THERE is not much to be said of the stock market this week, beyond the conclusions reached and commented upon in these columns for two weeks past. There is no extended speculation, except what is going on in half a dozen stocks, such as the Hardman issues, Pennsylvanias, Reading and Amalgamated Copper. Outside of these issues, the market is dull and lifeless, but with a very strong undercurrent. For the want of a better reason, I am inclined to attribute the public, politics is commonly assigned cause of the dullness and inertia. Of course, money at this season of the year is always a bugaboo, and the recollection of rates ranging from fifty to one hundred per cent, last November and December is still too fresh in the minds of people who were the victims of these exacting rates, not to act as a deterrent against running in debt just at this time. A section of the banking interest is inclined to hope that Secretary Shaw’s plans for preventing such another disastrous exhibition of inordinate rates at this center will be successful, but until the money situation is clearer the bulls may have uphill work, and their present successful operations may be due to a larger short interest than was supposed. This short interest may remain uncovered pending the development of the autumn money conditions, in which case, if money should not become stringent, the removal of features in the bulls, and the necessities of the bears coming together might result in a startling advance in prices, particularly for those issues which have been selected for short sales. The buying of Pennsylvanias this week for the first time in a long period has been both aggressive and confident. It would be a very surprising thing if Pennsylvania should prove to be the leader in next week’s speculation. Two weeks ago we said of the Russian situation and its influence on the financial world that it was bound to improve through the mere exhaustion of the people, who were beginning to give evidence that they were tired of dancing to the tune played by the extremists of the several parties. Notwithstanding the many disquieting events in that unhappy country, it is apparent that all but the professional agitators are growing weary of the strife and strain, and the vogue of revolution has been burnt out by the latest news. Still the end is not yet, and the unexpected may happen, as the monotonous record of acts of violence are scarcely reassuring.

THE purchase of the present site of the Union Dime Savings Bank, on Greeley Square, by the City Investing Company is a very interesting transaction. It is interesting not only because of the high price which has been paid, but because it shows how peculiarly valuable these irregular plots, with frontages on three streets, have become. It is a great pity that the layout of this part of the city, which, in a little more room, would have entirely dispensed with such irregular plots if it had been possible to do so, but, as it happened, the diagonal course of Broadway could not very well be altered, even at that early date, and the consequence was that wherever Broadway crossed a longitudinal avenue in their new rectangular plan, it was necessary to introduce irregularities in the plan. These irregularities, which were regarded at the time as necessary evils, have proved to be great boons for the contemporary exploiter of real estate, because they afford him unusually good sites for tall buildings. The big rectangular blocks are very bad in that respect, because, unless the whole block frontage is purchased, the light and air on two sides of the skyscraper is placed in a precarious position; and when a skyscraper is erected on a corner plot, it is generally necessary to purchase and reserve adjoining property in order to afford the offices in the building a sufficient supply of sun light. But a small plot, facing on three streets, like the one just purchased by the City Investing Company, offers no such drawback. A building erected on such a plot will have good light and air secured to it in perpetuity, and that is the reason why the two tallest buildings erected in Manhattan north of the financial district are the Fuller and the “Times” buildings. Doubtless a similar structure would eventually be erected on the present site of the Union Dime Savings Bank, and the securing of this property by the City Investing Company is an evidence of wise and far-seeing management. Greeley Square will undoubtedly be the most important business center uptown, and well-lighted offices in this square will command higher rents than they will in any other part of the middle section of Manhattan. Within five years the square will be enclosed by skyscrapers, and the only possible threat to its future prosperity consists in its bad plan. It is not properly laid out to accommodate conveniently all the business which will eventually be concentrated at that point, and it is probable that the demand for more space and the Tunnels which will run under the square will result before many years in the building of a new square at that point below the surface.

IS the art of the sculptor and stone-carver to become a dead letter, or will it receive an additional impetus? This question is suggested by the exhibition of a sculpturing machine, the invention of Augusto Bontempi, of Italy. It was shown in operation at the Pittsburgh Plate Glass Manufacturing Company’s building at 1313 Liberty avenue, last April. On August 7 it is truly a marvelous device, and is calculated to exercise a great influence on sculpture and carving in marble, stone and wood and in the reproduction of the art treasures of ancient or modern times. The exhibition at the company’s building at 316 Hudson street, on Tuesday morning last, was attended by the exact number of members of the press, architects, builders and men in the marble business. The exhibition was by no means experimental, as the machine was invented about four years ago, and is in practical operation in several countries throughout the continent of Europe and in the latter country it was introduced by Sir Arthur Conan Doyle, of "Sherlock Holmes" renown. This Bontempi machine should ultimately effect something in the nature of a revolution in the carving of stone, marble or in sculpturing. It executes busts in seven hours which would require six weeks’ work by hand. Replicas of art treasures of statuary are produced by the Bontempi machine perfect in every way as the originals. Special adaptations of the device will carve ivory, Jasper, porphyry, mother-of-pearl, silver, bronze and other materials. The possibilities of the machine are almost unlimited. The exhibition of the ancient or modern work of the sculptor’s art can now be reproduced so that what is equal to the original may become familiar to everybody throughout the civilized world. The Sculpture was Mr. Bontempi calls it, will prove a large factor in the beautification of cities, as it will make the very best stone or marble artistic, ornamental and decorative work procurable at a comparatively small cost.

FAATHER KNIICKEROCKER has his own system of finance, which is set in a little world of its own, and on respects conservative. It provides that bondholders should be preferred creditors, though none of them need ever have the slightest reason to doubt the fullness of the security which Father Knickerbocker has to offer. Certain revenues of the city are applied to its ordinary expenses. These amount in any year to about $8,000,000, and include fees, franchises, licenses, interest, commissions and penalties. The other items of city revenue, exclusive of taxes, are set aside, as for the sinking fund, to be held for the benefit of bond owners and to be applied to payment of the bonds when the city is getting in any year $700,000 from the sale of real estate, $50,000 from market rents and fees, $3,400,000 from docks, $290,000 from licenses, $250,000 from street vault privileges, $25,000 from gas franchises, $225,000 from railroad franchises and $160,000 as interest on the city’s paper in its public hands. But the official theory being that as such interest comes from property on which the city bondholders have a lien, the interest should be safeguarded for the bondholders, or, rather, should be held for their benefit under the same conditions as the psy-
The Methods of Real Estate Brokers.

EVERYBODY interested in New York real estate is familiar, of course, with the change which has taken place in brokers' methods during the past ten or fifteen years. Time was when a speculator who wished to make a large or small purchase simply waited at the owner's office or offices, and a large part of the brokerage business was done entirely by the walls, the dome rises 69 ft. from the street level. Colored granite. The auditorium is 52 ft. square. Supported

The Madison Square Presbyterian Church, at Madison av and 24th st, was organized in 1853, in response to the growing wishes of the congregation to assume that of the new organization. A. Lederer is in charge for the wrecking company. The Madison Square Presbyterian Church, at Madison av and 24th st, was organized in 1853, in response to the growing wishes of the congregation to assume that of the new organization. A. Lederer is in charge for the wrecking company. The Madison Square Presbyterian Church, at Madison av and 24th st, was organized in 1853, in response to the growing wishes of the congregation to assume that of the new organization. A. Lederer is in charge for the wrecking company.
Brick manufacturers association cannot curtail output when prices may be advanced again.

Brick values have reached a level at which they will probably rest for a time, the lowest in several years. Attempts to control costs by forcing down energy and material prices seem to be unavailing in this trade, and the consequence is that builders have the full benefits resulting from unlimited independence. It is understood that a suggestion was made at a recent meeting of the Manufacturers and Dealers' Association to have each manufacturer pay 15 cents for each machine operated by any individual brick manufacturer, to be paid to the general association in case of a violation of the agreement. But a sufficient number of manufacturing firms would not consent to that, and there was some fear that such action would be considered as a restraint of trade. Nine more manufacturing plants than last year, and extensive enlargements of some of these have resulted in a very important, if not necessarily a diminishing requirement for material.

Other lines seem not to be particularly assailed by such circumstances as have relieved the brick manufacturers. Cement and other masonry materials are still commanding the highest prices of the season. The North Carolina pine manufacturers have been obliged to propose measures for the curtailing of output, and lumber lumber has been let down sufficiently to take the previous very high prices of $29, though the maximum rate of $22.50 continues to hold.

Mr. Howland's views.

Francis N. Howland, of Candee, Smith & Howland, foot of East 20th St., president and treasurer of the Distinctive Masons' Building Material, remarked this week that it was a difficult matter for anyone to properly forecast the building situation in this city or in any positive way account for the present mixed up and unsatisfactory state of affairs.

The extremely high prices of building material," said Mr. Howland, "are due to the advance in cost of building plots, that has brought the building situation to a point where it is better to make haste slowly, at least until the loan market improves to a very marked extent.

The current situation is such as to encourage the stockholders in the National Bank of Newburgh, and President of the National Bank of Newburgh, and President of the Newburgh Savings Bank. He was 82 years old, worth several millions, and 30 years ago was prominent in the wholesale drygoods trade here, being head of the firm now known as Tef, Weller & Co., but then as James M. Wente & Co., Ny.

Mr. E. W. T. Gray, who has for years been manager of the New York sales office of the Westinghouse Electric & Manufacturing Company, resigned recently to take up commercial work in the Westinghouse Electric & Manufacturing Company. Mr. Gray has been with the Westinghouse Company about the season of the year 1890, starting in the laboratory of the original works in the heart of the city of August 11, 1906 RECORD AND GUIDE 253
West Farms Waits for Builders
Fortunes Can Be Made There—Small Loans Available
Nothing to Rent in Bedford Park and Williamsbridge

The vacancies in the East Bronx appear to be confined to the new houses in the southeastern section, where a class of houses has been erected not altogether adapted to the neighborhood. In the central and northern sections of the borough, properties are well occupied, and values are firm.

The situation seems to be that in some quarters a type of house has arisen which such a large part of the community cannot now afford not only to high cost of land, but also to constructive design and building costs, which the surrounding public is unwilling to meet. For less money commodious apartments can be had in some buildings, and invasion of the rental market first when it is a matter of competition between the two types.

Nearly a year concessions have been offered in special cases, and builders and owners of new houses have been persuaded to modify schedules which were considered more attractive to buyers than to renters. In this connection a story is told of a prospective buyer who went to an agent and broker for some free information concerning values in the vicinity. "I am assured," said he, "that the rent roll in the house I am thinking of buying runs from $35 to $45 a month." To this the broker returned: "Sir, the present owner has asked such rates, but I am informed he has never been able to obtain them."

"But I have seen receipts for $25," calculated the bargain hunter. "Well, I know that the highest rent next door is only $18, because I collect it."

Nevertheless, the speculative gentleman, relying on the genuineness of the receipts, bought the house, and a month later, with the same rooms. At the present time I have scarcely any rooms to rent."

In cases perhaps numerous in some sections, properties may be held on margins so slender that the summer dullness of real estate for the borough as a whole, in spite of sectional growth with promised transit outlets to the suburbs, has always been identified with the sales department.

MARKET GOOD FOR SMALL LOANS.

Fiicklen & Stougham, who have just completed five miles of cement sidewalk in Douglass Manor, have been awarded the contract for the rest of the grading, cement sidewalks and macadamized streets at Broadway-Flushing. This is one of the largest contracts ever awarded in the Borough of Queens, and will amount to approximately a quarter of a million dollars. Fiicklen & Stougham claim to be the largest sidewalk builders in the United States. They also have contracts with the Realty Trust Company at Ozone Park, the East River Transportation Co. at East New York, and with the City of New York for five miles of cement curb and gutter on Staten Island.

