tenement with store. Rubin Rosenthal to Henry Altman and Louis Kivovits. Mort \$99,000. Aug 14. Aug 17, 1905. 2:455-15. A \$28,000-\$70,000. other consid and 100

16th st, No 357, n s, 125 e 9th av, 25x92, 4-sty and basement brk dwelling. Fredk M Trimim to David Lewis, Brooklyn. Mort \$10,000. July 15. Aug 17, 1905. 3:740-6. A \$10,500-\$12,000. nom

Same property. David Lewis to Whitehall Realty Co. Mort \$12,000. Aug 15. Aug 17, 1905. 3:740-6. A \$10,500-\$12,000. other consid and 100

16th st, No 526, s s, 295.6 w Av B, 24.10x103.3, 5-sty brk tenem't and store. Rachel Davis to Dora Levine and Sarah Goldberg. Morts \$26,000. June 30. Aug 15, 1905. 3:973-43. A \$7,500-\$16,500. other consid and 100

21st st, Nos 244 and 246, s s, 75 w 2d av, 42x92, 6-sty brk tenement. Max Weinberg et al to Hyman Horwitz, Brooklyn. Mort \$1,400. June 29. Aug 11, 1905. 3:901-36. A \$21,000-\$55,000. other consid and 100

25th st, No 331, n s, 200 w 1st av, 25x98, 4-sty brk tenement, 3-sty tenement on rear. Geo M Bruestle to David Diamant. Mort \$10,000. Aug 12. Aug 14, 1905. 3:931-20. A \$9,000-\$14,000. other consid and 100

27th st, No 310, s s, 118.8 w 8th av, 18.8x74.9, 3-sty brk dwelling. Patrick J Gallagher to Annie L Gallagher. Mort \$6,500. July 29. Aug 14, 1905. 3:750-47. A \$7,500-\$9,500. gift

28th st, No 20, s s, 95 w Madison av, 25x98.9, 4-sty stone front dwelling. Mary Herter to Arthur W Saunders. June 30. Aug 17, 1905. 3:857-66. A \$45,000-\$52,000. other consid and 100

31st st, Nos 236 to 250, s s, 175 e 8th av, 185x98.9, three 5-sty stone front tenements, one 4-sty brk tenement and store, three 3-sty brk tenements, one 2-sty brk tenement. The Stuyvesant Real Estate Co to Penn, N Y & L I R R Co. May 9. Aug 12, 1905. 3:780-62 to 69. A \$119,000-\$177,000. nom

33d st, No 449, n s, 190.8 e 10th av, 18.10x99.2 4-sty brk tenement. Patrick A Gallagher to Annie L Gallagher. Mort \$5,000. July 29. Aug 14, 1905. 3:731-14. A \$5,500-\$9,000. gift

35th st, No 443, n s, 512.6 w 9th av, 25x98.9, 5-sty stone front tenement. Jane McCauley to Diedrich H Elfers. Mort \$18,000. Aug 16. Aug 17, 1905. 3:733-12. A \$9,500-\$21,000. 100

36th st, Nos 155 to 163, n s, 75 e 7th av, 100.10x98.9, three 3-sty stone front dwellings and one 7-sty brk tenement. Beers Realty Co to Judson T Francis. Mort \$70,000. Aug 15. Aug 16, 1905. 3:812-7, 9, 10 and 11. A \$125,000-\$191,000. 275,000

37th st, Nos 353 and 355, n s, 100 e 9th av, 50x98.9, two 5-sty stone front tenements. William Oppenheim to Joseph Leblang. Duplicate or correction deed. Mort \$59,000. July 20. Aug 15, 1905. 3:761-5 and 6. A \$21,000-\$48,000. nom

Same property. Joseph Leblang to Adam Richter. Morts \$64,200. July 24. Aug 15, 1905. 3:761-5 and 6. A \$21,000-\$48,000. nom

Same property. Adam Richter to Julia E Liggan. Morts \$64,200. Aug 14. Aug 15, 1905. 3:761-5 and 6. A \$21,000-\$48,000. nom

39th st, No 435, n s, 325 e 10th av, 25x98.9, 5-sty brk tenement. Mary E Dowling to Ellen Murray. Mort \$12,000. Aug 4. Aug 14, 1905. 3:737-15. A \$9,000-\$13,000. 100

39th st, No 532, s s, 450 w 10th av, 25x98.9, 5-sty brk tenement. Rosa Frankel and ano to Sigmund Levin. Mort \$14,500. Aug 1. Aug 16, 1905. 3:710-52. A \$7,000-\$15,000. nom

40th st, Nos 445, n s, 250 e 10th av, 25x98.9, 5-sty brk tenement. FORECLOS. Isaac L Miller ref to Edgar Logan, of Yonkers, N. Y. Morts \$— June 19. Aug 15, 1905. 4:1050-11. A \$8,000-\$23,000. 2,500

42d st, No 330, s s, 325 e 2d av, 16.8x98.9, 4-sty stone front dwelling. Therese Rix to J Louis Schaefer. Mort \$5,000. Aug 15. Aug 17, 1905. 5:1334-39. A \$5,000-\$7,000. other consid and 100

44th st, No 204, s s, 105 e 3d av, 25.6x100.5, 5-sty brk tenement. Isaac Haft to Samuel Williams and Samuel Grodinsky. 2-6 parts. All liens. Aug 15. Aug 17, 1905. 5:1317-44. A \$10,000-\$14,000. nom

45th st, Nos 38 to 42, s s, 400 e 6th av, 60x100.5, 12-sty brk and stone hotel. FORECLOS. J Campbell Thompson ref to Clarence D Jones. Aug 11. Aug 15, 1905. 5:1260-5 and 6. A \$140,000-P \$340,000. 42,543.39

45th st, No 126, s s, 18.9 e Lexington av, 18.9x70, 3-sty stone front dwelling. Henry E Grove to Miami Grove widow. B & S. Aug 11. Aug 12, 1905. 5:1299-51 1/2. A \$8,000-\$11,000. nom

46th st, No 59, n s, 205 e 6th av, 55x100.5, 12-sty brk hotel. Subordination of lease to Mortgage Langham Realty Co and Augustus J Patterson to Lawyers Mortgage Co. Aug 9. Aug 14, 1905. 5:1262-9. A \$115,000-P \$125,000. nom

46th st, No 143, n s, 153.4 e Lexington av, 16.8x100.5, 4-sty stone front dwelling. Agnes M Mott to Martin Downey. Mort \$9,000. Aug 11. Aug 15, 1905. 5:1301-26. A \$10,000-\$14,000. other consid and 100

48th st, n s, 450 w 10th av, 75x100.5, vacant. Wm W Astor to John T Brook. B & S. June 30. Aug 11, 1905. 4:1077-12 to 14. A \$19,500-\$19,500. nom

49th st, No 512, s s, 217 w 10th av, 26.4x100.5, 5-sty stone front tenement and store. The Charles Smith Construction Co to Henry Feuerstein. Mort \$16,000. Aug 14. Aug 15, 1905. 4:1077-42. A \$6,500-\$14,000. other consid and 100

49th st, No 235, n s, 239 e 8th av, 18x100.5, 4-sty stone front dwelling. Alice Eager to Anna Eisen. Mort \$16,000. Aug 15. Aug 16, 1905. 4:1021-10 1/2. A \$15,000-\$18,000. other consid and 100

51st st, No 504, s s, 100 w 10th av, 25x100.5, 3-sty frame tenement and store and 4-sty brk tenement on rear. Morris Smith to Joseph L Weber. Mort \$10,500. Aug 8. Aug 16, 1905. 4:1079-37. A \$7,000-\$7,500. nom

51st st, No 504, s s, 100 w 10th av, 25x100.5, 3-sty frame tenement and store and 4-sty brk tenement and rear. Henry Moshkowitz to Morris Smith. Mort \$10,500. June 12. Aug 16, 1905. 4:1079-37. A \$7,000-\$7,500. other consid and 100

53d st, No 159, n s, 122.4 w 3d av, 27.7x100.5, 4-sty brk tenement with store. Gesine Reinecke to Ignatz Roth, Max J Klein, D Sylvan Crakow and Frederick Lese. Mort \$17,000. Aug 15. Aug 17, 1905. 5:1308-31. A \$13,500-\$18,000. nom

53d st, No 161, n s, 95 w 3d av, 27.4x100.5, 4-sty brk tenement with store. Gesine Reinecke to Ignatz Roth, Max J Klein, D Sylvan Crakow and Fredk Lese. Mort \$17,000. Aug 15. Aug 17, 1905. 5:1308-32. A \$13,500-\$18,000. nom

56th st, No 426, s s, 400 e 10th av, 25x100.5, 5-sty brk tenement. Parnett Cohen et al to Fredk Schneider. Mort \$18,750. Aug 15. Aug 16, 1905. 4:1065-48. A \$9,000-\$20,000. other consid and 100

60th st, Nos 143 and 145, n s, 225 e Amsterdam av, 50x100.5, two 5-sty stone front tenements. Louis Rinaldo and ano to Herman Hollander, Brooklyn. Mort \$23,000. Aug 8. Aug 14, 1905. 4:1132-10 and 11. A \$22,000-\$38,000. other consid and 100

60th st, No 26, s s, 230 e Columbus av, 20x100.5, 4-sty stone front dwelling. Cornelia P Nelson to Emile S Dreux. Mort \$15,000. Aug 15. Aug 16, 1905. 4:1112-54. A \$13,000-\$22,000. other consid and 100

62d st, No 231, n s, 450 w Amsterdam av, 25x100.5, 5-sty brk tenement. Isidor Kosminsky to Harry Saltzman. Mort \$14,500. July 13. Aug 14, 1905. 4:1154-14. A \$5,000-\$12,000. nom

62d st | n s, 155 e Columbus av, runs n 75.5 x e 46.1 to w s Broadway | Broadway, x s — to 62d st, x w — to beginning, vacant. U S Realty and Construction Co to Island Realty Co. Mt \$— Sept 1, 1904. Aug 15, 1905. 4:1115. other consid and 100

63d st, Nos 167 to 171, n s, 150 e Amsterdam av, 50x100.5, three 3-sty stone front dwellings. Julia E Liggan to Adam Richter. Mort \$30,000. Aug 14. Aug 15, 1905. 4:1135-7, 7 1/2 and 8. A \$22,500-\$28,500. nom

65th st, No 302, s s, 64 e 2d av, 18x76.2x18.2x73.4, 3-sty brk tenement. Paul Hellman to Annie Goldflam. Mort \$5,000. Aug 16, 1905. 5:1439-48B. A \$4,000-\$6,000. other consid and 100

66th st, No 215, n s, 525 e West End av, 25x100.5, 5-sty brk tenement. Benj M Kremer et al to Ernest Biedermann. Mort \$13,550. Aug 10. Aug 15, 1905. 4:1158-22. A \$5,000-\$12,000. nom

66th st, No 217, n s, 500 e West End av, 25x100.5, 5-sty stone front tenement. Emanuel Kapelsohn to Emanuel Realty Co. Mt \$17,700. Aug 15, 1905. 4:1158-21. A \$5,000-\$12,000. nom

68th st, No 16, s s, 131 w Madison av, 21.6x100.5, 4-sty stone front dwelling. Geo B Sanford to Joseph Fox. Aug 11. Aug 16, 1905. 5:1382-61 1/2. A \$80,000-\$86,000. nom

71st st, Nos 432 and 434, s s, 100 w Av A, 50x145.4, 7-sty brk factory with engines, &c. Franklin H Wright to Homer E Coudouris. Mort \$92,000. Aug 15. Aug 17, 1905. 5:1465-30. A \$13,000-\$38,000. nom

71st st, s s, 248 e Av A, 75x100.4, 1-sty building and vacant. Jesse J Goldberg to Harry U Rosenthal. Mort \$13,000. Aug 15. Aug 17, 1905. 5:1482-40 to 42. A \$8,000-\$8,000. nom

72d st, Nos 154 and 156, s s, 44 e Lexington av, 36x74.4, two 4-sty stone front dwellings. Mary Scofield et al to Cornelius W Clark. Mort \$15,000. July 31. Aug 16, 1905. 5:1406-51½. A \$29,000-\$39,500. other consid and 100

73d st, No 406, s s, 138 e 1st av, 25x102.2, 5-sty brk tenement and store. Jacob Larschan to Max Larschan. ½ part. All title. Correction deed. Mort \$18,760. Aug 11. Aug 12, 1905. 5:1467-43. A \$5,000-\$15,000. other consid and 100

74th st, No 315, n s, 200 e 2d av, 25x102.2, 5-sty brk tenement and store. Jacob Cohen to Sam Sobel. Mort \$18,000. Aug 15. Aug 16, 1905. 5:1449-9. A \$6,000-\$13,000. other consid and 100

74th st, No 439, n s, 125 w Av A, 25x102.2, 5-sty brk tenement and store. Solomon Hollander to Barnett Cohen. Mort \$27,000. Aug 15. Aug 17, 1905. 5:1469-19. A \$5,000-\$22,000. other consid and 100

75th st, No 309, n s, 137.6 e 2d av, 37.6x102.2, 6-sty brk tenement with store. Sigmund Morgenstern to Clara Krancer. Mort \$48,000. Aug 16. Aug 17, 1905. 5:1450. other consid and 100

75th st, No 440, s s, 125 w Av A, 25x102.2, 6-sty brk tenement and store. Israel Gottlieb et al to Louis Friedman and Frank Herskovitz. Mort \$25,350. Aug 3. Aug 16, 1905. 5:1469-30. A \$5,000-\$25,000. other consid and 100

76th st, No 516, s s, 273 e Av A, 25x100.5x25.4x96.3, 5-sty brk tenement. Sadie Lesser to Frank Lier. Mort \$17,000. Aug 10. Aug 11, 1905. 5:1487-41. A \$4,000-\$16,000. other consid and 100

77th st, No 302, s s, 88.6 e 2d av, 27x96x27.2x96, 5-sty brk tenement. Hulda Abraham to Frank Prudisch. All liens. Aug 10. Aug 11, 1905. 5:1451-48. A \$7,000-\$17,000. nom

79th st, No 164, s s, 175 e Amsterdam av, 25x102.2, 5-sty stone front tenement. Diedrich H Elfers to Jules P Storm. Mort \$26,000. Aug 15. Aug 16, 1905. 4:1150-57. A \$19,000-\$33,000. other consid and 100

79th st, No 432, s s, 177.4 w Av A, 16.8x102.2, 3-sty frame tenement. Harriet A Bowen to Isaac Haft. Aug 16. Aug 17, 1905. 5:1473-33. A \$4,500-\$5,000. other consid and 100

82d st, No 128, s s, 305 w Columbus av, 20x102.2, 4-sty and basement brk dwelling. Anna K Daniel to Frank K Johnson. Mort \$21,500. July 6. Aug 11, 1905. 4:1212-45. A \$11,000-\$24,000. nom

82d st, No 146, s s, 300 e Amsterdam av, 25x102.2, 6-sty brk tenement. Jenna L Jones to Julia Rieper. Mort \$37,500. Aug 12. Aug 16, 1905. 4:1212-52. A \$14,000-\$40,000. other consid and 100

82d st, No 155, n s, 274.9 w 3d av, 19.2x102.2, 3-sty stone front dwelling. Charles Herrmann to Madgalena Herrmann his wife, an undivided interest. Aug 15. Aug 16, 1905. 5:1511-25. A \$9,500-\$13,500. nom

82d st, No 550, s s, 124.8 w Av B, 13.4x102.2, 2-sty brk dwelling. Release dower. Wilhelmine Grevel to Anna Tietjen. All title. Aug 6. Aug 16, 1905. 5:1578-32. A \$2,500-\$4,000. nom

Same property. Anna Tietjen to Fredk H Nadler. Mort \$2,500. July 31. Aug 16, 1905. 5:1578-32. A \$2,500-\$4,000. other consid and 100

82d st, No 552, s s, 111.4 w East End av, 13.4x102.2, 2-sty brk dwelling. Fredk Beck to Fredk H Nadler. Mort \$2,000. Aug 1. Aug 16, 1905. 5:1578-31½. A \$2,500-\$4,000. other consid and 100

82d st, No 151, n s, 87.9 e Lexington av, 19.2x102.2, 4-sty stone front dwelling. Thomas Darbois and ano to Louis Reinig. Mort \$8,000. Aug 17, 1905. 5:1511-24. A \$9,500-\$15,000. other consid and 100

83d st, No 16, on map No 20, s s, 145 w Madison av, 20x102.2, 4-sty stone front dwelling. Julie P Rowland to Mary T Thain. Mort \$—. July 26. Aug 12, 1905. 5:1494-62. A \$40,000-\$56,000. nom

84th st, No 38, s s, 450 w Central Park West, 19.6x102.2, 3-sty and basement stone front dwelling. Cora L wife of Franklin V Canning to Rosina Riegelmann ad Louisa F Wangler her daughter, joint tenants. Mort \$10,000. Aug 15, 1905. 4:1197-51. A \$11,500-\$16,000. other consid and 100

84th st, No 128, s s, 41.8 w Lexington av, 25.6x102.2, 5-sty brk tenement and store. Chas Herrmann to Magdalena Herrmann h's wife, an undivided interest. Mort \$10,000. Aug 15. Aug 16, 1905. 5:1512-58. A \$12,000-\$14,000. nom

85th st, No 440, s s, 119 w Av A, 25x102.2, 3-sty brk tenement. Isaac Haft to Samuel Williams and Samuel Grodinsky. 2-6 part. Mort \$9,000 and all liens. Aug 15. Aug 17, 1905. 5:1564-31. A \$5,500-\$8,000. other consid and 100

87th st, No 540, s s, 182 w East End av, 18x60.6x18x60.5, 3-sty stone front dwelling. Henry Keil to Franz Schilp. Aug 16, 1905. 5:1583-35. A \$3,000-\$7,000. other consid and 100

90th st, Nos 62 and 64, on map Nos 64 and 66, s s, 113.4 e Madison av, 76.8x100.8, two 6-sty brk tenements. Belle C Greene to Sadie L Bonivit. Mort \$95,000. Aug 4. Aug 16, 1905. 5:1501-46, 48. A \$56,500-\$125,000. nom

92d st, No 38, s s, 331.7 w 8th av, 17x100.8, 4-sty and basement brk dwelling. Max S Goodman to Emanuel Heilner and Moses J Wolf. Mort \$15,000. Aug 15. Aug 17, 1905. 4:1205-46. A \$10,000-\$19,000. other consid and 100

92d st, n s, 230 w West End av, 170 to e s Riverside (Riverside Drive) Drive, x61.7x173.10x56.5, vacant. Ninety-Second Street Co to Jacob Axelrod. Mort \$80,000. Aug 14. Aug 15, 1905. 4:1252-1, 3 and 6 to 8. A \$107,000-\$107,000. other consid and 100

93d st, No 304, s s, 100 e 2d av, 25x100.8, 5-sty brk tenement. Johann D Fitschen to Herman Leis. Mort \$15,000. Aug 14. Aug 16, 1905. 5:1555-48. A \$4,500-\$16,000. other consid and 100

96th st, s s, 225 w West End av, 125x100.8, vacant. Geo F Johnson to John H Scudder, of Trenton, N J. Mort \$45,000. Aug 9. Aug 14, 1905. 4:1253-86 to 90. A \$50,000-\$50,000. other consid and 100

97th st, No 223, n s, 249.6 w 2d av, 24.6x100.11, 5-sty brk tenement. Samuel Epstein et al to Leon Cohen. Mort \$18,675. Aug 1. Aug 14, 1905. 6:1647-14. A \$5,000-\$13,500. other consid and 100

97th st, No 303, n s, 100 e 2d av, 25.1x100.11.

97th st, No 307, n s, 150.2 e 2d av, 25x100.11x24.11x100.11.

97th st, No 309, n s, 175.2 e 2d av, 25.1x100.11x25.6x100.11, three 4-sty brk tenements, store in No 303. Beaconfield Realty Co to Daniel and Abraham L Spitzer. Mort \$26,366. Aug 1. Aug 15, 1905. 6:1669-5, 7, 8. A \$13,500-\$25,500. other consid and 100

98th st, No 221, on map No 219, n s, 297.6 e 3d av, 37.6x100.11, 6-sty brk tenement and store. Sam Hyman to Max Lowenkron and Samuel Steinik. Mort \$44,000. Aug 12. Aug 16, 1905. 6:1648. other consid and 100

98th st, Nos 208 and 210, s s, 160.5 e 3d av, 49.6x100.11, with all

title to strip adj, two 4-sty brk tenements. Annie Stern to Isreal Mandel, David Kordt and Isreal Yoskovitz. Mort \$34,350. July 31. Aug 12, 1905. 6:1647-41 and 42. A \$9,000-\$21,000. 100

99th st, Nos 110 and 112, s s, 163 w Columbus av, 44x100.11x36.3x101.2, 5-sty brk tenement and store. City Real Estate Co to Sylvester H Maguire. B & S. Mort \$50,000. Aug 5. Aug 11, 1905. 7:1853. other consid and 100

100th st, No 127, n s, 250 w Columbus av, 25x100.11, 5-sty brk tenement and store. Israel Schneider to Hyman Mansky. Mort \$18,000. Aug 15. Aug 16, 1905. 7:1855-22. A \$8,000-\$18,000. other consid and 100

101st st, No 308, s s, 216.9 e 2d av, 38.10x100.11, 6-sty brk tenement and store. Philip Tenzer to Robt F and Henry F Elias, firm R F & H F Elias. Mort \$39,250. Aug 15, 1905. 6:1672. other consid and 100

101st st, Nos 323 and 325, n s, 257 w 1st av, 57x100.11, two 6-sty brk tenements, store in 323. Jacob Israelson to Leonora Blumenthal. Mort \$60,000. Aug 16. Aug 17, 1905. 6:1673-15 and 16. A \$12,000-\$16,000. other consid and 100

101st st, Nos 323 to 329, n s, 200 w 1st av, 114x100.11, four 6-sty brk tenements, stores in Nos 323 and 327. Morris H Feder to Louis Levin. 1-3 part. All title. All liens. Aug 12. Aug 17, 1905. 6:1673-15. A \$6,000-\$23,000. other consid and 100

Same property. Jacob Cooper to same. 1-3 part. All title. All liens. Aug 15. Aug 17, 1905. 6:1673. other consid and 100

Same property. Louis Levin to Jacob Israelson. Mort \$121,000. Aug 15. Aug 17, 1905. 6:1673-15. A \$6,000-\$23,000. other consid and 100

101st st, No 317, n s, 371 w 1st av, 29x100.11, 6-sty brk tenement. Louis Levin to Isidor Leipzig. Mort \$28,500. Aug 10. Aug 17, 1905. 6:1673-11. A \$6,000-\$23,000. other consid and 100

101st st, No 69, n s, 200 e Columbus av, 25x100.11, 5-sty stone front tenement. Frank Siegel et al to Joseph Goldberger. Mort \$26,000. July 21. Aug 16, 1905. 7:1837-9. A \$10,000-\$24,000. other consid and 100

103d st, No 150, s s, 128.6 e Amsterdam av, 26.11x105, 5-sty brk tenement. Lucy W MacGonigle widow to Henry Tonyan. Mort \$24,500. Aug 15. Aug 16, 1905. 7:1857-59. A \$10,000-\$28,000. nom

104th st, No 157, n s, 95 e Lexington av, 25x100.11, 4-sty brk tenement. Samuel Harris et al to Samuel Held. Mort \$14,000. July 28. Aug 15, 1905. 6:1632-24. A \$6,000-\$12,000. nom

104th st, Nos 157 and 159, n s, 95 e Lexington av, 50x100.11, two 4-sty brk tenements. Jacques Ellner et al to Nathan and Samuel Harris. Mort \$28,000. July 31. Aug 15, 1905. 6:1632-24, 25. A \$12,000-\$24,000. other consid and 100

104th st, No 159, n s, 120 e Lexington av, 25x100, 4-sty brk tenement. Samuel Harris et al to Arnold Bruder. Mort \$14,000. July 28. Aug 15, 1905. 6:1632-25. A \$6,000-\$12,000. nom

104th st, No 77 n s, 33.7 w Park av, 15.8x75, 3-sty stone front dwelling. Eliz M Devine to Max Koehler. Mort \$5,000. Aug 10. Aug 11, 1905. 6:1610-35. A \$4,000-\$6,000. nom

105th st, No 251, n s, 94 w 2d av, runs n 24.5 x e 0.6 x n 76.6 x w 26.6 x s 100.11 to st, x e 26 to beginning, 5-sty brk tenement with store. Harris Mandelbaum et al to Lena Cohn. Mort \$20,000. Aug 11. Aug 17, 1905. 6:1655-20. A \$6,500-\$17,000. other consid and 100

105th st, No 62, s s, 230 w Park av, 25x100.11, 5-sty stone front tenement. William Marienhoff to Isaac W, Lazarus and Louis Bober. Mort \$21,000. Aug 15. Aug 16, 1905. 6:1610-48. A \$7,500-\$22,000. other consid and 100

106th st, No 317, n s, 275 e 2d av, 25x100.11, 7-sty brk tenement and store. Isidor Koplik to Jono Krinsky. Mort on Nos 315 and 317 East 106th st, \$31,750. Aug 1. Aug 16, 1905. 6:1678-12. A \$6,500-\$28,000. other consid and 100

106th st, No 7, n s, 100 w Central Park West, 25x100.11, 5-sty brk tenement. Benjamin Fox to Emanuel E Fox. ½ part. All title. Mort \$23,000. Aug 8. Aug 17, 1905. 7:1842-28. A \$12,000-\$23,000. other consid and 100

106th st, No 18, s s, 170 w Madison av, 25x100.11, 5-sty brk tenement. Ida Goldman to Harry Strasbourger. Mort \$18,000. Aug 15, 1905. 6:1611-65. A \$15,000-\$27,000. other consid and 100

107th st, No 112, s s, 155 e Park av, 25x100.11, 4-sty stone front tenement. N Henry W Schutt to Samuel C Baum. Mort \$10,000. Aug 1. Aug 16, 1905. 6:1634-65. A \$5,500-\$11,000. other consid and 100

111th st, No 16, s s, 164 e 5th av, 27x100.11, 5-sty stone front tenement. Samuel Strasbourger to Harry Strasbourger. Mort \$—. June 7. Aug 15, 1905. 6:1616-65½. A \$11,000-\$24,000. nom