Beds Park and Williamsbridge.

Wilbur L. Varian, of 2777 Webster av, said it was almost impossible to get houses for rent in the vicinity of Bedford Park, Williamsbridge, and Van Cortlandt Park.

"There are a number of floors in 2-family houses to be had, and a fair demand for them. What we want at Bedford Park, in the vicinity of the "L" station, is a number of good flat houses."

"The general market at present is inactive, but in my opinion this is caused by the hot weather and the vacation season. We are looking forward to a good fall business."

Bronx Streets Closed.

Under recent proceedings the Board of Estimate has taken cognizance of the desire of manufacturing and commercial interests situated on water frontage to have land enough for the expansion of their business, by making a very considerable change in Bronx street lines.

The changes are somewhat radical and consist of the closing and discontinuing of four of the existing streets leading to the water front, between Eastern Boulevard and the bulkhead line, while every third street in that region is to be widened, and unbroken plots with a width of 720 ft, which will be available for large commercial or manufacturing purposes. While changes of the city map for trivial reasons are inexcusable, there is no need it should be so in this case. In effect, the plan which would block off a width of 200 ft along the water front is impossible to build up large commercial enterprises employing a large amount of capital, while Messrs. Morey and their associates have frequently been compelled to abandon their plants within the city and transfer them to New Jersey, because the restricted block dimensions do not permit them to expand sufficiently to meet demands.

The changes are the one under consideration are frequently condemned as in the interest only of some corporation, and it is stated that the authorities have not had the good sense to see that the demands which are now being heard for new streets in this section, or which would cause an unbroken frontage of property when the lines of transit are widened and laying out a new Dupont st, to take the place of the one discontinued and closed.

Quarter of Million for Sidewalks.

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The grading, etc., of East 100th st, between Morris av and the Grand Boulevard and Concordave, has been authorized. Property in this vicinity is being rapidly improved. The same action has been taken with McClellan st.
Twenty-five years ago the upper West Side was a wilderness of confusing possibilities. In the curious anticipations of that era it was thought that Central Park West would be some day the most fashionable street of the city. It was difficult to surmise whether Central Park West or Central Park North would be the great avenue for fine houses; and indeed far into the 20th century the city was divided on the question of which part of the Park was the better; but the certainty that the Park would be a great source of pride and value was not in question.

The area between Cathedral Parkway and 118th st seems to have been regarded as a cluster of old, small houses, surrounded by a few larger, old homes. In 1880, a number of these old homes were sold for the construction of the New York Hospital. The former owned a number of the old houses, and the latter took advantage of the opportunity to build a large hospital on the site. The hospital was opened in 1882, and was one of the finest in the city.

The property was assessed at $120,000, of which $33,000 is for the land. In April 1903 a series of large apartments was erected between Amsterdam and Broadway, and at the present time a block of five is going up on Amsterdam ave, taking in the two corners.

[Continued in the following paragraphs]
Building Operations.

Thompson-Starrett Co. to Build Schieren Building.

CLIFF ST.—The general contract for the 11-story loft building, 61x61.4 ft., to be erected at Nos 61 and 65 Cliff st for Charles A. Schieren & Co., No. 30 Ferry st, has just been awarded to the Thompson-Starrett Co., 49-51 Wall st, at an estimated cost of $300,000. Messrs. Radcliffe & Kelley, 3 West 29th st, are the architects.

Contract for Kindergarten Building.

42D ST.—Isaac A. Hopper & Son, 1170 Broadway, has received the general contract to build the 4-story fireproof kindergarten building, 56x60 ft., at Nos. 522 to 526 West 42d st for the New York Kindergarten Association, 29 West 35th st, from plans by Babb, Cook & Willard, 3 West 29th st, are the architects.

Improvements at Ellis Island.

The Ellis Island Immigration Station, Ellis Island, is to receive extensive improvements in the near future. It is proposed to consolidate the space devoted to dining-rooms near the kitchen and to build additional sleeping rooms. In addition to remodeling the present structure, a new building will be erected. The improvement is estimated to cost about $150,000. James Knox Taylor, supervising architect at Washington, D. C, is preparing the plans. No building contracts have yet been made.

High Class Apartment for Park Av. & 41st St.

PARK AV.—The Five Hundred and Forty Park Avenue Co., 52 William st, has purchased a plot at the northwest corner of Park av and 41st st, 50x100.5 ft., on which a high-class office building house for 16 families will be erected. The second story will be in light brick, limestone and terra cotta. The interior will contain electric lights, steam heat, marble, tile, mosaic and hardwood finish. William A. Boring, 32 Broadway, is now preparing the plans. The project, he estimates, will cost about $550,000.

Isaac A. Hopper & Son to Build Koch Warehouse.

12TH ST.—Isaac A. Hopper & Son, 1150 Broadway, have obtained the general contract from plans by William H. Humes & Son, 1 Union sq, to build the 8-story fireproof warehouse, 50x100 ft., at 539 and 349 West 12th st, for H. C. F. Koch & Co., 332 West 12th st. The new structure will stand immediately opposite the rear of the firm's 125th st store, and will connect by an underground tunnel. The steel contract has been sublet to John A. Bailey & Co., 61st st and East River. No other sub-contracts have been awarded.

John F. De Baun to Rebuild Thaw Residence.

FIFTH AV.—John F. De Baun, 1368 Broadway, has obtained the general contract to remodel the two 4-story dwellings, 60x105 5ft, into a single residence for Benjamin Thaw, of Pittsburg, Pa. The improvement consists of a 2-story extension 30x60 10 ft., new stairways, a central entrance, with a balcony at the second story supported by columns. The first story will contain a circular dining hall, conservatory, library and music room. Mr. Thaw is half-brother of Harry K. Thaw. Henry Yates Cobb, 42 Broadway, is architect.

No Architect Yet for Dime Savings Bank.

6TH AV.—The Union Dime Savings Bank, Broadway and 32d st, informs the Record and Guide that no plans or architect have yet been selected for the new bank building which they will erect on a plot at the northwest corner of 6th av and 46th st, fronting 98.5 ft, on the avenue and 110 ft. on the street, opposite Bryant Park. For this site, upon which now stands 5-story tenements with stores, the bank has just paid $250,000, and has sold its property in Greeley sq. at Broadway and 32d st, to the City Investing Co, for $1,000,000, about 4,000 sq. ft, at the rate of $250 a sq. The new bank will be low in design and will be occupied entirely by the firm. Only such site of architecture and materials to be used in also at this time undecided, and of course no awards have yet been made for construction.

Bricklayers' Union No. 35, with headquarters in the Bronx, has endorsed Architect Michael J. Garvin for the Democratic leadership in the Thirty-third Assembly district. The action was taken at a regular meeting of the members on Monday in Loeffler's Hall, 148th st and Willis av.

Apartments, Flats and Tenements.

12TH ST.—Simon Walk, 3 East 109th st, will build at 70 East 127th st, a 6-story 18-family flat, 29x61.1 ft, to cost $200,000. Geo. Predergast, 1 West 25th st, is architect.

7TH ST.—Frank Straub, 10 East 141st st, is planning for a 5-story 11-family flat, 55x50 ft, for Solomon Balmirn, 190 Allen st, to be erected at 53 East 7th st, to cost $230,000.

144TH ST.—Henry G. Harris, 3 East 176th st, is preparing plans for 3-story 5-flat, 50x61.1 ft, for Rosenborg & Persen, 121 Bowery, on the north side of 144th st, 100 ft. west of 7th av, to cost $170,000.

101ST ST.—C. B. Meyers, 1 Union sq, is planning for a row of 3-story 5-family flats, 50x61.1 ft, for Albert Schleier, 481 Broadway, to be erected on the north side of 104th st, 50 ft. east of Lafayette av.

AMSTERDAM AV.—The Polstein Realty Co., 198 Broadway, will build on the east side of Amsterdam av, between 114th and 115th st, a row of 6-story 22-family flat buildings, 40x150 ft, to cost $220,000. Geo. Fred. Peham, 365 5th av, is planning.

Dwelling.

W. E. AND AV.—Charles, Flint & Gould, 175 5th av, are taking bids on alterations and additions to the residence of Louis Monsign, 273 West end av.

Price & de Sibour, 1195 Broadway, New York, have drawn plans for a 6-story loft building, 120x000,000, to be erected by the Polstein Realty Co., Washington, D. C, to be erected on 16th st, between N and O st, N. W., Washington.

MADISON AV.—Figures are now being received by Thomas W. Lamb, 241 Madison av, for additions and alterations to the residence of Mr. Steinert, northeast corner of Madison av and 93rd st.

Churches.

The cornerstone of the New First Baptist Church of Long Island City was laid on Monday. The edifice will cost about $300,000.

117TH ST.—Neville & Baze, 217 West 125th st, are now taking figures on a brick, stone and steel, partially fireproof church and rectory for St. Paul's Roman Catholic Church, to be erected on the north side of 137th st, 115 ft. east of Park av.

109TH ST.—John H. Hark, 154 East 117th st, is pastor. (See issue Oct. 28, 1905.)

116TH ST.—Hedman & Schoen, 302 Broadway, have awarded to the Schon & Carroll Construction Co., 326 Lenox av, the general contract to build, for the New York Hebrew Congregation, 3818 Broadway, 40x60 ft, to be erected at 53 East 7th st, to cost $20,000.

57TH ST.—Plans are ready for figures on $20,000 worth of improvements to the 6-story stable Nos. 130 and 122 West 56th st for the Coleman Stable Co., from plans by John H. Knoble, 318 West 42d st. No contract let.

43D ST.—No contract has yet been awarded for remodeling the 4-story stable Nos. 148-150 East 43d st for the Westcott Express Co., 7th st and Madison av, to cost about $20,000. C. Abbott French, 500 West 4th st, is architect.

Mercantile.

137TH ST.—Knight & Collins, 24 East 21st st, have prepared plans for a loft building, 11x41x, 50x61.1 ft, for the American Iron Co., 110 East 13th st, to be erected at 114-116 East 13th st, to cost $120,000.

MADISON AV.—Meissner, Schwartz & Gross, 35 West 21st st, have completed plans for a 4-story loft building, 51x000 ft, for the J. W. Bemon estate. The 5 East 42d st, to be erected at Nos. 417-421 Madison av. Figures are now being received.

6TH AV.—Plans are ready by Mayncle & Franko, 286 5th av, for the 6-story store and office building, 100x208 ft, which the Hoffman & Son Co., 575 6th av, will erect at the southeast corner of 6th av and 21st st, to cost $250,000. The Improved Property Holding Co., of which Henry Corv, 520 5th av, is president, are the lessors. Twelve old buildings will be demolished. No building contracts have yet been awarded. (See issue May 6, 1906.)
What "Monolith" Is.

The manufacturers of the Ideal Monolith Building Material claim that they have in this material the superior of all building materials of manufactured product and of some of nature’s productions also.

There is ample scope for such material in this age of building construction and the demand for a material which will meet all the extremities exposed by building inspectors and fire underwriters, and yet be readily utilized in any form or style, and supplant stone, concrete, or wood, with economy, must certainly be far beyond the possibility of one factory to supply.