111th st, Nos 203 and 205, n s, 100 w 7th av, 50x100.11, 6-sty brk tenement. Simon Myers et al to Rachel Frank. 2-3 parts. Mt \$75,000. Aug 8. Aug 17, 1905. 7:1827-26. A \$20,000-\$85,000. other consid and 100

111th st, No 251, n s, 128 e 8th av, 36x100.11, 6-sty brk tenement. Louis Greenblatt to Michael and Meyer H Myers. Mort \$47,500. Aug 16. Aug 17, 1905. 7:1827-7. A \$13,000-\$50,000. other consid and 100

113th st, Nos 7 and 9, n s, 150 e 5th av, 50x100.11, two 5-sty brk tenements. Louise A Callahan to Rachel Hershfield. Mort \$35,000. Aug 15. Aug 16, 1905. 6:1619-8. A \$18,000-\$44,000. other consid and 100

113th st, No 66, s s, 120 e Madison av, 25x100.10, 5-sty stone front tenement. Lena Baum to Morris Lazarus. Mort \$20,000. Aug 9. Aug 16, 1905. 6:1618-48. A \$7,000-\$17,500. other consid and 100

113th st, No 139, n s, 150 e 7th av, 25x100.11, 5-sty brk tenement. Paul Mayer to Mathilde Teschemacher. All title. Mort \$18,000. Aug 14, 1905. 7:1823-8. A \$10,000-\$24,000. other consid and 100

114th st, No 341, n s, 200 w 1st av, 25x100.10, 6-sty brk tenement and store. Barnett Goldfein to Mendel Tamor. Mort \$30,500. Aug 16. Aug 17, 1905. 6:1686-18. A \$5,000-\$24,000. other consid and 100

114th st, No 447, n s, 118 w Av A, 25x100.10, 2-sty frame tenement and 1-sty frame building on rear. Augusta E Brockmeier to Jacob and Meyer Bloch. Aug 15. Aug 16, 1905. 6:11708-20. A \$3,500-\$6,500. other consid and 100

114th st, No 449, n e s, 495 e 1st av, 25x48x75, gore, 2-sty frame tenement. Plot begins at c 1 block between 114th and 115th sts, distant 94 w Av A, 25x—, gore. Martha M Shradly to Jacob and Meyer Block. Aug 15. Aug 16, 1905. 6:1708-20½. A \$4,000-\$6,000. other consid and 100

114th st, No 217, n s, 260 e 3d av, 25x100.11, 5-sty stone front tenement. Mary Barnett and ano to Samuel Hugel. Mort \$17,000. Aug 15. Aug 16, 1905. 6:1664-12. A \$5,500-\$18,000. other consid and 100

RECORD and GUIDE QUARTERLY

The Handy System of Records.
What System Have You?
How Much Does Yours Cost?
The Price of ours is only Twenty Dollars a Year.
RECORD AND GUIDE, 14-16 Vesey Street, NEW YORK

- Pond pl, w s, 250 n 197th st, 25x125, vacant. Emil Burkhardt et al to John H Ziegler. Mort \$6,000. Aug 10. Aug 16, 1905. 12:3290. other consid and 100
- *Prospect Terrace, w s, 89 n 13th st, 25x105, Williamsbridge. Blanche M Egan to the Belmont Realty and Construction Co. Mort \$3,000. Aug 10. Aug 17, 1905. 3,000
- Teasdale pl, No 4, s s, 94.10 e 3d av, old line, 25x100, 5-sty brk tenement. George Schaefer to George Bingel. Aug 15. Aug 16, 1905. 10:2621. other consid and 100
- Teasdale pl, No 6, s s, 119.10 e 3d av, old line, 25x100, 5-sty brk tenement. Wm Gruner to Geo Bingel. Mort \$15,000. Aug 15. Aug 16, 1905. 10:2621. other consid and 100
- *Victor st, w s, 102 n Columbus av, —x—, gore. Ephraim B Levy to John Snyder. Aug 15. Aug 16, 1905. nom
- Water or Ackerman st, w s, 397 s "F" or 130.4 n Spuyten Duyvil & Port Morris R R Co, runs w 100 x n 32 x e 100 x s 32, 2-sty frame dwelling. Anne Boyle to Hannah O'Brien, Brooklyn, N Y. Mort \$1,100. Aug 2. Aug 11, 1905. 13:3406. nom
- *2d st, n s, 25 w Washington av, 25x100.1, Westchester. Release mort. Annie M Gill to Julia M Cahill. Aug 15. Aug 16, 1905. nom
- *Same property. Julia M Cahill to Fred Kaiser. Aug 15. Aug 16, 1905. other consid and 100
- *10th st, n s, 205 w Av D, 200x108, Unionport. Frank Baumann to Arnold Timmerhans. Mort \$2,000. Aug 16. Aug 17, 1905. other consid and 100
- *12th st | s s, 200 w Av D, 100x216 to n s 11th st, Unionport. 11th st | Minnie Fisher and ano to Margaretha M Brohmer. Mort \$3,000. Aug 2. Aug 16, 1905. other consid and 100
- *13th st, n s, bet 4th and 5th avs, west 1/2 of e 1/2 lot 272 Penfield property, Wakefield. Assignment of contract recorded Aug 18, 1903. Emil Berkowitz to Anthony Woods. Aug 11. Aug 12, 1905. nom
- *13th st, n s, bet 4th and 5th avs, e 1/2 of e 1/2 same lot. Assign contract recorded Aug 18, 1903. Solomon Berkowitz to same. Aug 11. Aug 12, 1905. nom
- *13th st, n s, 430 e 4th av, 50x114, Wakefield. Arthur J Mace to Anthony Woods. Aug 11. Aug 12, 1905. other consid and 100
- 134th st, No 665, n s, 100 e Willis av, 25x100, 4-sty frame dwelling. Mary E Marshall to Isabel Kingsley. July 19. Aug 12, 1905. 9:2279. other consid and 100
- 135th st, No 867, n s, 275 e St Anns av, 25x100, 4-sty brk tenement. Adolf Langbein to Charles Zeller. Mort \$12,000. Aug 15. Aug 16, 1905. 10:2548. other consid and 100
- 137th st, No 854, s s, 1,050 w Home av, 50x100, 2-sty frame dwelling. Mary E O'Shaughnessy et al to Antonio Di Genno. Mort \$8,500. Aug 9. Aug 15, 1905. 10:2549. other consid and 100
- 137th st, No 855, n s, 100 e St Anns av, 55x100, 2-sty frame dwelling. Herman Schmuck et al to Adolph Balschun. Q C. April 10. Aug 15, 1905. 10:2550. nom
- 140th st, s s, 70.6 w Alexander av, 30x100, vacant. J Boyce Smith to Joseph J Smith. May 1. Aug 11, 1905. 9:2314. other consid and 100
- 140th st, Nos 871 to 879, n s, 300 e St Anns av, 200x95, five 5-sty brk tenements. Northwestern Realty Co to Fleischmann Realty Co. Mort \$140,000. Aug 10. Aug 11, 1905. 10:2552. other consid and 100
- 144th st | n s, at w s Southern Boulevard, runs n 48 x w Southern Boulevard | — to w s Beach av, x s — to st, x e — to Beach av | ginning, part 3-sty brk dwelling and vacant. Elizabeth L Grimes by will to Elizabeth W Lester. June 20. Aug 17, 1905. 10:2576. —
- 145th st, s s, 25 e Whitlock av, 25x100, vacant, except part for Longwood av. Nellie Skarupa et al HEIRS Barbara Koenig to Charles Koenig, Sr. Aug 9. Aug 11, 1905. 10:2736. 100
- 145th st, Nos 801 and 803, n s, 100 e Brook av, 50x100, two 4-sty brk tenements. Max Mutnick et al to Ellen Kearns. Mort \$23,000. Aug 10. Aug 15, 1905. 9:2272. other consid and 100
- 148th st, Nos 460 and 462, s s, 405.4 e Park av, 50x100, 5-sty brk tenement. Maurice Muller to Jos Winter. Mort \$40,000. Aug 11. Aug 16, 1905. 9:2336. other consid and 100
- 148th st, No 456, s s, 361.10 e Park av, 25x100, 4-sty brk tenement. Jacob Marx to Moritz L and Carl Ernst. Mort \$10,500. July 5. Aug 16, 1905. 9:2336. other consid and 100
- 148th st, Nos 465 and 467, n s, 250 w Morris av, 50x106.6, two 4-sty brk tenements. Vaclav Vejvoda to Louis Green. Mort \$23,500. Aug 16. Aug 17, 1905. 9:2337. other consid and 100
- 149th st, No 619, n s, 200 e Courtlandt av, 25x80, 4-sty brk tenement. Henry E Grove to Miami Grove widow. B & S. Aug 11. Aug 12, 1905. 9:2328. nom
- 150th st, No 582, s s, 100 w Courtlandt av, 25x118.5, 3-sty frame tenement and store. Esther Rosner to Louis Peroni, Pietro and Giuseppe Rezzoagli. Mort \$21,750. Aug 10. Aug 16, 1905. 9:2410. other consid and 100
- 151st st, No 461, n s, 275 w Morris av, 25x100, 3-sty frame tenement and store. Michael Del Gindice to Filomena Santucci. Aug 16. Aug 17, 1905. 9:2441. 9,100
- 155th st, No 548, s s, 400 w Courtlandt av, 25x100, except part for st, 4-sty brk tenement. Emma Baum to Jos Zwing. Mort \$11,700. Aug 14. Aug 15, 1905. 9:2414. other consid and 100
- 158th st, No 673, n s, 225 w Elton av, 25x100, 3-sty frame tenement and 2-sty frame tenement on rear. Martin Knauer to Katharina Blankenburg. Aug 15, 1905. 9:2380. 11,200
- 164th st, No 718, s w s, 135 n w Washington av, old line, 15x100, 2-sty frame dwelling. Sarah A Vader to Annie V Taylor. Mort \$2,183. Dec 8, 1896. Aug 11, 1905. 9:2385. 5,000
- Same property. Annie V Taylor to Ardella Burnley. Mort \$2,000. July 1, 1905. Aug 11, 1905. 9:2385. nom
- 170th st, No 848, s s, 157.9 w Franklin av, 19x119x20x120, 2-sty frame dwelling. Martha F Hitchcock and ano to Hannah Bernstein. Aug 10. Aug 11, 1905. 11:2931. 5,900
- 170th st, No 714, s s, 118 e Park av, 16x90, 2-sty frame dwelling. Fredk J Kirchner to Nellie L Babcock. Aug 8. Aug 11, 1905. 11:2901. 4,325
- 173d st, No 553, n s, 79.5 e Topping av, 19.3x126.6x18.6x121.3, 3-sty frame tenement. Eugene T Woolf to James A Woolf. All liens. 1/2 part. Aug 3. Aug 14, 1905. 11:2790. other consid and 100
- 182d st, n s, 90 e Morris av, 38x97, vacant. Gustav Zimmermann to Thos M Manning. Mort \$2,175. Aug 15. Aug 17, 1905. 11:3171. nom
- 182d st, No 938, s s, 108.3 e Belmont av, 26.5x100x25.3x94.8, 2-sty frame dwelling. Leo Lamkay et al to Chas G Boenau. Mt \$3,910. Aug 14. Aug 17, 1905. 11:3083. other consid and 100
- 183d st, n s, 100 w Creston av (Av B), 25x100, except part for st, 2-sty frame dwelling. Mary A Wallace to Florence C Wells. Mort \$2,737.36. Aug 11. Aug 14, 1905. 11:3172. nom
- 207th st, s s, 505.1 w Perry av, runs s 100 x w 47.5 x n e 23 x n e 77.11 to s s 207th st, x e 34.7 to beginning, vacant. Elmer G Sharpe to Rose F Sharpe. Aug 15. Aug 16, 1905. 12:3342. nom
- *219th (5th) st, s s, 280.1 w 3d av, runs s 121.8 x w 65.4 x — 100.11 to e s 2d st, now Bronx Boulevard, x n e 133.9 to 219th st, x e 90.1 to beginning Wakefield. 2d av or Pleasant av, w s, 675 n 2d st or 216th st, 37.8x100.10x 48x100.3, Olinville. Margt Jayne INDIVID and ano EXRS Walter P Jayne to Richard Morrison. Aug 2. Aug 16, 1905. 5,475
- *219th st (5th st), s s, 135.5 w Park av, 56x124.11x56.1x128.10. Same to Emil Wabst. Aug 1. Aug 16, 1905. 1,950
- *219th st, s s, 79.5 w Park (3d) av, 56x128.10x56.1x132.9. Same to Bartholomew Mitchell. Aug 2. Aug 16, 1905. 2,050
- *219th st, s s, 330 e 5th st, 25x114, Wakefield. Julius Schultz to John Puyborowski. Mort \$1,400. Aug 15. Aug 17, 1905. 350
- *226th st, n s, 155 e 4th st, 50x114, Wakefield. Morris Suber to Adam Podeszua. Aug 9. Aug 17, 1905. nom
- *230th st (16th av), s w cor Prospect Terrace, 105x114, Wakefield. The Upper Bronx Realty Co to Augusta Schachtel. B & S. Mort \$800. Aug 9. Aug 11, 1905. other consid and 100
- *235th st, s s, 180 w White Plains road, Wakefield. Samuel Hopkinson to Frank M Hill. July 12. Aug 14, 1905. nom
- 237th st, late 1st av, s s, 125 e Oneida av, late 4th st, 25x100, vacant. Fredk G Potter et al to John B Hibbard, of Yonkers, N Y. May 23. Aug 15, 1905. 12:3371. other consid and 100
- Same property. M Ada Potter to same. May 3, 1905. Aug 15, 1905. 12:3371. nom
- 238th st, n s, 200 w Keppler av, 25x100, vacant. Richard Malone to John F Keyes. Aug 10. Aug 12, 1905. 12:3373. other consid and 100
- Alexander av, No 209, w s, 35.8 s 137th st, 16.6x75, 4-sty brk tenement. Gertrude W Cushing to Fredk A Brusius. Q C. Aug 7. Aug 14, 1905. 9:2312. nom
- Alexander av, Nos 297 and 299 | s w cor 140th st, 33.8x70, two 140th st, No 572 | 3-sty brk dwellings. Chas R Smith to Louis O Van Doren. Mort \$15,000. May 29. Aug 14, 1905. 9:2314. 100
- Alexander av, strip in front of No 289, w s, 83.5 s 140th st, runs s 16.7 x e 0.6 x n 16.7 x w 0.6 to beginning. Wm Stursberg et al heirs at law Babette Stursberg to Margaret Kilpatrick. Q C. June 7. Aug 12, 1905. 9:2314. nom
- Alexander av (strip in front of Nos 291 and 293), w s, 50.3 s 140th st, runs s 34.2 x e 0.6 x n 34.2 x w 0.6 to beginning. Wm Stursberg et al heirs at law Babette Stursberg to John B Smith. Q C. June 7. Aug 12, 1905. 9:2314. nom
- Alexander av (strip in front of No 285), w s, 66.10 n 139th st, runs n 16.7 x e 0.6 x s 16.7 x w 0.6 to beginning. Wm Stursberg et al heirs at law Babette Stursberg to Martha J Tomlin. Q C. June 7. Aug 12, 1905. 9:2314. nom
- Alexander av, s w cor 140th st, old line, runs s 33.8 x e 0.6 to new w s av, x n 33.8 x w 0.6 to beginning. Alexander av, s w cor 140th st, old line, runs w 100 x n 0.8 to new s line 140th st, x e 100.6 to new w s of av, x s 0.8 x w 0.6 to beginning. William Stursberg et al HEIRS at law Babette Stursberg to John B Smith. Q C. June 7. Aug 11, 1905. 9:2314. nom
- Anthony av, No 1854, e s, 203 n 176th st, 33x100, 3-sty frame tenement. Arthur H Sigler to Wm E Burkhardt. Mort \$11,000. Aug 15, 1905. 11:2803. other consid and 100
- Anderson av, w s, 171 n 164th st, 22x100, vacant. Henry S Clark and ano EXRS J Scheuylar Anderson to Chas A Herrmann. All liens. July 5. Aug 15, 1905. 9:2508. 1,466.67
- Anderson av, w s, 193 n 164th st, 53x100, vacant. Helen M Harriman to Chas A Herrmann. B & S. All liens. July 5. Aug 15, 1905. 9:2508. other consid and 100
- Boston road, No 1218, e s, 118.5 n 168th st, 41.4x111.3x38.2x116, 5-sty brk tenement. Release mort. State Realty and Mortgage Co to John Liddle and Philip Hohman. Aug 1. Aug 11, 1905. 10:2663. other consid and 100
- Same property. Release mort. Same to same. Aug 1. Aug 11, 1905. 10:2663. other consid and 100
- Boston road, No 1212 | n e cor 168th st, 37.7x117.11x35x131.8, 5-sty 168th st, No 931 | brk tenement. Release mort. State Realty and Mortgage Co to John Liddle and Philip Hohman. Aug 15. Aug 16, 1905. 10:2663. other consid and 100
- Same property. Release mort. Same to same. Aug 15. Aug 16, 1905. 10:2663. other consid and 100
- *Bronx Boulevard (1st av), e s, 500 n 216th (2d) st, 100x100.3. Margt Jayne individ and ano EXRS Walter P Jayne to Amelia Moser. Aug 2. Aug 16, 1905. 2,700
- Brook av, No 1523, w s, 100 s Wendover av, runs s 95.2 x w 39 x n 46.9 x n 55.7 x e 60 to beginning, 6-sty brk tenement and store. Bertha Ansonge to Samuel Baturin and Feny Weissman. Mort \$44,000. Aug 16. Aug 17, 1905. 11:2896. other consid and 100
- Brook av, No 1469, w s, 362.7 s 171st st, 100x30.2 to Mill Brook, x100.2x35.8, 4-sty brk tenement with store. Samuel Slomon to Saml Cooper and Isaac Fine. Mort \$22,500. July 31. Aug 14, 1905. 11:2896. other consid and 100
- *Bronx Park av, s w cor Lebanon st, 25x100, 24th Ward. Jacob Schmidt to Moritz Steiner. All title. Morts \$4,900. Aug 11. Aug 12, 1905. other consid and 100
- Cambreleg av, No 2537, n w s, 173.7 n e Pelham av, 23x100, 2-sty brk dwelling. Abraham Shatzkin to Michele Pascucci and Antonio Salerno. Mort \$3,700. Aug 13. Aug 16, 1905. 12:3273. other consid and 100