Six years ago Ideal Monolith was subjected to exciting tests on the advice of the late Edward Atkinson, whom the world respected as an expert on "fireproof" products. The tests were made at the Massachusetts Institute of Technology in Boston under the direction of Professor C. L. Norton, whose report says:

"I have made a series of tests of your Monolith floor. It is a good fire retardant. A blast of hot gases 5,000° F., impinging on the face of a piece of Monolith floor, ⅝ in. thick, fails to Ignite the wooden floor. It is a good, fire retardant. A blast of hot gases 3,000° F., impinging on the face of a piece of Monolith, concreie, or wood, with economy, must certainly be far beyond the possibility of one factory to supply.

The durability of Monolith as shown by acting tests on the advice of the late Edward Atkinson, whom the world respected as an expert on "fireproof" products. The tests were made at the Massachusetts Institute of Technology in Boston under the direction of Professor C. L. Norton, whose report says:

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My learned. One of the best proofs of the value of this new building material is the fact that the same architects and builders, continue to specify it, which they would not be likely to do if it were not very desirable.

"What is this Ideal Monolith and why are thorough architects applying it in various ways are two questions to be answered. It is adry and also a liquid preparation; its composition is a chemical secret. When the two preparations are combined, it forms a body and may become as hard as stone or as elastic and pliable as hardwood. It may be applied and molded for a variety of building purposes—sanitary and fireproof flooring for instance. Put down in plastic shape it makes a continuous, jointless floor surface, and when continued around the walls in the shape of a baseboard to a height of six inches, makes a floor surface that is sanitary, dustless and absolutely fireproof.

The stair treads and risers made from this material have many advantages over wood, stone or concrete. They are made in one piece and have cove corners, while the ends rest on stringers and the tread of one step rests on the riser of the one below. These stairs are made with or without reinforcement and are the cheapest fireproof stairways on the market.

The wainscoting, base and in the form of tile flooring on wooden construction with or without the use of concrete, and from inquiries it appears to have given great satisfaction both to architects, builders and owners. No adverse opinions can be learned. One of the best proofs of the value of this new building material is the fact that the same architects and builders, will erect a new factory to manufacture silk dress goods at Sidney, N. Y., valued at $150,000.

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A VESTIBULE—TEN-POINT STAR DESIGN.

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The wainscoting of Monolith is made in the form of slats, which are secured to the wall by screws or cemented with the same material. Archiv do not affect Monolith. It is therefore specially applicable for toilets.

As cement, Monolith has a remarkable field of usefulness. It enables the tile setter to lay tile floors over old wooden floors without tearing out.

The Sedgwick Flower Company, of 1135 Broadway, New York City, will be pleased to send full details and prices on application.
preparing plans for a new theatre to be erected at Washington, D. C. David Moore, 1228 New York av, N. W, Washington, represents clients who are negotiating for the site. The estimated cost is $100,000.

The Consolidated Engineering Co. of America, 43 Exchange pl, Manhattan, is now taking figures on a fireproof packing house for David Smalley, of 147 North av, Plainfield, N. J., to be erected at Plainfield. The structure will be of reinforced concrete and steel, 2-stys.

**Estimates Receivable.**

**JORALEMON ST.**—The Fire Department, 157-159 East 67th st, is now taking figures on two high pressure pumping stations, to be situated on Joralemon and St. Edwards st, Brooklyn, from plans by Messrs. Bernstein & Bernstein, 24 East 23d st.

**87TH AV.**—G. B. Johnson, 15 East 34th st, has plans ready for $15,000 worth of improvements to the hall and ball room northeast corner 8th av and 40th st for the Astor estate, 29

**HOTEL BELMONT.—**The elevator enclosures are treated in marble and are covered with mirrors.

**25TH ST.**—Frank F. Ward, 203 Broadway, is still taking figures on the general contract for the 5-sty factory, 50x80 ft, for the Bishop Gutta Percha Co., 420 East 25th st, to be erected at S, Seattle, Wash., to cost $168,474.

**25TH ST.**—Frank F. Ward, 203 Broadway, is still taking figures on the general contract for extensive improvements at 428-430 East 25th st, at a cost of $57,000. Henry A. Duffly, on premises, to cost about $15,000. R. E. Dusinberry, 133 East 23d st, architect.

The Geo. A. Fuller Co., Broadway and 23d st, has received the general contract to build on Massachusetts av, Washington, D. C, a handsome 64-room residence, containing sixteen baths, elevator, interior marble work, to cost $500,000. Plans are by Bruce Price & de Sibour, 1135 Broadway, Manhattan.

**RIVERSIDE DRIVE.**—The Eastern Steel Co., 71 Broadway, has just received the contract for structural steel and ironwork on the new apartment house on Riverside Drive, southeast corner of 50th st, 12-stys, 100x100 ft, estimated to cost $560,000. Ronald H. Macdonald & Co., 29 West 24th st, is owner and general contractor. Chas. E. Birge, 5 West 31st st, architect.

The contract for building the arches, draw spans and approaches of Pelham Bridge over Pelham Bay in Pelham Bay Park, the Bronx, has been awarded by the Department of Bridges to the Godwin Construction Co., 60 Wall st. The work consists of six reinforced concrete arch spans, each 165 ft. long, between springing lines, and 52 ft. wide, and a Scherzer rolling lift bridge. The contract price is $257,325.

**Contracts Awarded.**

The American Bridge Co., Manhattan, has received the structural steel contract for the new municipal building to be erected at Sattle, Wash., to cost $165,474.

The Abbott-Gamble Co., 32 Broadway, Manhattan, obtained the contract for the extension of the underground system for the Pittsburg Gas & Electric Lighting Co. at Pittsburg, Mass.

Herbert A. Weeks & Co., 24 East 28th st, Manhattan, have obtained the general contract to build an addition to the Bloomingdale Hospital at White Plains, N. Y., to cost about $250,000. Bruce Price & de Sibour, 1135 Broadway, are the architects.

**29TH ST.**—The Andrew J. Robinson Co., 123 East 23d st, has received the general contract for extensive improvements to the 6-sty stable No. 133-135 West 24th st for James J. H. Keed, 420 East 25th st, to cost $129,400. Boats No. 2 and No. 3, to Harlan & Hollingsworth, 11 Broadway, at $120,476 to $125,476, respectively.

**Bids Opened.**

Bids for installing vacuum cleaning plants in all hospitals controlled by the city will be opened on Wednesday by Dr. John W. Brannen, president of the board. The plants, it is expected, will cost $125,000.

Bids were opened on Monday, Aug. 6, by the Board of Education, for the demolition of present, and the general constrution of the new office and storage building for the Board of Education, Brooklyn, as follows: Chas. H. Peckworth, at $241,370, low bidder. Other bidders were: John Auer & Sons, Thomas Cockerill & Son, and J. E. Beekman, at respective.

Bids were received by the Fire Commissioner for constructing three steel screw propelling fire boats. Contracts were awarded as follows: Boat No. 7, James Heisley Pump & Supply Co., 75 Beacon st, at $129,400; Boats No. 2 and No. 3, to Harlan & Hollingsworth, 11 Broadway, at $120,471 and $125,476, respectively.

**BUILDING NOTES.**

The Board of Water Supply has appointed Mr. Arthur H. Pratt an assistant engineer.

Hemlock lumber is a little cheaper, with a minimum base price of $20 per M., a reduction of $2.

The North Carolina pine mills are curtailing output about 25 per cent. on account of current conditions.

Joseph H. Wallace, Temple Court Building, Manhattan, has been appointed engineer in charge of improvements to the Roanoke Navigation & Water Power Co.'s plant at Roanoke Rapids, N. C, to cost $100,000.
Condemnation Proceedings.

According to the Annual Report of the Law Department just published, condemnation proceedings other than street-opening proceedings were pending in the following cases at the beginning of this year:

**Department Sites.**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dec. 10, 1897</td>
<td>1st av, between 9th and 10th sts, 17th Ward</td>
</tr>
<tr>
<td>Mar. 18, 1898</td>
<td>13th st and Lenox av, 12th Ward</td>
</tr>
<tr>
<td>Apr. 30, 1899</td>
<td>14th st between 1st and 2nd avs, 5th Ward</td>
</tr>
<tr>
<td>May 17, 1901</td>
<td>Rector and Eldridge sts</td>
</tr>
<tr>
<td>June 1, 1902</td>
<td>2nd and 3rd avs, 112th st and 122nd st</td>
</tr>
<tr>
<td>June 11, 1903</td>
<td>45th st, between Broadway and Amsterdam avs</td>
</tr>
<tr>
<td>Sept. 1, 1903</td>
<td>New York and Washington avs and avs, The Bronx</td>
</tr>
<tr>
<td>Sept. 10, 1903</td>
<td>Jackson av, home st and Boston road, The Bronx</td>
</tr>
<tr>
<td>Sept. 19, 1904</td>
<td>Pitt and Rivington sts, Manhattan</td>
</tr>
<tr>
<td>Oct. 10, 1904</td>
<td>107th st and 101st st, between Alexander and Brook avs</td>
</tr>
<tr>
<td>Oct. 23, 1904</td>
<td>41st st and Huron and 8th avs, The Bronx</td>
</tr>
<tr>
<td>Oct. 28, 1904</td>
<td>41st st and 424 st, between 22d and 23d avs, Manhattan</td>
</tr>
<tr>
<td>Nov. 3, 1904</td>
<td>17th st and Prospect av, The Bronx</td>
</tr>
<tr>
<td>Nov. 26, 1904</td>
<td>25th st and Post av, The Bronx</td>
</tr>
<tr>
<td>Dec. 20, 1904</td>
<td>25th and 24th st, 7th and 8th avs, Manhattan</td>
</tr>
<tr>
<td>Dec. 21, 1904</td>
<td>1st av, between 65th and 66th avs, Manhattan</td>
</tr>
<tr>
<td>Feb. 8, 1905</td>
<td>15th st and Prospect av, The Bronx</td>
</tr>
<tr>
<td>Feb. 15, 1905</td>
<td>Madison and Jackson sts, Manhattan</td>
</tr>
<tr>
<td>April 20, 1905</td>
<td>Clarkson and手中on and Varick st, Manhattan</td>
</tr>
<tr>
<td>May 23, 1905</td>
<td>25th av, between 125th and 130th avs, Manhattan</td>
</tr>
<tr>
<td>June 25, 1905</td>
<td>135th st, between 125th and 130th avs, Manhattan</td>
</tr>
<tr>
<td>July 13, 1905</td>
<td>48th st between 8th and 9th avs, Manhattan</td>
</tr>
<tr>
<td>July 26, 1905</td>
<td>Clinton, Cherry, Water and Montgomery avs, Manhattan</td>
</tr>
<tr>
<td>Aug. 3, 1905</td>
<td>Norfolk and East Houston avs, Manhattan</td>
</tr>
<tr>
<td>Aug. 10, 1905</td>
<td>11th and 12th avs, between Columbus and Merivoe avs, The Bronx</td>
</tr>
<tr>
<td>Oct. 26, 1905</td>
<td>14th st, between 25th and 26th avs, The Bronx</td>
</tr>
<tr>
<td>Oct. 26, 1905</td>
<td>Oak, James and Oliver avs, Manhattan</td>
</tr>
</tbody>
</table>