PLANS

for COTTAGES, two family HOUSES, APARTMENTS, FLATS. 30,000 houses built in 27 years from our plans. Books, 60 plans, \$1.00 each. :: :: :: ::

Co-Operative Building Plan Assn.

ARCHITECTS

PAUL C. HUNTER, Architect of the Subway, Consulting Architect for this Association

- Clay av, No 1048, e s, 141 n 165th st, 27x80, 3-sty brk dwelling. Ernest Moir to Hyman and David Saffir. Mort \$7,500. Aug 15. Aug 16, 1905. 9:2425. other consid and 100
- Clay av, No 1035, w s, 350 n 165th st, 25x100, 3-sty brk dwelling. Ernest Wenigmann to Hattie A Smith. Mort \$—. Aug 1. Aug 11, 1905. 9:2428. other consid and 100
- *Columbus av, s s, 50 e Madison st, 25x100, Hunt estate. Edw J Henernan to Adolph Kolbert and Emma Stern. Mort \$3,500. Aug 16. Aug 17, 1905. other consid and 100
- College av, Nos 370 and 372 | s e s, at n e s, 142d st, 75x100, two 142d st, No 523 | 6-sty brk tenements and store. Geo A O'Rourke et al to Henry Feuerstein and Moses Valenstein. Mt \$75,000. Aug 15. Aug 17, 1905. 9:2323. other consid and 100
- Courtlandt av, No 842 | s e cor 160th st, 26x92. 160th st, No 602
- Courtlandt av, No 840, e s, 26 s 160th st, 23.11x92x26x92, two 5-sty brk tenements and stores. Henry Altman et al to Rubin Rosenthal. Mort \$44,500. July 31. Aug 17, 1905. 9:2406. other consid and 100
- Crotona av, No 2145, w s, 211 n 181st st, 26.5x120.8, 2-sty frame dwelling. Crotona av, w s, adj above on north. Release restrictions. Alfred B Booth with Bridget Taggart. Aug 9. Aug 12, 1905. 11:3083. nom
- *Commonwealth av, e s, 125 s Mansion st, 25x100.
- *Commonwealth av, e s, 75 s Mansion st, 25x100. Joseph P Reardon to Kunigunda Keller. Aug 10. Aug 11, 1905. other consid and 100
- *De Milt av, or 3d st, n e s, being 100x101 map Penfield property, South Mount Vernon, 100x100. Archibald M Campbell to John Elterich, Jr. Aug 10. Aug 11, 1905. other consid and 100
- Decatur av, e s, 102.10 n 199th st, 25.8x110.10x25.6x113.9, vacant. Geo D Kingston to Magdalena Escher. Mort \$6,500. Aug 17, 1905. 12:3279. 100
- *Duncomb av, s e cor Elizabeth st, 200x125, Olinville. Wm P Sandford to James D Gagan. July 24. Aug 17, 1905. nom
- *Elliott av, w s, 100 s Fulton st, runs 56.11 x w 157 to e s Barber av, x n 156 to s s Fulton st. x e 132.8 x s 100 x 231.7 to beginning. John F Gavigan to Wm Taylor. Aug 10. Aug 11, 1905. 9,000
- Fulton av, No 1555, w s, 42.9 n Wendover av, 39x100, 5-sty brk tenement. Michael A Defeo et al to Jacob Harris. Mort \$30,000. July 28. Aug 11, 1905. 11:2929. other consid and 100
- *Fort Schuyler road, s w s | lot 1 map 368 lots Seton Homestead, at Balconi av, s e s | Westchester. Meta Rehm to Elizabeth Buhler. Mort \$3,500. Aug 15. Aug 16, 1905. other consid and 100
- Fordham Landing road continued, s s, at U S pier or bulkhead line on e s Harlem River, runs s 268.1 x e 250.2 x n 242.9 w 283.10 to beginning, vacant. FORECLOS. Frederic J Middlebrook to the Fordham Dock Co. Aug 17, 1905. 11:3242. 95,800
- *Grace av, s w s, 176.6 s Lafayette st, 25x73.8x26.7x64.4.
- Lafayette st, e s, 176.6 s Grace av, 25x73.8x26.7x64.4, St Raymond Park. Catherine V McCarthy to Hermann Trompeter. Mort \$1,800. Aug 16, 1905. other consid and 200
- Hughes av, No 2146, e s, 218.6 n 181st st, 16x89, 2-sty frame dwelling. CONTRACT. Samuel Baturin et al with Nathan Barber. Mort \$3,000. July 17. Aug 16, 1905. 11:3082. Contracts and 4,700
- *Grant av, s s, 325 e Garfield st, 25x100. Timothy P Fogarty to Samuel Geller. Aug 16. Aug 17, 1905. other consid and 100
- Hull av, e s, 150 s Scott av, 25x110, vacant. Frank T Lynch to Hibbert B Roach. Aug 7. Aug 14, 1905. 12:3332. other consid and 100
- Inwood av, e s, 95 s 170th st, 25x112.6, 2-sty frame dwelling. John Kleiner to Jessie Batton. Aug 15. Aug 17, 1905. 11:2856. other consid and 100
- Jerome av, e s, 36.7 s Van Cortlandt av, 25x100, vacant. Gus C Odell to George Schaefer. Aug 14. Aug 16, 1905. 12:3322. 100
- Same property. George Schaefer to John Shields, Brooklyn. Aug 14. Aug 16, 1905. 12:3322. other consid and 100
- *Lafayette av, n s and being lot 609 map Van Nest Park, 24th Ward. Delia and Philip Friedel her husband to N Y, N H & Hartford R R Co. Aug 4. Aug 12, 1905. nom
- *Lafayette av, n s, and being lot 608 map Van Nest Park, 24th Ward. Felix De Canio to N Y, N H & Hartford R R Co. July 29. Aug 12, 1905. nom
- Lincoln av, No 166, e s, 25 n 135th st, 25x100, 2-sty frame dwelling. Release judgment. Jacob C Harris to Mary Hartmayer. Aug 9. Aug 11, 1905. 9:2311. nom
- *Morgan av, s s, being lots 102, 103 and 104 map Villa Sites belonging to Greene, Owen & Gelston, at Throggs Neck. John Byrne to Francis de R Wissman. Aug 15. Aug 16, 1905. other consid and 100
- *Morris Park av, lot 12 map Geo W Hunt, 24th Ward. Adeline Grossmann to Rachel Juster. Mort \$4,000. Aug 14. Aug 15, 1905. other consid and 100
- *Madison av, s s, 50 w Robin av, 50x100. Madison av, s s, 100 w Robin av, runs s 100 x w 50 x n 107.9 to Pelham road, or Madison av, x e 26 x e 25 to beginning. Middletown road, n s, 50.4 e Pilgrim av, 45.4x109.11x45x115.6. Mayflower av, w s, 109.11 n Middletown road, 50x100. Daniel st, s s, 93.10 w Broadway, 75x100, Tremont Terrace. Release mort. A Morton Ferris to Bankers Realty and Security Co. Aug 8. Aug 14, 1905. 2,850
- *Morris Park av, s e cor Van Buren st, 53x—x50x97.6, except part for Morris Park av and Van Buren st. Samuel Schwartz to Julius H Haas. Mort \$1,700. Aug 12. Aug 17, 1905. other consid and 100
- Nathalie av, No 2931, e s, 225 s Perot st, 25x95.2x25x96.3, 2-sty frame dwelling. Augustus S Frazee to Caroline A McGay. Mt \$2,800. Aug 15. Aug 16, 1905. 12:3253. other consid and 100
- Nelson av, e s, 50.1 n 167th st, 58x—x50x113, vacant. Release mort. Minnie Smith to Melissa Thwaite. July 29. Aug 17, 1905. 9:2515. 1,000
- Nelson av, e s, 50.1 n 169th st, 58x—x50x112.2, vacant. Melissa Thwaite to Wm H Nelson, of Mt Kisco, N Y. Mort \$1,000. Aug 3. Aug 17, 1905. 9:2515. 100
- Ogden av, No 1141, w s, 175 s 167th st, old line of Union st, 25x150, except strip 25x10 taken for av, 3-sty frame tenement and store. Edith S Willis to Thomas Neely. B & S. April 3. Aug 17, 1905. 9:2526. nom
- Same property. Thomas Neely to Joseph A Solomon. Mort \$6,000. April 5. Aug 17, 1905. 9:2526. 7,400
- Ogden av, w s, 171.8 s 167th st, late Union pl, if extended, 0.4x 140. Wm V Simpson to Joseph A Solomon. B & S. Mort on this and adj property \$6,000. Aug 10. Aug 17, 1905. 9:2526. nom
- *Parker av, w s, 25 n Rose pl, 25x100. Bohumil Brojer et al to Rebecca Ellar. Mort \$2,200. Aug 15. Aug 17, 1905. other consid and 100
- Perry av, e s, 325 s 209th st, 25x100 2-sty frame dwelling. Mary E Martin to Jennie Frazor. Mort \$2,950. Aug 14. Aug 15, 1905. 12:3347. other consid and 100
- Perry av, w s, 54.10 s 206th st, 27.5x104x25x115.3, vacant. Chas W Kraushaar to Julia Bierach. Aug 7. Aug 12, 1905. 12:3341. other consid and 100
- *Rosedale av, e s, 150 n Merrill st, 25x100. Rose Lustbader to Isaac Fischel. July 15. Aug 14, 1905. other consid and 100
- *Rosedale av, e s, 100 n Merrill st, 25x100. Herman Fensterer to Rose Lustbader. July 14. Aug 14, 1905. nom
- *Rosedale av, e s, 125 n Merrill st, 50x100. Same et al to same. July 14. Aug 14, 1905. nom
- *Robin av, w s, 100 n Madison av, 50x100, Tremont terrace. Bankers Realty and Security Co to Jane Lennon and Margaret A Bowie. Aug 9. Aug 11, 1905. other consid and 100
- Sedgwick av, e s, 280.11 n Washington Bridge road, 150x145.3, vacant. Wm O Green et al EXRS and TRUSTEES will. &c, Andrew H Green to Five Boroughs Realty Co. July 25. Aug 11, 1905. 11:2880. 15,000
- Southern Boulevard, No 827, n s, 175 w St Anns av, 25.3x100, 5-sty brk tenement. Wilhelmine Paetters to Emma Frey and Peter Freess. Mort \$13,500. Aug 15. Aug 16, 1905. 9:2261. other consid and 100
- Southern Boulevard, No 827, n s, 175 w St Anns av, 25x100, 5-sty brk tenement. Minnie Schmidt to Wilhelmine Poetters. Q C. Aug 10. Aug 16, 1905. 9:2261. nom
- Summit av, No 997, w s, 521.7 s 165th st, 28.9x92, 4-sty brk tenement. Jos H Jones to Nicholas Willandt. Mort \$16,000. Aug 1. Aug 17, 1905. 9:2523. nom
- *Seton av, w s, lots 1 to 4 block 37 map part Sec C, of Edenwald, 100x100. Chas J Weinz to Theo A H Weinz. July 15. Aug 17, 1905. nom
- St Anns av, Nos 559 and 563, w s, 75 n 149th st, runs w 99.6 x n 75 x e 96.7 to w s Port Morris Branch R R, x s e 4.3 to av, x s 71.11 to beginning, 2-sty frame dwelling and store and 2-sty frame building on rear and vacant. 150th st, proposed, s s, 425 e Brook av, and 99.6 w St Anns av, extended, runs s 25 x e 96.7 to Port Morris Branch R R, x n w 33.6 to st, x w 74.2 to beginning, vacant. Henry Feuerstein to Geo A O'Rourke and Robt J Cluse. Mort \$13,000. Aug 7. Aug 17, 1905. 9:2276. other consid and 100
- *Tremont av, lots 50 and 51, map 370 lots McGraw estate, Van Nest Station, except part for av. Adelia A Morrison to Marie T Dunn. Mort \$2,000. Aug 14. Aug 15, 1905. other consid and 100
- Tinton av, w s, 75 n 146th st, 150x100, vacant. Joseph Huber, Jr, to Mary E wife of Frank E Brugman. B & S. Aug 7. Aug 11, 1905. 10:2576. nom
- Union av, No 919, w s, 127.9 s 163d st, 26.7x135, except part for av, 2-sty frame dwelling. Katherina Doerich widow to Luigi Avitabile and Maria Brancata. Mort \$2,000. Aug 14. Aug 16, 1905. 10:2668. other consid and 100
- Union av, w s, 194 n 165th st, late Wall st, 75x300, except part for Union and Tinton avs, vacant. Louis E Levy et al to Adelia Runyon, Plainfield, N J. Mort \$35,000. Aug 17, 1905. 10:2670. 42,000
- Villa av, e s, 385.3 n Southern Boulevard, 25x93.9x25x92.5, vacant. Adelaide Wetzler to Emil Burkhardt. Aug 12. Aug 14, 1905. 12:3310. 100
- Washington av, Nos 2381 and 2383, s w cor 186th st, No 700, 50x 91, two 4-sty brk tenements and stores. FORECLOS. Wallace A Fraser to Harry Mayer. Aug 15. Aug 16, 1905. 11:3039. 19,929.15
- Woodycrest av, e s, 200 s 164th st, 37.6x100, vacant. Wm H Young to Louis G Friess. B & S. July 31. Aug 16, 1905. 9:2507. other consid and 100
- Westchester av, s s, 235.2 w Wales av, 105x79.11x117.2x131.11, vacant. Max Monfried to Samuel Brenner. 1/2 part. Mort \$—. Aug 10. Aug 16, 1905. 10:2644. other consid and 100
- *White Plains road, n w s, at s w s Westchester av, 49.5x103.4x 49x99.6, Washingtonville, except part for road. Emma Aldrich to Minnie Watzky. Aug 16, 1905. other consid and 100
- Webster av, e s, 500.4 s 200th st, runs s 12.10 x e 64.11 x s 47 x e 2.4 to lands N Y & Harlem R R Co, x n 64.6 x w 84.11 to beginning, part 1-sty frame office. Release mort. Henry B Kummel to John F Steeves, Henry H Barnard and Bradley L Eaton, composing firm of Church E Gates & Co. All title. July 11. Aug 16, 1905. 12:3273. nom
- Webster av, e s, 513.2 s 200th st, 46.10x65x47x64.11, part 1-sty frame office. Mary J Steeves to John F Steeves, Henry H Barnard and Bradley L Eaton, composing firm of Church E Gates & Co. Mort \$10,000. July 1. Aug 16, 1905. 12:3273. nom
- Same property. John F Steeves et al to Edw J Kehoe. Mort \$10,000. July 18. Aug 16, 1905. 12:3273. nom
- Washington av, Nos 1571 and 1573 | w s, 360 s 172d st, late Bathgate Wendover av | pl, 100 to Wendover av, x150, 2-sty frame dwelling and vacant. James Morton to Victorie C Morton. B & S. Mort \$6,000. April 3, 1888. Aug 11, 1905. 11:2904. nom
- Woodycrest av, No 102, e s, 125 s 164th st, 37.6x100, 2-sty frame dwelling. Louis S wife of Louis G Friess to Marie G Kuerzi. Aug 8. Aug 11, 1905. 9:2507. nom
- *Wilder av, e s, 150 n Jefferson av, strip 1x100. Release mort. The Mutual Life Ins Co of N Y to Land Co A of Edenwald. Aug 8. Aug 11, 1905. nom
- *Same property. Land Co A of Edenwald to William Ufand. Aug 7. Aug 11, 1905. nom
- *Wilder av, e s, 100 n Jefferson av, 51x100, Edenwald. William Ufand to Genevieve E Fitzpatrick and Rose I Icker. Mort \$2,700. Aug 10. Aug 11, 1905. nom

The Private Branch Exchange System of supplying TELEPHONE SERVICE is particularly adapted to the requirements of LARGE HOTELS and APARTMENT HOUSES.

By means of a Private Branch Exchange the general telephone service, local, suburban and long distance, is available in every room and apartment. A complete interior service is also supplied, adding largely to the efficiency, and decreasing the cost of the hotel service proper. No modern Hotel or Apartment House should lack a

PRIVATE BRANCH TELEPHONE EXCHANGE

Full Information on request at any of the Contract Offices:
 15 Dey Street. 111 West 38th Street. 220 West 124th Street

NEW YORK TELEPHONE CO.

Thayer, Caroline, Queens Co, N Y, to Elizabeth Carroll. North st, s s, 175 w Jerome av, 25x100. July 8, 2 years, 6%. Aug 11, 1905. 11:3197. 1,200

Thornton Brothers Co a corpn, to Chas V Culyer. Teller av, n e cor 169th st, 157.3x80. Aug 10, due Feb 10, 1906, 6%. Aug 11, 1905. 11:2782. 18,500

Terwilliger, Lorenzo, Ridgewood, N J, to TITLE GUARANTEE & TRUST CO. Southern Boulevard, w s, 50 n Crotona Park E, late Penfold av. 50x100. Aug 11, demand, 6%. Aug 12, 1905. 11:2942. 5,000

The Moreland Realty & Construction Co to E S Prince Co (incorptd). Hughes av, w s, 278 s Pelham av, 50x87.6. Aug 10, 6 months, 6%. Aug 14, 1905. 11:3078. 1,500

Thorn, Thos H to Fannie H Youngs. Grand av, w s, 150 s 192d st, 50x106. Aug 17, 1905, 3 years, 5 1/2%. 11:3214. 2,000

*Timmerhaus, Arnold to Frank Baumann and ano. 10th st, n s, 205 w Av D, 200x108, Unionport. P M. Prior mort \$2,000. Aug 16, 1 year, 6%. Aug 17, 1905. 1,000

Title Guarantee & Trust Co with Rosetta Lee. Lind av, s w s, 181.3 s w Union st, 25x150x25x143.9. Extension of mort. Aug 14, 1905. 9:2526. nom

*Trompeter, Herman to Cath V McCarthy. Lafayette st, e s, 176.6 s Grace av, 25x73.5x26.7x64.4, St Raymond Park. P M. Aug 15, 3 years, 6%. Aug 16, 1905. 400

*Same to Elmer A Allen. Grace av, s w s, 176.6 s e Lafayette st, 25x73.5x26.7x64.4. Aug 16, 1905, 1 year, 6%. 400

Vollmer, Louis to Ellen E Austin. Prospect av, w s, bet Tremont av and 179th st, and being lot 71 map Ryer Homestead, Tremont, 20x100. Prior mort \$6,000. July 26, 3 years, 5%. Aug 7, 1905. 11:3093. 1,500

Whitney, Annie R to MUTUAL LIFE INS CO of N Y. 3d av, No 2562, e s, 27.3 s 139th st, 27.3x103.10x25x92.11. Prior mort \$—. Aug 8, 1905, due, &c, as per bond. 9:2314. 3,500

Williams, Samuel, Samuel Grodinsky and Isaac Haft to Austin B Fletcher and ano trus Jackson S Schultz. Bathgate av, s w cor 172d st, old line. 110x45.5. June 27, 3 years, 5%. June 28, 1905. 11:2913. Corrects error in issue of July 15, when size was 44.5x110. 41,000

Wynne, John to Twenty-Third Ward Realty Co. Westchester av, No 748, s s, 29 e Brook av, 27x121.9x28x113.10. Prior mort \$20,000. Aug 14, due Aug 30, 1907, 5 1/2%. Aug 16, 1905. 9:2276. 2,500

Same to same. Westchester av, No 750, s s, 56 e Brook av, 27x129.8x28.1x121.9. Prior mort \$20,000. Aug 14, due Aug 30, 1907, 5 1/2%. Aug 16, 1905. 9:2276. 2,500

Same to same. Westchester av, No 752, s s, 83 e Brook av, 27x127.7x28.1x129.8. Prior mort \$20,000. Aug 14, due Aug 30, 1907, 5 1/2%. Aug 16, 1905. 9:2276. 2,500

*Watst, Hugo to John H Burt. 2d av, w s, 600 n 216th st, 75x100.3, Olinville. P M. Aug 3, 3 years, —%. Aug 17, 1905. 1,500

*Same to same. 2d av, e s, 475 n 216th st, 50x99.10, Olinville. P M. Aug 3, 3 years, —%. Aug 17, 1905. 1,000

*Same to same. 2d av, e s, 675 n 216th st, 33.9x100.6x22.5x99.10, Olinville. P M. Aug 3, 3 years, —%. Aug 17, 1905. 500

*Wissmann, Francis de R to John Byrne. Morgan av, s s, being lots 102, 103 and 104, map Villa Sites of Green, Owens & Gelston at Throggs Neck. P M. Aug 15, due July 8, 1910, 4%. Aug 17, 1905. 6,500

Warner, Ella J, Brooklyn, to Oliver B Green et al exrs and trustees will, &c, Andrew H Green. 167th st, n e cor 168th st, runs e 7.11 x e 93.1 x n 25 x w 100 to e s 167th st x s 21 to beginning. P M. Aug 10, 3 years, 6%. Aug 11, 1905. 9:2530. 1,250

Wainwright, Chas to Mosholu Parkway Realty Co. Woodlawn road, w s, 294.10 s Van Cortlandt av, 75x100x80.1x100. Prior mort \$5,250. July 27, due July 30, 1906, —%. Aug 11, 1905. 12:3335. 7,500

Wielandt, Nicholas to Peter Doelger. Eagle av, n e cor Westchester av, 98.9x25x93.4x25.6. Aug 8, due, &c, as per bond. Aug 11, 1905. 10:2624. 7,000

Wells, Florence C wife of and Frank C to Railroad Co-operative Bldg & Loan Assn. 183d st, n s, 95 w Creston av, 25x97, except part for av. Prior mort \$3,250. Aug 11, installs, 6%. Aug 14, 1905. 11:3172. 1,012.64

*Watzky, Minnie to Emma Aldrich. White Plains road, n w s, lot 75 map Washingtonville. 49.5x99.6x49.3x103.4, except part for road. P M. Aug 16, 1905, 3 years, 5%. 5,000

*Same to same. Same property. P M. Aug 16, 1905, 3 years, 6%. 3,000

Zimmerman, Gustav to E Osborne Smith. 182d st, n s, 90 e Morris av, 38x100. Re-recorded from June 30, 1905. June 27, 2 years, 5%. Aug 11, 1905. 11:3171. 1,500

200; Chas McManus Sons, 99 Nassau st; ar't, Henry J Feiser, 150 Nassau st.—1153.