**Public School Sites (Brooklyn).**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aug. 3, 1904</td>
<td>41st and Eastern st</td>
</tr>
<tr>
<td>Feb. 19, 1905</td>
<td>Nol st and Central av</td>
</tr>
<tr>
<td>Oct. 1, 1905</td>
<td>Richmond av and Central av, Manhattan</td>
</tr>
<tr>
<td>April 18, 1905</td>
<td>York and Bridge av</td>
</tr>
<tr>
<td>Aug. 27, 1905</td>
<td>8th st, between 25th and 26th avs, The Bronx</td>
</tr>
<tr>
<td>Aug. 3, 1905</td>
<td>4th st and 5th st, between Halsey and Wierfield</td>
</tr>
<tr>
<td>Aug. 3, 1905</td>
<td>Baltic and Warren avs, Manhattan</td>
</tr>
<tr>
<td>Aug. 3, 1905</td>
<td>Powell and Sackman avs, Manhattan</td>
</tr>
</tbody>
</table>

**Libraries Sites.**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oct. 1, 1905</td>
<td>Redney and Sackman avs, Manhattan</td>
</tr>
<tr>
<td>Dec. 16, 1905</td>
<td>23d st, between 26th and 3d avs, Manhattan</td>
</tr>
<tr>
<td>Nov. 3, 1905</td>
<td>Central av and Sackman avs, south of Hyatt st, Richmond</td>
</tr>
<tr>
<td>Nov. 21, 1905</td>
<td>Canal and Bridge avs, Manhattan</td>
</tr>
<tr>
<td>Dec. 20, 1905</td>
<td>27th st and 14th st, Manhattan</td>
</tr>
<tr>
<td>Mar. 3, 1906</td>
<td>23d st and 4th av, Brooklyn</td>
</tr>
<tr>
<td>Mar. 4, 1906</td>
<td>East 23d st, near 3d av, Manhattan</td>
</tr>
<tr>
<td>May 23, 1906</td>
<td>15th st, west of Amsterdam st</td>
</tr>
</tbody>
</table>

**Sites for Bridge Approaches.**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 10, 1905</td>
<td>East River Bridge No. 2, lands for approaches in New York and Brooklyn</td>
</tr>
<tr>
<td>Oct. 12, 1905</td>
<td>East River Bridge No. 2, Delancy st widening,</td>
</tr>
<tr>
<td></td>
<td>Greenwich st and Water st, Manhattan</td>
</tr>
<tr>
<td></td>
<td>East River Bridge No. 2, Manhattan en</td>
</tr>
<tr>
<td></td>
<td>Suffolk and Norfolk st, Manhattan</td>
</tr>
<tr>
<td>Dec. 13, 1905</td>
<td>East River Bridge No. 2, lands for Cherry st for</td>
</tr>
<tr>
<td>Mar. 8, 1906</td>
<td>East River Bridge No. 3, lands on Plymouth,</td>
</tr>
<tr>
<td>Feb. 20, 1904</td>
<td>East River Bridge No. 3, approach Flatbush av</td>
</tr>
<tr>
<td>Feb. 24, 1905</td>
<td>East River Bridge No. 3, lands on Cherry and Water st,</td>
</tr>
<tr>
<td>Feb. 15, 1906</td>
<td>East River Bridge No. 3, lands on 4A, 5th and 6th avs,</td>
</tr>
<tr>
<td>Feb. 19, 1905</td>
<td>Willis Av Bridge approach,</td>
</tr>
<tr>
<td>Feb. 20, 1905</td>
<td>28th st av Bridge approach,</td>
</tr>
<tr>
<td>Sept. 5, 1905</td>
<td>Brooklyn bridge terminal (Tryon row, etc), 6th av</td>
</tr>
<tr>
<td>June 31, 1905</td>
<td>Flushing Creek Bridge, Jackson av and Broadway (Queen's)</td>
</tr>
</tbody>
</table>

**Rapid Transit Sites.**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 9, 1900</td>
<td>Broadway, 122nd to 150th st, Manhattan</td>
</tr>
<tr>
<td>Dec. 11, 1900</td>
<td>1st and 2nd avs, between 10th and 11th avs, Manhattan</td>
</tr>
<tr>
<td>Dec. 27, 1902</td>
<td>4th av widening, 5th and 6th avs, Manhattan</td>
</tr>
<tr>
<td>Feb. 20, 1903</td>
<td>28th st and 29th st, 28th and 29th avs, Manhattan</td>
</tr>
<tr>
<td>Mar. 11, 1904</td>
<td>Worth and Elm st, Manhattan</td>
</tr>
<tr>
<td>Nov. 11, 1904</td>
<td>Jordan and Pavement st, Brooklyn</td>
</tr>
</tbody>
</table>

**Riverside Park.**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dec. 16, 1901</td>
<td>Eastern District Park, Berry, Nassau and Lorimer st, Griggs and Manhattan st.</td>
</tr>
<tr>
<td>Feb. 3, 1905</td>
<td>Prospect Park addition,</td>
</tr>
<tr>
<td>Jul. 7, 1904</td>
<td>Riverside Park extension,</td>
</tr>
<tr>
<td>May 3, 1905</td>
<td>Park site, 121st av, Manhattan</td>
</tr>
<tr>
<td>June 12, 1904</td>
<td>Public School Sites, Borough of Manhattan and the Bronx</td>
</tr>
<tr>
<td>Oct. 27, 1905</td>
<td>Corfees Hook Park, additional lands</td>
</tr>
</tbody>
</table>

**Watershed Sites.**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov. 3, 1905</td>
<td>Lakes Mahopac and Kirk and Muscoot River, Manhattan</td>
</tr>
<tr>
<td>Dec. 16, 1905</td>
<td>Public School Sites, Borough of Manhattan and the Bronx</td>
</tr>
<tr>
<td>Nov. 13, 1905</td>
<td>Towns of Yorktown, Bedford and Sewens, Manhattan</td>
</tr>
<tr>
<td>May 17, 1905</td>
<td>Spoints of Mill River, Manhattan</td>
</tr>
<tr>
<td>May 4, 1904</td>
<td>Cornell Dam (Ninth Supplemental Proceeding)</td>
</tr>
<tr>
<td>July 29, 1905</td>
<td>Cross River Section, Town of Hewingworth, Powder-</td>
</tr>
<tr>
<td></td>
<td>ridge and Bedord, Westchester County, Reser-</td>
</tr>
<tr>
<td></td>
<td>vies, 4th st and 4th st, Manhattan</td>
</tr>
<tr>
<td>Oct. 27, 1905</td>
<td>Wantawah, Town of Hempstead, Nassau County</td>
</tr>
<tr>
<td>Dec. 15, 1905</td>
<td>Cross River Section, Westchester County, Miscellaneous sites</td>
</tr>
<tr>
<td>Oct. 29, 1905</td>
<td>Belleville hospital extension, 25th and 26th st, 1st av and</td>
</tr>
<tr>
<td>May 6, 1904</td>
<td>Bridge River Bridge, lands on Westchester av</td>
</tr>
<tr>
<td>May 6, 1904</td>
<td>Canal St Dock Improvement, at Stapleton, S. J.</td>
</tr>
<tr>
<td>Feb. 5, 1905</td>
<td>Pumping Station on Jefferson and Putnam, Willoughby and S. E.</td>
</tr>
</tbody>
</table>
Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Proposed Buildings for the existing tables of 1905 and 1906:

**MANHATTAN AND THE BRONX.**

**CONVEYANCES.**

<table>
<thead>
<tr>
<th>Description</th>
<th>1906</th>
<th>1905</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total No. for Manhattan</td>
<td>2729</td>
<td>2128</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>2128</td>
<td>2128</td>
</tr>
<tr>
<td>Amount involved</td>
<td>$1,564,750</td>
<td>$1,345,370</td>
</tr>
<tr>
<td>Number nominal</td>
<td>1953</td>
<td>1953</td>
</tr>
<tr>
<td>Total No. Manhattan, Jan. 1</td>
<td>1953</td>
<td>1953</td>
</tr>
<tr>
<td>No. with consideration, Manhattan, Jan. 1 to date</td>
<td>1953</td>
<td>1953</td>
</tr>
<tr>
<td>Amount involved</td>
<td>$60,187,419</td>
<td>$52,940,500</td>
</tr>
<tr>
<td>Total amount, Manhattan and The Bronx, Jan. 1 to date</td>
<td>$60,187,419</td>
<td>$52,940,500</td>
</tr>
</tbody>
</table>

**MORTGAGES.**

<table>
<thead>
<tr>
<th>Description</th>
<th>1906</th>
<th>1905</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total amount of Mortgages, Jan. 1 to date</td>
<td>$100,415,994</td>
<td>$140,375,017</td>
</tr>
</tbody>
</table>

**PRIVATE SALES MARKET**

Exceptionally interesting announcements in the first part of the week were not omitted sufficiently in later days to give the real estate market of the week any marked distinction from other dull ones in mid-summer. While trading is mediocre, conditions are developing in other ways very satisfactorily to real estate and building interests. From the upper part of the Bronx reports come of a scarcity of apartments, of the availability of money for small loans, and of splendid opportunities for builders, which is intelligence that quite counteracts the rumors of over-production of apartments in the lower eastern sections of that borough. South Brooklyn, which has done a great deal of brick building this year, is working homes for a thousand families in the fall, and is confident that there will not be many vacancies left. Property everywhere is held at the highest levels of the era, and in many wards of the greater city movements seem to have slowed down for that reason more than on any other account. In the condition described the amount of work in hand is very great, and the projected work is not after all very much less than it was a year ago in Manhattan and the Bronx. In Brooklyn it is greater, and in Queens very much so. Labor forces are all at work and contented with conditions; apartments in most parts are rented better than ever, and on the whole any large view of the situation which for the moment forgets the temporary speculative dillers and money tightness must give extremely satisfactory results.

South of 59th Street.

Bleecker St.—E. Y. Pescia Co. sold for a client the three 3-sty brick tenements, 191-195 Bleecker St., between Minetta and MacDouglall sts, 57$7. The property will be improved with a 6-sty tenement.

Sale of Old East Side Holdings.

Hester St.—Daniel Braine estate sold 35 Hester St for 137 years. Eighteen signatures were affixed to the deed of transfer.

Monsa St.—Julius H. Reiter, as attorney, bought for David Berkman and Louis H. Silver the northwest corner of Montgomery and Monroe sts, a 6-sty tenement, 25x100.

16TH ST.—Julius H. Reiter, as attorney, bought for 601 East 16th St., a 7-sty tenement, 25x100.
sold to the Union Dime Savings Bank as a site for its new tenants, for $550,000. The proposed building will be highly ornamental.

Blum and Adolph Kasner at 425 West 54th St., a 5-story front and rear building.

Kovner at 178 East Broadway, running through to 30 Canal St., a three 5-story tenement.

Kellogg at 105 to 111 West 41st St., four 5-story flats.

Adam Realty Co. bought for his own occupancy, from Lena Stead, Westchester; for Mr. Eisen to a client a lot north side of 59th St.

North of 59th Street.

91st St.—Nathan Kempen, president of the New Amsterdam Realty Co., sold his own Dancing Hall from Lena Aronson, 20 West 91st St., a 5-story brownstone private dwelling.

57th St.—Douglas Robinson, Charles S. Brown & Co., sold for the Lincoln Trust Co. to a client of H. M. Fisher 204-48 East 97th St., three 4-story flats, 81x100, 100 ft. east of 3d av.

The buyer will improve the property with stores.

59th St.—Emmanuel E. Fekete, who bought the property from Henry C. Strohm the last 104 West 104th St., a 4-story fireproof apartment house, the Iowa, on plot 50x100.11. The selling price is said to be $150,000.

Watkins & Co. were the brokers.

Brown to Mr. Rieper three lots on Edwards Av., Seton home.

Leases.

F. Vazzana & Co. leased the two 6-story tenements 438-440 East 13th St. for a term of years.

Cooze & Gagliano leased for Richardson & Rosenfield to a client the Georgian Hotel, 5th and 6th avs., for a term of years, at an aggregate rental of $30,000.

Charles, Schercale leased the following properties for a long term of years: House 318 West 54th St. for the estates of L. & S. Bernheimer, and 408 West St. for Daniel Meenan.

Heil & Stern leased for the J. C. Lyons Building and Operating Co. 18-22 West 19th St., three lots, comprising 4,000 sq. ft. space, for a term of years.

Charles E. Durand leased the store and basement 125 8th Av. for William Devoruy to J. Kaufman; also leased the third lot at 545 Hudson St. for G. Schindel to George Murray Manufacturing Co.

Home for Working Girls.

Louis Schuyler and Douglas Robinson, Chas. S. Brown & Co., leased to John S. Huyler 444 West 23rd St., a 4-sty and basement dwelling, which will be used and known as the "Cooperative Home for Working Girls."

Suburban.

Montgomery Mace bought from Cornelius G. Elswood the old Blauvelt homestead of 100 acres, lying between Pearl River and Orangeburg. The property has been held by members of the family for more than 100 years and builders are brought to see that structures of that sort are safe investments.

William P. Jones, broker, of Brooklyn, reports the following sales: for Eugene W. Lane to private investor, 55 acres at Manor, Town of Brookhaven, L. I.; for Eugene E. De Lee to private investor, lot 25x120, west side Lawn Av., 000 ft.

The Bronx.

169th St.—Henry M. and Joel H. Ribeth sold for Mrs. A. Schaal 529 East 169th St., a 3-story frame single flat, 250x100, to an investor.

GRANT AV.—Wm. Peters & Co. sold for a client to Mr. Robert Adelman a 2-family dwelling known as 509 Grant Av., Van Nest.

ANN'S AV.—Goldberg & Wolfson, 152 Nassau st., sold for Chas. Kasen to B. J. Zeeman 156 St. Ann's Av., 4-sty store, 26x80, and resold same to Chas. Solomon.

GRANT AV.—Wm. Peters & Co. sold for A. Decker to Mr. F. Bigodet a 2-family dwelling known as 728 Grant Av., Van Nest; also adjoining lot to the same purchaser for Joseph C. Luke.

EDWARDS AV.—Wm. Peters & Co. sold for Dr. Mark L. Brown to Mr. Rieper three lots on Edwards Av., 5ton home.

Of Columbus Av., near Browndale road; for Mrs. O'Farlock to a client a lot south side of Morris Park Av, 125 ft. west of Browndale road; for A. Breyhan to a client a 2-family dwelling on Bronx Park Av., near Tremont Av., in exchange for a 2-family dwelling on Victor St., near Morris Park Av., Van Nest.

In 20th Street.—The Terra Firma Realty Co. bought of Jennie Gagliano Co. for Richuean & Rosenfield to G. Vazzana & Co. leased the two 6-story tenements 438-440 East 13th St. for a term of years.

126th Street.—Louis Sobrag and Douglas Robinson, Chas. S. Brown & Co., leased to John S. Huyler 444 West 23rd St., a 4-sty and basement dwelling, which will be used and known as the "Cooperative Home for Working Girls."

Mireneau L. Towns and associates leased to the R. P. Murphy Hotel Co. the remodeled Vendome Hotel, southeast corner of Broadway and 41st St.; for a term of years, on a graduated scale of rental ranging from $80,000 to $100,000 yearly.
"The Book of Catalogues"

2nd EDITION
OF
"Sweet's"

Indexed Catalogue of Building Construction

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AND

GET ORDERS
REAL ESTATE NOTES

West 139th St., between Broadway and Riverside Drive, is to be asphaltered. Westchester Ave., between West Farms road and Whitlock Ave. (5 blocks), is about to be sewered at a expense of $17,400.

Crotona Ave., between East 150th St. and the Southern Boulevard, has been graded, curbed and flagged and is about to be sewered prior to being paved.

Some good building lots, highly situated, near the main line of the Erie Railroad, at Rutherford, N. J., are offered for sale cheap for cash. Address F. H. Dow, 507 West 158th St., New York City.

Some concessions in rentals are being made in South Brooklyn, where there is said to be fully a thousand apartments ready for full renting, though owners are confident that there are none too many for the requirement. If there should be many vacancies by Thanksgiving, it will be the first time in several years.

John N. Golding has sold for the Grafflin estate to the New York Central & Hudson River Railroad Co. fifty acres at Little Ferry, N. J. The property will be added to the freight yards of the Weehawken terminal. The land adjoins the New Durham end of the terminal property, and is needed for car storage and switching purposes.

West 152d St., between Broadway and Riverside Drive, is to be regraded. Title to this block has been legally acquired, and the street has already been graded, curbed and flagged. This is the result of a large number of buildings being upon the abutting property. The grade of the street was altered in connection with the Riverside Drive improvement, the crown located approximately in the centre of the block having been removed and the elevation at the Riverside Drive raised a little over 18 ft. The reconstruction of the sewer has already been authorized, and the Riverside Drive Improvement has progressed to such an extent that the street may now be connected with it.

The grading of Clason Point road, between Westchester Ave. and the East River, has been authorized. A resolution for acquiring title to Clason Point road between the same limits was adopted on April 14, 1905, by the Board of Estimate, and the oath of the Commissioners of Estimate and Assessment were filed on April 20 last. The improvement affects almost the entire length of the street, or a little over two miles. At the present time there is no street system in use through this territory to be traversed by this road, although the old Clason Point road, which has been in use for many years and has been macadamized through a large portion of its length, falls partly within its lines. When the opening proceedings were instituted several buildings encroached upon the land to be acquired, but in their anxiety to secure this improvement at the earliest possible date owners of property in the vicinity have provided for the removal of all encroachments. The improvement of this street by reason of its location must precede any other development in the area traversed, and there can be no doubt that it will be the initial step in the immediate development of a large area.

Brooklyn Building Notes.

(From the Brooklyn Edition.)

SUMMIT ST.—A committee of St. Stephen's Roman Catholic parish, Brooklyn, are taking figures on a parochial school to be erected at Summit and Hicks St., Brooklyn.

FLOYD ST.—Max Berger, 242 Vernon Ave., is ready for bids for the new flat on the southern side of Floyd St., 200 ft. east of Tompkins, from plans by Samuel Base, 23 Park row.

BRISTOL ST.—Danmar & Co., Liberty and Thadford Ave., have plans for 15 6-family houses, on the west side of Bristol St., 100 ft. south of Livonia Ave., for A. Kennedy and M. Gorman, 127 Bristol St. Cost, $50,000.

RUSHWICK AV.—R. T. Rasmussen, Graham Av., has completed plans for a store and flat for J. Maccaffey, 46 Graham Av., and the views for the new club house on Rushwick Av., 50 ft. south of Forest St. Approximate cost, $20,000.

ST. JOHN'S PL.—A. R. Koch, 20 Court St., has plans ready for the new tenement to be erected for Gisella Maske, 10 Palmetto St., on the south side of St. John's pl., 304 ft. east of Rogers Av. Approximate cost, $20,000.

NEW JERSEY AV.—Seven flats will be built on the west side of New Jersey Ave., 21 ft. north of Ruey Av., by Arkaway Bros., 1585 St. Marks Av., L. Danner, 577 Rockaway Av., architect. Approximate cost, $50,000.

FLOYD AV.—Work is to begin on a new clubhouse and hall at the northeast corner of Meserole Av. and Lorimer St., for the Brooklyn Y. M. C. A., 522 Fulton St., Jackson & Rosenzweig, 31 Union sq., Manhattan, are architects.

DEAN ST.—A. H. Waterman, 201 Montague St., is still open for estimates on interior work and fixtures for two flats on the north side of Dean St., 125 ft. east of New York Ave., C. F. Rosen, 150 Montague St., is architect. Cost, $80,000.

WINDSOB PL.—Plans have been approved for the new parish house to be built on the east side of Windsor Pl. for the Church of the Holy Name. R. T. Kromer, 195 E. 52d St., Manhattan, is architect. Approximate cost, $25,000.

MANHATTAN AV.—Contracts have not been let yet for roofing, plumbing fixtures, trim, mantels, plastering, painting, gas fixtures, hardwood, plate glass, etc., for the new store and flat which Lewis Lourie, 45 Graham Av., and H. Orchard, 1 West 31st St., Manhattan, will erect.

RECORD AND GUIDE
ALTERATIONS.

BOROUGH OF MANHATTAN.

(Continued from page 299.)

Leases.

Spear & Co. rented for the Chasebrooke Estate the entire 5 lots, 18 Waverly pl., for $8,000.

K. E. Sunnborn leased to B. J. Pearlman the stores at 50 to 62 West 125th st, at a gradual rental of from $7,250 to $8,000.

A. Blumenthal leased for Eligo Perot 413 and 415 East 11th st to Samuel Morrell of 105 East 11th st, for a term of 5 years at an annual rental of $1,000.

Frederick Fox & Co. leased for Sundberg, Queenson & Co. a 5-sty building on Broad st., space in the Commercial Building, 715-717 7th Ave., also, for T. R. Browne Co., 19,000 sq. ft. of space at 155-157 Wooster st.

John M. Kedie leased for the Eagle Tube Company to Chas. Beckman a 2-sty building on 1st av., to be used for aerry for a term of years at an aggregate rental of $10,000. The lessee will remodel the building and use it as a hotel.

Hell & Stern leased for the Mitchell Vance Co., to the Crown Sponcer Co. the 3d and 4th floors in building 80-808 Broadway, a total space of 20,000 sq. ft. for a term of years at a total rental of $10,000; also for the Hamilton Fish Co., to the Yaeger Sanitary Woolen System Co. the 3d and 4th stories of 4th av. and 12th st. for a term of years at a total rental of $10,000.

Porter & Riedel leased for a long term of years for the Middleboro Realty Co. to M. L. Geffen & Co., 20,000 sq. ft. of space in the new 9-sty building 130-134 West 17th st, the lot running through to 21-25 East 12th st.

This completes the renting of this building.

The Prince’s Bay Realty Co. sold the following Staten Island properties: Seven acres, 46 acres at Pleasant Plains, 11 acres at Redmond Valley, and 35 acres with waterfront, at Tatenville, to be used for factory purposes.

BOROUGH OF THE BRONX.

Garden pl. e. opposite Sumner st, move 1-sty frame dwelling; cost, $375; Vincent Pero, White Plains road and Sumner st. at.

J. M. Neville, Lawrence, 200th st and White Plains road.—1,440 sq. ft.

Tiffany st. e. 214th st, move 1-sty frame house; cost, $625; George B. Noyes, 190th st and 2nd av. 410 sq. ft.

Frederick Fox & Co. leased for Ran-

There were no sales of real estate to 24th st., shaw window, store fronts, to 5-sty brick and stone tenement; cost, $2,000; Thomas Gibney, 448 W 24th st at.

Mrs. E. M. E. Alexander sold for M. L. Geffen & Co., 20,000 sq. ft. of space in the new 9-sty building 130-134 West 17th st, the lot running through to 21-25 East 12th st. This completes the renting of this building.

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Garden pl. e. opposite Sumner st, move 1-sty frame dwelling; cost, $200; Angelo Petito, White Plains road and Sumner st. at.

J. M. Neville, Lawrence, 200th st and White Plains road.—1,440 sq. ft.

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**BUILDING LOANS**
A large amount for Manhattan and centrally located Bronx Properties. Liberal payments.