Greenwich st, Nos 371 to 375, 8-sty brk and stone loft and warehouse building, 75x100, slag roof; cost, \$125,000; Fischer Realty Co, 395 Greenwich st; ar't, Joseph Wolf, 1 W 34th st.—1138.

Greenwich st, No 124, 1-sty brk and stone outhouse, 16.6x5; cost, \$800; E Loeb, on premises; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1156.

Jackson st, No 34, 1-sty brk and stone outhouse, 8x11.1; cost, \$1,000; Wm H Schmohl, foot E 14th st and East River; ar'ts, Horenburger & Straub, 122 Broadway.—1133.

Mott st, No 196, two 1-sty brk and stone outhouses, 16.4x8.6 and 21.10x5; cost, \$1,600; Michael Briganti, 19 Marion st; ar'ts, Horenburger & Straub, 122 Bowery.—1143.

Mott st, n e cor Grand st, 6-sty brk and stone store and tenement, 23.8x89.11; cost, \$35,000; Chas I Weinstein, 1531 Madison av; ar't, Geo Fred Pelham, 503 5th av.—1144.

Mulberry st, No 143, 1-sty brk and stone outhouse, 18.4x9.6; cost, \$1,500; Ellen F Clancy, 168 W 76th st; ar't, Chas E Reid, 105 E 14th st.—1119.

Oak st, No 53 | two 1-sty brk and stone outhouse, Catherine st, Nos 76 and 78 | 6x4; cost, \$1,500; Eliza A Thorne, 4 W 14th st; ar't, John Jordan, 483 2d av.—1131.

Oak st, No 50, 1-sty brk and stone outhouse, 4.3x10.11; cost, \$—; Jos Glogan, 356 Canal st; ar't, O Reissmann, 30 1st st.—1151.

5th st, No 519 E, 1-sty brk and stone outhouse, 9.6x13.4; cost, \$1,000; M Beck, 263 Rutledge st; ar't, O Reissmann, 30 1st st.—1134.

7th st, No 23, 1-sty brk and stone outhouse, 6.4x13.8; cost, \$1,000; Chas McManus Sons, 99 Nassau st; ar't, Henry J Feiser, 150 Nassau st.—1152.

10th st, No 401 E, 1-sty brk and stone outhouse, 13.6x4; cost, \$700; Mary A G McLochlin, 310 W 92d st; ar't, James R Dardis, 555 W 140th st.—1115.

BETWEEN 14TH AND 59TH STREETS.

16th st, n s, 345 e Av C, 1-sty brk and stone storage building, 94x23; cost, \$5,000; Department of Health, 6th av and 55th st; ar'ts, Smith, Westervelt & Austin, 7 Wall st.—1136.

23d st, Nos 3047310 E, 12-sty brk and stone loft building 71.5x98.9, tar and gravel roof; cost, \$225,000; E W Bliss Buildings, Inc, 110 Worth st; ar't, W W Knowles, 1133 Broadway.—1118.

25th st, No 213 E, 1-sty brk and stone outhouse, 9.6x13.4; cost, \$1,000; H Hosier, 67-69 Front st; ar't, O Reissmann, 30 1st st.—1124.

25th st, s s, 400 e 1st av, 6-sty brk and stone tenement, 100x83.9, slag roof; cost, \$150,000; City of New York, City Hall; ar'ts, Raymond F Almirall, 51 Chambers st.—1137.

26th st, No 413 W, 1-sty brk and stone outhouse, 9x9.6; cost, \$1,000; J Smith, 413 W 26th st; ar't, Wm G Clark, 438 W 40th st.—1139.

33d st, Nos 334 to 342 E, two 6-sty brk and stone store and tenements, 50x85.9; total cost, \$100,000; The Prudential Construction Co, 35 Nassau st; ar'ts, Horenburger & Straub, 122 Bowery.—1129.

Av B, No 218, 1-sty brk and stone outhouse, 12.8x7; cost, \$600; Mary Bietsch, 886 Tinton av; ar't, Edward Busath, 3202 3d av.—1142.

Av C, Nos 255 and 257, 1-sty brk and stone outhouse, 11.3x9.3; cost, \$500; Eliza J Battjer, 309 E 41st st; ar't, J B Franklin, 335 Broadway.—1130.

5th av, n e cor 19th st, 8-sty brk and stone store and loft building, 43.6x125; cost, \$200,000; City Investing Co, 111 Broadway; ar't, John H Duncan, 208 5th av.—1117.

7th av, No 554, 1-sty brk and stone outhouse, 11.10x4.10; cost, \$600; Mrs. Mary Allen, on premises; ar't, M Zipkes, 147 4th av.—1127.

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

59th st, No 217 E, 1-sty brk and stone outhouse, 10.6x8.10; cost, \$950; B Bartels, 230 E 61st st; ar't, C H Richter, Jr, 68 Broad st.—1157.

68th st, n s, 150 w Av A, 6-sty brk and stone tenement, 50x87.5; cost, \$55,000; Forman & Arcanson, 345 E 120th st; ar't, Geo Fred Pelham, 503 5th av.—1135.

90th st, n s, 315 w 3d av, 1-sty brk and stone stable building, 69x84, gravel roof; cost, \$6,000; Jacob Ruppert, 1639 3d av; ar't, Julius Kastner, 1133 Broadway.—1116.

97th st, s s, 100 w Park av, two 6-sty brk and stone stores and tenements, 50x87.11; total cost, \$96,000; Schlesinger & Fenichel, 65 E 103d st; ar't, Ed A Meyers, 1 Union sq.—1125.

102d st, No 412 E, 2-sty brk factory, 25x100; cost, \$5,000; Dumrauf & Wicke, 410 E 102d st; ar't, Chas Gens, Jr, 210 E 56th st.—1155.

110th st, n s, 260 e 3d av, two 6-sty brk and stone stores and tenements, 41.8x87.11; total cost, \$80,000; Hyman Romm, 221 E 113th st; ar't, M Zipkes, 147 4th av.—1128.

118th st, n s, 240 e Park av, 6-sty brk and stone store and tenement, 50x87.11; cost, \$48,000; Gordon, Levy & Co, 230 Grand st; ar't, Ed A Meyers, 1 Union sq.—1126.

118th st, n s, 350 e 3d av, 6-sty brk and stone store and tenement, 29x87.11, cost \$28,000; Schlesinger & Fenichel, 65 E 103d st; ar't, Ed A Meyers, 1 Union sq.—1121.

1st av, n e cor 100th st, three 6-sty brk and stone tenements, 50x56.11; total cost, \$138,000; Berliner & Greenberg, 54 Livingston st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1147.

PROJECTED BUILDINGS.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Charlton st, Nos 100 and 102, two 1-sty brk and stone outhouses, 42x4; cost, \$2,000; Estate Peter Muller, 74 Wall st; ar't, J J Delany, 467 4th av.—1140.

Chrystie st, No 201, 1-sty brk and stone outhouse, 7x28.4; cost, \$1,-

JOHN C. ORR & CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn Telephone 23 Greenpoint

NORTH OF 125TH STREET.

143d st, s s, 275 e Broadway, 6-sty brk and stone tenement, 100x86; cost, \$125,000; T J McGuire Construction Co, 100 W 139th st; ar'ts, Glosser & Ebert, 70 Manhattan st.—1145. 143d st, n s, 210 e Lenox av, 5-sty brk and stone tenement, 50x87.11; cost, \$45,000; Lieberman & Rosenthal, 89 Lenox av; ar'ts, Glosser & Ebert, 70 Manhattan st.—1148. 143d st, n s, 160 e Lenox av, 5-sty brk and stone tenement, 50x83.10; cost, \$45,000; Lieberman & Rosenthal, 89 Lenox av; ar'ts, Glasser & Ebert, 70 Manhattan st.—1149. 144th st, s s, 160 e Lenox av, 5-sty brk and stone tenement, 50x87.11; cost, \$45,000; Lieberman & Rosenthal, 89 Lenox av; ar'ts, Glosser & Ebert, 70 Manhattan st.—1146. 159th st, s s, 100 e Broadway, two 5-sty brk and stone tenements, 37.6x87.11; total cost, \$84,000; Joseph Newmark, 590 Lenox av; ar't, John Hauser, 360 W 125th st.—1123. 160th st, s w cor Amsterdam av, two 5-sty brk and stone stores and tenements, 40x90; total cost, \$85,000; Reliance Realty and Const Co, 203 Broadway; ar't, Geo Fred Pelham, 503 5th av.—1150. Amsterdam av, w s, 24.11 n 130th st, four 6-sty brk and stone stores and tenements, 37.6x87; total cost, \$150,000; Geiger & Braverman, 207 Grand st; ar'ts, Neville & Bagge, 217 W 125th st.—1122. Amsterdam av, s e cor 185th st, two 6-sty brk and stone stores and tenements, 39.11x10x87; cost, \$90,000; Goodman & Bach, 1745 Lexington av; ar't, Horenburger & Straub, 122 Bowery.—1132. Audubon av, s e cor 167th st, two 5-sty brk and stone stores and tenements, 40x85.6; total cost, \$92,000; Altman Realty Co, 72 W 118th st; ar't, Geo F Pelham, 503 5th av.—1120. Broadway, n s, 263.7 w Terrace View av, two 5-sty brk and stone tenement, 50x88; total cost, \$80,000; Charles Weisbecker, 268 West 125th st; ar't, Henry Anderson, 1183 Broadway.—1154. Jansen av, w s, 293 s Terrace View av, 2-sty frame dwelling, 19x47; cost, \$5,000; G F Wilhelm, 18 University pl; ar't, Wm J Dilthey, 1 Union sq.—1141.

BOROUGH OF THE BRONX.