**PERMANENT LOANS**
Practically 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

TO LIST—Pennsylvania Section 2-story real building; wide entrance; established carpenter builder; suitable for any business. 149 W. 30th St.

WILL SUBLET half of completely furnished, large, light Broadway corner room, with private reception hall. New Times Bldg., 42d St. and Broadway, N. Y. Admirably adapted branch up-town real estate or N. Y. office out of town concern. Will share stenographic and telephone service. Address BOX 104, care of Record and Guide.

A MAN of ability and experience wanted to sell New York City real estate; good position for right man. Address, stating experience, Box 327, care of Record and Guide.

$80,000 at 5 per cent. For first mortgages on Manhattan improved property in sums not to exceed $25,000 each. Call or send applications to RICHTMYER & IRVING 2649 Broadway (101st St.), New York

The Annual Number of the Record and Guide Quarterly for 1905 IS NOW ON SALE
Annual Subscription $20.00

**WANTS AND OFFERS**

To Real Estate Agents

The Industrial Department of the Erie Railroad Company advises Real Estate Agents submitting for the consideration of manufacturers sites adjacent to railroad that it will gladly furnish them with full technical information in regard to the reaching of such sites by side tracks. No interference with clients. No leakage. Confer with absolute confidence. Every assistance freely rendered agents in securing business. Call or address, LUIS JACKSON Industrial Commissioner, Erie Railroad Company

A Complete Real Estate Information Service

The RECORD AND GUIDE is completing arrangements for a Complete Real Estate Information Service, which will cover every item of real estate news required for real estate transactions of any kind. The requirements of Brokers, Auctioneers, Owners, and others have been very carefully investigated, and the leading members of the real estate profession are unanimous in their opinion as to the need that exists for a really complete, prompt and accurate service. The RECORD AND GUIDE will be glad to receive suggestions and to requirements from any of its readers. The purpose of the contemplated service is entirely professional, and is aimed to assist the working of Brokers’ offices, perfect existing methods and reduce operating expenses.

If the information required affects real estate, the RECORD AND GUIDE hereafter by its new service will supply it.

Further details of plan and scope will be announced shortly.
**THE TITLE INSURANCE COMPANY, OF NEW YORK**

Capital and Surplus, $3,000,000

**HARRY W. HOPTON**

REAL ESTATE

Tel. 6399 Cortlandt St.

CORPORATE OFFICE: 126 BROADWAY, NEW YORK.

**NOTICE TO PROPERTY OWNERS.**

HEARING FOR THE COMING WEEK.

At 90-92 West Broadway, Monday, Aug. 15.

Tremont av, City Hall Park, Eastern Boule­

dard, at 2 p.m.

Public Park at Parcageut at 10 a.m.

Barrow st, Queen st, Washington av to Jackson av, at 10 a.m.

Thursday, Aug. 16.

White Plains road, northern boundary of city to Morris Park av, at 11 a.m.

**AUCTION SALES OF THE WEEK.**

The following is the complete list of the prop­
eries offered for sale during the week ending August 15, 1906, at the New York Real Estate Exchange, Madison av, No 249 W. Francis Neher agt People.

The total amount at the end of the list com­

ESKIFER & A.爱情.

at $10,700.

shades, etc.

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shades, etc.

of the State of N Y et al; Harold Swain.

108 and 110 EAST 125TH STREET

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**Official Legal Notices**

**Proposals.**

**Department of Finance—Department of Parks.**

BELLEVUE AND ALTIMOER HOSPITAL DEPARTMENT OF HEALTH. BELLEVUE AND ALTIMOER HOSPITAL DEPARTMENT OF HEALTH.

Bellevue and Altonoer Hospital Department of Health, 54th Street, Borough of Brooklyn, The City of New York, will receive sealed bids or estimates at the office of the President of the Board of Trustees, at 2 o'clock P. M. on Wednesday, August 16, 1906.

for furnishing, constructing and erecting an Engine House for high pressure fire service at Park Avenue and Thirty-seventh Street, Borough of Brooklyn.

For full particulars see City Record.

Dated July 11, 1906.

**Borough of Manhattan, The City of New York.**

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**TO CONTRACTORS.**

PROPOSALS FOR BIDS OR ESTIMATES.

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**DEPARTMENT OF DOCKS AND FERRIES.**

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For full particulars see City Record.

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**Public Notice.**

**Public Notice is hereby given that the Commissioners of the Sinking Fund will offer for sale at public auction the real estate herein described.**

The Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., situated on property owned by The City of New York, required for the erection of a Building for public purposes in the Borough of Manhattan, and bounded and described as follows:

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**2.** For the providing of all labor and materials required for the erection and entire completion of a vacuum sweeping system and all work incident thereto, in the New Bellevue Hospital, situated on the northeast corner of Twenty-eighth Street and Sixty-eighth Avenue, Borough of Manhattan, in the new Bellevue Hospital, in the old Bellevue Hospital, and in the new Bellevue Hospital, situated on Twenty-eighth Street and Forty-fourth Avenue, Borough of Manhattan.

For full particulars see City Record.

Dated August 2, 1906.

**Corporation Sale of Buildings and Appurtenances Thereto on City Real Estate.**

For full particulars see City Record.

Dated August 6, 1906.

**Public Notice is hereby given that the Commissioners of the Sinking Fund will offer for sale at public auction the real estate herein described.**

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For full particulars see City Record.

Dated August 2, 1906.
FINANCE DEPARTMENT.

PUBLIC NOTICE IS HEREBY GIVEN THAT the Commission of the Sinking Fund, by virtue of the powers vested in them by law, pursuant to a resolution adopted by them under date of June 17, 1906, offer for sale at public auction the buildings, parts of buildings, etc., standing on property owned by the City of New York, for public purposes, in the Borough of MANHATTAN.

PUBLIC NOTICE IS HEREBY GIVEN, that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, pursuant to a resolution adopted by them under date of June 17, 1906, offer for sale at public auction the buildings, parts of buildings, etc., standing on property owned by the City of New York, for public purposes, in the Borough of MANHATTAN.

CITY OF NEW YORK, by virtue of the powers vested in them by law, pursuant to a resolution adopted by them under date of June 17, 1906, offer for sale at public auction, on FRIDAY, AUGUST 24, 1906, at 12 o'clock, at the Comptroller's office, or at some other convenient place to be fixed by the Comptroller of the City of New York, the real estate hereby advertised, situated in the Town of Grays Harbor to the City of Brooklyn, for the highest marketable price at public auction.

From a point on the easterly side of West Twenty-eighth street, thence southerly and parallel with Tenth avenue 98 feet 9 inches; thence easterly and parallel with West Twenty-eighth street 75 feet to a point on the easterly side of West Twenty-eighth street; thence southerly and parallel with West Twenty-eighth street 90 feet to a point on the southerly side of West Twenty-eighth street; thence westerly and parallel with West Twenty-eighth street 100 feet to the point of beginning.

The property in question is shown upon a map on file in the office of the Comptroller of the City of New York, acquired for the use of the City of New York, and will be sold for the highest marketable price at public auction.

For full particulars see City Record.

City of New York—Department of Finance, Comptroller's Office, July 30, 1906.

WILLIAM B. ELLISON, Comptroller.


WILLIAM B. ELLISON, Comptroller.
CORPORATION SALE OF BUILDINGS AND APARTMENTS THURSDAY, AUGUST 30, 1906, AT

FORMERLY DESIGNED FOR AND USED AS CONSTRUCTION & APARTMENTS IN THE BUILDING

269 BROADWAY, MANHATTAN.

At the request of the President of the Borough of New York, the Board of Estimate and Apportionment, the Commissioners of the School Fund of the City of New York, and the Chamber of Commerce of the City of New York, by resolution, will, in the presence of the Mayor, offer to the highest bidder at public auction, the property herein described, standing within the lines and upon property owned by the City of New York, acquired for said purposes in the

BOURGEOIS OF THE BROOKLYN.

Being the 100th anniversary of the opening of the first street, and beginning at the corner of Second and Thirty-sixth Streets, and Sixty-fourth and Ninetyninth Streets, in the Borough of Brooklyn, the City of New York, standing on the lines of said streets from the streets by the purchaser or purchasers immediately after the sale. If the purchaser or purchasers fail to purchase, they shall forfeit their earnest money, if any, and the City shall have the property, buildings, etc., and the City of New York will take possession of the same, and, in place of the purchaser, make a new sale, at the same or a different time, and in the manner hereinbefore described.

Purchasers to be liable for any and all damage of any kind whatsoever by reason of the occupation or removal of the said buildings, etc. and the City of New York will not be responsible in any way for loss of interest, or otherwise, by reason of the occupation or removal of the said buildings, etc.

Full particulars of sale can be obtained at the office of the Collector of City Revenue, 141, Stewart Building, 260 Broadway, Borough of Manhattan.

H. A. METZ,

By direction of the Comptroller, the sale of the above described buildings, and the confirmation by the Board of Estimate and Apportionment of the acts of the Comptroller, pursuant to the terms and conditions hereinafter set forth, will be made by the appointed appraiser, agent, and recorder of the Corporation at 269 Broadway, Borough of Manhattan.

CORPORATION SALE OF BUILDINGS AND APARTMENTS THURSDAY, AUGUST 30, 1906, AT

269 BROADWAY, MANHATTAN.

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Full particulars of sale can be obtained at the office of the Collector of City Revenue, 141, Stewart Building, 260 Broadway, Borough of Manhattan.

H. A. METZ,

By direction of the Comptroller, the sale of the above described buildings, and the confirmation by the Board of Estimate and Apportionment of the acts of the Comptroller, pursuant to the terms and conditions hereinafter set forth, will be made by the appointed appraiser, agent, and recorder of the Corporation at 269 Broadway, Borough of Manhattan.

CORPORATION SALE OF BUILDINGS AND APARTMENTS THURSDAY, AUGUST 30, 1906, AT

269 BROADWAY, MANHATTAN.

At the request of the President of the Borough of New York, the Board of Estimate and Apportionment, the Commissioners of the School Fund of the City of New York, and the Chamber of Commerce of the City of New York, by resolution, will, in the presence of the Mayor, offer to the highest bidder at public auction, the property herein described, standing within the lines and upon property owned by the City of New York, acquired for said purposes in the

BOURGEOIS OF THE BROOKLYN.

Being the 100th anniversary of the opening of the first street, and beginning at the corner of Second and Thirty-sixth Streets, and Sixty-fourth and Ninetyninth Streets, in the Borough of Brooklyn, the City of New York, standing on the lines of said streets from the streets by the purchaser or purchasers immediately after the sale. If the purchaser or purchasers fail to purchase, they shall forfeit their earnest money, if any, and the City shall have the property, buildings, etc., and the City of New York will take possession of the same, and, in place of the purchaser, make a new sale, at the same or a different time, and in the manner hereinbefore described.

Purchasers to be liable for any and all damage of any kind whatsoever by reason of the occupation or removal of the said buildings, etc. and the City of New York will not be responsible in any way for loss of interest, or otherwise, by reason of the occupation or removal of the said buildings, etc.

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Greenwich st, Nos 818 and 840, w. s., abt 60 n Horatio st, —x—, 4-sty brk building, $40,000.

Christopher, Jn, Nos 137, n. s., abt 70 e Washington st, —x—, 3-sty brk building (Mort $60,000). $18,500.

Rockaway Park, N. Y., two 3-sty brick buildings near 5th av. —x—, Rockaway Park, N. Y. $12,500.

Park av, w. s., 115 s 14th, 100x40,6, Hepburn, N. J. $12,000.

Cordes & Cohen, Rivington st, Nos 4 and 5, 25x85, 4-sty brick building, Geo B. and Jacob R. Kuper with Geo B. and Jacob R. Kuper 1/2-part all title. $45,000. $15,000—$20,000. $20,000—$25,000, $25,000—$30,000, $30,000—$35,000, $35,000—$40,000.

Grand st, No 403, n. s. Cort, 25x100, 6-sty brk tenement (Mort $30,000). Knife to Louis Frank, Mort $30,000. James M. Lamberton & Co. $45,000. 2:450—50. A $30,000—$35,000. $35,000—$40,000, $40,000—$45,000, $45,000—$50,000, $50,000—$55,000

Pete L. Sills to Louis Frank. Mort $50,500. July 1, 1900. 1:276—49 and 42. A $34,000—$39,000.

Grant st, Nos 94, 96 and 98, 200x85, 6-sty brk tenement and store. Morris Goldenblatt to Israel Solomon, Mort $34,400. $45,000—$50,000. $50,000—$55,000, $55,000—$60,000, $60,000—$65,000, $65,000—$70,000, $70,000—$75,000.

Jennie M. Green, Mort $34,400. July 7, 1900. 2:436—0. A $34,000—$39,000.

Pete L. Sills to same. Mort $54,000. July 1, 1900. 1:276—49 and 42. A $34,000—$39,000.

Grant st, Nos 97, n. s. 225 E Pike st, 260x100, 6-sty brk tenement and store. Louis Jaffe et al to Louis Lesser, Mort $38,750. James M. Lamberton & Co. $50,000. July 8, 1900. 1:272—19. A $49,000—$54,000.

Jennie M. Green, Mort $38,750. July 7, 1900. 2:436—0. A $34,000—$39,000.

Horatio st, Nos 181 and 183| w. s. Montgomery st. & 87,500.

McGonigle st, Nos 307 and 309, 200x96, 6-sty brk tenement and store, Rev. Schwertreich to Davis Berkman and Louis H. Silver, Mort $40,000. $35,000—$40,000.

Jennie M. Green, Mort $40,000. July 7, 1900. 2:436—0. A $34,000—$39,000.

McGonigle st, Nos 400 and 402, w. s. abt 20 w Montgomery st, 340x100, 6-sty brk tenement and store. Louis Jaffe et al to same. Mort $38,750. July 8, 1900. 1:272—19. A $49,000—$54,000.

Jennie M. Green, Mort $38,750. July 7, 1900. 2:436—0. A $34,000—$39,000.

Monroe st, Nos 245, w. s. 280x10, 6-sty brk tenement and store. Home Savings Bank to Wm. Schleisner, Mort $30,000. $35,000—$40,000. $40,000—$45,000, $45,000—$50,000.

James M. Lamberton & Co. $45,000. July 1, 1900. 1:276—49 and 42. A $34,000—$39,000.

Monroe st, Nos 250, w. s. 280x10, 6-sty brk tenement and store. George Webby to Home Savings Bank, Mort $30,000. $35,000—$40,000. $40,000—$45,000, $45,000—$50,000.

James M. Lamberton & Co. $45,000. July 1, 1900. 1:276—49 and 42. A $34,000—$39,000.

Monroe st, Nos 255 and 257, w. s. 280x10, 6-sty brk tenement and store. Samuel Brown to Home Savings Bank, Mort $30,000. $35,000—$40,000. $40,000—$45,000, $45,000—$50,000.

James M. Lamberton & Co. $45,000. July 1, 1900. 1:276—49 and 42. A $34,000—$39,000.
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The Handicraft System of Records. What System Have You? How Much Does Your Cost? The Price of ours is only Twenty Dollars a Year.

RECORD and GUIDE QUARTERLY

The Nick Regier and Guidy Quarterley.

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164th st., No 436, e s, 250 e Amsterdam av. 25x112.6, 5-sty brk tenement
and store.

90th st. No 200 | brk tenement and store. Ninety-
Av B. No 173 , s e cor 11th st, 25x93, 5-sty brk tene-
Av B, Nos 270 and 277 |n e cor 10th st, 42x93, three 5-sty brk
Av A, No 204, e s, 51.9 s 13th st, 25.9x96, 4-sty brk tenement
Av A, No 1684, e s, 101.5 n 136th st, 20x75, 4-sty stone front tene-
Amsterdam av. No 1485, e s, 80.8 n 133d st, 40x100.

Boulevard Lafayette, w s, 425 s Fort Washington Park, 50x100,
Av D, Nos 97 and 90, w s, 36.6 n 7th st, 36.6x77, 6-sty brk tene­
11th st, Nos 000 and 602| ment and store. Tannenbaum & Lo-
ISOth st Ins, as proposed, 302 w Haven av, runs w 299,3 to
166th st. No 435, s s, 250 e Amsterdam av. 25x112.6, 5-sty brk
163a st, No 436, s s, 275 e Amsterdam av. 25x112.6, 5-sty brk

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10th av. No 447, w s, 24.9 s 35th sl, 24x100, 4-sty hrk tenement and store. Mary McEntegart to Michael Farrell. June 30, Aug 3, 1906. 4:1062—(il. A $17,000—$20,000. $200 other consid and 100

11th av. No 504, e s, 49.8 s 20th st, 24x80, 5-sty bk tenement and store. Jane Robin et al to Percy B Clark. Mar 22, Aug 3, 1906. 4:1062—(il. A $17,000—$20,000. other consid and 100

11th av. No 584, e 19th st, 26x100, 4-sty bk tenement and store. Charles Tovar. Aug 4, 1906. 4:1062—(il. A $17,000—$20,000. other consid and 100

Same property. August Hartman et al to John A O'Connell. Aug 1, 1906. 4:1062—(il. A $18,000—$20,000. other consid and 100

GUARDIAN to 10 and 6 parts. All title. Aug 3, 1906. 3,700.
The Brussel Method and organization is devoted exclusively to the electrical problems of the building trade, also contractors, builders, installers, or wiring for street service. Write for particulars.

15 West 29th Street, N. Y.

DENNIS G. BRUSSEL
ELECTRICAL CONSTRUCTION AND ENGINEERING FOR
LIGHT-HEAT POWER

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RECORD AND GUIDE
Bronx August 11, 1906
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Grand St, No 127, part store and basement, Henry Von Minden
Goerck st. No 125, 1st floor, rear. Isaac Laitin to Isaac Finkel
Elizabeth st. No 28, all. Harris Gabrulowitz to Antonio and Rosa
Washburn &
Houston st. No 22 West. Assign lease, Edward Schumann to Her-
Elizabeth st, No 244, all, Geo J aud Wm J Kenny to Francesca
Cornelia st, Nos 1 and 3, n w cor 4th st, Nos 162 and 164, 40 thx
12th st Nos 24 and 26 E| R Perhhelfer and ano with Germania Life
Sheriff st. No 86. Surrender lease, Morris Takoff to Ahraham
St Marks pi, Nos 110 and 112, Surrender lease. Isaac Schechter
Mott st, Nos 297 and 299, all. Elizabeth McCoIgan to Giuseppe
Monroe st, Nos 82 and 84, all, Samuel Schechner to Francesca
Baxter st. No 130 to Leonard Volpe; 5 years, from May 1, 1906,
Cherry st. No 27, store, &c, Rosa Osuato to Rosa Calimano; 2 9-12
Broad st, No 88, Assign lease. P Ballantine & Sons to F & M

Borough of Manhattan.
Allen st, Nos 151 and 153, all. Jennie Ginsberg to Isidoro Lat-
nesso and ano, 3 years, from Aug 1, 1900, Aug 4, 1906. 2,419.

Same property, a lease. A Maria Simon to Thomas Darrow, Jr.,
Farm St, No 400. Store. 6 9-12 years, from June 1, 1900, Aug
23, 1906. 3:821 nom.

Cornelia st, Nos 1 and 3, n w cor 4th st, Nos 162 and 164, 40 thx
12th st, No 23. Store. 7 9-12 years, from May 1, 1906, Aug
23, 1906. 2:636 nom.

Cherry st, nos 57 and 59, cor Pearl st, part store and cellar.
Then P Fratimion to Eugene Koch; 5 years, from May 1, 1900.

Wong st, No 24. Store. 12 years, from July 1, 1906. Aug
23, 1906. 1:127 nom.

Kahn, Aug 4, 1906. 2,636.

Borough of New York.

August 11, 1906
Conveyances
RECORD AND GUIDE
BRONX

279

LEASES

Under this head all Leases recorded, Assignment of Leases and
Leasehold Conveyances will be found. The expressed consideration
following the term of years for which a lease is given means so
much per year.

Aug. 3, 4, 6, 7, 8 and 9.

BOBnRH OF MANHATTAN.

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Prices, 50 cts. per bag.

Kings Windsor Cement is the ideal cement for brick, stone, terra cotta, and other masonry work.

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The Palmer Lime and Cement Company

4 PALMER'S NO. 1,* the strongest and best brick lime manufactured, will lay more brick to the barrel than any other lime.

FARMER GYPSIE, Finishing, which has no equal in the market, is especially adapted for finishing work.

CONNECTICUT WHITE LIME, especially adapted to stucco and scratch work.

FARMER TANNED PORTLAND, specially adapted for Long Island.

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FOSTER F. COMSTOCK, Manager
Sales Department
AMERICAN CRANES & DERRICKS,
120 Broadway, New York,
Telephone, 6011-6112 Cortlandt.


Stygal, Simon and Simon Baer to Geo. Basner, 40th st, No 263 and 266, s. s, 212.6 x 24, 25 x 300, 11. Prior mort $30,000.

Sprague, John J to W. J. G. Reimer. 106th st, No 205, s. s, 100 w Amsterdam av, 25 x 150. P M, Prior mort $20,000.

Sprague, Moses R to Max Silberman. 116th st, No 226, s. s, 456 x 35, runs 30 x 100. P M, Prior mort $12,000. Aug 2, 2 yrs, 6%, 5,500.

Stuart, Mary to Chas. L. G. Duncan. 129th st, No 63, s. s, 100 x 144, 26 x 200. Prior mort $15,000. Aug 4, 1906, 2 yrs, 6%. 5,500.

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THOMAS NECK, and all title, free, to lands under waters Eastchester Bay or to Sound, and to lands near Weir Creek, Town of Chester, County of Westchester, New York.

MARTIN, Mary A to Joseph Demmer (this will Michl Kunts for Partnership). Aug 7, 1906.

MARSHALL, Mary to Arthur A Clifton. Lots 1 and 2, map 19, chart 6, Manor of Pelham, in Westchester County, New York. Aug 9, 1906.


McLEOD, Charles R, N Y, with Kertscher & Co. Westchester Realty Co to Henry Dreyer. St Ann's Av, S E cor 85th St, 45x103.10x45x105. Same to same. Same property. Certificate as to consent of Westchester Realty Co to City Mortgage Co. Tinton Av. N W cor 84th St, 40x102.8x40x104.


REILLY, Edward J to Wm W. Penfield. Lots 151h and 152a, map 57, 25x100, P M. Aug 9, 1906.


*Schostak, Alma to James M. LaCoste. Pleasant Av. No 91, E S, 282.9 e Morris Av, 37.6x116.10x37,6x119.


SCHRUMP, Mary A to Jacob Schrumpf. Trinity Av. No 902, E S, 206,5 n 109th St. 25x100, P M. Aug 3, 1906.