Loring pl, w s, 237.6 n 183d st, 2-sty and attic frame dwelling, peak shingle roof, 30x50; cost, \$8,500; Kate M Taylor, Aqueduct av, University Heights; ar't, Lionel Moses, 156 5th av.—928. Loring pl, w s, 287.56 n 183d st, 2-sty and attic frame dwelling, peak shingle roof, 30x50; cost, \$8,500; Kate M Taylor, Aqueduct av, University Heights; ar't, Lionel Moses, 156 5th av.—929. Rockwood st, n s, 100 w Old 5th av, 2-sty frame dwelling, 24x32; cost, \$3,000; Jos Schouleben, on premises; ar't, Alfred Kehoe, 206 Broadway.—908. Van Buren st, e s, 288 s Morris Park av, 1-sty frame shed, 25x15; cost, \$2,000; Edward Bergen, Van Buren st; ar't, B Ebeling, West Farms road.—919. 138th st, s s, 401.95 w Cypress av, four 5-sty brk tenements, 37.5x88; total cost, \$120,000; Robt Arnstein, 117 W 114th st; ar't, John Hauser, 360 W 125th st.—913. 138th st, s e cor Brook av, three 6-sty brk tenements, one 37.2x90, two 39x87; total cost, \$130,000; North Western Realty Co, 135 and 137 Broadway; ar't, M J Garvin, 3307 3d av.—926. 138th st, s s, 115.16 e Brook av, four 6-sty brk tenements, 50x87 each; total cost, \$160,000; North Western Realty Co, 138th st and Brook av; ar't, M J Garvin, 3307 3d av.—934. 150th st, n s, 200 e Park av, 1-sty frame wagon shed, 25x25; cost, \$100; Ferdinando Manteleane, 530 Morris av; ar't, T Cunningham, 454 E 150th st.—931. 151st st, s s, 300 e Morris av, 1-sty frame summer garden, 12x12; cost, \$50; Louis Defilippo, on premises; ar't, T J Cunningham, 454 E 150th st.—930. 168th st, s s, 62 e Forest av, 5-sty brk tenement, 50x112; cost, \$50,000; Hugh Kirk, 1162 Hoe av; ar't, J C Cocker, 103 E 125th st.—936. 176th st, n s, 340 e Prospect av, 2-sty frame stable, 25x17; cost, \$1,000; ow'r and ar't, J H Lavelle, 1302 Chisholm st.—909. 215th st, s s, 85 e Maple av, 1-sty brk church, peak tin roof, 15x25; cost, \$550; ow'r and ar't, Frank Lisanti, 3 Maple av, Williamsbridge.—935. Anthony av, w s, bet Tremont av and Mt Hope pl, 5-sty brk school building, 90x85 1/2; cost, \$115,000; City of New York; ar't, C B J Snyder, 59th st and Park av.—902. Bathgate av, e s, 316.10 n 174th st, 5-sty brk tenement, 41x98; cost, \$42,000; Samuel Barkin, 21-23 Park row; ar't, Edw A Meyers, 1 Union Sq West.—924. Brook av, w s, 206 1/2 s 165th st, 6-sty brk stable, 56x94; cost, \$35,000; Slawson-Decker Co, 512 W 57th st; ar't, F A Rooke, 489 5th av.—907. Clay av, w s, 315.6 n 173d st, three 2 1/2-sty brk dwellings, peak slate or shingle roofs, two 18.11x47, one 18.8x47; total cost, \$16,500; Frederick W Brooker, Rye, N Y; ar't, Frederick Jaeger, 1775 Weeks av.—933. Columbus av, n s, 25 w Hancock st, 2-sty frame store and dwelling, 21x48; cost, \$4,500; Jos Gamache and Philip Gillotte, Van Buren st; ar't, B Ebeling, West Farms road.—916. Columbus av, n s, 25 w Hancock st, rear, 2-sty frame dwelling, 24x28; cost, \$2,500; Jos Gamache and Philip Gillotte, Van Buren st; ar't, B Ebeling, West Farms road.—917. Columbus av, s s, 26 w Van Buren st, 3-sty frame tenement, 25x60; cost, \$7,500; J B Marion, Morris Park av; ar't, B Ebeling, West Farms road.—920. Decatur av, w s, 227.3 s 207th st, two 2-sty frame dwellings, 22x46; total cost, \$9,000; Richard Reeves, Lisbon pl; ar't, Geo W Yeandle, Davidson av, Fordham Heights.—921. Franklyn av, n s, 250 e Main st, 2-sty frame dwelling, 22x38.9; cost, \$3,500; B F Wood, Jr, City Island; ar't, Geo S Miller, City Island.—910. Grant av, s s, 203 w Unionport road, 2-sty frame dwelling, 21x48; cost, \$4,000; Samuel Giller, 10 West Farms road; ar't, B Ebeling, West Farms road.—918. Harrison av, e s, 431 n Tremont av, 3-sty frame dwelling, 20x50; cost, \$5,000; Mrs Louise M Schrank, 565 Mott av; ar't, W R Steinmetz, 60 Liberty st.—901. Hughes av, e s, 45 s 188th st, six 2-sty frame dwellings, 20x55; total cost, \$30,000; Belmont Realty and Trust Co, 295 Broadway; ar't, Chas S Clark, 709 Tremont av.—903. Lind av, e s, 85.1 n 165th st, 2-sty and attic frame dwelling, peak shingle roof, 21x46; cost, \$5,000; Mrs E A Davis, 215th st and Amsterdam av; ar'ts, Ahneman & Younkheere, 2703 Kingsbridge Terrace.—923.

Morris Park av, s s, 52 e Van Buren st, 1-sty frame office building, 10x10; cost, \$100; lessee and ar't, Chas P Foy, 232 Hancock st.—915. Newell av, e s, 100 s Elizabeth st, 2-sty and attic frame dwelling, peak tin and slate roof, 21x55.6; cost, \$5,000; Johann A Bauer, 424 E 14th st; ar't, Gustav Schwarz, 554 E 158th st.—922. Ogden av, n w cor 161st st, 5-sty brk store and tenement, 75x85.6; cost, \$90,000; Egan & Halley Co, 516 W 182d st; ar'ts, Neville & Bagge, 217 W 125th st.—904. Prospect av, e s, 100 s 156th st, 5-sty brk tenement, 50x100.8 and 74.1; cost, \$45,000; Wm Sugarman, 19-21 Park row; ar't, Edw A Meyers, 1 Union sq West.—925. Summit av, e s, 75 n 161st st, 5-sty brk tenement, 45x63; cost, \$10,000; Egan & Halley, 516 W 182d st; ar'ts, Neville & Bagge, 217 W 125th st.—912. Summit av, n e cor 161st st, 5-sty brk tenement, 75x95; cost, \$90,000; Egan Halley, 516 W 182d st; ar'ts, Neville & Bagge, 217 W 125th st.—905. Union av, No 1046, 2-sty brk stable, 33x82; cost, \$7,500; Mrs Grace C Royal, on premises; ar't, Rudolph Moeller, 959 E 165th st.—914. Webster av, e s, 48 s 178th st, 3-sty brk telephone exchange and offices, 52x90.2; cost, \$75,000; N Y Telephone Co, 15 Dey st; ar'ts, Eidlitz & McKenzie, 1123 Broadway.—927. Westchester av, s w cor Virginia av, 1-sty frame shed, 36x15; cost, \$250; Rosa Sohl, on premises; ar't, Henry Conrad, 11th st and Av D.—911. White Plains road, e s, 200 s Pelham Parkway, 2-sty and attic frame dwelling, peak shingle roof, 30x32, extension 18.6x18; cost, \$6,500; Wm Wilkinson, on premises; ar't, Chas S Clark, 709 Tremont av. 906. 3d av, s w cor 156th st, 2-sty brk department store, 50.92x84.45 and 94.51; cost, \$20,000; John Frees, 156th st and Courtlandt av; ar't, M J Garvin, 3307 3d av.—932.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Attorney st, Nos 37-39, install toilets, windows, tank, skylights, to four 5-sty brk and stone stores and tenements; cost, \$5,000; M Kirchbaum, 113 E 91st st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2300. Broome st, Nos 419-421, erect pent house, to 5-sty brk and stone store and loft building; cost, \$400; Wilkinson Bros & Co, on premises; ar't, J Odell Whitenack, 99 Vandam st.—2379. Catharine st, No 31, install stores, toilets, shaft, to 5-sty brk and stone tenement; cost, \$6,500; Samuel Coanner, 160 Park row; ar't, Benj Steckler, 320 Broadway.—2311. Cherry st, Nos 51-53, install toilets, windows, to 4-sty brk and stone tenement; cost, \$1,500; C Wishmann, on premises; ar't, O Reissmann, 30 1st st.—2233. Clinton st, No 131, install toilets, windows, to 5-sty brk and stone store and tenement; cost, \$900; Esther Weiss, 12 E 87th st; ar't, Chas Garterstein, 12 E 87th st.—2274. Clinton st, No 148, install toilets, stairs, windows, to 5-sty brk and stone tenement; cost, \$7,500; Samuel Banner, 160 Park row; ar't, Benj Steckler, 320 Broadway.—2265. Charles st, No 106, install toilets, windows, to 5-sty brk and stone tenement; cost, \$250; Eva Wittman, Convent Station, N J; ar't, Wm S Boyd, 561 Hudson st.—2216. Columbia st, No 125, install toilets, windows, to 5-sty brk and stone tenement; cost, \$500; L Lowenton, 125 Columbia st; ar't, Harry Zlot, 230 Grand st.—2201. Catherine st, No 79, store fronts, shaft, partitions, toilets, to 4-sty brk and stone tenement and store; cost, \$5,100; Dr Bernard Scheinkman, 174 Canal st; ar't, Richard Rohl, 128 Bible House.—2320. Chrystie st, No 90, install toilets, windows, to two 4-sty brk and stone tenements and stores; cost, \$1,800; A M Shrayd, Bailey av, Kingsbridge, N Y; ar't, S B Ogden & Co, 954 Lexington av.—2324. Chrystie st, No 36, install toilets, windows, skylight, to 5-sty brk and stone tenement; cost, \$5,000; I Silverman, 27 Chrystie st; ar't, M Zipkes, 147 4th av.—2329. Chrystie st, No 97, install toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; D W Sherwood, 150 Canal st; ar't, O Reissmann, 30 1st st.—2373. Clinton st, n w cor Rivington st, 1-sty brk and stone rear extension, 6x20, show windows, to 7-sty brk and stone store and tenement; cost, \$600; Jennie Kamsler, 171 2d st; ar't, Charles C Straub, 122 Bowery.—2276. Delancey st, s e cor Orchard st, 6-sty brk and stone side extension, 11.7x92.6, partitions, windows, piers, to 6-sty brk and stone store and tenement; cost, \$25,000; Abraham Elterman, 21 W 111th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2190. Elizabeth st, Nos 113 to 117, install shaft, partitions, windows, to three 5-sty brk and stone stores and tenements; cost, \$6,000; Solomon Alter, 25 Mt Morris Park West; ar'ts, Horenburger & Straub, 122 Bowery.—2341. East Broadway, No 244, install toilets, skylights, windows, to two 5-sty brk and stone stores and tenements; cost, \$3,500; Jacob Harris, 280 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2312. East Broadway, No 57, install toilets, windows, to 4-sty brk and stone tenement; cost, \$350; Mrs Toba Eisenstein, 43 East Broadway; ar't, Max Muller, 3 Chambers st.—2219. Eldridge st, No 201, install shaft, toilets, windows, to 5-sty brk and stone store and tenement; cost, \$2,500; Louise Simon, 98 Lexington av; ar't, J R Dardis, 555 W 140th st.—2179. Eldridge st, No 177, install toilets, windows, shaft, to 5-sty brk and stone tenement; cost, \$2,000; Joseph Kaplan, 43 Clinton st; ar't, Harry Zlot, 230 Grand st.—2230. Eldridge st, No 226, install shaft, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; J Hurwich, on premises; ar't, O Reissmann, 30 1st st.—2372. Forsyth st, No 167, install toilets, windows, skylight, to 5-sty brk and stone tenement; cost, \$2,000; Estate of Wolf Kornenthal, 13 E 49th st; ar't, M Zipkes, 147 4th av.—2326. Goerck st, No 66, install toilets, windows, piers, show windows, to 5-sty brk and stone tenement; cost, \$5,500; Nathan Schaincupp, Arverne, L I; ar't, M Zipkes, 147 4th av.—2208. Greenwich st, No 26, build shaft, partitions, to 4-sty brk and stone tenement; cost, \$2,000; estate of Walter A Burk, 11 1/2 Morris st; ar't, Harry Zlot, 230 Grand st.—2203.

. THE GEORGE A. JUST COMPANY
WASHINGTON, D. C., "THE COLORADO" 452 FIFTH AVENUE, NEW YORK
IRONWORK FOR BUILDINGS

Walker st, Nos 119-125, install stairs, stores, to 4-sty brk and stone store and loft building; cost, \$500; Hander & Hooper, 132 White st; ar't, Richard Rohl, 128 Bible House.—2303.

Weehawken st, No 11, install toilets, windows, to 4-sty brk and stone tenement; cost, \$1,000; Goldberg & Greenberg, 140 Nassau st; ar't, Max Muller, 3 Chambers st.—2297.

Washington st, Nos 3 and 5, install windows, partitions, to 6-sty brk and stone tenement; cost, \$1,000; Washington Building Co, 1 Broadway; ar't, Wm J Lawlor, 1 Carlisle st.—2337.

5th st, No 410 E, install toilets, windows, shaft, to 5-sty brk and stone tenement; cost, \$490; Henry Gucker, 235 3d av; ar't, Charles M Sutton, 70 5th av.—2315.

9th st, No 703 E, install toilets, windows, to 5-sty brk and stone tenement; cost, \$1,200; M Eschwege, on premises; ar't, O Reissmann, 30 1st st.—2349.

12th st, No 513 E, install toilets, windows, to two 4-sty brk and stone tenements; cost, \$3,000; S Schlessinger, 513 E 12th st; ar't, O Reissmann, 30 1st st.—2347.

12th st, Nos 156 and 158, install windows, partitions, to two 3-sty brk and stone dwellings; cost, \$2,500; The St Vincent's Hospital, 149 W 12th st; ar'ts, Schickel & Dilmars, 111 5th av.—2317.

12th st, Nos 115-121 E, install stairs, extend mezzanine floor, to 2-sty brk and stone power house; cost, \$500; ow'r, ar't and b'r, The New York Edison Co, 55 Duane st.—2306.

14th st, No 606 E, install toilets, windows, partitions, to two 4-sty brk and stone tenements; cost, \$5,000; Philip Rosenbaum & P Clemente, 107 Forsyth st; ar't, M Zipkes, 147 4th av.—2328.

16th st, No 618 E, install toilets, windows, skylights, to 5-sty brk and stone tenement; cost, \$2,000; J Saltzstein, 350 E 15th st; ar'ts, Bernstein & Bernstein, 24 E 22d st.—2302.

18th st, No 455 W, install windows, toilets, to two 4-sty brk and stone tenements; cost, \$1,500; Charles Endler, Hoboken, N J; ar't, Thomas H Styles, 449 W 28th st.—2330.

20th st, No 4 E, install new floors, plaster partitions, to 5-sty brk and stone store building; cost, \$2,000; Estate of J A Roosevelt, 33 Wall st; ar't, John H Duncan, 208 5th av.—2356.

23d st, Nos 115 and 117 W, install stairs, windows, to 5-sty brk and stone store and loft building; cost, \$2,000; Estate of A B Darling, 196 5th av; ar'ts, Jardine, Kent & Jardine, 1262 Broadway.—2363.