*Siefermann, Andrew to Jos J Gleason. 173d St, W S. 431 s Gleason Av. No 1067, W S, 100 s 106th St. 19x872. P M. Prior mort $6,000.

St Ann's Av. E S cor 157th St, 42.6x107.10x42.6x109.

Same to same. Same property. Certificate as to consent of stockholders to above mort. Aug 8, 1906.

St Ann's Av, E S cor 157th St, 42.6x107.10x42.6x109. Same to same. Same property. Certificate as to consent of stockholders to above mort. Aug 8, 1906.

Dr. D. F. Leggett Av, or 156th St, 2.5x98.11x31.5x106.11. Prior mort $45,000. July 18, 3 years, 5%. Aug 9, 1906.


Tavolacci, Peter to Abraham O. Morford. Union Av, W S, 50 e 5 s 165th St, 26.6x146,11x25x155,11. P M. Prior mort $47,000 on this and other property. Aug 9, 1906.

Tobey, Edward H, Brooklyn, to John R Davies (referee). Throggs Neck rd, leading from Fort Schuyler to Westchester Village, e s a e w n s of land formerly of Fredk C Havemeyer, contains 5 acres, being the country place in Westchester formerly of George Brown, farm, mansion, stables, &c. Through Neck rd, from Fort Schuyler to Westchester Village, e s a w n s of land formerly of Fredk C Havemeyer, contains 5 acres, farm, mansion, &c. Prior mort $12,000. July 31, 3 years, 5%. Aug 9, 1906.

WILKINSON, William to John R Davies (referee). Throggs Neck rd, leading from Fort Schuyler to Westchester Village, e s a w n s of land formerly of Fredk C Havemeyer, contains 5 acres, farm, mansion, &c. Prior mort $12,000. July 31, 3 years, 5%. Aug 9, 1906.

WYNNE, Cath L wife John to Jane Flynn and ano. 161st St, S S, 600 s 160th St. 25x100, P M. Aug 2, 1906.


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The first name of the owner: art stands for architect; m for mason, c for carpenter, and b for builder. The text of these pages is copyrighted. All rights are reserved. Notice hereby given that infringement will lead to prosecution.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Beach st, n w cor Greenwich av, 6-sty brick and stone warehouse, 25x80, and office, 15x40; cost, $1,900; Ira D. Cahn, 115 Av B.

43rd st, w s cor 4th av, 2-sty frame dwelling, 20x50; cost, $360; Albert J. Gross, 241 E 45th st.

24th st, n w cor 2nd av, 4-sty frame tenement, 75x150; cost, $2,500; J. A. Bialik, 248 E 25th st.

25th st, n w cor 3rd av, 4-sty frame tenement, 70x150; cost, $2,400; Albert Fried, 248 E 25th st.

14th st, w s cor 2nd av, 4-sty frame tenement, 75x150; cost, $2,500; A. J. Cohen, 248 E 25th st.

COUGAR STREET, BROOKLYN.

28th av, n e cor 32nd st, 2-sty frame dwelling and church; cost, $200; Rev John Ferrazza, 299 B 3rd st.

27th av, s e cor 32nd st, 2-sty frame dwelling and church; cost, $200; Rev John Ferrazza, 299 B 3rd st.

BROOKLYN.

18 W 4th st; art, Thain & Thain, 4 B 42d St.—845.

26th st, Nos 509 and 511 W, toilets, windows to two 4-sty brick and stone tenements, 34x60, and 35x60; cost, $3,500; H. S. Tannenbaum, 269 W 10th st.

16th st, No 415 West, partitions, windows, air shaft, to 5-sty brick and stone tenement; cost, $500; E A Darling, 5th av.

12th st, No 431 E, partitions, stairs, walls to 4-sty brick and stone tenement; cost, $2,000; William B. Moore, 151 E 125th st.

7th st, No 234 East, store fronts, partitions, to 5-sty brick and stone tenement; cost, $2,000; William Moller, 316 East 50th st.

St Lawrence av, e s, 405 s West Farms road, 2-sty brick dwelling, 21x50; cost, $5,500; Sigmund Muldberg, 79 Willett st.

BRONX.

Avenue of the Bronx.

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PROJECTED BUILDINGS.

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BOROUGH OF THE BRONX.

Elm st, w s, 53 x 180th st, four 2-sty and attic frame dwellings, peak single roof, 21x53; total cost, $22,800; A. Liek, Ferdman.

Fremont st, s s, 25 w Vyse av, 2-sty brick dwelling, 21x58; cost, $7,900; Sigmund Muldberg, 79 Willett st.

Green lane, e s, 529 s Castle Hill av, 2-sty frame dwelling and store, 21x53; cost, $5,000; Dominic Piccolo, 90 East End av.

Haven st, e s, 310 s Castle Hill av, three 3-sty brick tenements, 40.1, 55.6 and 57.8x72.2; 38.1 and 25.4; total cost, $150,000; Steinman & Albrecht.

Taylor st, w s, 140 w estchester av, 2-sty frame dwelling, 21x67; cost, $5,000; Cazzellia and John W Demler, 64 E 150th st.

Westchester av, s e, 150 w 150th st, 2-sty frame dwelling, 22x52; cost, $800; J. Masanov, 1151 W 181st st.

110th st, s s, 100 w 110th st, 6-sty brick and stone tenement, 50x71.1; cost, $14,000; W. F. Young & Co.

114th st, s s, 431-435 East, 6-sty brick and stone tenement, 50x71.1; cost, $14,000; William Miller, 315 E 103rd st.

116th st, s s, 295 w 116th st, six 6-sty brick and stone tenements, 60x83.16; total cost, $75,000; Sorim & Ricordi, 301 E 100th st.

121st st, s s, 19-21 s 112th st, two 2-sty frame dwellings, 20x55; total cost, $12,000; John Carey, Jefferson st, Van nest.

126th st, s s, 150 W 126th st, five 3-sty brick and stone tenements, 36.4x45; total cost, $27,600; Decatur av, n e cor 133rd st, 5-sty brick tenement, 32x67.5; cost, $28,000; Thos Benna, 215 E 52nd st.

Grand av, s e, 50 n 120th st, 2-sty frame dwelling, 20x90; cost, $3,500; J. M. Slavin, 161 E 120th st.

136th st, s s, 405 s 135th st, 2-sty frame dwelling, 25x55; cost, $3,000; Rebecca Del Guinio, 30 st av, Serre, 139th st.

145th st, s s, 10-12 145th st, 2-sty frame dwelling, 22x55; cost, $3,000; Chaas Ringsted, 441 Upton road.

White Plains av, w w, 175 s 147th st, 3-sty frame tenement, 21x55; cost, $3,000; Charles Stern, 137 E 147th st.

St Nicholas av, s w cor 143rd st, 2-sty brick factory, 20x45; cost, $7,000; F. J. Froelich, 495 E 133rd st.

152nd st, s s, 1525 3rd av, 1-frame shed, 10x15; cost, $1,000; Grossman Bros. & Rosenbaum, 540 W 3rd st.

157th st, s s, 1520 Av B, 2-sty frame windows, to 4-sty brick and stone tenement; cost, $4,500; A. Rothermel.

161st st, n w cor 2nd av, 1-frame shed, 10x15; cost, $1,000; Grossman Bros. & Rosenbaum, 540 W 3rd st.

164th st, s s, 1523 3rd av, 1-frame shed, 10x15; cost, $1,000; Grossman Bros. & Rosenbaum, 540 W 3rd st.

165th st, s s, 1524 3rd av, 1-frame shed, 10x15; cost, $1,000; Grossman Bros. & Rosenbaum, 540 W 3rd st.

167th st, s s, 1526 3rd av, 1-frame shed, 10x15; cost, $1,000; Grossman Bros. & Rosenbaum, 540 W 3rd st.

169th st, s s, 1528-1529 3rd av, 2-sty frame windows, to 3-sty brick and stone tenement; cost, $1,500; John F. Koeppe, 61 Jefferson st.

170th st, s s, 1538 3rd av, 3-sty brick tenement; cost, $3,000; Sigmund Muldberg, 79 Willett st.

172nd st, s s, 1540 3rd av, 1-frame shed, 10x15; cost, $1,000; Grossman Bros. & Rosenbaum, 540 W 3rd st.

173rd st, s s, 1541 3rd av, 1-frame shed, 10x15; cost, $1,000; Grossman Bros. & Rosenbaum, 540 W 3rd st.

174th st, s s, 1543 3rd av, 1-frame shed, 10x15; cost, $1,000; Grossman Bros. & Rosenbaum, 540 W 3rd st.
Arrears of Assessments for LOCAL IMPROVEMENTS. 

44th St. No 320 West, windows, fire escapes, partitions, to 4-sty brk dwelling; cost, $1,500; E E Hewitt, on premises; art, Wm Ditchley. 

42nd St. No 222 West, rebuild walls, to 3-sty brk and stone dwelling; cost, $1,500; E E Hewitt, on premises.

7th St., No 222 West, rebuild walls, to 3-sty brk and stone dwelling; cost, $2,500; E E Hewitt, on premises; art, Wm Ditchley.

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82nd St. No 200 E, 2 and 3-sty brk and stone rear extension, 18x25t., to 4-sty brk and stone dwelling; cost, $5,000; Christian McMonagle, 24 E 22nd St.

8th St., No 212 East, partitions, to 2-sty brk and stone store and tenement; cost, $600; L Redlinsk and 54 and 56 E 11th St; art, Fred Ebdoll, 420 E 9th St.

5th St. No 313 East, partitions, to 5-sty brk and stone tenement; cost, $4,000; Miecz Sarnberg, 94 E 9th St; art, Henry Ebsen.

62nd St., No 100 W, new store, front to 5-sty brk and stone tenement; cost, $1,000; Joseph Eisenberg, 1057 Lexington Ave.

634 St. No 105 E, 2 and 3-sty brk and stone rear extension, 18x25t., alter cost, $2,000; P Livingston & Co, 42 E 56th St; art, Pelt & Corbett, 51 Union Ave.

7th St. and stone rear extension, 20x50t., partitions, to 2-sty brk and stone workshops and dwellings; cost, $1,000; Rudy Dunn, 216 W 6th St; art, Browne R Heman.

7th St. No 126 East, add 1 story to extension, to 5-sty brk and stone dwelling; cost, $5,000; Cottage Homes, 108 E 70th St; art, Adams & Warren, 20 W 34th St.

 cerment sidewalks, between Second Avenue and Fifth Avenue. 

THE BUREAU OF BUILDINGS. 

ATTENTION IS CALLED TO THE ADVERTISMENTS IN THE RECORD OF August 10 to 23, 1906, of the confirmation by the Board of Estimate and Apportionment of the Assessments for Local Improvements in the Borough of MANHATTAN.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE RECORD OF August 10 to 23, 1906, of the confirmation by the Board of Estimate and Apportionment of the Assessments for Local Improvements in the Borough of MANHATTAN.

STREET—GRADING AND PAVING, from the Northern Boulevard to the Southern Boulevard from St. Joseph Street to 149th Street, 23RD AND JUDGMENTS.

ATTENTION IS CALLED TO THE ADVERTISEMENTS IN THE CITY RECORD OF AUGUST 10 TO 23, 1906, of the confirmation by the Board of Estimate and Apportionment of the Assessments for Local Improvements in the Borough of MANHATTAN.

TO THE COURT OF APPEALS:

Herma A. Metz, Comptroller.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE RECORD OF August 10 to 23, 1906, of the confirmation by the Board of Estimate and Apportionment of the Assessments for Local Improvements in the Borough of MANHATTAN.

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