24th st, No 235 W, install toilets, windows, partitions, to 6-sty brk and stone store and tenement; cost, \$5,000; Simon C Bernstein, 491 Broadway; ar't, Edward Shire, 22 Pine st.—2351.

25th st, No 58 W, build walls to 4-sty brk and stone store and residence; cost, \$1,500; Jean B Gutlin, on premises; ar't, P F Brogan, 119 E 23d st.—2316.

26th st, No 321 E, install partitions, windows, to two 5-sty brk and stone tenements; cost, \$1,100; Heinrich Luning, 532 Kosciusko st; ar'ts, Rettig & Jost, 215 East 28th st.—2310.

27th st, No 314 E, install toilets, windows, to 4-sty brk and stone tenement; cost, \$300; Mrs Magdalin H Wright, Hempstead, L I; ar't, J W Davis, Jr, 546 E 161st st.—2359.

29th st, s s, 50 e 8th av, erect sign to 1-sty brk and stone store building; cost, \$7,500; P & J Gallagher, 460 6th av.—2353.

29th st, No 406 W, 1-sty brk and stone rear extension, 10x10.6, install toilets, partitions, to 4-sty brk and stone tenement; cost, \$1,200; M Smith, 406 W 29th st; ar't, Wm G Clark, 438 W 40th st.—2364.

38th st, No 308 W, install toilets, windows, to 4-sty brk and stone tenement; cost, \$1,000; William Heim, on premises; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2301.

40th st, No 301 E, install shaft, windows, to 5-sty brk and stone tenement; cost, \$600; L Lehmyer, 305 E 55th st; ar't, Otto L Spannake, 200 E 79th st.—2354.

41st st, n s, 162 e 1st av, install windows, partitions, walls, to 1-sty brk and stone automobile house; cost, \$5,500; ow'r, ar't and b'r, The New York Edison Co, 5 Duane st.—2362.

42d st, s s, 225 e 8th av, install windows, stairways, new roof, to 3-sty brk and stone theatre; cost, \$775; Oscar Hammerstein, n w cor 7th av and 42d st; ar'ts, J B McElPatrick & Son, 1402 Broadway.—2340.

46th st, No 305 E, install toilets, windows, to 5-sty brk and stone tenement; cost, \$5,500; E Held, on premises; ar't, Otto L Spannake, 200 E 79th st.—2355.

53d st, Nos 118 to 122 W, rearrange roof, new floors, partitions, to 2-sty brk and stone power-house; cost, \$5,000; ow'r, ar't and b'r, New York Edison Co, 55 Duane st.—2361.

57th st, No 15 E, 4-sty brk and stone rear extension, 14x24, install partitions, foundations, to 4-sty brk and stone dwelling; cost, \$40,000; R T Wilson, Jr, 722 5th av; ar'ts, Hoppin, Koen & Huntington, 244 5th av.—2319.

58th st, Nos 155 to 175 W | install windows to four 10-sty brk and
59th st, No 180 W | stone apartments; cost, \$1,200; Estate
J J McComb, 919 7th av; ar'ts, Buchman & Fox, 11 E 59th st.—2346.

64th st, No 119 E, build stairs, to 3-sty brk and stone dwelling; cost, \$250; ow'r and ar't, Chas A Platt, 36 E 20th st.—2305.

66th st, No 49 E, install stairs, partitions, chimney, to 4-sty brk and stone dwelling; cost, \$10,000; Bainbridge Colby, 120 Broadway; ar'ts, Howell & Stokes, 100 William st.—2336.

67th st, Nos 52 and 54 W, add 1 story to 2-sty brk and stone garage; cost, \$7,500; Wm H Hubbell, on premises; ar'ts, Ress & Rossbach, 1947 Broadway.—2332.

71st st, No 163 E, install partitions to 3-sty brk and stone dwelling; cost, \$500; A W Lord, 16 E 23d st; ar't, Lord & Hewlett, 16 E 23d st.—2323.

74th st, No 502 E, 2-sty brk and stone rear extension, 21x32.6, to 2-sty brk and stone marble shop; cost, \$6,000; Eastern Marble Co, 502 E 74th st; ar't, Wm Flanagan, Jr, foot East 26th st.—2293.

85th st, No 225 E, install toilets, windows, to 4-sty brk and stone tenement; cost, \$700; Wm T Innes, 116 E 30th st; ar't, J W Davis, Jr, 546 E 161st st.—2360.

87th st, No 538 E, install brk walls, roof beams, to 3-sty brk and stone laundry building; cost, \$7,500; Sisters of Missiordia, 537 E 87th st; ar'ts, Davis, McGrath & Shepard, 1 Madison av.—2298.

99th st, No 71 W, install partitions to 5-sty brk and stone tenement; cost, \$1,000; Henry Behringer, on premises; ar't, Fred Kaiser, 639 Eagle av.—2333.

Av B, Nos 26 and 28, install vent shaft, partitions, toilets, to two 5-sty brk and stone tenements; cost, \$1,800; Julius B Fox, 176 E 109th st; ar't, L A Goldstone, 110 W 34th st.—2336.

Av C, No 168, install toilets, windows, to 5-sty brk and stone tenement; cost, \$1,200; Henry Austerweis, 168 Av C; ar't O Reissmann, 30 1st st.—2350.

Amsterdam av, No 2154, install partitions, bake oven, dumb waiter, to 5-sty brk and stone store and tenement; cost, \$1,200; August Wesels, 813 Columbus av; ar't, Chas Stegmayer, 168 E 91st st.—2335.

Broadway, n w cor Dey st, cut walls, install steel stacks, to 9-sty brk and stone office building; cost, \$8,000; Western Union Telegraph Co, 195 Broadway; ar't, Eidlitz & McKenzie, 1123 Broadway.—2322.

Broadway, Nos 889 and 891, install fireproof staircase, beams, to 8-sty brk and stone store and loft building; cost, \$5,000; Goelet Estate, 9 W 17th st; ar't, Harry E Donnell, 3 W 29th st.—2352.

Broadway, n e cor Fulton st, install elevator shaft, store fronts, piers, to 5-sty brk and stone store and office building; cost, \$30,000; E M Knox, 26 E 83d st; ar'ts, Jackson & Rosencrans, 31 Union sq.—2345.

Broadway, Nos 1260 to 1266, install show windows to 5-sty brk and stone store and loft building; cost, \$5,000; Wm R H Martin, Greenwich, Conn; ar'ts, Townsend, Steinle & Haskell, 29 to 33 E 19th st.—2339.

Broadway, No 1226, install vault, 31.1x17.9, partitions, to 3-sty brk and stone store building; cost, \$7,000; Theodore B Starr, 3 W 53d st; ar't, John H Duncan, 208 5th av.—2304.

Columbus av, No 800, install show windows to 5-sty brk and stone tenement; cost, \$500; Jacob Selig, 8 St Luke's pl; ar't, B W Berger & Son, 121 Bible House.—2331.

Lexington av, No 1755, install toilets, windows, to 4-sty brk and stone tenement; cost, \$1,500; J Rabinowitz, 137 Eldridge st; ar't, O Reissmann, 30 1st st.—2348.

Pleasant av, No 277, install store fronts, partitions, to 3-sty brk and stone tenement; cost, \$800; G Russo, 277 Pleasant av; ar't, E Wilbur, 120 Liberty st.—2300.

1st av, n w cor 28th st, install brick walls to 1-sty brk and stone stable and storage building; cost, \$1,000; Myls Realty Co, 479 1st av; ar't, Max Groebe, 479 1st av.—2313.

3d av, No 712, install toilets, windows, tank, to 5-sty brk and stone tenement; cost, \$1,000; Pauline Goldstein, on premises; ar't, Harry Zlot, 230 Grand st.—2358.

6th av, No 22, install toilets, shaft, to 5-sty brk and stone tenement; cost, \$490; Henry Gucker, 235 3d av; ar't, Charles M Sutton, 70 5th av.—2314.

7th av, No 1962, install toilets, windows, to 5-sty brk and stone store and tenement; cost, \$1,800; Kaskel, Hahn & Binder, 31 W 61st st; ar'ts, Holmes & Barry, 562 E 156th st.—2295.

9th av, No 551, install toilets, windows, to 4-sty brk and stone store and tenement; cost, \$1,000; Carroll Cunneen, 1933 7th av; ar't, Warren H Conover, 116 W 33d st.—2294.

10th av, No 774, install partitions to 5-sty brk and stone tenement; cost, \$2,000; Harry M Kahn, 50 Broadway; ar't, Wm C Sommerfeld, 9 Union sq.—2344.

10th av, No 669, install toilets, windows, to 5-sty brk and stone tenement and stores; cost, \$1,500; Estate of Henry Astor, 51 W 42d st; ar't, S B Ogden & Co, 954 Lexington av.—2325.

BOROUGH OF THE BRONX.

Ford st, No 600, 1-sty frame extension, 24x14.6 and 19.1, to 2-sty and attic frame dwelling; cost, \$600; D Wendelen, 602 Ford st; ar't, Chas Stegmayer, 306 E 82d st.—443.

Jennings st, n e cor Chisholm st, 1-sty frame extension, 25x12, to 2-sty frame dwelling; cost, \$200; Adolph Gollubir, 1050 Jennings st; ar't, Rudolph Werner, 4207 3d av.—454.

Lorillard pl, e s, 24.5 s 188th st, new bath room, new partitions, &c, to 2-sty frame dwelling; cost, \$300; Geo Schaefer, 979 Dawson st; ar't, Wm N Behrens, 898 Oak Terrace.—456.

11th st, n s, 310 w Av C, Unionport, 1-sty frame extension, 20x9 to 2-sty frame dwelling; cost, \$150; Mrs McGrath on premises; ar't, P J Gunderson, 187th st and Bronxdale av.—447.

145th st, s e cor Brook av, 1-sty and basement brk extension, 24.11x 31.3, and new partitions, to 3-sty brk tenement; cost, \$2,200; Harry Isaacson, 786 E 145th st; ar't, Nathan Lanzer, 81 E 125th st.—435.

152d st, No 628, 1-sty frame extension (3.10x5.6, new water closets), to three 3-sty frame tenements; total cost, \$850; Mrs F E Kitchell, 58 Hamhurst st, Weehawken; ar't, Herman Roenberger, 682 E 159th st.—445.

175th st, n s, 70 w Topping av, 2-sty frame extension, 14x22, to 2-sty and attic frame dwelling; cost, \$1,500; Mrs M Gargan, on premises; ar't, Chas S Clark, 709 Tremont av.—438.

179th st, n s, 100 w Marmion av, move 1 1/2-sty frame dwelling; cost, \$1,500; Enos J Joseph, 2053 Marmion av; ar't, Rudolph Werner, 4207 3d av.—436.

184th st, No 595, replace peak by flat roof, of 1 1/2 sty frame dwelling; cost, \$150; Sebastiano Milice, on premises; ar't, Frederick Jaeger, 1775 Weeks av.—440.

214th st, e s, 141 w Maple av, rear, 2-sty frame extension, 18x14, to 1 1/2-sty frame stable; cost, \$150; Antonio Popantonio, 33 E 214th st; ar't, Chas S Clark, 709 Tremont av.—448.

215th st, s s, 110.9 e White Plains av, 2-sty frame extension, 22x 18.5, to 2-sty frame dwelling; cost, \$350; Catherine Russo, 684 Tremont av; ar't, Chas S Clark, 709 Tremont av.—449.

215th st, s e cor Maple av, new side wall, to 2-sty frame dwelling; cost, not given; ow'r and ar't, Frank Lisante, 3 Maple av.—458.

Beaumont av, e s, 93 s 183d st, 2-sty frame extension, 14x10.6, and new partitions, and new bath rooms, &c, to 2-sty frame dwelling; cost, \$2,000; Chas Lembach, Crotona av, near 183d st; ar't, Emil Ginsberger, 729 6th av.—455.

Erock av, s w cor 134th st, 1-sty brk extension, 19.4 and 47.2x38 and 25, to 5-sty brk factory; cost, \$5,000; Frederick Abendschein, on premises; ar't, Julius Spindler, 150 E 113th st.—437.

Columbus av, n s, 75 w Lincoln st, 2-sty frame extension, 22x14, and new partitions, to 2-sty frame dwelling; cost, \$2,200; Andreas Hammer, Columbus av, Van Nest; ar't, P J Gunderson, 187th st and Bronxdale av.—446.

Franklin av, No 1168, 1-sty added to 2-sty frame academy; cost, \$2,000; Sisters of Charity, St Vincent de Paul, on premises; ar't, Franklin A Green, 2255 Broadway.—457.

Hughes av, e s, 213 n 181st st, 2-sty frame extension, 14x4, to 2-sty frame dwelling; cost, \$300; Belmont Realty Co, 395 Broadway; ar't, Chas S Clark, 709 Tremont av.—451.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Table listing various individuals and companies with their names, addresses, and associated numerical values. The table is organized into columns and includes entries such as 'Foon, Li-Le Yin', 'Fishbone, Max-D Sylvan Crakow and ano.', 'Ferguson, Alan R-Cornelia E Cornwell', etc.

CORPORATIONS.

SATISFIED JUDGMENTS.

Table listing various corporations and judgments with their names and associated numerical values. The table includes entries such as 'Expert Dentists' Association of N Y-Chas W Dyer', 'Italian American Engineering Co-Antonio Cagliostro', etc.

